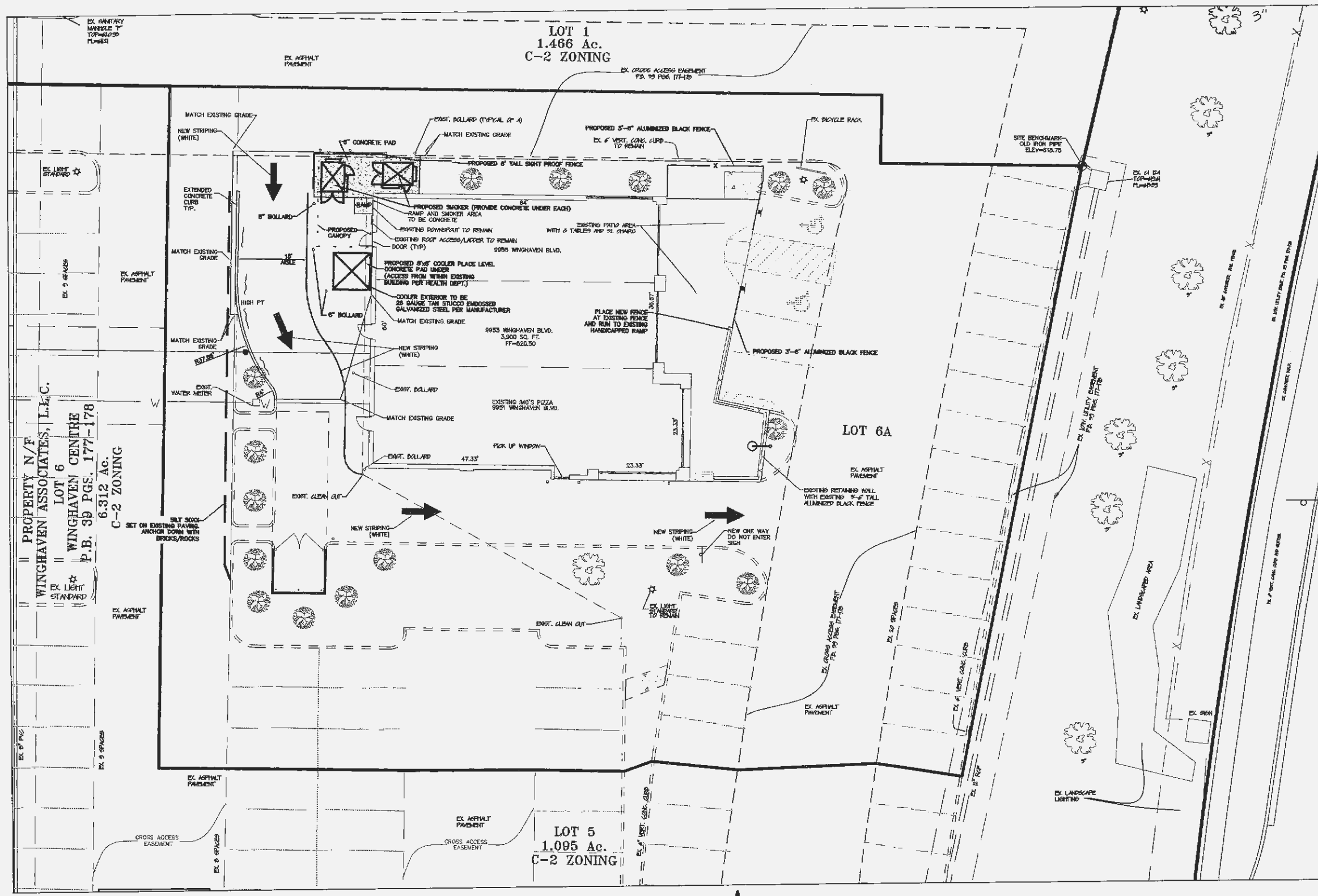


A SET OF CONSTRUCTION PLANS FOR SUGARFIRE SMOKEHOUSE

THE RESUBDIVISION OF LOT 6 OF WINGHAVEN CENTRE
A TRACT OF LAND BEING PART OF SECTION 1,
TOWNSHIP 46 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View
NOT TO SCALE

