

IMPROVEMENT PLANS FOR WICKED GREENZ

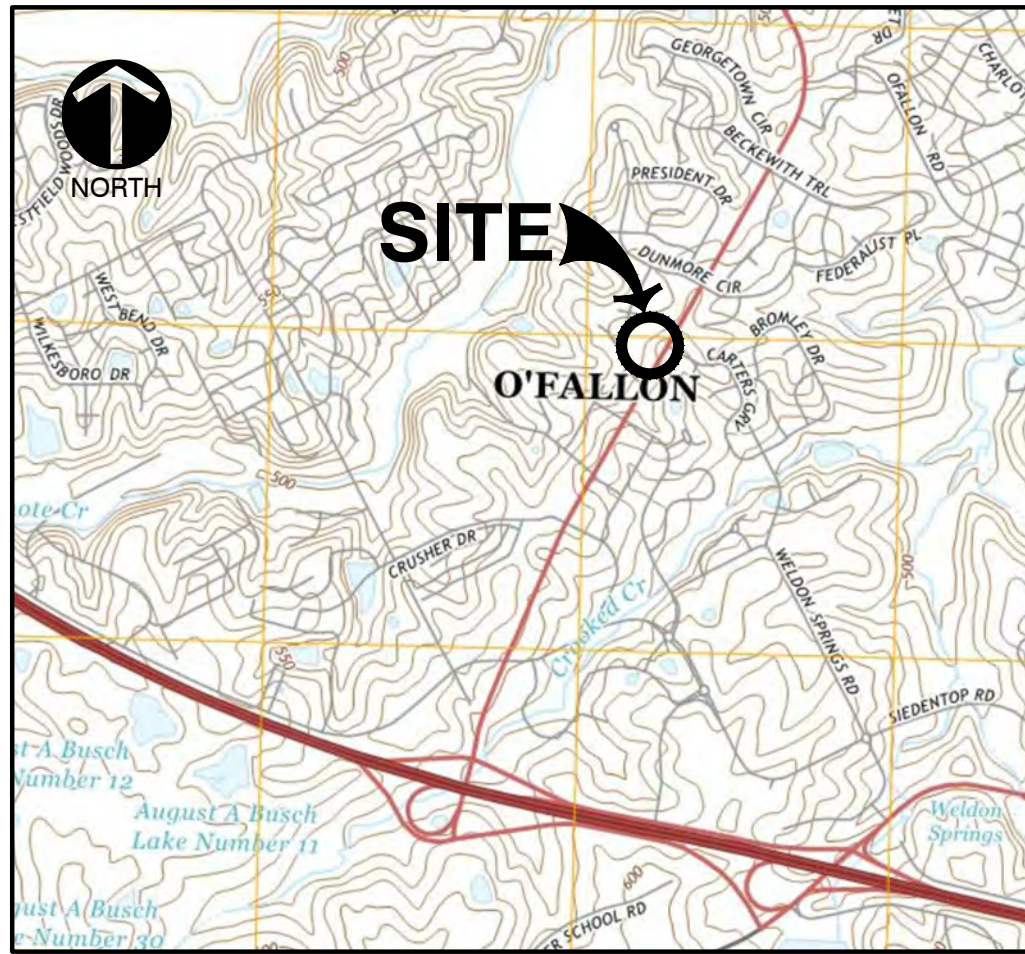
LOT 2 OF DUNKIN' BRANDS SUBDIVISION

A TRACT OF LAND BEING PART OF LOT SIX OF JOHN D. COALTER'S HOWELL PRAIRIE TRACT AS RECORDED IN BOOK "H" NO. 2, PAGE 141, BEING PART OF US SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MO

NOTE TO CONTRACTOR: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, BROADBAND, PHONE, SANITARY AND STORM SEWERS. ANY CONFLICT SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND APPROPRIATE AUTHORITIES.



