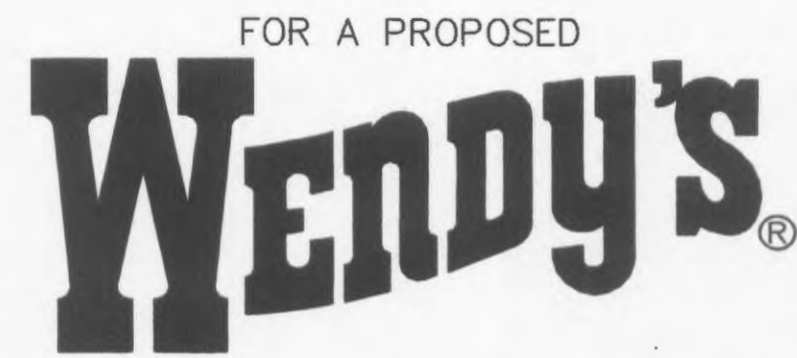
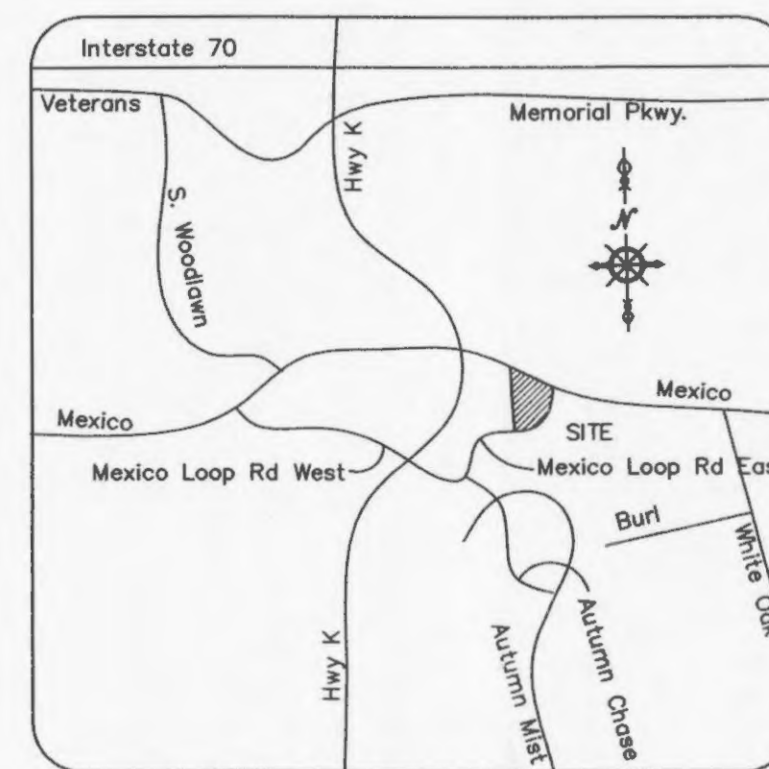


# IMPROVEMENT PLANS



FOR A PROPOSED  
LOT 3A OF PIGEON PARK WEST PLAT 3,  
AS PER PLAT BOOK 45, PAGE 57  
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP  
(NOT TO SCALE)

### PROPERTY DATA

OWNER UNDER CONTRACT = WENDY'S INTERNATIONAL, INC.  
ADDRESS = 1390 MEXICO LOOP RD. EAST  
PARCEL ID = 2-0061-A447-00-3A  
ACREAGE = 1.029 ACRES  
EXISTING ZONING = C2 CITY OF O'FALLON  
(CUP APPROVED MARCH 27, 2008)  
PROPOSED USE = RESTAURANT WITH DRIVE THRU  
FIRE DISTRICT = O'FALLON FIRE PROTECTION DIST.  
SCHOOL DISTRICT = FORT ZUMWALT  
SEWER DISTRICT = CITY OF O'FALLON  
WATER SHED = BELLEAU CREEK  
FEMA MAP = 29183C0237 E  
ELECTRIC COMPANY = AMERENUE  
GAS COMPANY = LACLEDE GAS COMPANY  
PHONE COMPANY = CENTURY TEL  
WATER COMPANY = CITY OF O'FALLON

