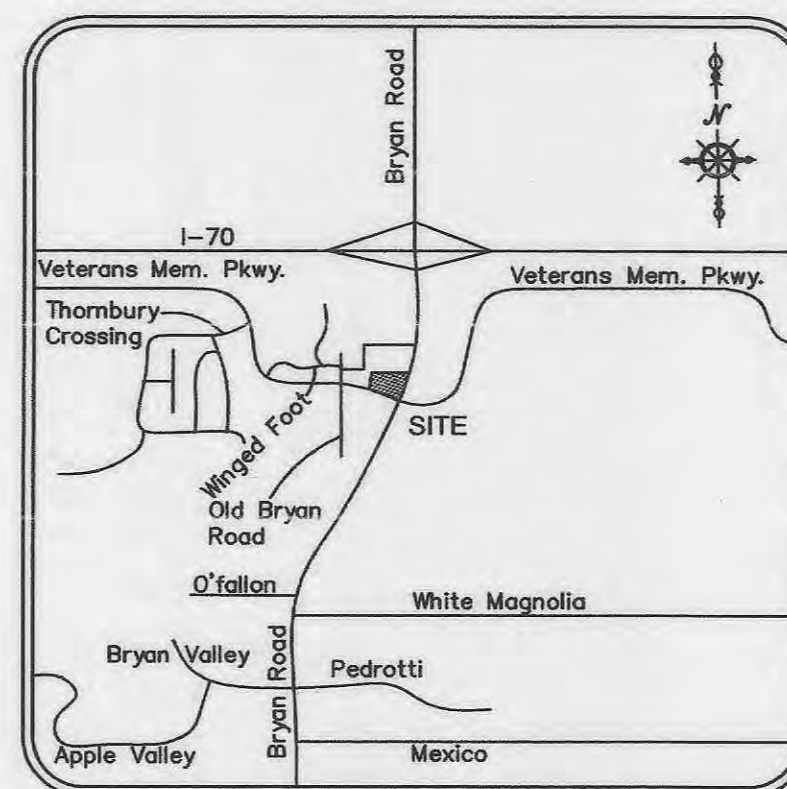


IMPROVEMENT PLANS



FOR A PROPOSED
LOT 2 OF TAYCO SUBDIVISION PLAT 1,
AS PER PLAT BOOK XXX, PAGE XXX
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
(NOT TO SCALE)

PROPERTY DATA

OWNER UNDER CONTRACT = WENDY'S INTERNATIONAL, INC.
ADDRESS = 9701 VETERAN'S MEMORIAL PARKWAY
LOCATOR NO. = 2-0055-A688-00-2
ACREAGE = 0.70 ACRES
EXISTING ZONING = C3 CITY OF O'FALLON
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 = PEROUKE CREEK
FEMA MAP = 29183C0240 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 = AMERENUE - ST. CHARLES DISTRICT 200 NORTH CALLAHAN ROAD WENTZVILLE, MO 63385 PH. (314) 412-7291 CONTACT: TARA DOLDE	CABLE TELEVISION = CHARTER COMMUNICATIONS MAPPING AND DESIGN DEPARTMENT 941 CHARTER COMMONS TOWN & COUNTRY COMMONS, MO 63017-0609 CONTACT: MAPPING
PHONE COMPANY = CENTURYTEL 1151 CENTURYTEL DRIVE WENTZVILLE, MO 63366 PH. (636) 332-7592 CONTACT: MICHELLE GERTEISEN	WATER COMPANY = CITY OF O'FALLON WATER DEPARTMENT 100 NORTH MAIN STREET O'FALLON, MO 63366 PH. (636) 281-2858 CONTACT: DAN SCHERER
GAS COMPANY = LACLEDE GAS COMPANY 1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 PH. (636) 978-2663, X-103 CONTACT: MIKE LANGAN	SEWER DISTRICT = CITY OF O'FALLON 100 NORTH MAIN STREET O'FALLON, MO 63366 PH. (636) 379-5557 CONTACT: DAN SCHERER
	FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT 119 EAST ELM STREET O'FALLON, MO 63366 PH. (636) 272-3493 CONTACT: FIRE MARSHAL MARK MORRISON

CONDITIONS OF APPROVAL

ALL CONDITIONS OF PLANNING AND ZONING HAVE BEEN MET.

