



**OVERALL VIEW**  
SCALE: 1" = 20'  
SCALE IN FEET



**GENERAL SURVEY NOTE ITEMS:**

1. BASIS OF BEARING 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
2. ELEVATION BASED ON MDDOT VERTICAL DATUM.
3. PUBLIC UTILITIES WERE LOCATED AND FLAGGED BY THE MISSOURI ONE CALL SYSTEM TICKET NUMBER 240530268. ALL GROUND MARKINGS WERE VERIFIED IN THE FIELD. THE SYMBOLS AND LINE-WORK OF WHICH REPRESENT WHAT WAS PRESENT AT TIME OF SURVEY.
4. PROPERTY LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER THE NATIONAL FLOOD HAZARD INSURANCE RATE MAP, FIRM MAP NOS. 29183C0240G DATED JANUARY 20, 2016.
5. CLASS OF PROPERTY - URBAN.
6. TOTAL LAND AREA OF SUBJECT PROPERTY IS 84,014.82 SQUARE FEET OR 1.93 ACRES ±.
7. THERE ARE NO PARKING STALLS ON THIS PROPERTY.
8. THERE ARE NO KNOWN PROPOSED RIGHT OF WAY CHANGES.
9. SUBJECT PROPERTY IS ZONED "C-3, HIGHWAY COMMERCIAL DISTRICT" PER CITY OF O'FALLON, MISSOURI WEBSITE.
10. BUILDING AND PARKING SETBACK REQUIREMENTS:  
30' FRONT YARD  
20' SIDE YARD  
25' REAR YARD  
10' PARKING SETBACK
11. PROPERTY LIES APPROXIMATELY 570 NORTH OF THE INTERSECTION OF BRYAN ROAD AND WHITE MAGNOLIA DRIVE.

**TITLE DESCRIPTION:**

PARCEL 1:  
LOT 4 OF BRYAN COMMERCIAL PLAT 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT DOCUMENT NO. 2023R-038185 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

PARCEL 2:  
NON-EXCLUSIVE EASEMENTS CREATED BY DECLARATION OF CONVENIANTS, EASEMENTS, RESTRICTIONS AND DEVELOPMENT GUIDELINES, DATED AUGUST 29, 2023, AND RECORDED OCTOBER 6, 2023 AS DOCUMENT NO. 2023R-041229 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

PARCEL 3:  
A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS CREATED BY EASEMENT FOR CROSS-ACCESS DATED JANUARY 22, 2021, AND RECORDED JANUARY 22, 2021 AS DOCUMENT NO. 2021R-006675 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS.

**PARCEL 1 BEING THE SAME AS**

**SURVEYED PROPERTY 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 05° 23' 55" WEST 149.74 FEET TO A POINT; THENCE CONTINUING SOUTH 05° 23' 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 54.22', 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.

**KEY NOTES**

1. PROPOSED FULL DEPTH SAWCUT EDGE. (TO NEAREST JOINT IN CONCRETE AREAS). REFER TO DETAIL #01.
2. EXISTING PAVEMENT/CURB TO BE REMOVED.
3. EXISTING CONCRETE SIDEWALK TO BE REMOVED.

**NOTES:**

1. REFER TO SHEET C001 FOR GENERAL NOTES AND ABBREVIATIONS.
2. 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.

**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

**CEC**  
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**STATE OF MISSOURI**  
PATRICK T. BENNETT  
PROFESSIONAL CIVIL ENGINEER  
LICENSE NUMBER  
05/01/2024  
HAND SIGNATURE ON FILE

MNL	QAS	FTB	398-986
DRAWN BY:	CHECKED BY:	APPROVED BY:	PROJECT NO:

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

**EXISTING CONDITIONS AND DEMOLITION**

P+Z No. 24-00803  
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**C100**  
City of O'Fallon Standard Notes and Details - July 2019  
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