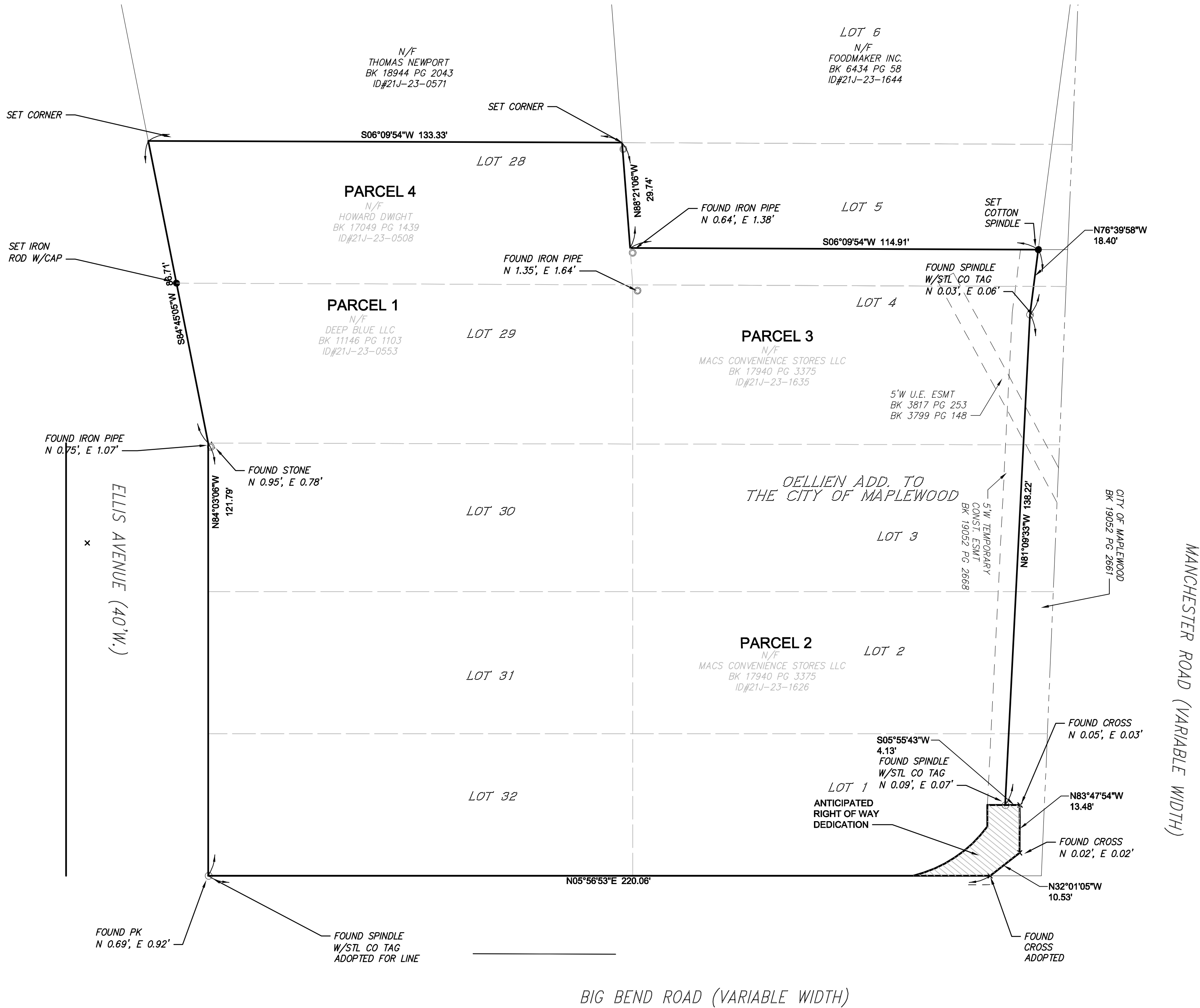
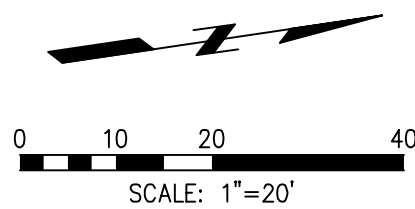


A TRACT OF LAND BEING PART OF LOTS 1-5 AND ALL OF LOTS 29-32 OF OELLIEEN ADDITION TO THE CITY OF MAPLEWOOD TOWNSHIP 45 NORTH, RANGE 6 EAST, CITY OF MAPLEWOOD ST. LOUIS COUNTY, MISSOURI



SURVEY NOTES:

-Source of Title Information: First American Title Insurance Company, Commitment Number: LC-241235, amendment no. 1, dated August 19, 2014.

-Source of Bearing System Used: Assumed.

-Source of Deed: Macs Convenience Stores LLC as recorded in Deed Book 17940 page 3375 of the St. Louis County Records.

-By graphic plotting only, the property surveyed is within Zone "X" (areas determined to be outside 500-year floodplain), as per FIRM Community Panel No. 29189 C 0302 H, dated August 2, 1995.

-The site surveyed is within zoning districts AB, Arterial Business District and in SR, Single Family Residence, per the City of Maplewood website. AB Setbacks: Front-35 feet, except that if automobile parking space or driveways are not located between the public right of way and any principal or accessory buildings, the minimum required setback may be reduced to 20 feet. Gasoline pumps, air and water service and other fixtures used in connection with automobile service stations and any motor vehicle, mobile homes, trailers, equipment and boats stored or parked in the open shall be located not less than 15 feet from any public right of way. Side and Rear-None required, but if a side or rear yard is provided, no such yard shall be less than 5 feet. Maximum Height-50 feet.

SR Setbacks: Front-25 feet. Side-the combined side yard dimensions shall not be less than 15 feet with any side having a minimum of 5 feet. If the side yard faces a public right of way or private roadway, there shall be a side yard setback on the right of way side of the lot. The interior side yard of a corner lot shall be no less than 5 feet. Rear-30 feet. Maximum Height-to be determined by the zoning administrator.

-Property surveyed contains 44,522 square feet or 1.02 acres, more or less.

Parcel 1:

Lot 29 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, Fronting 45 feet 8 inches on the North line of Ellis Avenue, by a depth Northwardly on the East line of said Lot 7, 119 feet 6 inches, more or less, and on the West line of said Lot of 128 feet 5 inches, more or less, to the dividing line of said Block, bounded North by Lot No. 4, south by Ellis Avenue, East by Lot No. 30 and West by Lot No. 28 of said Block.

Known as 7517 Ellis Avenue, Maplewood, Mo.

Parcel 2:

Lots 1, 2, 3, 30, 31 and 32 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, having aggregate front of 121 feet 3 inches on the Southern line of Manchester Road (now known as Manchester Boulevard), by a depth of Southwardly of 239 feet 8-1/2 inches on the West line of Lots 3 and 30 and of 234 feet 6 inches on the West line of Big Bend Road (now known as Big Bend Boulevard) to the North line of Ellis Avenue, on which they have a front of 121 feet 9-1/2 inches, EXCEPTING THEREFROM that part conveyed unto the City of Maplewood, Missouri for right-of-way purposes of Big Bend Boulevard and Manchester Boulevard as set forth in General Warranty Deed dated July 26, 2010 and recorded August 10, 2010 in Book 19052 page 2661.

Known as 2702 South Big Bend Boulevard, Maplewood, Mo.

Parcel 3:

Lot 4 and the Eastern 10 feet 2-1/4 inches of Lot 5 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, according to the Plat thereof recorded in Plat Book 9 page 12 of the St. Louis County Records, together with a fronting 54 feet 11-3/4 inches on the South line of Manchester Boulevard by a depth Southwardly between parallel lines of 123 feet 3-3/4 inches, more or less, on the Western line and 120 feet 2-1/2 inches on the East line of the South line of said lots, having a width in the rear of 54 feet 11-3/4 inches, more or less, EXCEPTING THEREFROM that part conveyed unto the City of Maplewood, Missouri for right of way purposes of Big Bend Boulevard and Manchester Boulevard as set forth in General Warranty Deed dated July 26, 2010 and recorded August 10, 2010 in Book 19052 page 2661.

Known as 7518 Manchester Road (Boulevard), Maplewood, Mo.

Parcel 4:

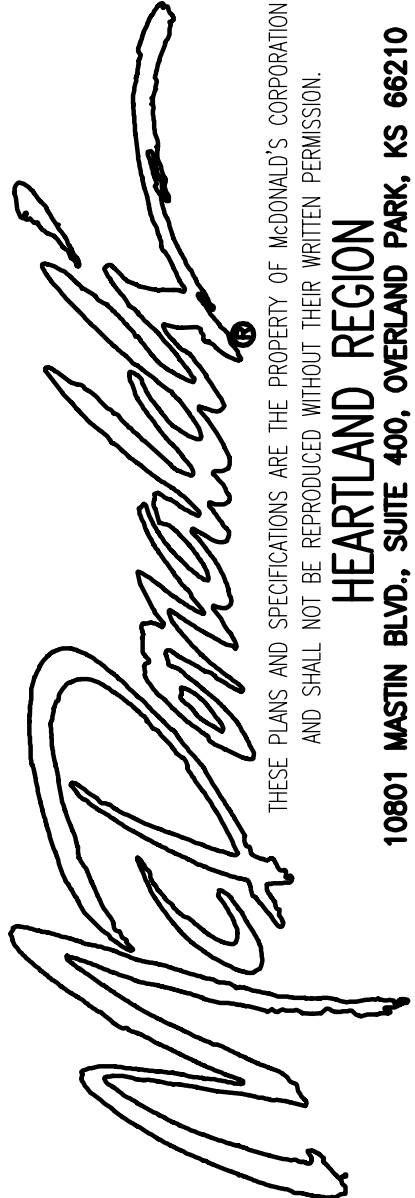
Lot 28 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, according to the Plat thereof recorded in Plat Book 9 page 12 of the St. Louis County Records.

Known as 7517 Ellis Avenue, Maplewood, Mo.

