# IMPROVEMENT PLANS

LOT 2B OF WATERBURY COMMERCIAL PLAT 2. AS PER PLAT BOOK , PAGE ST. CHARLES COUNTY, MISSOURI



#### DOODEDTY DATA

PROPERT	Y I	DATA
OWNER UNDER CONTRACT ADDRESS LOCATOR NO. ACREAGE EXISTING ZONING PROPOSED USE FIRE DISTRICT SCHOOL DISTRICT SEWER DISTRICT WATER SHED FEMA MAP ELECTRIC COMPANY GAS COMPANY PHONE COMPANY	111111111	WENDY'S INTERNATIONAL, INC. 4210 HIGHWAY K NOT YET ASSIGNED 0.933 ACRES C2 CITY OF O'FALLON RESTAURANT WITH DRIVE THRU COTTLEVILLE FIRE PROTECTION DIST. FRANCIS HOWELL DUCKETT CREEK SANITARY DISTRICT CROOKED CREEK 29183C0430 E AMERENUE LACLEDE GAS COMPANY ATT

WATER COMPANY = PUBLIC WATER SUPPLY DISTRICT No. 2

## UTILITIES AND REVIEW AGENCIES

ELECTRIC COMPANY	AMEREN UE — ST. CHARLES DISTRIC 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 SAAFIR

CONTACT: MARK MAHLER

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

STORM SEWER

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

> = COTTLEVILLE COMMUNITY FIRE PROTECTION DISTRICT 1385 MOTHERHEAD RD.

ST. CHARLES, MO 63304 PH. (636) 441-8799 CONTACT: FIRE MARSHAL MARK BOEHLE

= CITY OF O'FALLON 100 NORTH MAIN STREET O'FALLON, MO 63366 PH. (636) 379-5557 CONTACT: JEANNIE GREENLEE As built Storm & Water

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

1. 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

2. 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.

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. 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.



MISSOURI ONE CALL TICKET NUMBER 73052813

Planning and Development No. 9950.14

P & Z Commission Approval - August 7, 2008 City Council Approval - August 28, 2008

MISC OFFICALL

Pg. 10f3

**LEGEND** 

EXISTING CONTOURS \_\_\_\_\_ PROPOSED CONTOURS 433 ======= EXISTING STORM SEWER PROPOSED STORM SEWER EXISTING SANITARY SEWER PROPOSED SANITARY SEWER RIGHT-OF-WAY EASEMENT CENTERLINE EXISTING TREE × 433.28 EXISTING SPOT ELEVATION PROPOSED SPOT ELEVATION SWALE/DRAINAGE PATH T.B.R. TO BE REMOVED TO BE REMOVED & RELOCATED T.B.R.& R. U.I.P. TO BE USED IN PLACE A.T.G. ADJUST TO GRADE B.C. BACK OF CURB FACE OF CURB WATER MAIN GAS MAIN UNDERGROUND TELEPHONE OVERHEAD WIRE

WATER MANHOLE TELEPHONE MANHOLE BRUSH & SHRUB LINE TREE & SIZE BUSH & SIZE BOLLARD SIGN ELECTRIC YARD LIGHT BORING LOCATION MAIL BOX ELECTRIC BOX EBIX CLEAN OUT COO GAS VALVE GV A GAS METER GM A GAS DRIP GD A

#### **ABBREVIATIONS**

SOUTH EAST WEST CONCRETE ASPHALT PLAT BOOK DEED BOOK PAGE SQUARE FEET ACRES ELEVATION FINISH FLOOR FLOWLINE POLYVINYL CHLORIDE PIPE RCP REINFORCED CONCRETE PIPE STM STORM SAN SANITARY SAVE 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. THEE 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

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

UNDERGROUND ELECTRIC

FIRE HYDRANT

POWER POLE

WATER VALVE

#### PREPARED BY:

DESIGN CONSULTANTS www.cedc.net

11402 Gravois Road Saint Louis, Missouri 63126 314.729.1400 Fax: 314.729.1404

Wordy's - Waterbury

As-builts

Title Sheet

01/05/09

O Highway Missouri (

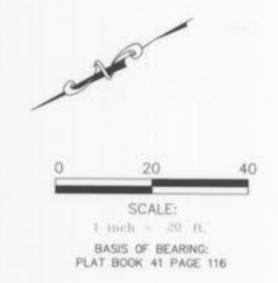
BRANDON A. HARP, P.E. E-28650 CIVIL ENGINEER

Proj. # 0812

Agency Submittal 09/15/08

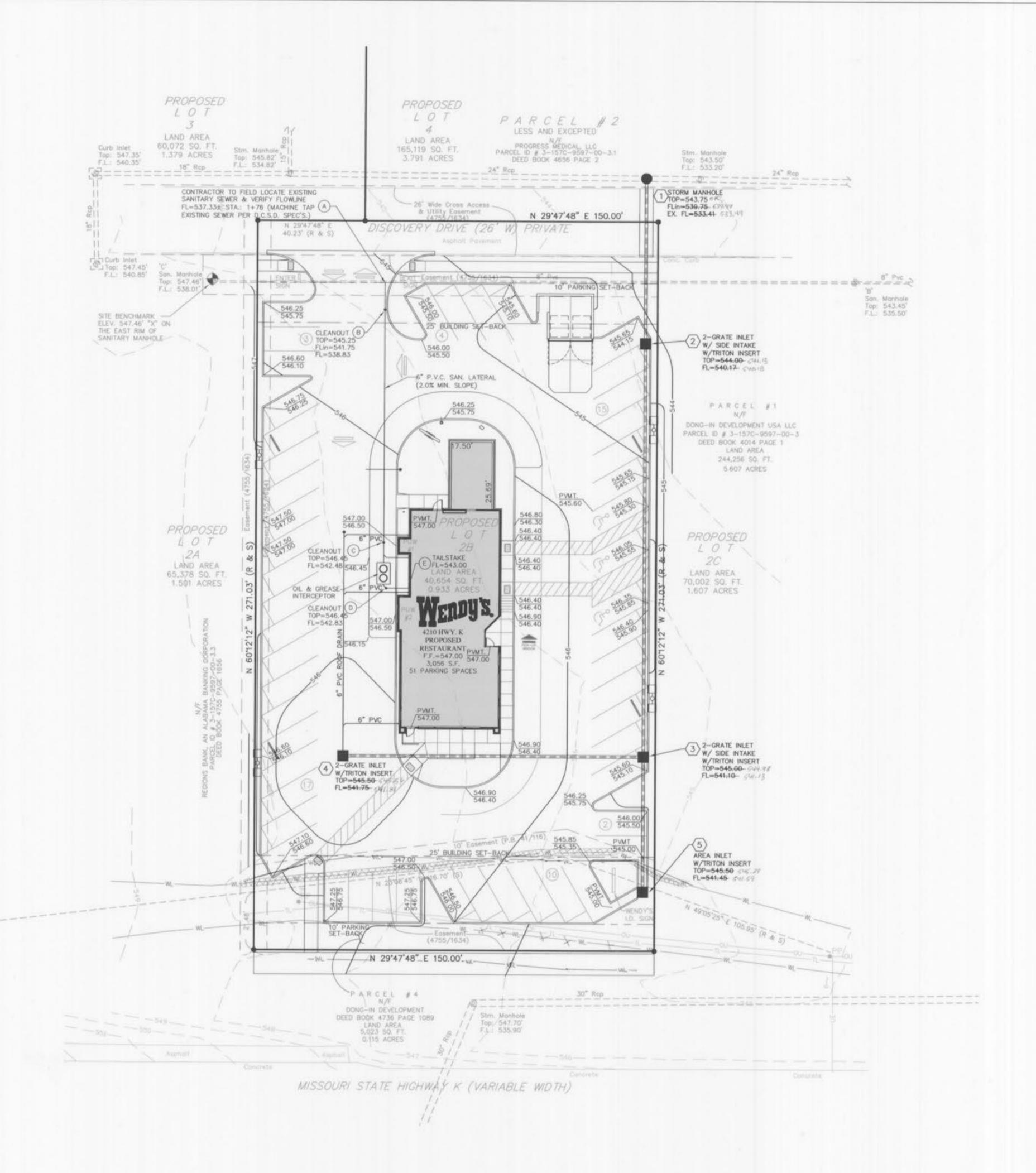
No. Description Date

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#### **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'V: 20'H. SLOPES GREATER THAN 1'V: 20'H 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.
- 13.) 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.





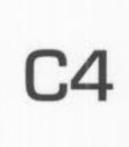
Suite 100 Saint Louis, Missouri 6312 314.729.1400 Fax: 314.729.1404 www.cedc.net

CIVIL ENGINERING
DESIGN CONSULTANTS

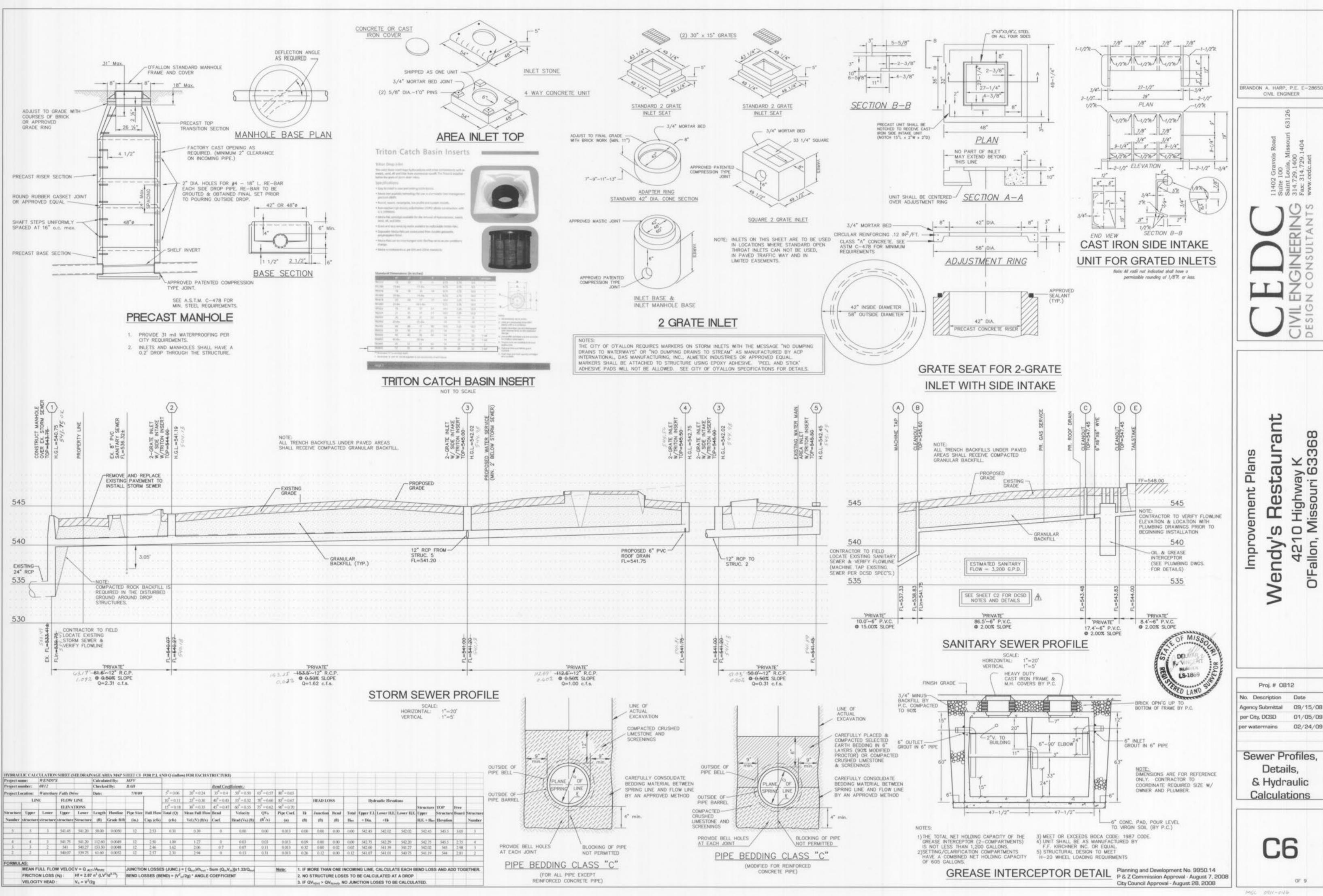
Wendy's Restaurant

Proj. # 0812					
No. Description	Date				
Agency Submittal	09/15/08				
er City, DCSD	01/05/09				
er water mains	02/24/09				
er City	07/16/09				

Site and Grading Plan



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



CIVIL ENGINEER

36 staur I O Highway K Missouri 633 Re O'Fallon, nd

Proj. # 0812 No. Description Agency Submittal 09/15/08 per City, DCSD 01/05/09 02/24/09 per watermains

Sewer Profiles Details, & Hydraulic Calculations

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