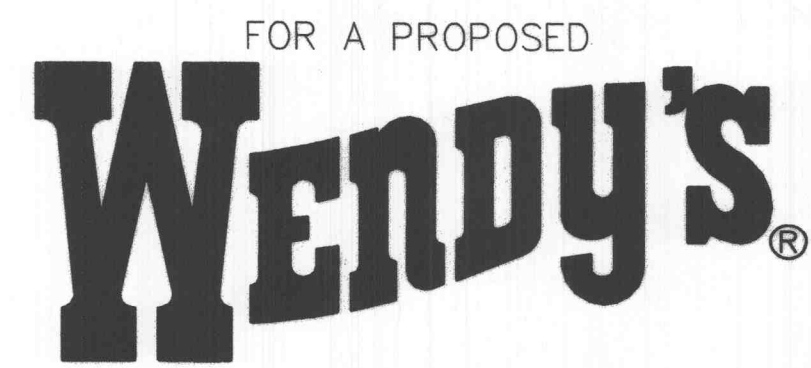
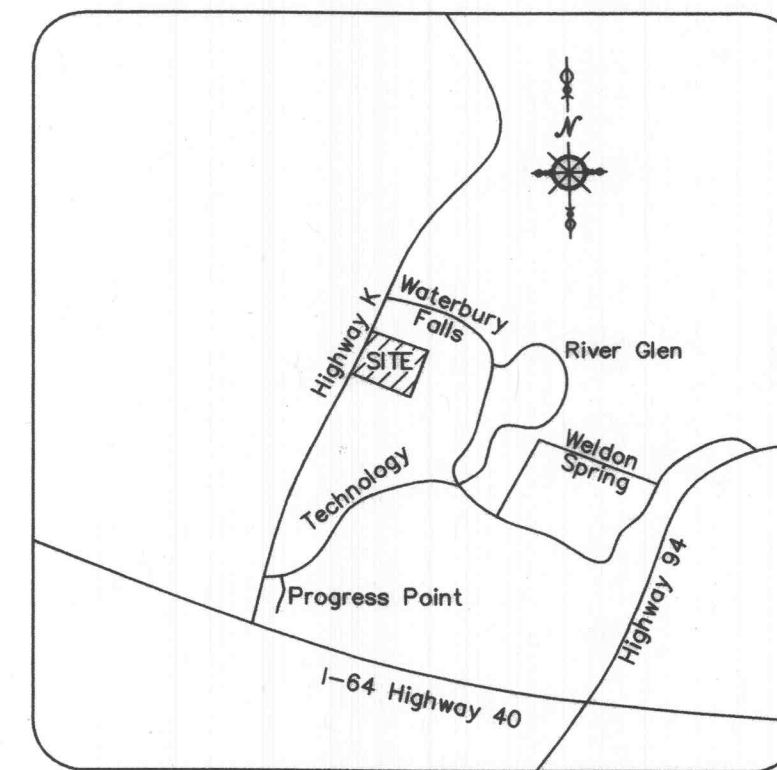


IMPROVEMENT PLANS



FOR A PROPOSED
Wendy's
 LOT 2B OF WATERBURY COMMERCIAL PLAT 2,
 AS PER PLAT BOOK , PAGE
 ST. CHARLES COUNTY, MISSOURI



PROPERTY DATA

OWNER UNDER CONTRACT = WENDY'S INTERNATIONAL, INC.
 ADDRESS = 4210 HIGHWAY K
 LOCATOR NO. = NOT YET ASSIGNED
 ACREAGE = 0.933 ACRES
 EXISTING ZONING = C2 CITY OF O'FALLON
 PROPOSED USE = RESTAURANT WITH DRIVE THRU
 FIRE DISTRICT = COTTLEVILLE FIRE PROTECTION DIST.
 SCHOOL DISTRICT = FRANCIS HOWELL
 SEWER DISTRICT = DUCKETT CREEK SANITARY DISTRICT
 WATER SHED = CROOKED CREEK
 FEMA MAP = 29183C0430 E
 ELECTRIC COMPANY = AMERENUE
 GAS COMPANY = LACLEDE GAS COMPANY
 PHONE COMPANY = AT&T
 WATER COMPANY = PUBLIC WATER SUPPLY DISTRICT No. 2