Drawing Index

- 1 COVER SHEET
- 2 COMMERCIAL NOTES
- 3 EROSION CONTROL DETAILS
- 4 DEMOLITION PLAN
- 5 SITE/GRADING PLAN
- 6 DETAILS

Benchmarks Project

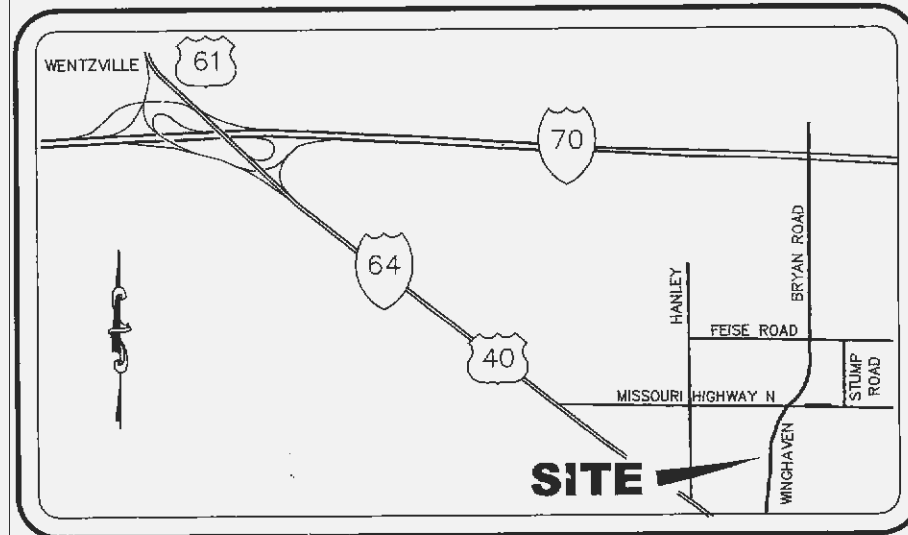
REFERENCE BENCHMARK ELEV 667.66
STANDARD DISK STAMPED "ORF 1931" SET IN A 12" SQUARE CONCRETE MONUMENT.
LOCATE ABOUT 3 MILES SOUTHWEST OF THE TOWN OF O'FALLON; 2 MILES SOUTHEAST
OF THE DAM FOR LAKE SAINT LOUIS AND 0.8 MILE NORTHEAST OF THE IMMACULATE
CONCEPTION CATHOLIC CHURCH, 107' NORTHWEST OF THE NORTHWEST CORNER OF A
SHED ADDITION TO AN OLDER BARN; 25' SOUTHWEST OF A SMALL POND;
39' NORTHEAST OF A LONE PEAR TREE; AND 24.9' NORTHEAST OF A METAL WITNESS
POST.

Site

SITE BENCHMARK ELEV 618.76
OLD IRON PIPE ON EAST LINE OF SUBJECT PROPERTY

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
PERMANENT:	
Tall Fescue	150 lbs./ac.
Smooth Brome	100 lbs./ac.
Combined - Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.	
TEMPORARY:	
Wheat or Rye	150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats	120 lbs./ac. (2.75 lbs. per 1,000 s.f.)
SEEDING PERIODS:	
Fescue or Brome	March 1 to June 1 August 1 to October 1
Wheat or Rye	March 15 to November 1 March 15 to September 15
MULCH RATES:	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
FERTILIZER RATES:	
Nitrogen	30 lbs./ac.
Phosphate	30 lbs./ac.
Potassium	30 lbs./ac.
Lime	600 lbs./ac. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector. Lighting values will be reviewed on site prior to the final occupancy inspection.



