

Ofallon Missouri McDonald's Site Plan Review Package

SITE ADDRESS

2915 HIGHWAY K
OFALLON MISSOURI

EXISTING AREA BREAKDOWN

RESTAURANT BUILDING AREA	4,942 SQUARE FEET
EXISTING PAVED AREA	40,188 SQUARE FEET
EXISTING LANDSCAPE AREA	21,314 SQUARE FEET
TOTAL LOT AREA	66,444 SQUARE FEET OR 1.52 ACRES

PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA	4,942 SQUARE FEET
PROPOSED PAVED AREA	40,584 SQUARE FEET
PROPOSED LANDSCAPE AREA	20,918 SQUARE FEET
TOTAL LOT AREA	66,444 SQUARE FEET OR 1.52 ACRES

PARKING CALCULATIONS:

RESTAURANTS REQUIRE 20 SPACES + 1 SPACE FOR EVERY 100 S.F. OF FLOOR AREA INCLUDING OUTDOOR PATIO SPACES:
20 SPACES
4,942 S.F. (BUILDING AREA) ÷ 100 = 49.42
0 S.F. (OUTDOOR PATIO) ÷ 100 = 0
TOTAL REQUIRED = 69.42 (70)

EXISTING PARKING PROVIDED:

33-10'x20' @ 90° + 13-9'x20' @ 75°
+ 1-8'x22' @ 180° + 2 HANDICAP SPACES -10'x20'
@ 90°
TOTAL EXISTING PROVIDED = 49

PROPOSED PARKING

32-10'x20' @ 90° + 12-9'x20' @ 75°
+ 1-8'x22' @ 180° + 2 HANDICAP SPACES -10'x20'
@ 90°
TOTAL EXISTING PROVIDED = 47

OWNER/DEVELOPER

McDONALD'S USA LLC
10801 MASTIN BLVD
SUITE 400
OVERLAND PARK KS 66210
913-217-3800

A TRACT OF LAND BEING

TRACT OF LAND BEING LOT 6, OF DEER CREEK CROSSING, PART OF U.S. SURVEYS 87 AND 3225, AND PART OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST CHARLES COUNTY, MISSOURI

TOPO & IMPROVEMENT SURVEY BY

FARNSWORTH GROUP
20 ALLEN AVENUE SUITE 200
ST. LOUIS, MO 63119
314-962-7900

BENCHMARKS

- SITE BENCHMARK: CUT ANCHOR ON THE NORTHWEST CORNER OF THE SUBJECT PROPERTY; ELEVATION = 502.85 FEET ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), OBTAINED BY PROCESSING STATIC GPS SURVEY OBSERVATIONS THROUGH THE NATIONAL GEODETIC SURVEY ONLINE POSITION USER SERVICE (OPUS).

* 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

* The area of this phase of development is 1.19 acres
The area of land disturbance is 6,892 S.F. OR 0.15 acres
Number of proposed lots is NA
Building setback information. Front 25'
Side NA
Rear NA

