

# LAYOUT AND PAVEMENT PLAN

FILE APPROVED  
9th  
5-24-95

SCALE: 1" = 20'



## HIGHWAY "K" COMMERCIAL SUBDIVISION

### LOT 1 PROPOSED AUTOZONE

#### OWNER/DEVELOPER

FAZOLI'S RESTAURANTS, INC.  
2470 PALUMBO DRIVE  
LEXINGTON, KY 40509

#### A TRACT OF LAND BEING

All of Lot 2 of the Highway "K" Commercial Subdivision as recorded in plat book 32 page 209 of the St. Charles County Records, St. Charles, Missouri

#### OUTBOUNDARY AND TOPO SURVEY BY

Masemann Surveying a division of Farnsworth Polk, Inc.  
144 West Lockwood  
St. Louis, MO 63119  
(314) 862-5577

#### SITE INFORMATION

Existing Site Zoning	C-2 Commercial
Total Area of Lot	38,021 sq. ft. or 0.873 acres
Developed Area	28,890 sq. ft. or 0.660 acres
Gross Building Area	3,478 sq. ft.
Public Access Area	2,131 sq. ft.
Seating Capacity	140 seats
Parking Required	20 spaces + 1 space for every 100 sq. ft. of public access area
	20 + (2,131 / 100) = 20 + 21.31 = 42
Total Number of spaces required =	42 (2 minimum must be handicapped accessible)
Parking Provided	48 - (9X19) spaces + 2 - (8X19) handicap spaces + 1 - (12X35) Loading/Unloading zone
	50 total spaces provided

#### GENERAL NOTES

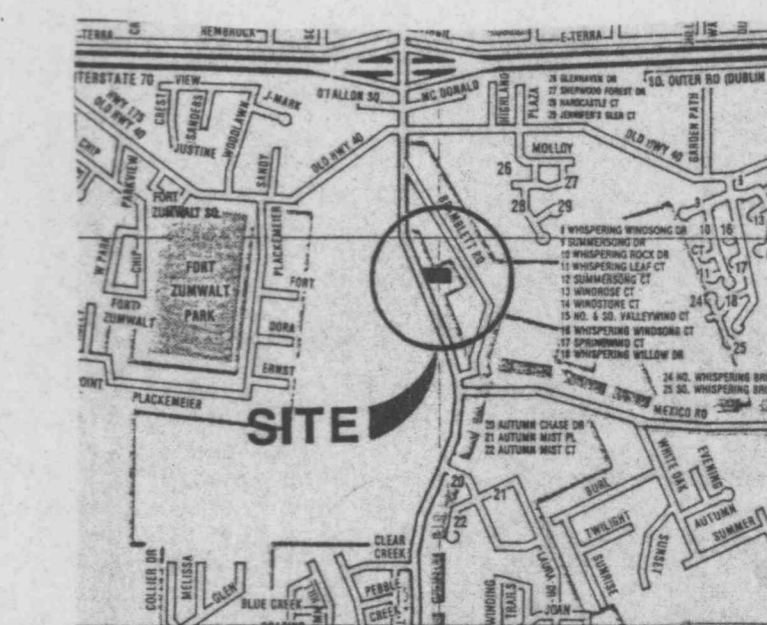
- ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE WORK TO BE PERFORMED IN THE MO. STATE HWY. "K" RIGHT OF WAY SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE MISSOURI STATE HIGHWAY AND TRANSPORTATION DEPARTMENT.
- ALL EXISTING IMPROVEMENTS SHALL REMAIN UNLESS NOTED OTHERWISE ON SHEET C-2.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL NEW IMPROVEMENTS TO BE PARALLEL AND PERPENDICULAR WITH THE NORTH - SOUTH PROPERTY LINES.

