

Planning Commission Staff Report

Project Type:	Amended Site Development Section Plan
Meeting Date:	October 12, 2020
From:	Chris Dietz, Planner
Location:	A 0.73-acre tract of land located west of the intersection of Clarkson Road and Lea Oak Drive.
Description:	<u>Clarkson Square, Lot A (McDonald's) ASDSP:</u> An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 0.73-acre tract of land located west of the intersection of Clarkson Road and Lea Oak Drive (19S411406).

PROPOSAL SUMMARY

Farnsworth Group, on behalf of McDonald's Corporation, has submitted a request to allow for an update to both the building appearance of an existing McDonald's and site design features including a double drive-thru lane in the Clarkson Square Development. The subject site is zoned "C-8" Planned Commercial District and is governed under the terms and conditions of City of Chesterfield Ordinance 2999 which amends City of Chesterfield Ordinance 2020. The subject site is Lot A of Section A located within the Clarkson Square Subdivision.



Figure 1: Subject Site

HISTORY OF SUBJECT SITE

The subject site was zoned "C-8" Planned Commercial by St. Louis County prior to the City's incorporation. In 1995, the City of Chesterfield approved Ordinance 1100 which made amendments to the original St. Louis County ordinance for additional uses for the site, identified in the ordinance as

Section C. Subsequently, Ordinance 2020 was approved in 1996 to change the allowable gross floor area in Section C.

In 2005, Ordinance 2169 was approved to remove the previously-approved theatre use in Section A. The square footage of the theatre was then incorporated into the commercial/retail use within the Commercial/Retail area.

In 2018, Ordinance 2999 repealed City of Chesterfield Ordinance 2169 and amended City of Chesterfield Ordinance 2020. This request was solely to remove the restriction on the number of restaurants permitted in Section A.

LAND USE AND ZONING

The surrounding zoning districts and land uses for this site are as follows:

Direction	Zoning	Land Use
North	"C-8" Planned Commercial District	Commercial—Financial Institution
South	"C-8" Planned Commercial District	Commercial—Retail
East	"C-8"/ "PC" Planned Commercial District	Commercial—Retail
West	"R-6A" Residence District	Single-Family Residential

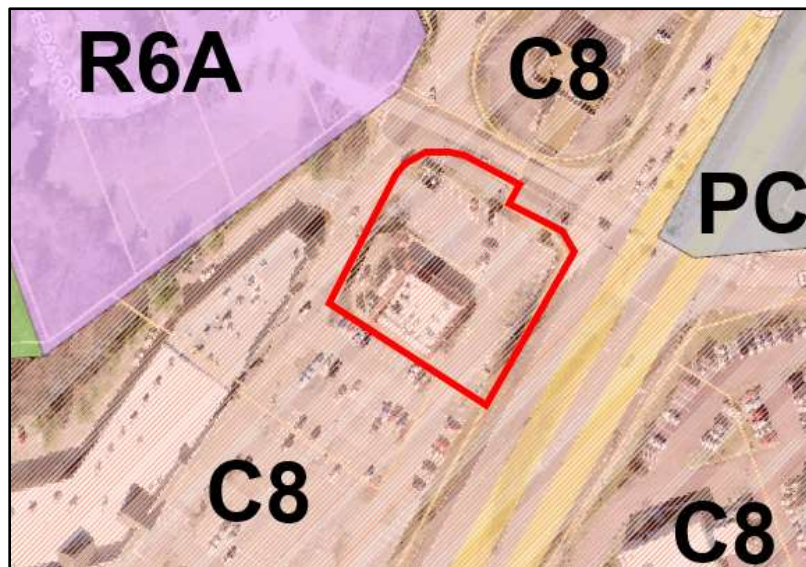


Figure 2: Zoning Map

COMPREHENSIVE PLAN

According to the City's Comprehensive Plan, the site is located within the Neighborhood Center land use designation that supports small-scale, commercial centers that serve the surrounding neighborhoods. This site is part of a larger shopping center located in a "C-8" Planned Commercial District.

STAFF ANALYSIS

Zoning

The Site is zoned “C-8”—Planned Commercial District, and is governed under the provisions of City of Chesterfield Ordinance 2020 as amended by City of Chesterfield Ordinance 2999. Staff has reviewed this request against the provisions of these governing ordinances as well as all applicable requirements of the UDC and has found the proposed development to comply with all zoning requirements.

Circulation and Access

Vehicular Access to the site comes from the adjacent commercial development parking area located in the southeast corner of the site. This access is intended to provide one-way traffic flow through the east and north of the site before exiting back out to the adjacent commercial development on the northwest corner of the site. One drive-thru lane currently exists northeast of the restaurant building and cycles through to the south side of the building. The applicant intends to add a second drive-thru lane in conjunction with this request, similar to other fast food restaurants throughout the City. This addition is intended to expedite drive-thru service as well as alleviate drive-thru stacking and parking demand on site.

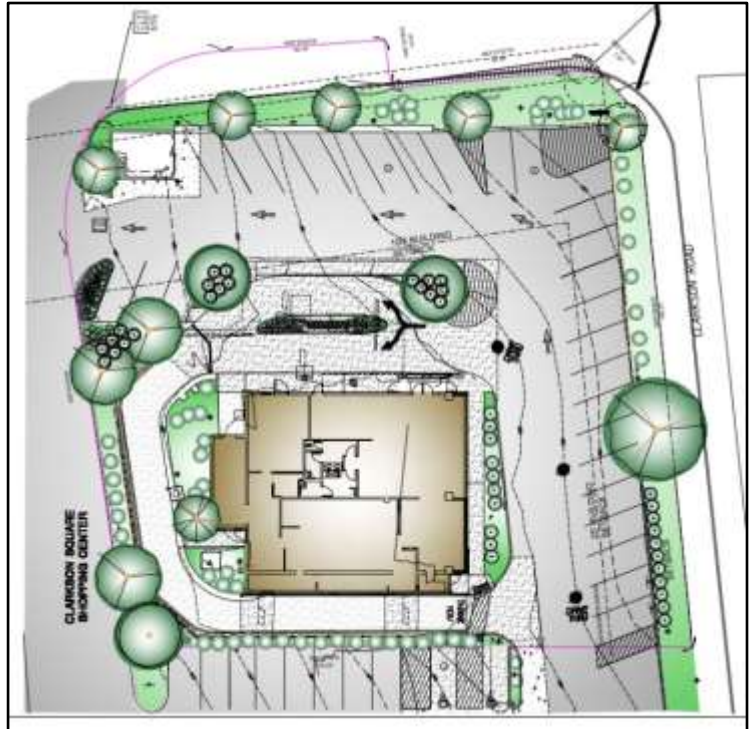


Figure 3: Color Site Plan

Off-Street Parking and Loading

The addition of the second drive-thru lane will cause some of the parking to be relocated elsewhere for this development. Currently, the site has 24 parking stalls. The proposed site design will actually increase this amount to 28 stalls on site, resulting in a net gain of parking stalls. The governing ordinance states that the minimum parking required for this site is 58 stalls. In addition to the 28 parking stalls located onsite, an existing shared parking agreement between this property and the shopping center allows for the additional 30 spaces needed to comply with this requirement, two (2) of which will be ADA parking stalls to offset those removed to accommodate the additional drive-thru lane. The Department has received all necessary temporary construction easement agreements between

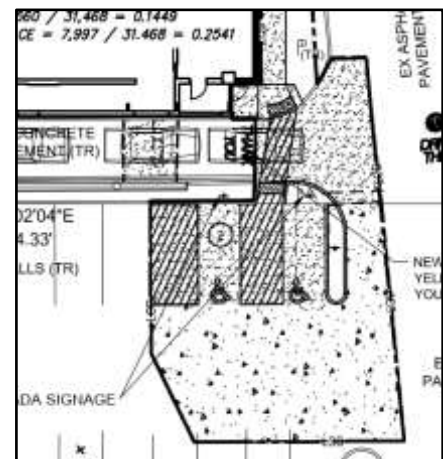


Figure 4: Off-site Construction Easement

the two property ownership groups to accommodate this request. The site's lone 10' x 40' loading area will be located north of the drive-thru lanes.

Landscaping

The applicant intends to enhance existing landscape buffers along Clarkson Road with additional plantings to bring the required landscape buffer more into compliance. Plantings will also line Lea Oak Drive and along the western edge of the property. Landscaping in front of the east elevation of the building will be enhanced along the raised pedestrian path, buffering it from the parking area. The updated drive-thru area will feature enhanced landscaping separating the drive-thru lanes from the parking area to the north. There is no minimum openspace requirement listed in the site-specific ordinances' development criteria. The existing openspace for this site is currently 25.41% with the proposed changes to the site not causing any significant change in this amount.

Staff has found all landscaping to comply with the provisions of the Unified Development Code. A Landscape Plan, Tree Stand Delineation and Tree Preservation Plan have been provided as part of this request and are included in the project's Planning Commission packet.

Lighting

This proposal features a mixture of utilitarian and decorative lighting throughout the site. Utilitarian fixtures include new LED parking area pole lighting, recessed canopy downlighting over the drive-thru window areas and LED wall sconces that are found on each side of the building. Decorative fixtures will include an LED lighting system integrated into the trellises found above the dining room windows and pedestrian entrances. Further LED downlighting will be located at the top of each brand wall parapet located on the north and east elevations of the building. Finally, floodlighting is proposed to project upward on brand walls so as to be fully cut off by the wall and not over-project into the night sky on both the south and east elevations. The UDC states that such fixtures may be approved by Planning Commission as an alternative to shielded fixtures when it can be proven that there will be no off-site glare light trespass in excess of five-tenths (0.5) footcandle and the proposed fixtures will improve the appearance of the site. A lighting plan and cutsheets for each fixture are included in the project's Planning Commission packet.

Architectural Elevations

Each elevation of the building will be updated to reflect the national rebranding campaign of the restaurant's parent company. The building's existing mansard roof parapet will be replaced with a flat EIFS parapet that will be flush with the exterior walls of the structure. Both the new parapet and the existing white brick will be repainted to a matching "Chelsea Grey" color scheme. A white aluminum canopy wraps along the front of the building facing Clarkson Road and continues around partially to the north elevation. A canopy system will also be installed above each drive-thru window and ordering station featuring an underscore of the signature gold accent color prevalent in the restaurant's branding. Corrugated metal accent panel will supplement the canopies by wrapping around every elevation except for most of the front elevation facing Clarkson Road.

Brand walls adorning both north and east elevations will use a synthetic wood material from ground to parapet to accentuate sides of the building viewed from each roadway. The existing trash enclosure will be removed and replaced, featuring the same materials and color scheme utilized on the redesigned building. The existing alcove windows located on the east elevation will be partially removed and replaced to accommodate the new parapet design. All rooftop equipment is to be adequately screened from view by the new parapets which are slightly taller than what exists today.

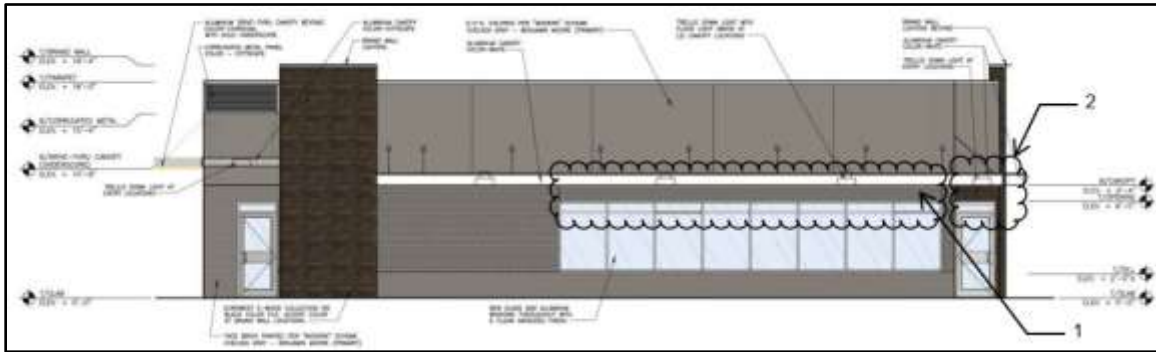


Figure 5: East Elevation

ARCHITECTURAL REVIEW BOARD INPUT

This project was reviewed by the Architectural Review Board on May 9, 2019, where it was forwarded to Planning Commission with a recommendation for approval with two (2) conditions:

1. Wrap the E-WOOD black color tile around all sides beneath the awning feature of all elevations where visible.
2. Horizontal mullions be incorporated to carry around the building.

The applicant has since fulfilled both of these conditions.



Figure 6: Rendering

STAFF RECOMMENDATION

Staff has reviewed this proposed development and found it to be in compliance with the City's Comprehensive Plan, Unified Development Code and site-specific ordinances and all outstanding comments have been addressed at this time. Staff recommends approval of this Amended Site Development Section Plan for Clarkson Square, Lot A (McDonald's).

MOTION

The following options are provided to the Planning Commission for consideration relative to this application:

- 1) "I move to approve (or deny) the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot A (McDonald's), as presented."
- 2) "I move to approve the Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Clarkson Square, Lot A. (McDonald's) with the following conditions..." (Conditions may be added, eliminated, altered or modified)

Attachments: Amended Site Development Section Plan Packet

The intent of this project is to provide an updated aesthetic to fit in with modern design to the existing McDonald's store located at 1701 Clarkson Road, within the Clarkson Square shopping mall.

Chapter 31 Unified Development Code; Article 04; Sec. 31-04-01 Architectural review design standards.

- A. To conform to the standards of applicability and compliance, we will submit to the City of Chesterfield the list of documents to accompany this statement to adhere to guidelines set by the City for the proposed project's compliance with the adopted code.
- B. We have referenced the section above and followed the set list of requested submittal requirements in conjunction with inquiries to the City of Chesterfield's planning representatives to provide acceptable materials for the City's review for the proposed project.
- C.
 1. Site relationships – Pedestrian movement has been considered and accessible pathing is to be provided at the site to allow safe movement. Existing conditions remain with no site exclusive public plaza or courtyard with the shopping center but at locations not required for proposed parking area such as at the retaining wall and at the front façade of the building, landscaping is incorporated to enhance views.
 2. Pedestrian Circulation – A designated striped area will be provided highlighting accessible route to access the site.
Vehicular Circulation - Site design of the existing site has been modified to provide a side-by-side drive through design to minimize site vehicular congestion within the paved area.
Parking – Limited front parking is provided, and the greater portion of parking is provided on either side of the building. Landscaped areas are provided in front of the building and between the street and parking area.
Pedestrian Orientation – An intermediate trellis and canopy system is implemented in the design to bring focus toward the front façade at and between the two main entry locations through the use of a taller brand wall design which extends beyond the main building wall to create a hierarchy at the entry process
 3. Topography – Existing conditions are being improved upon to provide a more accessible site. The screening and transitions will remain similar the existing site design.
 4. Retaining Walls – Existing retaining wall to be repaired/replaced with a textured concrete or masonry design. Similar landscaping elements will be implemented screening a portion of the retaining wall and creating a similar experience to the front of the building.
- D.
 1. Scale
Building scale – compatibility is shown through elevation/rendering to show similar scale at adjacent buildings in the Clarkson Square shopping mall and nearby bank building.
Human scale – demonstrated through the use of brand wall features to provide a sense of entry and a trellis/canopy design at consistent levels to lead into the brand wall
Generic scale – With the topographic difference between the McDonald's site and the rest of the constructed site, the level at which the elements change is similar where the original height the existing mansard roof element aligned closely with the roof element of the

shopping center. With the proposed design the same level similarity will exist but will be a material change from brick to EIFS.

2. Design

- a. Proposed façade color is consistent throughout with an accent color located at brand walls and minor elements
- b. Varying landscape and change in architectural features around the building will keep similar elements from appearing repetitive.
- c. The architectural features will help in bringing your attention to attached signage but the building itself will not serve as an advertisement to the McDonald's franchise.
- d. Most of the building will be existing to remain at street level with repair of face brick and replacing glazing at street level. At brand walls, the walls will be detailed with the wall construction including finish.
- e. Interior finishes are to be considered and included in a décor permit set of drawings to provide art elements and details in the dining area.
- f. The proposed design will improve upon the energy efficiency by providing more efficient glass covering less of the building envelope.
- g. The building will retain existing materials that are in good condition and the new materials used will be higher quality and installed per manufacturer's recommendation.
- h. The design introduces canopies and a brand wall design at the building's entry point.
- i. Any temporary barrier/wall will complement the building's design.
- j. Rooftop equipment will be screened by parapet walls.

3. Materials and colors used for the building design will be per McDonald's MRP prototype with existing face brick, EIFS, and tile with the colors being grays and charcoal in color with white canopies and some gold underscoring specific to drive thru canopies.

4. Landscape design and screening

Development landscaping – existing landscaped areas to remain. Grouping of any new trees and shrubs should be consistent with existing landscaping.

Building landscaping – Landscaping exists at both streets separating from the building. There is an additional landscaped setback separating the front of the building from the parking area.

Parking area landscaping – Any landscaped areas adjacent to parking is separated through use of a curb or retaining wall.

Walls and fences – Masonry walls used as a dumpster enclosure. Proposed fencing above retaining wall at the drive thru and side elevations to be of picket style and will not be chain link.

5. Signage will be provided by a separate permit set. Proposed sign locations attached to the building are indicated in the proposed plans graphically.
6. Lighting will adhere to the UDC and cut sheets will be provided.

E. This project is not located within Chesterfield Valley

"AMENDED SITE DEVELOPMENT SECTION PLAN" LOT A OF THE CLARKSON SQUARE SUBDIVISION

OWNER/DEVELOPER

McDONALD'S USA LLC
10801 MASTIN BLVD
OVERLAND PARK KANSAS 66210

SITE INFORMATION

LOCATOR NUMBER 19S-41-1406
ZONING DISTRICT C-8 PLANNED COMMERCIAL DISTRICT
SITE ADDRESS 1701 CLARKSON SQUARE

EXISTING AREA BREAKDOWN

RESTAURANT BUILDING AREA 4,560 SQUARE FEET (14.50%)
EXISTING PAVED AREA 18,770 SQUARE FEET (59.64%)
EXISTING LANDSCAPE AREA 8,138 SQUARE FEET (25.86%)
TOTAL LOT AREA 31,468 SQUARE FEET OR 0.72 ACRES

PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA 4,560 SQUARE FEET (14.50%) FAR = 4,560/31,468 = 0.1449
PROPOSED PAVED AREA 18,911 SQUARE FEET (60.09%)
PROPOSED LANDSCAPE AREA 7,997 SQUARE FEET (25.41%)
TOTAL LOT AREA 31,468 SQUARE FEET OR 0.72 ACRES

PARKING CALCULATIONS

FAST FOOD RESTAURANT = 15 SPACES PER EVERY 1,000 GFA

FAST FOOD RESTAURANT = 4,560 / 1,000 = 4.56 x 15 = 68.4

TOTAL PARKING REQUIRED PER UDC = 68.4 SPACES
PARKING REDUCTION OF 15% IS INDICATED IN BILL NO 157 ORD NO 10.712
TOTAL PARKING REQUIRED IF REDUCTION IS ALLOWED = 58 SPACES
PROVIDED
28 SPACES (ON SITE)
(2 HANDICAP SPACE PROVIDED OFF SITE FOR A TOTAL OF 30)

PER THE PARKING STUDY EXHIBIT A TOTAL OF 691 STALLS ARE REQUIRED,
A TOTAL OF 854 STALLS ARE PROVIDED

STACKING REQUIREMENTS = 1 SPACE FOR EACH
DRIVE UP SERVICE LANE PLUS 7 ADDITIONAL
STACKING SPACES FOR EACH SERVICE LANE
STACKING PROVIDED 17 STACKING SPACES
1 LANE REQUIRES 1 + 7 ADDITIONAL = 8 TOTAL
REQUIRED

FLOOD PLAIN NOTE

WE HAVE EXAMINED COMMUNITY PANEL NUMBER 290896-0165-K (MAP NUMBER 29189C0165K, DATED FEBRUARY 4TH, 2015) OF THE FLOOD INSURANCE RATE MAPS, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE AREA CONTAINING THE SUBJECT PROPERTY. SAID PROPERTY APPEARS TO BE LOCATED IN ZONE "X". AREA OF 0.2% ANNUAL CHANCE FLOOD OR AREAS PROTECTED BY LEVEES. THIS AREA IS SHOWN AS BEING PROTECTED BY A LEVEE SYSTEM FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT A OF CLARKSON SQUARE PLAT FOUR, U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

BENCHMARK INFORMATION

1. SITE BENCHMARK: TOP OF CONCRETE MONUMENT LOCATED AT THE SOUTHWEST CORNER OF CLARKSON ROAD AND LEA OAK DRIVE. ELEV= 592.25

GENERAL NOTES

- ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND DIMENSIONS OF NEW EXIT PORCHES, RAMPS, PATIOS, PRECISE BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
- THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS FREE FROM MUD AND DEBRIS AT ALL TIMES.
- THE CONTRACTOR SHALL SAWCUT 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.
- REFER TO SITE LAYOUT PLAN FOR DIMENSIONAL CONTROL OF NEW IMPROVEMENTS.
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SITE IMPROVEMENTS SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL AND PRACTICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT CONNECTION POINTS.
- 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.
- 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.
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE ELECTRIC SERVICE CONSTRUCTION SHALL COMPLY WITH THE LATEST STANDARDS AND SPECIFICATIONS OF LOCAL GOVERNING AUTHORITY.
- BACKFILL ALL UTILITY TRENCHES UNDER PAVEMENT WITH GRANULAR MATERIAL. REFER TO DETAIL ON SD SHEETS.
- REFER TO SHEET C1.2 FOR DIMENSIONS AND SHEET C1.2 FOR IDENTIFICATION OF EXISTING AND PROPOSED IMPROVEMENTS.
- REFER TO SHEET C2.1 FOR GRADING AND C3.1 FOR ABOVE AND BELOW GROUND SEWERS AND UTILITIES.
- REFER TO SHEET C4.1 FOR LANDSCAPE MATERIALS.
- 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.
- FINISH SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO TOP OF NEW PAVEMENT, WALKS, SOD, ETC. (AND NOT FINISH ROUGH GRADE)
- FINISH SPOT ELEVATIONS AT THE FACE OF CURBS ARE SHOWN TO TOP OF NEW PAVEMENT AT THE GUTTER LINE UNLESS OTHERWISE NOTED.
- ALL GRADING AND DRAINAGE SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF CHESTERFIELD.
- NO SLOPE SHALL EXCEED 3:1 MAXIMUM.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT. ALL 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.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL SIGNS ARE BY THE GENERAL CONTRACTOR.
- WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN SUCH A DENSITY AS TO PREVENT EROSION.
- 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 SUCH AS PERMANENT SEEDING, PERIODIC WETTING, MULCHING, OR OTHER SUITABLE MEANS.
- PROVIDE WEEPHOLES ON CURBS AT ALL LANDSCAPE AREAS LOCATIONS.
- STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
- SILTATION FENCES SHALL BE INSPECTED 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.
- NOTIFY CITY OF CHESTERFIELD 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 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.
- 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.
- COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS PER CITY OF CHESTERFIELD SPECIFICATIONS. ALL TESTS SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
- NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.
- CONCRETE AND ASPHALTIC CONCRETE SURFACES SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE PROJECT SPECIFICATIONS.
- THICKEN EDGE OF ASPHALT PER SITE DETAILS WHEREVER ASPHALT PAVEMENT ADJOINS CONCRETE PAVEMENT.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING AND DIRECTING 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.
- APPROVAL OF THIS PLAN BY THE CITY OF CHESTERFIELD DOES NOT CONSTITUTE AUTHORITY TO CONDUCT CONSTRUCTION OPERATIONS OR ENCR OACH 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.
- ALL HANDICAPPED APPURTENANCES, INCLUDING STRIPING, SIGNING, RAMPS, RAILS, DETECTORS ECT. MUST COMPLY WITH IBC 2003 CHAPTER 11 AND ICC/ANSI 1117.1-1998.

