



SITE MAP
SCALE: 1"=40'
SCALE IN FEET

BASIS OF BEARING:
BASIS OF BEARING FOR THIS SURVEY IS MISSOURI EAST STATE PLANE. SITE WAS SCALED TO GROUND USING A GROUND SCALE FACTOR DERIVED FROM A CENTRAL POINT ON SITE USING TRIMBLE ACCESS SOFTWARE ON A TSC7 DATA COLLECTOR. SAID POINT IS AT
LAT 38°47'58.57744"N
LONG 90°44'10.19117"W
HEIGHT 514.793'
GROUND SCALE FACTOR=1.0000860604

LAND DESCRIPTION
A TRACT OF LAND BEING LOT 4 OF BRYAN ROAD COMMERCIAL, PLAT 1 AND BEING PART OF THE SOUTHWEST 184 OF SECTION 30, WITHIN TOWNSHIP 47 NORTH, RANGE 3 EAST AS RECORDED IN PLAT DOCUMENT NO. 2023R-038185 OF THE ST CHARLES COUNTY, MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 4 OF SAID BRYAN ROAD COMMERCIAL, PLAT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4 SOUTH 12° 26' 09" WEST 149.74 FEET TO A POINT; THENCE CONTINUING SOUTH 05° 25' 55" WEST 50.87 FEET TO A POINT; THENCE WEST DEPARTING FROM SAID EAST LINE NORTH 83° 37' 08" WEST 266.43' TO A POINT ON THE EASTERN RIGHT OF WAY LINE OF BRYAN ROAD; THENCE NORTHWARDLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES, NORTH 06° 22' 52" EAST 60.00 FEET; THENCE NORTH 71° 13' 08" WEST 25.81 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 64.22', AN ARC LENGTH OF 47.04 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47° 00' 25" WEST 45.58 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 342.26 FEET, AN ARC LENGTH OF 37.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 29° 03' 58" WEST 37.32 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 886.93 FEET, AN ARC LENGTH OF 194.81 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 18° 42' 05" EAST 194.42 FEET TO A POINT; THENCE EASTWARDLY DEPARTING FROM SAID RIGHT OF WAY LINE SOUTH 64° 18' 25" EAST 342.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 84,014.82 SQUARE FEET OR 1.93 ACRES MORE OR LESS.

* 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 1.93 Acres
The area of land disturbance is 1.25 Acres
Number of proposed lots is 1
Building setback information. Front 30 Feet
Side 20 Feet
Rear 25 Feet

* The estimated sanitary flow in gallons per day is N/A
* Tree preservation calculations

TREE PRESERVATION CALCULATIONS:
EXISTING TREES ON SITE = 0 SQ. FT.
TREES TO BE PRESERVED = 0 SQ. FT.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

IMPROVEMENT PLANS FOR McDONALD'S #024-1305

A TRACT OF LAND BEING LOT 4 OF "BRYAN ROAD COMMERCIAL, PLAT 1" RECORDED AS DOCUMENT 2023R-038185 IN THE ST CHARLES COUNTY RECORDS, BEING IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Conditions of Approval From Planning and Zoning

- The approval is conditional upon the following Staff recommendations being met:
- The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit.
 - This Conditional Use Permit is granted solely to the owner of McDonald's. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department.
 - The Conditional Use Permit shall be revoked upon: i) breach or failure to comply with the conditions of this permit, ii) disciplinary action or other action affecting the status of the holder's state or city licenses, and iii) as otherwise provided by ordinance or other applicable law.
 - The occurrence of activities which are deemed to disturb the peace is defined in the Title II, Public Health, Safety and Welfare of the Municipal Code shall prompt the City to revoke the Conditional Use Permit.
 - Should the Conditional Use cease operations for a period of one (1) year, the CUP shall be revoked.
 - Drive thru order facility and other outdoor speakers shall not produce any sound exceeding 60dB at a straight-line distance of 100 feet or greater or at any property line abutting a residential use, up to a height of eight feet above the ground at such property line.
 - Outdoor storage of restaurant related equipment shall be prohibited.
 - During business hours, all doors of the establishment shall remain closed at all times.

