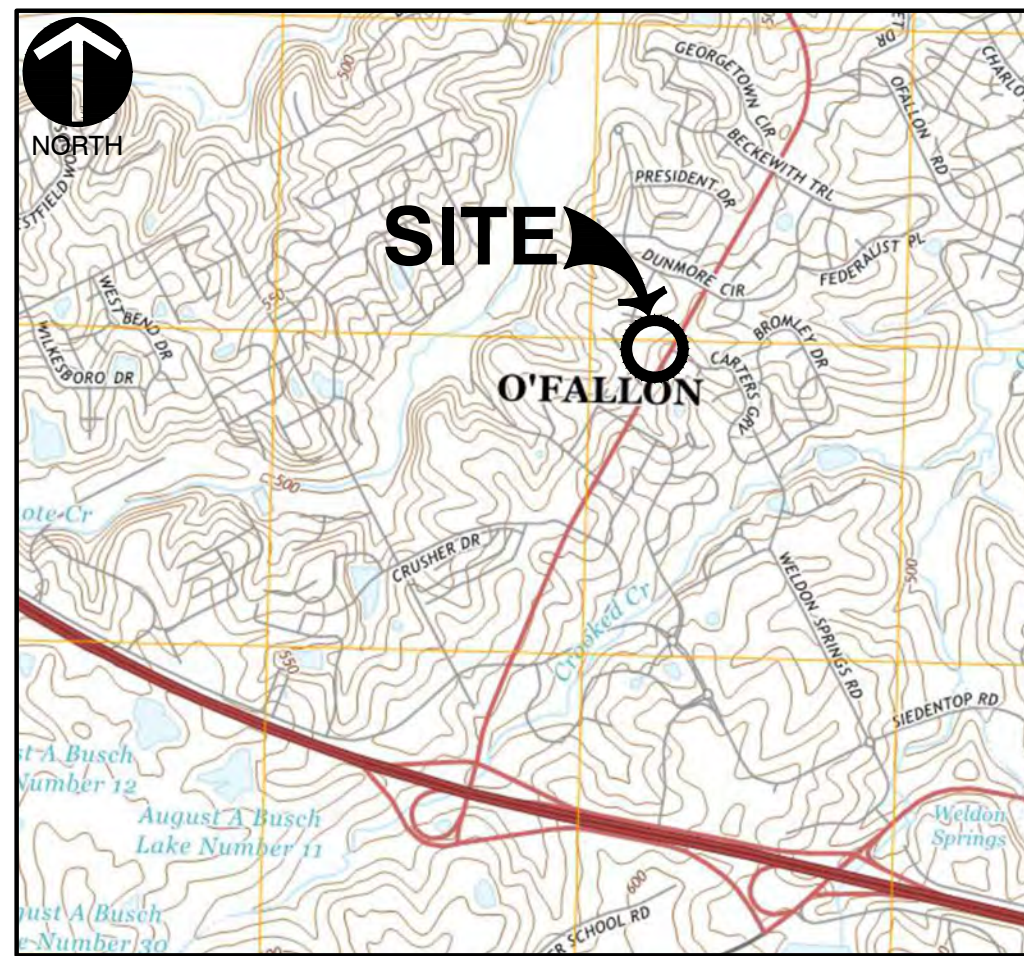


# A SET OF CONSTRUCTION PLANS FOR PANERA BREAD #6361

## LOT 2 OF DUNKIN' BRANDS SUBDIVISION

A TRACT OF LAND BEING PART OF LOT SIX OF JOHN D. COALTER'S HOWELL PRAIRIE TRACT AS RECORDED IN BOOK "H" NO. 2, PAGE 141, BEING PART OF US SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MO