SHEET INDEX

ASDP-0 COVER SHEET
ASDP-1 AMENDED SITE DEVELOPMENT SECTION PLAN
ALAP-1 AMENDED LANDSCAPE PLAN
ALP-1 AMENDED LIGHTING PLAN
ALP-2 BLDG MOUNTED LIGHTS
ALP-3 LIGHTS
TPP-1 TREE PRESERVATION PLAN
TSD-1 TREE STAND DELINEATION PLAN
SD9 TRASH ENCLOSURE DETAILS
AMENDED ARCHITECTURAL ELEVATIONS
BUILDING RENDER



LEGEND

SYMBOLS

ABBREVIATIONS

☐	STORM INLET	(TR)	TO REMAIN
▲	CLEANOUT	ASPH	ASPHALT
☀	LIGHT STANDARD	BLDG	BUILDING
☐	GRATE INLET	COR	CORNER
☐	GAS VALVE	CONC	CONCRETE
☐	FIRE HYDRANT	CO	CLEANOUT
☐	SANITARY MANHOLE	DB	DEED BOOK
☐	WATER MANHOLE	FL	FLOW LINE
☐	WATER METER	MH	MANHOLE
☐	WATER VALVE	PB	PLAT BOOK
☐	UTILITY POLE	PG	PAGE
☐	UTILITY POLE W/TRANSFORMER	PB	PLAT BOOK
☐	TRAFFIC PULLBOX	P.O.B.	POINT OF BEGINNING
☐	GAS VALVE	P.U.M.I.	PRIVATE, UNDER MSD INSPEC.
☐	GAS DRIP	R.O.W.	RIGHT-OF-WAY
☐	AREA LIGHT	SF	SQUARE FEET
☐	STREET LIGHT	ST	STORM
☐	ELECTRIC MANHOLE	TC	TOP OF CONCRETE/CURB
☐	ELECTRIC METER	BC	BOTTOM OF CURB
☐	GUY WIRE	TW	TOP OF WALL
☐	SIGN	BW	BOTTOM OF WALL
☐	SANITARY MANHOLE	TYP	TYPICAL
☐	STORM MANHOLE	UTIL	UTILITY
☐	BUSH	W	WIDE
☐	DECIDUOUS TREE	N	NORTH
☐	EVERGREEN TREE	S	SOUTH
☐	FINISH GRADE SPOT ELEVATION	E	EAST
☐	ANTENNA	W	WEST
☐	BOLLARD	SA	SANITARY
☐	BOREHOLE	ME	MATCH EXISTING
☐	BUSH	G	GUTTER
☐	EXISTING SPOT ELEVATION	♿	HANDICAP STALL MARKER
☐	TELEPHONE PEDESTAL	⑩	PARKING STALL INDICATOR
☐	TRANSFORMER	Ⓐ	UTILITY KEYED NOTE
		①	DEMOLITION KEYED NOTE
		◇	HARDSCAPE KEYED NOTE
		Ⓣ	FIBER OPTIC CABLE MARKER
		Ⓜ	GAS METER
		☒	MAIL BOX
		Ⓜ	GRATE TOP MANHOLE
		Ⓜ	MONITORING WELL
		Ⓜ	ROCK
		Ⓜ	TELEPHONE MANHOLE
		Ⓜ	TRAFFIC SIGNAL

LINEWORK

---	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	---

BASE MAP P16 19MSD - 00363

ISSUE REF	BY	DESCRIPTION
	JPB	CITY COMMENTS
	JPB	CITY COMMENTS
	JPB	CITY COMMENTS
	JPB	PARKING CHANGE
	JPB	MSD, SIGNS, ASDP
	JPB	MSD
	JPB	CITY COMMENTS

DATE	REV
12-28-18	1
2-21-19	2
3-4-19	3
4-5-19	4
4-25-19	5
7-30-19	6
1-29-20	7
9-16-20	8

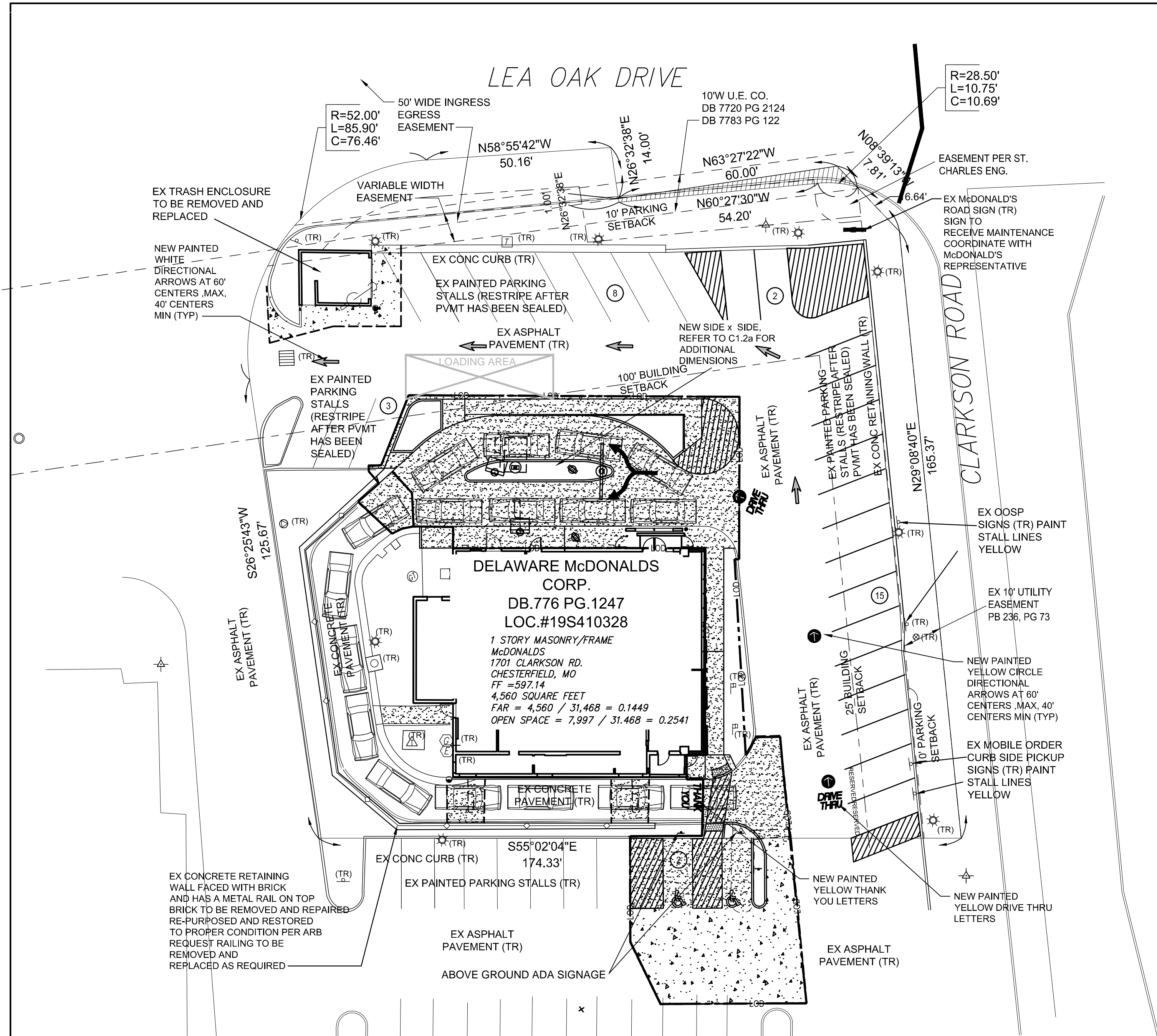
STATE OF MISSOURI
ROBERT E. POLK, JR.
ENGINEER
NO. 0088
THIS SHEET HAS BEEN REVIEWED, SEALED, AND DATED ELECTRONICALLY

ROBERT E. POLK, JR. E-20082
DATE 09-16-20
THIS SHEET HAS BEEN REVIEWED, SEALED, AND DATED ELECTRONICALLY

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

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

ADDRESS 1701 CLARKSON SQUARE CHESTERFIELD MO



AMENDED SITE DEVELOPMENT SECTION PLAN

Scale: 1"=20'

SITE INFORMATION

LOCATOR NUMBER 19S-41-1406
 ZONING DISTRICT C-8 PLANNED COMMERCIAL DISTRICT
 SITE ADDRESS 1701 CLARKSON SQUARE

EXISTING AREA BREAKDOWN

RESTAURANT BUILDING AREA 4,560 SQUARE FEET (14.50%)
 EXISTING PAVED AREA 18,770 SQUARE FEET (59.64%)
 EXISTING LANDSCAPE AREA 8,138 SQUARE FEET (25.86%)
 TOTAL LOT AREA 31,468 SQUARE FEET OR 0.72 ACRES

PARKING CALCULATIONS

FAST FOOD RESTAURANT = 15 SPACES PER EVERY 1,000 GFA
 FAST FOOD RESTAURANT = 4,560 / 1,000 = 4.56 x 15 = 68.4

TOTAL PARKING REQUIRED PER UDC = 68.4 SPACES
 PARKING REDUCTION OF 15% IS INDICATED IN BILL NO 157 ORD NO 10.712
 TOTAL PARKING REQUIRED IF REDUCTION IS ALLOWED = 58 SPACES

PROVIDED
 28 SPACES (ON SITE)
 (2 HANDICAP SPACE PROVIDED OFF SITE FOR A TOTAL OF 30)

PER THE PARKING STUDY EXHIBIT A TOTAL OF 691 STALLS ARE REQUIRED, A TOTAL OF 854 STALLS ARE PROVIDED

STACKING REQUIREMENTS = 1 SPACE FOR EACH DRIVE UP SERVICE LANE PLUS 7 ADDITIONAL STACKING SPACES FOR EACH SERVICE LANE
 STACKING PROVIDED 17 STACKING SPACES
 1 LANE REQUIRES 1 + 7 ADDITIONAL = 8 TOTAL REQUIRED

PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA 4,560 SQUARE FEET (14.50%)
 PROPOSED PAVED AREA 18,911 SQUARE FEET (60.09%)
 PROPOSED LANDSCAPE AREA 7,997 SQUARE FEET (25.41%)
 TOTAL LOT AREA 31,468 SQUARE FEET OR 0.72 ACRES

DISTURBED AREA

ON SITE DISTURBED AREA = 4,967 SQUARE FEET
 DISTURBED AREA FOR ADA PARKING = 1,988 SQUARE FEET
 TOTAL DISTURBED AREA = 6,955 SQUARE FEET

SCRIPT FOR A SITE PLAN

A TRACT OF LAND BEING PART OF LOT A OF CLARKSON SQUARE PLAT FOUR, U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND FURTHER DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF ABOVE REFERENCED LOT A, SAID POINT BEING ON THE NORTHWESTERLY LINE OF CLARKSON ROAD AS ESTABLISHED BY DEED RECORDED IN BOOK 7492 PAGE 191 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 29 DEGREES 08 MINUTES 40 SECONDS EAST A DISTANCE OF 165.37 FEET TO A POINT, THENCE NORTH 08 DEGREES 39 MINUTES 13 SECONDS WEST A DISTANCE OF 16.64' TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 28.50 FEET AND AN ARC LENGTH OF 10.75' TO A POINT, THENCE NORTH 60 DEGREES 27 MINUTES 30 SECONDS WEST A DISTANCE OF 54.20 FEET TO A POINT, THENCE NORTH 26 DEGREES 32 MINUTES 38 SECONDS EAST A DISTANCE OF 15.00 FEET TO A POINT, THENCE NORTH 58 DEGREES 55 MINUTES 42 SECONDS WEST A DISTANCE OF 50.16 FEET TO A POINT SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 52.00 FEET AND AN ARC LENGTH OF 85.90 FEET TO A POINT, THENCE SOUTH 26 DEGREES 25 MINUTES 43 SECONDS WEST A DISTANCE OF 125.67 FEET TO A POINT, THENCE SOUTH 55 DEGREES 02 MINUTES 04 SECONDS EAST A DISTANCE OF 174.33 FEET TO THE POINT OF BEGINNING AND CONTAINING 31,468 SQUARE FEET OR 0.72 ACRES MORE OR LESS.

_____, the owner(s) of the property shown on this plan for and in

[Name of Owner(s)]
 consideration of being granted approval of said plan to develop property under the provisions of Section 03. _____ of City of Chesterfield Unified Development (applicable subsection) (present zoning)

Code, do hereby agree and declare that said property from the date of recording this plan shall be developed only as shown thereon, unless said plan is amended by the City of Chesterfield, or voided or vacated by order of ordinance of the City of Chesterfield Council.

(Signature): _____

(Name Typed): _____

(AND EITHER INCLUDE THIS SECTION FOR A CORPORATION)

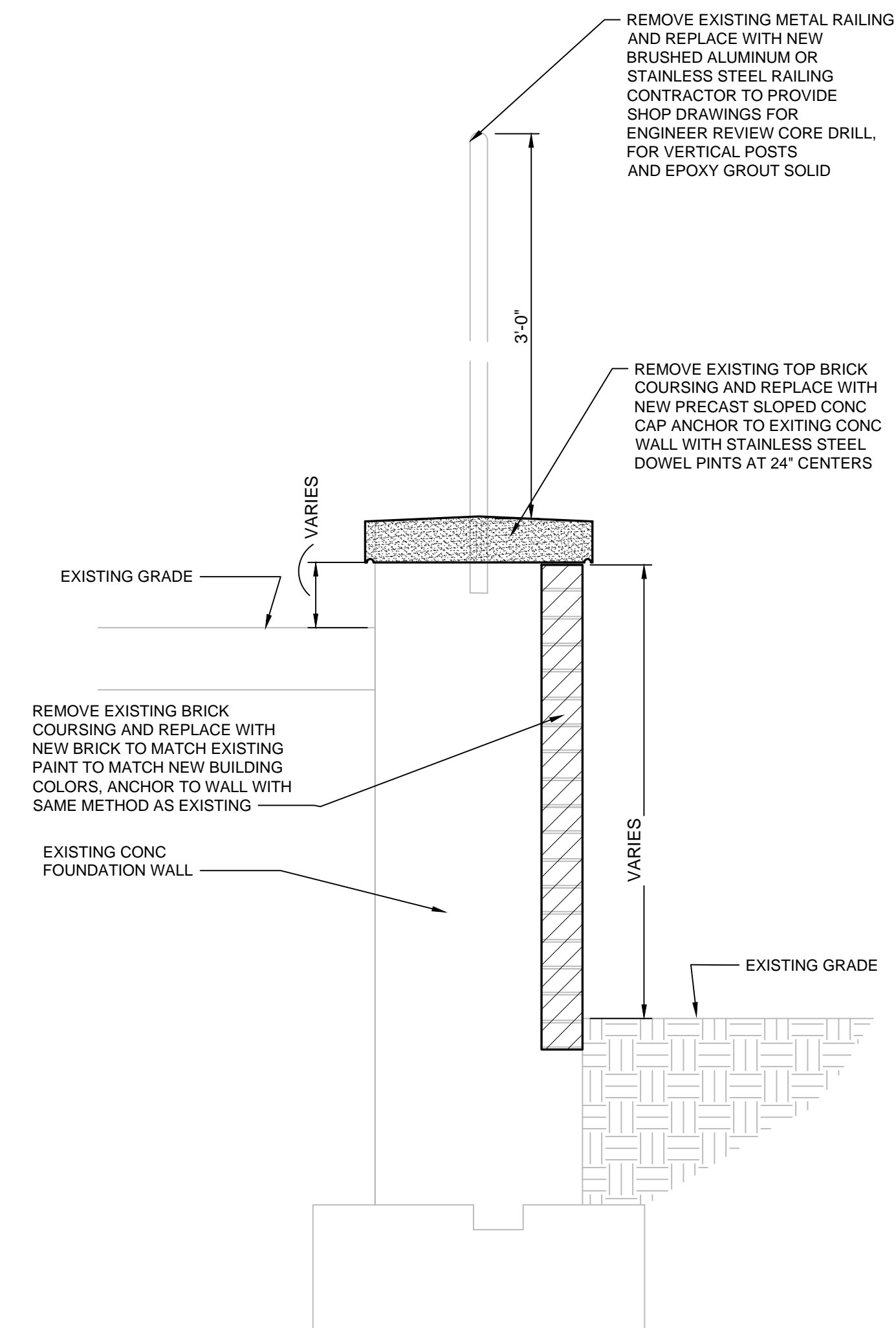
State of _____)
) SS.
 County of _____)

On this _____ day of _____, A.D., 20____, before me personally appeared _____, to me known, who, being by me sworn in, did say that he/she is the _____ of _____ (Title) (Name of Corporation) corporation in the State of _____, and that the seal affixed to the foregoing instruments is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors, and the said _____ (Officer of Corporation) acknowledged said instrument to be the free act and deed of said corporation.

This Amended Site Development Section Plan was approved by the City of Chesterfield Planning Commission and duly verified on the _____ day of _____, 20____ by the chairperson of said Commission authorizing the recording of this Amended Site Development Plan pursuant to Chesterfield Ordinance Number 200, as attested to by the Director of Planning and the City Clerk.

