



# LAYOUT AND PAVEMENT PLAN

## Owner/Developer

OP, LLC  
205 N. WILLIAMSBURG DR.  
SUITE F  
BLOOMINGTON, IL 61704  
PHONE 309-662-0055 FAX 309-662-1622

## Site Information

BUILDING AREA	8,354 S.F.	10.11%
LANDSCAPE AREA	22,900 S.F.	27.73%
PARKING LOT - SIDEWALKS/CONCRETE PAVING	51,346 S.F.	62.16%
<b>TOTAL GROSS AREA</b>	<b>82,600 S.F.</b>	<b>100%</b>
<b>SITE COVERAGE:</b>	<b>MAXIMUM ALLOWED:</b>	<b>ACTUAL:</b>
BUILDING	50%	10.11%
IMPERVIOUS	85%	72.27%
ZONING:		
CURRENT ZONING DISTRICT	C-2/PUD GENERAL BUSINESS DISTRICT	

## Setbacks:

FRONT YARD	25 FEET
SIDE YARD	0 FEET
REAR YARD	0 FEET

## Parking Required

RESTAURANT		
MINIMUM REQUIREMENT	= 20 SPACES =	20
FLOOR AREA	= 8.354 S.F. @ 1 SPACE / 100 S.F. =	84
PLAZA AREA	= 700 S.F. @ 1 SPACE / 100 S.F. =	7
<b>SUBTOTAL</b>		<b>111</b>
BICYCLE 1 PER 15 AUTOMOBILES	104/15 =	7
LOADING SPACE =	1	
HANDICAP =	4	

## The Entire Property Lies Within The Following Districts:

SCHOOL DISTRICT: FRANCIS HOWELL  
FIRE DISTRICT: COTTLEVILLE COMMUNITY FIRE DISTRICT  
WATER DISTRICT: PUBLIC WATER DISTRICT NO. 2  
SEWER DISTRICT: DUCKETT CREEK SANITARY SEWER DISTRICT

## Outboundary and Topographic Survey By

FARNSWORTH GROUP  
20 ALLEN AVE. SUITE 200  
ST. LOUIS, MISSOURI 63119  
PHONE 314-962-7900 FAX: 314-962-1253  
COMPLETED: 5/03

## Parking Provided

PARKING PROVIDED	
STANDARD SPACES (9'x19' @90°)	107
HANDICAP ACCESSIBLE SPACES (9'x19')	111
LOADING SPACE (12'x35')	1
BICYCLE (10'86")	7

## Equipment Screening Note

ALL HVAC AND MECHANICAL UNITS ON SITE TO BE BY PARAPET WALLS AND GROUND MOUNTED UNITS SCREENED WITH LANDSCAPING.

## Keyed Notes

1. NEW PAINTED STRIPES. REFER TO DETAIL ON SHEET C-4.
2. OBLITERATE EXISTING PAINTED STRIPES AS SHOWN.
3. NEW PAINTED HANDICAP SYMBOL. REFER TO DETAIL ON SHEET C-4.
4. NEW CONCRETE PAVEMENT ACCESS TO BUILDING FOR SUPPLIES.
5. NEW MODULAR BLOCK RETAINING WALL. REFER TO DETAIL ON SHEET C-4.
6. PROVIDE GUARDRAIL WHEN WALL EXCEEDS 4' IN HEIGHT REFER TO DETAIL ON SHEET C-4.
7. NOT USED.
8. NEW ASPHALTIC CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C-4.
9. NEW PAINTED STRIPES BY OTHERS.
10. NEW CONCRETE HANDICAP ACCESSIBLE RAMP WITH DETECTABLE WARNING STRIP. REFER TO DETAIL ON SHEET C-4.
11. NEW BICYCLE STAND.
12. NOT USED.
13. NEW CONCRETE RAMP. REFER TO DETAIL ON SHEET C-4.
14. NEW HANDICAP ACCESSIBLE PARKING AND FINE SIGN. REFER TO DETAIL ON SHEET C-4.
15. NEW CONCRETE VERTICAL CURB. REFER TO DETAIL ON SHEET C-4.
16. NEW TURNED DOWN CONCRETE WALK. REFER TO DETAIL ON SHEET C-4.
17. NEW OR EXISTING LANDSCAPE AREA. REFER TO LANDSCAPING PLAN.
18. NEW METAL HANDRAIL. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
19. SAWCUT REMOVE AND REPLACE EXISTING PAVEMENT AS REQUIRED FOR NEW WATER LINE CONSTRUCTION.
20. NEW CONCRETE STAIR. REFER TO DETAIL ON SHEET C-5.
21. NEW OUTDOOR SEATING AREA. REFER TO ARCHITECTURAL PLAN FOR DETAILS.
22. NEW CONCRETE SIDEWALK. REFER TO DETAIL ON SHEET C-4.
23. NEW 20'x40' TRUCK WASHDOWN AREA. REFER TO DETAIL ON SHEET C-5.