Being the same as:

A tract of land being all Lots 28 thru 32 and part of Lots 1 thru 5 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, according to the Plat thereof recorded in Plat Book 9 page 12 of the St. Louis County Records and being further described as:

Beginning at the Southeast corner of said Lot 32, thence North 84 degrees 03 minutes 06 seconds West a distance of 121.79 feet; thence South 84 degrees 45 minutes 05 seconds West a distance of 86.71 feet to the Southwest corner of said Lot 28; thence along the West line of said Lot 28, North 06 degrees 09 minutes 54 seconds East a distance of 133.33 feet to the Northwest corner of said Lot 28; thence along the South line of said Lot 5, South 88 degrees 21 minutes 06 seconds East a distance of 29.74 feet; thence North 06 degrees 09 minutes 54 seconds East a distance of 114.91 feet to the South line of Manchester Road, variable width, as widened per Deed Book 19052 page 2673; thence along said South line, South 76 degrees 39 minutes 58 seconds East a distance of 18.40 feet; thence continuing along said South line, South 81 degrees 09 minutes 33 seconds East a distance of 138.22 feet; thence North 05 degrees 55 minutes 43 seconds East a distance of 4.13 feet; thence South 83 degrees 47 minutes 54 seconds East a distance of 13.48 feet; thence South 32 degrees 01 minutes 05 seconds East a distance of 10.53 feet to the West line of Big Bend Road, variable width; thence along said West line, South 05 degrees 56 minutes 54 seconds West a distance of 220.06 feet to the Point of Beginning and containing 44,522 square feet or 1.02 acres, more or less.

ISSUE REF		BY		DESCRIPTION		DATE		REV	
Farnsworth Group, Inc. Missouri State Certificate of Authority #0013:									
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MACDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. HEARTLAND REGION 10801 ASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210									
PLAN APPROVAL		SIGNATURE (2 REQUIRED)		DATE		CO-SIGN SIGNATURES		CONTRACTOR	
REGIONAL MGR.						OWNER			
CONST. MGR.									
PROJECT MGR.									
REAL ESTATE MGR.									
CONTRACTOR									
OWNER									
STATUS		DATE		BY					
PRELIMINARY		8/12/14		FG					
FINAL PLAN		-		FG					
AS-CONST.									
PP-1 PRELIMINARY PLAT									
FG JOB NO 0110507.00									

2707 BIG BEND
MAPLEWOOD, MISSOURI 63143

RESTAURANT BUILDING AREA	4,385 SQUARE FEET
TOTAL BUILDING GROUND FLOOR AREA	4,385 SQUARE FEET (9.84%)
PROPOSED PAVED AREA	31,448 SQUARE FEET (70.6%)
PROPOSED LANDSCAPE AREA	8,689 SQUARE FEET (19.56%)

TOTAL LOT AREA 44,522 SQUARE FEET
OR 1.02 ACRES

27-9'x19' @ 60° + 2-9'x19' @60° HANDICAP
STALLS + 1-9'x19' @ 90° = 30 SPACES

MAC'S CONVENIENCE STORES LLC 4080 W JONATHON MOORE PIKE COLUMBUS, IN 47201	HOWARD'S CARPET CLEANING 7519 ELLIS AVE. MAPLEWOOD, MO 63143 314-644-0619	DEEP BLUE LLC 7517 ELLIS AVE. MAPLEWOOD, MO 63143 314-644-0619
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McDONALD'S CORPORATION
10801 MASTIN BLVD
OVERLAND PARK KS 66210
SUITE 400
913-217-3800

FARNSWORTH GROUP
20 ALLEN AVENUE SUITE 200
ST. LOUIS, MO 63119
314-962-7900
ATTN: MARC EDWARDS

EXISTING SITE ZONING = AB ARTERIAL BUSINESS
PROPOSED ZONING = PUD
TAX ID # 21J-23-1626
AVERAGE HEIGHT OF BUILDING PARAPET $\pm 19'$
HEIGHT OF CAP ELEMENT $\pm 20'-3"$
NUMBER OF EMPLOYEES = 12
SEATING CAPACITY 66 MAXIMUM, WILL DEPEND ON
FINAL DECOR PACKAGE SELECTED

A TRACT OF LANE BEING ALL LOTS 28 THRU 32 AND PART OF LOTS 1 THRU 5 OF OELLEN'S ADDITION TO MAPLEWOOD, IN ST. LOUIS COUNTY, MISSOURI, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 12 OF THE ST. LOUIS COUNTY RECORDS AND BEING FURTHER DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 32, THENCE NORTH 84 DEGREES 03 MINUTES 06 SECONDS WEST A DISTANCE OF 121.79 FEET; THENCE SOUTH 84 DEGREES 45 MINUTES 05 SECONDS WEST A DISTANCE OF 86.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 28; THENCE ALONG THE WEST LINE OF SAID LOT 28, NORTH 00 DEGREES 09 MINUTES 05 SECONDS EAST A DISTANCE OF 133.22 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE ALONG THE SOUTH LINE OF SAID LOT 5, SOUTH 88 DEGREES 21 MINUTES 06 SECONDS EAST A DISTANCE OF 29.74 FEET; THENCE NORTH 06 DEGREES 09 MINUTES 54 SECONDS EAST A DISTANCE OF 114.91 FEET TO THE SOUTH LINE OF MANCHESTER ROAD, VARIABLE WIDTH, AS WIDENED PER DEED BOOK 10552, PAGE 107; THENCE ALONG SAID SOUTH LINE, SOUTH 76 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 131.10 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 81 DEGREES 09 MINUTES 33 SECONDS EAST A DISTANCE OF 138.22 FEET; THENCE NORTH 05 DEGREES 55 MINUTES 43 SECONDS EAST A DISTANCE OF 4.13 FEET; THENCE SOUTH 83 DEGREES 47 MINUTES 54 SECONDS EAST A DISTANCE OF 13.48 FEET; THENCE SOUTH 32 DEGREES 01 MINUTES 05 SECONDS EAST A DISTANCE OF 10.53 FEET TO THE WEST LINE OF SAID BROWN ROAD, VARIABLE WIDTH; THENCE ALONG SAID WEST LINE, SOUTH 05 DEGREES 56 MINUTES 54 SECONDS WEST A DISTANCE OF 220.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 44,522 SQUARE FEET OR 1.02 ACRES, MORE OR LESS.

-BENCHMARK USED: ELEVATION= 448.40 FEET. ST. LOUIS COUNTY
BENCHMARK #14-67 "L" ON SOUTHEAST CORNER OF CONCRETE BASE OF
CONCRETE GUARDRAIL OF MANCHESTER ROAD BRIDGE OVER BLACK
CREEK; APPROXIMATELY 45' WEST OF THE CENTERLINE OF HANLEY ROAD
AND 30' SOUTH OF THE CENTERLINE OF MANCHESTER ROAD -SITE
BENCHMARK: ELEVATION= 517.14 FEET. "O" IN OPEN ON FIRE HYDRANT
LOCATED AT THE SOUTHEAST CORNER OF SITE.

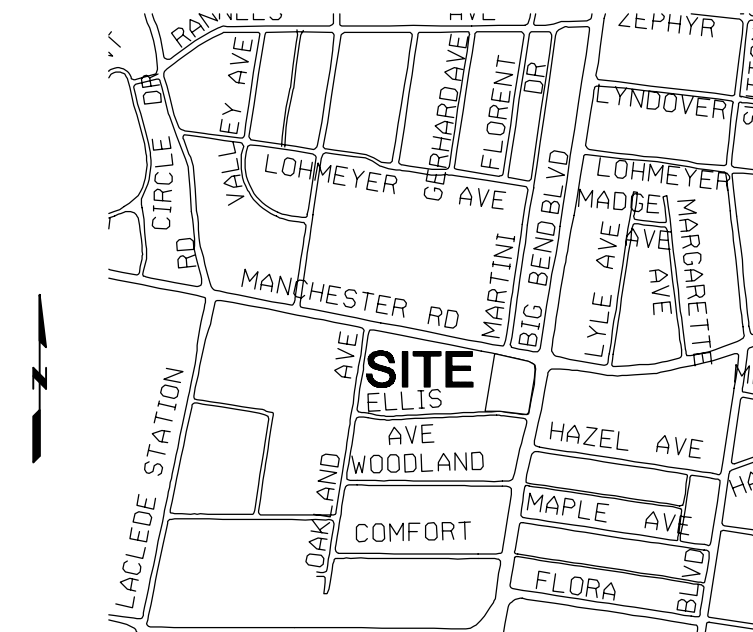
FARNSWORTH GROUP
PROFESSIONAL IN CHARGE BOB POLK
20 ALLEN AVE SU 200
ST. LOUIS, MO 63119
AT 314-962-7900 (PROJECT CONTACT JEFF BROCCO)

1. ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
2. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND DIMENSIONS OF NEW EXIST PORCHES, RAMPS, PATIOS, PRECISE BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
3. THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS FREE FROM MUD AND DEBRIS AT ALL TIMES.
4. THE CONTRACTOR SHALL SCAUNT ALL EDGES OF EXISTING PAVEMENT THAT IS TO BE REMOVED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CREATE A SMOOTH WORKING EDGE AND TO PLACE BACKFILL AND PAVEMENT SUCH THAT SETTLEMENT DOES NOT OCCUR.
5. REFER TO SITE LAYOUT PLAN FOR DIMENSIONAL CONTROL OF NEW IMPROVEMENTS.
6. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SITE IMPROVEMENTS SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF MAPLEWOOD.
7. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
8. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE ARCHITECTURAL DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FEES AND CONSTRUCTION COSTS RELATED TO INSTALLATION AND CONNECTION OF ALL UTILITIES FROM LOCAL UTILITY COMPANY SOURCE TO THE NEW FACILITY.
10. EXISTING UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED AS APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION PRIOR TO COMMENCING WORK.
11. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE ELECTRIC SERVICE CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNING UTILITY.
12. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE TELEPHONE SERVICE CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNING UTILITY.
13. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SANITARY SEWER CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
14. BACKFILL ALL UTILITY TRENCHES UNDER PAVEMENT WITH GRANULAR MATERIAL. REFER TO DETAIL ON SO SHEETS.
15. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE STORM SEWER CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
16. REFER TO SHEET C1.2 FOR DIMENSIONS AND SHEET C1.3 FOR IDENTIFICATION OF EXISTING AND PROPOSED IMPROVEMENTS.
17. REFER TO SHEET C2.1 FOR GRADING AND C3.1 FOR ABOVE AND BELOW GROUND SEWERS AND UTILITIES.
18. REFER TO L SHEETS FOR LANDSCAPE MATERIALS, DETAILS AND IRRIGATION PERFORMANCE SPECIFICATIONS.
19. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. AFTER INITIAL GRADING TO SIX INCHES (6") BELOW SUBGRADE, TOP SOIL TO BE ADDED TO THE LEVEL OF THE WALKS OR CURBS.
20. FOUNDATION DIMENSIONS SHOWN ARE TO MAIN FOUNDATION WALLS AND DO NOT INCLUDE ANY PLASTER PROJECTIONS.
21. REFER TO ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS FOR EARTHWORK AND COVAPCTION REQUIRES FOR ALL SLABS AND BUILDING FOUNDATIONS.
22. FINISH SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO TOP OF NEW PAVEMENT, WALKS, SOD, ETC. (AND NOT FINISH ROUGH GRADE)
23. FINISH SPOT ELEVATIONS AT THE FACE OF CURBS ARE SHOWN TO TOP OF NEW PAVEMENT AT THE GUTTER LINE UNLESS OTHERWISE NOTED.
24. A LEVEL AREA OF 60" x 60" FRONT APPROACH OR 48" x 60" SIDE APPROACH IS REQUIRED OUTSIDE OF THE ENTRANCE DOORS FOR WHEELCHAIR MANUEVERABILITY. NO STEP AT ACCESSIBLE DOORS.
25. ALL EARTHWORK AND SITE PREPARATION SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE LATEST VERSION OF THE SUBSURFACE INVESTIGATION REPORT PREPARED BY SCI ENGINEERING INC. 130 WEST PINE BLVD ST. CHARLES MO 63301
26. SCI NO
27. ALL GRADING AND DRAINAGE SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF MAPLEWOOD.
28. NO SLOPE SHALL EXCEED 3:1 MAXIMUM.
29. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND/BASE, FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT. LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
30. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR. CONDUIT, BASE & WIRING TO LOCATIONS SHOWN AT THE LOT PERIMETER FOR LOT LIGHTING IS BY THE GENERAL CONTRACTOR. LIGHTING FIXTURES & POLES ARE BY THE OWNER/OPERATOR. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
31. LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS SPECIFIC SITE.
32. WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
33. WHEN CLEARING AND/OR GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 30 DAYS, ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO RETAIN SOIL MATERIALS ON SITE. PROTECTIVE MEASURES MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS/CITY ENGINEER OR MOENR SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.
34. PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS. EXISTING SIGN BASE TO BE ANALYZED BY OTHERS. FOR USE FOR NEW SIGNAGE AND IS NOT PART OF THESE PLANS. FUTURE McDONALD'S SIGNAGE PLANS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
35. STORMWATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND DEBRIS AT ALL TIMES. PIPES SHALL BE INSTALLED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
36. NOTICE CITY OF MAPLEWOOD DEPARTMENT OF PUBLIC WORKS 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
37. PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS. CONTRACTOR SHALL KEEP ROAD CLEAR OF MUD AND DEBRIS.
38. ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557) FOR THE ENTIRE DEPTH OF THE FILL.
39. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS PER REGULATING SEWER AUTHORITY SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED UNDER AND VERIFIED BY A SOIL ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
40. CONSTRUCTION TESTING SHALL BE REQUIRED BY THE CITY TO CONFIRM COMPLIANCE WITH CITY OF MAPLEWOOD STANDARDS AND SPECIFICATIONS FOR THE FOLLOWING ITEMS OF WORK: COMPACTION OF SUBGRADE, COMPACTION OF GRANULAR BACKFILL AGGREGATE BASE MATERIALS, DENSITY TESTS FOR ASPHALT PAVEMENT, AND COMPRESSION TESTS FOR CONCRETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY 24 HOURS PRIOR TO PERFORMING THESE ITEMS OF WORK. A COPY OF THE OF ALL TEST RESULTS SHALL BE SUBMITTED TO THE CITY.
41. NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE NATURE WITHOUT SUPPLYING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
42. CONCRETE AND ASPHALTIC CONCRETE SURFACES SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE PROJECT SPECIFICATIONS.
43. ALL WATER MAINS, METERS, METER BOXES, VALVES AND APPURTANANCES SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF MISSOURI AMERICAN WATER.
44. EXTERNAL GREASE TRAP REQUIRED. GREASE TRAP TO BE LOCATED IN AN ACCESSIBLE LOCATION FOR INSPECTION. GREASE TRAP TO PROVIDE MEANS FOR VISUAL INSPECTION FROM ABOVE FOR BOTH THE INFLUENT AND EFFLUENT SIDES. SAMPLING TEE TO BE LOCATED ON PRIVATE LATERAL IN AN ACCESSIBLE LOCATION FOR SAMPLING. SAMPLING TEE SHALL BE LOCATED DOWNSTREAM OF GREASE TRAP AND ALL OTHER COMMERCIAL SANITARY LATERALS TO FACILITATE SAMPLING. SAMPLING TEES SHALL BE SHOWN ON THE PLANS AND SHALL NOT BE LOCATED IN DRIVE THRU LANES OR WITHIN PARKING SPACES.
45. CONTRACTOR TO VERIFY EXISTING ELEVATIONS AT ALL ENDS OF PIPES. CONTACT ENGINEER IF ANY DISCREPANCIES PRIOR TO STARTING.
46. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS II UNLESS NOTED OTHERWISE.

45. ALL POLYVINYLCHELORIDE PIPE (PVC) SHALL BE SDR 35 UNLESS NOTED OTHERWISE.
46. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.
47. INLET TIPS MUST MATCH SLOPE OF THE ADJOINING PAVEMENT.
48. ALL SEWERS SHALL BE INSTALLED WITH 2" MIN. COVER UNLESS NOTED OTHERWISE.
49. THICKEN EDGE OF ASPHALT PER SIDE SHALL BE SET WHERESEVER ASPHALT PAVEMENT ADJOINS CONCRETE PAVEMENT.
50. THE CONTRACTOR SHALL FURNISH, MAINTAIN AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING AND DRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION IN/ADJACENT TO ROADWAYS. USE OF ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO GUIDELINES ESTABLISHED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. IF CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL MEASURES ARE DEEVED DURING CONSTRUCTION TO BE INADEQUATE/INSUFFICIENT, THE CITY RESERVES THE RIGHT TO DIRECT AT THE CONTRACTOR'S EXPENSE THE ADDITION, OR MODIFICATION OF DEVICES/SIGNAGE.
51. ACCESS DRIVES SHALL BE KEPT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION OF IMPROVEMENTS. NO DRIVING LANE SHALL BE CLOSED WITHOUT WRITTEN PERMISSION FROM THE OVERALL PROPERTY OWNER.
52. APPROVAL OF THIS PLAN BY THE CITY DOES NOT CONSTITUTE AUTHORITY TO CONDUCT CONSTRUCTION OPERATIONS OR TO ENCROACH ON ADJACENT PROPERTY FOR ANY REASON. IT IS THE OWNER'S RESPONSIBILITY TO SECURE PERMISSION AND/OR OBTAIN ALL NECESSARY EASEMENTS FROM AFFECTED PROPERTY OWNERS FOR ANY OFF-SITE WORK.
53. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES, OUTSIDE OF PIPE TO OUTSIDE OF PIPE, SHALL BE MAINTAINED AT ALL WATER MAIN AND SANITARY SEWER CROSSINGS. IF CONDITIONS NOT MEETING THIS REQUIREMENT ARE ENCOUNTERED DURING CONSTRUCTION, CONTRACTOR SHALL STOP WORK IMMEDIATELY AND CONTACT THE OWNER AND THE CITY FOR DIRECTION.
54. ALL METHODS AND MATERIALS FOR CONSTRUCTION OF STORM AND SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THE METROPOLITAN ST. LOUIS SEWER DISTRICT.
55. ALL HANDICAPPED APPURTENANCES, INCLUDING STRIPING, SIGNING, RAMPS, RAILS, DETECTORS ECT. MUST COMPLY WITH THE LATEST IBC CHAPTER 11 AND ICC/ANSI 1117.1-1998.

-BY GRAPHIC PLOTTING ONLY, THE PROPERTY SURVEYED IS WITHIN ZONE
"X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN), AS PER
FIRM COMMUNITY PANEL NO. 29189 C 0302 H, DATED AUGUST 2, 1995.

SYMBOLS		ABBREVIATIONS	
	STORM INLET	ASPH	ASPHALT
	CLEANOUT	BLDG	BUILDING
	LIGHT STANDARD	COR	CORNER
	GRATE INLET	CONC	CONCRETE
	GAS VALVE	CO	CLEANOUT
	FIRE HYDRANT	DB	DEED BOOK
	SANITARY MANHOLE	FL	FLOW LINE
	SANITARY MANHOLE	MH	MANHOLE
	WATER MANHOLE	PB	PLAT BOOK
	WATER METER	PG	PAGE
	WATER VALVE	PB	PLAT BOOK
	UTILITY POLE	P.O.B.	POINT OF BEGINNING
	UTILITY POLE	R.O.W.	RIGHT-OF-WAY CURET/CURB
	W/TRANSFORMER	SF	SQUARE FEET
	TRAFFIC PULLBOX	ST	STORM
	GAS VALVE	TC	
	GAS DRIP	BC	BOTTOM OF CURB
	AREA LIGHT	TW	TOP OF WALL
	STREET LIGHT	BW	BOTTOM OF WALL
	ELECTRIC MANHOLE	TYP	TYPICAL
	ELECTRIC METER	UTIL	UTILITY
	GUY WIRE	W.	WIDE
	SIGN	N	NORTH
	SANITARY MANHOLE	S	SOUTH
	STORM MANHOLE	E	EAST
	BUSH	W	WEST
		SA	SANITARY
		ME	MATCH EXISTING
		G	GUTTER
	DECIDUOUS TREE		HANDICAP STALL MARKER
			McDONALDS DIRECTIONAL SIGN
	EVERGREEN TREE		PARKING STALL INDICATOR
	FINISH GRADE SPOT ELEVATION		UTILITY KEYED NOTE
	ANTENNA		DEMOLITION KEYED NOTE
	BOLLARD		HARDSCAPE KEYED NOTE
	BOREHOLE		FIBER OPTIC CABLE MARKER
	BUSH		GAS METER
	POWER POLE WITH TRANSFORMER		MAIL BOX
	EXISTING SPOT ELEVATION		GRATE TOP MANHOLE
			MONITORING WELL
			ROCK
	TELEPHONE PEDESTAL		TELEPHONE MANHOLE
	TRANSFORMER	D	TRAFFIC SIGNAL

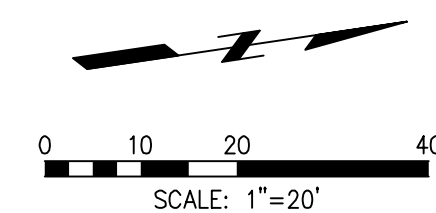


LOCATION PLAN

		EX UNDERGROUND TELEPHONE LINE	
		EX UNDERGROUND ELECTRIC	
		EX STORM SEWER	
		EX WATER MAIN	
		EX SANITARY SEWER	
		EX OVERHEAD ELEC	
		EX GAS MAIN	
		EX OVERHEAD TELEPHONE	
		EX FENCE	
		EX CABLE TV LINE	
		EX CONTOUR 5' INTERVAL	
		EX CONTOUR 1' INTERVAL	
		FINISH CONTOUR	
		EROSION CONTROL BARRIER	
		NEW SLEEVE FOR IRRIGATION LINES	
		NEW SANITARY SEWER	
		NEW WATER SERVICE	
		NEW GAS SERVICE	
		NEW ELECTRIC SERVICE	
		NEW TELEPHONE SERVICE	
		NEW STORM SEWER	

