

SITE PLAN FOR
McDONALD'S RESTAURANT #024-0674
1001 NORTH MAIN STREET,
O'FALLON, MO 63366

DEVELOPMENT NOTES:

1. PARCEL ID: A972002196
2. ADDRESS: 1001 N. MAIN STREET
O'FALLON, MO 63366
3. TOTAL AREA OF TRACT: 1.19 ACRES
4. ZONING DISTRICT: C-2 (GENERAL BUSINESS DISTRICT)
5. YARD SETBACKS:
FRONT YARD SETBACK = 25 FEET
SIDE YARD SETBACK = NONE
REAR YARD SETBACK = NONE
6. FLOOD PLAIN NOTE
THE PROPERTY LIES WITHIN FLOOD ZONE X, UNSHADEED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER THE NATIONAL FLOOD HAZARD INSURANCE RATE MAP NO. 29183C 0230G, DATED JANUARY 20, 2016.
7. SHOULD ANY WATER MAIN BREAKS OCCUR IN THE FUTURE WHERE THE RETAINING WALL IS COMPROMISED, THE REPAIR AND RESTORATION OF SAID WALL WILL BE THE RESPONSIBILITY OF THE OWNER.

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY
SUITE 102
ST. CHARLES, MO 63301
PH: (314) 656-4566
FAX: (314) 656-4595
CONTACTS: PATRICK T. BENNETT, PE

WATER SERVICE

CITY OF O'FALLON
100 NORTH MAIN STREET
O'FALLON, MO 63366
CONTACT: RYAN ROCKWELL
PH: 636-379-7630

OWNER/OPERATOR

CHRISTIAN FOODS
5378 WESTWOOD DRIVE
ST. CHARLES, MO 63304
CONTACT: CHRISTOPHER GIARLA
PH: (636) 244-4870

KEY NOTES

- 1 APPROXIMATE AREA OF PREVIOUS WATER MAIN CONSTRUCTION, RETAINING WALL AND FENCING HAVE BEEN REMOVED. CONTRACTOR TO FILL IN TRENCH AND GRADE DETENTION BASIN BACK TO PREVIOUS/INITIAL CONDITIONS.
- 2 EXISTING WATER MAIN TO REMAIN.
- 3 EXISTING RETAINING WALL TO REMAIN.
- 4 REBUILD RETAINING WALL (APPROX. 27 LF). REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- 5 REMOVE AND REPLACE RETAINING WALL OVER WATER MAIN (APPROX. 16 LF). REFER TO STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- 6 REMOVE/REPLACE EXISTING DAMAGED FENCING (APPROX. 55 LF).
- 7 SEED/SOD ALL DISTURBED AND UNSTABILIZED AREAS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.

