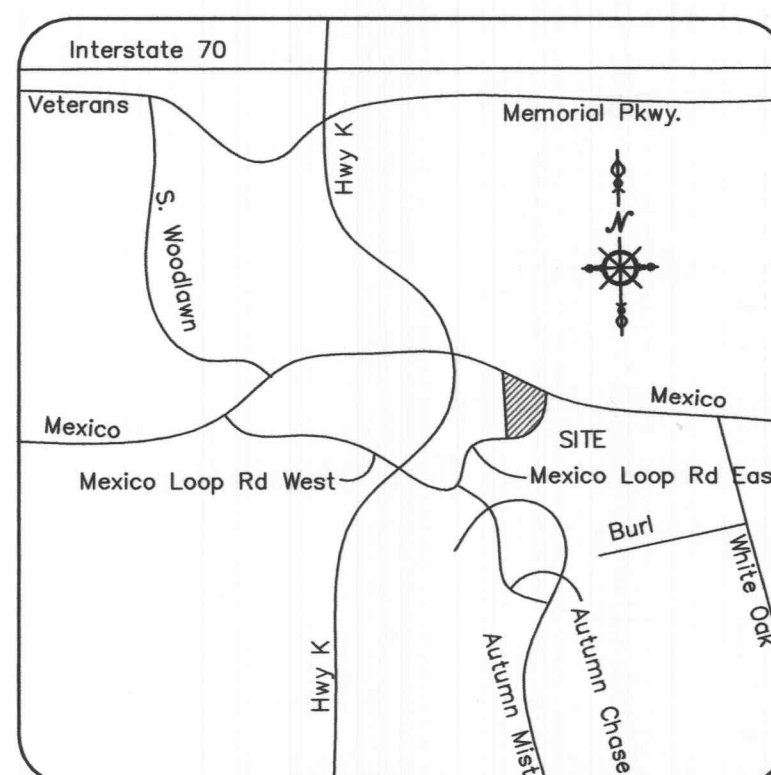


IMPROVEMENT PLANS

FOR A PROPOSED



LOT 3A OF PIDGEON PARK WEST PLAT 3,
AS PER PLAT BOOK 45, PAGE 57
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
(NOT TO SCALE)

PROPERTY DATA

OWNER UNDER CONTRACT = WENDY'S INTERNATIONAL, INC.
ADDRESS = 1390 MEXICO LOOP RD. EAST
PARCEL ID = 2-0061-A447-00-3A
ACREAGE = 1.029 ACRES
EXISTING ZONING = C2 CITY OF O'FALLON
(CUP APPROVED MARCH 27, 2008)
PROPOSED USE = RESTAURANT WITH DRIVE THRU
FIRE DISTRICT = O'FALLON FIRE PROTECTION DIST.
SCHOOL DISTRICT = FORT ZUMWALT
SEWER DISTRICT = CITY OF O'FALLON
WATER SHED = BELLEAU CREEK
FEMA MAP = 29183C0237 E
ELECTRIC COMPANY = AMERENUE
GAS COMPANY = LACLEDE GAS COMPANY
PHONE COMPANY = CENTURY TEL
WATER COMPANY = CITY OF O'FALLON

UTILITIES AND REVIEW AGENCIES

ELECTRIC COMPANY = AMEREN UE - ST. CHARLES DISTRICT
200 NORTH CALLAHAN ROAD
WENTZVILLE, MO 63385
PH. (636) 639-8311
CONTACT: JEFF BUTLER

PHONE COMPANY = CENTURYTEL
1151 CENTURYTEL DRIVE
WENTZVILLE, MO 63385
PH. (636) 332-7030
CONTACT: ENGINEERING

GAS COMPANY = LACLEDE GAS COMPANY
1999 TRADE CENTER DRIVE
ST. PETERS, MO 63376
PH. (636) 978-2663, X-103
CONTACT: MIKE LANGAN

CABLE TELEVISION = CHARTER COMMUNICATIONS
MAPPING AND DESIGN DEPARTMENT
941 CHARTER COMMONS
TOWN & COUNTRY COMMONS, MO 63017-0609
CONTACT: LARRY SAAFIR

WATER COMPANY = CITY OF O'FALLON
100 WATER DRIVE
O'FALLON, MO 63368
PH. (636) 561-3737
CONTACT: ENGINEERING

SEWER DISTRICT = CITY OF O'FALLON
100 WATER DRIVE
O'FALLON, MO 63368
PH. (636) 561-3737
CONTACT: ENGINEERING

FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT
119 EAST ELM STREET
O'FALLON, MO 63366
PH. (636) 327-6239
CONTACT: FIRE MARSHAL