C0.0	COVER SHEET
SUV-1	ALTA SURVEY
C1.0	ZONING AREA PLAN
C1.1	LAYOUT PLAN
C1.1a	LAYOUT DETAIL PLAN
C1.2	HARDSCAPE PLAN
C1.3	SIGN PLAN
C1.3a	SIGN ELEVATIONS
C1.4	LANDSCAPE PLAN
C2.1	GRADING PLAN
C3.1	UTILITY PLAN
C3.2	PHOTOMETRIC PLAN
-	BUILDING ELEVATIONS

<div style="text-align: center;"><h1 style="margin: 0;">C0.0</h1><h2 style="margin: 0;">COVER SHEET</h2></div>		PLAN APPROVAL		<div style="text-align: center;"><p>CO-SIGN SIGNATURES</p></div>		STATUS		DATE		BY																									
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PRELIMINARY		8/12/14		FG		FINAL PLAN		-		FG																									
AS-CONST.																																			
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PARKING INFORMATION			
TOTAL SPACES 30	1 SPACES	9'-0" X 19'	90 °
	27 SPACES	9'-0" X 19'	60 °
	2 HC - SPACES	9'-0" X 19'	60 °


UTILITY INFORMATION			
	SIZE	TYPE	LOCATION
SANITARY SEWER	—	—	—
WATER	—	—	—
STORM SEWER	—	—	—
ELECTRIC	—	—	—
GAS	—	—	—

SURVEY INFORMATION

PREPARED BY:  Farnsworth GROUP	20 ALLEN AVENUE, SUITE 200 ST LOUIS, MISSOURI 63119 (314) 962-7900 / (314) 962-1283 Fax www.f-w.com
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DATE: _____

LEGEND

<p>—S—S—S—S—</p> <p style="text-align: center;">SANITARY SEWER</p> <p>—W—W—W—W—</p> <p style="text-align: center;">WATER</p> <p>—ST—ST—ST—ST—</p> <p style="text-align: center;">STORM SEWER</p> <p>—F—F—F—F—</p> <p style="text-align: center;">ELECTRIC</p>	<p>—G—G—G—G—</p> <p style="text-align: center;">GAS</p> <p>LOT LIGHT  LP:30</p> <p>EXISTING ELEVATION (76.5)</p> <p>PROPOSED ELEVATION 77.0</p>
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PLAN SCALE: SHOWN

STREET ADDRESS

2707 BIG BEND ROAD

CITY	STATE
MAPLEWOOD	MISSOURI
COUNTY	
ST. LOUIS	

REGIONAL DWG. NO	NATIONAL NUMBER
24-1235	—

[illegible]

ALTA/ACSM LAND TITLE SURVEY
A TRACT OF LAND BEING PART OF LOTS 1-5 AND ALL OF LOTS
29-32 OF OELLIEEN ADDITION TO THE CITY OF MAPLEWOOD
TOWNSHIP 45 NORTH, RANGE 6 EAST,
CITY OF MAPLEWOOD
ST. LOUIS COUNTY, MISSOURI

This is to certify that at the request of McDonald's Corporation, we have on the 2nd day of October, 2014 made a Survey in accordance with the Current Minimum Standards for Property Boundary Surveys of the Missouri Board of Architects, Professional Engineers and Land Surveyors and the Missouri Department of Natural Resources, Division of Geology and Land Survey and in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing and in similar circumstances on a tract being part of U.S. Survey 2037 and 2939, Township 45 North, Range 6 East in the County of St. Louis, Missouri and that the results of said Survey are represented upon this plat. The property surveyed is an Urban class property as defined in said Standards.

This Survey was made upon the ground, under my direct supervision and made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1-6b, 7a, 8, 9, 11b and 13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Missouri, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I also hereby certify to McDonald's Corporation, McDonald's USA LLC, McDonald's Real Estate Company and First American Title Insurance Company, that this plan has been compiled from a survey actually made on the ground under my supervision during the month of October, 2014, that it is correct and complies with the requirements provided by McDonald's Corporation.

Farnsworth Group, Inc.,
By: Marc V. Edwards, P.L.S. (AGENT)

Marc V. Edwards, P.L.S. - 2360 (AGENT)

Surveyed by: K. Brown
Survey No. 0110507.01

SURVEY NOTES:

-Source of Title Information: First American Title Insurance Company, Commitment Number: LC-241235, amendment no. 1, dated August 19, 2014.

-Source of Bearing System Used: Assumed.

-Source of Deed: Macs Convenience Stores LLC as recorded in Deed Book 17940 page 3375 of the St. Louis County Records.

-By graphic plotting only, the property surveyed is within Zone "X" (areas determined to be outside 500-year floodplain), as per FIRM Community Panel No. 29189 C 0302 H, dated August 2, 1995.

-The site surveyed is within zoning districts AB, Arterial Business District and in SR, Single Family Residence, per the City of Maplewood website. AB Setbacks: Front-35 feet, except that if automobile parking space or driveways are not located between the public right of way and any principal or accessory buildings, the minimum required setback may be reduced to 20 feet. Gasoline pumps, air and water service and other fixtures used in connection with automobile service stations and any motor vehicle, mobile homes, trailers, equipment and boats stored or parked in the open shall be located not less than 15 feet from any public right of way. Side and Rear-None required, but if a side or rear yard is provided, no such yard shall be less than 5 feet. Maximum Height-50 feet.

SR Setbacks: Front-25 feet. Side-the combined side yard dimensions shall not be less than 15 feet with any side having a minimum of 5 feet. If the side yard faces a public right of way or private roadway, there shall be a side yard setback on the right of way side of the lot. The interior side yard of a corner lot shall be no less than 5 feet. Rear-30 feet. Maximum Height-to be determined by the zoning administrator.

-Property surveyed contains 44,522 square feet or 1.02 acres, more or less.

-Several manholes located in Manchester Road and Big Bend Road could not be opened due to the heavy traffic.

-Pavement encroaches over Parcel 3 and 4, as shown.

Exceptions from Schedule B Section II:

#1-8, 11, 12, 14, 16-17 are non-survey.

#9-Easements, restrictions and setback lines as per plat, recorded in Plat Book 9 page 12 and restrictions and conditions according to deed recorded in Book 570 page 373 and Book 202 page 405. No easement shown on Plat Book 9 page 12. Restrictions in Book 570 page 373 and Book 202 page 405 apply.

#10-Easement to Union Electric as recorded in Book 3799 page 148 and Book 3817 page 253. Applies and affects as shown.

#13-Easement granted by the City of Maplewood recorded in Book 19052 page 2668. Applies and affects as shown.

#15-Building lines, easements as recorded in Plat Book 9 page 12. Applies and affects as shown.

PROPERTY DESCRIPTION FROM THE ABOVE REFERENCED COMMITMENT:

Parcel 1:

Lot 29 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, Fronting 45 feet 8 inches on the North line of Ellis Avenue, by a depth Northwardly on the East line of said Lot 7, 119 feet 6 inches, more or less, and on the West line of said Lot of 128 feet 5 inches, more or less, to the dividing line of said Block, bounded North by Lot No. 4, south by Ellis Avenue, East by Lot No. 30 and West by Lot No. 28 of said Block.

Known as 7517 Ellis Avenue, Maplewood, Mo.

Parcel 2:

Lots 1, 2, 3, 30, 31 and 32 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, having aggregate front of 121 feet 3 inches on the Southern line of Manchester Road (now known as Manchester Boulevard), by a depth of Southwardly of 239 feet 8-1/2 inches on the West line of Lots 3 and 30 and of 234 feet 6 inches on the West line of Big Bend Road (now known as Big Bend Boulevard) to the North line of Ellis Avenue, on which they have a front of 121 feet 9-1/2 inches, EXCEPTING THEREFROM that part conveyed unto the City of Maplewood, Missouri for right-of-way purposes of Big Bend Boulevard and Manchester Boulevard as set forth in General Warranty Deed dated July 26, 2010 and recorded August 10, 2010 in Book 19052 page 2661.

Known as 2702 South Big Bend Boulevard, Maplewood, Mo.

Parcel 3:

Lot 4 and the Eastern 10 feet 2-1/4 inches of Lot 5 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, according to the Plat thereof recorded in Plat Book 9 page 12 of the St. Louis County Records, together with a fronting 54 feet 11-3/4 inches on the South line of Manchester Boulevard by a depth Southwardly between parallel lines of 123 feet 3-3/4 inches, more or less, on the Western line and 120 feet 2-1/2 inches on the East line of said lots, having a width in the rear of 54 feet 11-3/4 inches, more or less, EXCEPTING THEREFROM that part conveyed unto the City of Maplewood, Missouri for right of way purposes of Big Bend Boulevard and Manchester Boulevard as set forth in General Warranty Deed dated July 26, 2010 and recorded August 10, 2010 in Book 19052 page 2661.

Known as 7518 Manchester Road (Boulevard), Maplewood, Mo.

Parcel 4:

Lot 28 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, according to the Plat thereof recorded in Plat Book 9 page 12 of the St. Louis County Records.

Known as 7517 Ellis Avenue, Maplewood, Mo.

Being the same as:

A tract of land being all Lots 28 thru 32 and part of Lots 1 thru 5 of Oellien's Addition to Maplewood, in St. Louis County, Missouri, according to the Plat thereof recorded in Plat Book 9 page 12 of the St. Louis County Records and being further described as:

Beginning at the Southeast corner of said Lot 32; thence North 84 degrees 03 minutes 06 seconds West a distance of 121.79 feet; thence South 84 degrees 45 minutes 05 seconds West a distance of 86.71 feet to the Southwest corner of said Lot 28; thence along the West line of said Lot 28, North 06 degrees 09 minutes 54 seconds East a distance of 133.33 feet to the Northwest corner of said Lot 28; thence along the South line of said Lot 5, South 88 degrees 21 minutes 06 seconds East a distance of 29.74 feet; thence North 06 degrees 09 minutes 54 seconds East a distance of 114.91 feet to the South line of Manchester Road, variable width, as witnessed per Deed Book 19052 page 2673; thence along said South line, South 76 degrees 39 minutes 58 seconds East a distance of 18.40 feet; thence continuing along said South line, South 81 degrees 09 minutes 33 seconds East a distance of 138.22 feet; thence North 05 degrees 55 minutes 43 seconds East a distance of 4.13 feet; thence South 83 degrees 47 minutes 54 seconds East a distance of 13.48 feet; thence South 32 degrees 01 minutes 05 seconds East a distance of 10.53 feet to the West line of Big Bend Road, variable width; thence along said West line, South 05 degrees 56 minutes 54 seconds West a distance of 220.06 feet to the Point of Beginning and containing 44,522 square feet or 1.02 acres, more or less.

