

# SITE PLAN

## GENERAL NOTES

1. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
2. ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
3. IMPROVEMENTS ARE GENERALLY PARALLEL AND PERPENDICULAR TO THE WEST OR EAST PROPERTY LINES, EXCEPT FRONT AND REAR PARKING.
4. ALL MATERIALS AND WORKMANSHIP ASSOCIATED WITH THE SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON, MO AND MODOT.
5. ALL DISTURBED AREAS SHALL BE RESTORED WITH SOD.
6. NO ON SITE ILLUMINATION SOURCE SHALL BE SITUATED SO THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS.
7. BY GRAPHIC PLOTTING 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 2918300430 E (PANEL 430 OF 525), DATED AUGUST 2, 1996.
8. ALL SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MOST RECENT APPROVED AMERICANS WITH DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG).
9. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
10. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
11. NO VINYL SIDING MAY BE USED ON PROPOSED BUILDING EXTERIOR PER CITY OF O'FALLON.

## KEYED NOTES

1. COMMERCIAL ENTRANCE PER MODOT STANDARDS. CONC. TO R/W. SEE DETAIL SHEET C8.
2. 6" VERTICAL CONCRETE CURB. SEE DETAIL SHEET C8.
3. TURNED DOWN CONCRETE WALK. SEE DETAIL SHEET C9.
4. TRASH ENCLOSURE. SEE DETAIL SHEET C8.
5. PAINTED STRIPES. SEE DETAIL SHEET C9.
6. PAINTED WALKWAY. SEE DETAIL SHEET C9.
7. PAINTED HANDICAPPED SYMBOL. SEE DETAIL SHEET C9.
8. PAINTED TRAFFIC FLOW ARROW WITH EPOXY PAINT.
9. CONCRETE HANDICAP ACCESSIBLE RAMP, PER CITY STANDARDS. SEE DETAIL SHEET C9.
10. LANDSCAPE AREA.
11. CONCRETE PAVEMENT. SEE DETAIL SHEET C8.
12. LIGHT DUTY ASPHALTIC CONCRETE PAVEMENT. SEE DETAIL SHEET C8.
13. CONCRETE WALK PER CITY STANDARDS. SEE DETAIL SHEET C9.
14. "HANDICAP ACCESSIBLE PARKING" SIGN. SEE DETAIL SHEET C9.
15. HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT. SEE DETAIL SHEET C8.
16. MODOT TYPE 2 CURB RAMP. SEE DETAIL SHEET C9.
17. MODOT TYPE 5 CURB RAMP. SEE DETAIL SHEET C9.
18. SEGMENTAL RETAINING WALL W/ HANDRAIL BY OTHERS.
19. BICYCLE STANDS (SEE ARCHITECTURAL PLANS)
20. 6" WIDE MULTI PURPOSE WALL. SEE DETAIL SHEET C9.
21. NEW FENCE. SEE DETAIL SHEET C9.
22. 36" STOP SIGN WITH BREAKAWAY POST IN ALL DIRECTIONS.
23. ONE SPECIFIC STRIPING IN MODOT RIGHT OF WAY WITH "NO PARKING" SIGN.
24. PAVED CONCRETE DITCH. SEE DETAIL SHEET C11.
25. WHEEL STOP. SEE DETAIL SHEET C10.
26. MODOT CROSSWALK. SEE DETAIL SHEET C10.
27. 5'x3' REF. BOX EXTENSION. SEE DETAIL SHEET C13.
28. NEW COMMERCIAL SIGN, LOCATION AND SIGN TO BE APPROVED SEPARATELY BY PLANNING DIVISION.