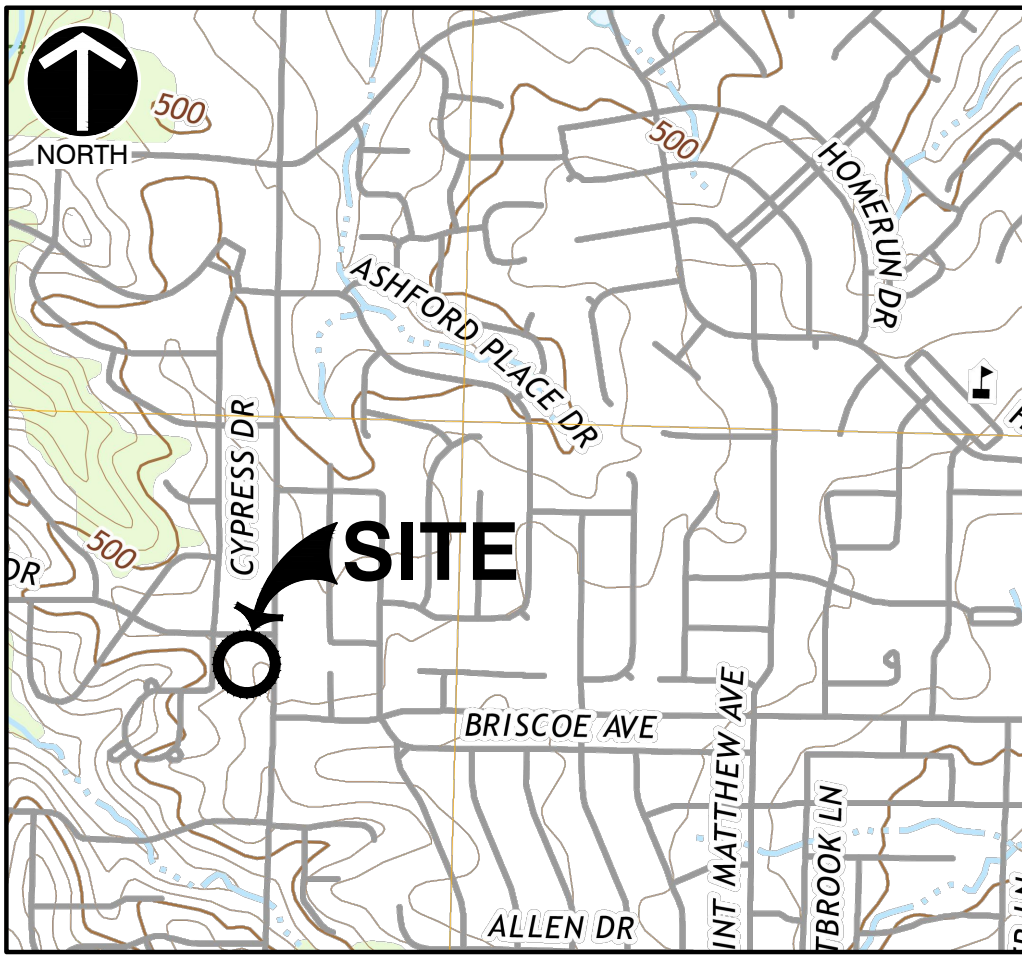
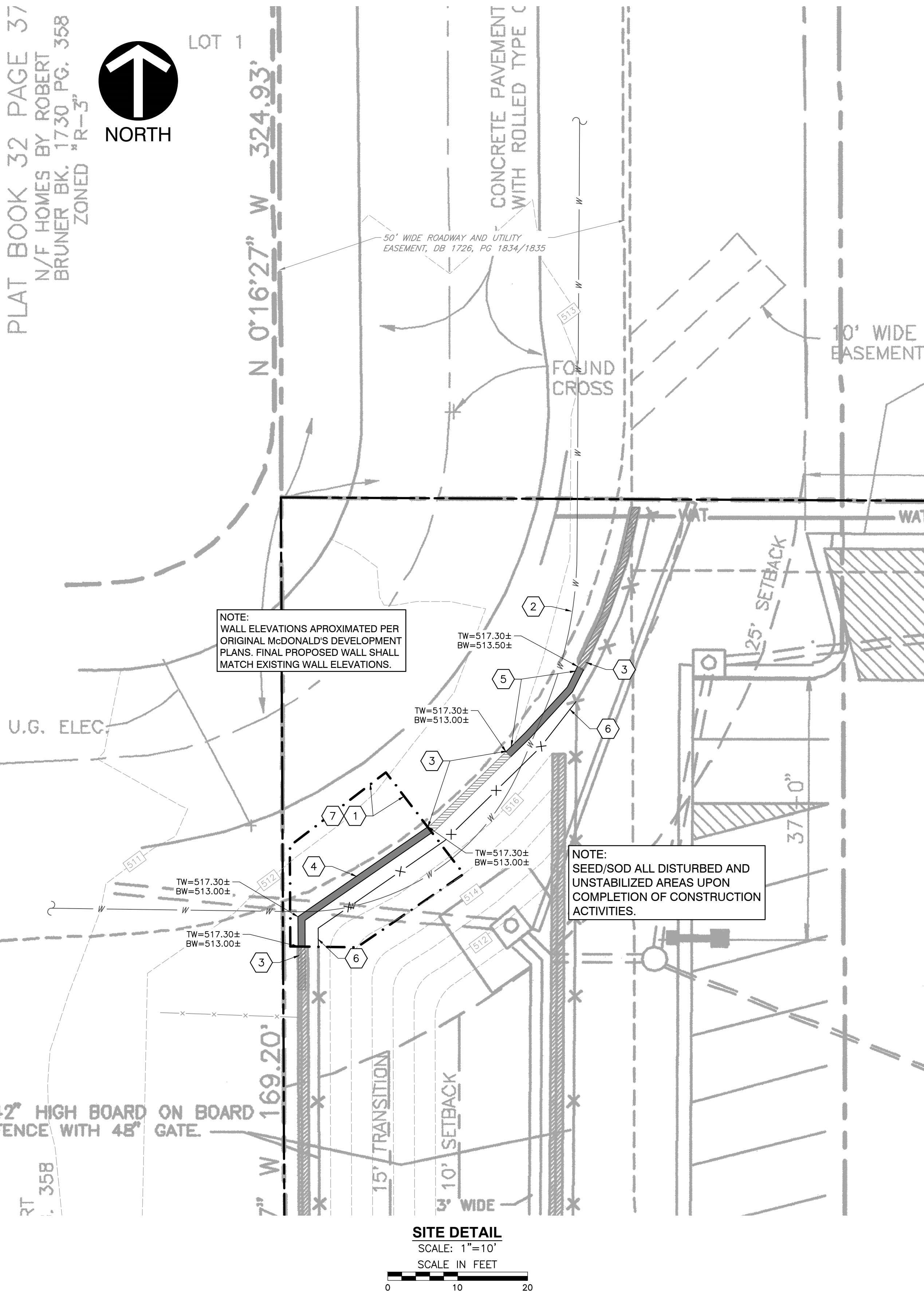
CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 12/27/24
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