UTILITIES AND REVIEW AGENCIES

ELECTRIC COMPANY = AMEREN UE - ST. CHARLES DISTRICT
 200 NORTH CALLAHAN ROAD
 WENTZVILLE, MO 63385
 PH. (314) 412-7291
 CONTACT: TARA DOLDE

PHONE COMPANY = AT&T
 402 N. 3RD ST.
 ST. CHARLES, MO 63301
 PH. (xxx) xxx-xxxx
 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 SAAFI

WATER COMPANY = PUBLIC WATER SUPPLY DISTRICT
 NO. 2 OF ST. CHARLES COUNTY
 100 WATER DRIVE
 O'FALLON, MO 63368
 PH. (636) 561-3737
 CONTACT: MARK MAHLER

SEWER DISTRICT = DUCKETT CREEK SANITARY DISTRICT
 3550 HIGHWAY K
 O'FALLON, MO 63368
 PH. (636) 441-1244
 ATTN: MICHAEL MERKT

FIRE DISTRICT = COTTLEVILLE COMMUNITY FIRE PROTECTION DISTRICT
 1385 MOTHERHEAD RD.
 ST. CHARLES, MO 63304
 PH. (636) 441-8799
 CONTACT: FIRE MARSHAL MARK BOEHLE

STORM SEWER = CITY OF O'FALLON
 100 NORTH MAIN STREET
 O'FALLON, MO 63366
 PH. (636) 379-5557
 CONTACT: JEANNIE GREENLEE

As built Storm & Water
INDEX OF SHEETS

- C1 TITLE SHEET
- C2 SPECIFICATION SHEET
- C3 EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
- C4 SITE AND 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

CONDITIONS OF APPROVAL

- Under the current design, the storm water runoff from the site will be diverted to two existing detention basins located on other parcels. Because of a lack of maintenance and a lack of siltation control and vegetation on the Waterbury commercial sites (also owned by the same property owner - Dong In Development), the existing collection system is not adequate to handle storm water runoff from this site. Therefore, applicant shall seek an alternative means to handle the storm water runoff or the property owner shall install proper siltation control and vegetation on all its Waterbury commercial sites in order to make current collection system adequate to handle the storm water runoff from this site.
- The petitioner shall revise the lighting plan to show 0.5 foot candles or less at the property line in accordance with the City's Exterior Lighting Standards.

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, 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.



MISSOURI ONE CALL TICKET NUMBER 73052813

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: [Signature]
 DATE: 8-2-10
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

LEGEND

- EXISTING CONTOURS ——— 433 ———
- PROPOSED CONTOURS ——— 433 ———
- EXISTING STORM SEWER ——— [Symbol] ———
- PROPOSED STORM SEWER ——— [Symbol] ———
- EXISTING SANITARY SEWER ——— [Symbol] ———
- PROPOSED SANITARY SEWER ——— [Symbol] ———
- RIGHT-OF-WAY ——— [Symbol] ———
- EASEMENT ——— [Symbol] ———
- CENTERLINE ——— [Symbol] ———
- EXISTING TREE [Symbol] × 433.28
- EXISTING SPOT ELEVATION 433.28
- PROPOSED SPOT ELEVATION [Symbol]
- SWALE/DRAINAGE PATH [Symbol]
- TO BE REMOVED T.B.R.
- TO BE REMOVED & RELOCATED T.B.R. & R.
- 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 ——— W
- GAS MAIN ——— G ——— G
- UNDERGROUND TELEPHONE ——— T ——— T
- OVERHEAD WIRE ——— O.H. ——— O.H.
- UNDERGROUND ELECTRIC ——— E ——— E
- FIRE HYDRANT [Symbol]
- POWER POLE [Symbol]
- WATER VALVE [Symbol]