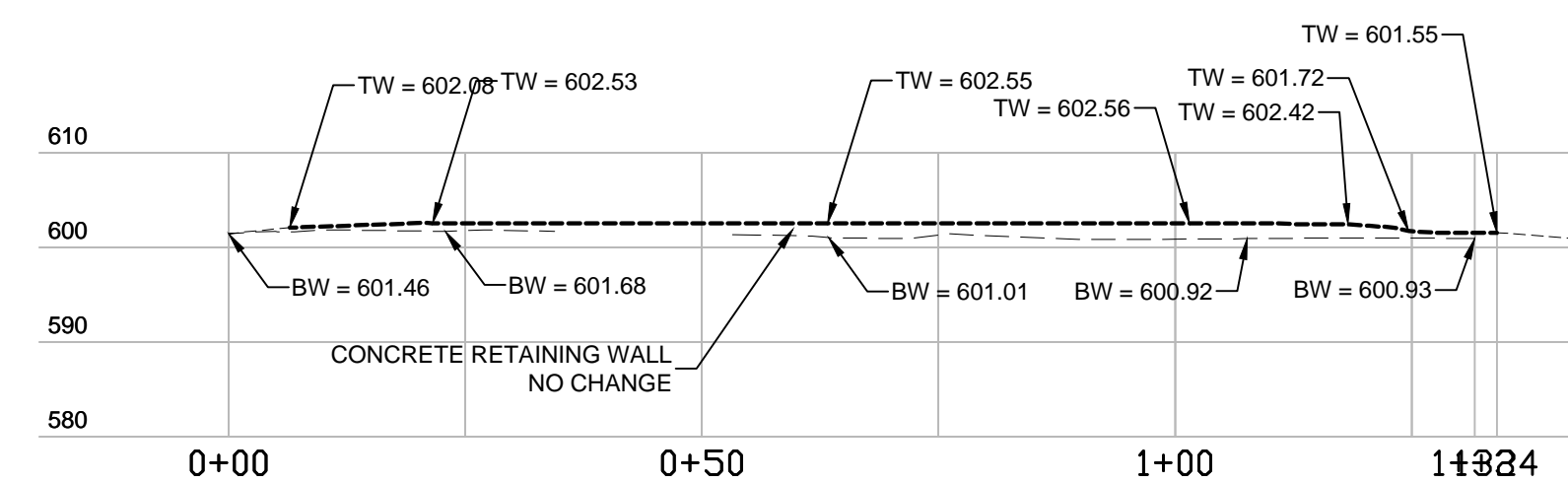
Justin Wyse, AICP
 Director of Planning
 City of Chesterfield, Missouri

Vickie McGownd, City Clerk
 City of Chesterfield, Missouri



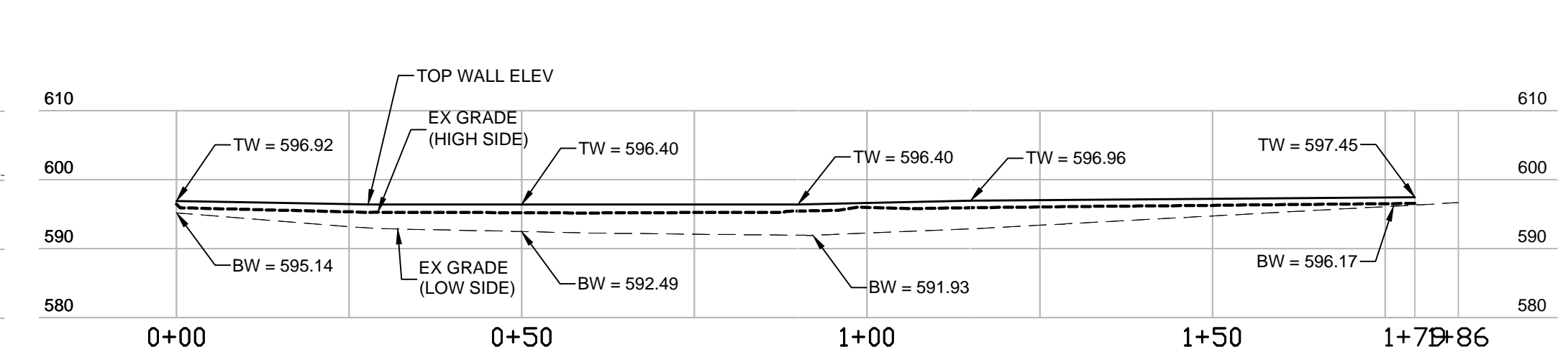
BRICK FACED RETAINING WALL DETAIL

Scale: NONE



CONCRETE RETAINING WALL ELEVATION

Scale: 1"=20' BOTH WAYS

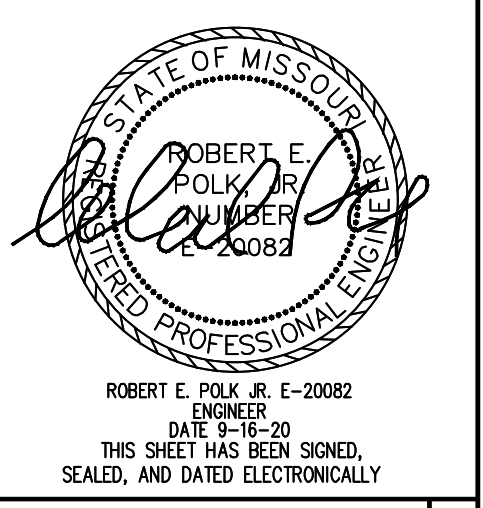


BRICK FACED RETAINING WALL ELEVATION

Scale: 1"=20' BOTH WAYS

BASE MAP P16 19MSD - 00363

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	12-28-18	CITY COMMENTS	JPB	
2	2-21-19	CITY COMMENTS	JPB	
3	3-4-19	CITY COMMENTS	JPB	
4	4-5-19	PARKING CHANGE	JPB	
5	4-25-19	MSD, SIGNS, ASDP	JPB	
6	7-30-19	MSD	JPB	
7	1-29-20	CITY COMMENTS	JPB	
8	9-16-20	CITY COMMENTS	JPB	
9	9-28-20	CITY COMMENTS	JPB	



ROBERT E. POLLOCK
 ENGINEER
 LICENSE NO. E-20082
 STATE OF MISSOURI
 THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY

Justin Wyse
 Justin Wyse, AICP
 Director of Planning
 City of Chesterfield, Missouri

Vickie McGownd
 Vickie McGownd, City Clerk
 City of Chesterfield, Missouri

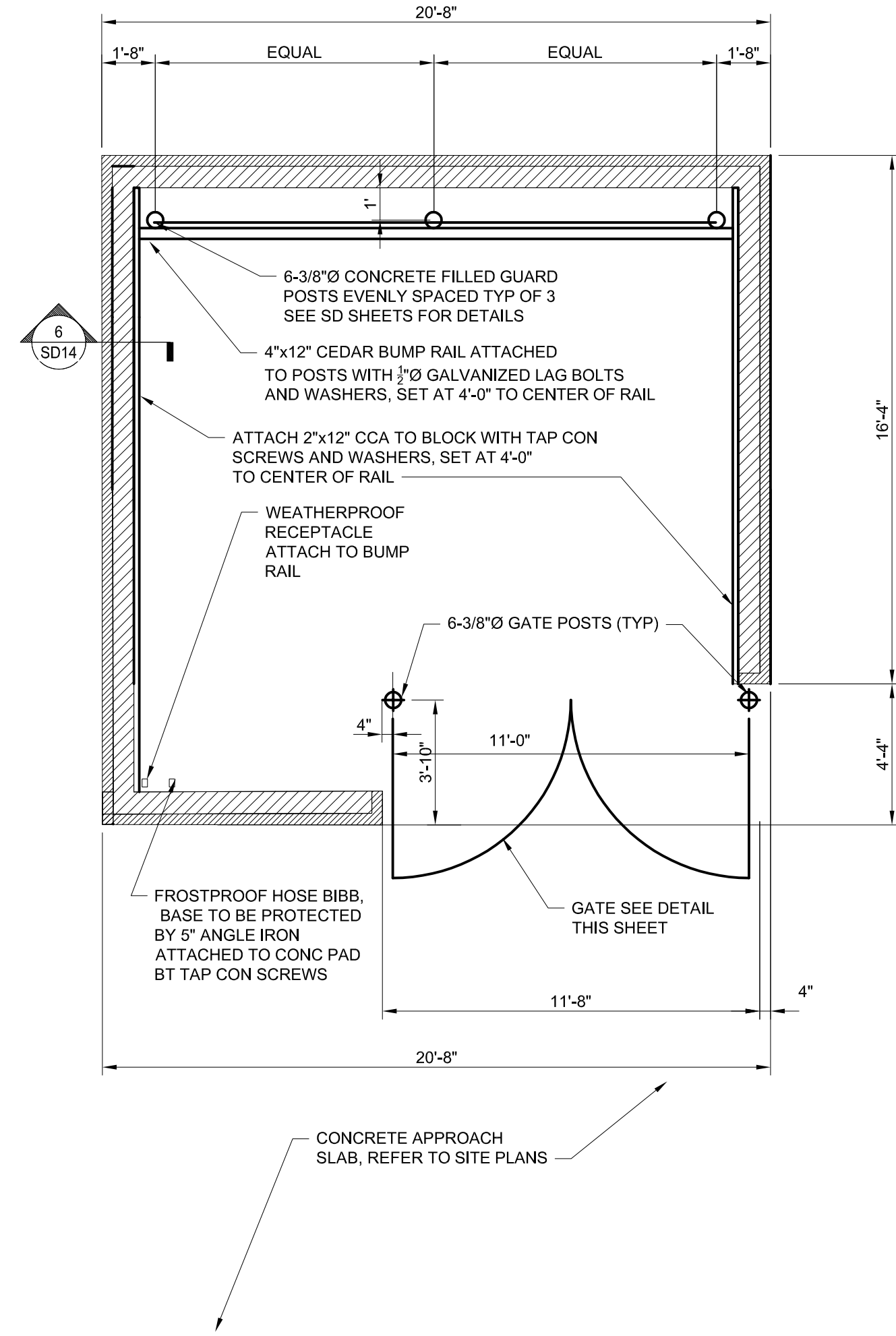
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS: 1701 CLARKSON SQUARE CHESTERFIELD MO

PLAN APPROVAL	DATE
SIGNATURE (2 REQUIRED)	
REGIONAL MGR.	
CONST. MGR.	
PROJECT MANAGER	
REAL ESTATE MGR.	
CONTRACTOR	
OWNER	

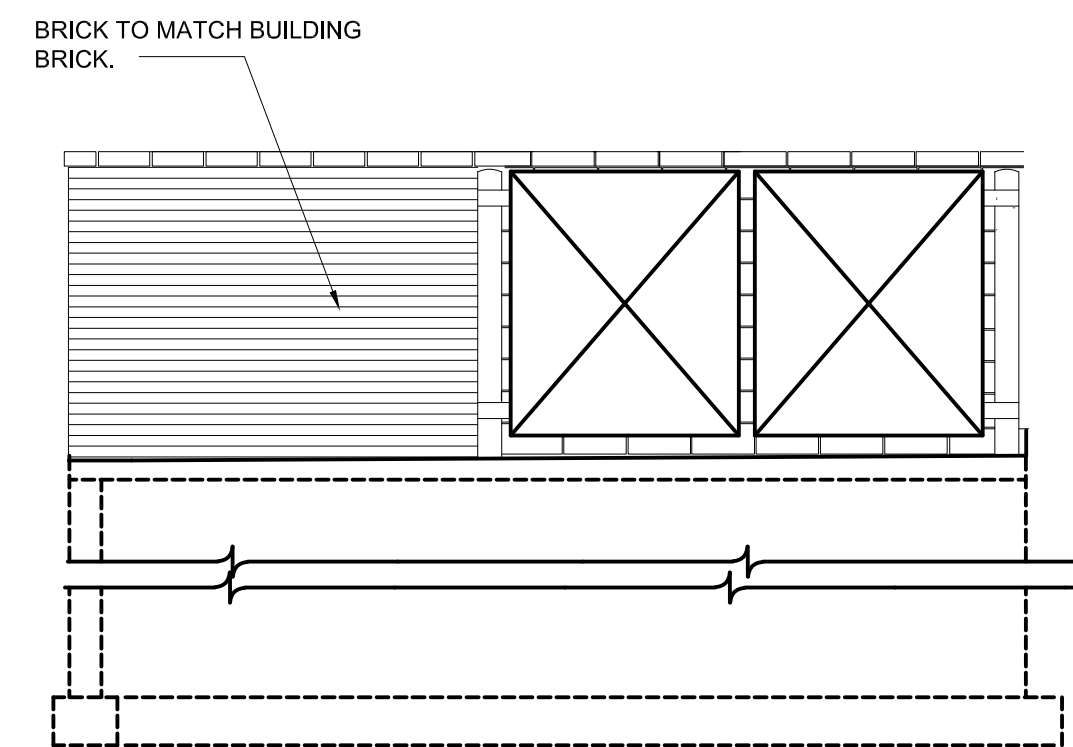
STATUS	DATE	BY
PRELIMINARY	7-18-18	FG
FINAL PLAN	-	FG
AS-CONST.		

**ASDSP-1
 AMENDED SITE DEVELOPMENT
 SECTION PLAN**

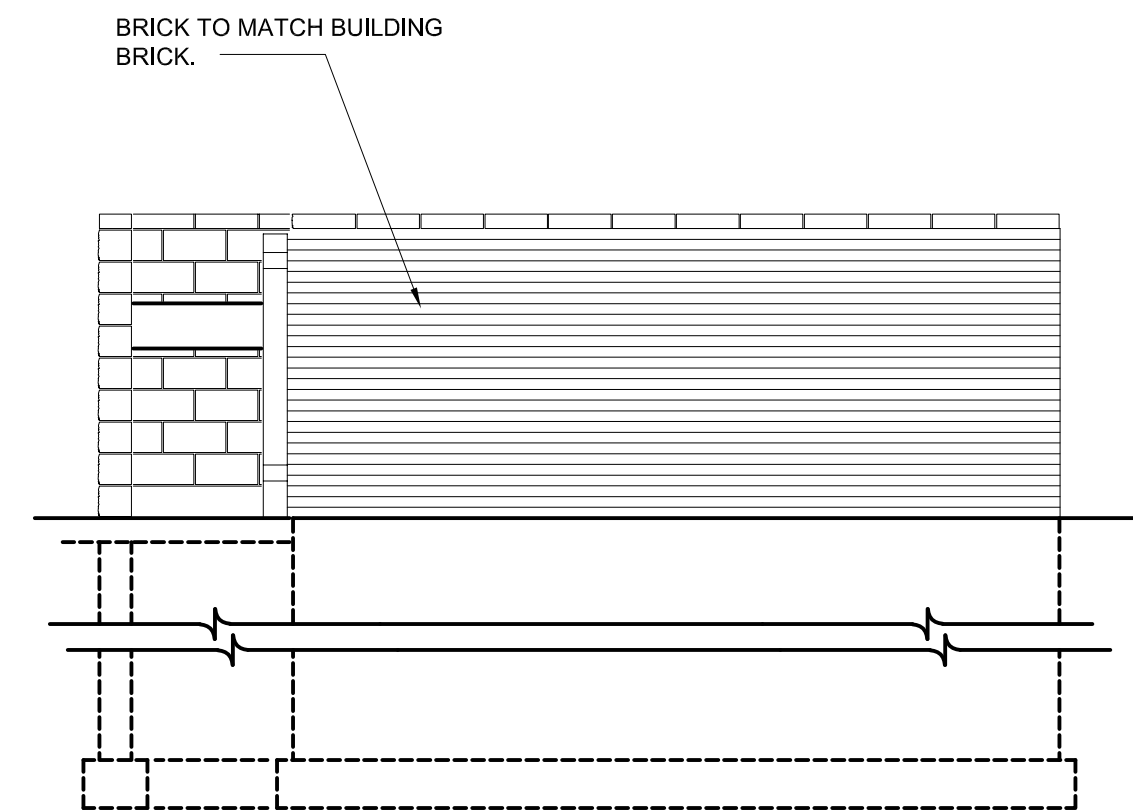
1 Trash Coral And Storage Enclosure Plan
Scale: 1/4"=1'-0"



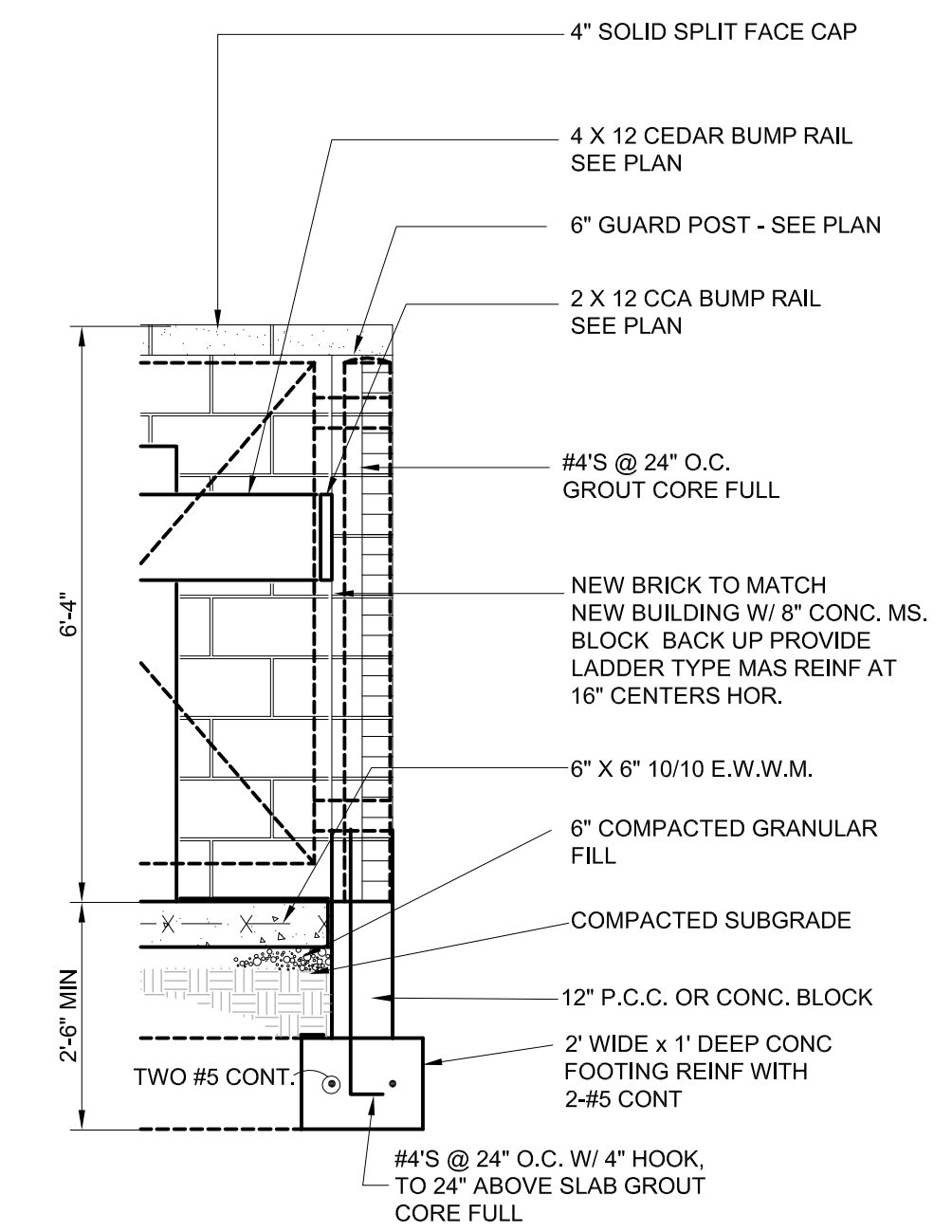
2 Trash Coral Front Elevation
Scale: 1/4"=1'-0"



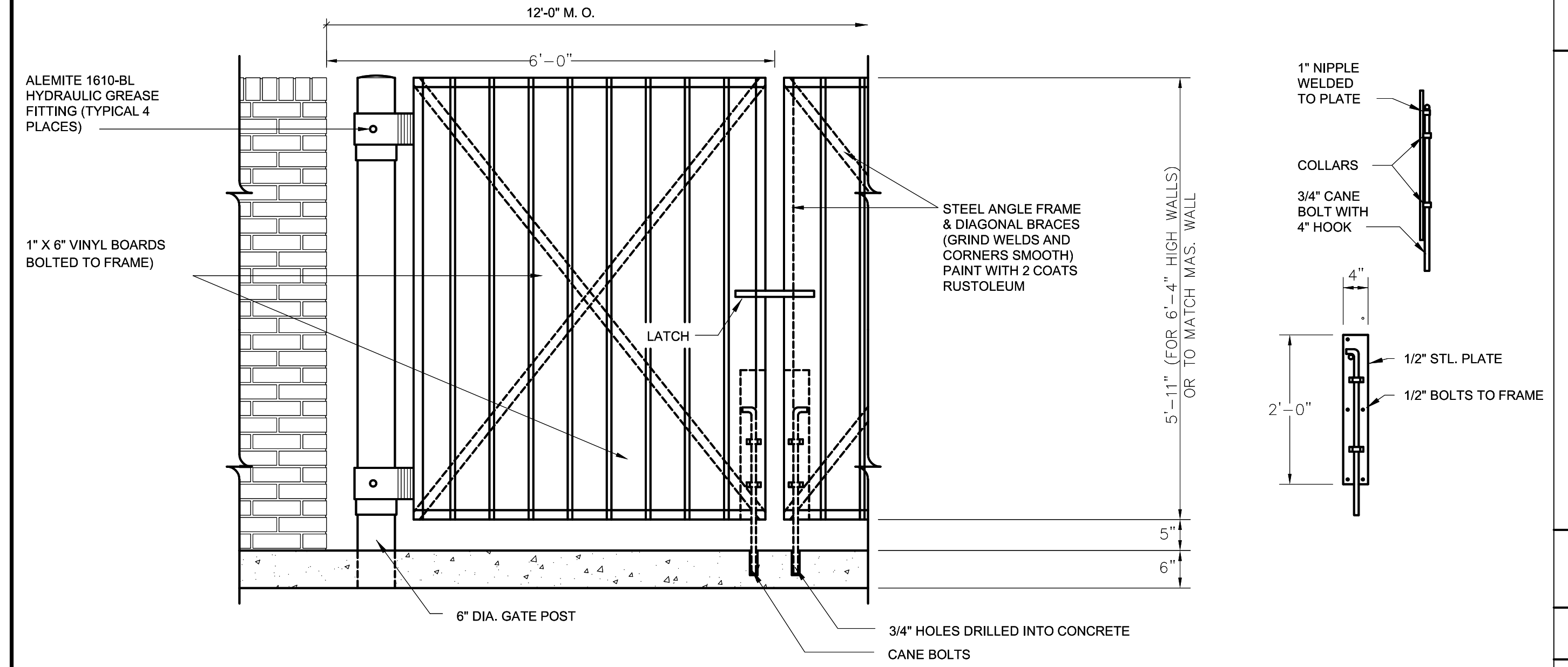
3 Trash Coral And Storage Enclosure Side Elevation
Scale: 1/4"=1'-0"