UTILITY CONTACTS

STORM SEWER DISTRICT
CITY OF O'FALLON STORMWATER
100 NORTH MAIN STREET
O'FALLON, MO 63366
CONTACT: PUBLIC WORKS
PHONE: (636) 379-3807

SANITARY SEWER DISTRICT
CITY OF O'FALLON SANITARY
100 NORTH MAIN STREET
O'FALLON, MO 63366
CONTACT: PUBLIC WORKS
PHONE: (636) 379-3807

WATER DISTRICT
CITY OF O'FALLON WATER
100 NORTH MAIN STREET
O'FALLON, MO 63366
CONTACT: PUBLIC WORKS
PHONE: (636) 379-3807

FIRE PROTECTION
O'FALLON FIRE DEPARTMENT
111 LAURA K DRIVE
O'FALLON, MO 63366
CONTACT: FIRE CHIEF ED ENGEL
PHONE: (636) 272-3493

ELECTRIC SERVICE
AMEREN-UE
200 N. CALLAHAN ROAD
WENTZVILLE, MO 63385
CONTACT: DAN GIESSMANN
PHONE: (636) 639-8312

GAS SERVICE
SPIRE ENERGY
700 MARKET STREET
ST. LOUIS, MO 63101
CONTACT: MICHAEL LANGAN
PHONE: (314) 575-4831

TELEPHONE / FIBER
CENTURY LINK
1 SOLUTIONS PARKWAY
TOWNSHIP & COUNTRY, MO 63017
PHONE: (636) 332-7261

TEAM INFORMATION

DEVELOPER
McDONALD'S USA, LLC
110 N. CARPENTER ST.
CHICAGO, IL 60607
CONTACT: AMY SWITZER
PHONE: (919) 860-2205
EMAIL: AMY.SWITZER@US.MCD.COM

CIVIL ENGINEER & SURVEYOR
CIVIL & ENVIRONMENTAL
CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY
SUITE 102
ST. CHARLES, MO 63301
PH: (314) 656-4566
FX: (314) 656-4565
CONTACTS: PATRICK T. BENNETT, PE



SITE USGS AND LOCATION MAP
U.S.G.S. 7.5 TOPOGRAPHIC MAP FOR O'FALLON QUADRANGLE, MISSOURI - SAINT CHARLES COUNTY DATED 2021.
SCALE: 1" = 1,000'

DEVELOPMENT NOTES:

- OVERALL AREA OF TRACT: 84,015 SQ.FT. (1.93 ACRES)
- SITE ADDRESS: 962 BRYAN RD O'FALLON, MO 63366
- PARCEL ID: 2-0057-D433-00-0004
- ZONING: C-3 HIGHWAY COMMERCIAL
- USE: EXISTING USE- VACANT PROPOSED USE- RESTAURANT, MCDONALD'S
- OWNER: RCP-N LLC 660 OFFICE PARKWAY CREVE COEUR, MO 63141
- BUILDING SETBACKS: FRONT YARD: 30' SIDE YARD: 20' REAR YARD: 25'
- MAXIMUM BUILDING HEIGHT: 35' MAXIMUM
- SITE COVERAGE: BUILDING 3,693 / 84,015 = 4% PAVEMENT 59,613 / 84,015 = 71% GREEN SPACE 20,709 / 84,015 = 25%
- BICYCLE PARKING: REQUIRED = 1 PER 15 AUTOMOBILE PARKING SPACES PROVIDED (4 MINIMUM) = 4 SPACES PROVIDED = 4 BIKE SPACES
- SANITARY SEWAGE FLOW CALCULATION: 30 GPD PER SEAT = AVERAGE FLOW, 90 GPD PER SEAT = PEAK FLOW 30 GPD X 34 SEATS = 1,020 GPD, 90 GPD X 34 SEATS = 3,060 PEAK FLOW TOTAL SEWAGE GENERATED BY THIS DEVELOPMENT = 3,060 GPD (PEAK FLOW)
- FLOOD PLAIN NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0240G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016, THIS PROPERTY IS LOCATED IN ZONE X. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY.
- ALL MECHANICAL EQUIPMENT, WHETHER ROOF OR GROUND MOUNTED, WILL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT IN ACCORDANCE WITH CITY CODE.
- ANY SIGNAGE SHALL BE BY SEPARATE PERMIT.
- STORMWATER REQUIREMENTS FOR DETENTION AND WATER QUALITY WILL BE PROVIDED FOR IN A REGIONAL DETENTION BASIN LOCATED SOUTH OF THE PROPERTY.
- PARKING CALCULATIONS:

RESTAURANT WITH DRIVE-THRU	CODE REQUIREMENT	BLDG (SQ.FT.)	PARKING REQUIRED
20 spaces + 1 per 100 sf	3695	57	
PARKING PROVIDED (TOTAL)			57
- LOADING SPACE REQUIREMENTS: USES HAVING OVER FIVE THOUSAND (5,000) SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE AT LEAST ONE (1) OFF-STREET LOADING AND UNLOADING SPACE. PROPOSED BUILDING SIZE IS LESS THAN 5,000 SQUARE FEET THEREFORE NO OFF-STREET LOADING SPACE IS REQUIRED.
- THIS PLAN IS IN COMPLIANCE WITH ARTICLE XIII, PERFORMANCE STANDARDS AND THE 2020 COMPREHENSIVE PLAN.
- NO SLOPE TO EXCEED 3:1 (HORIZONTAL:VERTICAL).
- DIFFERENTIAL RUNOFF CALCULATIONS: (100 YEAR/20 MINUTE)
PRE-DEVELOPED = 1.93 ACRES AT 2.24 PI = 4.32 c.f.s.
POST-DEVELOPED = 1.46 ACRES AT 4.90 PI = 7.15 c.f.s.
0.48 ACRES AT 2.24 PI = 1.08 c.f.s.
TOTAL = 8.23 c.f.s.
DIFFERENTIAL RUNOFF = 8.23 c.f.s. - 4.32 c.f.s. = 3.91 c.f.s.
(100 YEAR/20 MINUTE)

NOTES:

- REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

Sheet Index		
Sheet Number	Sheet Title	Sheet Description
1	C000	COVER
2	C001	GENERAL NOTES
3	C002	CITY NOTES
4	C100	EXISTING CONDITIONS AND DEMOLITION
5	C200	SITE PLAN
6	C300	GRADING PLAN
7	C500	UTILITY PLAN
8	C501	SEWER PROFILES
9	C502	SEWER PROFILES
10	C700	LANDSCAPE PLAN
11	C701	LANDSCAPE DETAILS
12	C800	DETAILS
13	C801	DETAILS
14	C802	DETAILS
15	C803	DETAILS
16	C804	CITY OF O'FALLON DETAILS
17	C805	CITY OF O'FALLON DETAILS
18	C806	CITY OF O'FALLON DETAILS
19	C807	CITY OF O'FALLON DETAILS
20	C808	CITY OF O'FALLON DETAILS
21	C900	EROSION & SEDIMENT CONTROL PLAN
22	C901	EROSION CONTROL DETAILS
23	A240362A.AGI	LIGHTING PLAN
24	LI-1	IRRIGATION PLAN
25	LI-2	IRRIGATION DETAILS
26	LI-3	IRRIGATION SPECIFICATIONS

McDONALD'S CONSTRUCTION PLAN
A TRACT OF LAND BEING LOT 4 OF "BRYAN ROAD COMMERCIAL, PLAT 1" RECORDED AS DOCUMENT 2023R-038185 IN THE ST CHARLES COUNTY RECORDS, BEING IN THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

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PATRICK T. BENNETT
Professional Engineer
05/01/2024
MISSOURI PROFESSIONAL ENGINEER

PATRICK T. BENNETT
MO PE# 2002003134
PROFESSIONAL ENGINEER
HAND SIGNATURE ON FILE

MIL	GAS	PTB	396-986
DRAWN BY:	CHECKED BY:	APPROVED BY:	PROJECT NO:

Developer / Owner Information
McDONALD'S RESTAURANT
NSN 43008 (024-1305)
962 BRYAN ROAD
O'FALLON, MISSOURI

COVER

P+Z No. 24-00803
Approval Date 04/08/2024
Permit No.
Page No. **C000**



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