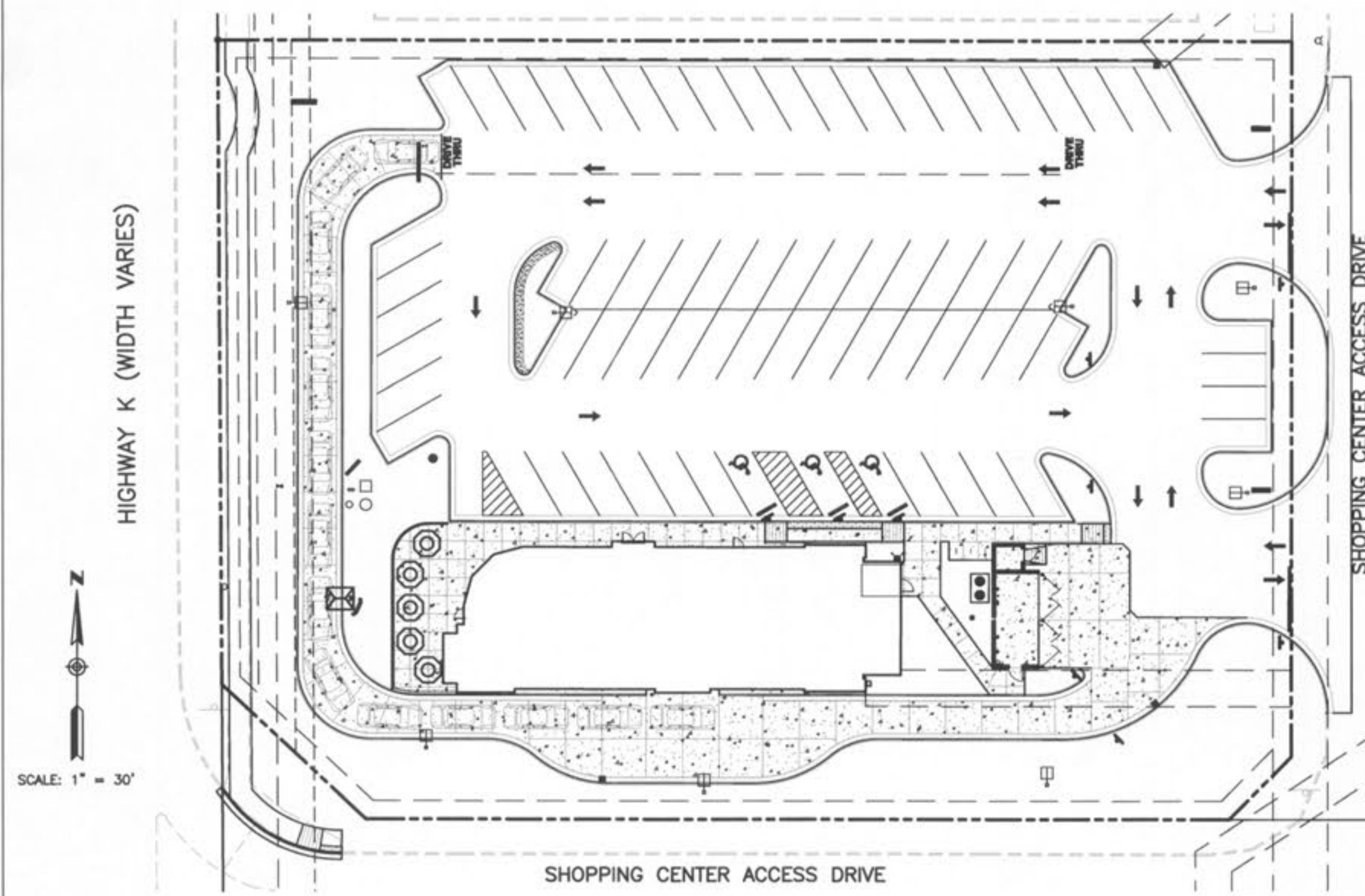


A SET OF CONSTRUCTION PLANS FOR CHICK-FIL-A - O'FALLON, MO (#2645)



Legal Description

PARCEL NO. 1
 OUTLOT 2 OF THE SHOPS AT LAURA HILL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 PAGE(S) 40 OF THE ST. CHARLES COUNTY RECORDS.

PARCEL NO. 2
 NON-EXCLUSIVE EASEMENT AS CREATED BY OPERATION EASEMENT AGREEMENT RECORDED IN BOOK 2224 PAGE 679.

THE ABOVE DESCRIPTION DESCRIBES THAT SAME PROPERTY IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 020102060 DATED JUNE 25, 2010.

Drawing Index

DESCRIPTION	SHEET NO.
CITY OF O'FALLON COVER SHEET	C-0.0
CITY OF O'FALLON COMMERCIAL NOTES	C-0.1
CITY OF O'FALLON EROSION CONTROL DETAILS	C-0.2
CITY OF O'FALLON STORM AND SANITARY DETAILS	C-0.3
CITY OF O'FALLON WATER DETAILS	C-0.4
CITY OF O'FALLON WATER DETAILS	C-0.5
CITY OF O'FALLON PAVEMENT DETAILS	C-0.6
CITY OF O'FALLON PAVEMENT DETAILS	C-0.7
EXISTING CONDITIONS PLAN	C-1.0
DEMOLITION PLAN	C-1.1
SITE PLAN	C-2.0
GRADING PLAN	C-3.0
EROSION CONTROL PLAN (SWP3)	C-3.1
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CHICK-FIL-A CIVIL CONSTRUCTION DETAILS	C-4.0
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CIVIL CONSTRUCTION DETAILS	C-5.0
STORM & SANITARY PROFILES	C-5.1
CIVIL CONSTRUCTION DETAILS	C-5.2
PLUMBING SITE PLAN	PS-1.0
LANDSCAPE PLAN	L-1.0