TRACT 1  
HTCD ZONING

HTCD/PUD ZONING

TRACT 3  
PERSIMMON POINTE  
(FUTURE SUBDIVISION)

C-2/PUD ZONING

C-2/PUD ZONING

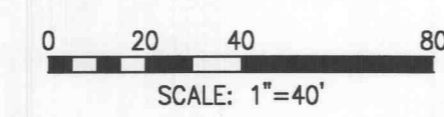
TRACT 5  
C-2/PUD  
ZONING

TRACT 6  
HTCD/PUD ZONING



CURVE INFORMATION

PI	491+36.06
PC	485+64.28
PT	495+94.68
Δ	61°49'26.1" (LT)
D	6'00"00.0"
L	1,030.40'
T	571.78'
R	954.93'
S	4%



## PARKING CALCULATIONS

PARKING REQUIRED		PARKING PROVIDED	
<b>LOT 1 (HOTEL)</b>			
ONE PER GUEST ROOM	= 124 @ 1 SPACE / ROOM =	124	STANDARD SPACES (9'x19' @90°)
OWNER / MANAGER	= 1 @ 1 SPACES PER OWNER / MANAGER =	1	HANDICAP ACCESSIBLE SPACES (12'x19')
EMPLOYEES (MAX. SHIFT)	= 16 @ 1 SPACE / 2 EMPLOYEES =	8	
	SUBTOTAL	133	
BICYCLE 1 PER 15 AUTOMOBILES	133/15 = 9		LOADING SPACE (12'x35')
			BICYCLE (28'38")
			10
<b>LOT 2 (FUTURE RESTAURANT)</b>			
MINIMUM REQUIREMENT	= 20 SPACES =	20	STANDARD SPACES (9'x19' @90°)
FLOOR AREA	= 9,000 S.F. @ 1 SPACE / 100 S.F. =	90	HANDICAP ACCESSIBLE SPACES (12'x19')
	SUBTOTAL	110	
BICYCLE 1 PER 15 AUTOMOBILES	110/15 = 8		LOADING SPACE (12'x35')
			BICYCLE (18'86")
			9
<b>LOT 3 (HOTEL)</b>			
ONE PER GUEST ROOM	= 96 @ 1 SPACE / ROOM =	96	STANDARD SPACES (9'x19' @90°)
OWNER / MANAGER	= 1 @ 1 SPACES PER OWNER / MANAGER =	1	HANDICAP ACCESSIBLE SPACES (12'x19')
EMPLOYEES (MAX. SHIFT)	= 16 @ 1 SPACE / 2 EMPLOYEES =	8	
	SUBTOTAL	105	LOADING SPACE (12'x35')
BICYCLE 1 PER 15 AUTOMOBILES	105/15 = 7		BICYCLE (28'38")
			8
<b>TOTAL SPACES PROVIDED</b>			
		355	STANDARD SPACES (9'x19' @90°)
		15	HANDICAP ACCESSIBLE SPACES (12'x19')
<b>TOTAL SPACES REQUIRED</b>		348	LOADING SPACE (12'x35')
		3	BICYCLE STANDS
<b>TOTAL BICYCLE SPACES REQUIRED</b>		24	

ENGINEERS  
ARCHITECTS  
SURVEYORS  
SCIENTISTS

Farnsworth  
GROUP

20 ALLEN AVENUE, SUITE 200  
ST LOUIS, MISSOURI 63119  
(314) 962-7900 / (314) 962-1253 Fax

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ISSUE:

#	Date:	Description:
1	2/13/04	City of O'Fallon Comments
2	2/13/04	Duckett Creek Sanitary District Comments
3	2/13/04	Cottleville Fire Protection District Comments
4	2/13/04	MoDot Comments
5	2/13/04	Corps of Engineers Comments
6	3/15/04	Duckett Creek Sanitary District Comments
7	3/18/04	Revisions per Architect

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PROJECT:  
PERSIMMON POINTE  
HOTEL DEVELOPMENT



#4130 HIGHWAY 40-61  
O'FALLON, MO

Date: 12-30-04  
Design/Drawn: D  
Approved: JT  
Book No.:

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER:  
**C1**

SHEET 5 OF 36

Project No.: 29  
Planning & Zoning File: #2

XRef Files: \\29916\office-new\1-25-03-114\... \Action-3-18-04 | Time: 13:01 |  
 I:\drawn\1.P.1999\29916\12-hwy 40 @ rto.k\wa\299163-CDS.DWG | DATE: 03/18/2004