Locator Map
NOT TO SCALE

Legend

400.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	GUY WIRE
EP	END PIPE	LIGHT STANDARD
CP	CONCRETE PIPE	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	WATER METER
CMP	CORRUGATED METAL PIPE	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
	SLOPE LIMITS	TREE
	DRAINAGE SWALE	
— STM —	EXISTING STORM SEWER	
— SAN —	EXISTING SANITARY SEWER	
— W —	EXISTING WATER LINE	
— FO —	EXISTING FIBER OPTIC LINE	
— GAS —	EXISTING GAS LINE	
— UGE —	EXISTING UNDERGROUND ELECTRIC	
— OHW —	EXISTING OVERHEAD ELECTRIC	
— CTV —	EXISTING CABLE TV LINE	
— T —	EXISTING TELEPHONE LINE	
— — —	PROPOSED STORM SEWER	
— — —	PROPOSED SANITARY SEWER	
— X — X —	FENCE LINE	
— — —	SAWCUT LINE	

Utilities

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

For city water, sanitary, and storm
locates contact 636-281-2858.

For traffic locates contact
636-379-9602.

Contact Engineering at 636-379-5557.
Construction Inspection Division at
636-379-7631.

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO 63366
636-561-3737 Ext. 131

Storm Sewer
City of O'Fallon
1101 N. Main St.
O'Fallon, MO 63366
636-281-2858

Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-639-6312

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

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

Wentzville Fire District
209 West Pierce Blvd.
Wentzville, MO 63385
636-332-9869

GRADING QUANTITIES:

49 C.Y. CUT (INCLUDES SUBGRADES)
6 C.Y. FILL (INCLUDES 8% SHRINKAGE)
43 C.Y. HEAVY (EXPORT)

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY. NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE CITY ENGINEERING WITH HAUL ROUTE.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

Conditions of Approval From Planning and Zoning

- CONDITIONAL USE APPROVAL:**
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.
 - The petitioner has indicated verbally that there will be no live entertainment at the establishment. However, should the petitioner choose to offer live entertainment as defined in Chapter 635 of the Municipal Code, a Conditional Use Permit and Live Entertainment license will need to be approved by the City Council.
 - This Conditional Use Permit is granted solely to the owners of Sugarfire Smoke House. 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 licenses, and iii) as otherwise provided by ordinance or other applicable law.
 - The occurrence of activities which are deemed to disturb the peace as defined in Title II, Public Health, Safety and Welfare of the Municipal Code shall prompt the City to revoke the Conditional Use Permit.
 - Outdoor storage of restaurant related equipment shall be prohibited. Equipment includes, but is not limited to soda canisters, bread racks, floor mats.
 - Trash and grease dumpsters used as part of this business shall remain screened within an enclosure.
 - During business hours the rear door of the establishment shall remain closed at all times.
 - Should this conditional use cease operations for a period of over one (1) year, the conditional use shall be revoked.

- SITE PLAN APPROVAL:**
The approval is conditional upon the following Staff recommendations being met:
- The cooler shall be coated with a tan stucco embossed finish, the detail for which will complement the existing building.
 - The temporary trailer located to the rear of the building shall be removed.
 - The Municipal Code Requirements shall be addressed on the Construction Plans.

Development Notes

- Area of tract: Lot 6A = 27,347.06 sq.ft. = 0.6278 Acres (0.04 Acres disturbed)
- Current Zoning: C-2 (City of O'Fallon)
- Existing Use: Restaurant - Dine-in and Pick-up
Alcohol shall be served in Dining Area
Hours of Operation: 11-9 Mon.-Sun.
- Area of Building: 3,900 sq.ft.
- Required building & parking setbacks:
Front yard.....25 feet
Side yard.....10 feet
Rear yard.....10 feet
Parking.....10 feet along lot perimeter
- Parking Requirements & Provisions:
Retail: 5.5 spaces per 1,000sq.ft. of floor area
1,300 sq.ft. / 1,000 x 5.5 = 7.15 spaces required
Restaurant: (mo's)=1 space per employee + 1 space per 250 sq.ft. usable space
1,400 sq.ft. 1,200 sq.ft. usable space
1,200/250 = 4.8 spaces required
8 employees max = 8 spaces required
(Future Restaurant: 1 space per 100 sq.ft. (now the smokehouse)
1,200 sq.ft. / 100 = 12 spaces required

