

SITE INFORMATION:

BUILDING AREA 3,915 S.F. 8%
 LANDSCAPE AREA 18,203 S.F. 35%
 PAVED AREA 30,014 S.F. 57%

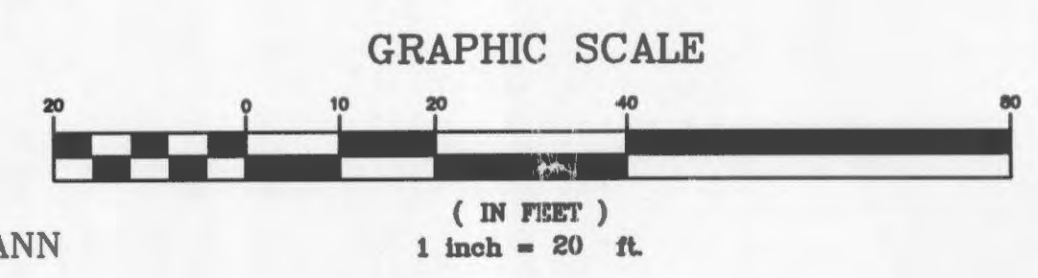
TOTAL LOT AREA: 1.20 ACRES/52,132 S.F.

CURRENT ZONING DISTRICT "C-3 HIGHWAY COMMERCIAL"
 PROPOSED ZONING DISTRICT "C-3 HIGHWAY COMMERCIAL"

PARKING CALCULATIONS:
 20+ 1/100 BUILDING S.F.
 20+1/40 = 60 SPACES REQUIRED/ 62 SPACES PROVIDED

DRIVE THRU RESTAURANT STACKING REQUIRED = 6-12 SPACES MEASURED FROM THE PICK-UP WINDOW

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:
 NOT LESS THAN SIX PERCENT (6%) OF THE INTERIOR OF A PARKING LOT SHALL BE LANDSCAPED. THE INTERIOR OF A PARKING LOT SHALL BE CALCULATED BY MULTIPLYING THE NUMBER OF PARKING SPACES BY TWO HUNDRED SEVENTY (270) SQUARE FEET.
 270 X 62 SPACES = 16,740 X 6% = 1,004 S.F. REQUIRED
 2,642 S.F. PROVIDED



LEGAL DESCRIPTION:

A TRACT OF LAND, HEREAFTER REFERRED TO AS LEASE AREA, BEING PART OF 2 LARGER ABUTTING TRACTS OF LAND, THE NORTHERN TRACT BEING THE SAME CONVEYED TO HIGHWAY K PROPERTIES, LLC BY QUIT CLAIM DEED RECORDED IN DEED BOOK 4108 PAGE 741 AND THE SOUTHERN TRACT BEING THE SAME CONVEYED TO THE JOHN K. HECKMANN REVOCABLE LIVING TRUST, U/T/A BY CORRECTIVE QUIT CLAIM DEED RECORDED IN DEED BOOK 3166 PAGE 953 AND LABELED AS "PARCEL 1" BOTH OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, SAID 2 LARGER ABUTTING TRACTS OF LAND BEING PART OF LOT 25 OF THE JOHN D. COLLETER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, SAID LEASE AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWESTERN CORNER OF SAID HIGHWAY K PROPERTIES, LLC TRACT AND THE EASTERN LINE OF MISSOURI STATE HIGHWAY K AS ESTABLISHED PER INSTRUMENT RECORDED IN DEED BOOK 1776 PAGE 1202 OF SAID RECORDS; THENCE ALONG THE EASTERN LINE THEREOF SOUTHWARDLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3729.72 FEET, AN ARC DISTANCE OF 12.31 FEET AND A CHORD COURSE OF SOUTH 26 DEGREES 54 MINUTES 24 SECONDS WEST 12.31 FEET TO THE POINT OF BEGINNING OF THE LEASE AREA HEREIN DESCRIBED; THENCE LEAVING SAID EASTERN LINE OF MISSOURI STATE HIGHWAY K EASTWARDLY ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 88.00 FEET, AN ARC DISTANCE OF 39.06 FEET AND A CHORD COURSE OF SOUTH 81 DEGREES 01 MINUTES 43 SECONDS EAST 37.74 FEET; THENCE SOUTH 62 DEGREES 30 MINUTES 34 SECONDS EAST A DISTANCE OF 166.21 FEET; THENCE SOUTH 27 DEGREES 29 MINUTES 26 SECONDS WEST A DISTANCE OF 263.03 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 34 SECONDS WEST A DISTANCE OF 191.53 FEET TO SAID EASTERN LINE OF MISSOURI STATE HIGHWAY K; THENCE ALONG THE EASTERN LINE THEREOF NORTHWARDLY, ALONG A NON-TANGENTIAL CURVE TO THE RIGHT HAVING A RADIUS OF 3729.72 FEET, AN ARC DISTANCE 251.03 FEET AND A CHORD COURSE OF NORTH 24 DEGREES 53 MINUTES 02 SECONDS EAST 250.99 FEET TO THE POINT OF BEGINNING CONTAINING 52,132 SQUARE FEET MORE OR LESS.

