

### **HATCH LEGEND**:

2. ALL SIGN POSTS AND BACKS ARE TO BE PAINTED BLACK PER

4. CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE

3. PRE-PROJECT AND POST PROJECT DRAINAGE AREAS ARE

1. F.I.R.M. PANEL #: 29183C0237G NO FLOOD ZONE ON PROPERTY AMENDED: SEPTEMBER 24, 2020

FOLLOWING HOURS:

REVALIDATED: MARCH 10, 2021

CITY OF O'FALLON REQUIREMENTS.

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

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.



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.



PLACE 6" 0F 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.
- 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" 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.
- FREEZER LOCATION, FREEZER TO BE INSTALLED ON 4" THICK CONCRETE PAD PER DETAILS SHEET C-701
- \$\langle 12 \rangle 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.
- TYPE 3 ADA CURB RAMP PER DETAILS SHEET C-702.
- (18) 24-INCH TALL "LANE #" PAINTED IN WHITE.
- (19) INSTALL CURB TRANSITION PER DETAIL SHEET C-701.
- 5' SIDEWALK PER DETAILS SHEET C-701.
- (21) EXISTING LIGHT POLE, TO REMAIN.
- (22) EXISTING CURB AND GUTTER, DO NOT DISTURB.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL SHEET C-701.
- 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. 145 L.F. ± BLOCK RETAINING WALL PER DETAIL SHEET C-702. MATCH EXISTING
- 28 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) OMMITED

45 L.F. ± BLOCK RETAINING WALL PER DETAIL SHEET C-702. MATCH EXISTING 34 RETAINING WALL MATERIALS. RETAINING WALL TO BE INSTALLED PER BLOCK MANUFACTURER'S DESIGN AND RECOMMENDATIONS.

 $\sim\sim\sim\sim\sim\sim$ 35) 10' WIDE PEDESTRIAN TRAIL PER SIDEWALK DETAILS SHEET C-701. PROPOSED USE:

RETAIL STORES.

# ZONING:

ZONING: C-2 GENERAL BUSINESS DISTRICT.

# PARKING REQUIRMENTS:

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

#### STORMWATER NOTES:

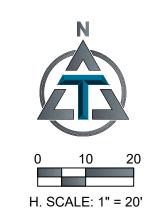
PRE-PROJECT IMPERVIOUS AREA = 17,074 SQ. FT. PRE-PROJECT PERVIOUS AREA = 10,688 SQ. FT. PRE-PROJECT RAIONAL C-VALUE = 0.65

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

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

**BUILDING AND LOT DATA:** PROJECT FOOTPRINT

27,762 S.F. ≈ 0.64 ACRES PROPOSED BUILDING (1 STORY) - RETAIL = 510 S.F.





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SITE PLAN

DATE: JULY 22, 2022

ENGINEER OF RECORD: NAME: SHAWN W. BARRY

LICENSE NO. MO PE-2009001053

PROJECT NUMBER:

22089 7BOF