Spaces required: 7.15 + 4.8 + 8 + 12 = 31.95 ~ 32 spaces provided (w/2 handicapped)

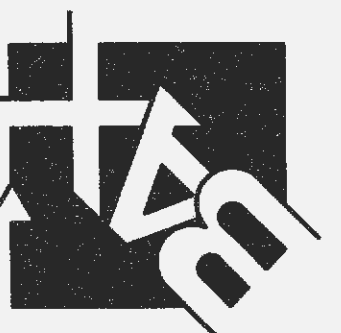
Bicycle parking calculations:
1 space per 15 parking spaces or 4 spaces minimum per building
32 spaces / 15 = 2.13 ~ 3 spaces required
Bicycle spaces provided: 4 spaces minimum

- This property is served by the following utilities:
Electric - AmerenUE Electric Company 636-639-8312
Telephone - Century Telephone Co. 636-332-7318
Water - Public Water Supply District No. 2 636-561-3737
Sewer - Duckett Creek Sanitary Sewer District 636-441-1244
Gas - Laclede Gas Company 314-658-5417
Wentzville Fire Protection District 636-327-6239
Wentzville School District 636-327-3800
- Flood Note:
Per F.I.R.M. flood insurance rate map of St. Charles County (Unincorporated Areas), Missouri; Community panel number 290315 0240 E Dated August 2, 1996). This Property is within zone 'X'. Zone 'X' is defined as an area outside the 500 year flood plain limits.
- Owner/Developer of property:
Jim Cook
Winghaven BBO, LLC
d/b/a Sugarfire Smokehouse
5955 Winghaven Blvd.
O'Fallon, MO 63368
- All outdoor mechanical equipment shall be screened from public view per city standards.
- All signs shall require a separate permit by the City of O'Fallon.
- Lot 6A site calculation:
Building = 3,900 sq.ft. = 14%
Pavement = 19,734 sq.ft. = 71%
Landscape = 3,713 sq.ft. = 15%
- Detention for this site provided by the original Winghaven Centre development.
- This tract is subject to the existing Covenants, Codes and Restriction for Winghaven Centre.
- Any trees to be removed shall be replaced.
- All new utilities to be located underground. Any utilities under city streets shall be bored. No open cuts allowed.
- Existing irrigation system for greenspace areas within Winghaven Centre which may be disturbed for the construction of this facility will be modified and repaired as required to maintain its intended purpose.
- The existing onsite trailer parked in the rear of the building shall be removed when the new cooler is operational.
- All identification or directional sign(s) must have the locations and sizes approved and permitted through the Planning and Development Division.
- All proposed fencing requires a separate permit from the Planning and Development Division.

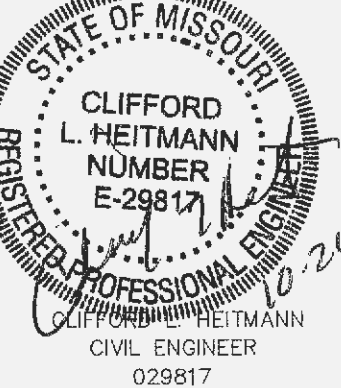
CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 11-14-14
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
SUGARFIRE SMOKEHOUSE

ENGINEERING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6562
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments existing or intended to be used for any part or parts of the architectural or engineering project.



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Engineering Authority No. 000655
Surveying Authority No. 000144
All Rights Reserved.

REVISIONS	CITY COMMENTS
10-13-14	

Developer / Owner:
WINGHAVEN BBO, LLC
9955 WINGHAVEN BLVD
O'FALLON, MO 63368
314-591-6396

COVER SHEET

P+Z No. 9831.37.09
9831.37.09.01
City No. 14-387

Page No.

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