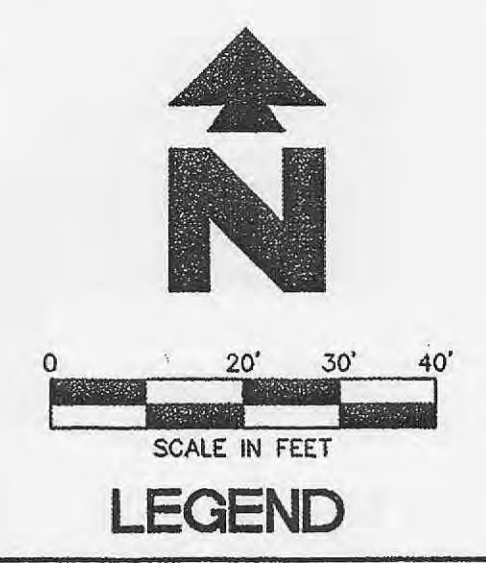


**Vicinity Map**  
Not to Scale



**BENCHMARK:**  
TOP OF SANITARY MANHOLE (PER IMPROVEMENT PLANS BY BUESCHER FRANKENBERG ASSOCIATES, INC. DATED MARCH 1996) IN ASPHALT DRIVE AT THE SOUTHWEST CORNER OF SITE WITH THE ELEVATION ON 527.00

**NOTE:**  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULES, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



**LEGEND**

EXISTING	
A-Pvmt	Asphalt Pavement
C-Pvmt	Concrete Pavement
CB	Catch Basin
CL	Chimney
CMP	Corrugated Metal Pipe
ChB	Chord Bearing
Conc	Concrete
Cor	Corner
DB	Deed Book
Ditch	Ravine/Ditch
E	Edge
FH	Fire Hydrant
FL	Gutter
FL 15"	Flowline 15 in
GAS	UG Gas Line
GI	Grate Inlet
CW	Guy Wire
L	Length of Curve
Lt	Street Light
MH	Manhole
N/F	Now or Formerly
OW	Overhead Wires
PB	Plat Book
PG	Page
PL	Property Line
R	Radius
R/W	Right of Way
Rec	Record
Sprinkler	Low Sprinkler
Surv	Survey
TB	Top of Bank
TC	Top of Curb
TS	Toe of Slope
UP	Utility Pole

PROPOSED	
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	CONCRETE CURB AND GUTTER. SEE DETAIL 1A/1B.
●	BUILDING CONTROL POINT
□	PROPOSED PARKING SPACES
---	LIMITS OF SIDEWALKS & CONCRETE APRONS (PER ARCH. PLANS)

**CITY OF O'FALLON NOTES:**

A. SIDEWALKS, TRAILS, STRUCTURES, CURB RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.

B. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-150 COMPACTION TEST OF 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROTOR TEST ASSHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

C. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTION WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.

D. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.

**GENERAL SITE NOTES**

A. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT AND PLANS.

C. ALL PAVEMENT ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH ASPHALT PAVING DETAIL 8D (ALT. BID #1) OVER THE ENTIRE PARKING LOT AREA.

D. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

E. ALL CURB RETURN RADI SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.

F. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:  
 ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 1A.  
 ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.  
 ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 9L  
 CONTRACTOR TO INSTALL CONTROL JOINT FOR EVERY 15 FEET OF CONCRETE PAVING PER DETAIL: 73J  
 CONTRACTOR TO INSTALL DOWELED EXPANSION JOINT FOR EVERY 60 FEET OF CONCRETE PAVING PER DETAIL: 73K  
 CONTRACTOR TO COORDINATE WITH OWNER FOR ALT. BID #2 REGULAR DUTY CONCRETE PAVING PER DETAIL BE.

