

SITE PLAN DESIGN NOTES KEY PLAN

- 1 DIRECTIONAL ARROW
- 2 DRIVE-THRU GRAPHICS
- 3 STOP LINE GRAPHIC
- 4 PAINTED HANDICAP PARKING SYMBOL
- 5 STANDARD PARKING STALL (9'x19') FOR 90° & 60° PARKING PER CODE
- 6 DIRECTIONAL SIGNAGE

- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- 6A STOP SIGN
 - 6B HANDICAP SIGN - PLACED IN GUTTER OF CURB
 - 6C "CIRCLE BUILDING FOR ENTRANCE TO DRIVE THRU" - NOT USED
 - 6D "RIGHT TURN ONLY" SIGN - NOT USED
 - 6E "ONE WAY" SIGN (USE APPLICABLE DIRECTION) - NOT USED
 - 6F "LEFT TURN ONLY" SIGN - NOT USED
 - 6G "CAUTION - WATCH FOR PEDESTRIANS" SIGN - NOT USED
 - 6H "DO NOT ENTER" SIGN
 - 6I "CROSS TRAFFIC DOES NOT STOP" SIGN - NOT USED
 - 6J "NO PARKING" SIGN - NOT USED

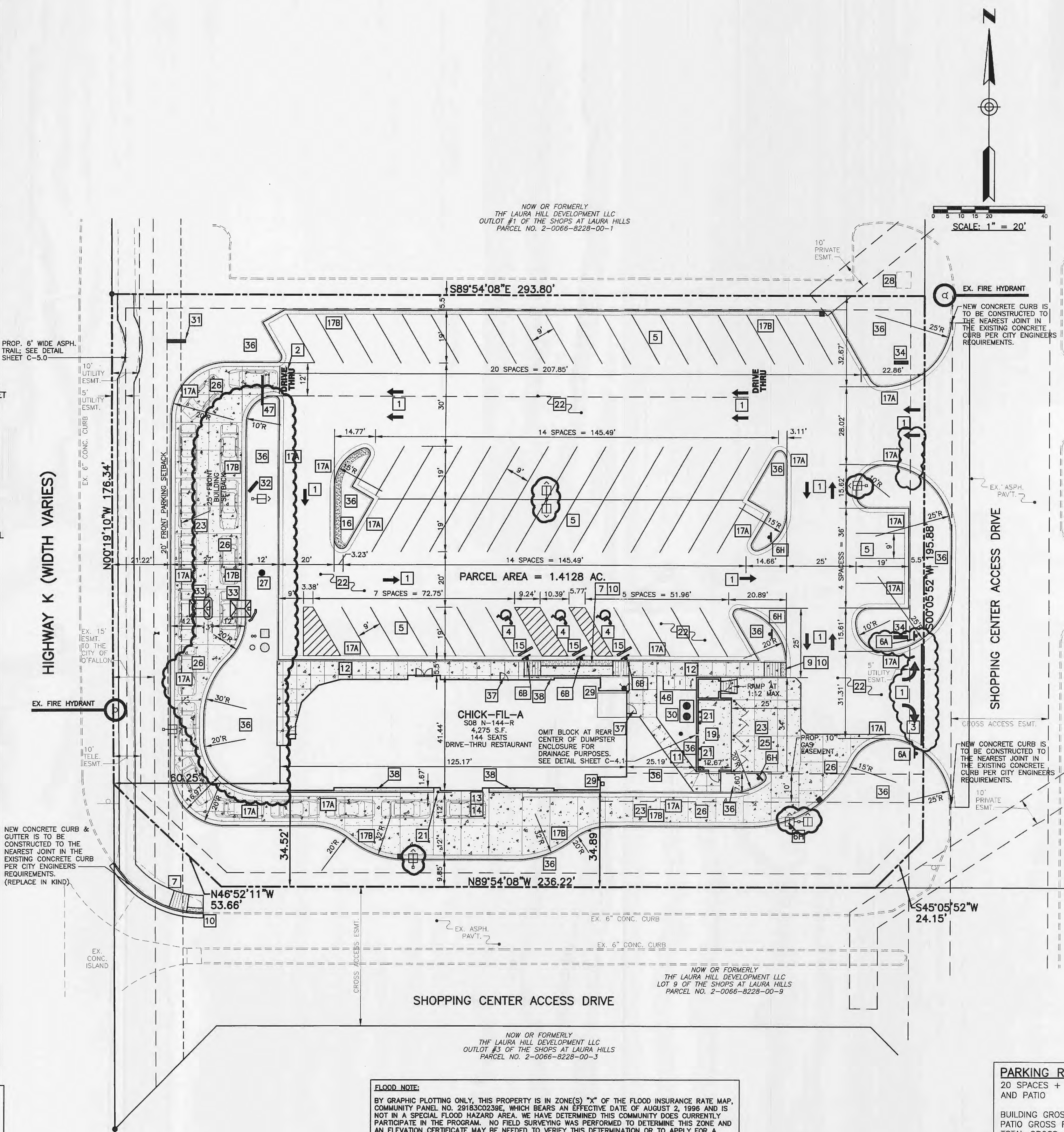
- 7 SIDEWALK HANDICAP RAMP
- 8 HANDICAP RAMP w/ FLARED SIDES
- 9 RETURNED CURB HANDICAP RAMP
- 10 TRUNCATED DOMES
- 11 TYPICAL CONCRETE SIDEWALK
- 12 SIDEWALK w/ CURB & GUTTER
- 13 DRIVE THRU PLAN
- 14 DRIVE-THRU ISOMETRIC
- 15 SOLID PLASTIC WHEEL STOP
- 16 LANDSCAPE & IRRIGATION PROTECTOR
- 17 24" CONCRETE CURB & GUTTER
- 17A SPILLING SECTION
- 17B CATCHING SECTION