-BENCHMARK USED: Elevation= 448.40 feet. St. Louis County Benchmark #14-67 "L" on southeast corner of concrete base of concrete guardrail of Manchester Road bridge over Black Creek; approximately 45' west of the centerline of Hanley Road and 30' south of the centerline of Manchester Road

-SITE BENCHMARK: Elevations= 517.14 feet. "O" in open on fire hydrant located at the southeast corner of site.

-The location of existing underground facilities, structures and utilities, if and when shown, have been plotted from available surveys and records and do not necessarily reflect the actual existence, nonexistence, size, type, number or location, therefore these locations must be considered approximate. There may be others, the existence of which is presently not known. The contractor shall be responsible for verifying the actual location of all utilities, shown or not shown, and said utilities shall be located in the field prior to any project construction.



ABBREVIATIONS

ASPH	ASPHALT
CONC	CONCRETE
DB	DEED BOOK
EL	ELEVATION
EX	EXISTING
FL	FLOW LINE
FR	FRAME
GAR	GARAGE
MH	MANHOLE
OE	OVERHEAD ELECTRIC
OU	OVERHEAD UTILITY
PB	PLAT BOOK
PG	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
RET	RETAINING
S.F.	SQUARE FEET
SAN	SANITARY
STM	STORM
TYP	TYPICAL
W	WIDTH
N	NORTH
S	SOUTH
E	EAST
W	WEST

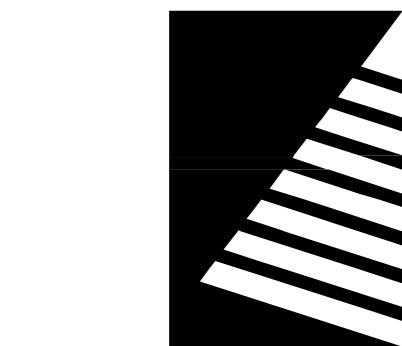
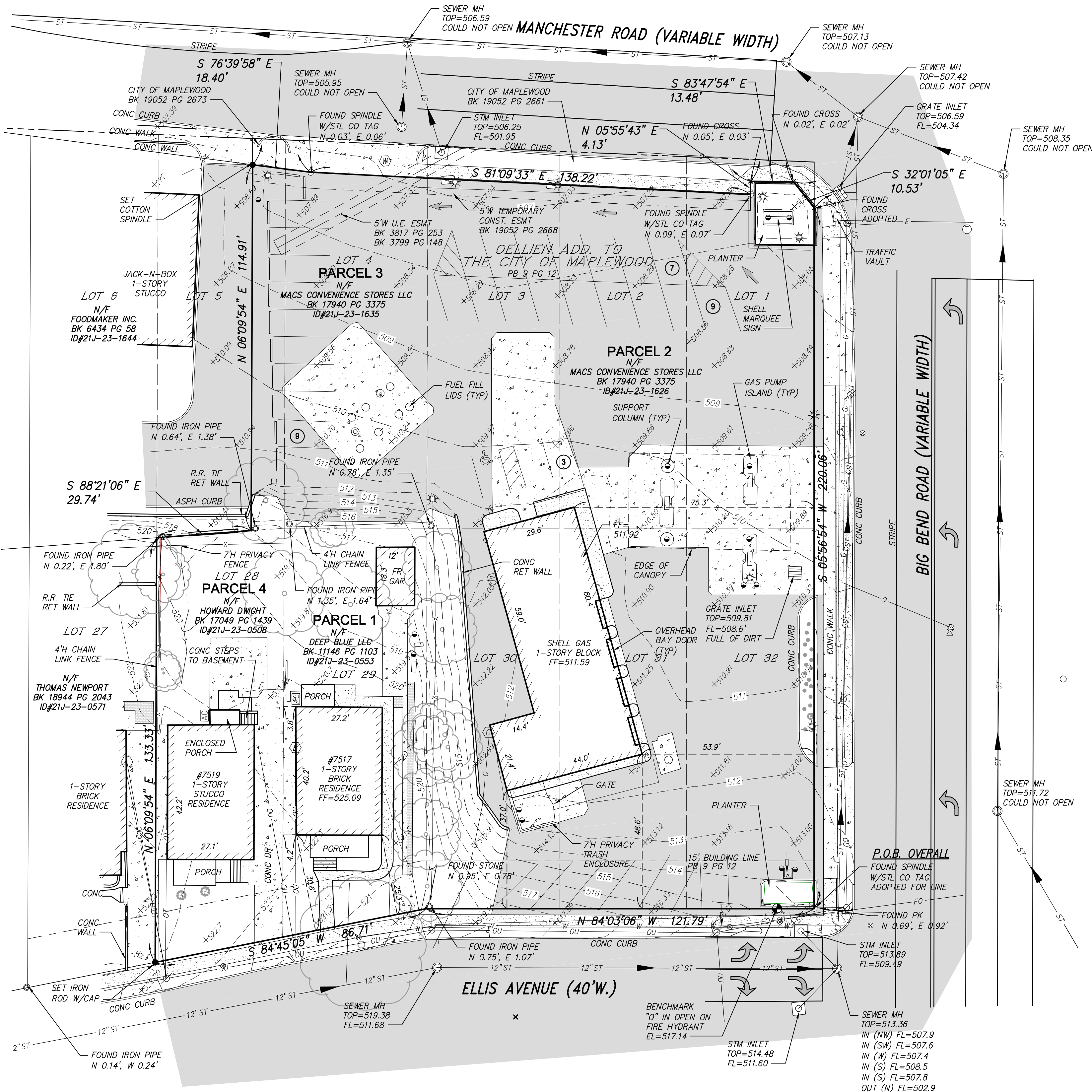
SYMBOLS

	STORM INLET
	GRATE INLET
	STREET LIGHT
	PARKING LIGHT
	POWER POLE
	FIRE HYDRANT
	SIGN
	COMBINED MANHOLE
	COMMUNICATIONS PEDESTAL
	COMMUNICATIONS MANHOLE
	WATER METER
	WATER VALVE
	BOLLARD/POST
	GAS VALVE
	ELECTRIC METER
	GAS METER
	ELECTRIC HANDHOLE
	TRAFFIC SIGNAL
	PARKING COUNT
	STORM LINE
	SANITARY LINE
	OVERHEAD UTILITY
	FIBER OPTIC LINE
	WATER LINE
	GAS LINE

	DENOTES ASPH PAVEMENT
	DENOTES CONC PAVEMENT
	DENOTES BRICK PAVEMENT
	DENOTES CONC WALK

UTILITIES:

ELECTRIC:	AMEREN UE 1-800-552-7583
GAS:	LACLEDE GAS COMPANY 1-314-621-6960
WATER:	MISSOURI AMERICAN WATER 1-866-430-0820
SEWER:	MSD 1-314-768-6260



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GROUP

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Engineers | Architects | Surveyors | Scientists

ISSUE:

#	Date:	Description:
1	10/3/14	Added new lot, revised title

Farnsworth Group, Inc.
Missouri State Certificate of Authority #000299

PROJECT:

MCDONALD'S USA, LLC
L/C #24-1235

MAPLEWOOD
MCDONALD'S

2707 BIG BEND RD
MAPLEWOOD, MO 63143

Date: 05-13-14

Design/Drawn: REW

Reviewed: MVE

Book No.: 303/40 Field: KB

SHEET TITLE:

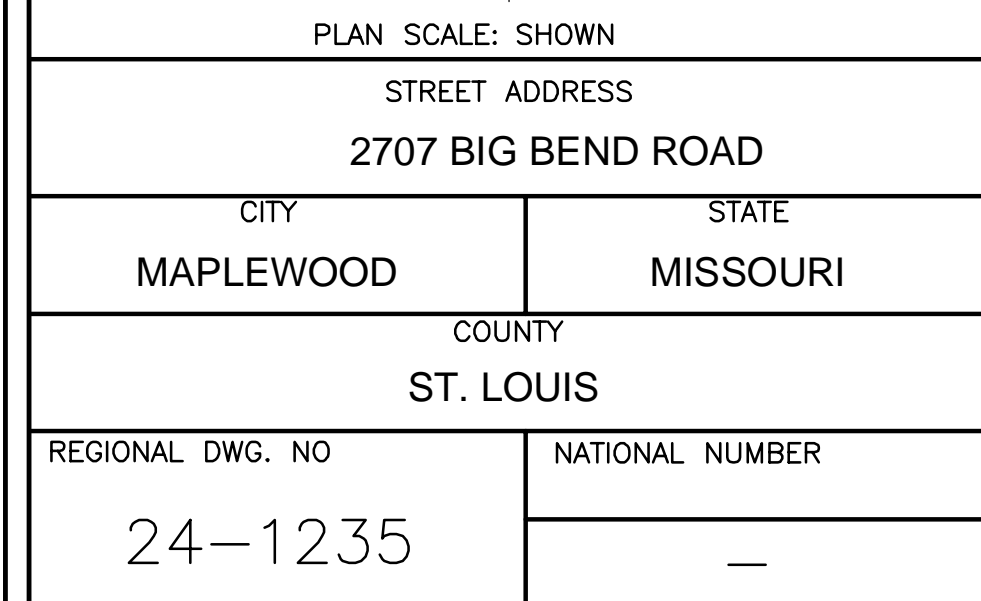
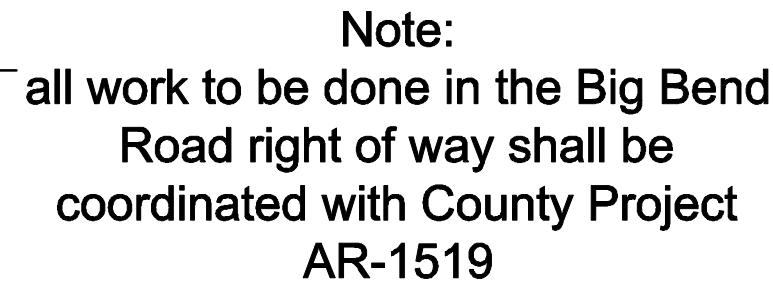
ALTA/ACSM
LAND TITLE
SURVEY


