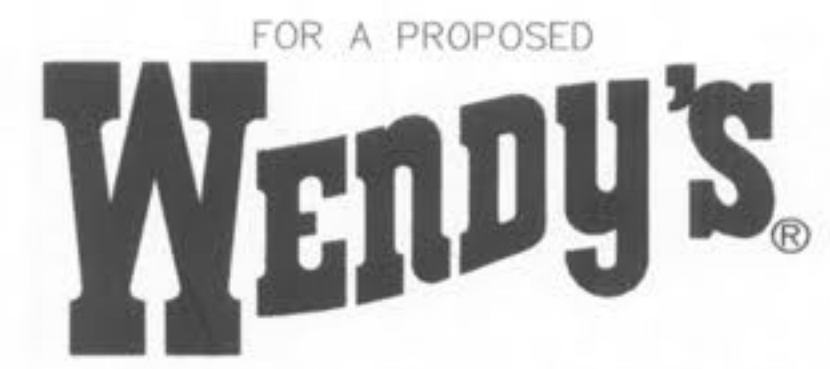
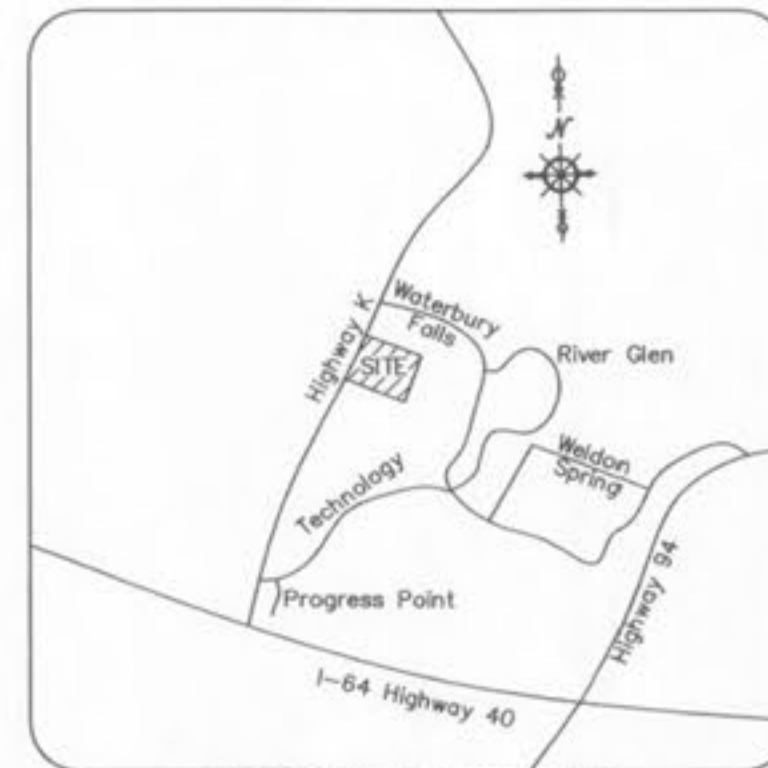


# IMPROVEMENT PLANS



FOR A PROPOSED  
**Wendy's**  
 LOT 2B OF WATERBURY COMMERCIAL PLAT 2,  
 AS PER PLAT BOOK , PAGE  
 ST. CHARLES COUNTY, MISSOURI



**LOCATION MAP**  
(NOT TO SCALE)

### PROPERTY DATA

OWNER UNDER CONTRACT = WENDY'S INTERNATIONAL, INC.  
 ADDRESS = 4210 HIGHWAY K  
 LOCATOR NO. = NOT YET ASSIGNED  
 ACREAGE = 0.933 ACRES  
 EXISTING ZONING = C2 CITY OF O'FALLON  
 PROPOSED USE = RESTAURANT WITH DRIVE THRU  
 FIRE DISTRICT = COTTLEVILLE FIRE PROTECTION DIST.  
 SCHOOL DISTRICT = FRANCIS HOWELL  
 SEWER DISTRICT = DUCKETT CREEK SANITARY DISTRICT  
 WATER SHED = CROOKED CREEK  
 FEMA MAP = 29183C0430 E  
 ELECTRIC COMPANY = AMERENUE  
 GAS COMPANY = LACLEDE GAS COMPANY  
 PHONE COMPANY = ATT  
 WATER COMPANY = PUBLIC WATER SUPPLY DISTRICT No. 2

### UTILITIES AND REVIEW AGENCIES

ELECTRIC COMPANY = AMEREN UE - ST. CHARLES DISTRICT  
 200 NORTH CALLAHAN ROAD  
 WENTZVILLE, MO 63385  
 PH. (314) 412-7291  
 CONTACT: TARA DOLDE

PHONE COMPANY = AT&T  
 402 N. 3RD ST.  
 ST. CHARLES, MO 63301  
 PH. (xxx) xxx-xxxx  
 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 = PUBLIC WATER SUPPLY DISTRICT  
 NO. 2 OF ST. CHARLES COUNTY  
 100 WATER DRIVE  
 O'FALLON, MO 63368  
 PH. (636) 561-3737  
 CONTACT: MARK MAHLER

