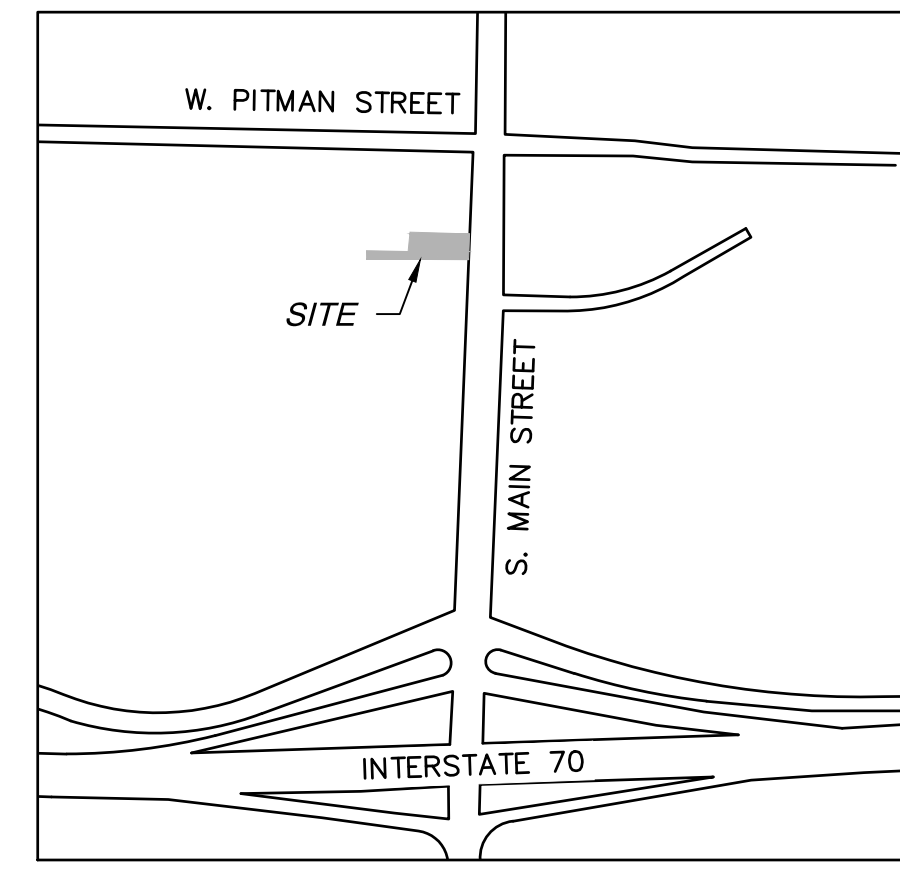


A SET OF CONSTRUCTION PLANS FOR SCOOTERS O'FALLON



VICINITY MAP
SCALE: 1"=200'



LOCATION MAP
SEC. 29, T-47-N, R-3-W
SCALE: 1"=500'

LEGAL DESCRIPTION

A tract of land in the Southeast quarter of the Northeast quarter of Section 29, Township 47 North, Range 3 East of the City of O'Fallon, St. Charles County, Missouri and being more particularly described as follows: Beginning at the point of intersection between the West right of way line of Main Street - State Highway M and the South line of property described in Deed to David S. and Mary Lou Johnson, recorded in Book 2191, Page 1959 of the St. Charles County Records; thence along the said West right of way line South 00 degrees 36 minutes 12 seconds West, 70.00 feet to the North line of property described by deed to Jack in the Box Eastern Division, L.P., recorded in Book 2482, Page 913 of the St. Charles County Records; thence along said North line North 89 degrees 15 minutes 00 seconds West, 258.48 feet to the East line of property described in Deed to National Church Residences of St. Peter's, MO, recorded in Book 967, Page 1601 of the St. Charles County Records; thence along said East line North 00 degrees 40 minutes 00 seconds East, 35.80 feet to a point on the South line of property described to Martin S. and Joanne E. Prize, Recorded in Book 2098, Page 253 of the St. Charles County Records; thence along said South line South 89 degrees 15 minutes 00 seconds East, 110.25 feet to the East line of said Prize property; thence along said East line North 00 degrees 40 minutes 00 seconds East, 34.20 feet to a point on the aforementioned South line of property described in Deed to David S. and Mary Lou Johnson, recorded in Book 2191, Page 1959 of the St. Charles County Records; thence along said South line South 89 degrees 15 minutes 00 seconds, East to the point of beginning containing 14,321 square feet according to a survey by Voltz Inc. during May 2003.

OWNER:
DEPEW FAMILY TRUST & JACK L. DRAKE & DAYNA C. DRAKE
P.O. BOX 860910
SHAWNEE, KS 66286

DEVELOPER:
SCOOTER'S COFFEE
10500 SAPP BROTHERS DRIVE
OMAHA, NE 68138
CONTACT: DAN FORSLUND
PH: (913) 375-5256

ENGINEER:
OLSSON INC.
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806
CONTACT: RYAN JEPSSON, PE
PH: (417) 890-8802

ARCHITECT:
FM GROUP INC.
15974 N. 77TH ST., SUITE 100
SCOTTSDALE, AZ 85260
CONTACT: MICHELE MCCOY
PH: (480) 397-0048

SURVEYOR:
PICKETT, RAY & SILVER
22 RICHMOND CENTER CT.
ST. PETERS, MO 63376
CONTACT: ERIC JORDAN
PH: (636) 397-1211 EXT. 303