'AS-BUILT' STORM SEWERS AND WATER INDEX OF SHEETS

C1	TITLE SHEET
C2	SPECIFICATION SHEET
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	SITE & GRADING PLAN
C5	SITE GEOMETRY & UTILITY PLAN
C6	SEWER PROFILES, DETAILS & HYDRAULIC CALCULATIONS
C7	SITE & PAVEMENT DETAILS
C8	DRAINAGE AREA PLAN
C9	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
L1	PLANTING PLAN
E7	ELECTRICAL PHOTOMETRIC PLAN

NOTE:
CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

NOTE TO CONTRACTOR:
CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

THE DISCONNECT AND REMOVAL OF EXISTING OVERHEAD AND UNDERGROUND SERVICE LINES CALLED OUT TO BE REMOVED SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

LEGEND

EXISTING CONTOURS	--- 433 ---	WATER MANHOLE	WMH
PROPOSED CONTOURS	--- 433 ---	TELEPHONE MANHOLE	TMH
EXISTING STORM SEWER	== [] ==	BRUSH & SHRUB LINE	[]
PROPOSED STORM SEWER	== [] ==	TREE & SIZE	[+ 36"]
EXISTING SANITARY SEWER	== [] ==	BUSH & SIZE	[96"]
PROPOSED SANITARY SEWER	== [] ==	BOLLARD	[•]
RIGHT-OF-WAY	--- [] ---	SIGN	[•]
EASEMENT	--- [] ---	ELECTRIC YARD LIGHT	[X]
CENTERLINE	--- [] ---	BORING LOCATION	[•]
EXISTING TREE	[12"]	MAIL BOX	MB
EXISTING SPOT ELEVATION	x 433.28	ELECTRIC BOX	EB
PROPOSED SPOT ELEVATION	x 433.28	CLEAN OUT	CO
SWALE/DRAINAGE PATH	[]	GAS VALVE	GV
TO BE REMOVED	T.B.R.	GAS METER	GM
TO BE REMOVED & RELOCATED	T.B.R. & R.	GAS DRIP	GD
TO BE USED IN PLACE	U.I.P.		
ADJUST TO GRADE	A.T.G.		
BACK OF CURB	B.C.		
FACE OF CURB	F.C.		
WATER MAIN	--- W ---		
GAS MAIN	--- G ---		
UNDERGROUND TELEPHONE	--- T ---		
OVERHEAD WIRE	--- O.H. ---		
UNDERGROUND ELECTRIC	--- E ---		
FIRE HYDRANT	[]		
POWER POLE	[]		
WATER VALVE	[]		

ABBREVIATIONS

N NORTH
S SOUTH
E EAST
W WEST
CONC CONCRETE
ASPH ASPHALT
PB PLAT BOOK
DB DEED BOOK
PG PAGE
SF SQUARE FEET
AC ACRES
ELEV ELEVATION
FF FINISH FLOOR
FL FLOWLINE
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
STM STORM
SAN SANITARY
(S) SAVE
(R) REMOVE
(T.B.R.) TO BE REMOVED

LAND DESCRIPTION

PARCEL NO. 1
LOT 3A OF PIDGEON PARK WEST PLAT 3, AS PER PLAT OF SUBDIVISION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF ST. CHARLES COUNTY, MISSOURI IN PLAT BOOK 45 PAGE 57.

BENCH MARK

SC-06 ELEV. 529.13' - THE STATION IS A STANDARD MISSOURI DNR GRS ALUMINUM DISK STAMPED "SC-06 1990", SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND. THE STATION IS LOCATED ON THE EAST SHOULDER OF THE NORTH BOUND LANE OF MISSOURI HIGHWAY 79 ABOUT 0.5 MILE NORTH OF INTERSTATE 70 IN ST. CHARLES COUNTY. IT IS 280+/- FT. NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HIGHWAY 79 STATION 537+62 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC.

SITE BENCH MARK

ELEV. 516.39' - "O" IN OPEN ON FIRE HYDRANT AS SHOWN ON SURVEY.