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	[]
CENTERLINE	----- [] -----	BORING LOCATION	[]
EXISTING TREE	[]	MAIL BOX	MB
EXISTING SPOT ELEVATION	433.28	ELECTRIC BOX	EB
PROPOSED SPOT ELEVATION	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.		

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 PROPOSED LOT 2 OF TAYCO SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST, BEING PART OF A LARGER TRACT OF LAND DESCRIBED IN DEED BOOK 4104 PAGE 1927 OF THE ST. CHARLES COUNTY LAND RECORDS OFFICE IN ST. CHARLES COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING THE SOUTH EASTERMOST CORNER OF DEED BOOK 4104 PAGE 1927 BEING ON THE WESTERN RIGHT OF WAY LINE OF BRYAN ROAD (VARIABLE WIDTH) AND THE NORTHERN RIGHT OF WAY LINE OF VETERANS MEMORIAL PARKWAY (VARIABLE WIDTH); THENCE ALONG THE NORTHERN RIGHT OF WAY LINE OF VETERANS MEMORIAL PARKWAY, SOUTH 75 DEGREES 36 MINUTES 03 SECONDS WEST A DISTANCE OF 89.21 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 766.20 FEET, AN ARC LENGTH OF 116.91 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 42 MINUTES 31 SECONDS WEST 116.79 FEET TO A POINT; THENCE LEAVING SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 31.80 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 07 MINUTES 48 SECONDS EAST 30.72 FEET; THENCE NORTH 42 DEGREES 09 MINUTES 23 SECONDS EAST A DISTANCE OF 19.55 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 42.88 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 41 MINUTES 46 SECONDS EAST 41.95 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 08 SECONDS EAST A DISTANCE OF 63.19 FEET TO A POINT; THENCE NORTH 53 DEGREES 51 MINUTES 37 SECONDS EAST A DISTANCE OF 16.73 FEET TO A POINT; THENCE SOUTH 85 DEGREES 40 MINUTES 58 SECONDS EAST A DISTANCE OF 165.08 FEET TO A POINT; THENCE SOUTH 82 DEGREES 37 MINUTES 47 SECONDS EAST A DISTANCE OF 26.50 FEET TO A POINT; THENCE NORTH 31 DEGREES 42 MINUTES 21 SECONDS EAST A DISTANCE OF 28.04 FEET TO A POINT; THENCE SOUTH 65 DEGREES 41 MINUTES 16 SECONDS EAST A DISTANCE OF 33.92 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF BRYAN ROAD; THENCE ALONG THE WESTERN RIGHT OF WAY LINE OF BRYAN ROAD, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 884.93 FEET, AN ARC LENGTH OF 3.27 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 34 DEGREES 50 MINUTES 50 SECONDS WEST 3.27 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 34 DEGREES 57 MINUTES 10 SECONDS WEST A DISTANCE OF 134.36 FEET TO THE POINT OF BEGINNING CONTAINING 30,561 SQUARE FEET OF 0.70 ACRES MORE OR LESS.

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
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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

BENCHMARK

BENCHMARK
SC-06 ELEV. 528.13 - THE STATION IS A STANDARD MISSOURI DRP 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 200' ± NORTH OF THE NORTH END OF RAILROAD OVERPASS AT APPROXIMATE HIGHWAY 79 STATION 5374+62M AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSED THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC.; 14.8 FEET SOUTHEAST OF A COTTON PICKER SPINDLE IN THE JOINT OF THE PAVEMENT AND SHOULDER, 14.7 FEET NORTHEAST OF ANOTHER COTTON PICKER SPINDLE; 12.4 FEET EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND THE SHOULDER AND 2.1 FEET SOUTH OF THE CARSONITE WITNESS POST.

