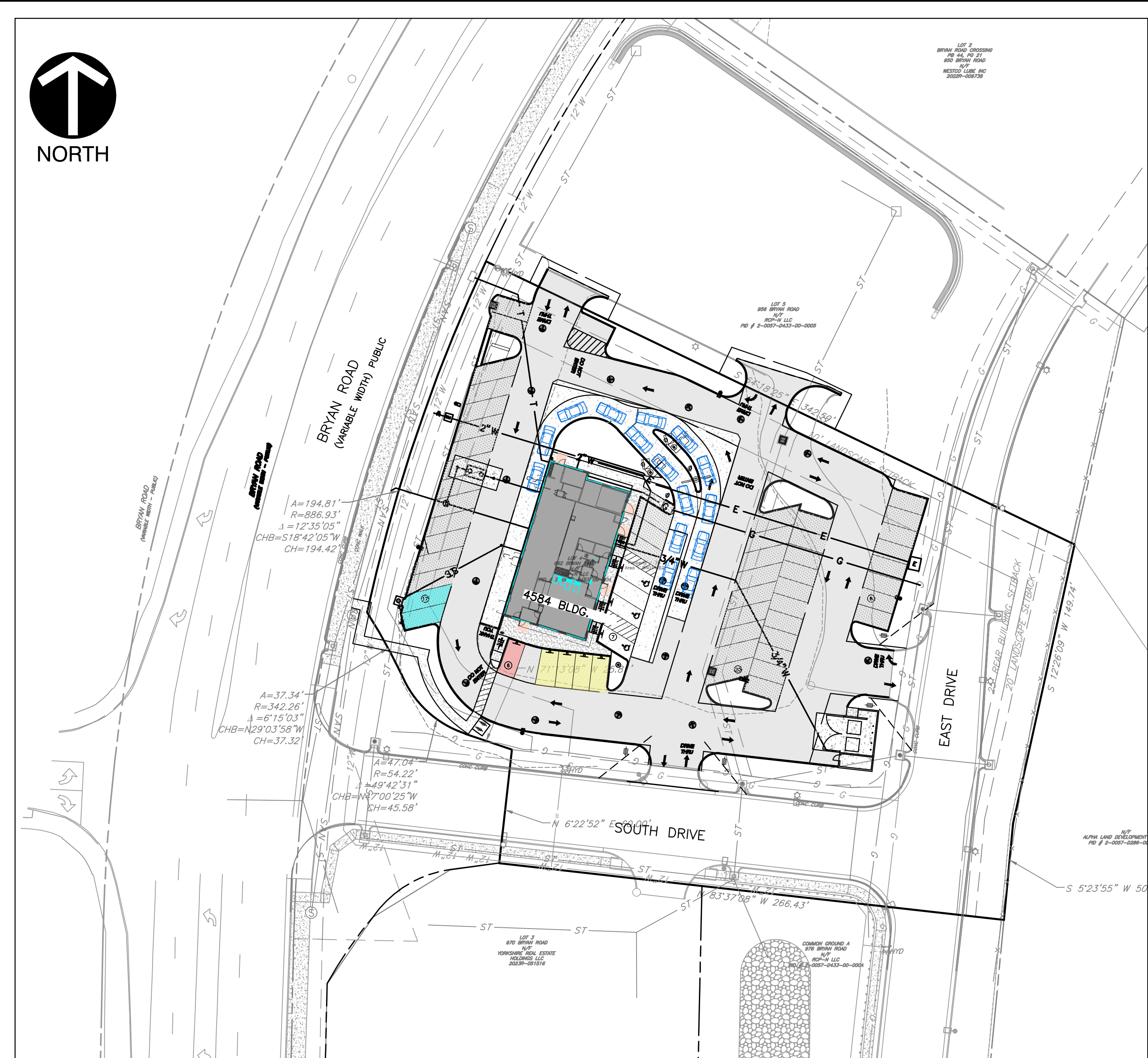


BASIS OF BEARING:
BASIS OF BEARING FOR THIS SURVEY IS MISSOURI EAST STATE PLANE. SITE WAS SCALED TO GROUND USING A GROUND SCALE FACTOR DERIVED FROM A CENTRAL POINT ON SITE USING TRIMBLE ACCESS SOFTWARE ON A TSC7 DATA COLLECTOR. SAID POINT IS AT
LAT 38°47'58.57744"N
LONG 90°44'10.19117"W
HEIGHT 514.793'
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° 23' 55" WEST 50.87 FEET TO A POINT; THENCE WEST DEPARTING FROM SAID EAST LINE NORTH 83° 37' 08" WEST 286.43' 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° 02' 25" WEST 45.58 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 142.28 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
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE 07/17/2024
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:

- This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Construction Site Plans.
- Provide calculations that show the percentage of metal used as decorative trim. If more than 15% per elevation, reduce the amount of metal trim to be in compliance with Section 400.523(A)(3).
- Show that the proposed trash enclosure location does not interfere with the 25' sight triangle at the intersection of South Drive and East Drive.
- Provide a ramp at the trash enclosure passive entrance.
- Provide Fire District approval for the site.