SEWER DISTRICT = DUCKETT CREEK SANITARY DISTRICT  
 3550 HIGHWAY K  
 O'FALLON, MO 63368  
 PH. (636) 441-1244  
 ATTN: MICHAEL MERKT

FIRE DISTRICT = COTTLEVILLE COMMUNITY FIRE PROTECTION DISTRICT  
 1385 MOTHERHEAD RD.  
 ST. CHARLES, MO 63304  
 PH. (636) 441-8799  
 CONTACT: FIRE MARSHAL MARK BOEHLE

STORM SEWER = CITY OF O'FALLON  
 100 NORTH MAIN STREET  
 O'FALLON, MO 63368  
 PH. (636) 379-5557  
 CONTACT: JEANNIE GREENLEE

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: [Signature] DATE: 7-21-09  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN



### INDEX OF SHEETS

- C1 TITLE SHEET
- C2 SPECIFICATION SHEET
- C3 EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
- C4 SITE AND 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

### CONDITIONS OF APPROVAL

1. Under the current design, the storm water runoff from the site will be diverted to two existing detention basins located on other parcels. Because of a lack of maintenance and a lack of siltation control and vegetation on the Waterbury commercial sites (also owned by the same property owner - Dong in Development), the existing collection system is not adequate to handle storm water runoff from this site. Therefore, applicant shall seek an alternative means to handle the storm water runoff or the property owner shall install proper siltation control and vegetation on all its Waterbury commercial sites in order to make current collection system adequate to handle the storm water runoff from this site.
2. The petitioner shall revise the lighting plan to show 0.5 foot candles or less at the property line in accordance with the City's Exterior Lighting Standards.

#### 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.

### LEGEND

EXISTING CONTOURS	--- 433 ---	WATER MANHOLE	WMH
PROPOSED CONTOURS	--- 433 ---	TELEPHONE MANHOLE	TMH
EXISTING STORM SEWER	== [ ] ==	BRUSH & SHRUB LINE	[ ]
PROPOSED STORM SEWER	== [ ] ==	TREE & SIZE	[ ] 36"
EXISTING SANITARY SEWER	== [ ] ==	BUSH & SIZE	[ ] 96"
PROPOSED SANITARY SEWER	== [ ] ==	BOLLARD	[ ]
RIGHT-OF-WAY	--- [ ] ---	SIGN	[ ]
EASEMENT	--- [ ] ---	ELECTRIC YARD LIGHT	[ ]
CENTERLINE	--- [ ] ---	BORING LOCATION	[ ]
EXISTING TREE	[ ] 12"	MAIL BOX	MB
EXISTING SPOT ELEVATION	x 433.28	ELECTRIC BOX	EB
PROPOSED SPOT ELEVATION	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.		
WATER MAIN	--- W ---		
GAS MAIN	--- G ---		
UNDERGROUND TELEPHONE	--- T ---		
OVERHEAD WIRE	--- O.H. ---		
UNDERGROUND ELECTRIC	--- E ---		
FIRE HYDRANT	[ ]		
POWER POLE	[ ]		
WATER VALVE	[ ]		

### 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

A TRACT OF LAND BEING PART OF LOT 3 OF WATERBURY COMMERCIAL PLAT TWO, A SUBDIVISION RECORDED IN PLAT BOOK 41 PAGES 116 & 117 AND PART OF A TRACT OF LAND CONVEYED TO DONG-IN DEVELOPMENT BY DEED BOOK 4736 PAGE 1089 OF THE ST. CHARLES COUNTY LAND RECORDS OFFICE IN ST. CHARLES COUNTY.

### BENCH MARK

#### BENCHMARK

STATION SC-07, ELEV. 549.21' - THE STATION IS A STANDARD MISSOURI DNR GRS ALUMINUM DISK STAMPED "SC-07 1990" AND IS SET IN A 12" DIAMETER CONCRETE MONUMENT. THIS STATION IS LOCATED ON THE SOUTH SIDE OF MISSOURI HIGHWAY 94 IN THE SOUTH PART OF THE COMMUNITY OF HOWELL ON THE NORTH SIDE OF THE EAST END OF RIDGEWAY DRIVE. IT IS 19.5 FEET NORTHEAST OF A GAS DRIP VALVE HOUSING; 40.7 FEET SOUTHWEST OF THE SOUTH LEG OF A HIGHWAY SIGN; 34.6 FEET SOUTHWEST OF A NAIL AND SHINER IN THE NORTHWEST SIDE OF A POWER POLE; 21.6 FEET SOUTHWEST OF THE CENTER OF A FIRE HYDRANT AND 2.0 FEET NORTHWEST OF A CARSONITE WITNESS POST.

#### SITE BENCHMARK

ELEV. 547.46' - "X" ON THE EASTERN RIM OF SANITARY MANHOLE 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  
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 Saint Louis, Missouri 63126  
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**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

Improvement Plans  
**Wendy's Restaurant**  
 4210 Highway K  
 O'Fallon, Missouri 63368

Proj. # 0812		
No.	Description	Date
Agency Submittal		09/15/08
per City		01/05/09

Title Sheet

**C1**