#### KEYED NOTES

- NEW P.C. CONCRETE CURB. REFER TO DETAIL ON SHT. C-4.
- NEW ASPHALTIC CONCRETE PAVEMENT. REFER TO DETAIL ON SHT. C-4.
- NEW P.C. CONCRETE WALK WITH TURNED DOWN CURB. REFER TO DETAIL ON SHT. C-4.
- NEW P.C. CONCRETE WALK. REFER TO DETAIL ON SHT. C-4.
- NEW P.C. CONCRETE HANDICAPPED RAMP. REFER TO DETAIL ON SHEET C-4.
- NEW P.C. CONCRETE DUMPSTER PAD WITH SCREENING ENCLOSURE PER FAZOLI'S STDS. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- NEW "HANDICAPPED PARKING" SIGN. REFER TO DETAIL ON SHT. C-4.
- NEW "VAN ACCESSIBLE HANDICAPPED PARKING" SIGN. REFER TO SHEET C-4.
- NEW P.C. CONCRETE WHEELSTOP. SPIKE INTO PLACE 3' FROM WALK.
- NEW PAINTED HANDICAPPED PARKING SYMBOL. REFER TO DETAIL ON SHT. C-4.
- NEW 4" WIDE WHITE PAINTED STRIPE.
- NEW 2" WIDE PAINTED STOP BAR.
- NEW PAINTED DIRECTIONAL ARROW.
- NEW ASPHALTIC CONCRETE PAVEMENT SUMP. REFER TO DETAIL ON SHT. C-4.
- NEW PROTECTIVE STEEL POST. REFER TO DETAIL ON SHT. C-4.
- NEW ORDER STATION. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- NEW 8" WIDE SOLID YELLOW PAINTED LINE.
- NEW FAZOLI'S POLE SIGN.
- NEW 400 WATT DOUBLE HEAD AREA LIGHT. MOUNTING HEIGHT = 24'. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- NEW 400 WATT DOUBLE HEAD AREA LIGHT WITH 1000 ACCENT SPOT FOR BUILDING. MOUNTING HEIGHT = 24'. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- NEW LANDSCAPED AREA. REFER TO SHEET L-1.
- NEW 6" P.C. CONCRETE PAVEMENT WITH 6" P.C. CONCRETE CURB. REFER TO DETAIL ON SHEET C-4.
- NEW RETAINING WALL. REFER TO SHEET C-5 AND C-6 FOR DETAILS.
- TURN NEW CURB DOWN FROM 4" HEIGHT TO 0" HEIGHT IN 12" LENGTH.
- NEW M.H.T.D. TYPE "S" CONCRETE CURB. REFER TO DETAIL ON SHEET C-4.
- NEW 3" TYPE "C" ASPHALTIC CONCRETE PAVEMENT OVER 8" ROLLED STONE BASE PER M.H.T.D. STDS.
- TRANSITION NEW 6" ON SITE CURB TO NEW 4" M.H.T.D. TYPE "S" CURB.
- NEW 8" P.C. CONCRETE PAVEMENT OVER 4" ROLLED STONE BASE PER M.H.T.D. STDS.
- NEW TYPE G M.H.T.D. GRATE INLET WITH SIDE INTAKE. REFER TO SHEET C-3.
- NEW M.H.T.D. FLARED END SECTION. REFER TO SHEET C-2 AND C-3.
- NEW FIRE HYDRANT. REFER TO SHEET C-3.
- NEW 4" HIGH CHAIN LINK FENCE. REFER TO FENCE DETAIL ON SHT. C-4.
- REFER TO TYPICAL RETAINING WALL SECTIONS ON SHEET C-5 AND C-6.
- NEW 6" HIGH CONCRETE CURB AROUND 3 SIDES OF EXISTING GRATE INLET. DOWEL NEW CURB INTO EXISTING INLET ON 3 SIDES, 8" ON CENTER. MATCH NEW CURB WITH EXISTING CURB.

#### LEGEND

EXIST.	EXISTING
T.R.	TO REMAIN
T.B.R.	TO BE REMOVED
10	NUMBER OF PARKING STALL INDICATOR
1	KEYED NOTE INDICATOR
SHT.	SHEET
▶	DENOTES BUILDING ENTRY
P.C.	PORTLAND CEMENT
STDS.	STANDARDS
R.O.W.	RIGHT OF WAY



LOCATION MAP

#### REVISIONS

NO.	DATE	DESCRIPTIONS
01	5/12/95	CITY REVIEW COMMENTS & RETAINING WALL

FAZOLI'S RESTAURANT  
MO. STATE HWY. "K"  
O'FALLON, MISSOURI



Farnsworth  
Polk, Inc.