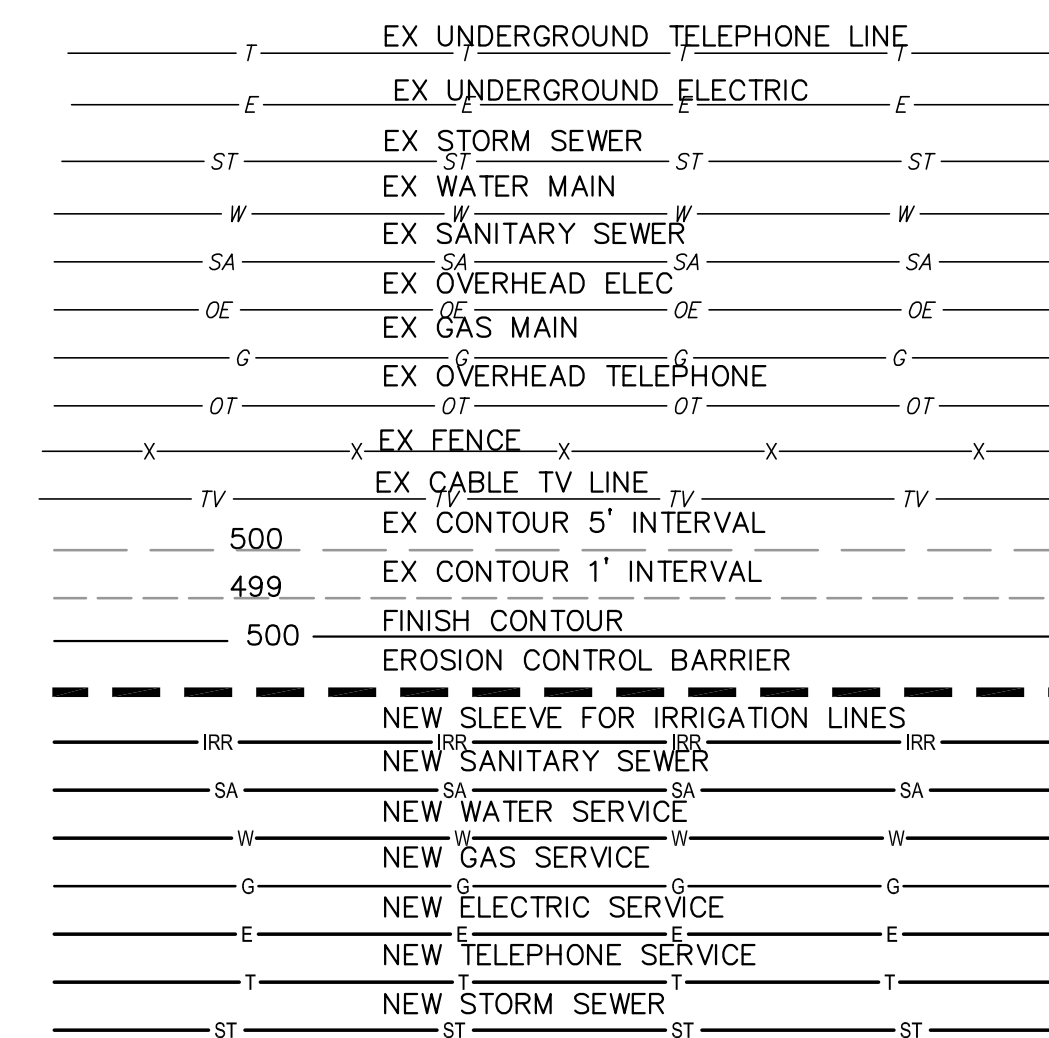
* The estimated sanitary flow in gallons per day is existing, no change
* Parking calculations see notes this sheet

* Tree preservation calculations NA

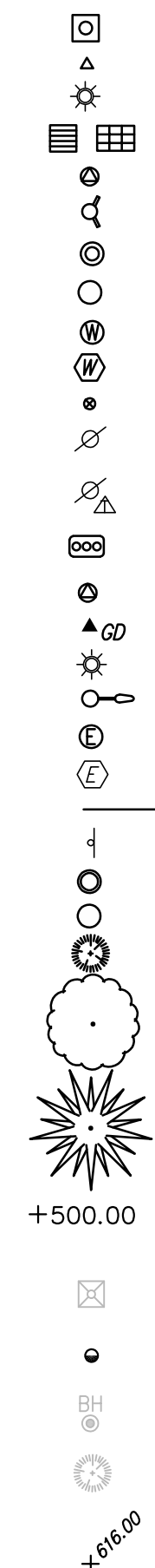
GENERAL NOTES

- ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND DIMENSIONS OF NEW EXIT PORCHES, RAMPS, PATIOS, PRECISE BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
- THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS FREE FROM MUD AND DEBRIS AT ALL TIMES.
- THE CONTRACTOR SHALL SAWCUT ALL EDGES OF EXISTING PAVEMENT THAT IS TO BE REMOVED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CREATE A SMOOTH WORKING EDGE AND TO PLACE BACKFILL AND PAVEMENT SUCH THAT SETTLEMENT DOES NOT OCCUR.
- REFER TO SITE LAYOUT PLAN FOR DIMENSIONAL CONTROL OF NEW IMPROVEMENTS.
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SITE IMPROVEMENTS SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF OFALLON.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT CONNECTION POINTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND CONSTRUCTION COSTS RELATED TO INSTALLATION AND CONNECTION OF ALL UTILITIES FROM LOCAL UTILITY COMPANY SOURCE TO THE NEW FACILITY.
- EXISTING UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED AS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK.
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE ELECTRIC SERVICE CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF LOCAL GOVERNING AUTHORITY.
- BACKFILL ALL UTILITY TRENCHES UNDER PAVEMENT WITH GRANULAR MATERIAL. REFER TO DETAIL ON SD SHEETS.
- REFER TO SHEET C1.2 FOR DIMENSIONS AND SHEET C1.2 FOR IDENTIFICATION OF EXISTING AND PROPOSED IMPROVEMENTS.
- REFER TO SHEET C2.1 FOR GRADING AND C3.1 FOR ABOVE AND BELOW GROUND SEWERS AND UTILITIES.
- REFER TO SHEET C4.1 FOR LANDSCAPE MATERIALS.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS, AFTER INITIAL GRADING TO SIX INCHES (6") BELOW SUBGRADE. TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.
- FINISH SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO TOP OF NEW PAVEMENT, WALKS, SOD, ETC. (AND NOT FINISH ROUGH GRADE)
- FINISH SPOT ELEVATIONS AT THE FACE OF CURBS ARE SHOWN TO TOP OF NEW PAVEMENT AT THE GUTTER LINE UNLESS OTHERWISE NOTED.
- ALL GRADING AND DRAINAGE SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF CITY OF OFALLON.
- NO SLOPE SHALL EXCEED 3:1 MAXIMUM.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR.
- WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
- WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS/CITY OF OFALLON SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.
- PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS.
- STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
- SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
- NOTIFY CITY OF PACIFIC DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
- ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AKASHO 1-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL.
- COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS PER CITY OF OFALLON. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTling, CRACKING OR OTHER DAMAGE.
- CONCRETE AND ASPHALTIC CONCRETE SURFACES SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE PROJECT SPECIFICATIONS.
- THICKEN EDGE OF ASPHALT PER SITE DETAILS WHEREVER ASPHALT PAVEMENT ADJOINS CONCRETE PAVEMENT.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION IN/ADJACENT TO ROADWAYS. USE OF ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO GUIDELINES ESTABLISHED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- APPROVAL OF THIS PLAN BY THE CITY OF OFALLON DOES NOT CONSTITUTE AUTHORITY TO CONDUCT CONSTRUCTION OPERATIONS OR ENCLOSE ON ADJACENT PROPERTY FOR ANY REASON. IT IS THE OWNER'S RESPONSIBILITY TO SECURE PERMISSION AND/OR OBTAIN ALL NECESSARY EASEMENTS FROM AFFECTED PROPERTY OWNERS FOR ANY OFF-SITE WORK.
- ALL HANDICAPPED APPURTENANCES, INCLUDING STRIPING, SIGNING, RAMPS, RAILS, DETECTORS ECT. MUST COMPLY WITH IBC 2003 CHAPTER 11 AND ICC/ANSI 1117.1-1998.