REFERENCE

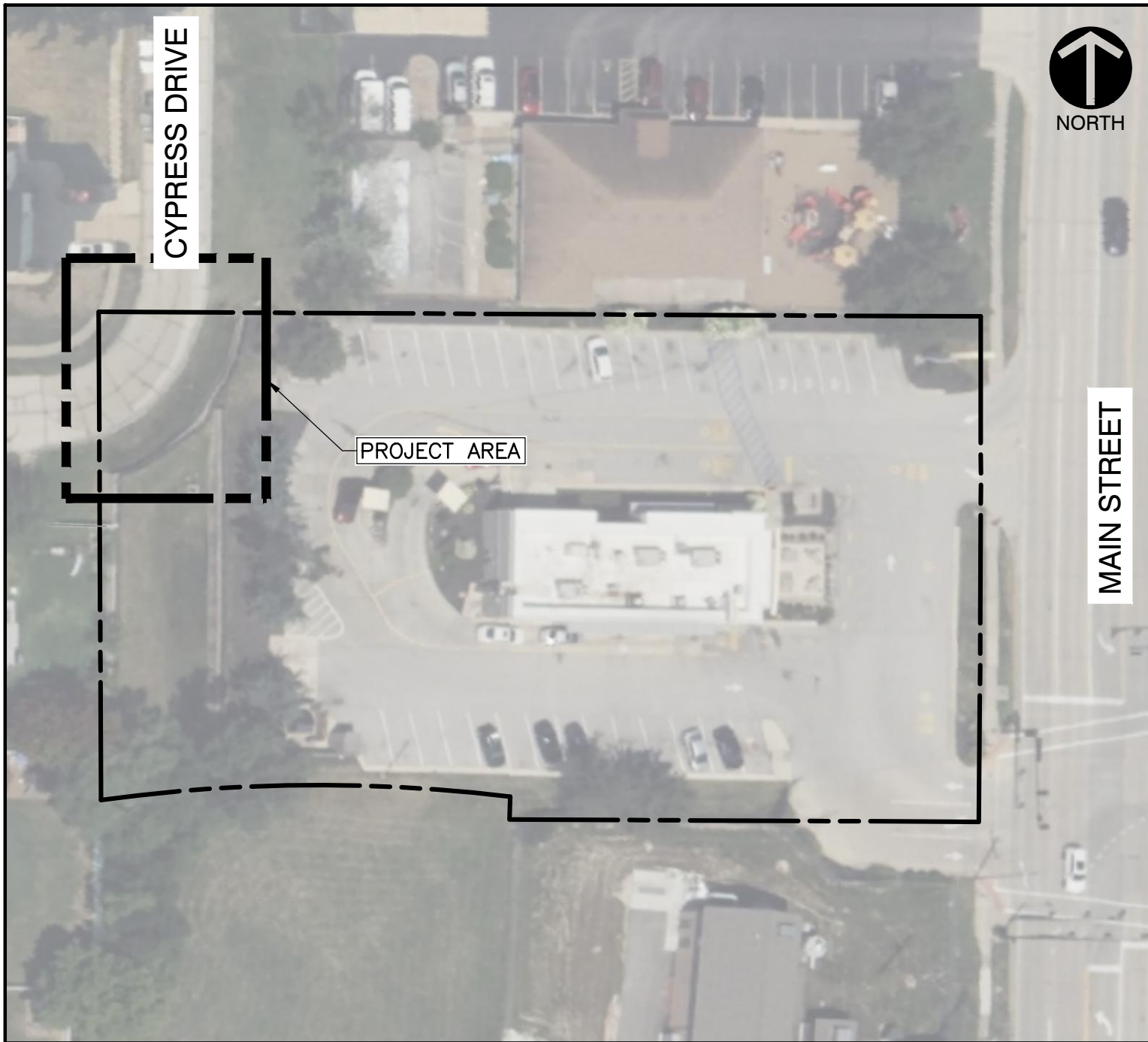
1. EXISTING TOPOGRAPHIC INFORMATION PER McDONALD'S DEVELOPMENT PLANS DATED 08/22/1996 AND REVISED 10/31/1996.



811 or 1-800-344-7483
https://www.mo1call.com



SITE USGS AND VICINITY MAP
U.S.G.S. 7.5 TOPOGRAPHIC MAP, O'FALLON QUADRANGLE, MISSOURI - SAINT CHARLES COUNTY, DATED 2021
SCALE 1" = 1000'



SITE MAP
SCALE: 1"=50'
SCALE IN FEET

Sheet List		
NO.	NAME	TITLE
01	SP01	SITE PLAN
02	P1	RETAINING WALL PLANS
03	D1	RETAINING WALL NOTES & DETAILS
04	D2	RETAINING WALL DETAILS

McDONALD'S
CONSTRUCTION PLAN

A TRACT OF LAND BEING PART OF N.E. ¼ OF
FRACTIONAL SECTION 20, TOWNSHIP 47
NORTH, RANGE 3 EAST OF THE FIFTH
PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST.
CHARLES COUNTY, MISSOURI



**Civil & Environmental
Consultants, Inc.**

3000 Little Hills Expressway, Suite 102
St. Charles, MO 63301
314-656-4566 · 866-250-3679
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PATRICK T. BENNETT
(MO PE# 2002003134)
PROFESSIONAL CIVIL ENGINEER
*HAND SIGNATURE ON FILE

DRAWN BY:	JAM
CHECKED BY:	FTB
APPROVED BY:	FTB
PROJECT NO:	346-283

Developer / Owner Information
McDONALD'S RESTAURANT
#024-0674
1001 NORTH MAIN STREET
O'FALLON, MISSOURI



SITE PLAN

P+Z No. 24-01917
Approval Date

Permit No.
RET24-000006

Page No.

SP1

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