

# VICINITY MAP

## SITE DATA

### PROPERTY INFORMATION:

STREET ADDRESS: LOT 3A, HWY K, O'FALLON, MISSOURI 63368  
PROPOSED DEVELOPMENT  
LOT SIZE: 1.80 ACRES (78,408 SQ. FT.)

### OWNER/DEVELOPER:

DEVELOPER: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION  
17725 KATY FREEWAY  
SUITE 200  
HOUSTON TX 77094  
OWNER: BB&E REAL ESTATE, LLC  
8924 ST CHARLES ROCK ROAD  
ST LOUIS MO, 63114

### PROJECT INFORMATION:

PROPOSED USE : AUTOMOTIVE REPAIR BUSINESS  
PROPOSED BUILDING HEIGHT: 24 FT.  
PROPOSED SQUARE FOOTAGE: 5,946 SQ.FT.  
PROPOSED BUILDING LOT COVERAGE: 5,946 SQ. FT. / 78,408 SQ. FT. = 0.075 = 7%  
PROPOSED PAVEMENT COVERAGE: 35,640.43 SQ. FT. / 78,408 SQ. FT. = 454 = 45%  
TOTAL IMPERVIOUS COVERAGE: 41,586.43 SQ. FT. / 78,408 SQ. FT. = 530 = 53%  
PROPOSED GREEN COVERAGE: 36,821.57 SQ. FT. / 78,408 SQ. FT. = 469 = 47%

### ZONING INFORMATION:

ZONING CLASSIFICATION: C-2, GENERAL BUSINESS DISTRICT, PLANNED UNIT DEVELOPMENT OVERLAY  
BUILDING SETBACKS:  
FRONT: 25'  
SIDE: 25'  
REAR: N/A  
PARKING REQUIRED: 1 SPACE PER 500 SQ. FT. OF FLOOR AREA, MIN. OF 5 SPACES.  
PARKING PROVIDED: 32 SPACES  
TOTAL SPACES: 32 SPACES