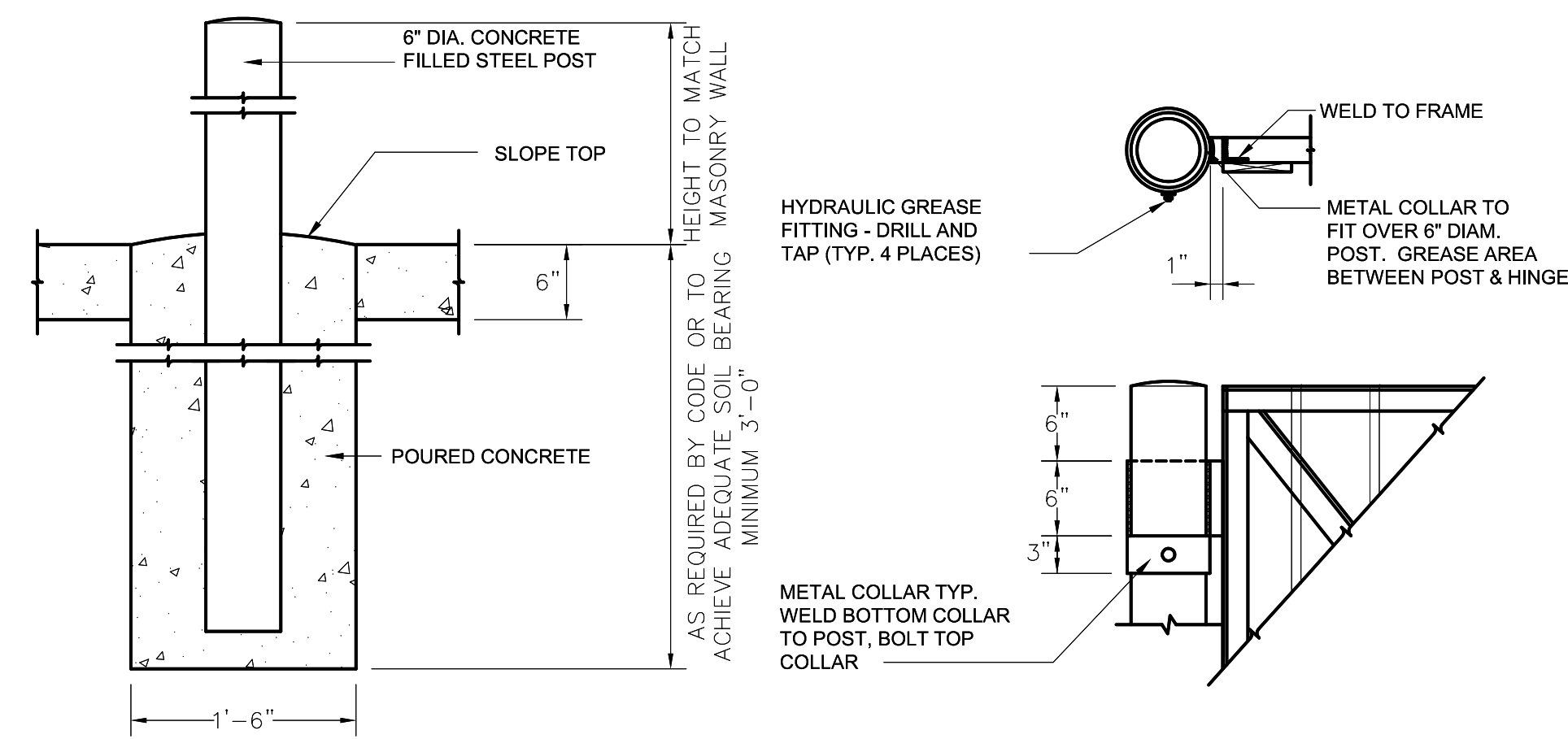
6 Section
Scale: 1/2"=1'-0"



4 Trash Enclosure Gate And Mounting Details
Scale: Not To Scale



5 Trash Enclosure Gate Post Detail
Scale: Not To Scale



SHEET NO	TITLE	DATE	BY
SD9	STANDARD SITE DETAILS TRASH ENCLOSURE DETAILS	JAN 2013	
	DESCRIPTION		
	SITE ADDRESS		
	SITE ID		
	DATE ISSUED		
	REVIEWED BY		
	DATE		
	REVISION		
	DATE		
	DESCRIPTION		



DATE 8-6-18
THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY

Farnsworth GROUP
20 ALLEN AVENUE, SUITE 200
ST LOUIS, MISSOURI 63119
(314) 962-7900 / (314) 962-1293 Fax
www.f-w.com

PREPARED FOR: McDonald's USA, LLC

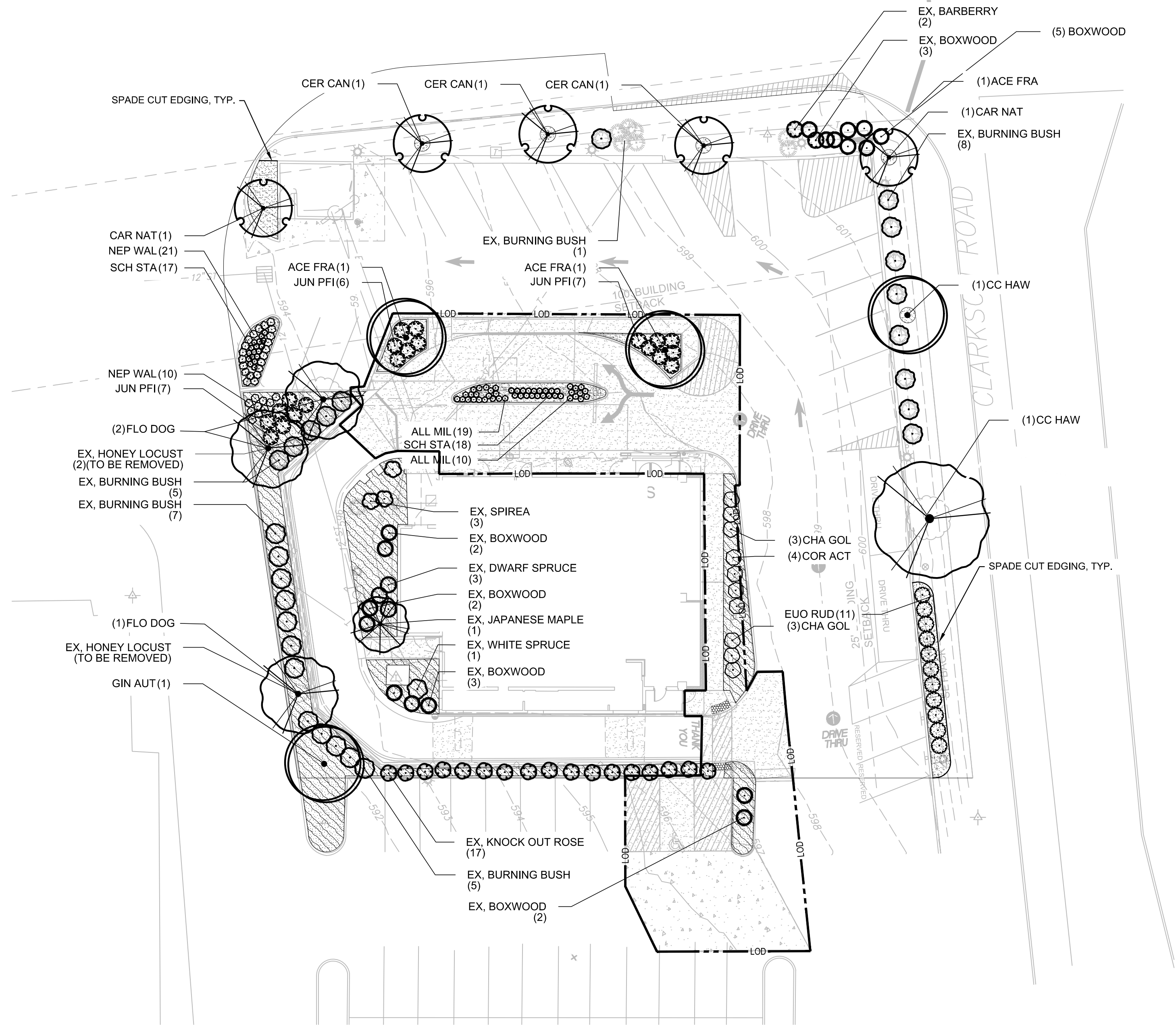
McDonald's USA, LLC

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DRAWN BY: PP
SITE ISSUE DATE: JAN 2013
REVIEWED BY: PP
DATE ISSUED: JAN 2013

LEA OAK DRIVE

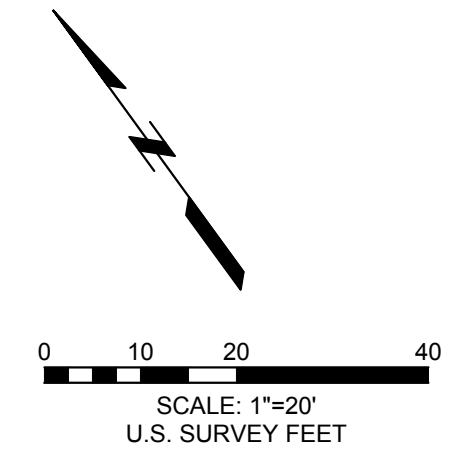


PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA	4,560 SQUARE FEET (14.50%)
PROPOSED PAVED AREA	18,911 SQUARE FEET (60.09%)
PROPOSED LANDSCAPE AREA	7,997 SQUARE FEET (25.41%)
TOTAL LOT AREA	31,468 SQUARE FEET OR 0.72 ACRES

Notes

- GENERAL**
- SEE SHEET ALAP-2 FOR PLANTING GENERAL NOTES AND DETAILS
 - IF THE TOTAL AMOUNT OF LANDSCAPING EXCEEDS \$1,000.00 A LANDSCAPE INSTALLATION AND MAINTENANCE SURETY WILL BE REQUIRED PRIOR TO ISSUANCE OF MUNICIPAL ZONING APPROVAL OR GRADING PERMIT APPROVAL.
 - EXISTING PERENNIALS NOT IDENTIFIED.



EXISTING PLANT SCHEDULE

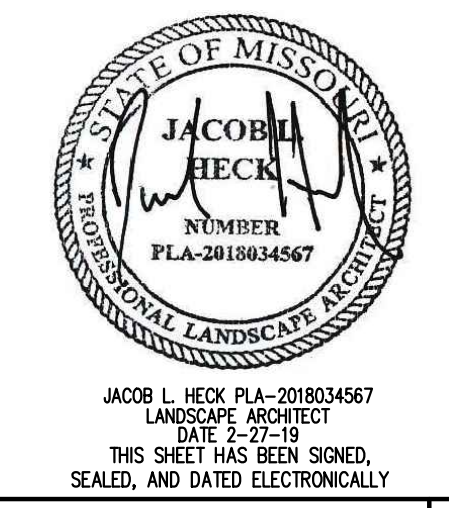
	GLEDTISIA TRIACANTHOS - HONEY LOCUST Fast Growth - Large Size Class - 45'+	3 (TO BE REMOVED)
	QUARCUS PALUSTRIS - PIN OAK Medium Growth - Large Size Class - 45'+	1 (TO BE REMOVED)
	ACER PALMATUM - JAPANESE MAPLE Slow Growth - Small Size Class - 15'-25'	1
	EUONYMUS ALATUS - BURNING BUSH	26
	ROSA X SPECIES - KNOCK OUT ROSE	17
	BUXUS SPECIES - BOXWOOD	12
	CHAMAECTPARIS PISIFERA - JAPANESE FALSE CYPRESS	1
	BERBERIS THUNBERGII - BARBERRY	2
	PICEA ABIES - DWARF SPRUCE	3
	SPIRAEA JAPONICA - SPIREA	3
	PICEA GLAUCA - WHITE SPRUCE	1

NOTE:
EXISTING PLANT MATERIAL TO REMAIN AND SHALL BE PROTECTED BY GENERAL CONTRACTOR DURING CONSTRUCTION ACTIVITY

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ACE FRA	3	Acer rubrum 'Frank Jr.'	Redpointe Maple	2.5" Cal	Fast Growth - Large Size Class - 45'+
CAR NAT	2	Carpinus caroliniana 'Native Flame'	Native Flame Hornbeam	2.5" Cal	Medium Growth - Small Size Class - 20-35'
CER CAN	3	Cercis canadensis	Eastern Redbud	2.5" Cal	Fast - Medium Size Class - 25-30'
GIN AUT	1	Ginkgo biloba 'Autumn Gold' TM	Ginkgo	2.5" Cal	Slow/Medium Growth - Large Size Class - 45'
CC HAW	2	Crataegus lavigata Superba	Crimson Cloud Hawthorn	2.5" Cal	Medium Growth - Small Size Class - 15-20'
FLO DOG	3	Cornus florida	Flowering Dogwood	2.5" Cal	Medium - Slow Growth Small Size Class - 1'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CHA GOL	6	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Threadleaf False Cypress	18" Tall	
COR ACT	4	Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	24" Tall	
EUO RUD	11	Euonymus alatus 'Rudy Haag'	Rudy Haag Burning Bush	24" Tall	
JUN PFI	20	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	24" Tall	
BOXWOOD	5	Buxus Species	Boxwood	24" Tall	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SCH STA	35	Schizachyrium scoparium 'Standing Ovation'	Little Bluestem Grass	1 GAL.	
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ALL MIL	29	Allium x 'Millenium'	Millenium Ornamental Chive	1 GAL.	
NEP WAL	31	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 GAL.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	MULCH 1	945 sf		Hardwood Bark Mulch	3" Depth
	MULCH 2	2,554 sf		Hardwood Mulch Top Dressing	1" Depth All Existing Planting Beds To Recieve Top Dressing Treatment

PARKING INFORMATION			
23	2 SPACES	10'-0" X 22'	@ 180°
	2 SPACES	9'-0" X 19'	@ 90°
	8 SPACES	10'-0" X 19'	@ 75°
	1 OFF SITE - HCP	8'-0" X 19'	@ 90°
	7 - SPACES	10'-0" X 19'	@ 60°
	3 - SPACES	9'-0" X 19'	@ 70°
UTILITY INFORMATION			
	SIZE	TYPE	LOCATION
SANITARY SEWER	-	-	-
WATER	-	-	-
STORM SEWER	-	-	-
ELECTRIC	-	-	-
GAS	-	-	-
SURVEY INFORMATION			
PREPARED BY:	Farnsworth GROUP		
DATE:	20 ALLEN AVENUE, SUITE 200 ST. LOUIS, MISSOURI 63119 (314) 962-7000 / (314) 962-1253 Fax www.f-w.com		
LEGEND			
	SANITARY SEWER		GAS
	WATER		LOT LIGHT LP:30
	STORM SEWER		EXISTING ELEVATION (76.5)
	ELECTRIC		PROPOSED ELEVATION (77.0)
PLAN SCALE: 1"=20'			
STREET ADDRESS			
1701 CLARKSON SQUARE			
CITY		STATE	
CHESTERFIELD		MISSOURI	
COUNTY			
ST. LOUIS COUNTY			
REGIONAL DWG. NO		NATIONAL NUMBER	
024-0263		-	



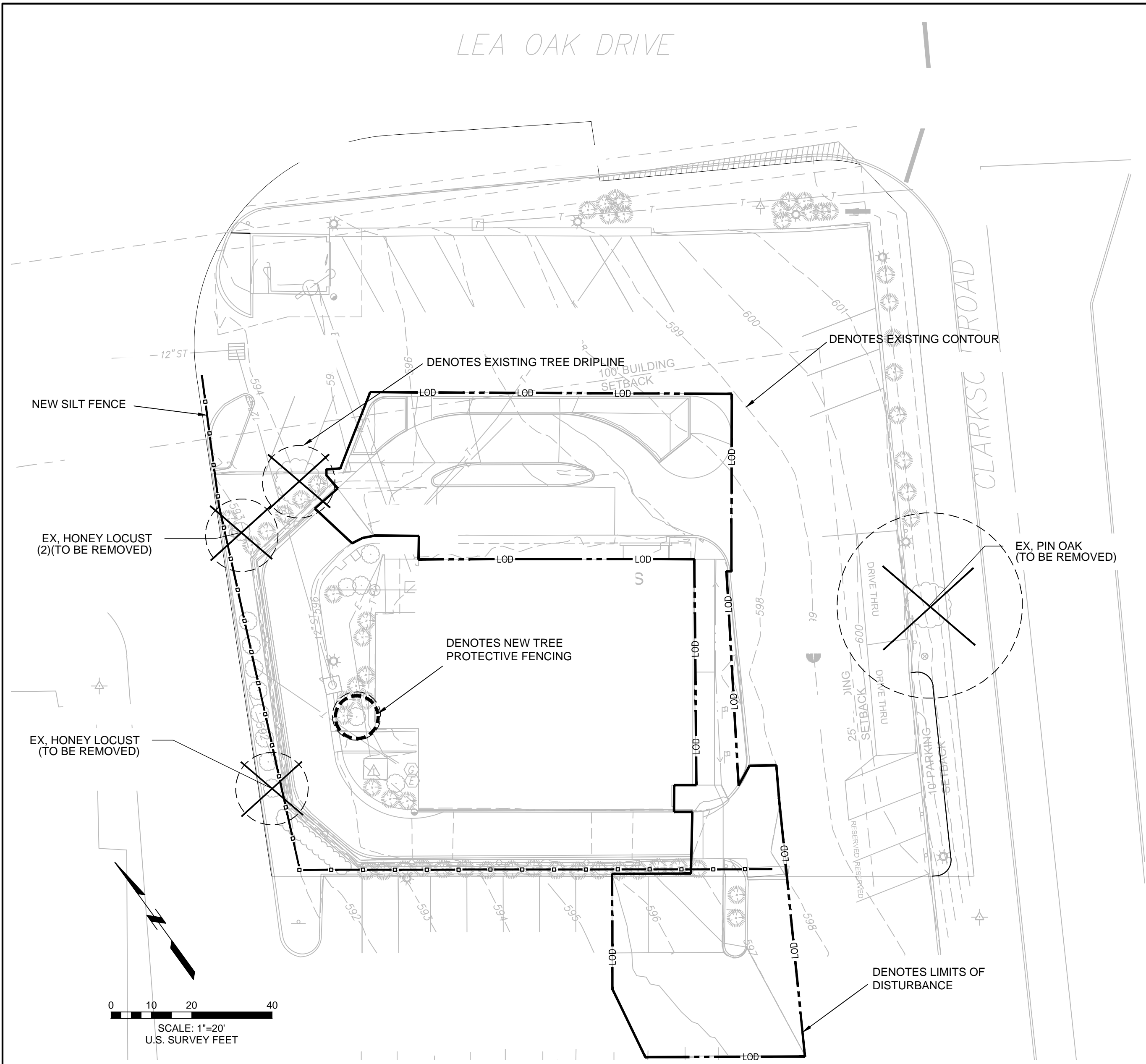
JACOB L. HECK - 201804567
LANDSCAPE ARCHITECT
DATE 7-27-18
THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY

Jacob Heck

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GREAT PLAINS REGION
10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
ADDRESS 1701 CLARKSON SQUARE CHESTERFIELD MO

REGIONAL DWG. NO	CONST. MGR.	PROJECT MANAGER	REAL ESTATE MGR.	CONTRACTOR	OWNER
PLAN APPROVAL					
DATE	SIGNATURE (2 REQUIRED)				
CO-SIGN SIGNATURES					
STATUS	DATE	BY			
PRELIMINARY	7-18-18	FG			
FINAL PLAN	-	FG			
AS-CONST.					
ALAP-1					
LANDSCAPE PLAN					



PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA	4,560 SQUARE FEET (14.50%)
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PROPOSED LANDSCAPE AREA	7,997 SQUARE FEET (25.41%)
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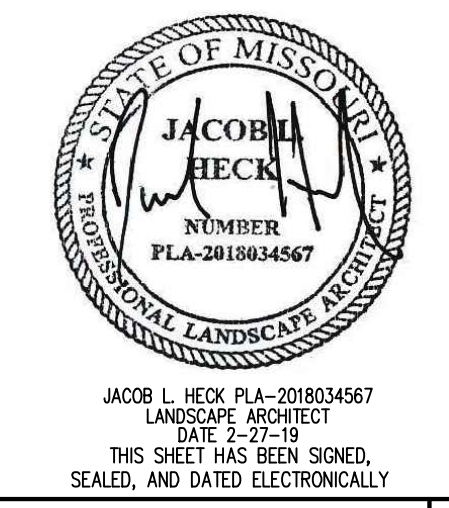
Existing Tree Inventory Data

	MONARCH TREE	CONDITION RATING %	CONDITION RATING	APRX CANOPY RADIUS FT	APRX CANOPY AREA SQ FT	
GLEDITSIA TRIACANTHOS - HONEY LOCUST Fast Growth - Large Size Class - 45'+ -	3 (TO BE REMOVED)	NO	50	FAIR	18'	254
QUERCUS PALUSTRIS - PIN OAK Medium Growth - Large Size Class - 45'+ -	1 (TO BE REMOVED)	NO	50	FAIR	47'	1,661
ACER PALMATUM - JAPANESE MAPLE Slow Growth - Small Size Class - 15'-25' -	1	NO	50	GOOD	6'	113'

TOTAL APPROXIMATE EXISTING CANOPY AREA = 2,536 SQUARE FEET



REV	DATE	DESCRIPTION	BY	ISSUE REF
1	12-28-18	CITY COMMENTS	JPB	
2	2-21-19	CITY COMMENTS	JPB	
3	3-4-19	CITY COMMENTS	JPB	
4	4-5-19	CITY COMMENTS	JPB	
5	4-9-20	FENCE	JPB	
6	4-21-20	MSD AND CITY COMMENTS	JPB	
7	5-4-20	FOR BIDDING	JPB	
8	5-18-20	MSD	JPB	
9	5-21-20	CITY COMMENT	JPB	