### UTILITIES AND REVIEW AGENCIES

ELECTRIC COMPANY = AMEREN UE - ST. CHARLES DISTRICT  
200 NORTH CALLAHAN ROAD  
WENTZVILLE, MO 63385  
PH. (636) 639-8311  
CONTACT: JEFF BUTLER

PHONE COMPANY = CENTURYTEL  
1151 CENTURYTEL DRIVE  
WENTZVILLE, MO 63385  
PH. (636) 332-7030  
CONTACT: ENGINEERING

GAS COMPANY = LACLEDE GAS COMPANY  
1999 TRADE CENTER DRIVE  
ST. PETERS, MO 63376  
PH. (636) 978-2663, X-103  
CONTACT: MIKE LANGAN

CABLE TELEVISION = CHARTER COMMUNICATIONS  
MAPPING AND DESIGN DEPARTMENT  
941 CHARTER COMMONS  
TOWN & COUNTRY COMMONS, MO 63017-0609  
CONTACT: LARRY SAAFIR

WATER COMPANY = CITY OF O'FALLON  
100 WATER DRIVE  
O'FALLON, MO 63368  
PH. (636) 561-3737  
CONTACT: ENGINEERING

SEWER DISTRICT = CITY OF O'FALLON  
100 WATER DRIVE  
O'FALLON, MO 63368  
PH. (636) 561-3737  
CONTACT: ENGINEERING

FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT  
119 EAST ELM STREET  
O'FALLON, MO 63366  
PH. (636) 327-6239  
CONTACT: FIRE MARSHAL

### LEGEND

EXISTING CONTOURS	--- 433 ---	WATER MANHOLE	WMH
PROPOSED CONTOURS	--- 433 ---	TELEPHONE MANHOLE	TMH
EXISTING STORM SEWER	== [ ] ==	BRUSH & SHRUB LINE	[ ]
PROPOSED STORM SEWER	== [ ] ==	TREE & SIZE	[ ]
EXISTING SANITARY SEWER	== [ ] ==	BUSH & SIZE	[ ]
PROPOSED SANITARY SEWER	== [ ] ==	BOLLARD	[ ]
RIGHT-OF-WAY	--- ---	SIGN	[ ]
EASEMENT	--- ---	ELECTRIC YARD LIGHT	[ ]
CENTERLINE	--- ---	BORING LOCATION	[ ]
EXISTING TREE	[ ]	MAIL BOX	MB
EXISTING SPOT ELEVATION	x 433.28	ELECTRIC BOX	EB
PROPOSED SPOT ELEVATION	x 433.28	CLEAN OUT	CO
SWALE/DRAINAGE PATH	[ ]	GAS VALVE	GV
TO BE REMOVED	T.B.R.	GAS METER	GM
TO BE REMOVED & RELOCATED	T.B.R. & R.	GAS DRIP	GD
TO BE USED IN PLACE	U.I.P.		
ADJUST TO GRADE	A.T.G.		
BACK OF CURB	B.C.		
FACE OF CURB	F.C.		

### ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
(T.B.R.)	TO BE REMOVED

### LAND DESCRIPTION

PARCEL NO. 1  
LOT 3A OF PIGEON PARK WEST PLAT 3, AS PER PLAT OF SUBDIVISION RECORDED IN THE OFFICE  
OF THE RECORDER OF DEEDS OF ST. CHARLES COUNTY, MISSOURI IN PLAT BOOK 45 PAGE 57.