UTILITY CONTACTS

SANITARY SEWERS
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-281-2858

WATER
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
CONTACT: 636-281-2858

STORM SEWER
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO. 63366
636-281-2858

ELECTRIC
CURVE RIVER ELECTRIC CO.
P.O. BOX 160
TROY, MO. 63379-0160
1-800-392-3709
AMEREN MISSOURI
200 CALLAHAN ROAD
WENTZVILLE, MO. 63385
636-639-8312

GAS
SPIRE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
314-522-2297

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. THE STRIPED AREA FOR VAN ACCESSIBLE PARKING SPACES SHALL BE 8 FEET WIDE.
2. THE LAYOUT ON THE PHOTOMETRIC PLAN DOES NOT MATCH THE SITE PLAN. ADDITIONAL LIGHTING IS NEEDED AT THE REAR OF THE LOT (0.4 MIN.)
3. CONFIRM THAT THE SURVEY IS CORRECT AS THERE WAS DISCUSSION IN FEBRUARY CONCERNED WITH THE PROPERTY LINES NOT MATCHING OTHER RECORDS.
4. PROVIDE CROSS ACCESS TO THE SOUTH PROPERTY FOR A FUTURE CONNECTION POINT.
5. THE SIDEWALK ALONG MAIN STREET MAY NEED TO BE RECONSTRUCTED DUE TO ADA COMPLIANCE. THIS WILL NEED TO BE INSPECTED AS PART OF THE CONSTRUCTION PLANS AND IDENTIFIED DURING THAT PROCESS.
6. THERE IS A WASTEWATER INDUSTRIAL PRE-TREATMENT FORM THAT NEEDS TO BE FILLED OUT AND SUBMITTED TO THE SEWER DEPARTMENT, AS REQUIRED AS PART OF THIS DEVELOPMENT. PLEASE VISIT THE O'FALLON SEWER WEBSITE TO DOWNLOAD THE FORM. FURTHER INSTRUCTIONS ON WHERE THE FORM IS SUBMITTED TO IS ON THE FORM.
7. THE TRASH ENCLOSURE MAY NEED TO BE RELOCATED DUE TO THE INABILITY OF THE TRASH TRUCK TO MANEUVER WITH THE LOCATION OF THE TRASH ENCLOSURE SHOWN ON THE SITE PLAN.

BENCHMARKS

BENCHMARK #1:
TOP OF FIRE HYDRANT.
ELEV.= 540.44

FEMA FLOOD MAP

PANEL NO. 29183C0237G
EFFECTIVE DATE - 01.20.2016
FLOOD ZONE - "X"

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
C1.0	DEMOLITION PLAN
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL DETAILS
C3.0	SITE & PAVING PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	DETAILS
C6.1	DETAILS
L1.0	LANDSCAPE PLAN

* 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 THIS PHASE OF DEVELOPMENT IS 14,315 SF
THE AREA OF LAND DISTURBANCE IS 11,326 SF
NUMBER OF PROPOSED LOTS IS 1
BUILDING SETBACK INFORMATION. FRONT = 25 FT
SIDE = N/A
REAR = 10 FT

* TREE PRESERVATION CALCULATIONS - SEE LANDSCAPE PLAN L1.0

-CAUTION-
THE LOCATION OF UNDERGROUND UTILITIES DEPICTED ON THESE DRAWINGS ARE BASED ON VISUAL SURFACE EVIDENCE AND/OR AS-BUILT DRAWINGS PROVIDED BY OTHERS AND, THEREFORE, MAY NOT REPRESENT ALL UTILITIES PRESENT OR THEIR ACTUAL LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR COORDINATING WITH INDIVIDUAL UTILITY OWNERS TO ASCERTAIN THE EXACT LOCATION OF EXISTING UTILITIES AT SPECIFIC POINTS OF CONNECTION AND FOR NOTIFYING AHJ PRIOR TO ANY EXCAVATION ON SITE.

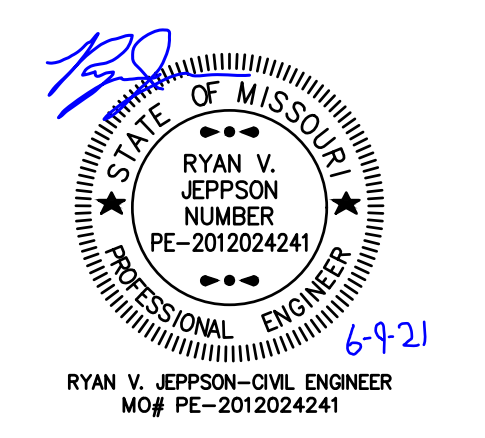
CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: 07/27/2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



SCOOTERS O'FALLON
411 S. MAIN STREET
O'FALLON, MO

olsson

Olsson, Inc. Engineering MO State Cert. of Authority #001592
Olsson, Inc. Landscape Architecture MO State Cert. of Authority #2005000285
550 St. Louis St.
Springfield, MO 65806
TEL 417.890.8802
www.olsson.com



Developer / Owner Information
Developer
SCOOTER'S COFFEE - 10500 SAPP BROTHERS DRIVE - OMAHA, NE 68138
CONTACT: DAN FORSLUND - (913) 375-5256
OWNER
DEPEW FAMILY TRUST & JACK L. DRAKE & DAYNA C. DRAKE
P.O. BOX 860910 - SHAWNEE, KS 66286

City of O'Fallon COVER SHEET

P+Z No.
Approval Date

Permit No.

Page No.

C0.0