SHEET NUMBER:

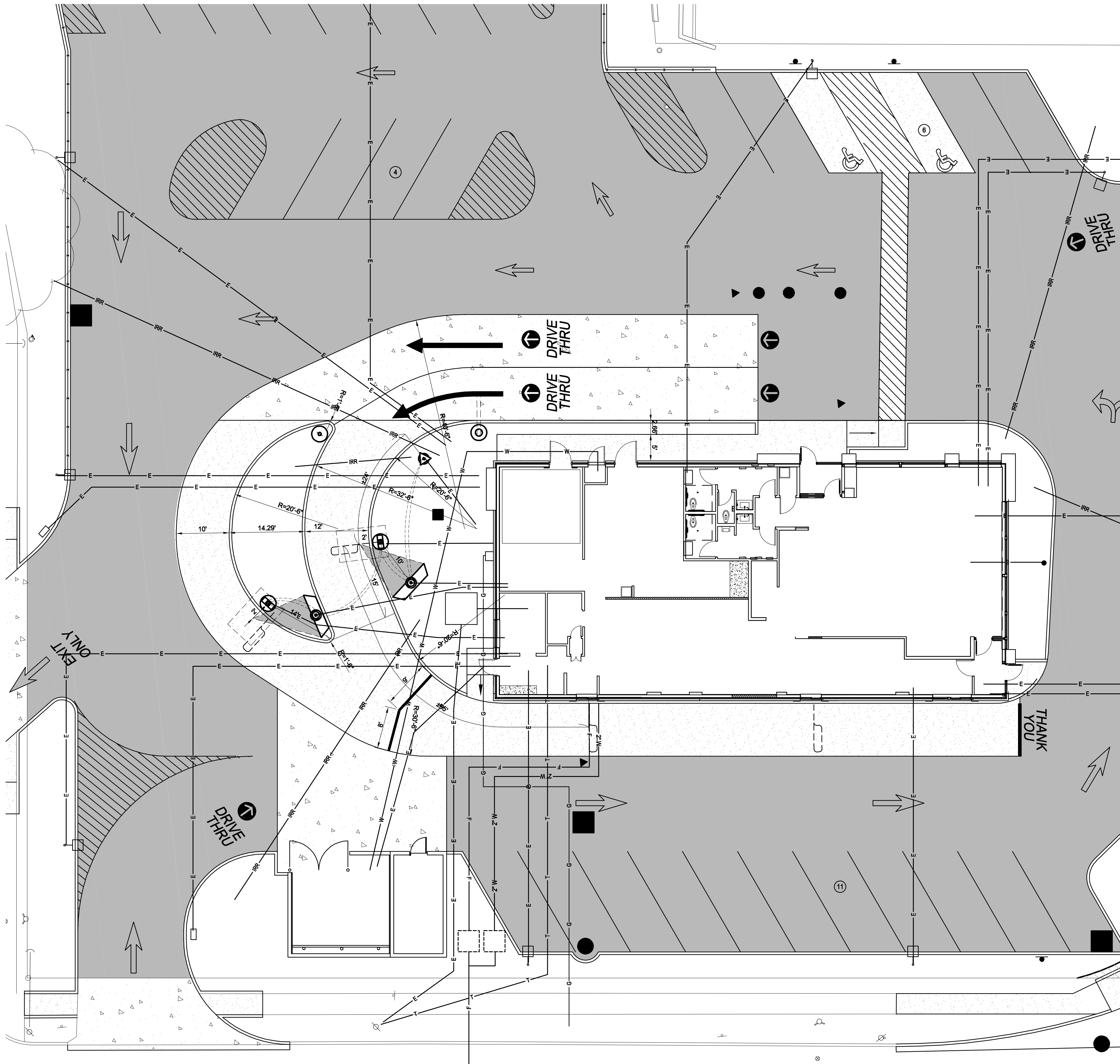
SUV-1

1

Project No.: 0110507.01



<p>Farnsworth Group, Inc. Missouri State Certificate of Authority #0013:</p>	
	<p>10801 ASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210</p>
<p>ADDRESS</p>	<p>2707 BIG BEND ROAD WAPLEWOOD MISSOURI 63143</p>



NOTE TO CONTRACTOR

THE CONTRACTOR IS TO LAYOUT ALL SIGNAGE, CODS, MENUBOARDS, ETC AND HAVE THE LOCATIONS INSPECTED AND APPROVED BY THE McDONALD'S REPRESENTATIVE PRIOR TO CONSTRUCTION.

PARKING INFORMATION			
TOTAL SPACES 42	6 SPACES	9'-0" X 19'	@ 90°
	34 SPACES	9'-0" X 19'	@ 60°
	2 HC - SPACES	9'-0" X 19'	@ 60°
	- SPACES	15'-0" X 40'	@ 0°

UTILITY INFORMATION			
	SIZE	TYPE	LOCATION
SANITARY SEWER	-	-	-
WATER	-	-	-
STORM SEWER	-	-	-
ELECTRIC	-	-	-
GAS	-	-	-

SURVEY INFORMATION			
PREPARED BY:	Farnsworth GROUP	20 ALLEN AVENUE, SUITE 200 ST LOUIS, MISSOURI 63119 (314) 962-7500 / (314) 962-1263 Fax www.fwg.com	
DATE:			

LEGEND			
S - SANITARY SEWER	S - WATER	G - GAS	G - LOT LIGHT
W - STORM SEWER	ST - ELECTRIC	LP:30	EXISTING ELEVATION (76.5)
			PROPOSED ELEVATION (77.0)

PLAN SCALE: SHOWN	
STREET ADDRESS	
2707 BIG BEND ROAD	

CITY	STATE
MAPLEWOOD	MISSOURI
COUNTY	
ST. LOUIS	

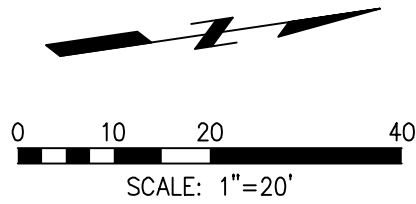
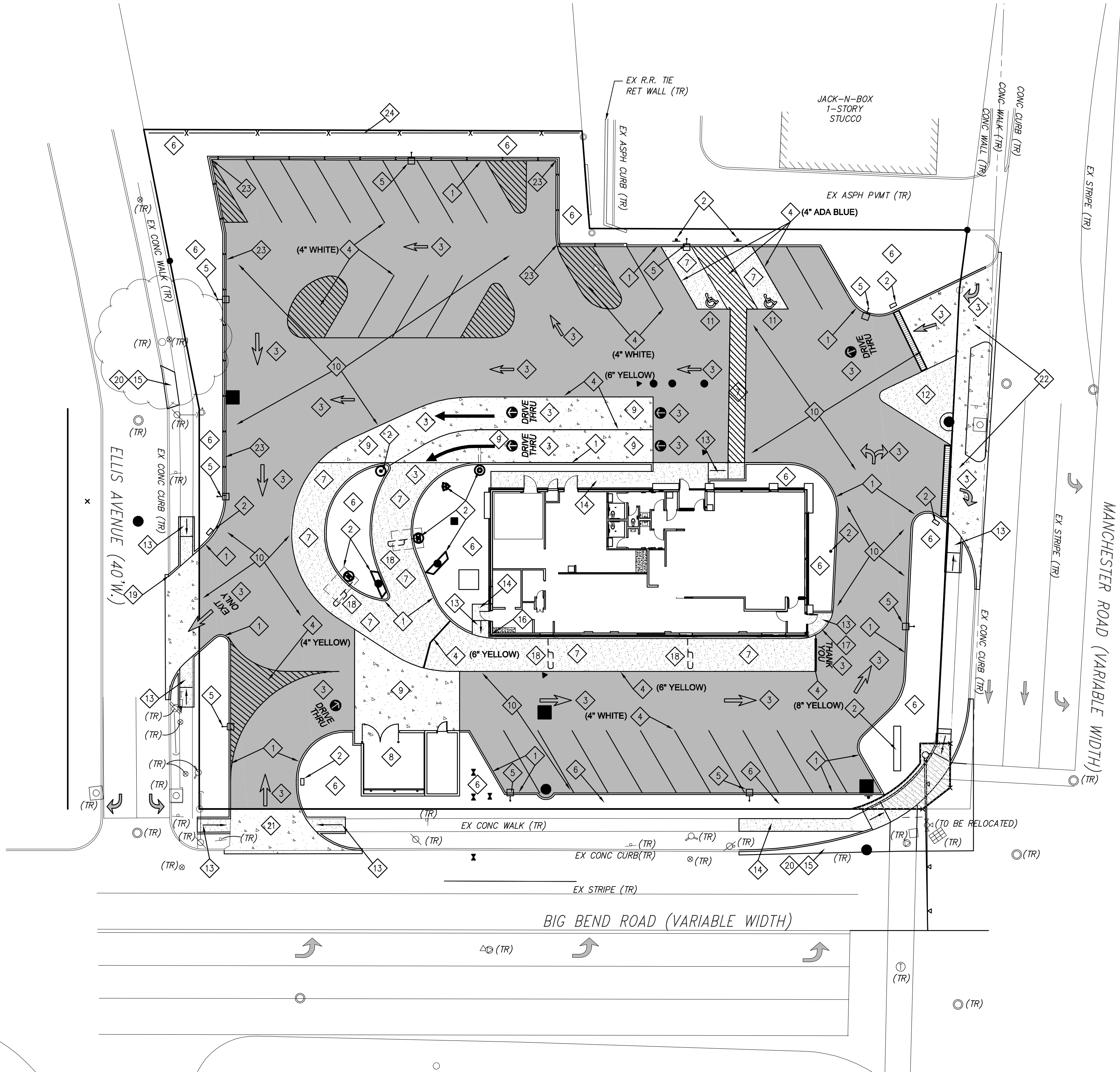
REGIONAL DWG. NO	NATIONAL NUMBER
24-1235	-

Farnsworth Group, Inc.
Missouri State Certificate of Authority #0013:

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
HEARTLAND REGION
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS: 2707 BIG BEND ROAD MAPLEWOOD MISSOURI 63143

PLAN APPROVAL		DATE
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.	CONST. MGR.	
PROJECT MANAGER	REAL ESTATE MGR.	
CO-SIGN SIGNATURES		
CONTRACTOR	OWNER	
STATUS	DATE	BY
PRELIMINARY	8/12/14	FG
FINAL PLAN	-	FG
AS-CONST.		