SITE BENCHMARK

ELEV. 626.97' - "0" IN OPEN ON FIRE HYDRANT AS SHOWN ON SURVEY.

CITY OF O'FALLON NOTE:

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, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER 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 INSPECTORS.

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.

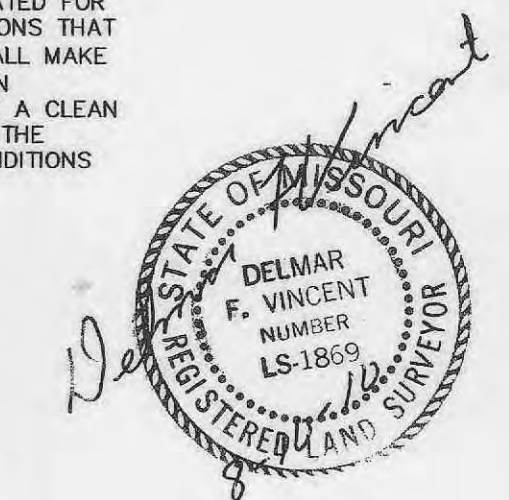
THE DISCONNECT AND REMOVAL OF EXISTING OVERHEAD AND UNDERGROUND SERVICE LINES CALLED OUT TO BE REMOVED SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

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.



Call BEFORE you DIG
TOLL FREE
1-800-DIG-RITE
MISSOURI ONE-CALL SYSTEM, INC.

MISSOURI ONE CALL TICKET NUMBER 83022539



Planning and Development No. 0109
P & Z Commission Re-Approval - March 4, 2010
P & Z Commission Approval - January 15, 2009
City Council Approval - February 12, 2009

BRANDON A. HARP, P.E. E-28650
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Improvement Plans
Wendy's Restaurant
9701 Veteran's Memorial Parkway
O'Fallon, Missouri 63366

Proj. # 0826

No.	Description	Date
Agency Submittal		02.17.09
City Comments		04.07.09
City Comments		03.08.10