- 18 ROLLER/MOUNTABLE CURB - NOT USED
- 19 REFUSE ENCLOSURE FOUNDATION - SIMILAR
- 19A REFUSE ENCLOSURE FOUNDATION (ALT) - NOT USED
- 20 REFUSE ENCLOSURE ALT. DRAINAGE - NOT USED
- 21 BOLLARD
- 22 TYPICAL PAVEMENT SECTION
- 23 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 24 TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT
- 25 CONCRETE APRON @ TRASH ENCLOSURE
- 26 CONCRETE PAVING @ DRIVE THRU LANE
- 27 FLAGPOLE, 50', SEE SIGNAGE PACKAGE
- 28 EXISTING TRANSFORMER
- 29 ROOF DOWNSPOUT (TO CONNECT TO SITE DRAINAGE SYSTEM)
- 30 GREASE TRAP
- 31 CHICK-FIL-A PRIME SIGN
- 32 PRE-SELL MENUBOARD
- 33 MENU BOARD & CANOPY ORDERING STATION
- 34 CHICK-FIL-A "ENTER" SIGN
- 35 CHICK-FIL-A "EXIT" SIGN - NOT USED
- 36 LANDSCAPED AREA
- 37 5'x5' LANDING
- 38 4" THICK CONCRETE STRIP BETWEEN BUILDING AND BACK OF CURB
- 39 INSTALL HANDRAIL TO ALIGN WITH CORNER OF BUILDING (AT ENTRY VESTIBULE) WHEN DRIVE-THRU LANE IS IMMEDIATELY ADJACENT TO SIDEWALK
- 40 TYPICAL LOCATION FOR FIVE OUTDOOR TABLES. WHEN MORE SPACE IS AVAILABLE, OUTDOOR SEATING MAY BE EXPANDED.
- 41 THE HOME DEPOT 24" CONCRETE CURB AND GUTTER. - NOT USED

- 19B ROLLER/MOUNTABLE CURB - NOT USED
- 19C REFUSE ENCLOSURE FOUNDATION (ALT) - NOT USED
- 20A REFUSE ENCLOSURE ALT. DRAINAGE - NOT USED
- 21A BOLLARD
- 22A TYPICAL PAVEMENT SECTION
- 23A TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 24A TRANSVERSE & LONGITUDINAL DOWELED CONST. JOINT
- 25A CONCRETE APRON @ TRASH ENCLOSURE
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- 40A TYPICAL LOCATION FOR FIVE OUTDOOR TABLES. WHEN MORE SPACE IS AVAILABLE, OUTDOOR SEATING MAY BE EXPANDED.
- 41A THE HOME DEPOT 24" CONCRETE CURB AND GUTTER. - NOT USED