## General Notes

1. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
2. ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
3. IMPROVEMENTS ARE GENERALLY PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE.
4. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF OFALLON, MO.
5. ALL DISTURBED AREAS SHALL BE RESTORED WITH SOO.
6. EXISTING UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND PAST CONSTRUCTION DOCUMENTS AND MUST BE CONSIDERED AS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS.
7. NO SLOPES SHALL EXCEED 3:1.
8. NO ON SITE ILLUMINATION SOURCE SHALL BE SITUATED SO THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. LIGHT POLES AND FIXTURES TO MATCH ADJACENT FIXTURES IN STYLE AND COLOR.
9. BY GRAPHIC FLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, (FIRM) COMMUNITY PANEL NUMBER 291830340 E (PANEL 430 OF 525), DATED AUGUST 2, 1996.
10. ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
11. ALL CURB CUTS WILL CONNECT TO EXISTING PAVEMENT IN THE INGRESS/EGRESS EASEMENTS.
12. ALL UTILITIES WILL BE FUNCTIONING PRIOR TO OCCUPANCY.
13. ALL SITE UTILITY EASEMENTS FOR ALL SANITARY SEWER AND WATER LINES ARE EXISTING AND DEDICATED TO APPROPRIATE AGENCIES.
14. THIS SITE IS NOT SUBJECT TO U.S. CORPS OF ENGINEERS (COE) REGULATIONS.
15. ALL NEW IMPROVEMENTS SHALL BE CONSTRUCTED AT THE SAME TIME.
16. STORMWATER DETENTION IS PROVIDED BY MEANS OF THE EXISTING BASIN.
17. NO PARCELS, LOT, BUILDING OR STRUCTURE WILL BE USED OR OCCUPIED IN ANY MANNER TO CREATE ANY DANGEROUS, INJURIOUS, NOXIOUS, OR OTHERWISE OBJECTIONABLE ELEMENT OR CONDITION SO AS TO ADVERSELY AFFECT THE SURROUNDING AREA OR ADJOINING PREMISES, AND ACCEPTABLE LIMITS ESTABLISHED BY THE PERFORMANCE STANDARDS IDENTIFIED IN SECTION 400.520 THROUGH 400.560.
18. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING.
19. ALL WALL MOUNTED ELECTRICAL PANELS AND GAS METERS WILL BE PAINTED THE SAME COLOR AS THE BUILDING.
20. THE PROPOSED FINAL PLAN IS IN CONFORMANCE WITH THE CITY'S COMPREHENSIVE PLAN.
21. ALL IMPROVEMENTS SHOWN HALF TONE ARE EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
22. ALL NEW PAVING TO BE IN ACCORDANCE WITH ST. CHARLES CO. STANDARDS AND SPECIFICATIONS, EXCEPT AS MODIFIED BY THE CITY OF OFALLON ORDINANCES.
23. NEW SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG)" ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE ENGINEER.
24. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY.
25. PHOTOMETRIC PLAN HAS BEEN PROVIDED WITH THE PREVIOUSLY APPROVED PLANS.
26. ALL REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION HAVE BEEN ADDRESSED.
27. THE LOT HEREBY MADE IS SUBJECT TO THE IDENTITIES OF TRUST AND DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS AND RECORDED IN BOOK 3922 PAGE 2347 OF THE ST. CHARLES COUNTY RECORDS.

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10-7-05 9/8  
**APPROVED**

## Governing Agency

CITY OF OFALLON, MO  
100 NORTH MAIN STREET  
OFALLON, MO 63366  
MR. JIM TRESLER  
PHONE 636-379-5540

## Abbreviations and Legend

- EXISTING AREA LIGHT
- EXISTING ELECTRIC PEDESTAL
- EXISTING STORM SEWER STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING TRANSFORMER
- EXISTING LANDSCAPING
- EXISTING POWER POLE
- EXISTING CLEAN OUT
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING HANDICAP PARKING MARKER
- EXISTING FIRE DEPARTMENT CONNECTION
- NUMBER OF PARKING STALLS
- KEYED NOTE DESIGNATOR

## New Lot Property Description:

ALL OF LOT 2 OF PERSIMMON PONTE HOTEL DEVELOPMENT AS RECORDED IN PLAT BOOK #1 PAGE 79 OF THE ST. CHARLES COUNTY RECORDS.