GENERAL NOTES

- McDonald's road sign and base are by the sign contractor.
- CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- 3/4" EMPTY CONDUIT TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES, BASES, POLES, CONDUIT, AND WIRING ARE BY THE OWNER/OPERATOR.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- 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.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- REFER TO SHEETS SD1 THRU SD5 FOR ALL APPLICABLE SITE DETAILS.
- PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS. COORDINATE WITH McDONALD'S PROJECT MANAGER.

SITE PLAN NOTES

- ALL DIMENSIONS ARE TO THE FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL IMPROVEMENTS TO BE PARALLEL AND PERPENDICULAR TO THE NORTH & SOUTH PROPERTY LINE UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO ARCH. DRAWINGS FOR EXACT LOCATION AND DIMENSIONS OF EXIT PORCHES, PATIO, DOWN SPOUTS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING ENTRANCE LOCATIONS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF O'FALLON STANDARDS.
- STORMWATER DETENTION FOR THIS SITE WAS PROVIDED AS PART OF THE OVERALL DEVELOPMENT OF KINGSHILL CROSSING.
- ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED AS REQUIRED BY CITY CODE. ROOFTOP UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING. THE PARAPET SHALL HAVE A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF. GROUND MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY FENCING, VEGETATION, OR SOME OTHER MEANS (APPROVED BY THE PLANNING AND ZONING COMMISSION) THAT HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT BEING SCREENED.
- APPROVAL OF THE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF THE SIGN PACKAGE. ALL SIGNS MUST BE APPROVED UNDER SEPARATE PERMIT.
- THIS LOT IS BEING UTILIZED UNDER A LEASE AGREEMENT.
- IMPROVEMENTS MADE WITHIN THE ADJACENT RIGHT OF WAY OF ALL ADJACENT LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON PLANNING AND ZONING COMMISSION. ANY ADJUSTMENTS IN THE GRADING OF RIGHT OF WAY WHETHER IF BE EXISTING CONDITIONS OR CAUSED BY THE CONSTRUCTION OF THE DEVELOPMENT SHALL BE APPROVED BY THE CITY OF O'FALLON UPON INSPECTION OF THE SITE.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- LIGHTING FIXTURES WILL BE REVIEWED ON SITE PRIOR TO THE SIGN OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN CONFORMANCE WITH CITY STANDARDS.
- ANY PROPOSED FENCING WILL REQUIRE A SEPARATE PERMIT FROM THE CITY OF O'FALLON PLANNING DEPARTMENT.
- ALL GRADED SLOPES SHALL BE 3:1 MAX.
- ALL SLOTTATION CONTROL DEVICES SHALL FOLLOW ST. CHARLES COUNTY ORDINANCES.
- ALL EROSION CONTROL DEVICES SHALL FOLLOW ST. CHARLES COUNTY ORDINANCES.
- THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT SOLID WASTE DISCHARGE GUIDELINES PER ORDINANCE 50B2.