G. CONTRACTOR TO COORDINATE WITH THE OWNER FOR SITE LIGHTING

F. CONTRACTOR/OWNER TO PROVIDE THE CITY CONSTRUCTION INSPECTORS A SOIL REPORT PRIOR TO OR DURING SITE SOIL TESTING.

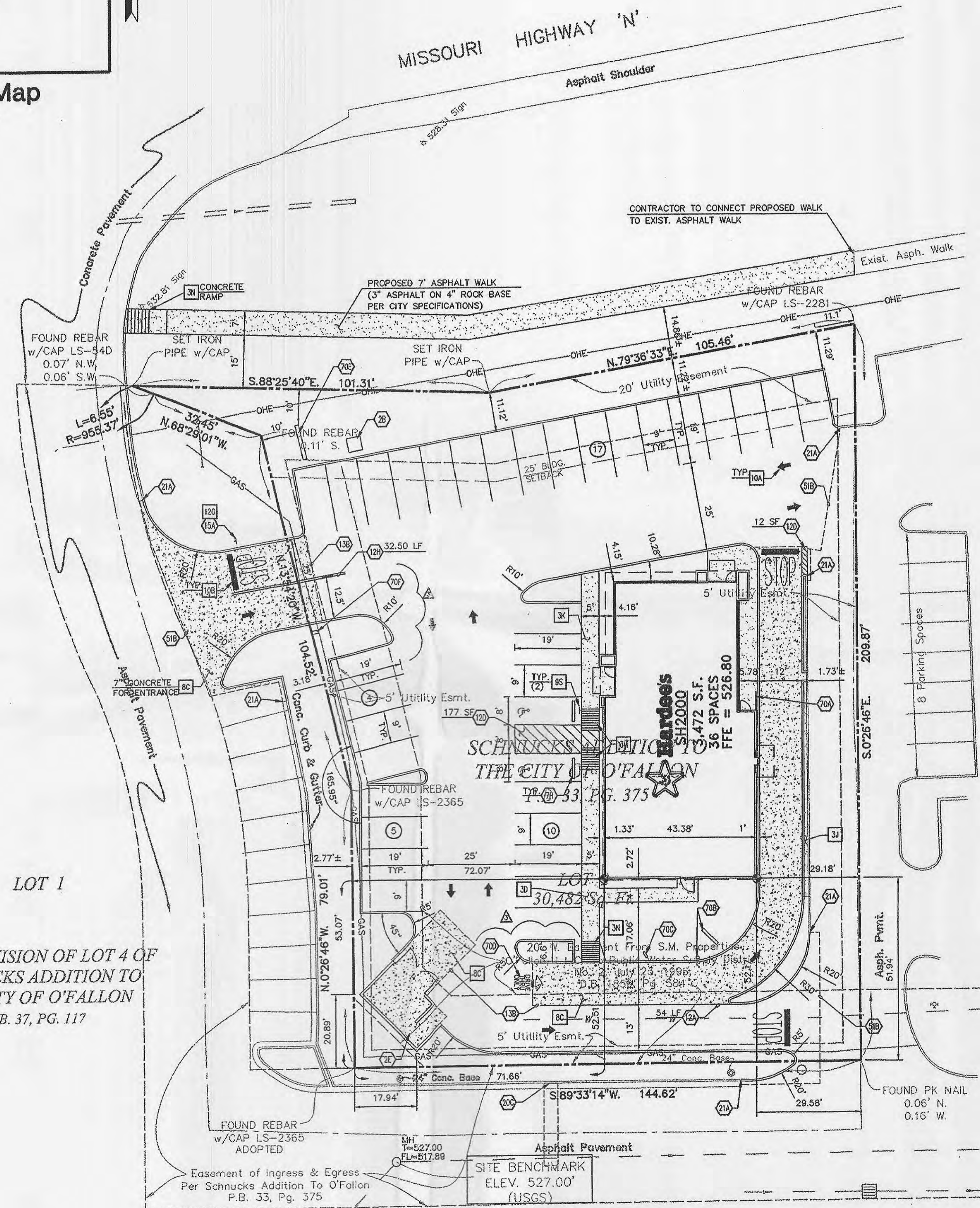
**SITE NOTES**

2E	TRASH DUMPSTER ENCLOSURE (PER ARCH. PLANS)
7H	PRECAST CONCRETE WHEEL STOP - SIZE PER LOCAL CODE, ANCHOR, WITH 18" BARS AT EACH END, INTO PAVING. PLACE 3'-9" FROM BUILDING OR EDGE OF PARKING STALL
12A	4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
12H	4" WIDE PAINTED YELLOW STRIPES, 2.0' O.C. @ 45' (SEE SIZE INDICATED AT SYMBOL)
12H	4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
13B	LIMITS OF HEAVY DUTY CONCRETE PAVING
20C	REPLACE/RESTORE CURBS TO MATCH EXISTING
15A	"STOP" SIGN
21A	TAPER CURB TO MATCH EXISTING CURB
61B	LIMITS OF SANITARY AND PAVEMENT REMOVAL
70A	HANDRAIL PER ARCH. PLANS
70B	MENU BOARD AND CUSTOMER ORDER SPEAKER PER ARCH. PLANS
70C	PREVIEW BOARD PER ARCH. PLANS
70D	"DRIVE THRU ONLY" PAVEMENT MARKING PER ARCH. PLANS
70E	PYLON SIGN PER ARCHITECTURAL PLANS
70F	DIRECTIONAL SIGN PER ARCHITECTURAL PLANS

**SCHNUCKS ADDITION TO THE CITY OF O'FALLON**  
P.B. 33, PG. 375

LOT 3

**RESUBDIVISION OF LOT 4 OF SCHNUCKS ADDITION TO THE CITY OF O'FALLON**  
P.B. 37, PG. 117



**SITE INFORMATION**

TOTAL SITE AREA	30,482 S.F. (0.70 Ac.)
GROSS BLDG. AREA	3,472 S.F.
LOT COV./IMPERVIOUS	83% / 25,366 S.F.

