

PLOT DATE: 1/27/2023 3:23 PM



# VICINITY MAP

### FLOOD INFORMATION:

BASED ON AN INSPECTION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S INTERNET MAP SERVICE CENTER SITE, THE PROPERTY LIE WITHIN THE ZONE "X" AND NOT IN THE 100 YEAR FLOOD PLAIN. MAP #29183C0430G EFFECTIVE DATE JANUARY 20, 2016.

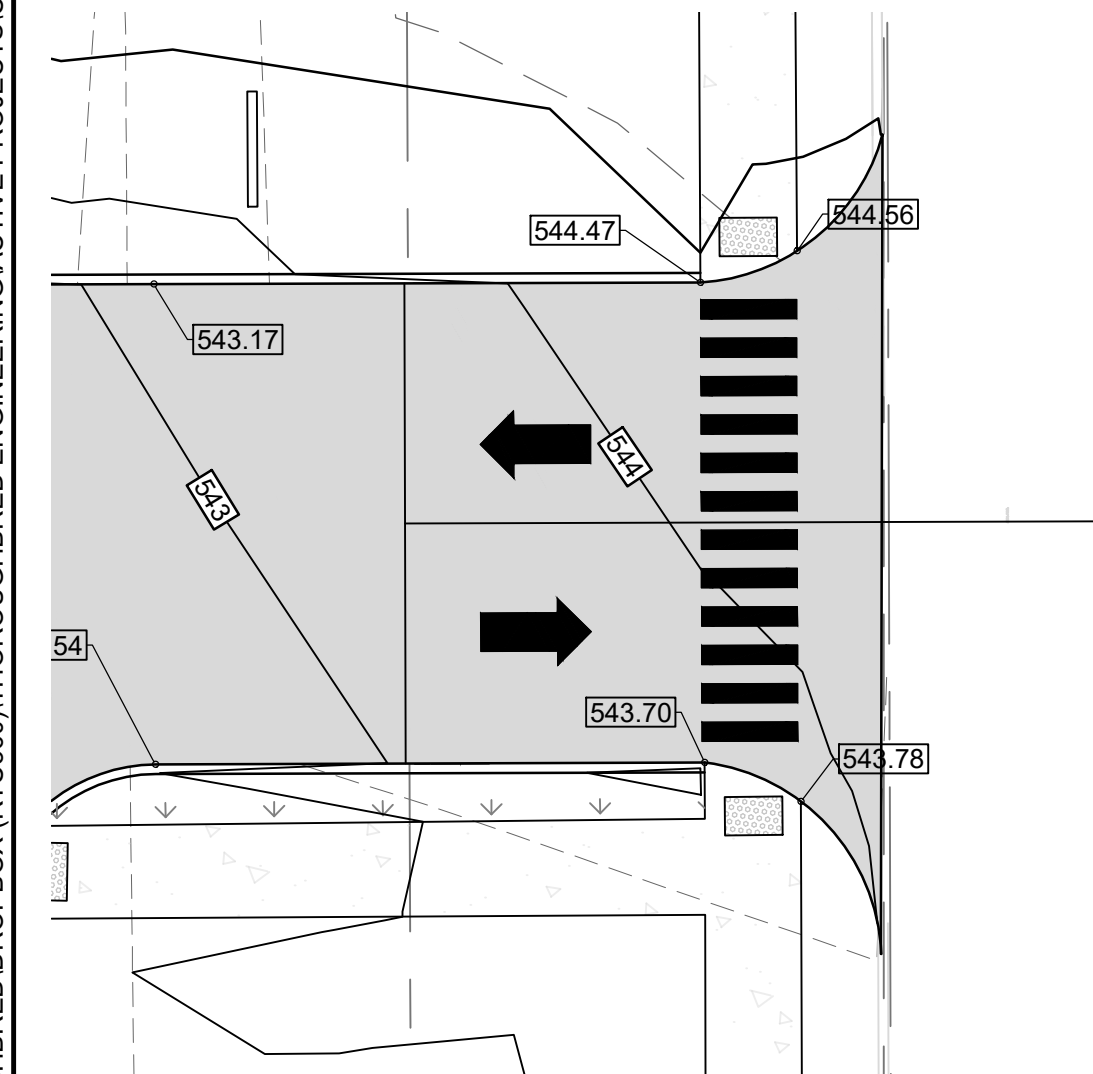
### GENERAL NOTES

- NO GRADING, STRIPPING, EXCAVATION, FILLING OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION.
- NO VEHICLES OR VEHICLE PARTS MAY BE WORKED ON OUTSIDE OF THE BUILDING.
- STORAGE OF ANY VEHICLE PARTS OR PRODUCTS, TEMPORARY OR OTHERWISE, IS NOT PERMITTED OUTSIDE OF THE BUILDING.
- THE IMPOUNDING OR STORAGE OF DERELICT VEHICLES SHALL BE PROHIBITED.
- THE SALE OF AUTOMOBILES OR OTHER VEHICLES SHALL BE PROHIBITED.
- THE OCCURRENCE OF ACTIVITIES WHICH ARE DEEMED TO DISTURB THE PEACE IS DEFINED IN TITLE II. PUBLIC HEALTH, SAFETY AND WELFARE OF THE MUNICIPAL CODE SHALL PROMPT THE CITY TO REVOKE THE CONDITIONAL USE PERMIT.
- STORMWATER DETENTION IS PROVIDED FOR BY THE WATER BURY NEIGHBORHOOD.
- ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED AS REQUIRED BY CITY CODE. ROOFTOP UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING. THE PARAPET SHALL HAVE A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF. GROUND MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY FENCING, VEGETATION, OR SOME OTHER MEANS (APPROVED BY THE PLANNING AND ZONING COMMISSION) THAT HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT BEING SCREENED.
- ADA RAMP SHALL BE PLACED AS REQUIRED AT ALL SIDEWALK/CURB INTERSECTIONS.
- PER SECTION 405.247, A BMP GROUP 4, TYPE F-7 WATER QUALITY INSERTS SHALL BE INSTALLED AT EACH STORM SEWER INLET. SEE DETAIL D/C-6.5.
- THE ASPHALT SURFACE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY.