- WATER MANHOLE WMH [Symbol]
- TELEPHONE MANHOLE TMH [Symbol]
- BRUSH & SHRUB LINE [Symbol]
- TREE & SIZE [Symbol] + 36"
- BUSH & SIZE 96 [Symbol]
- BOLLARD [Symbol]
- SIGN [Symbol]
- ELECTRIC YARD LIGHT [Symbol]
- BORING LOCATION [Symbol]
- MAIL BOX MB [Symbol]
- ELECTRIC BOX EB [Symbol]
- CLEAN OUT COO [Symbol]
- GAS VALVE GV [Symbol]
- GAS METER GM [Symbol]
- GAS DRIP GD [Symbol]

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

A TRACT OF LAND BEING PART OF LOT 3 OF WATERBURY COMMERCIAL PLAT TWO, A SUBDIVISION RECORDED IN PLAT BOOK 41 PAGES 116 & 117 AND PART OF A TRACT OF LAND CONVEYED TO DONG-IN DEVELOPMENT BY DEED BOOK 4736 PAGE 1089 OF THE ST. CHARLES COUNTY LAND RECORDS OFFICE IN ST. CHARLES COUNTY

BENCH MARK

BENCHMARK

STATION SC-07, ELEV. 549.21' - THE STATION IS A STANDARD MISSOURI DNR GRS ALUMINUM DISK STAMPED "SC-07 1990" AND IS SET IN A 12" DIAMETER CONCRETE MONUMENT. THIS STATION IS LOCATED ON THE SOUTH SIDE OF MISSOURI HIGHWAY 94 IN THE SOUTH PART OF THE COMMUNITY OF HOWELL ON THE NORTH SIDE OF THE EAST END OF RIDGEWAY DRIVE. IT IS 19.5 FEET NORTHEAST OF A GAS DRIP VALVE HOUSING; 40.7 FEET SOUTHEAST OF THE SOUTH LEG OF A HIGHWAY SIGN; 34.6 FEET SOUTHWEST OF A NAIL AND SHINER IN THE NORTHWEST SIDE OF A POWER POLE; 21.6 FEET SOUTHWEST OF THE CENTER OF A FIRE HYDRANT AND 2.0 FEET NORTHWEST OF A CARSONITE WITNESS POST.

SITE BENCHMARK

ELEV. 547.46' - "X" ON THE EASTERN RIM OF SANITARY MANHOLE 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:

CEDC
 CIVIL ENGINEERING
 DESIGN CONSULTANTS

11402 Gravois Road
 Suite 100
 Saint Louis, Missouri 63126
 314.729.1400
 Fax: 314.729.1404
 www.cedc.net

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

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
 4210 Highway K
 O'Fallon, Missouri 63368

Proj. # 0812

No.	Description	Date
Agency Submittal		09/15/08
per City		01/05/08

Title Sheet

C1

OF 9

Planning and Development No. 9950.14
 P & Z Commission Approval - August 7, 2008
 City Council Approval - August 28, 2008

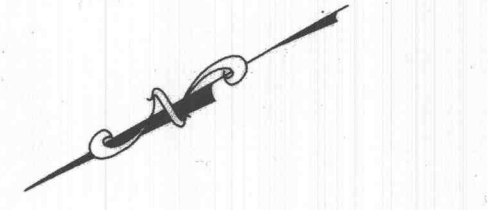
RECEIVED JAN - 5 2010

File

Proj. # 0812

No.	Description	Date
Agency Submittal	09/15/08	
per City, DCSD	01/05/09	
per water mains	02/24/09	
per City	07/16/09	