C1.1a
DETAIL SITE LAYOUT PLAN



Keyed Notes

1. NEW 6"x 18" CONCRETE CURB, REFER TO SD SHEETS FOR DETAILS.
2. NEW SIGNAGE TYPICAL, REFER TO SD SHEETS FOR DETAILS.
3. NEW PAVEMENT MARKINGS, REFER TO SD SHEETS FOR DETAILS.
4. NEW PAINTED STRIPING, REFER TO SD SHEETS FOR DETAILS.
5. NEW AREA LIGHT, REFER TO SHEET C3.2.
6. NEW LANDSCAPING AREA.
7. NEW 5" FIBERMESH CONCRETE DRIVE THRU PAD.
8. NEW MASONRY TRASH ENCLOSURE AND STORAGE BUILDING, REFER TO SD SHEETS FOR DETAILS.
9. NEW 8" THICK FIBER MESH CONCRETE TRUCK PAD.
10. NEW ASPHALT PAVEMENT 2" SURFACE COURSE OVER 2" BASE COURSE OVER 8" COMPACTED ROCK BASE BID, REFER TO PAVEMENT DETAILS ON SD SHEETS, CONTRACTOR TO PROVIDE AN ALTERNATE BID FOR 6" THICK CONCRETE PAVEMENT ON 4" THICK COMPACTED GRANULAR BASE. IF ALTERNATE IS ACCEPTED, PARKING STRIPING WILL BE CHANGED FROM WHITE TO YELLOW.
11. NEW HANDICAP PAINTED PARKING SYMBOL, REFER TO SD SHEETS FOR DETAILS.
12. NEW MOUNTABLE CONCRETE ISLAND.
13. NEW CONCRETE HANDICAP RAMP.
14. NEW CONCRETE WALK, REFER TO SD SHEETS FOR DETAILS.
15. CLOSE EXISTING ENTRANCE.
16. NEW 6'x6' GUARDPOST, REFER TO SD SHEETS FOR DETAIL.
17. NEW SAFETY RAIL.
18. NEW DETECTOR LOOP.
19. TURN CURB DOWN FROM 6" HEIGHT TO 0" HEIGHT IN 12" LENGTH.
20. NEW CONCRETE CURB TO MATCH EXISTING.
21. MODIFY EXISTING ENTRANCE AS SHOWN. ALL WORK FOR THIS ENTRANCE WILL CONFORM TO ST. LOUIS COUNTY HIGHWAYS STANDARDS.
22. NEW RIGHT IN RIGHT OUT ENTRANCE, ALL WORK TO CONFORM TO THE CITY OF MANCHESTER STANDARDS.
23. NEW CONCRETE RETAINING WALL WITH RAILING.
24. NEW 6' HIGH SCREENING FENCE.

Farnsworth Group, Inc.
Missouri State Certificate of Authority #0013:

Michael J. Farnsworth
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MACDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
HEARTLAND REGION
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210

ADDRESS 2707 BIG BEND ROAD MAPLEWOOD MISSOURI 63143

PARKING INFORMATION			
TOTAL SPACES 30	1 SPACES	9'-0" X 19'	90 °
	27 SPACES	9'-0" X 19'	60 °
	2 HC - SPACES	9'-0" X 19'	60 °

UTILITY INFORMATION			
	SIZE	TYPE	LOCATION
SANITARY SEWER	-	-	-
WATER	-	-	-
STORM SEWER	-	-	-
ELECTRIC	-	-	-
GAS	-	-	-

SURVEY INFORMATION	
PREPARED BY:	Farnsworth GROUP 20 ALLEN AVENUE, SUITE 200 ST LOUIS, MISSOURI 63119 (314) 962-7500 / (314) 962-1263 Fax www.fwi.com
DATE:	

LEGEND			
S	SANITARY SEWER	G	GAS
W	WATER	LOT LIGHT	LP:30
ST	STORM SEWER	EXISTING ELEVATION	(76.5)
F	ELECTRIC	PROPOSED ELEVATION	77.0

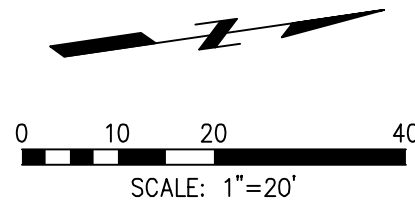
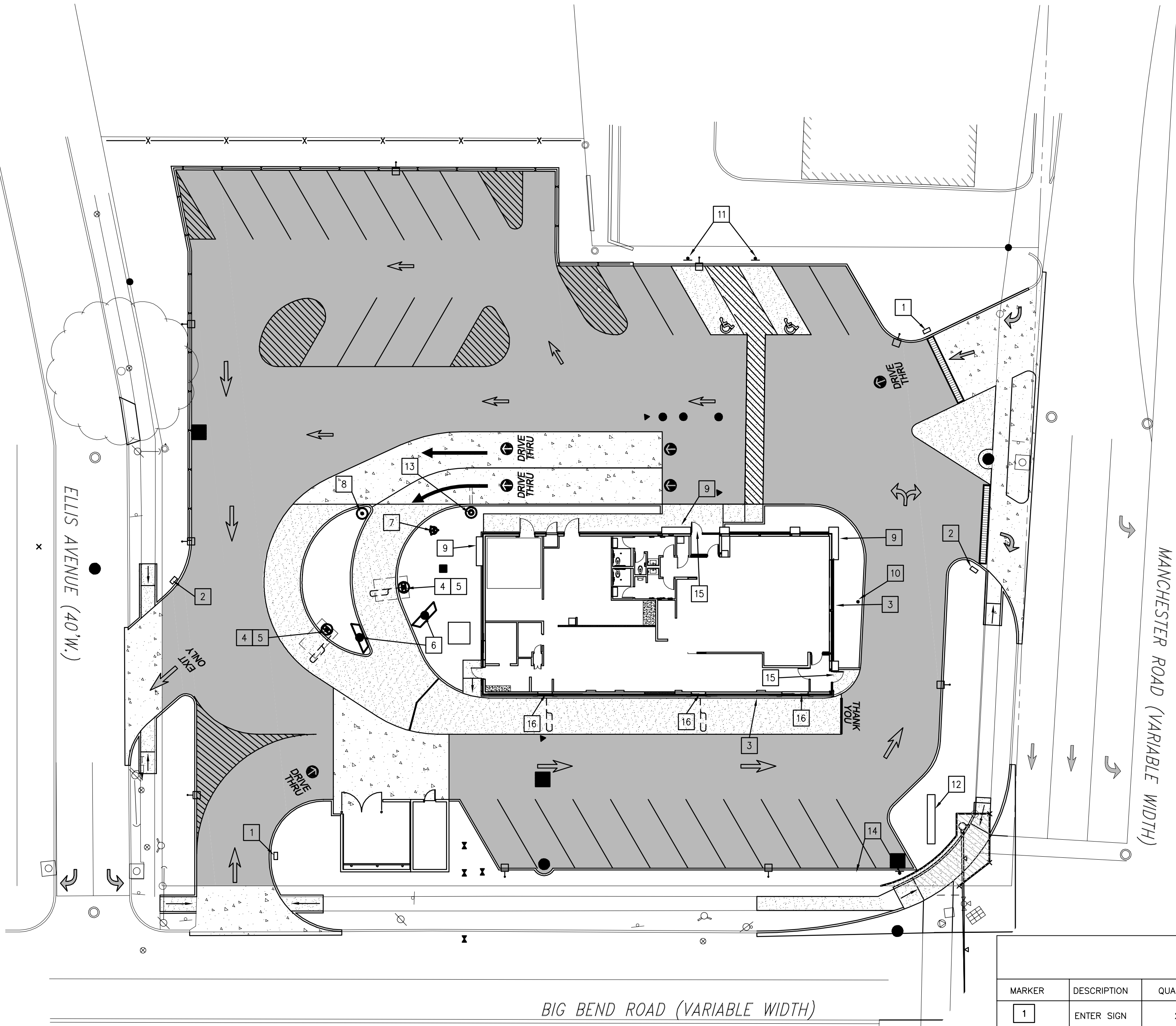
PLAN SCALE: SHOWN	
STREET ADDRESS	
2707 BIG BEND ROAD	

CITY	STATE
MAPLEWOOD	MISSOURI
COUNTY	
ST. LOUIS	

REGIONAL DWG. NO	NATIONAL NUMBER
24-1235	-

PLAN APPROVAL		DATE	CO-SIGN SIGNATURES	
REGIONAL MGR.	SIGNATURE (2 REQUIRED)		CONTRACTOR	OWNER
CONST. MGR.				
PROJECT MANAGER				
REAL ESTATE MGR.				
STATUS		DATE	BY	
PRELIMINARY		8/12/14	FG	
FINAL PLAN		-	FG	
AS-CONST.				

C1.2
HARDSCAPE PLAN



SIGN LEGEND

SIGN

1

Directional Sign - ("Enter")
(Provided by Owner) 70-5A

2

Directional Sign - ("Thank You")
70-5A

3

McDONALD'S

4

McDonald's Drive-Thru Canopy

5

Everbrite LED Customer Order
Display

6

OPO Menu Board (Automatic)

7

OPO Pre-Sell Menu Board
(Automatic)

8

Any Lane Any Time

9

Arch

10

Flagpole

11

Handicap or Van Accessible Sign
(Set in Bollard)

12

Monument Road Sign

12a

Monument Road Sign

13

Single Gateway Sign

14

Reserved Drive Thru (In Ground)

15

Welcome

16

Window Position Sign

VERIFY SIGNAGE WITH SIGN ORDER REQUEST FORM.
VERIFY LOCATIONS WITH McDONALD'S REPRESENTATIVE.