NOTE:
- The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued.
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.
- 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.

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
AMERENUE
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

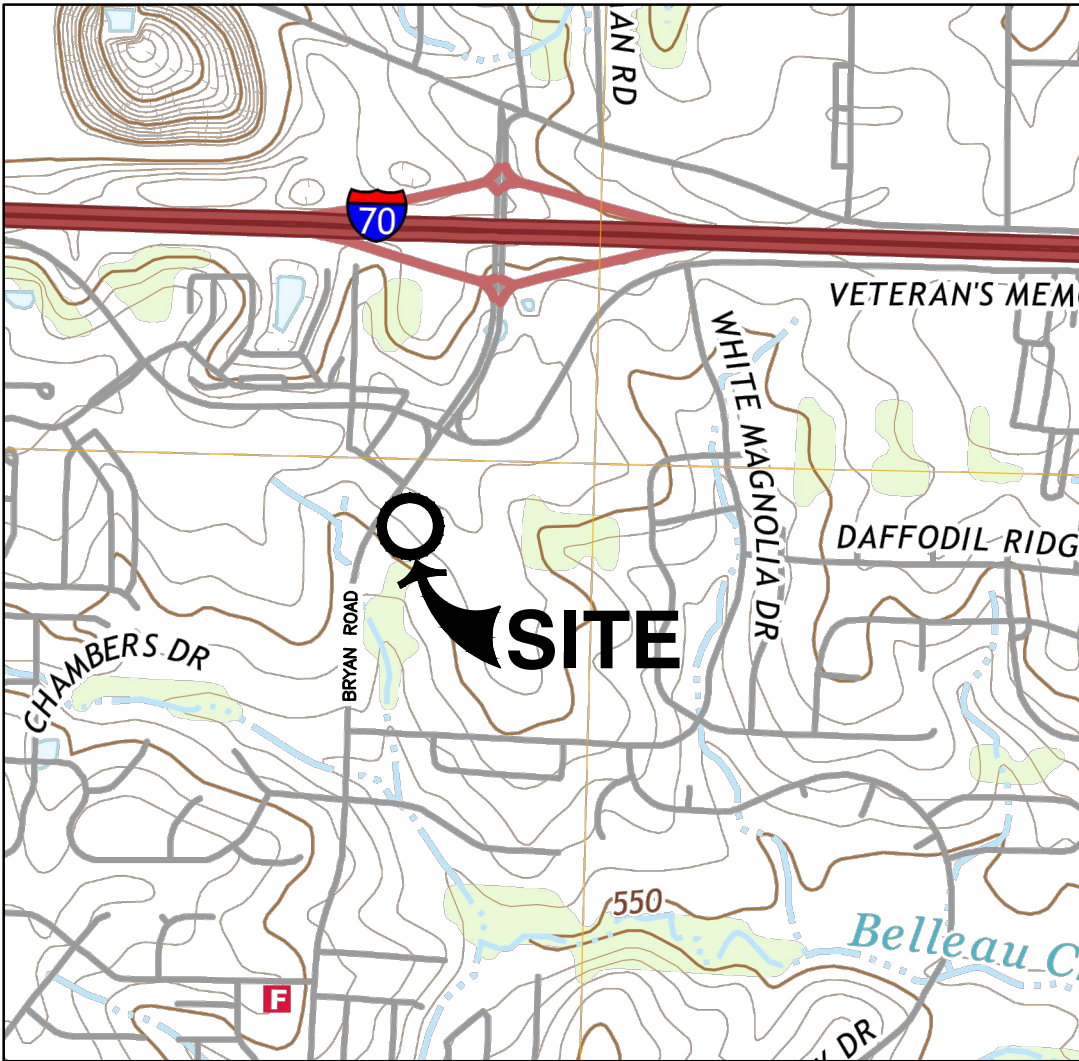
TELEPHONE / FIBER
CENTURY LINK
1 SOLUTIONS PARKWAY
TOWN & COUNTRY, MO 63017
PHONE: (636) 332-7261

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	A240382A.AGI	LIGHTING PLAN
24	LI-1	IRRIGATION PLAN
25	LI-2	IRRIGATION DETAILS
26	LI-3	IRRIGATION SPECIFICATIONS

TEAM INFORMATION

DEVELOPER
McDONALD'S USA, LLC
110 N. CARPENTER ST.
CHICAGO, IL 60607
CONTACT: AMY SWITZER
PHONE: (913) 660-2205
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) 656-4555
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.

	CODE REQUIREMENT	BLDG (SQ.FT.)	PARKING REQUIRED
RESTAURANT WITH DRIVE-THRU	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.

City of O'Fallon Standard Notes and Details - July 2019

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

Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway, Suite 102
St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.ccecinc.com



PATRICK T. BENNETT
(MO PE# 2002003134)
PROFESSIONAL CIVIL ENGINEER
*HAND SIGNATURE ON FILE

ML	QAS	FTB	336-366
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.

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C000