PREPARED FOR:

Wendy's International, Inc.
C/O MIKE GOLDEN
3330 WEST ESPLANADE AVE.
SUITE 612
METAIRIE, LA 70002
PHONE (504) 849-0349
FAX (504) 828-1235

PREPARED BY:

MARLER SURVEYING
REGISTERED LAND SURVEYORS
11402 GRAVOIS RD, SUITE 200, ST. LOUIS, MO 63126
(314) 729-1001 PH. (314) 729-1044 FAX
email: mmarler@marlersurveying.net



MISSOURI ONE CALL TICKET NUMBER 73052813

Planning and Development No. 9987.07.01
Planning and Zoning Commission
Approval - March 6, 2008
City Council Approval - March 27, 2008

4-20-09 JRL
APPROVED

BRANDON A. HARP, P.E. E-28650

11402 Gravois Road
Suite 100
Saint Louis, Missouri 63126
314-729-1400
Fax: 314-729-1404
www.cedc.net

CEDC
CIVIL ENGINEERING
DESIGN CONSULTANTS

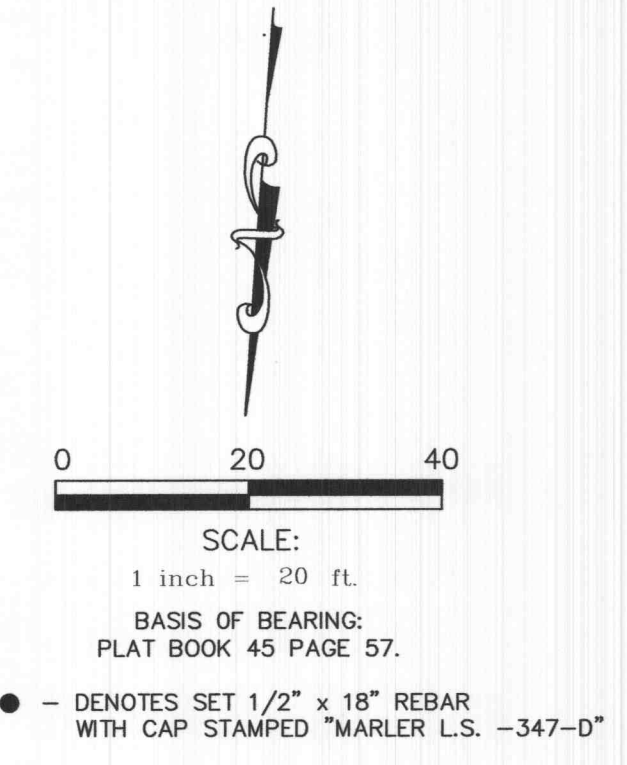
Improvement Plans
Wendy's Restaurant
1390 Mexico Loop Road East
O'Fallon, Missouri 63366

Proj. # 0747

No. Description Date

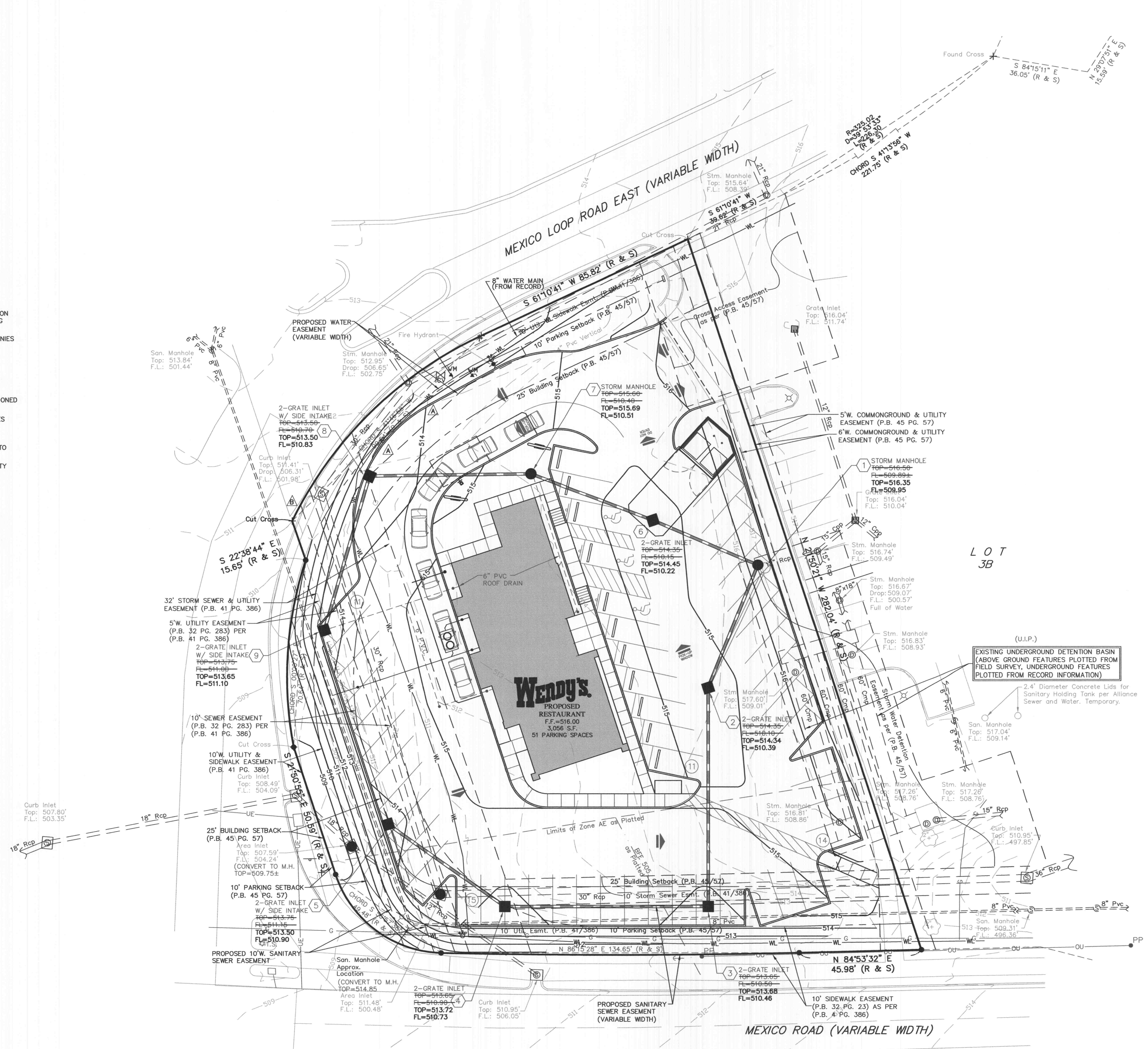
Title Sheet

C1



GENERAL NOTES

- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO. CONTRACTOR SHALL SCHEDULE A UTILITY MEETING WITH REPRESENTATIVES OF ALL UTILITY COMPANIES PRIOR TO BIDDING AND CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH POTENTIAL CONFLICTS AND/OR DISRUPTION OF SERVICE WITH THE RESPECTIVE UTILITY COMPANIES, FOR SEWER AND UTILITY INSTALLATIONS AND ALL OTHER ON-SITE ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION PARKING WITH THE CITY OF O'FALLON AND WITH THE OWNER.
- CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
- PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
- PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
- RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION AND GRADES, AS ACCEPTABLE TO PROPERTY OWNERS.
- CONTRACTOR SHALL COORDINATE ALL PAVEMENT/HARDSCAPE INSTALLATION WITH PROPOSED UTILITY INSTALLATIONS TO AVOID THE CONDITION WHERE NEW PAVEMENT IS SAWCUT OR REMOVED FOR A REQUIRED UTILITY INSTALL. CONDUIT LOCATIONS AND UTILITY SERVICES SHALL BE REVIEWED BY CONTRACTOR, PRIOR TO PAVEMENT/HARDSCAPE INSTALLATIONS.
- WALKWAYS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1V:20H. SLOPES GREATER THAN 1V:20H MUST BE DESIGNED AS A RAMP.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- TRAFFIC CONTROL IS TO BE PER CITY OF O'FALLON OR MUTCD WHICHEVER IS MORE STRINGENT.



**'AS-BUILT'
STORM SEWERS
& WATER**

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE AS-BUILT LOCATION OF STORM SEWERS AND WATER LINES SHOWN HEREON, ARE AS LOCATED DURING A FIELD SURVEY OF THE SITE DURING THE MONTH OF JANUARY, 2009.
IN WITNESS WHEREOF, I HAVE SIGNED AND SEALED THE FOREGOING THIS 27th DAY OF JANUARY, 2009.

MARLER SURVEYING COMPANY, INC.
REGISTERED LAND SURVEYORS
11402 GRAVOIS RD, SUITE 200, ST. LOUIS, MO 63126
(314) 729-1001 PH. (314) 729-1044 FAX
email: mmarler@marlersurveying.net

F. VINCENT
REGISTERED LAND SURVEYOR
MISSOURI, CERT. NO. L.S. 1869