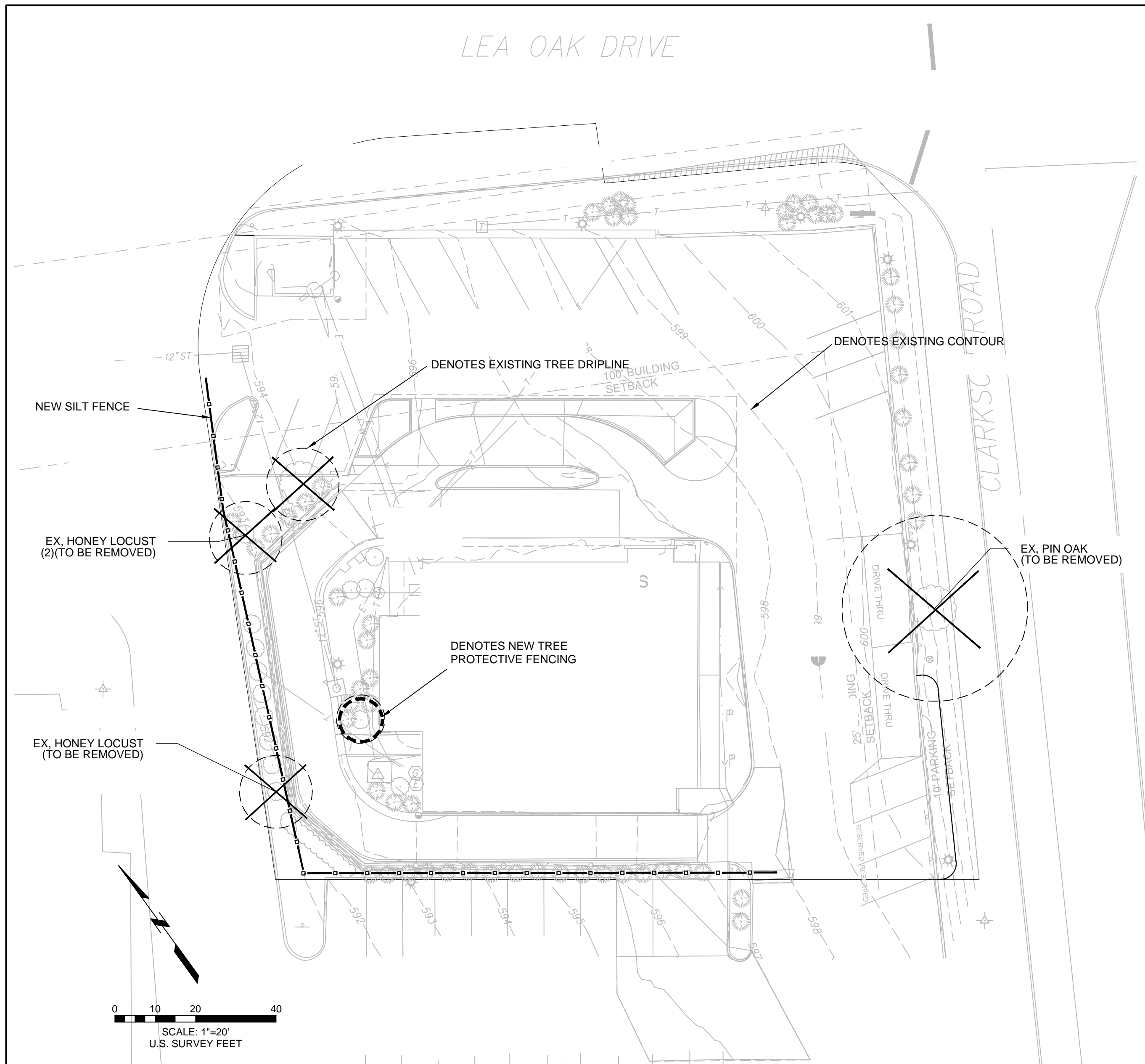


JACOB L. HECK, PLA-2018034567
 LANDSCAPE ARCHITECT
 DATE 7-22-19
 THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY

Jacob L. Heck
 GREAT PLAINS REGION
 10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS | 1701 CLARKSON SQUARE CHESTERFIELD MO

PLAN APPROVAL		DATE
REGIONAL MGR.	SIGNATURE (2 REQUIRED)	
CONST. MGR.		
PROJECT MANAGER		
REAL ESTATE MGR.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

STATUS	DATE	BY
PRELIMINARY	7-18-18	FG
FINAL PLAN	-	FG
AS-CONST.		



Tree Protection Notes

CLEARING LIMITS SHALL BE ROUGH STAKED OR MARKED BY THE APPLICANT'S SURVEYOR IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION

NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE TREATMENT, PRESERVATION, AND PROTECTION MEASURES HAVE NOT YET BEEN COMPLETED

PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE LIMIT OF DISTURBANCE LINE TO PREVENT DAMAGE TO THE ROOTS, TRUNK, AND TOPS OF PROTECTED TREES. THIS PROTECTIVE FENCE SHALL PROTECT THE TREE AND ITS ROOTS FROM CLEARING, GRADING, SOIL FILLING, STORAGE OF MATERIALS, PARKING OF VEHICLES, UTILITY INSTALLATION OR OTHER CONSTRUCTION ACTIVITY OF ANY KIND.

SIGNS DESIGNATING REQUIRED TREE PROTECTION AREAS, COMMON OPEN SPACE AREAS, OR GREEN SPACE PRESERVATION AREAS SHALL BE POSTED ALONG THE LIMIT OF DISTURBANCE LINE.

ROOT PRUNING OR TRENCHING SHALL OCCUR WHEN ROOTS, WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE, WOULD BE DAMAGED AS A RESULT OF NEARBY EXCAVATION OR THE ADDITION OF FILL OVER THE ROOT SYSTEM.

TRENCHES ARE NOT PERMITTED INSIDE THE DRIPLINE OF A TREE'S CANOPY.

SEDIMENT AND EROSION CONTROL STRUCTURES MUST BE USED TO KEEP ERODED SOIL FROM COVERING ROOTS OF PROTECTED TREES. SILTATION SCREENS, ETC., ARE APPROPRIATE.

TUNNELING MAY BE REQUIRED WHEN UTILITIES ARE TO RUN THROUGH A TREE'S CRITICAL ROOT ZONE. TUNNELING IS REQUIRED FOR PERMITTED WORK WITHIN A TREE'S CANOPY COVERAGE. TUNNELING MUST ADHERE TO THE REQUIREMENTS SET FORTH IN TABLE 1.

NO TREE SHALL BE REMOVED IN A GREEN SPACE PRESERVATION AREA, TREE PROTECTION AREA, OR COMMON OPEN SPACE AREA WITHOUT APPROVAL FROM THE CITY OF CHESTERFIELD. THE LOCATION OF GREEN SPACE PRESERVATION AREA, TREE PROTECTION AREAS, OR COMMON OPEN SPACE AREAS SHALL BE DETERMINED DURING THE ESTABLISHMENT OF THE SITE SPECIFIC ORDINANCE OR AS ESTABLISHED ON THE APPROVED TPP.

THE APPLICANT SHALL NOT DISTURB THE TREE PROTECTION AREA OF ANY TREE TO BE PRESERVED.

NO HEALTHY LIVING PLANT MATERIAL SHALL BE REMOVED, DISTURBED, OR DAMAGED IN A GREEN SPACE PRESERVATION AREA. THE LOCATION OF ANY GREEN SPACE PRESERVATION AREA SHALL BE DETERMINED DURING THE ESTABLISHMENT OF THE SITE SPECIFIC ORDINANCE OR DURING THE SITE PLAN REVIEW PROCESS.

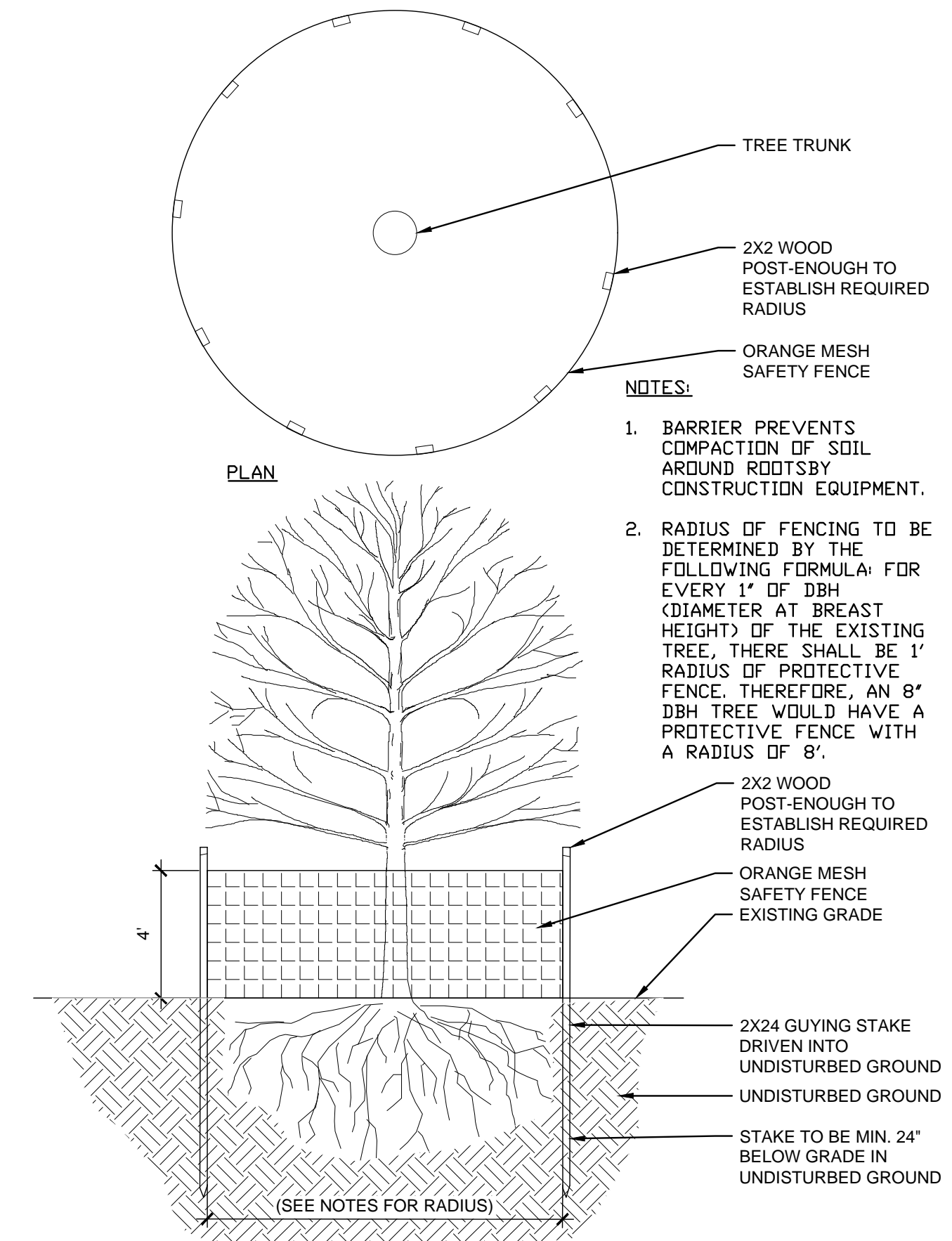
A TREE SPECIALIST SHALL BE NAMED AND EMPLOYED BY THE APPLICANT. SAID TREE SPECIALIST SHOULD BE AVAILABLE FOR ON-SITE INSPECTIONS AS DIRECTED BY THE CITY OF CHESTERFIELD.

DURING THE ERECTION, ALTERATION, OR REPAIR OF ANY BUILDING STRUCTURE, STREET, SIDEWALK, UNDERGROUND PIPE OR UTILITY, THE CONTRACTOR SHALL PLACE GUARDS, FENCES, OR BARRIERS TO PREVENT INJURY TO THE TREES.

DURING CONSTRUCTION OR DURING IMPROVEMENT PLAN REVIEW, THE CITY OF CHESTERFIELD MAY DETERMINE THAT CERTAIN TREES ORIGINALLY MARKED FOR PRESERVATION MAY HAVE TO BE REMOVED DUE TO LOCATION OF UTILITIES OR REQUIRED IMPROVEMENTS. IF SUCH DETERMINATION IS MADE, AN AMENDED PLAN SHALL BE SUBMITTED TO THE PLANNING AND DEVELOPMENT SERVICES DIRECTOR FOR REVIEW AND APPROVAL.

PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMITS, SHOULD ANY PRESERVED TREE DIE OR BE DAMAGED BEYOND REPAIR AS A RESULT OF GRADING OR CONSTRUCTION DAMAGE, THE APPLICANT SHALL PAY A FINE TO THE CITY EQUAL TO THE VALUE OF THE TREES THAT DIED OR ARE DAMAGED BEYOND REPAIR AS CERTIFIED AND DETERMINED BY THE CITY'S TREE SPECIALIST. SAID COST SHALL INCLUDE THE COST OF APPRAISAL INCURRED BY THE CITY OF CHESTERFIELD. THE CITY WILL WITHHOLD OCCUPANCY PERMITS AND/OR ANY OTHER REQUIRED PERMITS UNTIL THE FINE IS PAID. TREE VALUES SHALL BE BASED ON PROCEDURES IN "GUIDE FOR PLANT APPRAISAL," LATEST EDITION, PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. MONIES COLLECTED FROM FINES WILL BE PLACED IN THE TREE PRESERVATION ACCOUNT IN ACCORDANCE WITH SECTION 31-04-02(M) OF THIS ARTICLE.

SHOULD ANY TREE DIE, OR BE DAMAGED BEYOND REPAIR, AS A RESULT OF GRADING OR CONSTRUCTION WITHIN A TWO-YEAR PERIOD AFTER CESSATION OF GRADING OR COMPLETION OF THE REQUIRED IMPROVEMENTS, WHICHEVER IS LESS, THE APPLICANT SHALL BE RESPONSIBLE FOR REPLACING THE TREE. FAILURE TO REPLACE SHALL CONSTITUTE DEFAULT AND THE CITY OF CHESTERFIELD SHALL BE ENTITLED TO PROCEED AGAINST THE TREE PROTECTION SURETY.



TREE PROTECTION DETAIL

Scale: NOT TO SCALE

PROPOSED AREA BREAKDOWN

RESTAURANT BUILDING AREA	4,560 SQUARE FEET (14.50%)
PROPOSED PAVED AREA	18,911 SQUARE FEET (60.09%)
PROPOSED LANDSCAPE AREA	7,997 SQUARE FEET (25.41%)
TOTAL LOT AREA	31,468 SQUARE FEET OR 0.72 ACRES

Existing Tree Inventory Data

	MONARCH TREE	CONDITION RATING %	CONDITION RATING	APRX CANOPY RADIUS FT	APRX CANOPY AREA SQ FT	
GLEDTISIA TRIACANTHOS - HONEY LOCUST Fast Growth - Large Size Class - 45'+	3 (TO BE REMOVED)	NO	50	FAIR	18'	254
QUARCUS PALUSTRIS - PIN OAK Medium Growth - Large Size Class - 45'+	1 (TO BE REMOVED)	NO	50	FAIR	47'	1,661
ACER PALMATUM - JAPANESE MAPLE Slow Growth - Small Size Class - 15'-25'	1	NO	50	GOOD	6'	113'

TOTAL APPROXIMATE EXISTING CANOPY AREA = 2,536 SQUARE FEET
 TOTAL APPROXIMATE EXISTING CANOPY AREA TO REMAIN AFTER CONSTRUCTION = 113
 TREE CANOPY PRESERVATION PERCENTAGE = 1.05%

REV	DATE	DESCRIPTION	BY	ISSUE REF
1	12-28-18		JPB	
2	2-21-19	CITY COMMENTS	JPB	
3	3-4-19	CITY COMMENTS	JPB	
4	4-5-19	CITY COMMENTS	JPB	
5	4-9-20	FENCE	JPB	
6	4-21-20	MSD AND CITY COMMENTS	JPB	
7	5-4-20	FOR BIDDING	JPB	
8	5-18-20	MSD	JPB	
9	5-21-20	CITY COMMENT	JPB	

JACOB L. HECK, PLA-201804567
 LANDSCAPE ARCHITECT
 DATE: 7-27-18
 THIS SHEET HAS BEEN SIGNED, SEALED, AND DATED ELECTRONICALLY

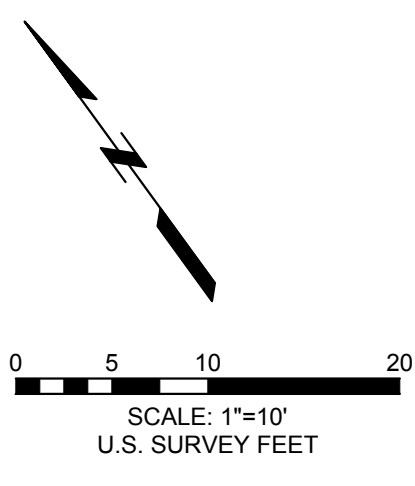
JACOB L. HECK
 LANDSCAPE ARCHITECT
 GREAT PLAINS REGION
 10801 JUSTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS: 1701 CLARKSON SQUARE, CHESTERFIELD, MO

PLAN APPROVAL	DATE
REGIONAL MGR.	
CONST. MGR.	
PROJECT MANAGER	
REAL ESTATE MGR.	
CO-SIGN SIGNATURES	

STATUS	DATE	BY
PRELIMINARY	7-18-18	FG
FINAL PLAN	-	FG
AS-CONST.		

TPP-1

TREE PRESERVATION PLAN



PAVED SURFACE READINGS	
Average	3.7
Maximum	7.4
Minimum	1.4
Avg.Min	2.64
Max.Min	5.29

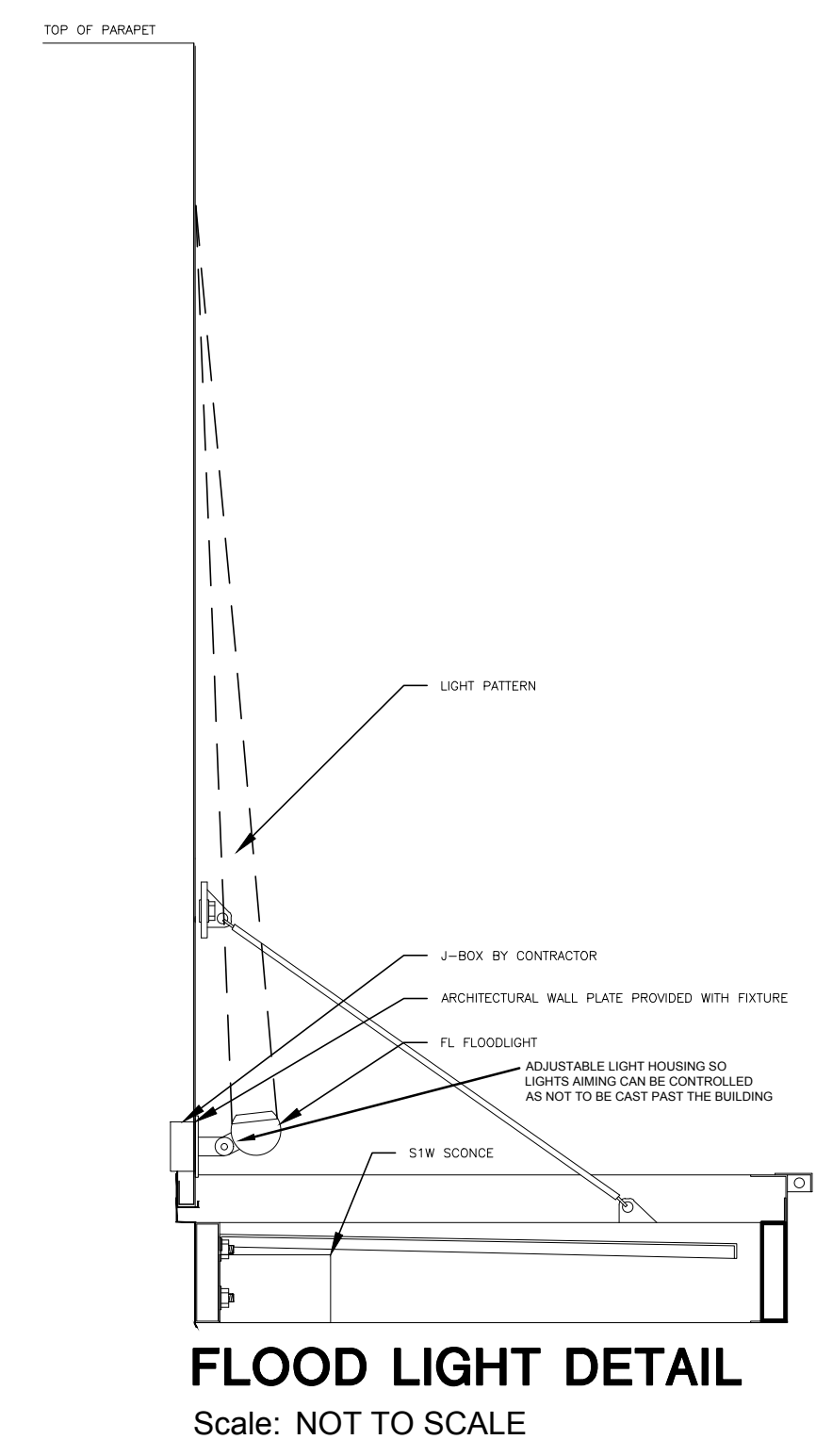
PROPERTY LINE READINGS	
Average	1.5
Maximum	4.1
Minimum	0.3
Avg.Min	4.88
Max.Min	13.67

EXTERIOR LIGHT FIXTURE SCHEDULE				
MARK	DESCRIPTION	QUANTITY	FINISH	REMARKS
SL	SITE AREA LIGHT	8	NOTE 1	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL THIS SHEET
LDL	LED DOWN LIGHT	4	SILVER	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL 3 ON SHEET C3.3
WS1	WALL SCENCE	5	WHITE	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL 4 ON SHEET C3.3
WS	WALL SCENCE	7	SILVER	FLAT LENS, FULLY SHIELDED, REFER TO DETAIL 4 ON SHEET C3.3
BW	BRAND WALL	2		FLAT LENS, FULLY SHIELDED, REFER TO DETAIL 1 ON SHEET C3.3
ICF	INTEGRATED TRELLIS LIGHTS	3	WHITE	NO CUT SHEET AVAILABLE REFER TO SHEET C3.4

NOTE 1
 V POLYESTER POWDER COAT ECTROSTATICALLY APPLIED AND THERMOURED, FINISH WILL CONSIST OF A FIVE STAGE PRETREATMENT TRIGEM WITH A POLYMER PRIMER SEALER AND TOP COATED WITH A THERMOSTAT SUPER TGIC POLYESTER POWDER COAT FINISH, COLOR TO BE COMPATIBLE WITH EXISTING AREA LIGHT POLES.