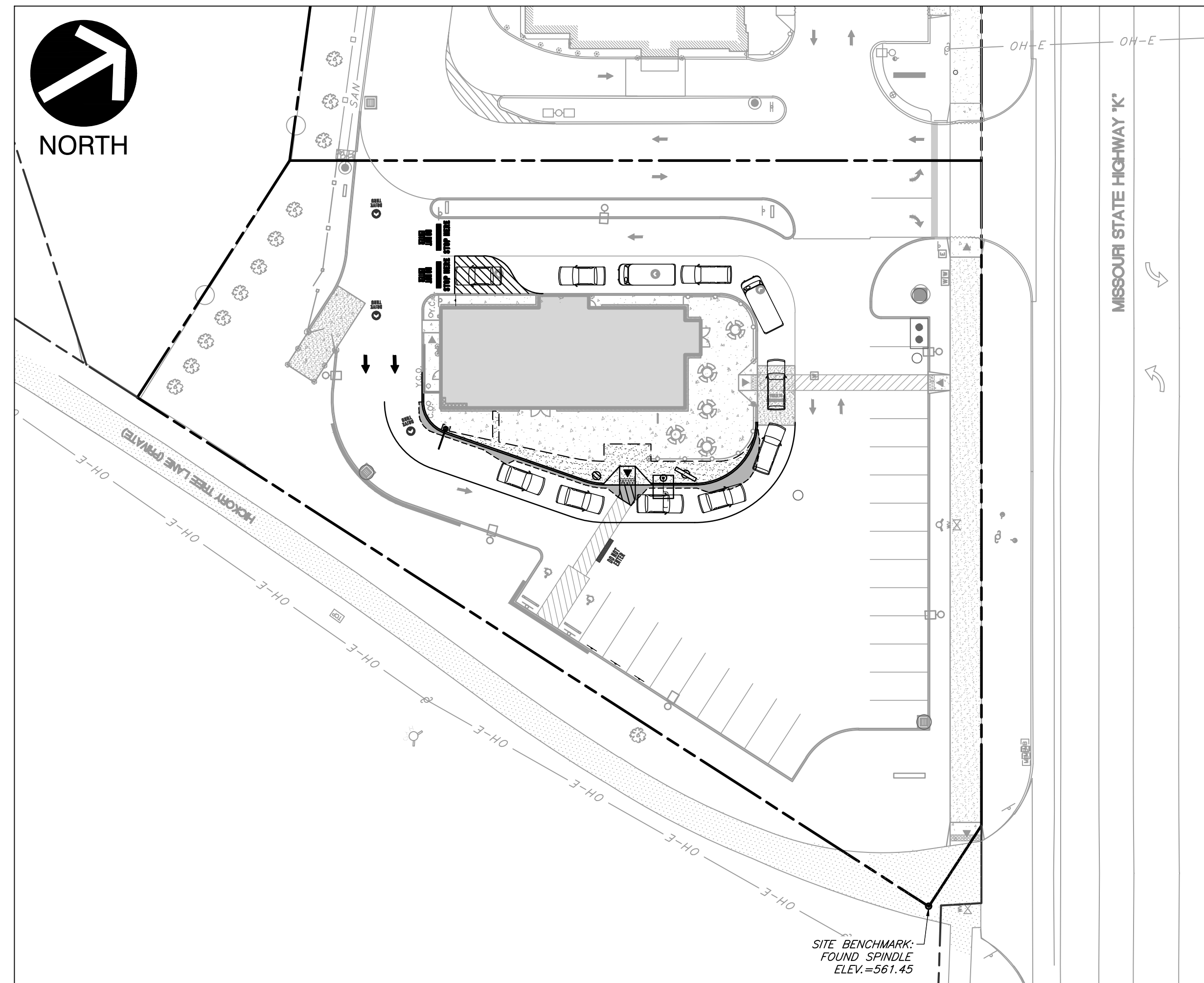


**SITE USGS AND LOCATION MAP**  
U.S.G.S. 7.5 TOPOGRAPHIC MAP, WELDON SPRINGS QUADRANGLE, MO, DATED 2015  
SCALE 1" = 2000'

**THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT**

- |   |   |
|---|---|
| <p><b>WATER</b><br/>PUBLIC WATER DISTRICT #2<br/>(ALLIANCE WATER)<br/>100 WATER DRIVE<br/>O'FALLON, MO, 63368<br/>CONTACT: CHUCK KRAKOSKY<br/>PHONE: 636-561-3737 ext 135<br/>EMAIL: ckrakosky@alliancewater.com</p> <p><b>STORM SEWER</b><br/>CITY OF O'FALLON PUBLIC WORKS DEPT.<br/>100 NORTH MAIN STREET<br/>O'FALLON, MO 63366<br/>CONTACT: MIKE PRATT<br/>636-379-7605<br/>MPRATT@O'FALLON.MO.US</p> <p><b>SANITARY SEWER</b><br/>DUCKETT CREEK SANITARY DISTRICT<br/>3550 HWY K<br/>O'FALLON, MO 63368<br/>CONTACT: MIKE KERST<br/>PHONE (636) 441-1244<br/>FAX (636) 498-8150<br/>EMAIL: merkt@duckettccreek.com</p> <p><b>TRANSPORTATION</b><br/>MODOT<br/>8780 OLD HIGHWAY N<br/>O'FALLON, MO 63304<br/>CONTACT: PAUL GRAHAM<br/>PHONE 314-565-6714<br/>FAX 573-522-6491<br/>paul.graham@modot.mo.gov</p> <p><b>GAS</b><br/>LACLEDE GAS COMPANY / SPIRE<br/>ENERGY<br/>1999 TRADE CENTER DR.<br/>PETERS, MO 63376<br/>CONTACT: MICHAEL LANGAN<br/>PHONE: (314) 575-4831<br/>EMAIL: Michael.Langan@spireenergy.com</p> | <p><b>ELECTRIC</b><br/>AMERENUE<br/>2100 BLUESTONE DRIVE<br/>CHARLES, MO 63303<br/>CONTACT: DAN GEISSMANN<br/>OFFICE (636) 639-8336<br/>CELL (636) 357-2978<br/>EMAIL: DGeissmann@ameren.com</p> <p><b>QUIVRE RIVER</b><br/>8757 HIGHWAY N<br/>LAKE ST LOUIS, MO<br/>CONTACT: DAN SCHNEIDER<br/>OFFICE (636) 695-4700<br/>EMAIL: dschneider@quivre.com</p> <p><b>CABLE</b><br/>CHARTER COMMUNICATIONS<br/>MAPPING &amp; DESIGN DEPT.<br/>914 CHARTER COMMONS<br/>TOWN &amp; COUNTRY, MO 63017<br/>CONTACT: JOHN DANOWSKI<br/>(636) 387-6667</p> <p><b>FIRE PROTECTION</b><br/>COTTLEVILLE FIRE PROTECTION DISTRICT<br/>1385 MOTHERHEAD ROAD<br/>COTTLEVILLE, MO 63304<br/>CONTACT: MARK BOEHLE<br/>PHONE: 636-447-6655<br/>FAX 636-441-1742<br/>maboehle@cottlevillefd.org</p> <p><b>TELEPHONE</b><br/>ATT<br/>CONTACT: KATHLEEN A SMITH<br/>PHONE: (636) 949-1312<br/>EMAIL: ks9340@att.com</p> <p><b>FIBER</b><br/>CENTURYLINK<br/>1151 CENTURYTEL DRIVE, BLDG A<br/>WENTZVILLE, MO 63385<br/>CONTACT: KIRK THOELKE<br/>PHONE: (636) 887-4752</p> |
|---|---|

\*THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. FOR WATER MAIN, SANITARY SEWER AND STORM SEWER LOCATES, CONTACT 636-281-2858, FOR TRAFFIC LOCATES, CONTACT 636-379-5602, CONTACT THE ENGINEERING DIVISION AT 636-379-5556 AND THE CONSTRUCTION INSPECTION DIVISION AT 636-379-5596.