CALL BEFORE YOU DIG!
1-800-DIG-RITE
MARCH 14, 2015
ISSUED TICKET#: 150730244



SITE USGS AND LOCATION MAP

U.S.G.S. 7.5 TOPOGRAPHIC MAP, WELDON SPRINGS QUADRANGLE, MO, DATED 2015 SCALE 1" = 2000'

DUNKIN' BRANDS SUBDIVISION

LOT 2

BEGINNING AT THE MOST SOUTHERN CORNER OF LOT 214 OF MONTICELLO VILLAGE "B", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30 PAGES 68 THRU 71 IN THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE ALONG THE SOUTHERN LINE OF SAID MONTICELLO VILLAGE "B", NORTH 62 DEGREES 39 MINUTES 54 SECONDS EAST 89.97 FEET TO A POINT; THENCE LEAVING SAID SOUTHERN LINE, SOUTH 60 DEGREES 05 MINUTES 18 SECONDS EAST 220.91 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY OF HIGHWAY K (VARIABLE WIDTH); THENCE ALONG SAID RIGHT OF WAY, SOUTH 29 DEGREES 54 MINUTES 42 SECONDS WEST 212.42 FEET TO A POINT ON THE NORTHERN LINE OF ADJUSTED LOT 1 OF THE RESUBDIVISION OF LOTS 1 AND 2 OF KEATON CROSSING A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 99 AND 100 IN THE ST. CHARLES COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTHERN LINE OF SAID ADJUSTED LOT 1, SOUTH 62 DEGREES 54 MINUTES 27 SECONDS WEST 30.84 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERN LINE OF SAID ADJUSTED LOT 1, NORTH 27 DEGREES 20 MINUTES 06 SECONDS WEST 300.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 41,626 SQUARE FEET (0.956 ACRES).

THE FOLLOWING UTILITIES AND OWNERS ARE LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT

- GAS**
LACLEDE GAS COMPANY / SPIRE ENERGY
1999 TRADE CENTER DR.
PETERS, MO 63376
CONTACT: MICHAEL LANGAN
PHONE: (314) 575-4831
EMAIL: Michael.Langan@spireenergy.com
- WATER**
PUBLIC WATER DISTRICT #2
(ALLIANCE WATER)
100 WATER DRIVE
O'FALLON, MO 63368
CONTACT: CHUCK KRAKOSKY
PHONE: 636-561-3737 ext 135
EMAIL: ckrakosky@alliancewater.com
- ELECTRIC**
AMERENUE
2100 BLUESTONE DRIVE
CHARLES, MO 63303
CONTACT: DAN GEISSMANN
OFFICE (636) 639-8336
CELL (636) 357-2978
EMAIL: DGeissmann@ameren.com
- TELEPHONE**
AT&T
CONTACT: KATHLEEN A SMITH
PHONE: (636) 949-1312
EMAIL: ks9340@att.com
- STORM SEWER**
CITY OF O'FALLON PUBLIC WORKS DEPT.
100 NORTH MAIN STREET
O'FALLON, MO 63366
CONTACT: MIKE PRATT
636-379-7605
MPRATT@O'FALLON.MO.US
- CUIVRE RIVER**
8757 HIGHWAY N
LAKE ST LOUIS, MO
CONTACT: DAN SCHNEIDER
OFFICE (636) 695-4700
EMAIL: dschneider@cuivre.com
- FIBER**
CENTURYLINK
1151 CENTURYLINK DRIVE, BLDG A
WENTZVILLE, MO 63385
CONTACT: KIRK THOELKE
(636) 887-4752
- CABLE**
CHARTER COMMUNICATIONS
MAPPING & DESIGN DEPT.
914 CHARTER COMMONS
TOWN & COUNTRY, MO 63017
CONTACT: JOHN DANOWSKI
(636) 387-6667
- TRANSPORTATION**
MODOT
6780 OLD HIGHWAY N
O'FALLON, MO 63304
CONTACT: PAUL GRAHAM
PHONE: 314-565-6714
FAX: 573-522-6491
paul.graham@modot.mo.gov
- FIRE PROTECTION**
COTTLEVILLE FIRE PROTECTION DISTRICT
1385 MOTHERHEAD ROAD
COTTLEVILLE, MO 63304
CONTACT: MARK BOEHLE
PHONE: 636-447-6855
FAX: 636-441-1742
mboehle@cottlevillefd.org