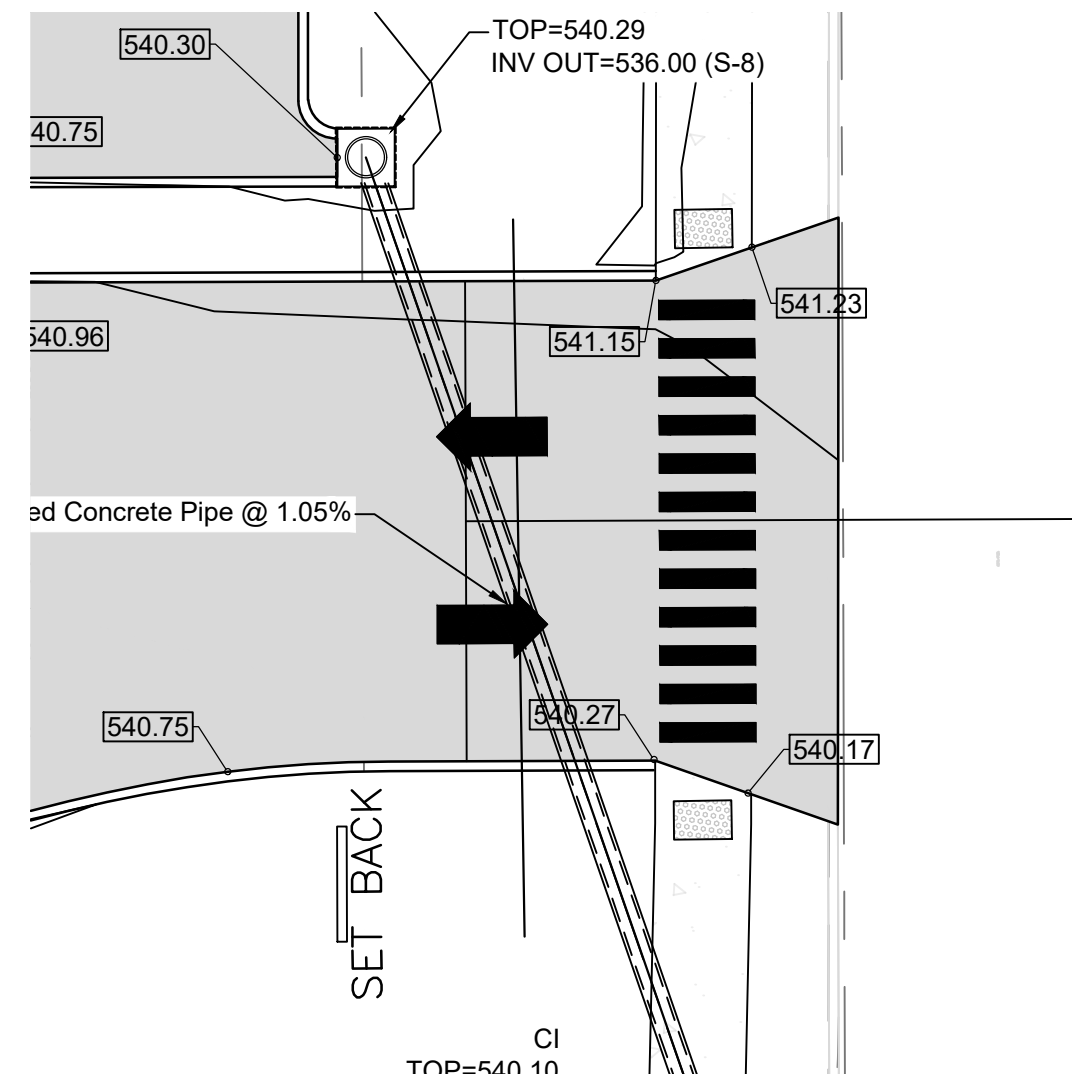
### LANDSCAPE DATA:

TOTAL VEHICULAR USE AREA (VUA): 21,326.81 SQ. FT.

