

SITE IMPROVEMENT PLANS

for a

ROSALITA'S CANTINA RESTAURANT

ALL OF LOT 4 OF PIDGEON PARK WEST PLAT 2 P.B.41 PG. 386
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

LEGEND

EXISTING CONTOURS	— 433 —
PROPOSED CONTOURS	— 433 —
EXISTING STORM SEWER	— —
PROPOSED STORM SEWER	— ST — ST —
EXISTING SANITARY SEWER	— —
PROPOSED SANITARY SEWER	— SS — SS —
RIGHT-OF-WAY	— —
EASEMENT	— —
CENTERLINE	— —
EXISTING TREE	— —
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	— —
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	— W — W —
GAS MAIN	— GAS —
UNDERGROUND TELEPHONE	— T —
OVERHEAD WIRE	— OHE —
UNDERGROUND ELECTRIC	— E — E —
SILTATION CONTROL	— X —
FIRE HYDRANT	— —
POWER POLE	— —
WATER VALVE	— —
LIGHT STANDARD	— —

100 NORTH MAIN STREET
O'FALLON, MISSOURI 63366
636.240.2000
www.ofallon.mo.us

May 3, 2024

Brandon Harp
CEDC
11403 Graves Road, Suite 100
St. Louis, MO 63126

RE: [24-002825] Request for Consideration and Motion for Action on a Conditional Use Permit for property at 1421 Mexico Loop Road East - Rosalita's Cantina Mexico Road East Estate, LLC - contract purchaser - proposed use: proposed use, sale and service of alcoholic beverages by the drink

Dear Mr. Harp:

On May 2, 2024, the Planning and Zoning Commission approved the above referenced request.

The approval is conditional upon the following Staff recommendations being met:

- The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit.
- This Conditional Use Permit is granted solely to the owner of Rosalita's Cantina. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department.
- This Conditional Use Permit shall be revoked upon (i) breach or failure to comply with the conditions of this permit, (ii) disciplinary action or other action affecting the status of the holder's state or city license, and (iii) as otherwise provided by ordinance or other applicable law.
- The occurrence of activities which are deemed to disturb the peace is defined in Title 12, Public Health, Safety and Welfare of the Municipal Code shall prompt the City to revoke the Conditional Use Permit.
- Should the Conditional Use Permit be granted for a period of one (1) year, the CUP shall be reviewed.
- Outdoor storage of restaurant related equipment shall be prohibited. Equipment includes but is not limited to soda canisters, bread racks, floor mats.
- During business hours all doors of the establishment shall remain closed at all times.
- The trash, grease and recycling receptacles shall be located within the enclosure at all times. The gates on the enclosure shall remain closed when not in use.

Please Note:

- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

www.surveymonkey.com/s/PlanningandDevelopment

If you have questions about the above, feel free to contact my office at 636-379-5544.

Sincerely,

David S. Woods, ACP
Director of Planning and Development

TLC:

C: Anthony Friedman, Assistant Director of Engineering
Rosalita's Cantina Mexico Road Real Estate, LLC, 1220 St. Charles Street, St. Louis, MO 63013

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May 3, 2024

Brandon Harp
CEDC
11403 Graves Road, Suite 100
St. Louis, MO 63126

RE: [24-002825] Request for Consideration and Motion for Action on a Site Plan for 1421 Mexico Loop Road East - Rosalita's Cantina Mexico Road Real Estate, LLC - contract purchaser - proposed use: Rosalita's Cantina restaurant

Dear Mr. Harp:

On May 2, 2024, the Planning and Zoning Commission approved the above referenced request.

The approval is conditional upon the following Staff recommendations being met:

- This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Construction Site Plans.
- Meet the required number of lake parking spaces throughout the site.
- Ensure the trash enclosure is not going to block the loading entrance for the future tenant space.
- If the retaining wall at the south end of the property has movement, upgrades to the wall will need to be made to stabilize it.
- Provide the estimated sanitary flow on the plan and complete a Wastewater Survey.
- Show water meter locations within right of way or easement to the City.
- Provide Fire District approval.
- Bring sidewalk along the frontage of the property into compliance.

Please Note:

- The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued.
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Engineering) through the Operation Permitting, Licensing, and Enforcement (OPLE) system.
- The appropriate Fire District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.
- All Conditions of Approval shall be noted on the Construction Site Plans.

Please take a few moments to go to the following website to fill out a survey relating to the planning and development process. Your input is greatly appreciated.

www.surveymonkey.com/s/PlanningandDevelopment

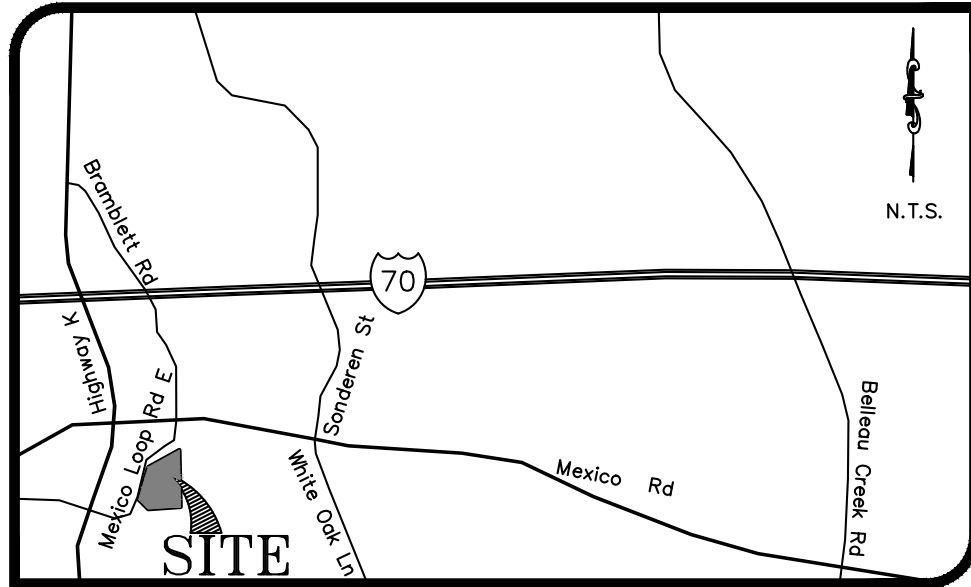
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Sincerely,

David S. Woods, ACP
Director of Planning and Development

TLC:

C: Anthony Friedman, Assistant Director of Engineering
Rosalita's Cantina Mexico Road Real Estate, LLC, 1220 St. Charles Street, St. Louis, MO 63013



LOCATION MAP
N.T.S.

PROPERTY DATA

OWNER	= ROSALITA'S CANTINA MEXICO ROAD EAST REAL ESTATE LLC
ADDRESS	= 1421 MEXICO LOOP ROAD
PARCEL ID	= 2--0061--9758--00--0004.0000000
ACREAGE	= 6.77± ACRES
ZONING	= C-2 COMMERCIAL
PROPOSED USE	= RESTAURANT
FIRE DISTRICT	= O'FALLON FIRE PROTECTION DIST.
SCHOOL DISTRICT	= FORT ZUMWALT
SEWER DISTRICT	= CITY OF O'FALLON
WATER SHED	= DARDENNE CREEK
FEMA MAP	= 29183C0237 G
ELECTRIC COMPANY	= AMEREN UE
GAS COMPANY	= SPIRE
PHONE COMPANY	= CENTURY LINK
WATER DISTRICT	= CITY OF O'FALLON

BENCHMARK

DATUM: NAVD88 FROM GPS TIES TO TO MODOT GLOBAL
NAVIGATION SATELLITE REAL-TIME NETWORK

SITE BENCHMARK

524.20 FUS NAVD88 - "0" IN OPEN OF FIRE HYDRANT
LOCATED AT THE SOUTHEAST CORNER OF A PROPERTY
ADDRESSED 1421 MEXICO LOOP ROAD E, APPROXIMATELY
472'± EAST OF THE EAST CURB LINE OF AUTUMN CHASE
DRIVE, APPROXIMATELY 518'± SOUTH OF THE SOUTHEAST
CURB LINE OF MEXICO LOOP ROAD.