NOTE 2
 NOT USED

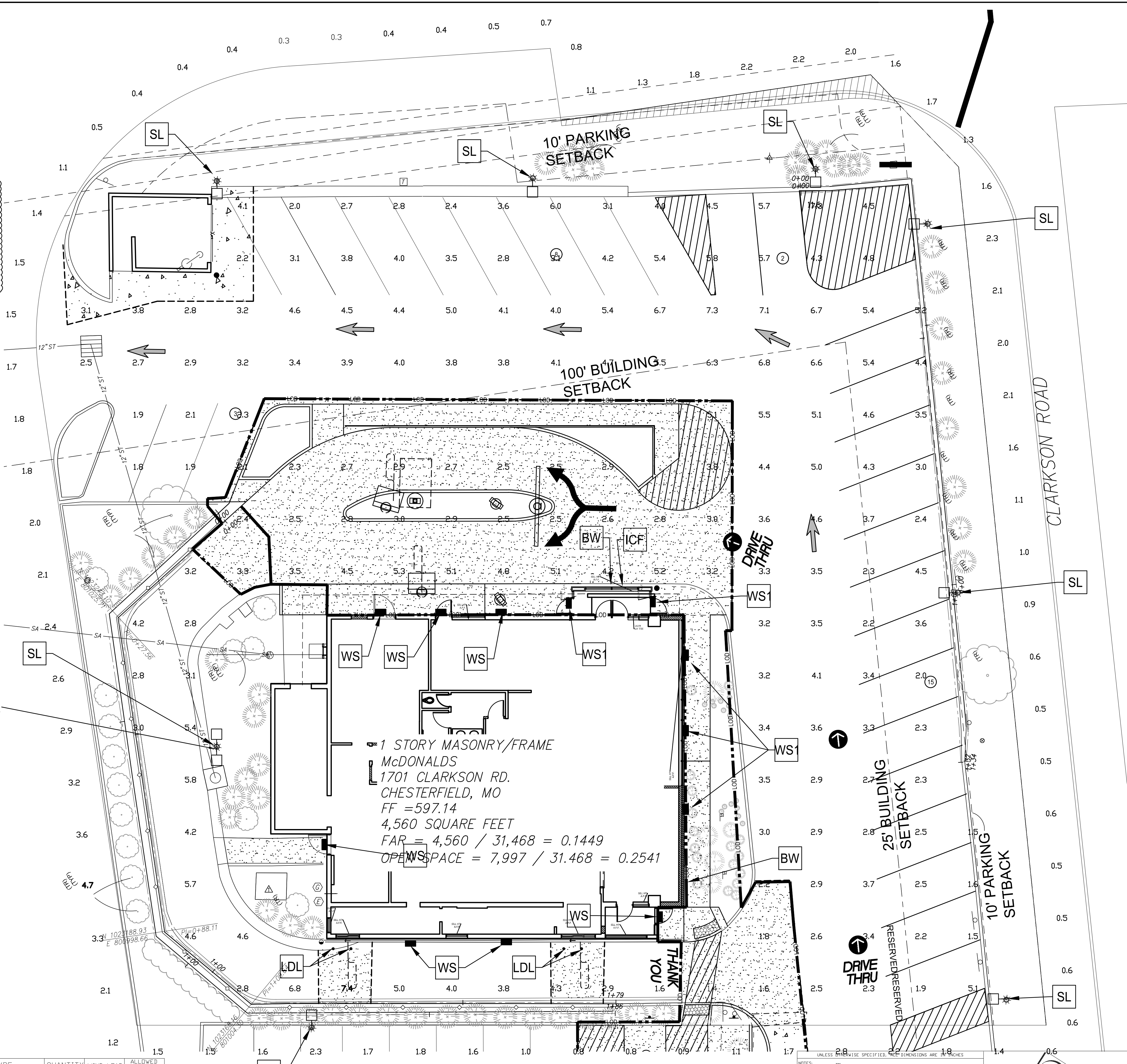
NOTE 3 THE FIXTURE INDICATED AS ICF IS AN INTEGRATED FIXTURE WITH THE TRELLIS, NO CUT SHEET IS AVAILABLE IT IS SHOWN ON THE TRELLIS LIGHT IMAGE ON SHEET C3.4



DOUBLE HEADED FIXTURE
 ALL OTHERS ALL BE SINGLE

- NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
 2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
 3. DISTANCE BETWEEN READINGS = 10'
 4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE DNTD ADJOINING PROPERTIES OR ROADWAYS.

FIXTURE TYPE	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	EPA	MOUNTING HEIGHT	LLF	POLE TYPE	QUANTITY	WIND LOAD	ALLOWED EPA
VP-S-60NB-136-SK-T4-UVV-***	+	9	SGL	7	0.67	20'	0.87	EXISTING	8		
LB6LEDA10L50K WH / 1BXSQL	o	4				9'	0.87				
RWSC-36L-SK-DD-U-PS	□	11				9'	0.87				



THIS DRAWING MEETS OR EXCEEDS McDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

BASE MAP P16 19MSD - 00363

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN FEET AND INCHES

SECURITY LIGHTING™
 8100 Gulf Road, Suite 400, Rolling Meadows, IL 60008
 1-800-544-4444

POINT-BY-POINT FOOTCANDLE PLOT FOR
 - McDONALD'S #7678 -
 1701 CLARKSON SQ
 CHESTERFIELD, MO

DRAWING NUMBER: 1PCP40472B

ISSUE REF	BY	DESCRIPTION
1	JPB	CITY COMMENTS
2	JPB	CITY COMMENTS
3	JPB	CITY COMMENTS
4	JPB	CITY COMMENTS
5	JPB	PARKING CHANGE
6	JPB	MSD, SIGNS, ASDP
7	JPB	MSD
8	JPB	CITY COMMENTS
9	JPB	CITY COMMENTS

PLAN APPROVAL	DATE	BY
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.		
CONST. MGR.		
PROJECT MANAGER		
REAL ESTATE MGR.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

STATUS	DATE	BY
PRELIMINARY	7-18-18	FG
FINAL PLAN	-	FG
AS-CONST.		

ALP-1
 AMENDED LIGHTING PLAN

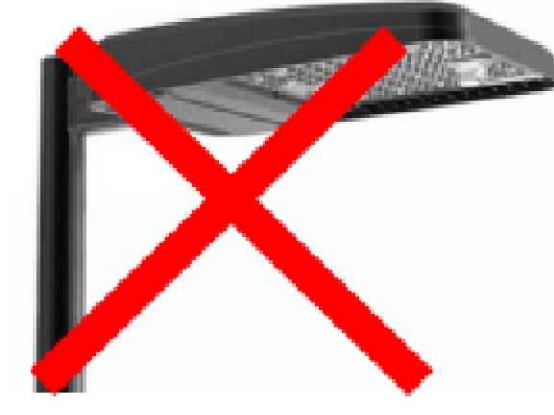
10801 MASTIN BLDG., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS: 1701 CLARKSON SQUARE CHESTERFIELD MO

ALL BUILDING TYPES

NEW PARKING LOT LIGHT FIXTURE

In order to save cost and reduce energy use, McDonald's is switching the standard parking lot light fixture from the Viper Large to the Ratio. This is a one for one swap. Note some projects may require different fixtures in order to match development requirements or dimmer fixtures to meet local energy codes. If permitted by local codes, all projects receiving new parking lot lights should utilize model number RAR2-480L-240-5K7-4W-UNV-ASQ-PS.

Former Standard Viper Fixture



New Standard Ratio Fixture



NEW HOUSING FOR THE F12G GOLD DOWNLIGHT

NEW HOUSING FOR THE F12G GOLD DOWNLIGHT

In order to make installation easier, a new retrofit housing is being specified for the F12S downlight used within gold underscores. All projects moving forward should be using the RMNICS-QL housing instead of the IBXS.

Sample of Lighting Fixture Schedule Typically Found on E2.0

F12G	○	6" LED DOWN LIGHT - SHALLOW HOUSING	12W	LED	-	RECESSED	SECURITY LIGHTING # 180LEPACTR-20K-9-21/RMNIC-QL
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UPDATE TO DRIVERS USED FOR F12S AND F12SA DOWNLIGHTS

In order to be more flexible in meeting local energy code requirements, the F12S and F12SA downlights will be provided with low voltage dimmable drivers. However, these fixtures should only be placed on dimmers when required by code. Please update the model numbers on future projects starting design.

Sample of Lighting Fixture Schedule Typically Found on E2.0

F12S	○	6" LED DOWN LIGHT	12W	LED	-	RECESSED	SECURITY LIGHTING # 180A1SLPH-20K-9-21/DEHDL VERIFY DOWNLIGHT TO BE USED IN DINING WITH PHOTOMETRIC
F12SA	○	6" LED ADJUSTABLE DOWN LIGHT	12W	LED	-	RECESSED	SECURITY LIGHTING # 180A1SLPH-20K-9-21/DEHDL VERIFY DOWNLIGHT TO BE USED IN DINING WITH PHOTOMETRIC

1 SITE LIGHTING (SL)

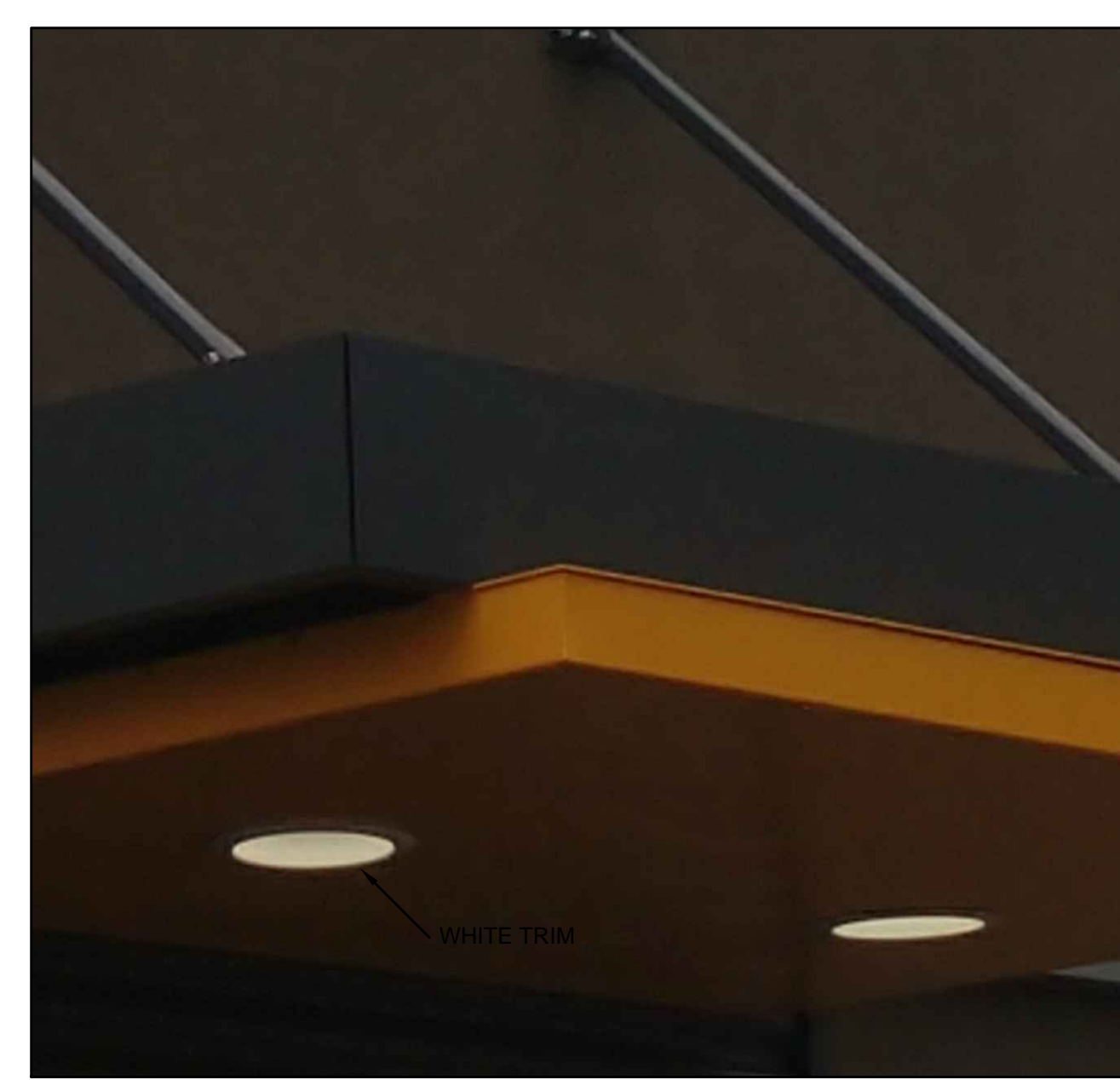
Scale: NOT TO SCALE



WALL SCNCE(WS1)
Scale: NOT TO SCALE



WALL SCNCE(WS)
Scale: NOT TO SCALE



LED DOWN LIGHTING (LDL)
Scale: NOT TO SCALE



TRELLIS LIGHTING
Scale: NOT TO SCALE

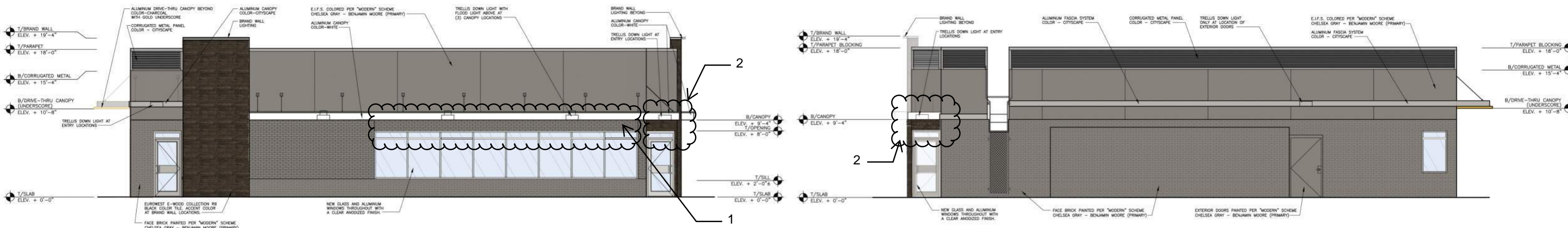
REV	DATE	DESCRIPTION	BY	ISSUE REF
1	12-28-18	CITY COMMENTS	JPB	
2	2-21-19	CITY COMMENTS	JPB	
3	3-4-19	CITY COMMENTS	JPB	
4	4-5-19	CITY COMMENTS	JPB	
5	4-25-19	PARKING CHANGE	JPB	
6	7-30-19	MSD, SIGNS, ASDP	JPB	
7	1-29-20	MSD	JPB	
8	9-16-20	CITY COMMENTS	JPB	

McDonald's
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
GREAT PLAINS REGION
 10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS 1701 CLARKSON SQUARE CHESTERFIELD MO

PLAN APPROVAL		DATE
REGIONAL MGR.	SIGNATURE (2 REQUIRED)	
CONST. MGR.		
PROJECT MANAGER		
REAL ESTATE MGR.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

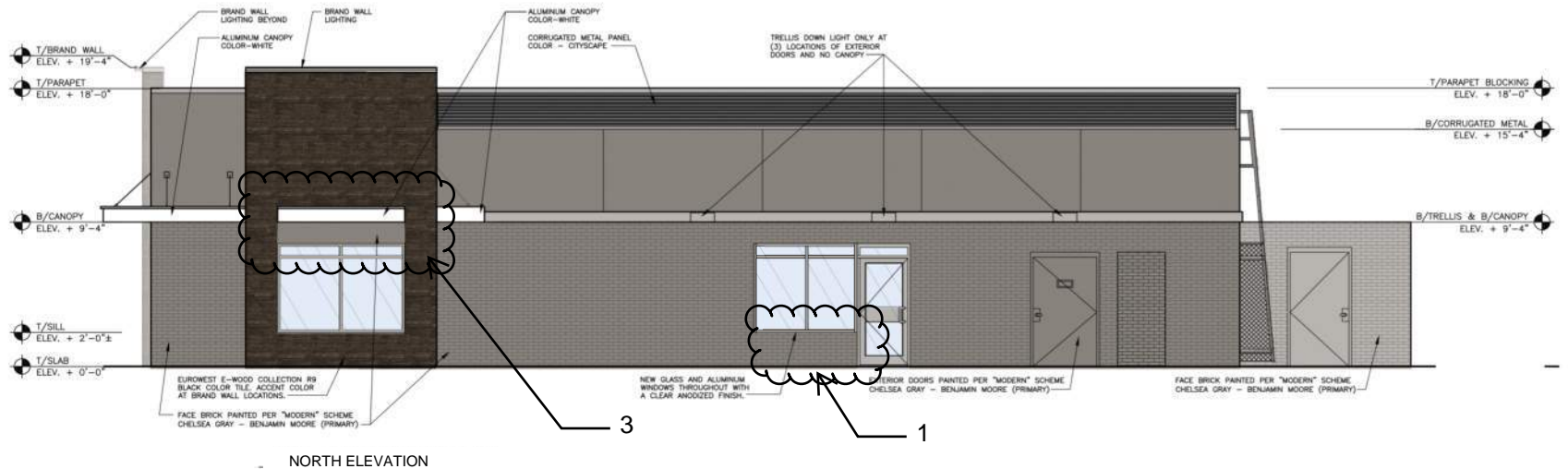
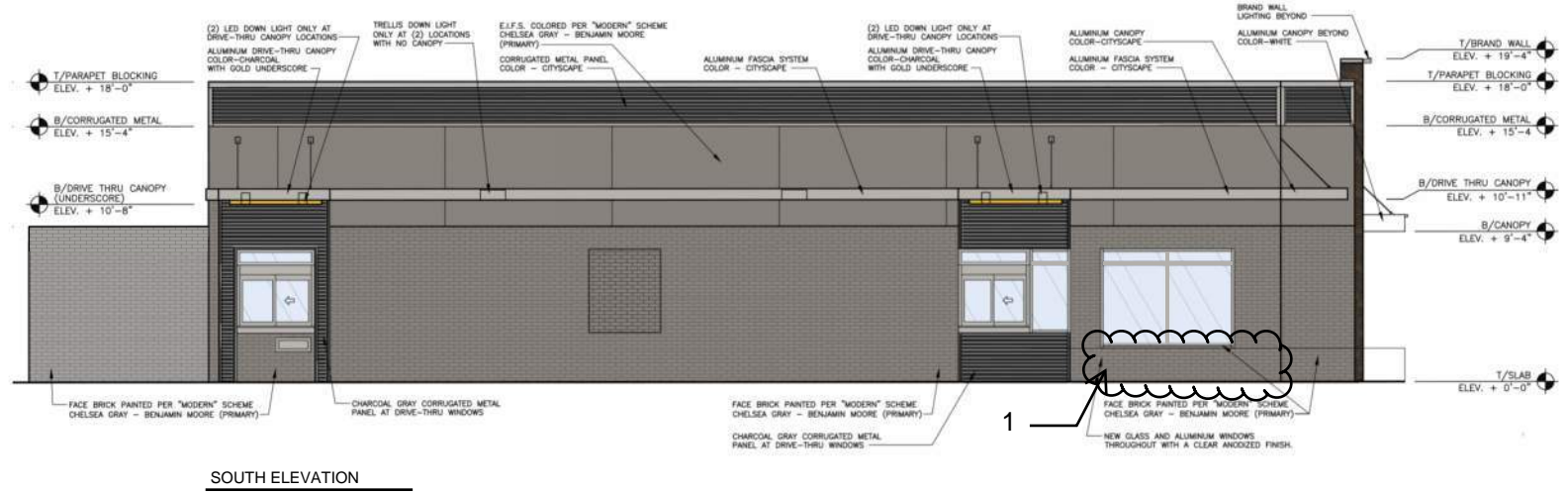
STATUS	DATE	BY
PRELIMINARY	7-18-18	FG
FINAL PLAN	-	FG
AS-CONST.		

ALP-3
LIGHTS



AMEND ARCHITECTURAL ELEVATION

1. Brick infill was added to continue the horizontal datum lines across the elevation.
2. Brand wall tile returns at the vestibule below the canopy to appear more rigid.
3. Vestibule glazing height revised to match glazing height at side and front elevations.



Clarkson Square
 AMENDED ARCHITECTURAL ELEVATIONS
 CHESTERFIELD, MO | JULY 29, 2020



Exterior Rendering

1701 Clarkson Road
Chesterfield, Missouri
L/C: 024-0263

After recording return to:

U.S. Legal Department #89
McDonald's Corporation
110 North Carpenter Street
Chicago, Illinois 60607

EASEMENTS AND PLAN APPROVAL

This Easements and Plan Approval ("Agreement") is dated August 27, 2020, between **CAPARCO ONE INC.** and **CAPLACO FOUR, INC.**, each a Missouri corporation (individually and collectively, "Grantor"), and **McDONALD'S USA, LLC**, a Delaware limited liability company ("Grantee"). The following statements are a material part of this Agreement:

A. Grantee is the owner of the property described on **Exhibit A** attached hereto ("Grantee's Property").

B. Grantor is the owner of the property described on **Exhibit B** attached hereto ("Grantor's Property"), which is adjacent Grantee's Property.

C. Grantor's Property and Grantee's Property are subject to the benefits and burdens of certain covenants and non-exclusive ingress/egress and parking easements pursuant to the Protective Conditions, Covenants, Restrictions, Reservations and Easements Affecting Property in the County of St. Louis, State of Missouri, Hereinafter Described and Known as Clarkson Square, dated May 31, 1983, recorded in Book 7439, Page 722, St. Louis County land records ("Protective Conditions"), and the Reciprocal Easement, dated April 11, 1983, recorded in Book 7482, Page 288, St. Louis County land records (the "Reciprocal Easement").

