

SITE DEVELOPMENT PLANS

STEAK 'n SHAKE

O'FALLON, MISSOURI

2998 HIGHWAY "K"

* Not O'Fallon water or sewer

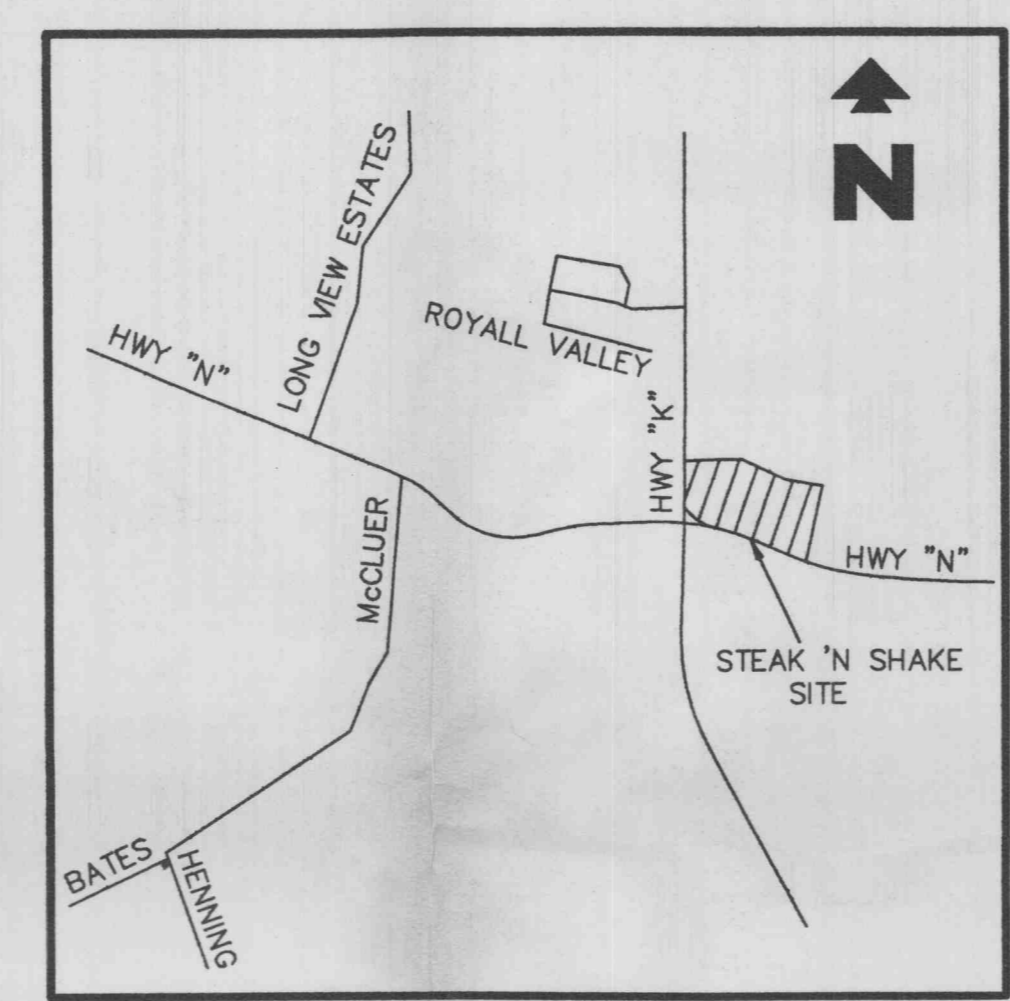
APPROVED
2/7/97
Colleen Kramme

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:

 PICKETT, RAY & SILVER
 333 MID RIVERS MALL DRIVE
 ST. PETERS, MO 63376
 (314) 397-1211

 CEI ENGINEERING AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. **WARRANTY/DISCLAIMER:**
 THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.
- G. **SAFETY NOTICE TO CONTRACTOR:**
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER.
- I. THIS SITE IS BEING USED UNDER THE CONDITIONS OF A LEASE, THEREBY REPLAT OF THE DEVELOPMENT SERVES THIS LOT AS CREATED BY DEVELOPER.
- J. SITE ACCESS HAS BEEN PRELIMINARILY GRANTED BY DEVELOPER BUT HAS NOT BEEN RECORDED WITH THE PROPER GOVERNING AUTHORITIES. LEASE AGREEMENT AND ACCESS QUESTIONS MAY BE DIRECTED TO MICHAEL RIZZO (314) 567-1221.