DEVELOPER

QUICK SERVE PROPERTIES, LLC.
CONTACT: CHRIS SEDLAK
PHONE: 314-578-8819
EMAIL: chris.sedlake@ugon2.com

ARCHITECT

IDEA ARCHITECTS
130 E. JEFFERSON AVE.
KIRKWOOD, MO 63122
PHONE: (314) 369-0209
CONTACT: BRIAN NY, AIA, LEED AP
EMAIL: brian@ouridearchitects.com

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
4848 PARK 370 BLVD., SUITE F
HAZELWOOD, MO 63042
PHONE: (314) 656-4586
FAX: (314) 656-4585
CONTACT: DAN KOZIATEK
EMAIL: dkoziatek@cecinc.com

LANDSCAPE ARCHITECT

ACORN LANDSCAPES
13 FORRESTER DR.
MANCHESTER, MO 63011
CONTACT: MARY FRANCOIS DEWESE
PHONE: 636-394-0255
EMAIL: dewese@acornlandscapes.com

REFERENCE

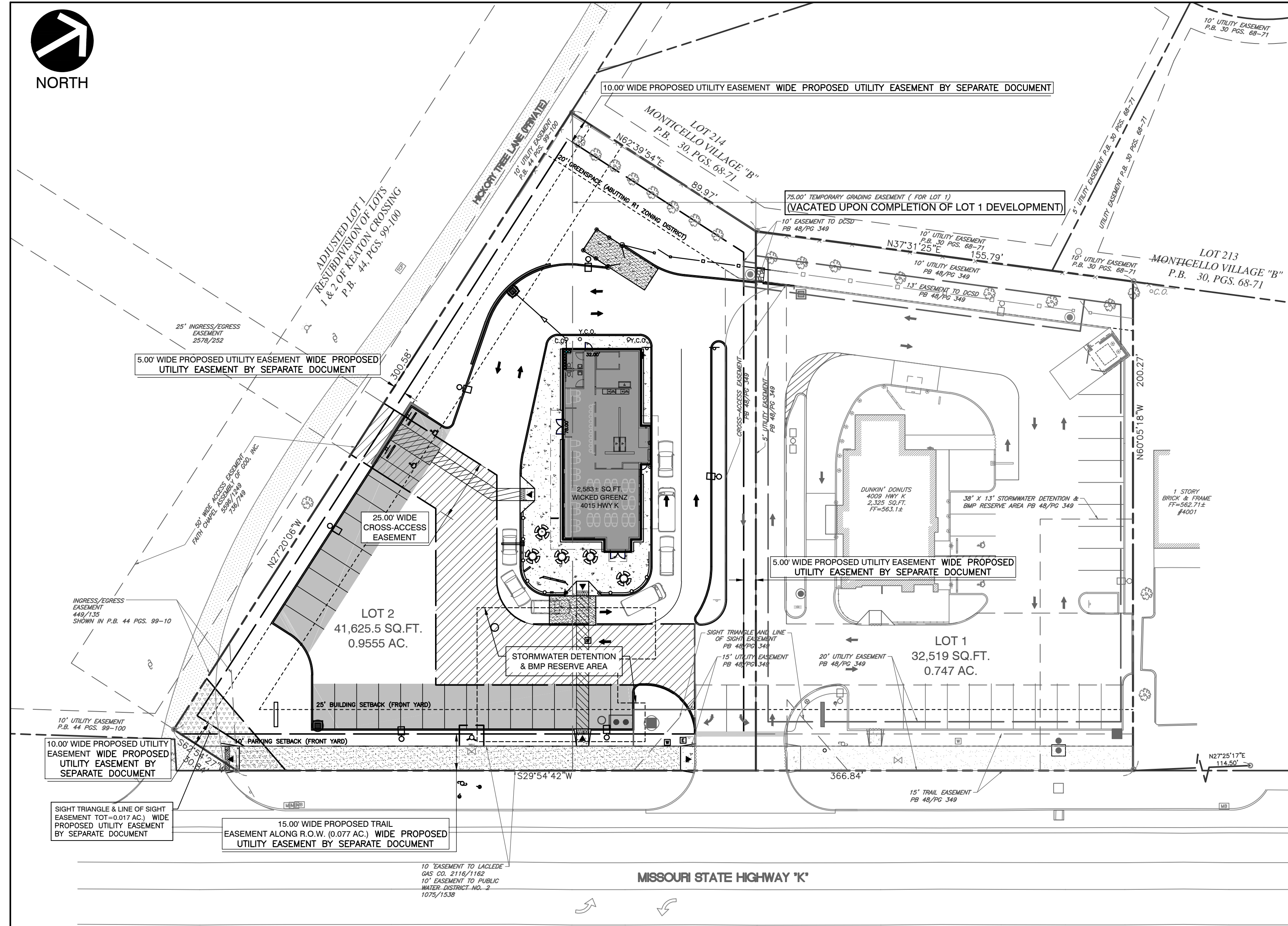
- TOPOGRAPHIC SURVEY CONDUCTED BY: FRAZIER LAND SURVEYING SERVICES, INC. 705 BALLANTRAE DRIVE WENTZVILLE, MO 63385 PHONE: 636-332-0610 FAX: 636-332-0710 DATED 03/25/15 DRAWING NAME 15-2806 DUNKIN DONUTS 3955 HWY K.DWG