LINWORK



SYMBOLS

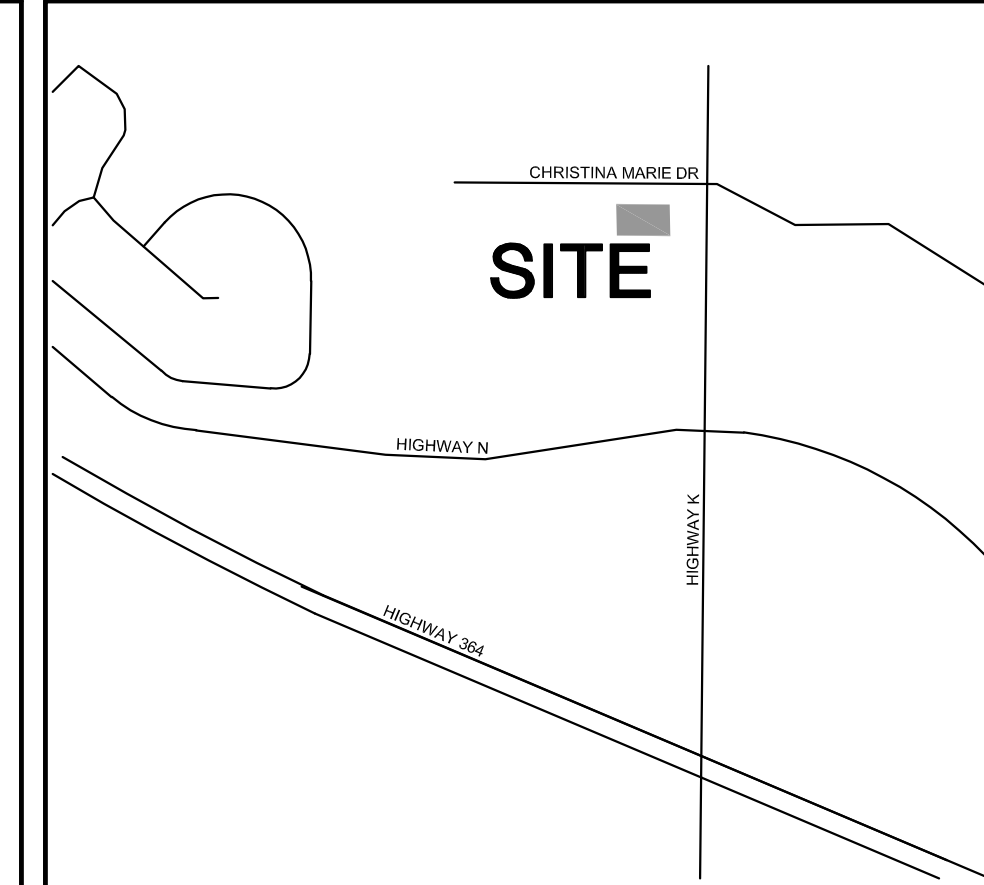


LEGEND

ABBREVIATIONS

ASPH	ASPHALT
BLDG	BUILDING
COR	CORNER
CONC	CONCRETE
CO	CLEANOUT
DB	DEED BOOK
FL	FLOW LINE
MH	MANHOLE
PB	PLAT BOOK
PG	PAGE
PB	PLAT BOOK
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FEET
ST	STORM
TC	TOP OF CONCRETE
BC	BOTTOM OF CURB
TW	TOP OF WALL
BW	BOTTOM OF WALL
TYP	TYPICAL
UTIL	UTILITY
W.	WIDE
N	NORTH
S	SOUTH
E	EAST
W	WEST
SA	SANITARY
ME	MATCH EXISTING
G	GUTTER

