NORTH

SCALE: 1"=30'

0 15' 30' 60'

MATTRESS FIRM / DECA DENTAL / JERSEY MIKE'S / FIRST WATCH PARCEL
107 PARKS (9.6 / 1,000 SF)
1.71 ACRES

'TO BE DETERMINED' PARCEL
28 PARKS (5.0 / 1,000 SF)
0.57 AC.

CHIPOTLE PARCEL
31 PARKS (13.3 / 1,000 SF)
0.69 AC.

BARRIER CURB (TYP.)

S 64°42'01" E 209.26'

15' SIDE YARD SETBACK

15' W. UTILITY AND DRAINAGE EASEMENT

20'W. UTILITY AND DRAINAGE EASEMENT

N74°09'18"W 166.23'

COVERED OUTDOOR SEATING AREA (930 SF)

ONE STORY BUILDING 11,200 S.F.
SUITE A 3,900 S.F.
SUITE B 2,000 S.F.
SUITE C 1,400 S.F.
SUITE D 3,900 S.F.

BUILDING AREA 5,575 S.F.

ONE STORY BUILDING 2,335 S.F.

OUTDOOR SEATING AREA (TYP.)

30' FRONT YARD SETBACK

10'W. UTILITY AND DRAINAGE EASEMENT

MISSOURI HIGHWAY N
PUBLIC (VARIABLE WIDTH) R.O.W.

N38°28'40"E 383.29'

S 67°21'14" E 18.5'

S 89°31'54" W 236.5'

N 89°31'54" E 224.42'

S67°21'14"E 200.31'

EX. EASEMENT PER ORD. NO. 4205

20'W. UTILITY AND DRAINAGE EASEMENT

S 68°42'17" W 394.26'

30'W. EASEMENT TO UNION ELECTRIC COMPANY DEA. PB. PG.

N68°42'17"E 160.39'

N47°40'46"E 115.16'

S68°42'17"W 113.88'

S62°59'37"W 36.64'

S 52°07'37" W 48.32'

S21°17'43"E 22.91'

L=19.49' R=30.00'
CB=N02°41'05"W CD=19.15'

SCREENED DUMPSTER ENCLOSURE (TYP.)

A:193.49'
R:330.00'
CB:S 51°54'23" W
CL:190.73'

L=395.05' R=330.00'
CB=S34°24'34"W CD=371.88'

10'W. UTILITY AND DRAINAGE EASEMENT

COMMON GROUND A
41,329 SQ.FT.
0.95 AC.

OLD MISSOURI HIGHWAY N
PUBLIC (VARIABLE WIDTH) R.O.W.

OLD FORESTER DR.
PUBLIC (50'W.) R.O.W.

N/F
GLARUS LLC
4-0037-C792-00-00A2.0000000

VICINITY MAP
N.T.S.

SITE DATA

Zoning: C2 PUD (Commercial 2 Planned Unit Development)
Site Area: 2.97 Acres
Proposed Building #1: 2,335 S.F.
Proposed Building #2: 5,575 S.F.
Proposed Building #3: 11,200 S.F.
Buildings Front Missouri Highway N.

Parking:
166 Parking Spaces Provided (158 Standard & 8 Accessible)

Setbacks:
Front: 50'
Side: 15'
Rear: 30'

SURFACE LEGEND

ASPHALT PAVEMENT

CONCRETE SIDEWALK

CONCRETE PAVEMENT

Quattro Development

Project Title:

PROPOSED DEVELOPMENT

LOT 3C OF SOUTH RIDGE SHOPPES
LAKE ST. LOUIS, MO

Seal:

Date:
Expires:

Rev.	Date	Description

Project #: LAKE ST. LOUIS, MO
Drawn By: BJD
Checked By: RW / ML
Issue Date: 03.05.24

Sheet Title:

SITE PLAN - OPTION 31

SP31.0

Sheet: 1 of 1

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