**PARKING RATIO**

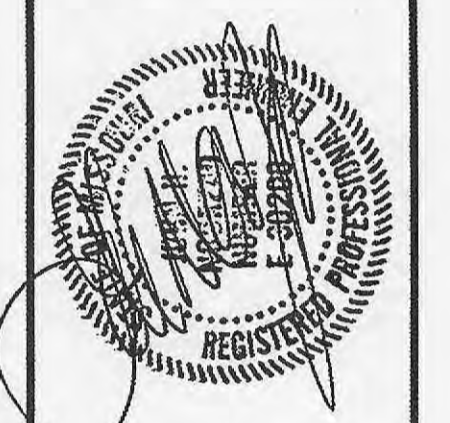
FORMULA	REQUIRED SPACES	PROVIDED SPACES
2041/100 of Public Floor Area	34	36

**SITE DETAILS**

30	CONCRETE SIDEWALK
31	MEDIAN ISLAND
3X	CONCRETE SIDEWALK AGAINST BUILDINGS
3M	WHEELCHAIR RAMP IN SIDEWALK
3N	WHEELCHAIR RAMP IN SIDEWALK (TYPICAL AT EACH EACH DRIVEWAY CURB RETURN)
8C	HEAVY DUTY CONCRETE PAVING (CONTRACTOR TO COLOR CONCRETE PAVING TO MATCH ASPHALT PAVING. COORDINATE WITH OWNER/MANUFACTURER FOR SPECIFICATIONS)
9S	ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
10A	TRAFFIC FLOW ARROW (TYP.)
10B	STOP BAR (TYP.)
12C	STANDARD SIGN BASE

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JOB NO.: 17533.0  
DATE: 10-24-02  
DWG NAME: 7533proj.dwg  
REV: 3

**ArcVision Inc.**  
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1080 INDIAN HEAD INDUSTRIAL BLDG. ST. LOUIS, MO 63132  
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REVISIONS	DATE	REVISIONS	DATE	REVISIONS	DATE
1	8/29/02	REVISED PLANS PER HARDEE'S			
2	10/7/02	REVISED PLANS PER CITY COMMENTS			
3	10/24/02	REVISED PLANS PER CITY COMMENTS			

**Hardees**  
ARCHITECTURE AND ENGINEERING DEPT.  
505 NORTH 7TH STREET, SUITE 2000  
ST. LOUIS, MO 63101  
PHONE: 314-259-6400

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**SHEET TITLE:**  
**SITE PLAN**

PRN: JLB	SHEET NO.
PM: LWY	C1
DES: HAD	

CITY OF O'FALLON  
FILE NUMBER 2602