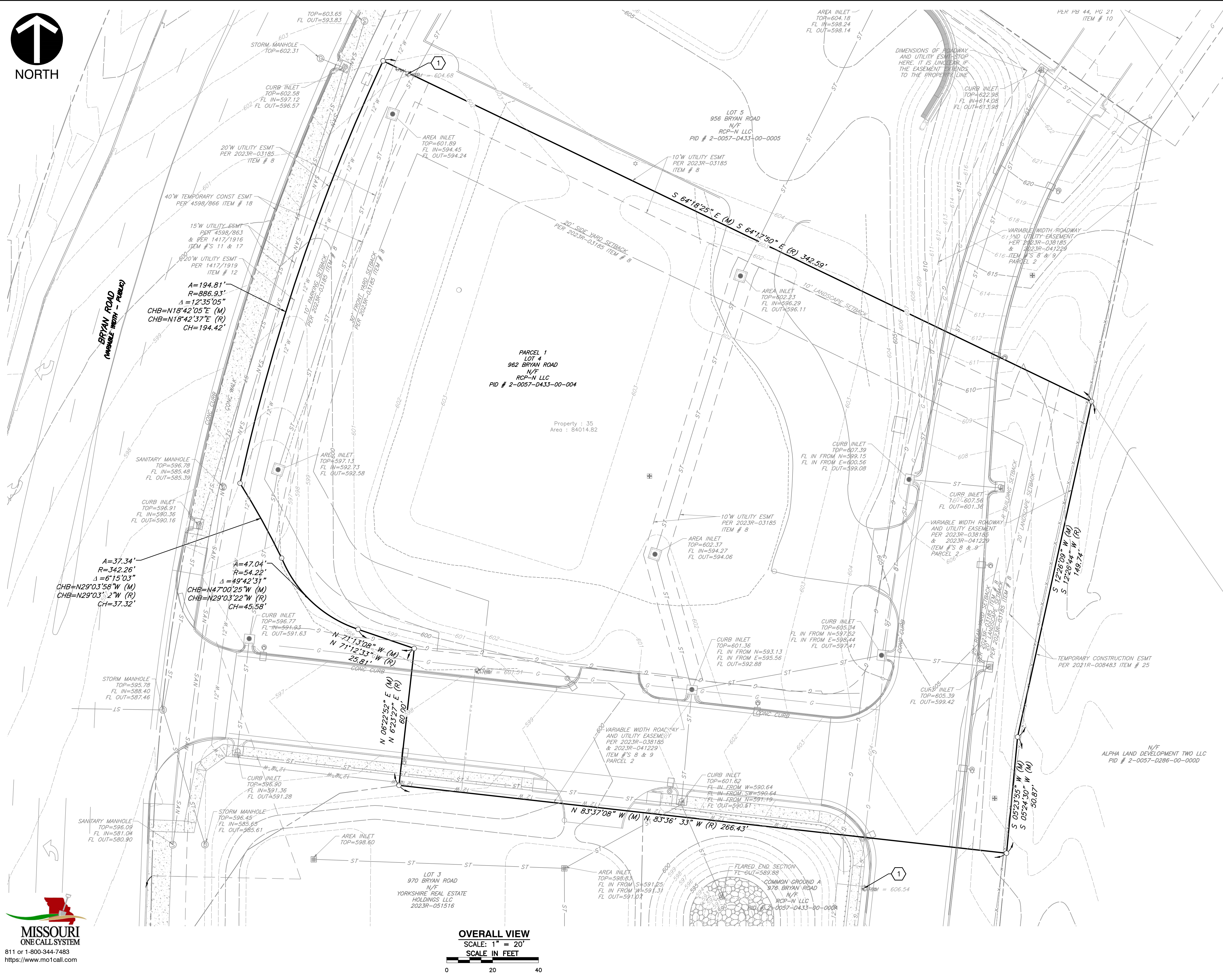




- GENERAL SURVEY NOTE ITEMS:
1. BASIS OF BEARING IS MISSOURI EAST STATE PLANE. SITE WAS SCALED TO GROUND USING A GROUND SCALE FACTOR DERIVED FROM A TSC7 DATA COLLECTOR. SAID POINT IS AT
LAT 38°47'58.57744\"N
LONG 90°44'10.19117\"W
HEIGHT 514.793'
GROUND SCALE FACTOR=1.0000860604
 2. ELEVATION BASED ON MDOOT 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 CONVENANTS, 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 12° 26' 09\"

- KEY NOTES
1. EXISTING HYDRANT TO REMAIN.

- 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

Civil & Environmental
Consultants, Inc.

3000 Little Hills Expressway, Suite 102
St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com

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

MAL	GAS	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

EXISTING CONDITIONS AND DEMOLITION

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

Page No.
C100

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