BENCHMARK

- REFERENCE BENCHMARK: MODOT GNSS STATION-MOOF- PRS1258813930-ELEV.=497.01 NAVD 1988
- SITE BENCHMARKS:
A. TOP OF FOUND SPINDLE LOCATED AT THE MOST SOUTHERN CORNER OF THE SUBJECT TRACT. ELEV.=561.45 NAVD 1988
B. TOP OF FOUND IRON PIPE LOCATED AT THE MOST NORTHEASTERN CORNER OF THE SUBJECT TRACT. ELEV.=558.36 NAVD 1988

NOTES:

- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.



CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jamie Brouse* DATE 06/29/2017
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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

City approval of any construction site plan 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 improvements 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.

SITE MAP

SCALE 1" = 30'

SCALE IN FEET

0 30 60

ON OCTOBER 6, 2016, THE PLANNING AND ZONING COMMISSION APPROVED THE ABOVE REFERENCED REQUEST. THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

- PROVIDE A CROSS ACCESS EASEMENT THROUGH THE SUBJECT PROPERTY TO THE SOUTH PROPERTY AS REVIEWED AND APPROVED ON THE CONSTRUCTION SITE PLANS.
 - THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED.
- THE APPROVAL IS ALSO CONDITIONAL UPON THE FOLLOWING MUNICIPAL CODE REQUIREMENTS BEING PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION SITE PLANS:
- ALL SIGNAGE SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE PERMITTING PROCESS.
 - THE ENCLOSURE SHALL BE PASSIVE AND ARCHITECTURALLY COMPATIBLE WITH THE RESTAURANT, REVEAL AS REQUIRED.
 - PROVIDE THE MATURE HEIGHT OF TREES AND PLANTING SETBACKS ON THE LANDSCAPE PLAN IN ACCORDANCE WITH CHAPTER 402 OF THE CODE.
 - THE PHOTOMETRIC PLAN SHALL BE REVISED TO SHOW FOOT CANDLES TO THE PROPERTY LINE. THE FOOT CANDLES SHALL NOT EXCEED 0.5.
 - PROVIDE APPROVAL FROM DUCKETT CREEK SEWER DISTRICT.
 - PROVIDE A BIKE RACK AND DETAIL IN ACCORDANCE WITH BIKE USA STANDARDS.
 - STORM WATER DETENTION SHALL BE PROVIDED FOR THIS SITE UNLESS THE DIFFERENTIAL RUN-OFF SHOW LESS THAN 1 C.F.S. FOR THE SITE.