Title Sheet

C1

OF 9



SCALE:
1 inch = 20 ft.
BASIS OF BEARING:
DEED BOOK 4104 PAGE 1927

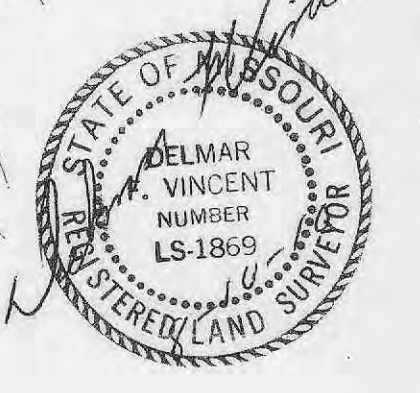
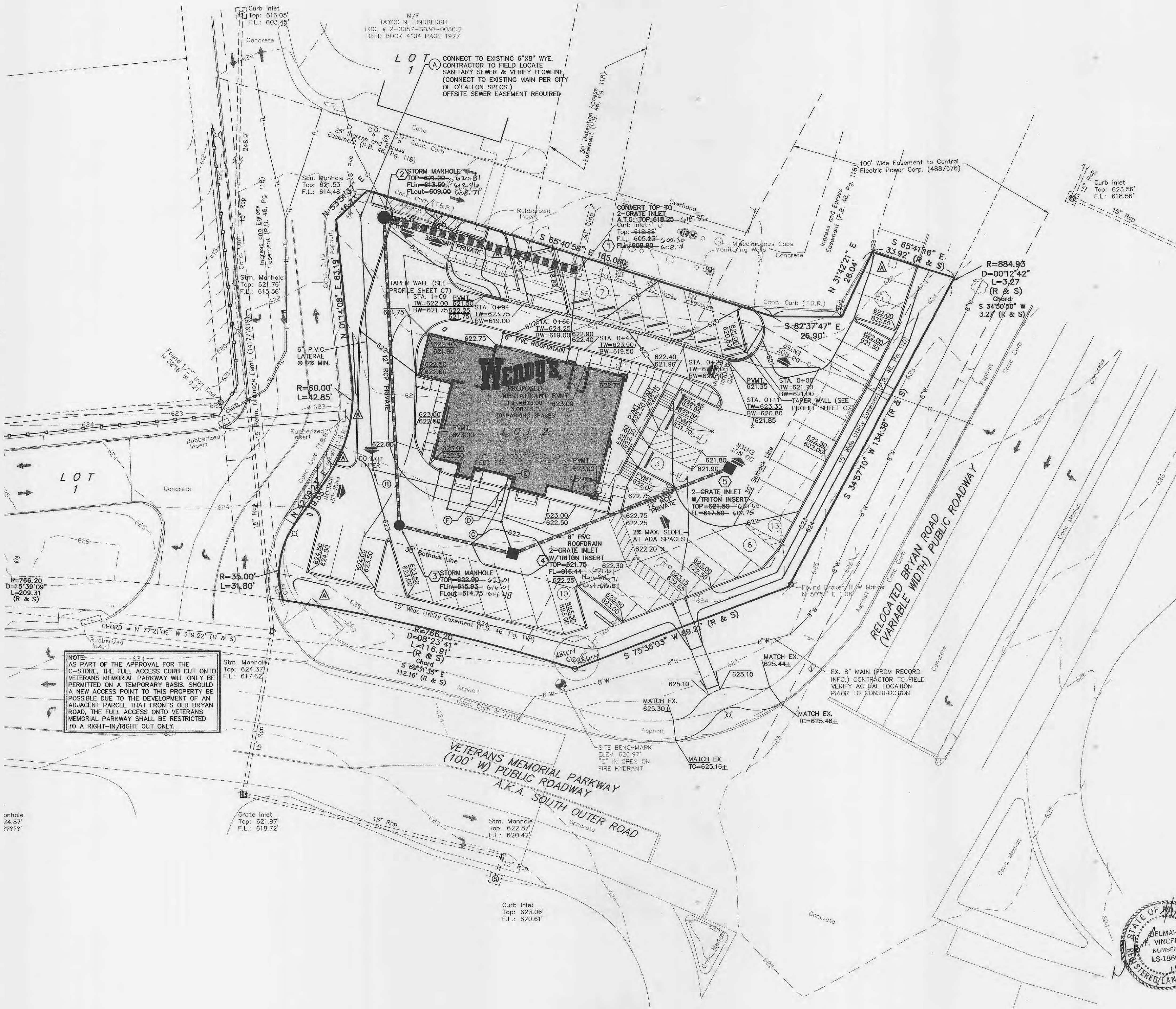
- - DENOTES SET 1/2" x 18" REBAR WITH CAP STAMPED "MARLER L.S.-347-D"
- - DENOTES FOUND 1/2" IRON PIPE

GENERAL NOTES

1. 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.
2. 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.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION PARKING WITH THE CITY OF O'FALLON AND WITH THE OWNER.
4. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
5. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
6. PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
7. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION AND GRADES, AS ACCEPTABLE TO PROPERTY OWNERS.
8. 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.
9. WALKWAYS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1%:20". SLOPES GREATER THAN 1%:20" MUST BE DESIGNED AS A RAMP.
10. 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.
11. TRAFFIC CONTROL IS TO BE PER CITY OF O'FALLON OR MUTCD WHICHEVER IS MORE STRINGENT.
12. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.

SANITARY LATERAL LEGEND

- B CLEANOUT
TOP=622.90
FL=616.27
- C CLEANOUT
TOP=622.30
FL=617.30
- D CLEANOUT
TOP=623.00
FL=617.43
- E TAILSTAKE
FL=617.50±
- F OIL & GREASE INTERCEPTOR (SEE PLUMBING PLANS FOR DETAILS)



Planning and Development No. 0109
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Agency Submittal		02.17.09
City Comments		04.07.09
City Comments		04.21.09
City Comments		04.29.09
Rev. Footprint per Arch.		07.13.09
Rev. Wall per Client		07.24.09
Ret. Wall Taper		03.18.10
'Field Change'		04.19.10

Site and Grading Plan

C4

of 9