Vicinity Map
NOT TO SCALE

PLAN INDEX:

1. COVER SHEET
2. SURVEY
3. SITE PLAN
4. GRADING PLAN
5. UTILITY PLAN
6. LANDSCAPE PLAN
7. IRRIGATION PLAN
8. DETAIL SHEET

APPROVED	DATE
CITY OF O'FALLON	12/20/96
GTE TELEPHONE OPERATIONS	
UNION ELECTRIC	12/03/96
ST. CHARLES GAS SERVICE	12/07/96
ST. CHARLES DISTRICT #2 (WATER)	
DUCKET CREEK SANITARY DISTRICT	12/04/96

RESOURCE LIST:

- | | |
|--|---|
| <p>City of O'Fallon
 138 South Main Street
 O'Fallon, MO 63366
 (314) 240-5555</p> <p>City Planner
 Ms. Mary Holden
 (314) 240-2000</p> <p>Commercial Development
 Mr. Jim Grabenhorst
 (314) 240-5555 ext. 109</p> <p>Staff Engineer
 Mr. Jim Kunza
 (314) 240-2000 ext. 308</p> <p>Building Department
 Mr. Joe Heitkamp
 (314) 240-2000 ext. 301</p> <p>St. Charles Gas Service
 Mr. Mike Langan
 #1 West Bury Square, Bldg. "D"
 St. Charles, MO 63301
 (314) 946-8937</p> <p>GTE Telephone Service
 Mr. Joe Runkles
 680 Park Road, Bldg. "AA"
 Wentzville, MO 63385
 (314) 322-7623</p> <p>St. Charles County Health
 Mr. Roger Dunajcik
 305 North Kings Highway
 St. Charles, MO 63301
 (314) 949-7404</p> | <p>O'Fallon Fire District
 Mr. Randy Sanders
 119 East Elm Street
 O'Fallon, MO 63366
 (314) 272-3493</p> <p>St. Charles District #2 (Water)
 Mr. Dave Rendleman
 100 Water Drive
 O'Fallon, MO 63366
 (314) 561-3737</p> <p>Ducket Creek Sanitary District
 Mr. Mike O'Brien
 2950 Greensbottom Road
 St. Charles, MO 63303
 (314) 441-1244</p> <p>Union Electric
 Mr. Ralph Crank
 200 North Callahan Road
 Wentzville, MO 63385
 (314) 639-8210</p> <p>Steak 'N Shake (Owner)
 Mr. Nelson Karaklis (Project Manager)
 8132 Olive Boulevard
 St. Louis, MO 63130
 (314) 997-1323
 (314) 997-4339 (fax)</p> <p>CEI Engineering Associates, Inc.
 Mr. Brent Massey & Mr. Tra'is Bousquet
 110 West Central
 Bentonville, AR 72712
 (501) 273-9472
 (501) 273-0844 (fax)</p> |
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J-5-97



ENGINEERING ASSOCIATES, INC

ENGINEERS • PLANNERS • SURVEYORS

110 W. Central Ave. (501) 273-9472
 Bentonville, AR 72712 FAX (501) 273-0844

FLOOD CERTIFICATION:

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF O'FALLON, COMMUNITY PANEL NUMBER 290316 0239 EFFECTIVE DATE 09-02-96.

FEB 05 1997

JOB NO.: 12424.0	DWG NAME: 2424001R
DATE: 02-05-97	SHEET NO. 1 OF 8
TIME: 3:32 PM	