PLEASE NOTE:
> THE SITE PLAN APPROVAL SHALL EXPIRE, AND BE OF NO EFFECT, ONE (1) YEAR AFTER THE DATE OF ISSUANCE THEREOF, UNLESS WITHIN SUCH TIME CONSTRUCTION PLANS OR BUILDING PERMITS FOR ANY PROPOSED WORK AUTHORIZED UNDER THE SAID SITE PLAN APPROVAL HAS BEEN ISSUED.
> PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY CITY STAFF. THE APPLICATION IS AVAILABLE ON THE CITY'S WEBSITE VIA WWW.O'FALLON.MO.US (CITY DEPARTMENTS, PUBLIC WORKS, ENGINEERING) THROUGH THE O'FALLON PERMITTING, LICENSING, AND ENFORCEMENT (OPLE) SYSTEM.
> THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE THE DEVELOPMENT.
> ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRE A SEPARATE SIGN PERMIT.
> ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE.
> ALL CONDITIONS OF APPROVAL SHALL BE NOTED ON THE CONSTRUCTION SITE PLANS.

ON OCTOBER 27, 2016, THE CITY COUNCIL APPROVED THE ABOVE REFERENCED REQUEST.

THIS APPROVAL WOULD BE CONTINGENT UPON THE FOLLOWING:

- THE PETITIONER HAS PROPOSED AN ALTERNATIVE OPTION FOR PARKING THAN WHAT IS SPECIFIED BY THE MUNICIPAL CODE. THE PETITIONER HAS PROVIDED 25 PARKING SPACES INCLUDING 2 ACCESSIBLE SPACES. AN EXPLANATION OF THE NEED FOR THIS AMOUNT OF SPACES HAS BEEN PROVIDED. THE CITY'S TRAFFIC CONSULTANT VIEWED THE PROPOSED PARKING RATIO AND STATED THAT IT WILL NOT POSE A PROBLEM.
- DRIVE THRU ORDER FACILITY AND OTHER OUTDOOR SPEAKERS SHALL NOT PRODUCE ANY SOUND EXCEEDING 60DB AT A STRAIGHT-LINE DISTANCE OF 100 FEET OR GREATER OR AT ANY PROPERTY LINE ABUTTING A RESIDENTIAL USE, UP TO A HEIGHT OF EIGHT FEET ABOVE THE GROUND AT SUCH PROPERTY LINE.
- 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.
- THIS CONDITIONAL USE PERMIT IS GRANTED SOLELY TO THE OWNER OF QUICK SERVE PROPERTIES, LLC. 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.
- SHOULD THE CONDITIONAL USE CEASE OPERATIONS FOR A PERIOD OF ONE (1) YEAR, THE CUP SHALL BE REVOKED.

DEVELOPMENT NOTES:

