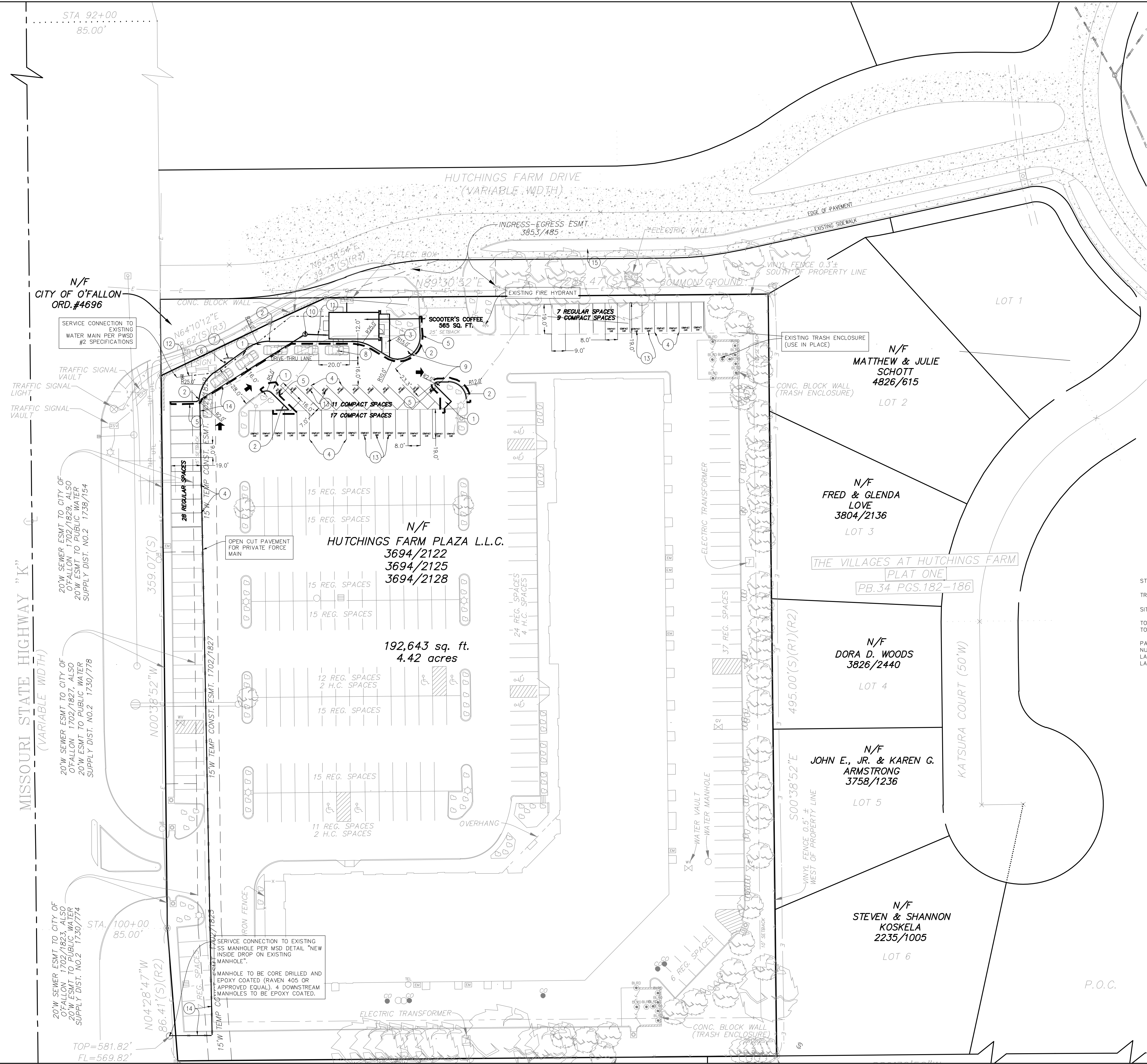
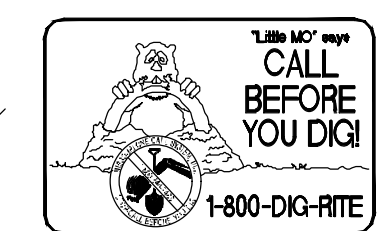