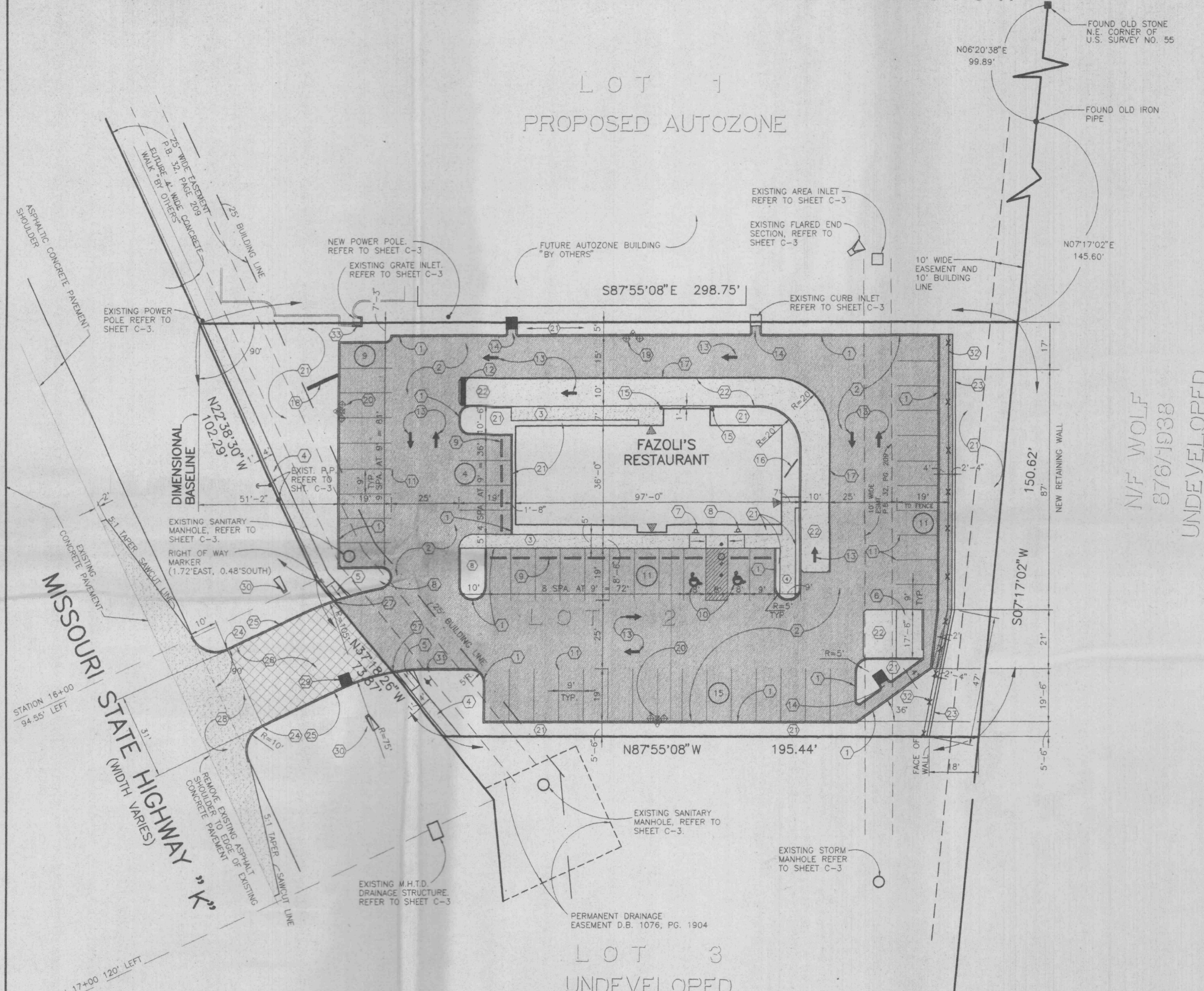
engineers  
& surveyors

144 W. Lockwood Ave.  
St. Louis, MO 63119  
Phone (314)962-7900  
Fax (314)962-1253

TITLE:  
LAYOUT AND  
PAVEMENT PLAN

DATE: 3-31-95  
PROJECT NO.: 94189

SHEET:  
C-1



N/F WOLF  
876/1938  
UNDEVELOPED

LOT 3  
UNDEVELOPED