D. Grantee proposes to remodel its restaurant and other improvements on Grantee's Property, with such remodeling to include site work and site alterations on Grantee's Property and, subject to the terms and conditions of this Agreement, minor site work and site alterations on a pentagonal-shaped portion of Grantor's Property identified on the site plan shown on **Exhibit C** attached hereto (the "Accessibility Easement Area").

E. Grantee wishes to obtain Grantor's approval of such remodeling under the Protective Conditions, and Grantee wishes to obtain certain easements over, under, upon and across the Accessibility Easement Area for purposes of such remodeling and uses of Grantee's

Property incidental to such remodeling, and subject to the terms and conditions of this Agreement Grantor is willing to approve such remodeling and grant such easements.

Therefore, in consideration of \$10.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following grants, agreements and covenants are made by and between Grantor and Grantee:

1. EASEMENTS.

A. ACCESSIBILITY EASEMENT. Grantor grants and conveys to Grantee a perpetual, non-exclusive easement ("Accessibility Easement") for construction, paving, use, vehicular and pedestrian ingress, egress, accessible loading and unloading, accessibility signs and striping, and parking over, under, upon and across the Accessibility Easement Area. The Accessibility Easement shall be for the non-exclusive benefit of, and shall be appurtenant to, Grantee's Property. The Accessibility Easement shall also benefit from the non-exclusive right of reasonable vehicular and pedestrian access, ingress and egress over, under, upon and across the from time to time drive lanes within the common areas of Grantor's Property between the Accessibility Easement Area and adjacent public roadways under the Reciprocal Easement.

The Accessibility Easement shall be used only for handicap parking, wheelchair access and other accessibility improvements as well as drive lanes and protected walkways (the "Accessibility Improvements") to be constructed by Grantee within the Accessibility Easement Area, unless Grantor shall otherwise consent in writing. The Accessibility Improvements shall include the features and conforming to the layout and materials set forth in the Accessibility Plans described in Section 2 of this Agreement. Except as required under the provisions of Section 7 of this Agreement, no improvements other than the Accessibility Improvements shall be constructed by Grantee within the Accessibility Easement Area, whether in connection with such remodeling or in the future, and Grantee shall make no alterations to the Accessibility Improvements, unless Grantor shall otherwise consent in writing. Upon completion of the Accessibility Improvements in connection with such remodeling, Grantee shall at all times be solely responsible for the maintenance, repair and replacement of the Accessibility Improvements as necessary to keep the same in good condition and repair and as necessary to conform with the provisions of Section 7 of this Agreement, and Grantee shall otherwise maintain the pavement and other improvements within the Accessibility Easement Area, including, without limitation, maintaining the edge of new concrete pavement and edge of existing asphalt as shown on Exhibit C.

B. TEMPORARY CONSTRUCTION EASEMENT. Grantor grants and conveys to Grantee a non-exclusive temporary construction easement ("Temporary Construction Easement") over, under, upon and across that portion of Grantor's Property designated as "Temporary Construction Easement Area" on Exhibit C for the purpose of constructing the improvements to be located in the Accessibility Easement Area. The Temporary Construction Easement shall have an initial term commencing upon execution of this Agreement and shall terminate when Grantee has completed the initial construction of the Accessibility Improvements in connection with such remodeling; provided that the Temporary Construction Easement shall also be in effect from time to time in the future as and when Grantee shall maintain, repair and replace the Accessibility Improvements in the Accessibility Easement Area as required hereunder.

C. Grantee will perform all work and maintenance and exercise all access within the Accessibility Easement Area, whether under the Accessibility Easement or the Temporary Construction Easement, in such a manner so as not to unduly disrupt the use and operation of

the balance of Grantor's Property. If any damage occurs to the balance of Grantor's Property or any improvements thereon arising out of, related to, or as a consequence of any of Grantee's work, maintenance or access pursuant to this Agreement, Grantee will promptly and diligently repair the damage within 30 days (or sooner, in the event of an emergency) after receipt of Grantor's notice thereof. Except for instances of negligence on behalf of Grantor, Grantee will hold harmless, indemnify and defend Grantor, its successors and assigns, against any and all claims, liabilities and costs (including, but not limited to, reasonable attorney's fees and court costs) for injuries to any person and damage to any property arising out of, in connection with, or as a result or consequence of (i) Grantee's work or maintenance obligations or access pursuant to this Agreement, (ii) the use of the Accessibility Easement Area by Grantee or its employees, agents, contractors or customers, or (iii) any non-compliance or claim of non-compliance of the Accessibility Improvements with applicable laws and codes, including but not limited to the Americans with Disabilities Act and regulations relating thereto. Grantee will not allow any mechanics' or other lien to be placed on Grantor's Property arising out of, in connection with, or as a result or consequence of Grantee's work or maintenance obligations or access pursuant to this Agreement; should any claim of such lien arise due to the acts or omissions of Grantee or any contractor, subcontractor or supplier working on behalf of Grantee, Grantee will, no later than 30 days from notice of such claim of lien, fully discharge or bond over the same.

D. Grantor shall not obstruct or impair any of the accessibility uses of the Accessibility Easement, but otherwise Grantor reserves all rights and interests with respect to the Accessibility Easement Area as part of Grantor's Property, including, but not limited to, all rights and interests under the Reciprocal Easement.

2. CONSENT TO, AND APPROVAL OF, REMODELING PLANS. Grantor hereby consents to, and approves, Grantee's remodeling plans for Grantee's Property and the Accessibility Easement Area as approved by the City of Chesterfield, Missouri on or about the date of this Agreement, including, without limitation, the plans (the "Accessibility Plans") for the Accessibility Improvements as depicted on (i) amended site development section plan ASDSP-1 revised April 24, 2019, attached hereto as **Exhibit D**, and (ii) the McDonald's Clarkson Square Elevations with Signs dated April 26, 2019 (color), attached hereto as **Exhibit E**, including, without limitation, the signage and the improvements to be located in the Accessibility Easement Area as shown on such plans.

3. LANDSCAPING ON GRANTEE'S PROPERTY. In connection with such remodeling, as may be approved by the City of Chesterfield, Missouri on or about the date of this Agreement, Grantee will modify and install landscaping on Grantee's Property, and thereafter Grantee will at all times maintain the same in good condition, in accordance with the Landscape Plan dated February 17, 2019 attached hereto as **Exhibit F** or as may otherwise be approved by the City of Chesterfield, Missouri (the "Landscaping Plan"). As a condition to Grantee's continuing right to the benefits of the easements under Section 1 of this Agreement, (i) Grantee shall not alter the plant material on Grantee's Property as shown on the Landscaping Plan in any manner, whether with respect to height, width, location or otherwise, that would obstruct or impair the visibility of any signage on the buildings on Grantor's Property or on the pylon signs on Grantor's Property, without the prior written consent of Grantor, and (ii) Grantee shall trim and prune, as reasonably necessary, so that any trees or shrubs included among such plant material shall not obstruct or impair the visibility of any such signage.

4. OTHER EASEMENTS. Nothing in this Agreement is intended to terminate, extinguish or diminish any other easements or rights which benefit Grantee's Property pursuant to the Protective Conditions or Reciprocal Easement, all of which all remain unchanged and in full

force and effect, except for Grantee's obligations and Grantee's responsibility for the cost of such obligations with respect to the Accessibility Easement and the Accessibility Easement Area under Section 1 and Section 7 of this Agreement.

5. **WARRANTIES OF TITLE.** Grantor warrants that Grantor has good and indefeasible fee simple title to Grantor's Property, and that Grantor has the full right and lawful authority to grant the easements herein established. Grantee warrants that Grantee has good and indefeasible fee simple title to Grantee's Property, and that Grantee has the full right and lawful authority to agree to the covenants herein established.

6. **RUNNING OF BENEFITS.** All provisions of this Agreement, including the benefits and the burdens, run with the land and are binding upon, and inure to the benefit of, the parties and their respective successors and assigns.

7. **COMPLIANCE WITH LAWS AND REGULATIONS.** Grantee covenants and agrees, with respect to the Accessibility Improvements, the Accessibility Easement and the Accessibility Easement Area, to comply with all laws, rules, regulations and requirements of all public authorities, including without limitation, the Americans with Disabilities Act, money laundering, anti-terrorism, trade embargos and economic sanctions, now or hereafter in effect.

8. **NOTICE.** Grantor's address 11850 Studt Avenue, St. Louis, Missouri 63141, and Grantee's address is 110 North Carpenter Street, Chicago, Illinois 60607-2101, Attention: Director, U.S. Legal Department, L/C: 024-0263. A party may lodge written notice of a change of address. All notices will be sent by reputable overnight courier with written confirmation of delivery or by certified U.S. mail, return receipt requested, to the addresses provided for in this paragraph and will be deemed given when deposited with such courier or when placed in the U.S. mail.

9. **ANTI-TERRORISM REPRESENTATION AND WARRANTY.** Grantor and Grantee each represent and warrant that neither they nor the officers and directors controlling Grantor and Grantee, respectively, are acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the United States Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity, or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and that they are not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity or nation. Each Party agrees that in the event of a breach of this provision or any applicable law relating to the subject of this provision, the non-breaching Party may take such action as may be necessary in order to comply with this provision and/or the applicable law, including but not limited to terminating this Agreement.

10. **WAIVER OF TRIAL BY JURY.** Grantor and Grantee agree to waive any right to have a trial by jury with respect to any lawsuit based on, or arising under, this Agreement or any course of conduct, course of dealing, statements or actions of Grantor and Grantee in connection with this Agreement.

11. **AUTHORITY; INTERPRETATION.** All negotiations, considerations, representations and understandings between the parties are incorporated in this document and may be modified or altered only by agreement in writing between the parties, and no act or omission of any employee or agent of the parties, if any, will alter, change or modify any of the provisions of this Agreement. The parties executing this Agreement on behalf of Grantor and Grantee represent

that they have authority and power to sign this Agreement on behalf of Grantor and Grantee, respectively.

12. INVALIDITY.

- A. If any term or provision of this Agreement or the application to any person or circumstance, to any extent, is or becomes invalid or unenforceable, then the remainder of this Agreement, or the application of such term or provision to persons whose circumstances other than those as to which it is held invalid or unenforceable, will not be affected.
- B. Grantee may terminate this Agreement if, within one (1) year from the date of this Agreement, either Grantee shall have failed to obtain permits or any other necessary governmental approvals to complete any of the remodel work on Grantee's Property and/or Grantor's Property, including but not limited to the Landscaping Plan, or Grantee shall have exhausted all available appeals of any governmental decision denying Grantee's request to perform such remodel work, including but not limited to the Landscaping Plan, whichever occurs first in time; in the event of such termination, within one (1) year from the date of this Agreement Grantee shall deliver to Grantor written notice of termination and, at the written request of Grantor, Grantee shall record with the St. Louis County Recorder a notice of termination.

13. TERMINATION OF LIABILITY. Whenever a transfer of ownership of either Grantor's Property or Grantee's Property occurs, the transferee will be liable for the obligations of the transferor from and after the date of such transfer and the transferor will not be liable for a breach of this Agreement occurring after the date of such transfer.

14. ADDENDA AND EXHIBITS. This Agreement includes the following addenda and/or exhibits, which will take precedence over any conflicting provisions of this Agreement, and are made an integral part of this Agreement and fully incorporated by reference: .

Exhibit A (legal description of Grantee's Property)

Exhibit B (legal description of Grantor's Property)

Exhibit C (Site Plan depicting Accessibility Easement Area and Temporary Construction Easement Area)

Exhibit D (Amended site development section plan ASDSP-1 revised April 24, 2019)

Exhibit E (McDonald's Clarkson Square Elevations with Signs dated April 26, 2019 (color))

Exhibit F (Landscaping Plan)

(Remainder of page left blank)

Grantor and Grantee, through their respective undersigned authorized representatives or officers, have duly signed and delivered this Agreement.

GRANTOR:
CAPARCO ONE INC.

GRANTEE:
McDONALD'S USA, LLC

By: George K Capps

By: Jeffrey A. Angles

Name: GEORGE K. CAPPS

Name: Jeffrey A. Angles

Its: President

Its: Senior Counsel

GRANTOR:
CAPLACO FOUR, INC.

By: GEORGE K. CAPPS

Name: GEORGE K. CAPPS

Its: President

STATE OF MISSOURI)
) SS
COUNTY OF ST LOUIS)

I, SHARI L. MILWARD, a Notary Public in and for the county and state aforesaid, CERTIFY that GEORGE K CAPPS, as PRESIDENT of CAPARCO ONE INC., a Missouri corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13th day of AUGUST, 2020.

Shari L. Milward
Notary Public

My commission expires JANUARY 24, 2024



STATE OF MISSOURI)
) SS
COUNTY OF ST LOUIS)

I, SHARI L. MILWARD, a Notary Public in and for the county and state aforesaid, CERTIFY that GEORGE K CAPPS, as PRESIDENT of CAPLACO FOUR, INC., a Missouri corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 13th day of AUGUST, 2020.

Shari L. Milward
Notary Public

My commission expires JANUARY 24, 2024



STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Victoria Vockeroth, a Notary Public in and for the county and state aforesaid, CERTIFY that Jeffrey Angles, as Senior Counsel of McDONALD'S USA, LLC, a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that he/she signed, sealed and delivered this instrument as his/her free and voluntary act as such authorized party and as the free and voluntary act of the company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27th day of August, 2020.

Victoria Vockeroth
Notary Public

My commission expires 1/16/2024

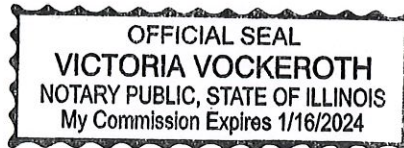


EXHIBIT A

LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

A tract of land being part of U. S. Survey 2002, Township 45 North, Range 4 East, St. Louis County, Missouri, and being more particularly described as: Beginning at a point on the West line of Clarkson Road, as widened, said point being the most Eastern corner of Lot 2 of CLARKSON SQUARE PLAT ONE, a Subdivision according to the plat thereof recorded as Daily No. 169 on April 12, 1983, in the St. Louis County Records; thence North 55 degrees 15 minutes 00 seconds West 174.32 feet to a point; thence North 26 degrees 12 minutes 47 seconds East 125.67 feet to a point; thence along a curve to the right, whose radius point bears South 63 degrees 47 minutes 13 seconds East 52.00 feet from the last mentioned point, a distance of 85.90 feet to a point; thence South 59 degrees 08 minutes 38 seconds East 50.16 feet to a point; thence South 26 degrees 19 minutes 42 seconds West 14.00 feet to a point; thence South 63 degrees 40 minutes 18 seconds East 60.00 feet to a point; thence South 8 degrees 52 minutes 09 seconds East 24.45 feet to said West line of Clarkson Road; thence South 28 degrees 55 minutes 44 seconds West 165.37 feet along said West line of Clarkson Road to the point of beginning and containing 0.738 acres or 32,128 square feet.

Less and Except:

A TRACT OF LAND BEING PART OF LOT A OF CLARKSON SQUARE PLAT FOUR, A SUBDIVISION RECORDED IN PLAT BOOK 236 PAGE 73, OF THE ST. LOUIS COUNTY RECORDS, IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE SAID LOT A, SAID POINT BEING ON THE NORTHWESTERLY LINE OF CLARKSON ROAD AS ESTABLISHED BY DEED RECORDED IN BOOK 7492 PAGE 191 OF THE ST. LOUIS COUNTY RECORDS; THENCE NORTH 28 DEGREES 55 MINUTES 44 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID CLARKSON ROAD A DISTANCE OF 165.37 FEET, SAID POINT BEING 43.34 FEET LEFT OF CLARKSON ROAD SOUTHBOUND LANE BASELINE STATION 200+88.08; THENCE NORTH 08 DEGREES 52 MINUTES 09 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID CLARKSON ROAD A DISTANCE OF 16.64 FEET TO THE POINT OF BEGINNING OF THE HEREON DESCRIBED TRACT OF LAND, SAID POINT BEING 53.65 FEET LEFT OF CLARKSON ROAD SOUTHBOUND LANE BASELINE STATION 201+1.09 AND ON A CURVE FOR WHICH THE RADIUS BEARS SOUTH 50 DEGREES 56 MINUTES 11 SECONDS WEST 28.50 FEET; THENCE IN A NORTHWESTERLY DIRECTION DEPARTING LAST SAID SOUTHWESTERLY LINE ALONG A CURVE AS ARC DISTANCE OF 10.74 FEET; THENCE NORTH 60 DEGREES 40 MINUTES 26 SECONDS WEST 54.20 FEET; THENCE NORTH 26 DEGREES 19 MINUTES 42 SECONDS EAST 1.00 FEET TO THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED CLARKSON ROAD; THENCE ALONG THE SOUTHWESTERLY LINE OF THE AFOREMENTIONED CLARKSON ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 63 DEGREES 40 MINUTES 18 SECONDS EAST 60.00 FEET; THENCE SOUTH 08 DEGREES 52 MINUTES 09 SECONDS EAST 7.81 FEET TO THE POINT OF BEGINNING AND CONTAINING 166 SQUARE FEET OR 0.0038 ACRES, MORE OR LESS.

EXHIBIT B

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

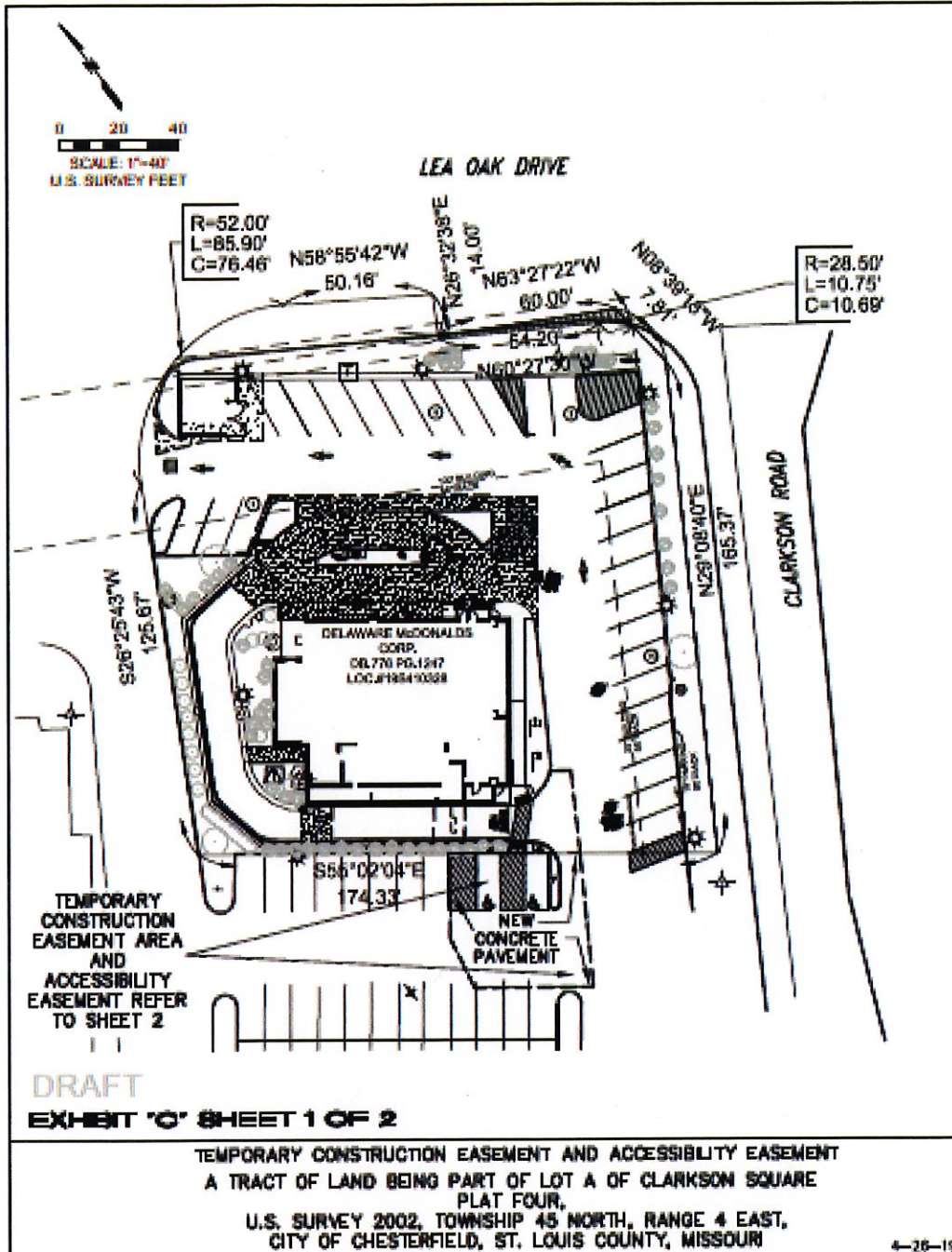
PARCEL 1: Lot 1 of Boundary Adjustment Plat of Lots 1 & 2 of Clarkson Square Plat One, as per plat thereof recorded in Plat Book 226 page 56 of the St. Louis County Records, EXCEPTING THEREFROM that portion thereof now incorporated into Adjusted Lot 2 as described in Plat Book 228 page 19.

PARCEL 2: Adjusted Lot 2 of Boundary Adjustment Plat of Lot 2 of Clarkson Square Plat One, as per plat thereof recorded in Plat Book 228 page 19 of the St. Louis County Records.

PARCEL 3: Lot B of Clarkson Square Plat Four, as per plat thereof recorded in Plat Book 236 page 73 of the St. Louis County Records.

