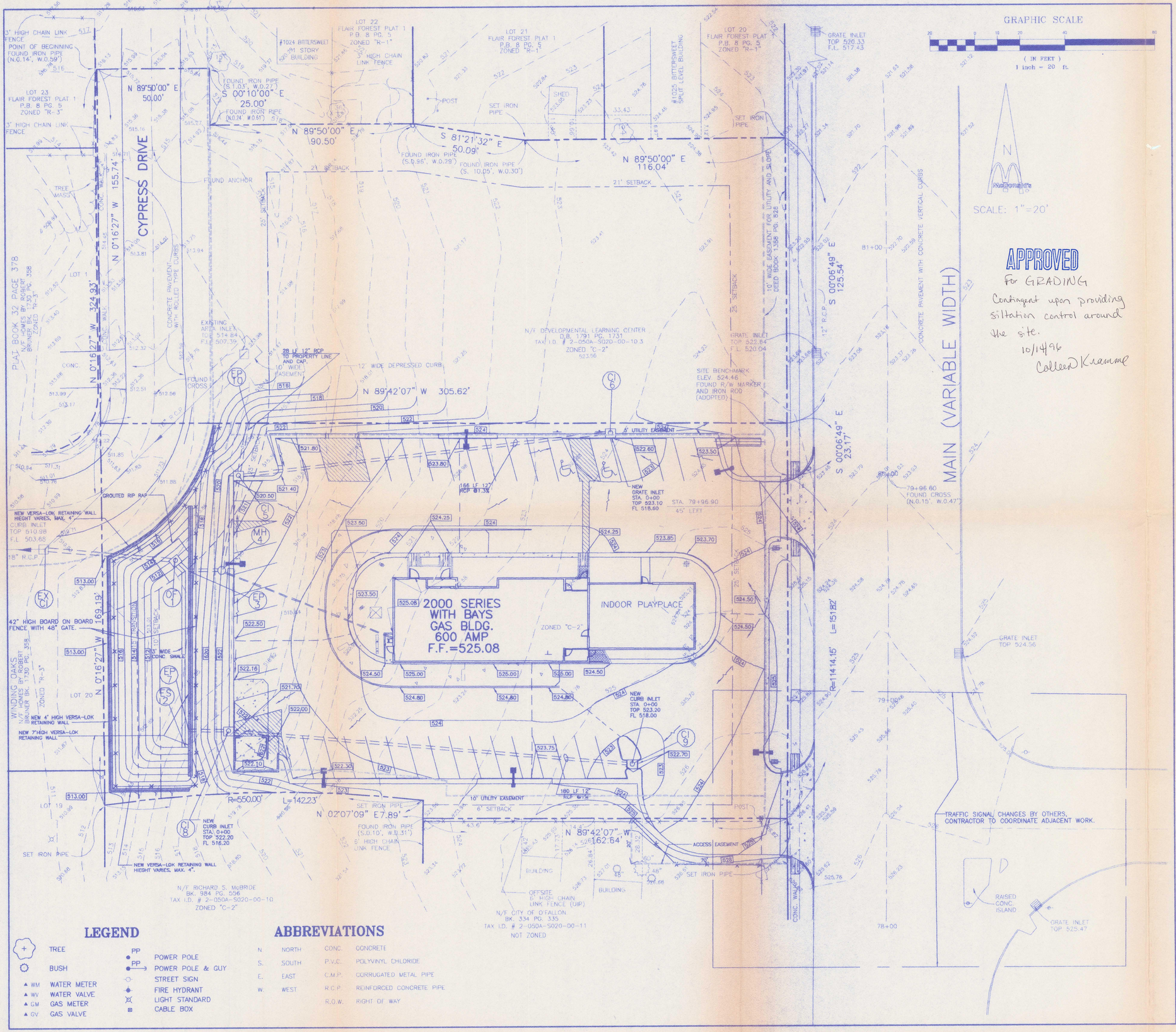
Engineer's Copy



LEGEND

TREE
BUSH
WM WATER METER
WV WATER VALVE
GM GAS METER
GV GAS VALVE
PP POWER POLE
PP POWER POLE & GUY
STREET SIGN
FIRE HYDRANT
LIGHT STANDARD
CABLE BOX

ABBREVIATIONS

N.	NORTH	CONC.	CONCRETE
S.	SOUTH	P.V.C.	POLYVINYL CHLORIDE
E.	EAST	C.M.P.	CORRUGATED METAL PIPE
W.	WEST	R.C.P.	REINFORCED CONCRETE PIPE
		R.O.W.	RIGHT OF WAY

GENERAL NOTES

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
3. 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.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
6. 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.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. 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.
10. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
11. SIGN SURVEY IS REQUESTED.
12. THIS BUILDING WILL REQUIRE 15 ROOF BEAMS.
13. CONTRACTOR TO INSTALL 1/2" RIGID CONDUIT WITH WIRE AND WEATHERPROOF J-BOX IN FRONT PARAPET WALL FOR FLAGPOLE LIGHT.
14. SITE PAVED AREA = 15,803 S.F., REQUIRED LANDSCAPED AREA IS 6%-32,800 S.F.=1,968 S.F. LANDSCAPED AREA AROUND BUILDING IS 2,175 S.F. AND THEREFORE ADEQUATE.
15. REQUIRED PARKING =12+1 FOR EVERY 50 S.F. OF DINING. CUSTOMER SERVICE AND KITCHEN, EXCLUDING PLAYPLACE (2 SPACES ADJACENT TO THE DUMPSTER) ARE NOT INCLUDED IN THIS COUNT.
BUILDING S.F.=1,576 S.F./50 S.F./SPACE= 32 SPACES
37 SPACES +7 = 44 REQUIRED SPACES.
16. NO EXISTING TREES ON PARCEL.
17. SEE SHEET C.3A FOR UTILITY ADDRESSES, LIGHTING, DETENTION. 46 SPACES PROVIDED.
18. THIS SITE IS NOT IN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP #29183 C0230E, DATED AUGUST 2, 1996.
AND MISC. DETAILS.
19. BUILDING AREA TO SITE AREA RATIO= 0.104AC./1.193AC.= 8.7%
PAVEMENT AREA TO SITE AREA RATIO= 0.751AC /1.193AC = 63.1%
LANDSCAPED AREA TO SITE AREA RATIO= 0.338AC./1.193AC.= 28.2%
20. SETBACKS: EAST-(ON MAIN) 25'
SOUTH-(WATER TOWER) 6'
SOUTHWEST-(MCBRIDE) NONE
WEST-(WINDING OAKS) 10'
NORTHWEST-(CYPRESS DRIVE) 25'
NORTH-(DEVELOPMENTAL LEARNING CENTER) NONE

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. FINISHED THICKNESS OF PAVING TO BE 11". A MINIMUM 6" STRIP IS REQUIRED. ALL AREAS UNDER BUILDING AND PARKING TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557. ASPHALT IS TO MEET MISSOURI STATE HIGHWAY AND TRANSPORTATION DEPARTMENT SPECIFICATIONS. ALL WORK IN RIGHT-OF-WAY IS TO COMPLY WITH MISSOURI STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND CITY OF O'FALLON SPECIFICATIONS.

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

LOT LIGHTING RECOMMENDATION

SOUTHCO LIGHTING
7006 CHRISTOPHER
STL, MO 63129
314-846-9900
REPRESENTATIVE: JIM JOHNS

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES 45	41 SPACES	9'	X	19'	@ 75°
	2 SPACES	9'	X	19'	@ 90°
	HANDICAP 2 SPACES	9'	X	19'	@ 75°

UTILITY INFORMATION

	SIZE TYPE LOCATION
SANITARY SEWER	8" VCP WEST SIDE OF MAIN ST.
WATER	6" EAST SIDE OF MAIN ST.
STORM SEWER	18" RCP N.W. OF SITE
ELECTRIC	O.H. LINE WEST SIDE OF MAIN ST.
GAS	WEST SIDE OF MAIN ST.

SURVEY INFORMATION

PREPARED BY: MASSMANN SURVEYING
144 WEST LOCKWOOD AVE.
ST. LOUIS, MO. 63119
TELEPHONE (314)962-7900, FAX (314)962-1253
DATE: 5-31-96

LEGEND

SANITARY SEWER S S S S
WATER W W W W
STORM SEWER ST ST ST ST
ELECTRIC E E E E
GAS G G G G
LOT LIGHT LP-30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS
1001_NORTH_MAIN_STREET,63366

CITY	STATE
O'FALLON	MISSOURI
COUNTY	
ST.CHARLES	

REGIONAL DWG. NO	SITE PLAN
024-0674	GRADING

REV	DATE	DESCRIPTION	BY	ISSUE REF

MOUNTAIN & ASSOCIATES ENGINEERS, INC.
1614 NORTH CLIFF DRIVE (CLIFF DRIVE AT HWY. 94)
CHESTERFIELD, MO. 63017 (314)532-5577
FAX (314)532-1139

STATE OF MISSOURI
JAMES E. MASSMANN
NUMBER 6 11992
REGISTERED PROFESSIONAL ENGINEER

PLAN APPROVAL
SIGNATURE (2 REQUIRED) DATE
REGIONAL MGR.
CONST. MGR
OPERATIONS DEPT.
REAL ESTATE DEPT.
CONTRACTOR
PROJECT MANAGER

CO-SIGN SIGNATURES

STATUS	DATE	BY
PRELIMINARY	8-21-96	J.M.
PLAN CHECKED	8-22-96	D.J.H.
AS-BUILT		

C2
GRADING PLAN

c:\965001\C-SITE-C.dwg

McDonald's
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION

OFFICE ADDRESS
ST. LOUIS
922 ROOSEVELT PKWY, STE 300, CHESTERFIELD, MO 63017

10-7-96

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

SCALE: 1"=20'

'SIGN LEGEND

1	DIRECTIONAL SIGN ("DRIVE-THRU") 70-5A (4' POLE) (7.3 S.F.)	5	EVM PRE-SELL BOARD (11.7 S.F.)
2	DIRECTIONAL SIGN ("THANK YOU") 70-5A (4' POLE) (7.3 S.F.)	6	FASCIA SIGN WITH LOGO (13.3 S.F.)
3	30' HIGH FLAG POLE	7	ROAD SIGN 50' HIGH
4	MENU BOARD (43.2 S.F.- 4 PANEL) (32.7 S.F. OUTER DIM 3 PNL) (26.57 S.F. VISUAL DIM 3 PNL)	8	HANDICAPPED PARKING SIGN

LEGEND

TREE
BUSH
WM WATER METER
WV WATER VALVE
GM GAS METER
GV GAS VALVE
POWER POLE
POWER POLE & GUY
STREET SIGN
FIRE HYDRANT
LIGHT STANDARD
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11. SIGN SURVEY IS REQUESTED.
12. THIS BUILDING WILL REQUIRE 15 ROOF BEAMS.
13. CONTRACTOR TO INSTALL 1-1/2" RIGID CONDUIT WITH WIRE AND WEATHERPROOF BOX IN FRONT PARAPET WALL FOR FLAGPOLE LIGHT.
14. SITE PLANS AREA = 32,406 S.F.= DISTURBED LANDSCAPED AREA
15. REQUIRED PARKING =12+1 FOR EVERY 50 S.F. OF DINING, CUSTOMER SERVICE AND KITCHEN. EXCLUDING PLAYPLACE (2 SPACES ADJACENT TO THE DUMPSTER ARE NOT INCLUDED IN THIS COUNT.) BUILDING S.F.=1,476 S.F./50 S.F./SPACE= 32 SPACES. 32 SPACES +1 S.F. = 47 REQUIRED SPACES
16. NO EXISTING TREES ON PARCEL.
17. SEE SHEET C3A FOR UTILITY ADDRESSES, LIGHTING, DETENTION, 46 SPACES PROVIDED.
18. THIS SITE IS NOT IN THE 100 YEAR FLOOD PLAIN AS PER FIRM MAP #29183 C0230E DATED AUGUST 2, 1996.
19. BUILDING AREA TO SITE AREA RATIO= 0.072AC./1.232AC.= 5.8% PAVEMENT AREA TO SITE AREA RATIO= 0.753AC./1.232AC.= 61.1% LANDSCAPED AREA TO SITE AREA RATIO= 33.0AC./1.232AC.=26.9%