P: 195234\_SCOOTERS\_COFFEE\_SITE (3-11-2021)\\DWG\OUTPUT\IMPROVEMENT PLANS\04\_SITING



### UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



### SITE PLAN NOTES

- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HEREON ARE AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- WORK NOT SPECIFICALLY DETAILED OR CALLED OUT HEREON REQUIRED TO COMPLETE THE SITE CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE WORK WHICH IS CALLED OUT HEREON.
- REFER TO ARCHITECTURAL PLANS FOR EXTERIOR SITE LIGHTING, INTERIOR BUILDING UTILITIES AND BUILDING DETAILS.
- THE WATER DISTRICT REQUIRES ONE (1) WEEK NOTICE BEFORE THE START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY CITY OR MODOT PERMITS REQUIRED TO WORK ALONG THE ROADWAYS.
- ALL WATER SERVICE LINES, FIRE LINES, AND PRIVATE WATER MAINS MUST BE INSTALLED PER PWS#2'S SPECIFICATIONS.

### SITE PLAN KEYED NOTES

- PROPOSED ASPHALT PAVEMENT (MATCH EXISTING PAVEMENT)
- PROPOSED 6" VERTICAL CURB
- PROPOSED 5'W SIDEWALK W/ ADA RAMP AND DETECTABLE WARNING INSTALLED PER ADA GUIDELINES
- PROPOSED 4" WIDE PARKING STRIPE, WHITE
- PROPOSED SAWCUT
- PROPOSED SPEAKER POST PROTECTED BY BOLLARDS
- PROPOSED MENU BOARD
- PROPOSED LOOP SENSOR
- PROPOSED DO NOT ENTER SIGN
- PROPOSED GRINDER PUMP STATION
- PROPOSED LATERAL (2% SLOPE MIN., PVC SCH. 40 OR EQUIVALENT AS DETERMINED BY THE CITY OF O'FALLON.)
- PROPOSED PRIVATE 1" WATER SERVICE CONNECTION (CLASS 200 PVC, SDR 21).
- PROPOSED "COMPACT CAR" STRIPING (TYP.)
- PROPOSED PRIVATE FORCE MAIN

### LANDSCAPE CALCULATIONS

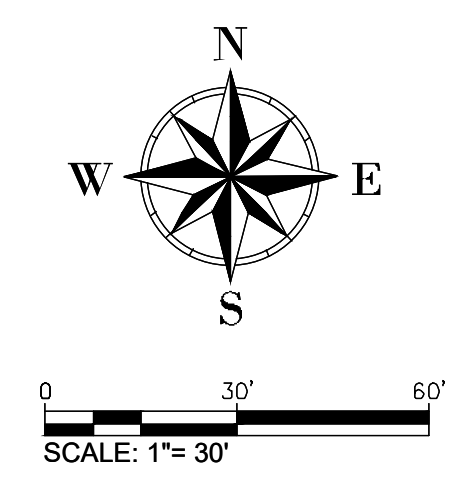
STREET TREES: 1 TREE PER EVERY 40.00' OF PUBLIC/PRIVATE STREET FRONTAGE.  
 TREES REQUIRED: 851' \* 1 TREE/EVERY 40.00' = 21 REQUIRED  
 SITE TREES: 1 PER 4,000 S.F. OPEN SPACE 29,659 S.F. OPEN SPACE/4,000 = 7 TREES  
 TOTAL TREES REQUIRED: 21 STREET TREES + 7 SITE TREES = 28 TREES  
 TOTAL TREES PROVIDED: 38 TREES  
 PARKING LOT LANDSCAPING:  
 NUMBER OF PROPOSED PARKING STALLS = 267  
 LANDSCAPING AREA REQUIRED = 267 \* 270 \* 6% = 4,325 SQ FT  
 LANDSCAPING PROVIDED = 5,851 SQ FT

### VARIANCE

VARIANCE REQUEST APPROVED (21-000579) FEBRUARY 10, 2021 TO ALLOW THE STRUCTURE TO ENCRoACH APPROXIMATELY 15 FEET INTO THE FRONT YARD SETBACK.

### DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONSTRUCTION OF SANITARY SEWERS REQUIRES DCSD INSPECTION. CONTACT DCSD INSPECTION DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.



**SCOOTER'S COFFEE**  
 A TRACT OF LAND BEING PART OF SECTION 4  
 TOWNSHIP 46 NORTH RANGE 3 EAST RANGE 3 EAST,  
 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.pis3.com

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

**ENGINEERS AUTHORIZATION**  
 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 disclaimed for all other engineering plans involved in this project and specifically includes revisions after this date unless noted otherwise.  
 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  
 Page No. **04** of **11**  
 SITE PLAN

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