



NOTES:

1. F.I.R.M. PANEL #: 29183C0237G
NO FLOOD ZONE ON PROPERTY.
AMENDED: SEPTEMBER 24, 2020
REVALIDATED: MARCH 10, 2021
2. ALL SIGN POSTS AND BACKS ARE TO BE PAINTED BLACK PER CITY OF O'FALLON REQUIREMENTS.
3. PRE-PROJECT AND POST PROJECT DRAINAGE AREAS ARE EQUAL.
4. CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:

OCTOBER 1ST - MAY 31ST
7 AM TO 7 PM MONDAY - SUNDAY

JUNE 1ST - SEPTEMBER 30TH
6 AM TO 8 PM MONDAY - FRIDAY
7 AM TO 8 PM SATURDAY - SUNDAY

WORK DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

HATCH LEGEND:

ASPHALT PAVEMENT
PER DETAILS SHEET C-701.

4" THICK CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAILS SHEET C-701.

8" THICK CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAILS SHEET C-701.

SPILL CURB
PER DETAILS SHEET C-701.

LAWN RESTORATION.
INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARY REFLECT FULL EXTENTS OF RESTORATION REQUIRED. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.

LANDSCAPE ROCK.
PLACE 6" OF 2" - 3" RIVER ROCK OVER COMMERCIAL GRADE WEED FABRIC.

KEY NOTES:

1. MATCH EXISTING PAVEMENT.
2. CONCRETE CURB & GUTTER PER DETAIL SHEET C-701.
3. CANOPY PER ARCHITECTURAL PLANS.
4. COLUMNS PER ARCHITECTURAL PLANS. SEE SHEET C-401 FOR TOP OF FOOTING ELEVATIONS.
5. CONNECT TO EXISTING CURB.
6. 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
7. 4" SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACED AT 24".
8. 8" CONCRETE PAD FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS SHEET C-701.
9. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL DETAILS.
10. PIPE BOLLARD, TYPICAL PER DETAIL SHEET C-701.
11. FREEZER LOCATION, FREEZER TO BE INSTALLED ON 4" THICK CONCRETE PAD PER DETAILS SHEET C-701.
12. SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL SHEET C-702.
13. 25 FOOT BUILDING SETBACK LINE.
14. ADA ACCESSIBLE SIGN PER DETAILS SHEET C-702.
15. BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAILS SHEET C-702.
16. 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS SHEET C-701.
17. TYPE 3 ADA CURB RAMP PER DETAILS SHEET C-702.
18. 24-INCH TALL "LANE #1" PAINTED IN WHITE.
19. INSTALL CURB TRANSITION PER DETAIL SHEET C-701.
20. 5' SIDEWALK PER DETAILS SHEET C-701.
21. EXISTING LIGHT POLE, TO REMAIN.
22. EXISTING CURB AND GUTTER, DO NOT DISTURB.
23. EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK EDGE DETAIL SHEET C-701.
24. BIKE RACK PER DETAIL SHEET C-702.
25. APPROXIMATE LIMITS OF LEASED PROPERTY.
26. EXISTING TREE, DO NOT DISTURB.
27. INSTALL 120 L.F. ± FENCE. MATCH EXISTING PLASTIC FENCE.
28. 145 L.F. ± BLOCK RETAINING WALL PER DETAIL SHEET C-702. MATCH EXISTING RETAINING WALL MATERIALS. RETAINING WALL TO BE INSTALLED PER BLOCK MANUFACTURER'S DESIGN AND RECOMMENDATIONS.
29. ALIGN CROSS WALK WITH SLIDING DOOR PANEL AT FRONT OPENING.
30. 24" TALL "EXIT ONLY" PAINTED IN WHITE.
31. TYPE 4 ADA CURB RAMP PER DETAIL SHEET C-702.
32. CONNECT TO EXISTING FENCE.
33. OMITTED.
34. 45 L.F. ± BLOCK RETAINING WALL PER DETAIL SHEET C-702. MATCH EXISTING RETAINING WALL MATERIALS. RETAINING WALL TO BE INSTALLED PER BLOCK MANUFACTURER'S DESIGN AND RECOMMENDATIONS.
35. 10' WIDE PEDESTRIAN TRAIL PER SIDEWALK DETAILS SHEET C-701.

PROPOSED USE:

RETAIL STORES.

ZONING:

ZONING: C-2 GENERAL BUSINESS DISTRICT.

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE DURING LARGEST SHIFT = 13 STALLS.
PROVIDED = 13 STALLS, 12 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 17,074 SQ. FT.
PRE-PROJECT PERVIOUS AREA = 10,688 SQ. FT.
PRE-PROJECT RAIONAL C-VALUE = 0.65

POST-PROJECT IMPERVIOUS AREA = 15,791 SQ. FT.
POST-PROJECT PERVIOUS AREA = 11,971 SQ. FT.
POST-PROJECT RAIONAL C-VALUE = 0.61

NOTE:
CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE ARE TAKEN INSIDE THE LEASED PROPERTY FOOTPRINT.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT = 27,782 S.F. = 0.64 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.



H. SCALE: 1" = 20'



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ARCHITECTURAL CORPORATION MISSOURI LICENSE NUMBER: A-2010011427



7 BREW COFFEE
O'FALLON, MO

1620 STATE HWY K
O'FALLON, MO 63366



ENGINEER OF RECORD:

NAME: SHAWN W. BARRY

LICENSE NO. MO PE-2009001053

PROJECT NUMBER:

22089 7BOF

REVISION:

09/29/2022 CITY REVIEW COMMENTS

10/19/2022 CITY REVIEW COMMENTS

C-201
SITE PLAN

DATE: JULY 22, 2022