EXHIBIT C

SITE PLANS DEPICTING ACCESSIBILITY EASEMENT AREA AND
TEMPORARY CONSTRUCTION EASEMENT AREA



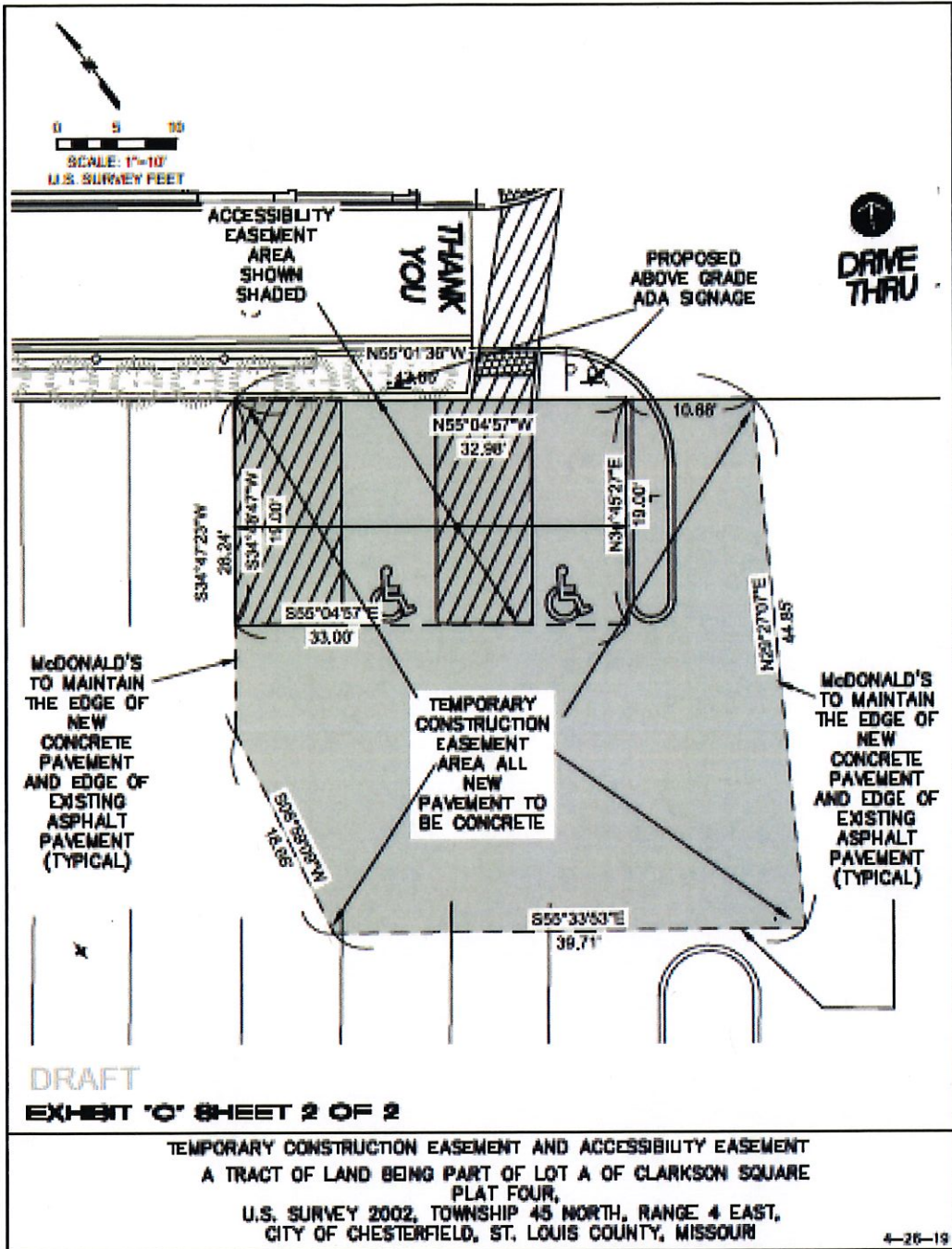


EXHIBIT E

MCDONALD'S CLARKSON SQUARE ELEVATIONS WITH SIGNS DATED APRIL 26, 2019 (COLOR)



EXTERIOR ELEVATIONS WITH SIGNS 4-25-19

HANDICAPPED PARKING SIGN

R7-6
DIMENSIONS (INCHES)

COLORS
LEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

REDUCE SPACING AND SEE APPENDIX 'C' FOR SYMBOL PROPORTIONS

SIGN SHALL BE MOUNTED 5' ABOVE GRADE TO THE LOWEST PORTION OF THE SIGN

VAN ACCESSIBLE
R7-4P
MOUNT BELOW R7-A WHERE INDICATED

SIGN REQUIRING '\$ 250 FINE'
R7-1101

COLOR, LEGEND AND BORDER GREEN NON-REFLECTORIZED
BACKGROUND WHITE REFLECTORIZED

SIGN SIZE	DIMENSIONS					
	A	B	C	D	E	F
6X12	9.0	6.0	1.5	1.6	1.1	3.0

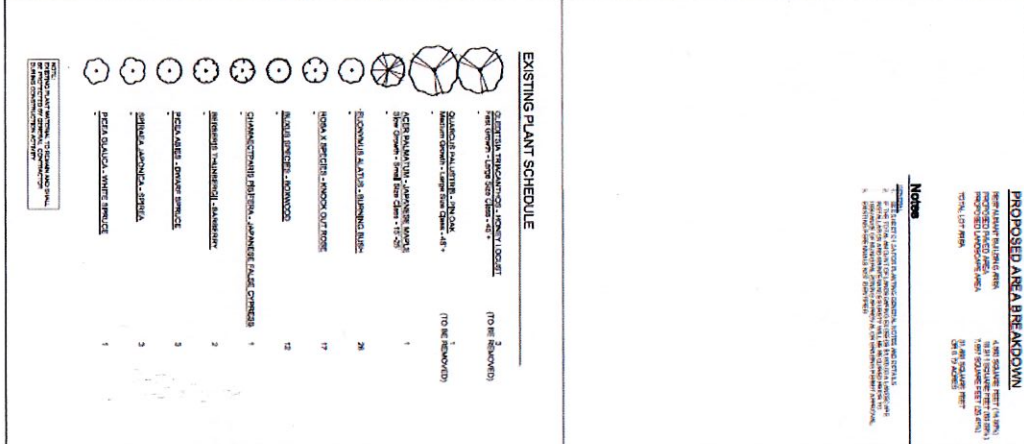
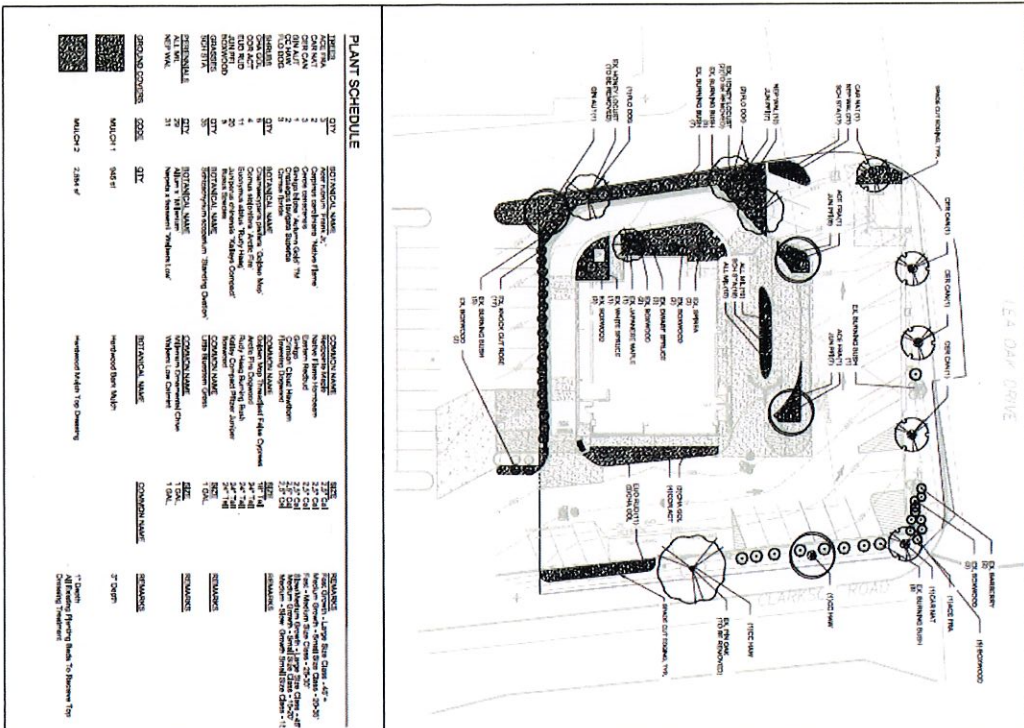
SIGN SIZE	CROSS LEGS	MIN. SP.	R7-4P	R7-6	R7-1101
6X12	07/20	0.37	0.37	65-126	

All dimensions in inches. To be used with R7-2.

MOUNT BELOW R7-A WHERE REQUIRED BY LOCAL AUTHORITIES

2 TYPICAL HANDICAP PARKING SIGNS

EXHIBIT F LANDSCAPING PLAN



PROPOSED AREA BREAKDOWN

1. ALL AREAS SHALL BE LANDSCAPED WITH PLANTING AS SHOWN ON THIS PLAN.

2. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF COMPLETION OF THE PROJECT.

3. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF COMPLETION OF THE PROJECT.

4. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF COMPLETION OF THE PROJECT.

EXISTING PLANT SCHEDULE

1. QUANTITY PLANTING - 12" - 1

2. QUANTITY PLANTING - 18" - 2

3. QUANTITY PLANTING - 24" - 3

4. QUANTITY PLANTING - 36" - 4

5. QUANTITY PLANTING - 48" - 5

6. QUANTITY PLANTING - 60" - 6

7. QUANTITY PLANTING - 72" - 7

8. QUANTITY PLANTING - 84" - 8

9. QUANTITY PLANTING - 96" - 9

10. QUANTITY PLANTING - 108" - 10

11. QUANTITY PLANTING - 120" - 11

12. QUANTITY PLANTING - 132" - 12

13. QUANTITY PLANTING - 144" - 13

14. QUANTITY PLANTING - 156" - 14

15. QUANTITY PLANTING - 168" - 15

16. QUANTITY PLANTING - 180" - 16

17. QUANTITY PLANTING - 192" - 17

18. QUANTITY PLANTING - 204" - 18

19. QUANTITY PLANTING - 216" - 19

20. QUANTITY PLANTING - 228" - 20

21. QUANTITY PLANTING - 240" - 21

22. QUANTITY PLANTING - 252" - 22

23. QUANTITY PLANTING - 264" - 23

24. QUANTITY PLANTING - 276" - 24

25. QUANTITY PLANTING - 288" - 25

26. QUANTITY PLANTING - 300" - 26

27. QUANTITY PLANTING - 312" - 27

28. QUANTITY PLANTING - 324" - 28

29. QUANTITY PLANTING - 336" - 29

30. QUANTITY PLANTING - 348" - 30

31. QUANTITY PLANTING - 360" - 31

NOTES

1. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF COMPLETION OF THE PROJECT.

2. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF COMPLETION OF THE PROJECT.

3. ALL PLANTING SHALL BE INSTALLED AND MAINTAINED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF COMPLETION OF THE PROJECT.

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY
1	(Symbol)	PLANTING	12"	1
2	(Symbol)	PLANTING	18"	2
3	(Symbol)	PLANTING	24"	3
4	(Symbol)	PLANTING	36"	4
5	(Symbol)	PLANTING	48"	5
6	(Symbol)	PLANTING	60"	6
7	(Symbol)	PLANTING	72"	7
8	(Symbol)	PLANTING	84"	8
9	(Symbol)	PLANTING	96"	9
10	(Symbol)	PLANTING	108"	10
11	(Symbol)	PLANTING	120"	11
12	(Symbol)	PLANTING	132"	12
13	(Symbol)	PLANTING	144"	13
14	(Symbol)	PLANTING	156"	14
15	(Symbol)	PLANTING	168"	15
16	(Symbol)	PLANTING	180"	16
17	(Symbol)	PLANTING	192"	17
18	(Symbol)	PLANTING	204"	18
19	(Symbol)	PLANTING	216"	19
20	(Symbol)	PLANTING	228"	20
21	(Symbol)	PLANTING	240"	21
22	(Symbol)	PLANTING	252"	22
23	(Symbol)	PLANTING	264"	23
24	(Symbol)	PLANTING	276"	24
25	(Symbol)	PLANTING	288"	25
26	(Symbol)	PLANTING	300"	26
27	(Symbol)	PLANTING	312"	27
28	(Symbol)	PLANTING	324"	28
29	(Symbol)	PLANTING	336"	29
30	(Symbol)	PLANTING	348"	30
31	(Symbol)	PLANTING	360"	31

PROPOSED AREA BREAKDOWN

1. ALL AREAS SHALL BE LANDSCAPED WITH PLANTING AS SHOWN ON THIS PLAN.

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31. QUANTITY PLANTING - 360" - 31

PARKING STUDY NOTES

The purpose of the traffic circulation review and parking sufficiency study was to determine if the proposed exterior renovations and site enhancements provide improvement to existing site circulation by reducing queuing conflicts while maintaining adequate parking availability for the site.

The existing parking supply (24 on site stalls) for the McDonalds site has for years adequately served the parking demand. The proposed side x side drive thru construction, increases the onsite parking count by four to a total of 28 spaces. With the increased onsite spaces and the allowable off-site spaces, there would remain adequate parking. The increase in capacity for stacked vehicles would be expected to alleviate the queuing conflicts that currently exist, so the improvement would significantly help to eliminate stacking that currently occurs.

As noted on the site plan, the City's parking standards for a fast-food restaurant of this size require 69 stalls per UDC and 58 stalls with the reduction per C8 ordinance applied. McDonald's proposes 28 onsite parking spaces based on the proposed plan plus 30 off site spaces located adjacent to the site as allowed by a reciprocal easement that allows for ingress and egress, parking and access to utilities. It is important to note that approximately 75% of total sales at this location are derived from sales through the drive thru lanes.

Site circulation pattern remains unchanged and the incorporation of the side x side drive thru results in reduced stacking thus freeing up aisle space for improved vehicle circulation. Delivery routes will remain unchanged and deliveries will be scheduled for off peak hours. Handicap parking stalls have been relocated to be closer to a building entry point.

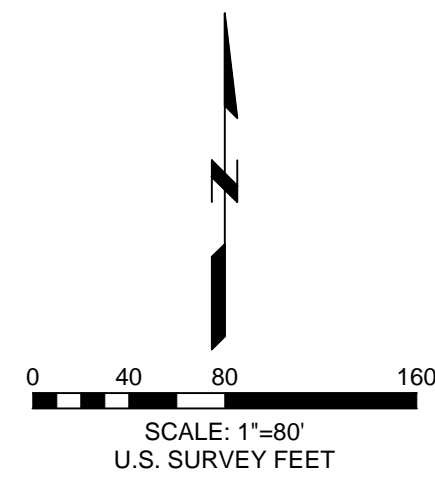
PARKING STUDY NOTES

Per Sheet PS.2 Parking Study

The total required parking for the development

per current unified development code = 691

Total provided = 854 a surplus of 163 stalls exist



Caparco One Inc A Mo Corp Etal Capitol Land Co
 Taxing Address: 1709 Clarkson Rd
 Chesterfield, MO 63017
 Mailing Address: Po Box 419121
 Saint Louis, MO 63141

Caparco One Inc Etal Capitol Land Co
 Taxing Address: 1707 Clarkson Rd
 Chesterfield, MO 63017
 Mailing Address: P O Box 419121
 Saint Louis, MO 63141
 Subdivision Book - Page:

Caparco One Inc A Mo Corp Etal Capitol Land Co
 Taxing Address: 1791 Clarkson Rd
 Chesterfield, MO 63017
 Mailing Address: Po Box 419121
 Saint Louis, MO 63141

McDonalds USA LLC
 Taxing Address: 1701 Clarkson Rd
 Chesterfield, MO 63017
 Care-Of Name: Amf O'hare
 Mailing Address: P O Box 66207
 Amf O'hare, IL 60666

Arch Energy L C A Mo Ltd Liability Co
 Taxing Address: 1789 Clarkson Rd
 Chesterfield, MO 63017
 Mailing Address: 106 East Washington St
 Cuba, MO 65453

Fidelity Associates L L P
 Mailing and Taxing Address: 1795 Clarkson Rd
 Chesterfield, MO 63017

LOWER LEVEL SHOPS
 1,700 SQ. FT. BLDG.
 THE GREAT FRAMING
 RESTAURANT, B&B,
 MEDICAL OFFICES

BUILDING B
 U.S. BANK
 37,026 SQUARE FEET

BUILDING C
 RETAIL CENTER
 32,328 SQUARE FEET

BUILDING G
 "THE FACE AND THE BODY"
 4,080 SQUARE FEET

BUILDING H
 "BOMBAY BAZAR"
 2,770 SQUARE FEET

BUILDING I
 "ST. LOUIS PEDIATRIC DENTISTRY"
 1,330 SQUARE FEET

BUILDING J
 "CHESTERFIELD MED CENTER"
 1,530 SQUARE FEET

BUILDING K
 "CLEARERS"
 1,530 SQUARE FEET

BUILDING L
 "B&B AQUATICS"
 1,530 SQUARE FEET

BUILDING M
 "VACANT"
 1,800 SQUARE FEET

BUILDING N
 "WILD BIRDS"
 1,800 SQUARE FEET

BUILDING O
 "FINE MENS SALONS"
 3,280 SQUARE FEET

BUILDING P
 "TOTAL ACCESS URGENT CARE"
 4,390 SQUARE FEET

BUILDING Q
 "SALON ARTISTE"
 1,500 SQUARE FEET

BUILDING R
 "CLARKSON EYECARE"
 3,280 SQUARE FEET

BUILDING S
 "THE GREAT FRAMING"
 4,430 SQUARE FEET

BUILDING T
 "SMOOTHIE KING"
 1,430 SQUARE FEET

BUILDING U
 "MOS PIZZA"
 1,400 SQUARE FEET

BUILDING V
 "PALM BEACH TAY"
 1,180 SQUARE FEET

BUILDING W
 "HUMAN EXPRESS"
 1,080 SQUARE FEET

BUILDING X
 "JIMMY JOHN'S"
 1,080 SQUARE FEET

BUILDING Y
 "KARATE"
 1,680 SQUARE FEET

BUILDING Z
 "MCDONALD'S"
 4,560 SQUARE FEET

PARKING SUMMARY 4-9-10

TOTAL REQUIRED PARKING = 691
 TOTAL PROVIDED PARKING = 854

SECTION A OF CLARKSON SQUARE SHOPPING CENTER PARKING STALL CALCULATIONS FROM UNIFIED DEVELOPMENT CODE

Center Size (gross floor area in square feet)	Percentage Gross Floor Area in Restaurant Use		
	0%-10% (spaces per 1,000 GFA)	11%-20% (spaces per 1,000 GFA)	21%-30% (spaces per 1,000 GFA)
Under 40,000	4.0	4.25	4.5
40,000 - 100,000	4.25	4.5	4.75
100,001 - 400,000	4.5	4.75	5.0
Over 400,000	4.75	5.0	5.25

Parking Calculations Based on Current Unified Development Code							
Mark	Use	Building Square Footage	Seating	Number of Employees per Maximum Shift	Total Number of Parking Stalls Required	Minimum Parking Required	Maximum Parking Requirement
BUILDING B	BANK/OFFICE GENERAL	37,026	N/A	N/A	3.3 SPACES FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA	37,026 ÷ 1,000 x 3.3 = 122.18 ROUND UP TO 123	37,026 ÷ 1,000 x 4.5 = 166.62 ROUND UP TO 167
BUILDINGS C	RETAIL CENTER	32,328	N/A	N/A	4.0 SPACES FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA (UNDER 40,000 SQUARE FEET 0%-10% FLOOR AREA IN RESTAURANT USE)	32,328 ÷ 1,000 x 4.0 = 129.31 ROUND UP TO 130	N/A
BUILDINGS D THRU Z	RETAIL CENTER	83,022	N/A	N/A	4.25 SPACES FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA (UNDER 100,000 SQUARE FEET 0%-10% FLOOR AREA IN RESTAURANT USE)	83,022 ÷ 1,000 x 4.25 = 352.84 ROUND UP TO 353	N/A
BUILDING AA	MCDONALD'S/RESTAURANT FAST FOOD	4,560	N/A	N/A	15 SPACES FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA	4,560 ÷ 1,000 x 15 = 68.4 ROUND UP TO 69	120% OF MINIMUM PARKING REQUIREMENT = 83
BUILDING BB	MOBIL/FILLING STATION AND CONVENIENCE STORE WITH PUMP STATIONS	3,500	N/A	N/A	4.5 SPACES FOR EVERY 1,000 SQUARE FEET OF GROSS FLOOR AREA	3,500 ÷ 1,000 x 4.5 = 15.75 ROUND UP TO 16	120% OF MINIMUM PARKING REQUIREMENT = 19
TOTAL SHOPPING CENTER						691	



ROBERT E. POLK, JR. E-20082
 ENGINEER
 DATE 7-7-18
 THIS SHEET HAS BEEN SIGNED,
 SEALED, AND DATED ELECTRONICALLY

Robert E. Polk, Jr.
 THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
GREAT PLAINS REGION
 10801 MASTIN BLVD., SUITE 400, OVERLAND PARK, KS 66210
 ADDRESS: 1701 CLARKSON SQUARE CHESTERFIELD MO

PLAN APPROVAL		DATE
SIGNATURE (2 REQUIRED)		
REGIONAL MGR.		
CONST. MGR.		
PROJECT MANAGER		
REAL ESTATE MGR.		
CO-SIGN SIGNATURES		
CONTRACTOR		
OWNER		

STATUS	DATE	BY
PRELIMINARY		FG
FINAL PLAN		FG
AS-CONST.		

PS.2
 PARKING EXHIBIT