



ENGINEER OF RECORD:  
 NAME: SHAWN W. BARRY  
 LICENSE NUMBER: 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

**NOTES:**

- F.I.R.M. PANEL #: 29183C0237G  
 NO FLOOD ZONE ON PROPERTY  
 AMENDED: SEPTEMBER 24, 2020  
 REVALIDATED: MARCH 10, 2021
- ALL SIGN POSTS AND BACKS ARE TO BE PAINTED BLACK PER CITY OF O'FALLON REQUIREMENTS.
- PRE-PROJECT AND POST PROJECT DRAINAGE AREAS ARE EQUAL.
- 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.
- LANDSCAPE RESTORATION. INSTALL TOPSOIL, SEED, & MULCH IN ACCORDANCE WITH PROJECT SPECIFICATIONS. EXTENTS SHOWN DO NOT NECESSARILY 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:**

- MATCH EXISTING PAVEMENT.
- CONCRETE CURB & GUTTER PER DETAIL SHEET C-701.
- CANOPY PER ARCHITECTURAL PLANS.
- COLUMNS PER ARCHITECTURAL PLANS. SEE SHEET C-401 FOR TOP OF FOOTING ELEVATIONS.
- CONNECT TO EXISTING CURB.
- 12" SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
- 4" SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACED AT 24".
- 8" CONCRETE PAD FOR TRASH ENCLOSURE PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL DETAILS.
- PIPE BOLLARD, TYPICAL PER DETAIL SHEET C-701.
- FREEZER LOCATION, FREEZER TO BE INSTALLED ON 4" THICK CONCRETE PAD PER DETAILS SHEET C-701.
- SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL SHEET C-702.
- 25 FOOT BUILDING SETBACK LINE.
- ADA ACCESSIBLE SIGN PER DETAILS SHEET C-702.
- BLUE PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAILS SHEET C-702.
- 8" CONCRETE PAD PER CONCRETE PAVEMENT DETAILS SHEET C-701.
- TYPE 3 ADA CURB RAMP PER DETAILS SHEET C-702.
- 24-INCH TALL "LANE #1" PAINTED IN WHITE.
- INSTALL CURB TRANSITION PER DETAIL SHEET C-701.
- 5' SIDEWALK PER DETAILS SHEET C-701.
- EXISTING LIGHT POLE, TO REMAIN.
- EXISTING CURB AND GUTTER, DO NOT DISTURB.
- EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOPWALK EDGE DETAIL SHEET C-701.
- BIKE RACK PER DETAIL SHEET C-702.
- APPROXIMATE LIMITS OF LEASED PROPERTY.
- EXISTING TREE, DO NOT DISTURB.
- INSTALL 120 L.F. ± FENCE. MATCH EXISTING PLASTIC FENCE.
- 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.
- ALIGN CROSS WALK WITH SLIDING DOOR PANEL AT FRONT OPENING.
- 24" TALL "EXIT ONLY" PAINTED IN WHITE.
- TYPE 4 ADA CURB RAMP PER DETAIL SHEET C-702.
- CONNECT TO EXISTING FENCE.
- OMMITTED
- 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.
- 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:**

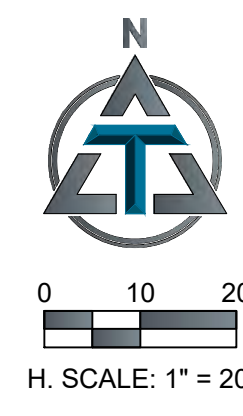
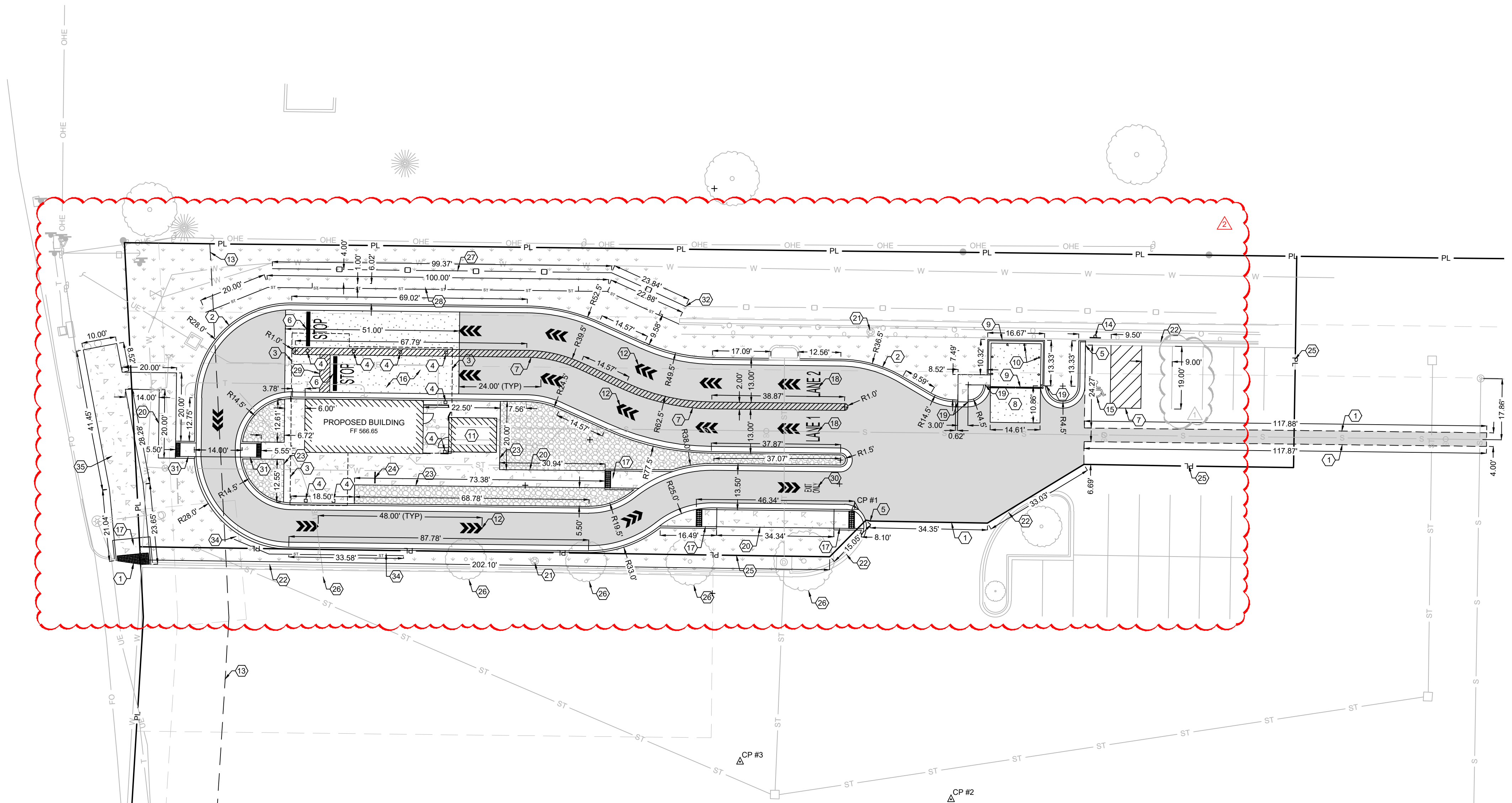
PRE-PROJECT IMPERVIOUS AREA = 17,074 SQ. FT.  
 PRE-PROJECT PERVIOUS AREA = 10,688 SQ. FT.  
 PRE-PROJECT RAIONAL C-VALUE = 0.65

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.



MISSOURI STATE HIGHWAY K