### BENCH MARK

SC-06 ELEV. 529.13' - THE STATION IS A STANDARD MISSOURI DNR GRS ALUMINUM DISK  
STAMPED "SC-06 1990", SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES  
LONG AND FLUSH WITH THE GROUND. THE STATION IS LOCATED ON THE EAST SHOULDER OF THE  
NORTH BOUND LANE OF MISSOURI HIGHWAY 79 ABOUT 0.5 MILE NORTH OF INTERSTATE 70 IN ST.  
CHARLES COUNTY. IT IS 280 1/2 FT. NORTH OF THE NORTH END OF THE RAILROAD OVERPASS  
AT APPROXIMATE HIGHWAY 79 STATION 537+62 AND ON A LINE EXTENDED FROM THE  
NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC.

### SITE BENCH MARK

ELEV. 516.39' - "O" IN OPEN ON FIRE HYDRANT AS SHOWN ON SURVEY.

### PREPARED FOR:

Wendy's International, Inc.  
C/O MIKE GOLDEN  
3330 WEST ESPLANADE AVE.  
SUITE 612  
METAIRIE, LA 70002  
PHONE (504) 849-0349  
FAX (504) 828-1235

### PREPARED BY:

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

11402 Gravois Road  
Suite 100  
Saint Louis, Missouri 63126  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

### INDEX OF SHEETS

C1	TITLE SHEET
C2	SPECIFICATION SHEET
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	SITE & GRADING PLAN
C5	SITE GEOMETRY & UTILITY PLAN
C6	SEWER PROFILES, DETAILS & HYDRAULIC CALCULATIONS
C7	SITE & PAVEMENT DETAILS
C8	DRAINAGE AREA PLAN
C9	STORM WATER POLLUTION PREVENTION PLAN & DETAILS
L1	PLANTING PLAN
E7	ELECTRICAL PHOTOMETRIC PLAN

### NOTE:

CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE  
NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS  
SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL  
APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE  
OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO  
RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY  
ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

### UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE  
SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE  
ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES,  
STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE  
ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER  
SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND  
UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION  
OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING  
WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMO.

### NOTE TO CONTRACTOR

CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL  
PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY  
AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES; WORKING  
WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES;  
AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE  
MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT  
IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS,  
ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF  
THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

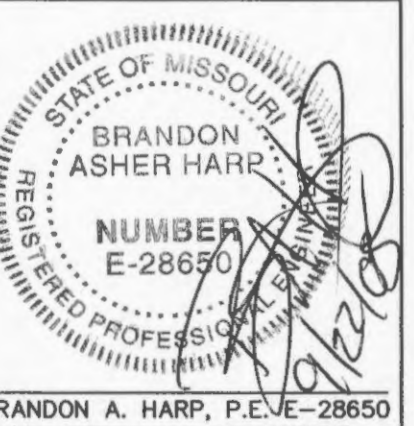
THE DISCONNECT AND REMOVAL OF EXISTING OVERHEAD AND UNDERGROUND SERVICE LINES  
CALLED OUT TO BE REMOVED SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR  
THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT  
MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE  
HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION  
REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN  
STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE  
CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS  
THAT ARE IN KEEPING WITH THIS INTENT.



INDICATES RESPONSIBILITY FOR DESIGN  
PROFESSIONAL ENGINEER'S SEAL  
DATE: 10-7-08  
ACCEPTED FOR CONSTRUCTION  
COMMUNITY DEVELOPMENT DEPARTMENT  
CITY OF O'FALLON

Planning and Development No. 9987.07.01  
Planning and Zoning Commission  
Approval - March 6, 2008  
City Council Approval - March 27, 2008



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Suite 100  
Saint Louis, Missouri 63126  
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Fax: 314.729.1404  
www.cedc.net

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Improvement Plans  
**Wendy's Restaurant**  
1390 Mexico Loop Rd. East  
O'Fallon, Missouri 63366

Proj. #	0747
No. Description	Date
Agency Submittal	04/25/08
Per City	07/15/08
	07/30/08

Title Sheet

**C1**  
OF 9

RECEIVED  
SEP 25 2008

RECEIVED  
SEP 29 2008  
CONSTRUCTION INSPECTION  
CITY OF O'FALLON

For Review  
Const Inspector