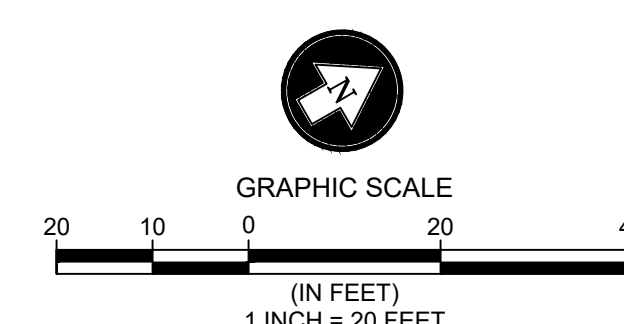
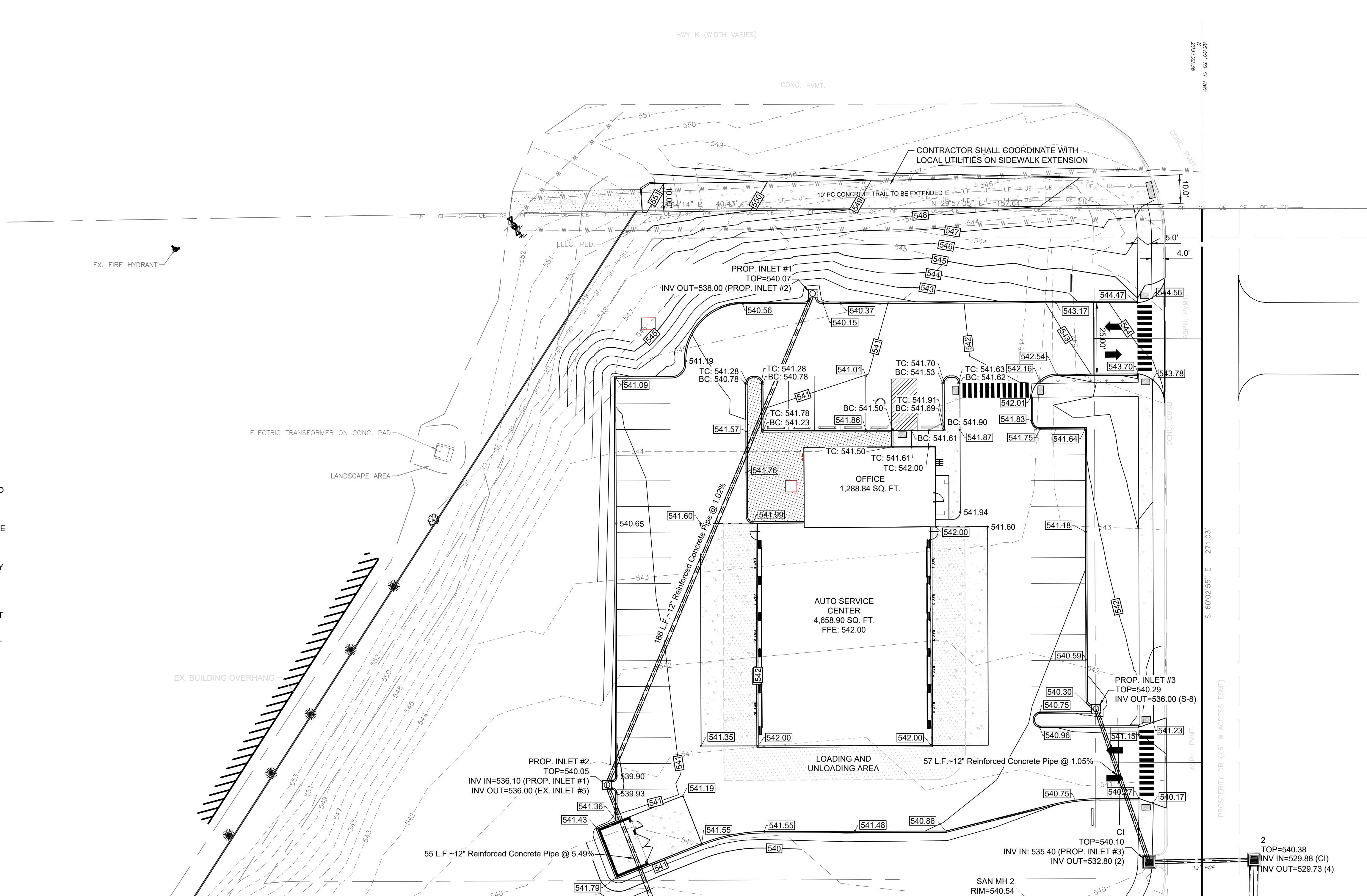
LOADING AND UNLOADING AREA



## ENTRANCE A: ENLARGED PLAN VIEW



## ENTRANCE B: ENLARGED PLAN VIEW



C:\USERS\THOROUGHbred\DROPBOX (RT\C380)\THOROUGHbred ENGINEERING\ACTIVE PROJECTS\CBA OF FALLON MISSOURI\CIVIL\CAD\SHEETS\C-3 GRADING (JONATHAN HALE'S CONFLICTED COPY 2022-11-18).DWG

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



# GRADING PLAN

## CHRISTIAN BROTHERS AUTOMOTIVE

OF 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 4	02-09-23		



02-09-23  
**C-3.0**