## SITE PLAN NOTES

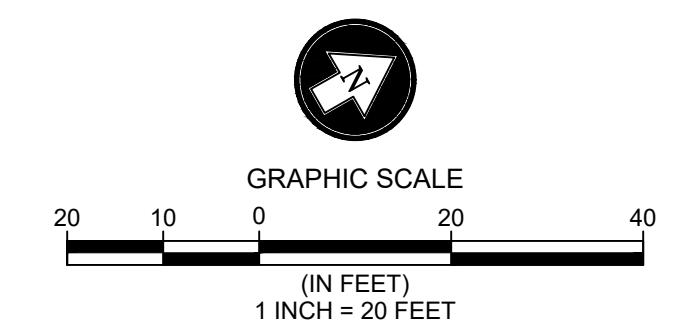
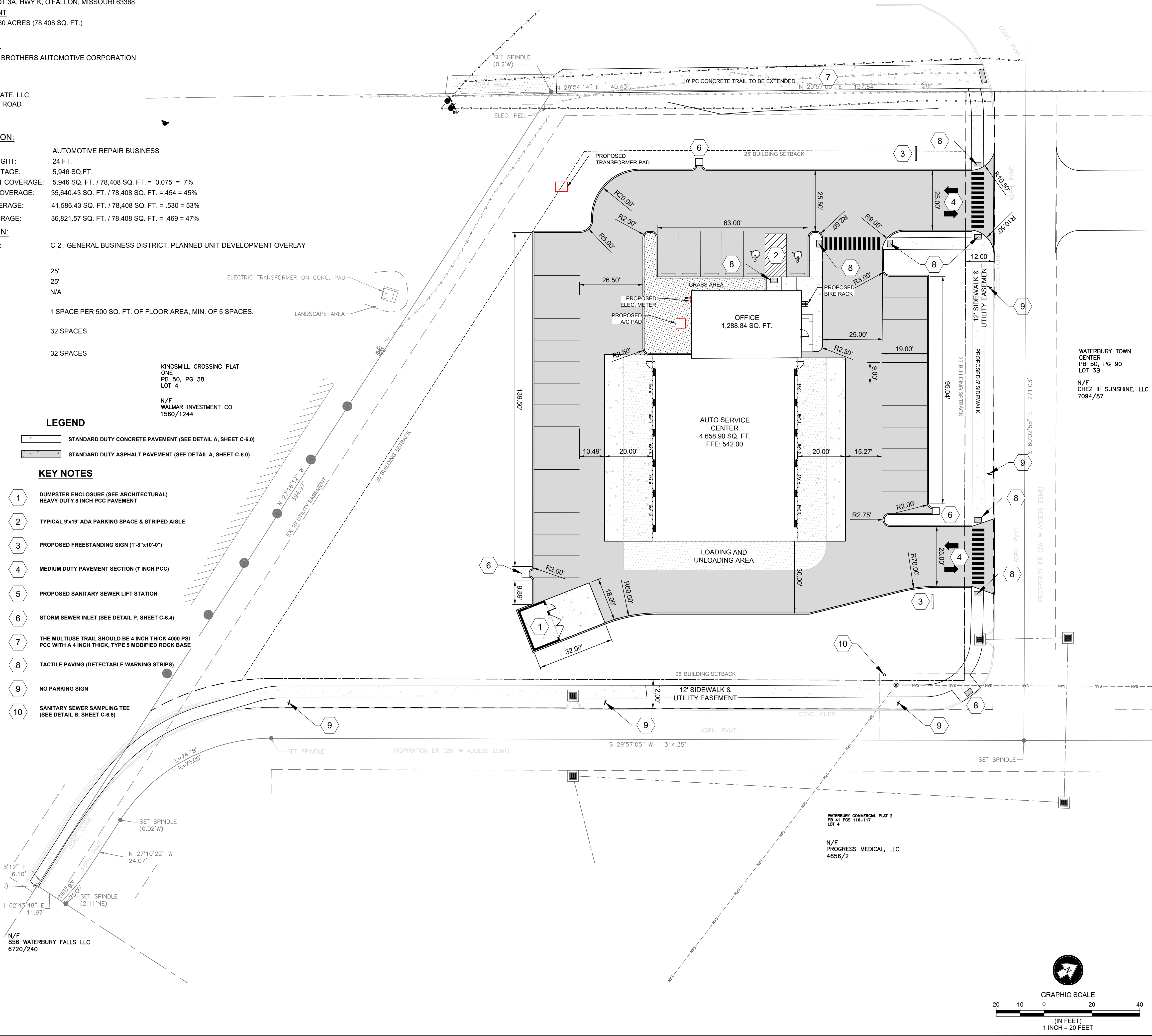
- ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT) SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION, UNLESS OTHERWISE SPECIFIED, THE CURRENT KYTC STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL EVALUATION PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO FIELD VERIFY ALL LOCATIONS AND DEPTHS OF EXISTING STORM/SANITARY STRUCTURES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING VEGETATION, PAVEMENT, AND STRUCTURES NECESSARY TO DEVELOP THE SITE UNLESS OTHERWISE NOTED ON THESE PLANS. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
- CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND SANITARY INFORMATION WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SANITARY SEWER SERVICE BY INSTALLED (PSC) PROPERTY SERVICE CONNECTIONS, SUBJECT TO FEES.
- ALL DIMENSIONS SHOWN IN PAVED AREAS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE NOTED AT EDGE OF PAVEMENT.
- CONCRETE PAVING NOTE:  
A. SCORING PATTERN OF SIDEWALKS TO BE 5' O.C. EXPANSION JOINTS ARE TO BE 30' O.C.  
B. SCORING PATTERN IS TO BE PERPENDICULAR/PARALLEL TO PROPOSED BUILDING.  
C. EXPANSION JOINT MATERIAL (SELF LEVELING JOINT SEALANT) TO BE ADJACENT TO BUILDING AT ALL AREAS OF CONCRETE CONSTRUCTION, ALL COLD JOINTS, AND ALONG ALL CURBS.  
D. CONCRETE WALKS AND PAVING ARE TO HAVE A MEDIUM BROOM FINISH.
- ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH ILLINOIS TRANSPORTATION CABINET STANDARD SPECIFICATIONS.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR 4" WHITE PAINTED PARKING STRIPES, AND BLUE WHICH IS REQUIRED FOR HANDICAP PARKING.
- ALL ARROWS, TRACKING AND STOP BARS SHALL BE PAINTED.
- SIDEWALKS ARE TO BE 5' WIDE AND INSTALLED DIRECTLY BEHIND CURB (SEE DETAIL) UNLESS OTHERWISE NOTED.
- ALL ACCESSIBLE ROUTES SHALL HAVE A 5.00% MAXIMUM LONGITUDINAL SLOPE WITH A 2.00% MAXIMUM CROSS SLOPE. ALL ACCESSIBLE PARKING STALLS SHALL BE CONSTRUCTED WITH A 2.00% CROSS SLOPE IN ALL DIRECTIONS. ALL ACCESSIBLE RAMPS SHALL HAVE A TACTILE WARNING SURFACE (ARMOR-TILE OR APPROVED EQUAL) PER "A.D.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONTRACTOR TO COORDINATE FINAL DESIGN OF SIDEWALK STEPS, WALKWAYS, AND ACCESSIBLE RAMPS WITH OWNER.
- ALL SITE CONCRETE TO BE 3500 PSI AIR-ENTRAINED CONCRETE, UNLESS OTHERWISE NOTED.
- SIDEWALKS, CURB RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENTLY APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ALONG WITH THE REQUIRED GRADES, SIGNAGE, SPECIFICATIONS AND CONSTRUCTION MATERIALS. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL BE FOLLOWED AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
- ALL TRAFFIC SIGNALS, STREET SIGNS, SIGN POST, BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY OF O'FALLON AND MODOT)
- THE ASPHALT SURFACE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY
- ALL ASPHALT WITHIN THE DRIVE AISLE IS TO BE 4" ASPHALT OVER 8" ROCK BASE
- IF WATER IS NOT AVAILABLE, A WATER TRUCK WILL BE PROVIDED.

## LEGEND

- STANDARD DUTY CONCRETE PAVEMENT (SEE DETAIL A, SHEET C-6.0)
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL A, SHEET C-6.0)

## KEY NOTES

- DUMPSTER ENCLOSURE (SEE ARCHITECTURAL)  
HEAVY DUTY 8 INCH PCC PAVEMENT
- TYPICAL 9'x19' ADA PARKING SPACE & STRIPED AISLE
- PROPOSED FREESTANDING SIGN (1'-8"x10'-0")
- MEDIUM DUTY PAVEMENT SECTION (7 INCH PCC)
- PROPOSED SANITARY SEWER LIFT STATION
- STORM SEWER INLET (SEE DETAIL P, SHEET C-6.4)
- THE MULTIUSE TRAIL SHOULD BE 4 INCH THICK 4000 PSI PCC WITH A 4 INCH THICK, TYPE 5 MODIFIED ROCK BASE
- TACTILE PAVING (DETECTABLE WARNING STRIPS)
- NO PARKING SIGN
- SANITARY SEWER SAMPLING TEE (SEE DETAIL B, SHEET C-6.5)



P.O. BOX 481 LEXINGTON, KY 40588  
(859) 785-0383  
CIVIL DESIGN, LAND SURVEYING,  
GEOTECHNICAL ENGINEERING, DRILLING SERVICES,  
IBC SPECIAL INSPECTIONS, MATERIAL TESTING,  
CM-CEI CONSTRUCTION SERVICES



WATERBURY TOWN CENTER  
PB 50, PG 90  
LOT 3B  
N/F CHEZ III SUNSHINE, LLC  
7094/87

# SITE PLAN

## CHRISTIAN BROTHERS AUTOMOTIVE

O'FALLON, ST. CHARLES COUNTY, MISSOURI 63368

PROJECT NO: 220120	DRAWN BY: PDC
DATE: 10-24-2022	REVIEWED BY: DJR
ISSUED FOR PERMITTING	
REVISION	DATE
REV 1	11-18-2022
REV 2	1-8-2023
REV 3	1-13-2023
REV 5	02-10-23



# C-2.0