- FOR USE WITH CONCRETE PAVED PARKING LOTS**
- 41B CONTRACTION JOINT - NOT USED
 - 41C KEYED CONSTRUCTION JOINT - NOT USED
 - 41D LONGITUDINAL BUTT JOINT - NOT USED
 - 41E EXPANSION JOINT - NOT USED

- 45 PAINTED CROSS WALK - NOT USED
- 46 CONCRETE PAD FOR BIKE RACK FOR SIX (6) BICYCLES (SEE DETAIL SHEET C-5.0)
- 47 CLEARANCE BAR



LEGEND

- ▲ PROP. FIRE HYDRANT
- EX. FIRE HYDRANT
- PROP. VALVE
- EX. VALVE
- PROP. MANHOLE
- EX. MANHOLE
- PROP. CURB INLET
- EX. BOX INLET
- EX. TREE
- EX. PINE TREE
- EX. FENCE
- EX. CURB
- POLE MOUNTED SITE LIGHTING FIXTURE 25' POLE HEIGHT

SITE COVERAGES

| | | |
|-------------------|---------------|--------------|
| BUILDING | 4,664 | 7.6 |
| PAVING | 37,565 | 61.1 |
| GREEN SPACE | 17,490 | 28.4 |
| SIDEWALK | 1,803 | 2.9 |
| TOTAL SITE | 61,542 | 100.0 |

ZONING INFORMATION

ZONED C-2 GENERAL BUSINESS

MINIMUM SITE AREA: 5 ACRE UNLESS THE PROJECT ABUTS EXISTING COMMERCIAL OR INDUSTRIAL ZONE.

MINIMUM LOT WIDTH: 25 FEET

MAXIMUM LOT COVERAGE: NO LIMIT

SETBACKS
FRONT-25'
SIDE-0 UNLESS ABUTS RESIDENTIAL OR STREET, THEN 25'
REAR-UNLESS ABUTS RESIDENTIAL, THEN 10'

LOT AREA REQUIREMENTS-NONE

MAXIMUM HEIGHT: 50'

PARKING REQUIREMENTS-20 SPACES, PLUS 1 SPACE PER 100 S.F. OF FLOOR AREA INCLUDING PATIO SPACE.

PARKING REQUIREMENTS

20 SPACES + 1 SPACE PER 100 S.F. OF GROSS FLOOR AREA OF BUILDING AND PATIO

BUILDING GROSS FLOOR AREA 4,275 S.F.
PATIO GROSS FLOOR AREA 0 S.F.
TOTAL GROSS FLOOR AREA 4,275 S.F.

20 SPACES + 4,275 S.F. / 100 S.F. X 1 SPACE = 62.75 SPACES
TOTAL SPACES REQUIRED = 63 SPACES

PARKING PROVIDED

REGULAR SPACES = 63 SPACES
HANDICAP SPACES = 3 SPACES
TOTAL SPACES PROVIDED = 66 SPACES

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2918300238E, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 2, 1996 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. WE HAVE DETERMINED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STORM WATER MANAGEMENT NOTE:

THE TOTAL AMOUNT OF STORM WATER RUNOFF FROM THE SITE WILL BE REDUCED WITH THE DEVELOPMENT OF THE CHICK-FIL-A RESTAURANT. THE AMOUNT OF IMPERVIOUS AREA ON THE SITE WILL BE REDUCED FROM 72.3% TO 71.6%.

CITY'S DETENTION REQUIREMENTS ARE BEING MET BY AN EXISTING DETENTION BASIN FOR THE SHOPPING CENTER.

EXISTING CONDITIONS TAKEN FROM ALTA SURVEY PREPARED BY SIERRILL ASSOCIATES, INC. DATED 8/24/2010.

CHICK-FIL-A O'FALLON, MO (#2645)
FSR S08N-144-R
2106 HIGHWAY K
O'FALLON, MO 63366

GBC DESIGN, INC.
8378 W. Market St. Alton, OH 44838-3866
Phone 330-896-0228 Fax 330-896-5782

CONTACT: GARY R. ROUSE

ENGINEER SIGNATURE BLOCK

GARY R. ROUSE
STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
PE-2067035780
7/15/11

Chick-fil-A
5200 BUFFINGTON RD.
ATLANTA, GA 30349-2998
24 HOUR EMERGENCY CONTACT:
SCOTT D. PATMAN PH-404-905-4594

SITE PLAN

P+Z No. 1810.01

City No.

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