* 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 1.41 acres.
 The area of land disturbance is 1.46 acres.
 Number of proposed lots is 1.
 Building setback information: Front 25'
 Side 0'
 Rear 10'

* The estimated sanitary flow in gallons per day is 1,500
 * Parking calculations

PARKING REQUIREMENTS
 20 SPACES + 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA OF BUILDING AND PATIO

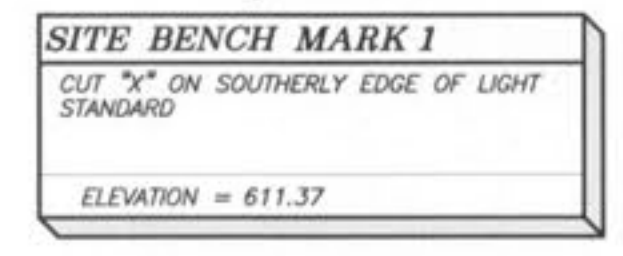
BUILDING GROSS FLOOR AREA	4,569 S.F.
PATIO GROSS FLOOR AREA	812 S.F.
TOTAL GROSS FLOOR AREA	5,381 S.F.

20 SPACES + 5,381 S.F. / 100 S.F. X 1 SPACE = 73.81 SPACES
TOTAL SPACES REQUIRED = 74 SPACES

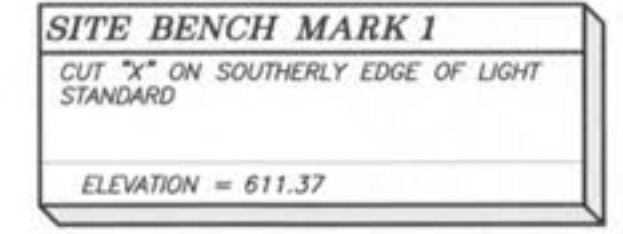
PARKING PROVIDED
 REGULAR SPACES 71 SPACES
 HANDICAP SPACES 3 SPACES
TOTAL SPACES PROVIDED = 74 SPACES

* Tree preservation calculations

Benchmarks Project



Site



Legend

- 5/8" CAPPED REBAR SET
- IRON PIN FOUND (TYPE & SIZE AS INDICATED)
- DRILL HOLE SET
- DRILL HOLE FOUND
- ▲ NAIL SET
- ▲ EX. FIRE HYDRANT
- EX. VALVE
- EX. MANHOLE
- EX. BOX INLET
- EX. TREE
- EX. PINE TREE
- EX. LIGHT POLE
- EX. CABLE T.V. LINE
- PROP. ELECTRIC LINE
- EX. ELECTRIC LINE
- PROP. GAS LINE
- EX. GAS LINE
- PROP. TELEPHONE LINE
- EX. TELEPHONE LINE
- SAN PROP. SANITARY SEWER
- LAT PROP. SANITARY LATERAL
- SAN EX. SANITARY SEWER
- ST PROP. STORM SEWER
- RD PROP. ROOF DRAIN
- ST EX. STORM SEWER
- V PROP. WATER LINE
- VS PROP. WATER SERVICE
- V EX. WATER LINE
- X EX. FENCE
- EX. CURB

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.
 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, they shall make such changes at their 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 improvement 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 Inspector.
 Lighting values will be reviewed on site prior to the final occupancy inspection.

Conditions of Approval From Planning and Zoning

1. THE MUNICIPAL CODE REQUIREMENTS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS.
2. THE PETITIONER SHALL ABIDE BY THE COMMENTS SET FORTH BY MoDOT.
3. THE HANDICAP PARKING DETAIL SHALL BE REVISED TO SHOW A 9 X 19 PARKING SPACE DIMENSION.

Utility Contacts

Sanitary Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 Contact: 636-281-2858

Water
 Public Water Supply District No. 2
 P.O. Box 967
 O'Fallon, MO. 63366
 636-561-3737 Ext. 131

Storm Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 636-281-2858

Ameren UE
 200 Callahan Road
 Wentzville, MO. 63385
 636-639-8312
 Tara Dolde
 636-639-8306

Gas
 Laclede Gas Company of Missouri
 720 Olive Street, Room 1413
 St. Louis, MO. 63101
 Ramona Hipp
 314-342-0694

Telephone
 Century Tel
 1151 Century Tel Dr.
 Wentzville, MO. 63385
 636-332-7261
 Michelle Gerteisen
 636-332-7392

Fire Department
 O'Fallon Fire Protection District
 119 E. Elm St.
 O'Fallon, MO. 63366
 636-272-3493
 Mark Morrison

**CHICK-FIL-A
 O'FALLON, MO
 (#2645)**
 FSR S08N-144-R
 2106 HIGHWAY K
 O'FALLON, MO
 63366

GBC DESIGN, INC.
 8375 W. Market St. Akron, OH 44333-3386
 Phone 330-896-0228 Fax 330-896-5782

**CONTACT:
 GARY R. ROUSE**

**ENGINEER
 SIGNATURE
 BLOCK**

GARY R. ROUSE
 PROFESSIONAL ENGINEER
 STATE OF MISSOURI
 No. 2007035780
 3/20/11

City of O'Fallon Cover Sheet

Chick-fil-A
 5200 BUFFINGTON RD.
 ATLANTA, GA 30349-2988
 24 HOUR EMERGENCY CONTACT:
 SCOTT D. PATMAN PH-404-305-4594

P-Z No. 1810.01
 City No.
 Page No.
C-0.0

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: GR DATE 3-28-11
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

RECEIVED
 MAR 22 2011
 BY: ac