HANDICAP STALL MARKER
McDONALDS DIRECTIONAL SIGN
PARKING STALL NUMBER INDICATOR
UTILITY KEYED NOTE
DEMOLITION KEYED NOTE
HARDSCAPE KEYED NOTE
FIBER OPTIC CABLE MARKER
GAS METER
MAIL BOX
GRATE TOP MANHOLE
MONITORING WELL
ROCK
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
TRAFFIC SIGNAL
TRANSFORMER

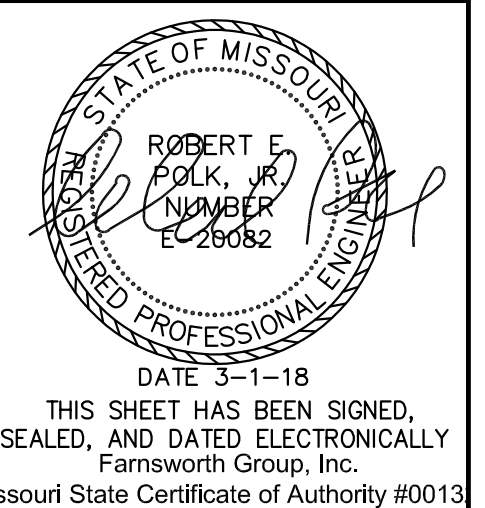


LOCATION MAP

SHEET INDEX

C0.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	GENERAL NOTES
SUV-1	SURVEY
C1.0	OVERALL SITE PLAN
C1.1	SITE DEMO PLAN
C1.2	LAYOUT PLAN
C2.1a	DETAIL LAYOUT PLAN
C1.3	HARDSCAPE PLAN
C1.4	SIGN PLAN
C1.4a	SIGN ELEVATIONS
C1.5	PVMT JOINTING PLAN
C2.1	GRADING PLAN
C2.1a	GRADING PLAN DETAIL
C3.1	UTILITY PLAN
SD1	SITE DETAILS
SD2	SITE DETAILS
SD3	SITE DETAILS
SD4	PRE-BROWSE BOARD DETAILS
SD5	MENU BOARD DETAIL
SD6	WELCOME POINT GATEWAY DETAIL
SD7	ORDER HERE DETAIL
SD8	DIRECTIONAL SIGN DETAIL
FDN	SITE DETAILS
COMB	SITE DETAILS
E-DT	SITE DETAILS

REV	DATE	DESCRIPTION	BY	ISSUE REF



DATE 3-1-18
THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY
Farnsworth Group, Inc.
Missouri State Certificate of Authority #0013

McDonald's
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
GREAT PLAINS REGION
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS: 2915 HIGHWAY K, OFALLON, MO

PARKING INFORMATION			
TOTAL SPACES	12 SPACES	9'-0" X 20' @ 75°	
	32 SPACES	10'-0" X 20' @ 90°	
	2 - HC - SPACES	10'-0" X 20' @ 90°	
	1 SPACES	8'-0" X 22' @ 180°	

UTILITY INFORMATION			
	SIZE	TYPE	LOCATION
SANITARY SEWER	-	-	-
WATER	-	-	-
STORM SEWER	-	-	-
ELECTRIC	-	-	-
GAS	-	-	-

SURVEY INFORMATION			
PREPARED BY:	Farnsworth GROUP	20 ALLEN AVENUE, SUITE 200 ST. LOUIS, MISSOURI 63119 (314) 962-7900 / (314) 962-1283 Fax www.fwi.com	
DATE:			

LEGEND			
S	SANITARY SEWER	G	GAS
W	WATER	LP:30	
ST	STORM SEWER	EXISTING ELEVATION	(76.5)
F	ELECTRIC	PROPOSED ELEVATION	77.0

PLAN SCALE: SHOWN	
STREET ADDRESS	
2915 HIGHWAY K	

CITY	STATE	STATUS	DATE	BY
OFALLON	MISSOURI	PRELIMINARY	5/22/17	FG
COUNTY		FINAL PLAN		FG
ST. CHARLES		AS-CONST.		

REGIONAL DWG. NO	NATIONAL NUMBER
24-0633	-

C0.0
COVER SHEET

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeanne Kowalski DATE 04/05/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN