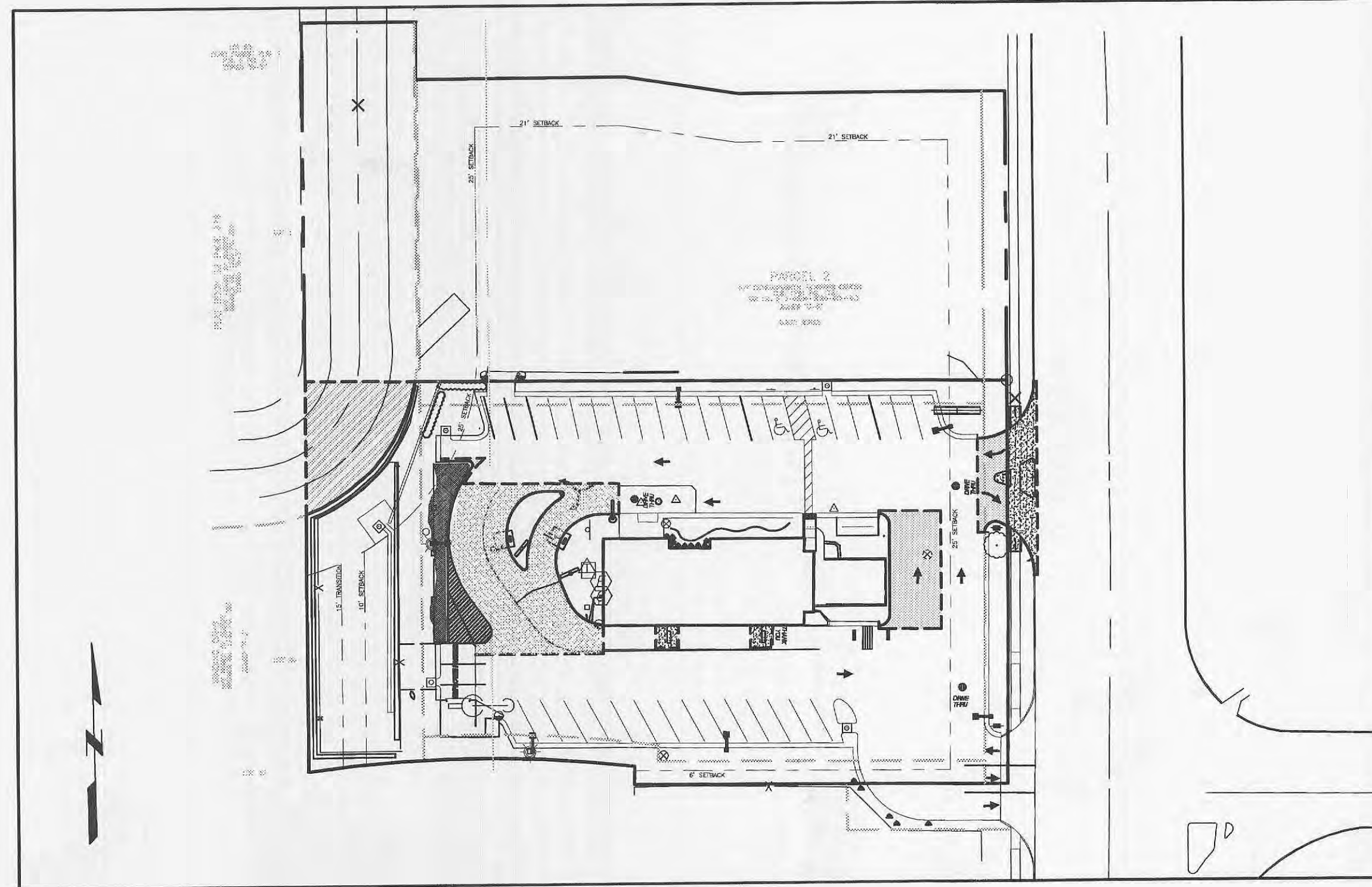


# A SET OF CIVIL CONSTRUCTION PLANS FOR McDONALDS 1001 NORTH MAIN



Plan View



Locator Map

## Legal Description

PROPERTY DESCRIPTION:  
A tract of land being part of the Northeast Quarter of Fractional Section 20, Township 47 North, Range 3 East in St. Charles County, Missouri and being more particularly described as follows:

Commencing at a point at the Southwest corner of Cypress Drive, 50.00 feet wide, at its intersection with the East line of Lot 23 as shown on Fair Forest Plat 1, a subdivision recorded in Plat Book 8 Page 5 of the St. Charles County Records; thence along the East line of said Lot 23 of Fair Forest Plat 1 and the East line of property conveyed to Homes by Robert Bruner, Inc. as recorded in Deed Book 1730 Page 358, now known as Winding Oaks a subdivision recorded in Plat Book 32 Page 378 both in the St. Charles County Records; South 00 degrees 16 minutes 27 seconds East a distance of 155.73 feet to the Point of Beginning thence South 89 degrees 42 minutes 07 seconds East a distance of 305.64 feet to a point in the West Right of Way of Missouri Highway "M", thence along said line South 00 degrees 06 minutes 49 seconds East a distance of 23.18 feet, thence continuing along said line and along a curve to the right having a radius of 11,414.15 feet an arc distance of 151.82 feet, thence along the North line of property conveyed to the City of O'Fallon as recorded in Deed Book 334 Page 335 of the St. Charles County Records, North 89 degrees 42 minutes 07 seconds West a distance of 162.64 feet to the Northwest corner of said property; thence North 02 degrees 07 minutes 09 seconds East a distance of 7.89 feet to the Northeast corner of property conveyed to Richard S. McBride as recorded in Deed Book 364 Page 456, said point being on a curve to the left which the radius point bears South 06 degrees 51 minutes 58 seconds West a distance of 550.00 feet; thence along said curve to the left from the last-mentioned point an arc distance of 142.23 feet to the Northwest corner of said McBride property; thence along the East line of property conveyed to Homes by Robert Bruner, Inc. as recorded in Deed Book 1730 Page 358, North 00 degrees 16 minutes 27 seconds West a distance of 169.20 feet to the Point of Beginning and containing 51,998 square feet or 1.19 acres more or less.

## Conditions of Approval From Planning and Zoning

On August 4, 2011, the Planning and Zoning Commission approved the above referenced request.

- The approval is conditional upon the following Staff recommendations being met:
- A sign permit shall be submitted for review and approval of all signage proposed on site.
  - The landscape area proposed to the west of the drive thru shall be constructed as a rain garden to provide storm water cleansing as required per Phase II EPA requirements. The petitioner shall work with staff to determine the type, amount and placement of the landscaping to ensure an adequate buffer to the residential area to the west.
  - Landscaping shall be placed in the area west of where the recycling container is currently located. This will ensure an adequate buffer has been provided for the home on Lot 1 of Winding Oaks Subdivision.
  - A 5' right of way shall be dedicated to the City for the portion of the lot that encroaches on Cypress Drive.
  - The north full access shall be converted to a right in/right out with a mountable and painted curb as reviewed and approved on the Construction Site Plans.
  - The City's Traffic Consultant shall review the Alternative Parking Study and comments or concerns about the study shall be addressed on the Construction Plans.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

- A detail of the bicycle rack shall be provided on the Construction Plans.
- A paved pad shall be provided for the recycling container. The container shall be screened per the requirements of the Zoning Code. A detail shall be provided on the Construction Plans.

**Please Note:**

- The Site Plan Certificate shall expire, and be of no effect, one hundred eighty (180) days after the date of issuance thereof, unless within such time a Building Permit for any proposed work authorized under said site certificate has been issued. The Site Plan Certificate shall expire and be of no effect three hundred and sixty (360) days after the date of its issuance, if construction has not begun and been pursued diligently on the property. (Ord. No. 216A § 27-07, 10-16-04)
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. A checklist outlining the Construction Site Plan process and application are available on the City's website via [www.ofallon.mo.us](http://www.ofallon.mo.us) (City Departments, Community Development, Engineering), or by request.
- The appropriate Fire District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.
- All Conditions of Approval shall be noted on the Construction Site Plans.

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.

## Legend

### SYMBOLS



- STORM INLET
- CLEANOUT
- LIGHT STANDARD
- GRATE INLET
- GAS VALVE
- FIRE HYDRANT
- SANITARY MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- UTILITY POLE W/TRANSFORMER
- TRAFFIC PULLBOX
- GAS VALVE
- GAS DRIP
- AREA LIGHT
- STREET LIGHT
- ELECTRIC MANHOLE
- ELECTRIC METER
- GUY WIRE
- SIGN
- SANITARY MANHOLE
- STORM MANHOLE
- BUSH

### ABBREVIATIONS

- ASPH ASPHALT
- BLDG BUILDING
- COR CORNER
- CONC CONCRETE
- CO CLEANOUT
- DB DEED BOOK
- FL FLOW LINE
- MH MANHOLE
- PB PLAT BOOK
- PC 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

### LINWORK

- EX UNDERGROUND TELEPHONE LINE
- EX UNDERGROUND ELECTRIC
- EX STORM SEWER
- EX WATER MAIN
- EX SANITARY SEWER
- EX OVERHEAD ELEC
- EX GAS MAIN
- EX OVERHEAD TELEPHONE
- EX FENCE
- EX CABLE TV LINE
- EX CONTOUR 5' INTERVAL
- EX CONTOUR 1' INTERVAL
- FINISH CONTOUR
- EROSION CONTROL BARRIER
- NEW SLEEVE FOR IRRIGATION LINES
- NEW SANITARY SEWER
- NEW WATER SERVICE
- NEW GAS SERVICE
- NEW ELECTRIC SERVICE
- NEW TELEPHONE SERVICE
- NEW STORM SEWER

### Utility Contacts

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

Duckett Creek Sanitary District  
3550 Highway K  
O'Fallon, MO. 63368  
636-441-1244

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

Missouri American Water Co.  
727 Craig Rd.  
St. Louis, MO. 63141  
1-866-430-0820

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

Curve River Electric Co.  
P.O. Box 160  
Troy, MO. 63379-0160  
1-800-392-3709

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

Gas  
Laclede Gas Company  
6400 Graham Road  
St. Louis, MO. 63134  
314-522-2297

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

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

Wentzville Fire District  
209 West Pearce Blvd.  
Wentzville, MO. 63385

Cottleville Fire Protection District  
1385 Motherhead Rd.  
St. Charles, MO. 63304  
636-447-6655

### OWNER/DEVELOPER

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

### TOPO INFORMATION BY

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

### PARKING CALCULATIONS:

RESTAURANTS REQUIRE 20 SPACES + 1 SPACE FOR EVERY 100 S.F. OF FLOOR AREA INCLUDING OUTDOOR PATIO SPACES:  
20 SPACES  
3,322 S.F. (BUILDING AREA) ÷ 100 = 33.22  
765 S.F. (OUTDOOR PATIO) ÷ 100 = 7.65

TOTAL REQUIRED = 60.87 (61)

### EXISTING PARKING PROVIDED:

2-9'x19' @ 90° + 39-9'x19' @ 75°  
+ 2 HANDICAP SPACES -9'x19' @ 75°  
TOTAL EXISTING PROVIDED = 43

### PROPOSED PARKING

3-9'x19' @ 90° + 33-9'x19' @ 75°  
+ 2 HANDICAP SPACES -9'x19' @ 75°  
TOTAL EXISTING PROVIDED = 38

## Drawing Index

- CO.0 COVER SHEET
- CO.1 GENERAL NOTES
- CO.2 GENERAL NOTES
- EX.1 EXISTING CONDITIONS PLAN
- C1.0 OVERALL SITE PLAN
- C1.1 SITE DEMO PLAN
- C1.2 SITE LAYOUT PLAN
- C1.3 SITE HARDSCAPE PLAN
- C1.4 PAVEMENT JOINTING PLAN
- C1.5 LANDSCAPE PLAN
- C1.6 ENTRANCE PLAN
- C1.7 TRAFFIC CONTROL PLAN
- C2.1 GRADING PLAN
- C2.2 EROSION CONTROL PLAN
- C2.3 EROSION CONTROL DETAILS
- C3.1 UTILITY PLAN
- SD1 SITE DETAILS
- SD2 SITE DETAILS
- SD3 SITE DETAILS
- SD4 SITE DETAILS
- SD5 SITE DETAILS

## Benchmarks Project

BENCHMARK USED: BM #13-85 from State of Missouri Highway Project # FA-4106(602)  
ELEVATION = 527.99 Letter "M" in "MUELLER" on top of fire plug in front of O'Fallon Water Treatment Plant, 28' left station 77+50 of the centerline of Route "M".

SITE BENCHMARK: ELEVATION = 524.46 Top of brass monument at 45' left of station 79+96.90 of the centerline of Route "M".

Firm # 29183CO237E

\* 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

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE 10-31-11  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

DIV FILE # 2006.01 + 2006.02

PLAN APPROVAL	SIGNATURE (2 REQUIRED)	DATE	STATUS	DATE	BY
REGIONAL MGR.			PRELIMINARY	5-25-11	FG
CONSTR. MGR.			FINAL PLAN	-	FG
PROJECT MGR.			AS-CONST.		
REAL ESTATE MGR.					
CONTRACTOR					
OWNER					

DESCRIPTION	DATE	REV	ISSUE REF
DETENTION BASIN FENCING	9-8-11	1	
CITY COMMENTS	10-26-11	2	

DATE	DESCRIPTION
10-26-11	PROFESSIONAL ENGINEER'S SEAL

STATE OF MISSOURI  
ROBERT E. POLK, P.E.  
NUMBER 00082  
PROFESSIONAL ENGINEER

10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210  
ADDRESS: 1021 NORTH MAIN STREET, O'FALLON, MISSOURI 63366

C0.0 COVER RECEIVED  
FILED  
OCT 31 2011  
File