NOTES:

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.

ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB POINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS

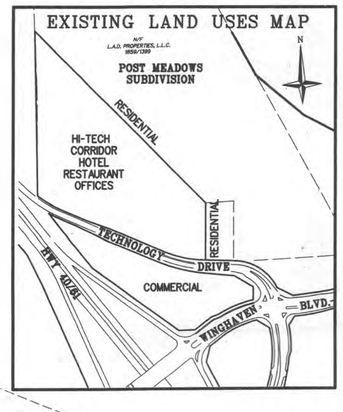
ALL UTILITIES WILL BE LOCATED UNDERGROUND.

N

30 0 30 60

Scale in Feet
1" - 30'

EXISTING LAND USES MAP



LOT 23

LOT 24

LOT 25

8" PVC

10' W. ESMT.

SET IRON PIPE

S87° 17'31"E 402.26'

FOUND IRON ROD

2GSI 9

2GSI 8

AI 78

NOTE: EXISTING AI-78A and 15" RCP ABANDONED IN PLACE PER MSD STD. SPECIFICATIONS

3.31'

2.5'R

2.5'R

2.5'R

SET IRON PIPE

S42° 33'18"E 133.94'

137.25'(S)

POST MEADOWS PLAT THREE P.B. 35 PGS 182-183

PROPERTY N\F OF WINGHAVEN LAND INVESTORS L.L.C. 2367/1886

MH 100

251.35'

10' W. UTILITY ESMT.

S87° 28'44"E 254.52'

PUE

AI 78A

N41° 03'30"W 196.59'

21.20'

FOUND IRON PIPE (0.47' SE)

PROPERTY N\F OF WINGHAVEN LAND INVESTORS L.L.C. 2282/821

N02° 42'29"E

AI 7

GI 6

8"

207.23'

S02° 31'16"W

PUW

3'R

10' W. UTILITY ESMT.

N02° 31'10"E 110.61'

PROPERTY N\F OF WILBANKS 639/788

TRASH ENCLOSURE (PER DETAIL)

GREASE TRAP

8" PVC

OPTIONAL DOWNSPOUT LINE

6" VERT CURB

S87° 28'44"E 48.81'

PROPOSED RESTAURANT FF=590.5

4'R

15' EASEMENT TO UNION ELECTRIC COMPANY 2562/408

FIRE HYDRANT

PUW

CURB STOP & BOX

6"

S02° 31'10"W 419.88'

PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF A SLOPE TO STATE OF MISSOURI 2365/158 (to be vacated)

TEMPORARY ASPHALT CURB

MH 5

5' STUB SIDEWALK FOR FUTURE SIDEWALK CONNECTION

AI 5A

FOUND BRASS MONUMENT

N64° 36'47"W 217.67'

N26° 12'47"E 26.68'

N02° 42'29"E 146.49'

FUTURE 10'W. SHOULDER

FUTURE 12'W. DRIVE LANE

VALVE & CAP

R 30'

R 25'

R 10'

5.00'

PEDESTRIAN CROSSWALKS

3" PUW

2GSI 4

6" VERT CURB (TYP)

N65° 23'13"W

537.59'

3'X5' PRECAST GRATE INLET MoDOT TYPE S-I (STD. PLAN 604.27) SILL ELEV.=592.0

5' SIDEWALK

2GSI 3

2GSI 2

2GSI 2A

SWITCH GEAR

METER BOX (95X63)

EXISTING ELECTRIC SWITCHGEAR (TBR)

REMOVE EXISTING MANHOLE LID. REPLACE WITH MoDOT TYPE 1C (STD. PLAN 614.30) LOCKING MANHOLE LID

2 CELL ELECTRIC DUCTBANK

6' HIGH PVC PRIVACY FENCE

75' CROSS ACCESS EASEMENT

PROPOSED NEW ADDITIONAL UTILITY EASEMENT

8" X 10" CROSS

2.86'

P.O.B.