UTILITY CONTACTS

SANITARY SEWER	= CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO 63366 PH: 636-281-2858	ELECTRIC SERVICE	= AMEREN UE - NORTHEAST MO 200 N. CALLAHAN ROAD WENTZVILLE, MO. 63385 ATTN: DANIEL GIESSMANN PH: (636) 639-8336 EMAIL: DGIESSMANN@AMEREN.COM
STORM SEWER	= CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO 63366 PH: 636-281-2858	GAS SERVICE	= SPIRE 1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 ATTN: NICK EGGERT PH: (314) 330-5720
WATER DISTRICT	= CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO 63366 PH: 636-281-2858	PHONE SERVICE	= CENTURY LINK 402 N. 3RD ST. ST. CHARLES, MO 63301
FIRE DISTRICT	= O'FALLON FIRE PROTECTION DISTRICT 111 LAURA K DRIVE O'FALLON, MO 63366 ATTN: FIRE CHIEF THOMAS VINEYARD PH: 636-272-3493		

INDEX OF SHEETS

C1	TITLE SHEET
C2	SPECIFICATION SHEET
C3	EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
C4	SITE & GRADING PLAN
C4.1	ENLARGED SITE & GRADING PLAN
C5	SITE GEOMETRY & UTILITY PLAN
C6	WALL PROFILES & DETAILS
C7	SEWER PROFILES
C8	SEWER DETAILS
C9	SITE DETAILS
C10	EXISTING DRAINAGE AREA PLAN
C11	PROPOSED DRAINAGE AREA PLAN
C12	STORM WATER POLLUTION PREVENTION PLAN & DETAILS

STORMWATER MANAGEMENT FUTURE DISTURBANCE NOTE:
PROJECT DISTURBANCE = 0.96± ACRES
PROJECT RUNOFF DIFFERENTIAL = +0.30 CFS

ANY FUTURE DEVELOPMENT AND/OR INCREASE IN IMPERVIOUS AREA ON THIS SITE MAY REQUIRE ADDITIONAL STORM WATER MANAGEMENT PER MSD REGULATIONS IN PLACE AT THAT TIME (INCLUDING TOTAL LAND DISTURBANCE AND/OR IMPERVIOUSNESS ADDED ON THIS PLAN.)

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS, & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

- NOTES TO CONTRACTOR:
- CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.
 - THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.
 - THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.



Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

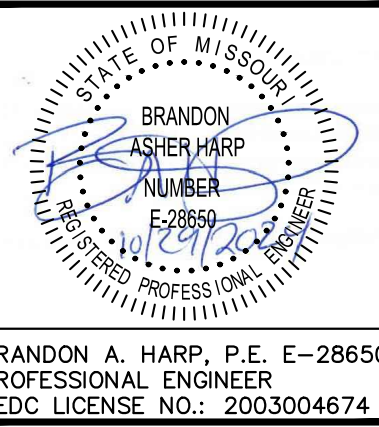
PLANNING AND DEVELOPMENT
DIVISION FILE NUMBER: 24-002825
DATE APPROVED: MAY 2, 2024

PREPARED FOR:
MR. TIMOTHY J. MCGOWAN
1314 WASHINGTON AVENUE
SUITE 300
ST. LOUIS, MISSOURI 63103
PH: (314) 588-1170

PREPARED BY:

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

10820 Sunset Office Drive
Suite 200
St. Louis, Missouri 63127
314.729.1400
Fax: 314.729.1404
www.cedc.net



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Site Improvement Plans for
ROSALITA'S CANTINA RESTAURANT
1421 MEXICO LOOP ROAD EAST
O'FALLON, MO 63366

Proj. # 2494		
No.	Description	Date
To City	03/29/24	
To City	04/17/24	
To City	09/16/24	
To City	10/15/24	
To City	11/01/24	

TITLE
SHEET

DRAWING NO.

C1