- AREA OF TRACT: 41,626 SQ.FT. (0.956 ACRES)
- SITE ADDRESS: 4015 HWY K O'FALLON, MO 63368
- CURRENT ZONING: GENERAL BUSINESS DISTRICT, C-2 (CITY OF O'FALLON)
- USE:
EXISTING USE- VACANT
PROPOSED USE- 2,600+ S.F. RESTAURANT WITH DRIVE-THRU.*
*CONDITIONAL USE APPROVAL, CUP#25.16, OCT. 31, 2016
- OWNER: QUICK SERVE PROPERTIES, LLC.
- REQUIRED BUILDING SETBACKS:
FRONT YARD BUILDING SETBACK 25 FEET
FRONT YARD PARKING SETBACK 10 FEET
REAR YARD BUILDING SETBACK 20 FEET
SIDE YARD BUILDING SETBACK NONE (ADJACENT TO C-2)
- PARKING:
PROVIDED
STORE = 25 (INCLUDING 2 VAN ACCESSIBLE HANDICAP SPACE)
5 BICYCLE PARKING SPACES
- FLOOD PLAN NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183 C0430 G, WITH AN EFFECTIVE DATE JANUARY 20, 2016, THIS PROPERTY LIES COMPLETELY WITHIN ZONE X. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING WITH A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST TALL MOUNTED ON THE ROOF OR GROUND.
- ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT BY THE CITY OF O'FALLON. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGN SIZE OR LOCATION.
- ALL OFF-STREET PARKING SHALL BE PROPERLY MARKED BY DURABLE PAINT IN STRIPES A MINIMUM OF FOUR (4) INCHES WIDE WHICH EXTEND THE LENGTH OF THE PARKING SPACE.
- ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ADA; THE ACCESS MUST BE AT GRADE OR THE ACCESS RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
- OPEN SPACE CALCULATIONS:
LOT SIZE = 41,626 SQ.FT. (0.956 ACRES)
GREEN SPACE PROVIDED = 9,842 S.F. (0.226 AC.) = 23% GREENSPACE
LANDSCAPE CREDIT = SEE LANDSCAPE PLAN
- DRIVE THRU ORDER FACILITY AND OTHER OUTDOOR SPEAKERS SHALL NOT PRODUCE ANY SOUND EXCEEDING 60DB AT A STRAIGHT-LINE DISTANCE OF 100 FEET OR GREATER OR AT ANY PROPERTY LINE ABUTTING A RESIDENTIAL USE, UP TO A HEIGHT OF EIGHT FEET ABOVE THE GROUND AT SUCH PROPERTY LINE.
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

SHEET LIST TABLE

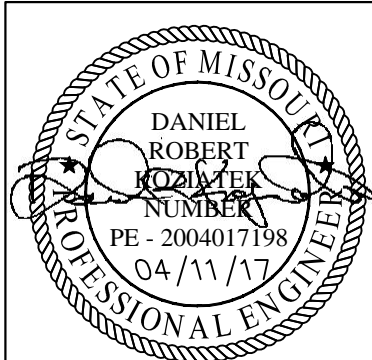
#	SHEET	DESCRIPTION
01	C000	COVER SHEET
02	C001	CONSTRUCTION NOTES
03	C100	EXISTING CONDITION/DEMOLITION PLAN
04	C200	SITE & UTILITY PLAN
05	C300	GRADING PLAN
06	C400	STORM PLAN & PROFILES
07	C500	UTILITY PLAN
08	C800	CONSTRUCTION DETAILS (1 OF 2)
09	C801	CONSTRUCTION DETAILS (2 OF 2)
10	C900	EROSION CONTROL PLAN
11	C901	EROSION CONTROL DETAILS
12	HD1	DRAINAGE AREA MAPS
13	HD2	STORMWATER MANAGEMENT
14	HD3	STORMWATER DETAILS

QUICK SERVE PROPERTIES, LLC
7201 OLIVE BLVD.
UNIVERSITY CITY, MO 63130

Civil & Environmental Consultants, Inc.
CERTIFICATION/LICENSE NO. 2002013942
4848 Park 370 Blvd., Suite F - Hazelwood, MO 63042
314-656-4566 - 666-250-3679
www.cecinc.com

WICKED GREENZ
4015 HIGHWAY K
O'FALLON, MISSOURI 63368
COVER SHEET

DATE: SEPT. 2016 DRAWN BY: DRK
(AS NOTED) CHECKED BY: DRK
DWG SCALE: 1"=30'
PROJECT NO.: 162-880
APPROVED BY: DRK*



P&Z CUP#25.16
OCT. 31, 2016
DANIEL KOZIATEK
2004017198
*HAND SIGNATURE ON FILE

DRAWING NO. C000
SHEET 01 OF 14