

LAYOUT AND PAVEMENT PLAN

Purchase Owner/Developer **Outboundary and Topographic Survey By**

RT ST. LOUIS FRANCHISE LLC
12512 WHISPERING HILL LANE
ST. LOUIS, MO 63146
PHONE 314-878-4376

FARNSWORTH GROUP
20 ALLEN AVE. SUITE 200
ST. LOUIS, MISSOURI 63119
PHONE 314-962-7900 FAX: 314-962-1253
COMPLETED: 10/04

Site Information

BUILDING AREA	4,658 S.F.	7.75%
LANDSCAPE AREA	14,729 S.F.	24.52%
PARKING LOT - SIDEWALKS/CONCRETE PAVING	40,698 S.F.	67.73%
TOTAL GROSS AREA	60,085 S.F.	100%

SITE COVERAGE:

BUILDING	7.75%	7.75%
IMPERVIOUS	75.49%	75.48%

ZONING:
CURRENT ZONING DISTRICT: C-2/PUD GENERAL BUSINESS DISTRICT (0.85 ACRES), HTDD HIGH TECH CORRIDOR DISTRICT (0.40 ACRES)
PROPOSED ZONING DISTRICT: C-2/PUD GENERAL BUSINESS DISTRICT

Setbacks:

FRONT YARD	25 FEET
SIDE YARD	0 FEET
REAR YARD	10 FEET

Parking Required

RESTAURANT		
MINIMUM REQUIREMENT	= 20 SPACES =	20
FLOOR AREA	= 4,658 S.F. @ 1 SPACE / 100 S.F. =	47
	SUBTOTAL	67
BICYCLE 1 PER 15 AUTOMOBILES	86/15 = 6	
LOADING SPACE =	0	
HANDICAP =	4	

Parking Provided

PARKING PROVIDED	
STANDARD SPACES (9'x19' @90°)	82
HANDICAP ACCESSIBLE SPACES (9'x19')	4
	86
LOADING SPACE (12'x35')	1
BICYCLE (10'x38')	6
TO GO SPACES (9'x19' @90°)	3

The Entire Property Lies Within The Following Districts:

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

Keyed Notes

- EXISTING ACCESS, REMOVE EXISTING ASPHALT CURBS.
- NEW 6" VERTICAL CONCRETE CURB. REFER TO SHEET C-4 FOR DETAIL.
- NEW TURNED DOWN CONCRETE WALK. REFER TO SHEET C-5 FOR DETAIL.
- NEW TRASH ENCLOSURE ON CONCRETE PAD. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
- NEW 4" WIDE PAINTED STRIPE. REFER TO SHEET C-4 FOR DETAIL.
- NEW PAINTED AISLE. REFER TO SHEET C-4 FOR DETAIL.
- NEW PAINTED HANDICAPPED SYMBOL. REFER TO SHEET C-5 FOR DETAIL.
- NEW MODULAR RETAINING WALL WITH HANDRAIL. REFER TO SHEET C-4 FOR DETAILS.
- NEW CONCRETE HANDICAP ACCESSIBLE RAMP. REFER TO SHEET C-4 FOR DETAIL.
- NEW LANDSCAPE AREAS. REFER TO SHEETS C-7 AND C-8 FOR DETAILS.
- NEW CONCRETE PAVEMENT. REFER TO SHEET C-4 FOR DETAIL.
- NEW ASPHALTIC CONCRETE PAVEMENT. REFER TO SHEET C-4 FOR DETAIL.
- NEW CONCRETE WALK PER CITY STANDARDS.
- NEW "HANDICAP ACCESSIBLE PARKING" SIGN. REFER TO SHEET C-4 FOR DETAILS.
- NEW 6" WIDE MULTI PURPOSE TRAIL. REFER TO SHEET C-4 FOR DETAIL.
- NEW CONCRETE WHEEL STOPS. REFER TO SHEET C-5 FOR DETAIL.
- NEW 1000 WATT LIGHT FIXTURE WITH 25" MOUNTING HEIGHT.
- EXISTING FIRE HYDRANT TO BE REMOVED AND RELOCATED.
- NEW PEDESTRIAN CROSSING.
- NEW BICYCLE STAND. REFER TO SHEET C-4 FOR DETAIL.
- NEW "GO" SIGN. REFER TO SHEET C-4 FOR DETAIL.
- NEW PAINTED DIRECTIONAL ARROWS. REFER TO SHEET C-4 FOR DETAILS.
- NEW 20'x40' TEMPORARY WASH DOWN AREA. REFER TO SHEET C-5 FOR DETAIL.