10" W

N85° 57'51"W 13.11'

EXIST 36" RCP

FUTURE CONCRETE ENTRANCE TO BE BUILT WHEN TECHNOLOGY DRIVE IS WIDENED

TEMPORARY ASPHALT ENTRANCE

MH 102

EXIST. 2GSI-4 REMOVE, ROTATED AND REINSTALL TOP TO CORRESPOND TO NEW DRIVEWAY ALIGNMENT AND GRADE

PERMANENT EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES 2365/158

TECHNOLOGY DRIVE

PC

1169' TO POST ROAD

R=910.93'

188.10'

R=908.47'

5.54'

FUTURE 10'W. SHOULDER

FUTURE 12'W. DRIVE LANE

EXIST. 10" W.L.

GI 1A

EXIST. AI TBR

MH 1

15'

7'

ZONING - HIGH TECH
MUNICIPALITY - CITY OF O'FALLON
WENTZVILLE FIRE DISTRICT
WENTZVILLE SCHOOL DISTRICT
PUBLIC WATER DISTRICT NO.2

AREA OF SITE - 56,875 SF - 1.30 ACRES
PROPOSED USES - RESTAURANT

ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY. ALL UTILITIES SHALL BE UNDER-GROUND.

THERE IS NO FLOOD PLAIN SHOWN ON THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 29183C410E DATED AUGUST 2, 1996 ON THIS SITE.

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

STORM WATER DETENTION PROVIDED BY WINGHAVEN GLOBAL DETENTION PLAN.

HOTEL

BUILDING AREA - 65,545 SF

PARKING REQUIRED (CITY)
1 SPACE/ROOM X 122 ROOMS = 122 SPACES
1 SPACE/2 EMPLOYEES X 40 EMPLOYEES = 20 SPACES
1 SPACE/MANAGER X 1 MANAGER = 1 SPACE

HILTON CONFERENCE REQUIREMENT
1 SPACE/55 SFX50'X30'= 28 SPACES

TOTAL HOTEL PARKING REQUIRED = 171 SPACES

RESTAURANT

BUILDING AREA - 6600 SF

PARKING REQUIRED (CITY)
20 SPACES + 1 SPACE/ 100 SF = 86 SPACES

TOTAL RESTAURANT PARKING REQUIRED = 86 SPACES

TOTAL PARKING REQUIRED (CITY)= 229 SPACES

TOTAL PARKING PROVIDED = 256 SPACES (11 HC)

APPLICABLE UTILITIES

ST. CHARLES COUNTY WATER DISTRICT NO. 2
DUCKETT CREEK SANITARY SEWER DISTRICT
AMEREN UE
VERIZON TELEPHONE
ST. CHARLES GAS COMPANY

CONCRETE NOTES

SIDEWALKS: 4" THICK CONCRETE POURED IN PLACE WITH BROOM FINISH OVER 4" GRANULAR FILL WITH CONTROL JOINTS AT 5'-0" SPACING

PATIOS AND TERRACES: 4" THICK CONCRETE OVER 4" GRANULAR FILL WITH BROOM FINISH, SCORED CONTROL JOINTS.

CONCRETE SERVICE AREA: 6" THICK CONCRETE, 3,500 PSI MIN., NON-SLIP BROOM FINISH.

CONCRETE APRON: 8" THICK CONCRETE, 3,500 PSI MIN., NON-SLIP BROOM FINISH.

SET BACKS:

FRONT: 30' PARKING SETBACK
SIDE: (EASTERN) 15' PARKING SETBACK AND 15' TRANSITION STRIP. TOTAL= 30'

PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH PLANNING DIVISION.

TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR FENCING DETAILS)

NO EXISTING TREES ARE TO BE REMOVED.

REVISED: 7-21-03 City Comments
REVISED: 6-30-03 PER MoDOT COMMENTS
REVISED: 6-26-03 City Comments
REVISED: 5-19-03 City Comments
REVISED: 5-01-03 Entrances, grading
REVISED: 4-10-03 PER MoDOT COMMENTS
REVISED: 4-02-03 PER MoDOT COMMENTS

9831.35.03

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O'FALLON, MO 63366
(636) 561-9000
(636) 561-9001

VOLZ
JOHN A. FERGUSON NUMBER 2002649
STATE OF MISSOURI REGISTERED ENGINEER

BRISTOL AT WINGHAVEN

SITE PLAN

Base Map No. XX-XX | Design By: J.A.F.
P # XXXXX-XX | Drawn By: J.R.S.
9830-33 | Checked By: J.A.F.

12-12-02

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