PAVING SPECIFICATION
 (MINIMUM 3" TOTAL COMPACTED ASPHALT THICKNESS)

PAVING TO BE TYPAR, 3401, 8", OF AN APPROVED CRUSHED STONE BASE, PLUS 3" OF AN APPROVED ASPHALTIC CONCRETE TOPPING TO BE LAID IN TWO (2) LIFTS AND ACCORDING TO MODOT SPECIFICATIONS. FINISHED THICKNESS OF PAVING TO BE 11". A MINIMUM 6" STRIP IS REQUIRED UNDER BUILDING AND PARKING TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-0958.

NOTE: McDONALD'S PROJECT MANAGER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATIONS, TESTS WILL BE AT THE EXPENSE OF McDONALD'S, OTHERWISE G.C. WILL BE CHARGED.

LOT LIGHTING RECOMMENDATION

PREPARED BY: MASSMANN SURVEYING
 7751 CARONDELET AVENUE SUITE 600
 ST. LOUIS, MO 63105
 314-862-5577

PARKING INFORMATION

TOTAL SPACES	62
*62 SPACES 9' X 19' @ 60"	
*INCLUDES 3 HANDICAP SPACES	

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER	- 8"	-	-
WATER	-	-	-
STORM SEWER	- 8"	-	-
ELECTRIC	-	-	-
GAS	-	-	-

SURVEY INFORMATION

DATE: 07/10/2007

LEGEND

SANITARY SEWER	GAS
LOT LIGHT	LP:30
EXISTING ELEVATION (76.5)	
PROPOSED ELEVATION (77.0)	

PLAN SCALE: 1"=20'

STREET ADDRESS

HWY K AND CRUSHER DRIVE

CITY	STATE
O'FALLON	MISSOURI
COUNTY	
ST. CHARLES	

REGIONAL DWG. NO	NATIONAL NUMBER
024-1168	-

SIGN LEGEND

A DIRECTIONAL SIGN - ("WELCOME") 70-5M (4' POLE) (3.52 S.F.)	H McDONALD'S ARCH SIGN.
B DIRECTIONAL SIGN - ("THANK YOU") 70-5M (4' POLE) (3.52 S.F.)	I MONUMENT ROAD SIGN
C DIRECTIONAL SIGN - ("DRIVE-THRU") 70-5M (4' POLE) (3.52 S.F.)	J FLAGPOLE & BASE (G.C. TO PROVIDE CONDUIT & WIRE FOR FLAG LIGHT.)
D EVM PRE-SELL BOARD	K HANDICAP PARKING SIGN, VAN ACCESSIBLE SIGN AND \$50 - \$300 FINE SIGN.
E McDONALD'S DRIVE-THRU CANOPY	L NOT USED
F CUSTOMER ORDER DISPLAY W/ DETECTOR LOOP	M "ANY LANE/ANY TIME" SIGN
G FP-43 MENU BOARD	N END OF PAVEMENT MARKER

VERIFY SIGNAGE WITH SIGN ORDER REQUEST FORM. VERIFY LOCATIONS WITH McDONALD'S REPRESENTATIVE. REFER TO DETAILS ON SHEETS SD3 AND SD5



McDonald's Corporation

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LEGEND

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LOT LIGHT	LP:30
EXISTING ELEVATION (76.5)	
PROPOSED ELEVATION (77.0)	

PLAN SCALE: 1"=20'

STREET ADDRESS

HWY K AND CRUSHER DRIVE

CITY	STATE
O'FALLON	MISSOURI
COUNTY	
ST. CHARLES	

REGIONAL DWG. NO	NATIONAL NUMBER
024-1168	-

SITE PLAN

DESCRIPTION

HWY K AND CRUSHER DRIVE
 O'FALLON, MO

SHEET NO. C1

DATE 11-15-07

REVIEWED BY [Signature]

DATE ISSUED 11-15-07

BY JCS

DESCRIPTION

REV

REV	DATE	DESCRIPTION
1	1/23/08	REVIEW COMMENTS
2	2/18/08	REVIEW COMMENTS
3	2/26/08	PWS#2 REVIEW COMMENTS