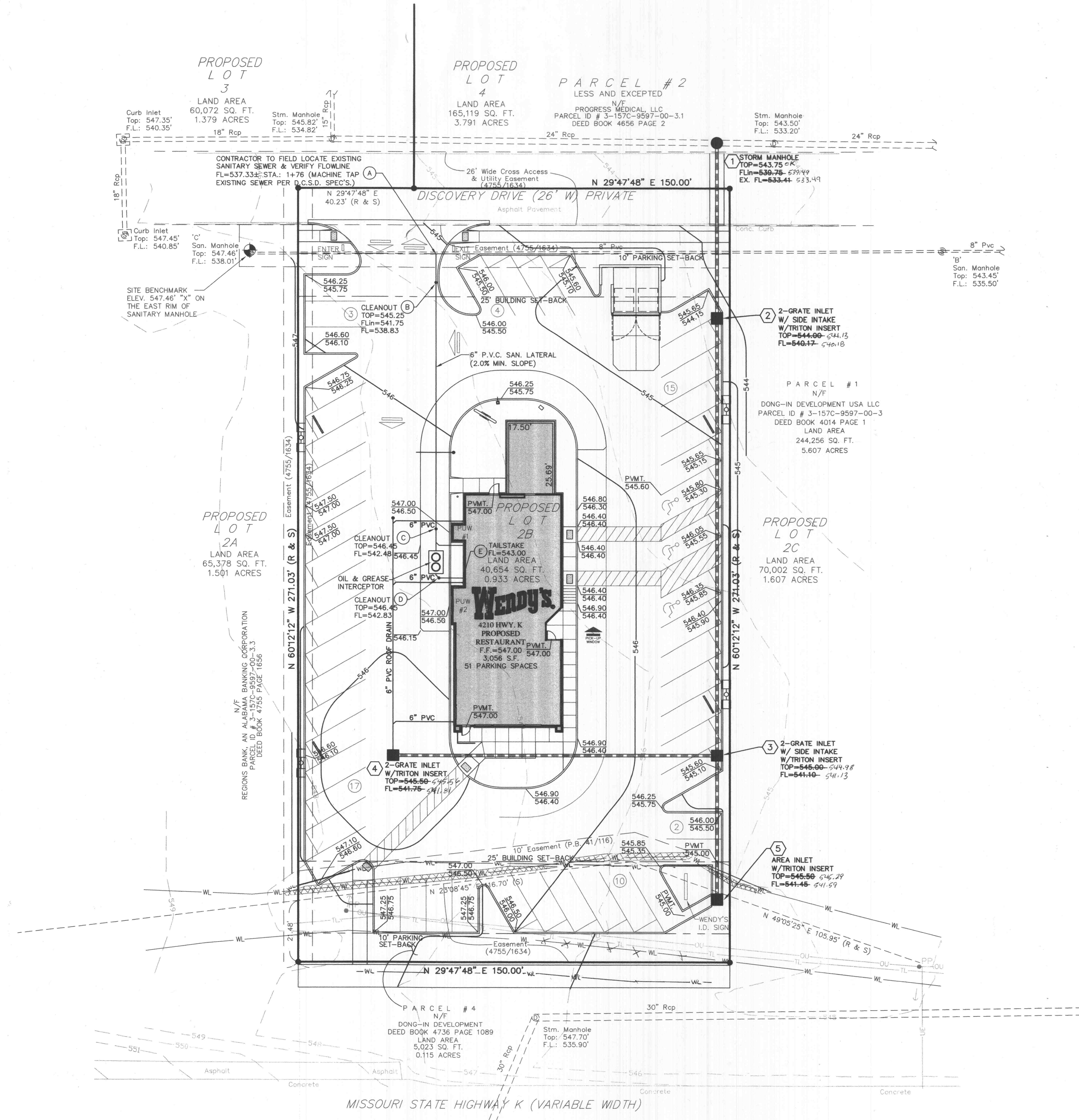
Site and Grading Plan

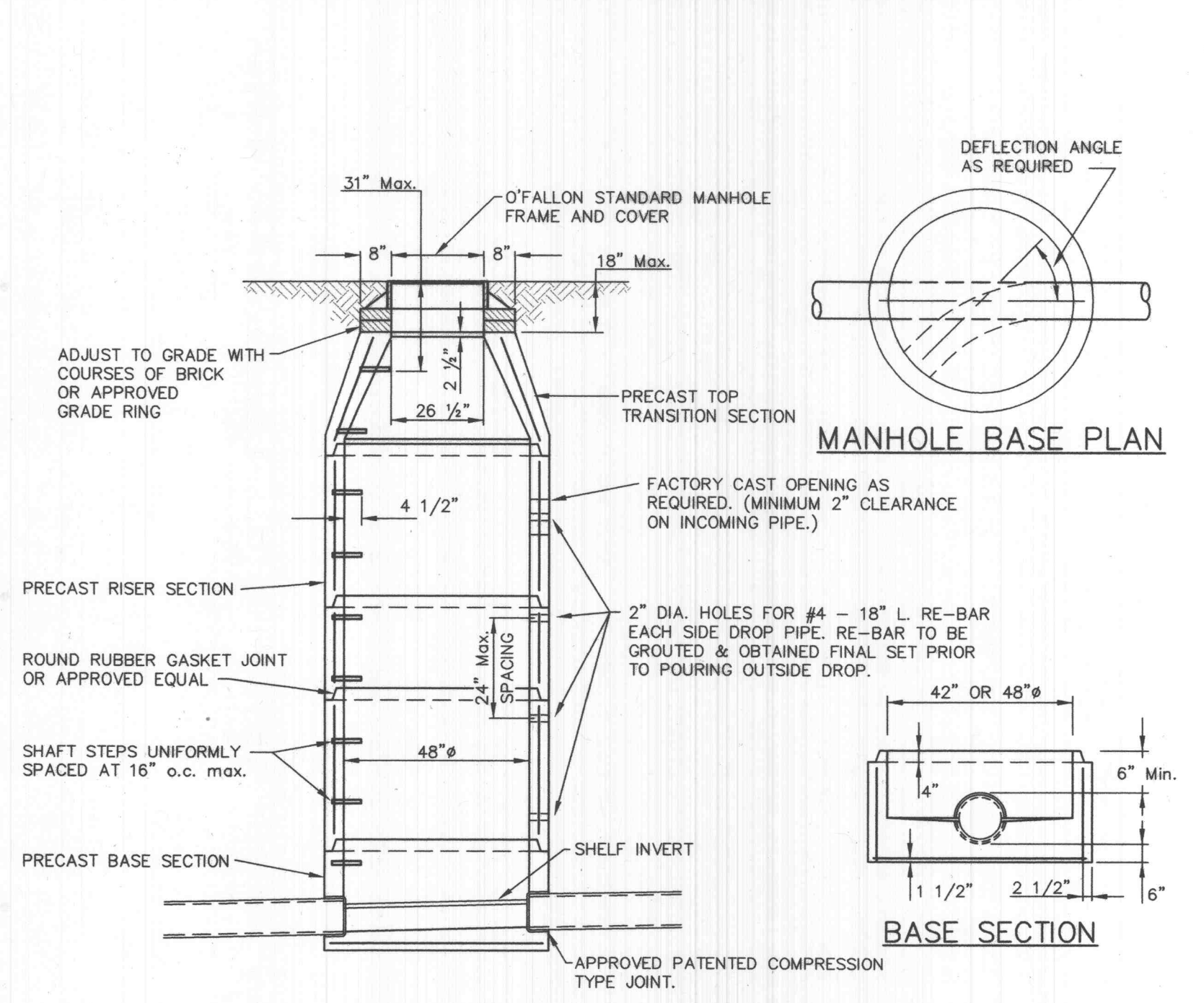


0 20 40
SCALE:
1 inch = 20 ft.
BASIS OF BEARING:
PLAT BOOK 41 PAGE 116

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 1%:20%. SLOPES GREATER THAN 1%:20% 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.
- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONNECTION TO DCSD SANITARY MAINS REQUIRES DCSD INSPECTION. CONTACT MR. STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT 636-441-1244 TO SCHEDULE INSPECTION. 24 HOUR ADVANCE NOTICE IS REQUIRED.





SEE A.S.T.M. C-478 FOR MIN. STEEL REQUIREMENTS.

PRECAST MANHOLE

1. PROVIDE 31 mil WATERPROOFING PER CITY REQUIREMENTS.
2. INLETS AND MANHOLES SHALL HAVE A 0.2" DROP THROUGH THE STRUCTURE.