**SITE MAP**  
SCALE: 1" = 30'  
SCALE IN FEET

**DEVELOPMENT NOTES:**

- LOT SIZE: 41,626 SQ.FT. (0.956 ACRES)
- SITE ADDRESS: 4015 HWY K O'FALLON, MO 63368
- ZONING: GENERAL BUSINESS DISTRICT, C-2 (CITY OF O'FALLON)
- LEASE HOLDER: PANERA LLC 3630 S. GREYER ROAD, SUITE 100 ST. LOUIS, MO
- FLOOD PLAIN NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183 C0430 G, WITH AN EFFECTIVE DATE JANUARY 20, 2016. THIS PROPERTY LIES COMPLETELY WITHIN ZONE X. ZONE 'X' IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT BY THE CITY OF O'FALLON. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGN SIZE OR LOCATION.
- ALL OFF-STREET PARKING SHALL BE PROPERLY MARKED BY DURABLE PAINT IN STRIPES A MINIMUM OF FOUR (4) INCHES WIDE WHICH EXTEND THE LENGTH OF THE PARKING SPACE.
- ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ADA; THE ACCESS MUST BE AT GRADE OR THE ACCESS RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
- DRIVE THRU ORDER FACILITY AND OTHER OUTDOOR SPEAKERS SHALL NOT PRODUCE ANY SOUND EXCEEDING 60DB AT A STRAIGHT-LINE DISTANCE OF 100 FEET OR GREATER OR AT ANY PROPERTY LINE ABUTTING A RESIDENTIAL USE, UP TO A HEIGHT OF EIGHT FEET ABOVE THE GROUND AT SUCH PROPERTY LINE.

**SHEET LIST TABLE**

Sheet No.	Sheet Title	Sheet Description
01	C000	COVER SHEET
02	C001	CONSTRUCTION NOTES
03	C100	DEMOLITION PLAN
04	C200	SITE & GRADING PLAN
05	C800	DRAINAGE MAP & CONSTRUCTION DETAILS

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Ryan Rockwell DATE 03/26/2024  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

\* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:  
October 1 through May 31  
7:00 A.M. To 7:00 P.M. Monday Through Sunday  
June 1 Through September 30  
6:00 A.M. To 8:00 P.M. Monday Through Friday  
7:00 A.M. to 8:00 P.M. Saturday and Sunday

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

**BENCHMARK**

- REFERENCE BENCHMARK: MODOT VRS-GNSS STATION- PRS1258813930, ELEV.=497.01 NAVD 1988
- SITE BENCHMARKS: TOP OF FOUND SPINDLE LOCATED AT THE MOST SOUTHERN CORNER OF THE SUBJECT TRACT. ELEV.=561.45 NAVD 1988

**REFERENCE**

- TOPOGRAPHIC INFORMATION BASED UPON IMPROVEMENT PLANS FOR WICKED GREENZ CONDUCTED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED MARCH 2017 AND THE TOPOGRAPHIC SURVEY CONDUCTED BY FRAZIER LAND SURVEYING SERVICES, INC. DATED MARCH, 25 2015.

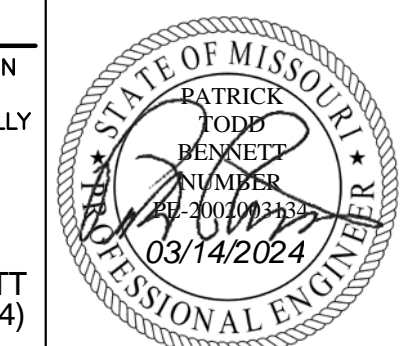
NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.



**NOTES:**

- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

FILE NUMBER: 24-001662  
APPROVAL DATE:



PATRICK T. BENNETT  
(MO PE# 2002003134)  
\*HAND SIGNATURE ON FILE

3000 Little Hills Expressway  
Suite 102  
St. Charles, MO 63301  
Ph: 314.656.4566  
www.cecinc.com

Civil & Environmental  
Consultants, Inc.

PANERA BREAD #6361  
4015 HIGHWAY K  
O'FALLON, MO 63368

**COVER SHEET**

DATE: FEB. 12, 2024  
DRAWN BY: JGM  
DWG SCALE: 1"=30'  
PROJECT NO.: 340-966  
APPROVED BY: DRAFT

DRAWING NO.: **C000**  
SHEET 01 OF 05

**SUBMITTAL RECORD**

NO	DATE	REVISION	DESCRIPTION

I:\m-w-2024\projects\140-3001\140-966-001-CADD\DWG\CP1-Panera\_140966-001-CADD.dwg (CP1 - Panera\_140966-001-CADD.dwg) 15/12/2024 11:28 AM