SIGN PERMITS TO BE APPLIED FOR AND PICKED UP BY
THE SIGN CONTRACTOR

SIGN AREA TABLE							
MARKER	DESCRIPTION	QUANTITY	BOXED AREA IN SQUARE FEET	ACTUAL AREA IN SQUARE FEET	TOTAL AREA IN SQUARE FEET BOXED	TOTAL AREA IN SQUARE FEET ACTUAL	REMARKS
1	ENTER SIGN	2	5.75	5.75	11.50	11.50	NEW DIRECTIONAL
2	THANK YOU	2	5.75	5.75	11.50	11.50	NEW DIRECTIONAL
3	McDONALDS	2	32.84	20.57	65.68	41.14	NEW BUILDING MOUNTED
4	DRIVE THRU CANOPY	2	4.00	1.19	8.00	2.38	NEW CANOPY MOUNTED "ORDER HERE"
5	COD	0 (2)	0	0	0	0	LED SCREEN FOR CUSTOMER ORDER STATION NOT TO BE INCLUDED IN SIGN TOTALS
6	OPO MENU BOARD	2	31.23	31.23	62.46	62.46	NEW MENU BOARD
7	OPO PRE-SELL BOARD	1	8.24	8.24	8.24	8.24	NEW PRESELL MENU BOARD
8	ANY LANE ANY TIME	1	2.25	2.25	2.25	2.25	
9	ARCH	3	14.00	6.00	42	18	NEW BUILDING MOUNTED
10	FLAG	0 (1)	0	0	0	0	FLAGS-NOT TO BE INCLUDED IN SIGN TOTALS
11	HANDICAP SIGNS	0 (2)	0	0	0	0	NOT TO BE INCLUDED IN SIGN TOTALS
12	ROAD SIGN	1	82	82	82	82	MONUMENT SIGN
13	GATEWAY SIGN	1	4.88	2.44	4.88	2.44	WELCOME POINT GATEWAY--"DRIVE THRU"
14	RESERVED DRIVE THRU	2	4.57	4.57	9.14	9.14	NEW RESERVED DRIVE THRU
15	WELCOME	2	2.60	1.32	5.20	2.64	NEW BUILDING MOUNTED "WELCOME"
16	WPS	3	2.46	2.46	7.38	7.38	NEW WINDOW POSITION SIGN
17							
18							
TOTALS		29			320.23	261.07	

ISSUE REF

BY

DESCRIPTION

DATE

REV

Farnsworth Group, Inc.
Missouri State Certificate of Authority #0013:

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HEARTLAND REGION
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210

ADDRESS 2707 BIG BEND ROAD IMPERWOOD MISSOURI 63143

PLAN APPROVAL

SIGNATURE (2 REQUIRED)

DATE

REGIONAL MGR.

CONST. MGR.

PROJECT MANAGER

REAL ESTATE MGR.

CO-SIGN SIGNATURES

CONTRACTOR

OWNER

STATUS

DATE

BY

PRELIMINARY

8/12/14

FG

FINAL PLAN

-

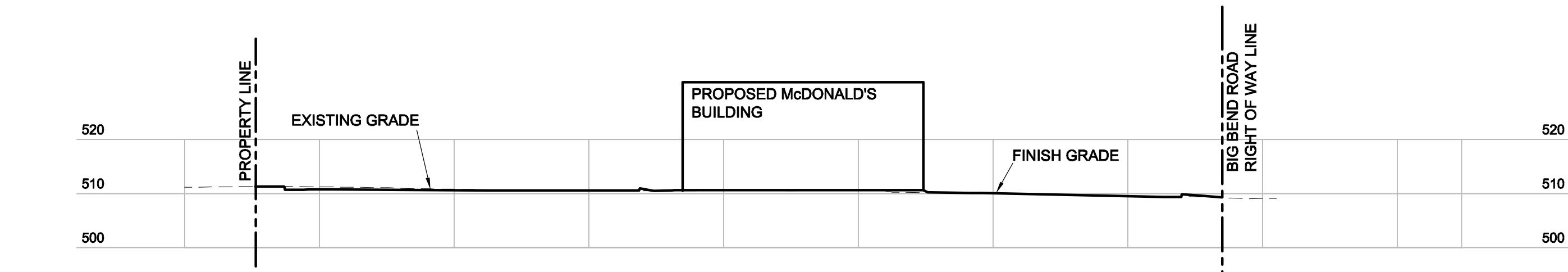
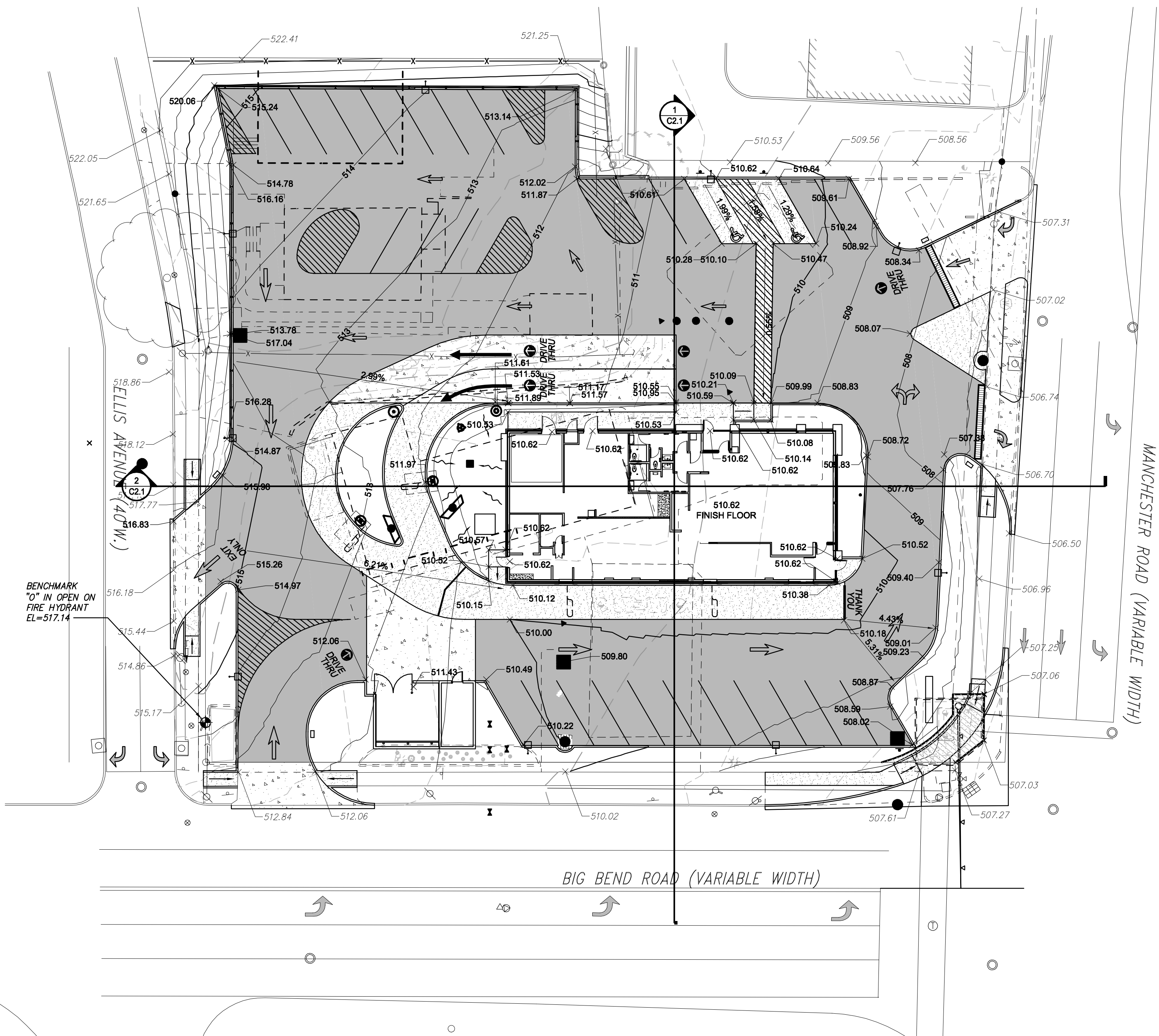
FG

AS-CONST.

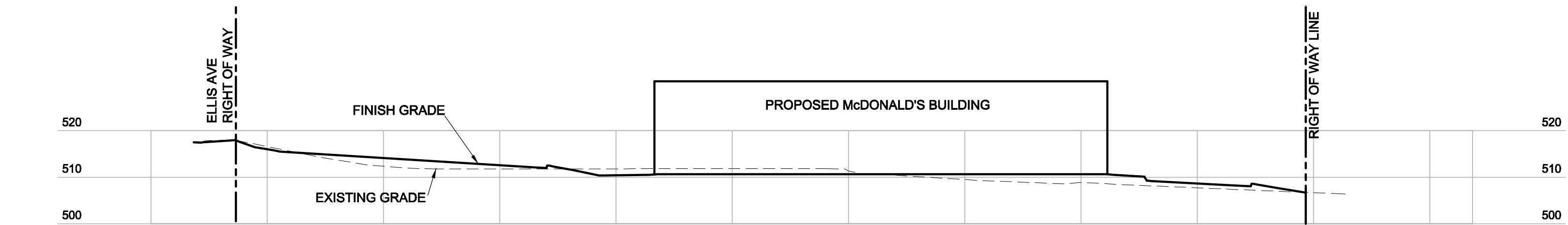
C1.3

SIGN PLAN

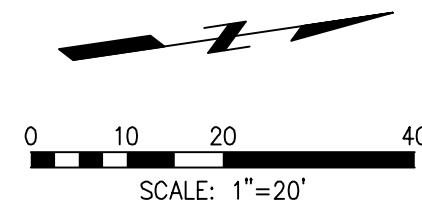
FG JOB NO 0110507.00



1 Site Section
Scale: 1"=20'



2 Site Section
Scale: 1"=20'



PARKING INFORMATION	
TOTAL SPACES 42	6 SPACES 9'-0" X 19' @ 90°
	34 SPACES 9'-0" X 19' @ 60°
	2 HC - SPACES 9'-0" X 19' @ 60°
	- SPACES 15'-0" X 40' @ 0°
UTILITY INFORMATION	
	SIZE TYPE LOCATION
SANITARY SEWER	- - -
WATER	- - -
STORM SEWER	- - -
ELECTRIC	- - -
GAS	- - -
SURVEY INFORMATION	
PREPARED BY:	Farnsworth GROUP 20 ALLEN AVENUE, SUITE 200 ST LOUIS, MISSOURI 63119 (314) 962-7700 / (314) 962-1263 Fax www.fwi.com
DATE:	
LEGEND	
S - SANITARY SEWER W - WATER ST - STORM SEWER E - ELECTRIC	G - GAS LOT LIGHT EXISTING ELEVATION (76.5) PROPOSED ELEVATION 77.0
PLAN SCALE: SHOWN	
STREET ADDRESS 2707 BIG BEND ROAD	
CITY MAPLEWOOD	STATE MISSOURI
COUNTY ST. LOUIS	
REGIONAL DWG. NO 24-1235	NATIONAL NUMBER -

PLAN APPROVAL		CO-SIGN SIGNATURES		CONTRACTOR		OWNER	
REGIONAL MGR.	DATE	SIGNATURE (2 REQUIRED)	DATE	STATUS	DATE	BY	
CONST. MGR.				PRELIMINARY	8/12/14	FG	
PROJECT MGR.				FINAL PLAN	-	FG	
REAL ESTATE MGR.				AS-CONST.			
				C2.1 GRADING PLAN			

Farnsworth Group, Inc.
Missouri State Certificate of Authority #0013:

10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210

2707 BIG BEND ROAD MAPLEWOOD MISSOURI 63143

