

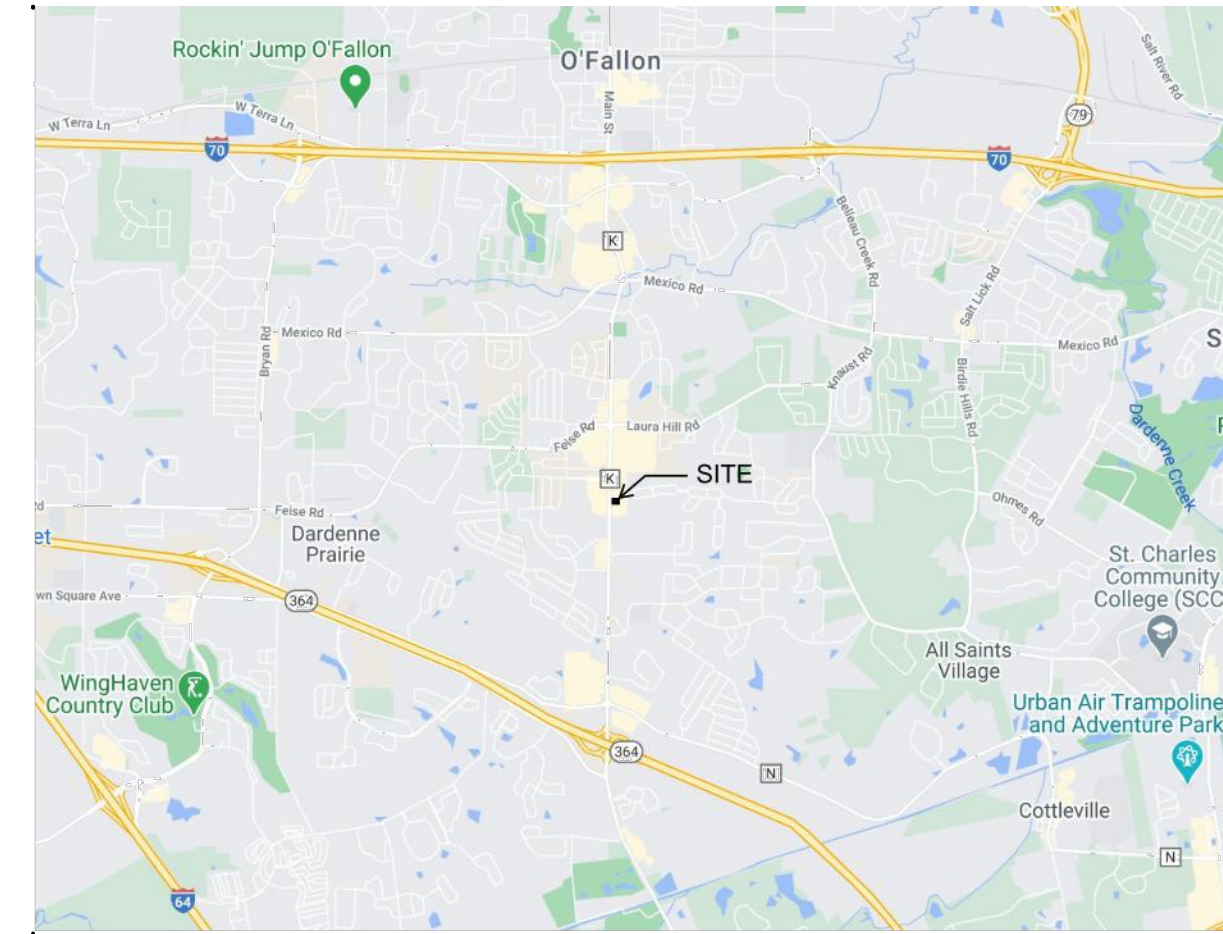
SCOOTER'S COFFEE HUTCHINGS FARM PLAZA

A TRACT OF LAND BEING PART OF SECTION 4,
TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

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LOCATION MAP
N.T.S.

PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
40,081 (21%)	122,903 (64%)	29,659 (15%)	192,643

DEVELOPER
SCOOTER'S COFFEE
KIMBERLY WILLIFORD, AIA, NCARB
10500 SAPP BROTHER'S DRIVE
OMAHA, NE 68138
817-832-0020
KIM.WILLIFORD@SCOOTERSCOFFEE.COM

ENGINEER
PICKETT, RAY & SILVER, INC
22 RICHMOND CENTER COURT
ST. PETERS, MO 63376

Utility Contacts

Sanitary Sewers
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Electric
Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Water
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737

Gas
Spire Gas
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Telephone
CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District
O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

Conditions of Approval From Planning and Zoning

1. Revise the tree calculations.
2. Show vehicle stacking in the drive thru per Code Section 400.510.
3. The five manholes downstream of the proposed force main discharge need to be epoxy lined.
4. Provide a note on the plan that the existing water line underneath the building is to be relocated.
5. If the building is not used for six (6) months, unless good cause is shown, all improvements associated with this request shall be removed and the parking area shall be restored to the original condition.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jamie Greenlee DATE: 08/19/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

GENERAL NOTES

1. Present Zoning: C-2 General Business
2. Proposed Zoning: C-2 General Business
3. Proposed Use: Commercial Building
4. Area of Tract: 4.46 Acres
5. Site Address: 2490 HIGHWAY K
6. Project is Served By:
 - A. Water - Public Water Supply District #2
 - B. Gas - Spire Gas Company
 - C. Telephone - Centurylink
 - D. Sanitary - City of O'Fallon
 - E. Electric - Ameren UE
 - F. Fire - O'Fallon Fire Protection District
6. All utilities shall be located underground.
7. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
8. All dimensions taken from back of curb unless otherwise noted.
9. Building height, site lighting and signage shall be in accordance with City of O'Fallon's Requirements.
10. Setback and yard requirements:
 - G. Front Yard Setback: 25 feet
 - H. Rear Yard Setback: 10 feet
 - I. Side Yard Setback: 25 feet
11. Grading and drainage shall be per the requirements of the City of O'Fallon.
12. Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
13. No slope shall be greater than 3:1 during construction and at final grade.
14. Per F.I.R.M. #29183C0239G January 20, 2016, this site is not located within the 100 year flood plain.
15. Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
16. All new utilities under City streets shall be bored.
17. All handicap sidewalk ramps shall be concrete and shall meet the City of O'Fallon and ADA requirements.
18. All proposed fencing requires a separate permit through the Planning Division.
19. Utility contractor shall coordinate utility connections with general contractor.
20. There is no proposed lighting. Lighting to be provided by the existing light poles.

BENCHMARK AND BASIS OF BEARING

Benchmark: Missouri Geographic Reference System
Station: SC-46

The station and azimuth mark are standard Missouri DNR GRS aluminum disks stamped "SC-46 2000" and "SC-46A 2000", each set in a 12 inch diameter concrete monument about 30 inches long and flush with the ground.

Elevation = 605.31'

Basis of Bearing: The plat of The Villages at Hutchings Farm Plat One recorded in Plat Book 34 Pages 182-186.

VARIANCE

Variance Request Approved (21-000579) February 10, 2021 to allow the structure to encroach approximately 15 feet into the front yard setback.

* 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:

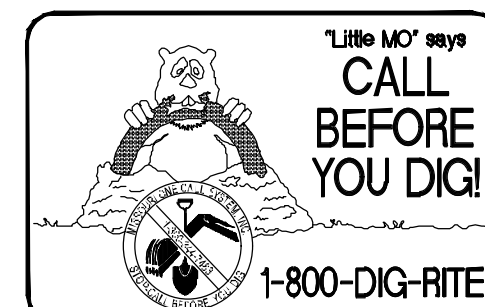
October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of land disturbance is 8,300 FT²

* The estimated sanitary flow in gallons per day is 170

TREE PRESERVATION

EXISTING TREES = 40
TREES PRESERVED = 38
PERCENT OF TREE MASS PRESERVED = 95.0%



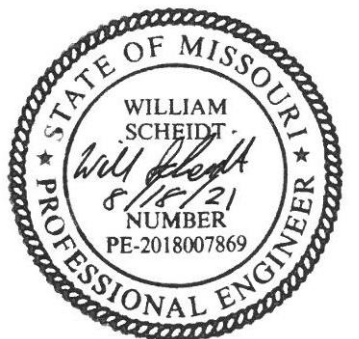
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI
IMPROVEMENT PLANS

St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104
www.prs3.com

**Pickett
Ray & Silver**
Civil Engineering
& Land Surveying
Beyond Standard

ENGINEER'S AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is obtained for all other engineering plans involved in this project and specifically includes revisions after this date unless noted thereto.
PICKETT, RAY & SILVER, INC



WILLIAM SCHEIDT, P.E.
PE-2018007869

Owner Information:
Serenity Bean 2, LLC
1713 NE Lashbrook Drive
Lee's Summit, MO 64086
City of O'Fallon Improvement Plans

P+Z No.: 21-000022
Approval Date: 5/6/2021
City No.: 21-002782

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*** 2021/08/18 IMPROVEMENT PLANS REVIEW ***