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. FINISHED THICKNESS OF PAVING TO BE 11". A MINIMUM 6" STRIP IS REQUIRED. ALL AREAS UNDER BUILDING AND PARKING TO BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557. ASPHALT IS TO MEET MISSOURI STATE HIGHWAY AND TRANSPORTATION DEPARTMENT SPECIFICATIONS. ALL WORK IN RIGHT-OF-WAY IS TO COMPLY WITH MISSOURI STATE HIGHWAY AND TRANSPORTATION DEPARTMENT AND CITY OF O'FALLON SPECIFICATIONS.

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LOT LIGHTING RECOMMENDATION

SOUTHCO LIGHTING
7006 CHRISTOPHER
STL, MO 63129
314-846-9900
REPRESENTATIVE: JIM JOHNS

NOTE: ELECTRICAL CONTRACTOR TO CIRCUIT LOT LIGHTING AS NOTED.

PARKING INFORMATION

TOTAL SPACES					
48	44 SPACES	9'	X	19'	@ 75°
	2 SPACES	9'	X	19'	@ 90°
	HANDICAP 2 SPACES	9'	X	19'	@ 75°

UTILITY INFORMATION

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SANITARY SEWER	8" VCP WEST SIDE OF MAIN ST.
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GAS	WEST SIDE OF MAIN ST.

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144 WEST LOCKWOOD AVE.
ST. LOUIS, MO 63119
TELEPHONE (314)962-7900, FAX (314)962-1253
DATE: 5-31-96

LEGEND

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

PLAN SCALE: 1"=20'

STREET ADDRESS
1001_NORTH_MAIN_STREET,63366

CITY	STATE
O'FALLON	MISSOURI
COUNTY	
ST.CHARLES	

REGIONAL DWG. NO	SITE PLAN
024-0674	FINAL

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	9/18/96	RELOCATE NORTH P.L. 5' SOUTH	JWE	

WEINTRAUB & ASSOCIATES ENGINEERS, INC.
14323 SOUTH OUTER 40 DRIVE, SUITE 210
CHESTERFIELD, MISSOURI 63017
TELEPHONE (314) 537-1138 FAX (314) 537-1184

PLAN APPROVAL
SIGNATURE (2 REQUIRED) — DATE

REGIONAL MGR.	CONST. MGR.	OPERATIONS DEPT.	REAL ESTATE DEPT.

CO-SIGN SIGNATURES

CONTRACTOR	PROJECT MANAGER

STATUS	DATE	BY
PRELIMINARY	8-13-96	J.M.
PLAN CHECKED	8-22-96	D.J.H.
AS-BUILT		

C1
SITE PLAN

mcDonald's
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ST. LOUIS
922 ROOSEVELT PKWY, STE 100, CHESTERFIELD, MO 63017
OFFICE
ADDRESS

SUBMITTAL
SEP 18 1996 3:00PM
CITY OF O'FALLON PLANNING DEPT.
1001 N. Main St.

c:\96500\C-SITE-C.dwg