General Notes

- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- ALL DIMENSIONS ARE TO FRONT FACE OF CURB UNLESS NOTED OTHERWISE.
- IMPROVEMENTS ARE GENERALLY PARALLEL AND PERPENDICULAR TO THE NORTH & SOUTH PROPERTY LINES.
- 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.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH SOIL.
- EXISTING UTILITIES SHOWN HEREON ARE FROM INFORMATION PROVIDED BY UTILITY COMPANIES AND MUST BE CONSIDERED AS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS PRIOR TO COMMENCING WORK.
- NO SLOPES SHALL EXCEED 3:1.
- 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.
- 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 29183C0430 E (PANEL 430 OF 525), DATED AUGUST 2, 1996.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
- ALL CURB CUTS WILL CONNECT TO EXISTING PAVEMENT IN THE INGRESS/EGRESS EASEMENTS.
- ALL UTILITIES WILL BE FUNCTIONING PRIOR TO OCCUPANCY.
- ALL SITE UTILITY EASEMENTS TO BE PROVIDED FOR ALL SANITARY SEWER AND WATER LINES. THEY WILL BE DEDICATED TO APPROPRIATE AGENCIES, WHERE APPLICABLE.
- THIS SITE IS NOT SUBJECT TO U.S. CORPS OF ENGINEERS (COE) REGULATIONS.
- THE LOT HEREBY MADE IS SUBJECT TO THE INDENTURES OF TRUST AND DECLARATION OF RECIPROCAL EASEMENTS AND RESTRICTIONS DATED SEPTEMBER 10, 2003 AND RECORDED IN BOOK 3632 PAGE 230 OF THE ST. CHARLES COUNTY RECORDS.
- ALL NEW IMPROVEMENTS SHALL BE CONSTRUCTED AT THE SAME TIME.
- STORMWATER DETENTION TO BE PROVIDED BY MEANS OF THE EXISTING BASIN, MODIFICATIONS TO THE EXISTING BASIN. REFER TO SHEET C-8 FOR EXISTING DETENTION BASIN LOCATION AND MODIFICATION TO THE OVERFLOW STRUCTURE.
- ALL EXISTING EASEMENTS ARE FROM PLAT BOOK 41 PAGE 182.
- ALL IMPROVEMENTS TO BE CONSTRUCTED AT ONE TIME.
- 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 400.550.
- 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. LIGHTING VALUES WILL BE REVIEWED PRIOR TO FINAL OCCUPANCY. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- ALL WALL MOUNTED ELECTRICAL PANELS AND GAS METERS WILL BE PAINTED THE SAME COLOR AS THE BUILDING.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- SIDEWALKS, CURB RAMP, 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 PROJECT ENGINEER.
- ALL PROPOSED FENCING REQUIRES SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
- ALL REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION HAVE BEEN ADDRESSED.
- ALL ROOF TOP MECHANICAL UNITS TO BE SCREENED BY PARAPET WALLS AND GROUND MOUNTED UNITS SCREENED WITH LANDSCAPING.

Sheet Index

SUV-1	ALTA/ACSM LAND TITLE SURVEY
C-1	LAYOUT AND PAVEMENT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-2A	CITY GRADING AND DRAINAGE PLAN
C-3	SEWER AND UTILITY PLAN
C-4	SITE DETAILS
C-5	SITE DETAILS
C-6	SANITARY SEWER PROFILES & DETAILS
C-7	STORM SEWER PROFILES & SEWER DETAILS
C-8	DETENTION BASIN PLAN AND DETAILS
C-9	LANDSCAPE PLAN
C-10	LANDSCAPE DETAILS
DA-1	DRAINAGE AREA MAP

New Lot Property Description:

Notes:
- Source of Bearing System Used: "Persimmon Point Market", a subdivision recorded in Plat Book 41 Page 182 of the St. Charles County Records.
NEW LOT 2 DESCRIPTION:
A tract of land being part of Lots 2 and 3 of Persimmon Point Market, a subdivision recorded in Plat Book 41 Page 182 of the St. Charles County Records and part of Lot No. 18 in John Coalter's Subdivision of Howell's Prairie Tract in U.S. Survey 1669, Township 46 North, Range 3 East and being more particularly described as follows:
Beginning at the most Eastern corner of said Lot 2; thence along the Southeast lines of said Lot 2 and along the right-of-way of Missouri State Highway "K", variable width, South 26 degrees 08 minutes 34 seconds West a distance of 94.44 feet; thence South 12 degrees 21 minutes 42 seconds West a distance of 239.00 feet; thence South 56 degrees 25 minutes 01 seconds West a distance of 177.86 feet to a point being 263.56 feet perpendicular to State Highway "K" station 325+57.57; thence along the right-of-way for U.S. Highway 40-61, South 86 degrees 36 minutes 34 seconds West a distance of 185.93 feet; thence leaving said line, North 22 degrees 07 minutes 51 seconds East a distance of 61.33 feet; thence North 48 degrees 21 minutes 56 seconds East a distance of 165.99 feet; thence North 47 degrees 00 minutes 04 seconds East a distance of 382.01 feet to the POINT OF BEGINNING and containing 60,085 square feet or 1.38 acres, more or less.

Abbreviations and Legend

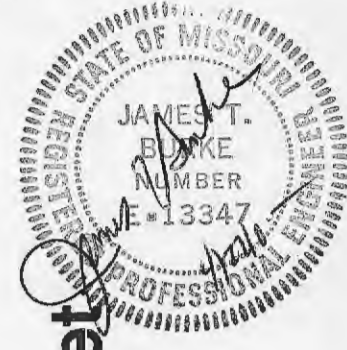
☆	AREA LIGHT	N	NORTH
☐	ELECTRIC PEDESTAL	S	SOUTH
▬	FLARED END SECTION	E	EAST
▬	STORM SEWER STRUCTURE	W	WEST/WIDE
▬	FIRE HYDRANT	FL	FLOW LINE
○	STORM MANHOLE	STM/ST	STORM
○	SANITARY MANHOLE	SAN/SA	SANITARY
○	SIGN	MH	MANHOLE
△	TRANSFORMER	PB	PLAT BOOK
○	DECIDUOUS TREE	DB	DEED BOOK
○	ELECTRIC MANHOLE	PG	PAGE
▬	ELECTRIC PEDESTAL	ESMT	EASEMENT
▬	TV PEDESTAL	R/W	RIGHT OF WAY LINE
▬	POWER POLE	IP	IRON PIPE
▬		EX	EXISTING
▬		ATG	ADJUST TO GRADE
▬		TBR	TO BE REMOVED
▬		DCSD	DUCKETT CREEK SANITARY DISTRICT
○	NEW SANITARY SEWER MANHOLE	FINISH SPOT ELEVATION	665.00
○	NEW STORM SEWER STRUCTURE	EXISTING SPOT ELEVATION	665.00
○	EXISTING STORM SEWER STRUCTURE	BORE HOLE LOCATION	⊙
▬		DRAINAGE AREA LINE	▬
▬		NEW WATER LINE	▬
▬		NEW STORM SEWER	▬
▬		NEW SANITARY SEWER	▬
▬		EX FIBER OPTIC LINE	▬
▬		EX OVERHEAD ELECTRIC	▬
▬		EX SANITARY SEWER WITH SIZE	▬
▬		EX STORM SEWER WITH SIZE	▬
▬		EX WATER LINE WITH SIZE	▬

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS

Farnsworth GROUP

20 ALLEN AVENUE, SUITE 200
ST. LOUIS, MISSOURI 63119
(314) 962-7900 / (314) 962-1253 Fax
www.f-w.com

ISSUE:
1 3/28/05
Description: PER CITY OF O'FALLON, COTTLEVILLE FIRE PROTECTION, DUCKETT CREEK MoDOT



RUBY TUESDAY RESTAURANT
Lot 2A
Persimmon Pointe Market
O'Fallon, Missouri

PROJECT:
RT ST. LOUIS FRANCHISE LLC

RUBY TUESDAY PERSIMMON POINTE MARKET

1140 TECHNOLOGY DRIVE
O'FALLON, MO

Date: 2-03-05
Design/Drawn: JPB
Approved: JTB
Book No:

SHEET TITLE:
LAYOUT AND PAVEMENT PLAN

SHEET NUMBER:
C-1

SHEET 1 OF 11

Project No.: 204390

PLANNING AND ZONING FILE 310108