

SITE PLAN



SITE PLAN LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	—AE—	AE
UTILITY POLE	•	•
GUARD POST	•GP	•GP
SANITARY MANHOLE	•	•
CATCH BASIN	■	■
JUNCTION BOX	•	•
FLARED END SECTION	▭	▭
CLEANOUT	•	•
GRATED INLET	■	■
GUARD RAIL	—	—
CHAINLINK/WOODEN FENCE	—	—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	---	---
PROPERTY LINE	---	---

SITE NOTES:

- The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.
- Contractor shall verify elevation of temporary benchmarks based on the elevation of the primary benchmark, prior to the start of construction. Contractor shall notify engineer if elevations differ from those shown on these plans.
- Primary Benchmark - Bearing referenced to Grid North of the Missouri Coordinate System 1983 East Zone and elevations referenced to NAVD 1988 per GPS observation utilizing MoDOT VRS RTK Network.
 Temporary Benchmark No. 1- PK Nail in Concrete
 Northing =990413.1022
 Easting =846654.6077
 Elevation =654.51'
 Temporary Benchmark No. 2- Found Iron Rod
 Northing =990220.3486
 Easting =848742.3535
 Elevation =659.48'
- This site scales within Zone "X", determined to be an area "outside of the 0.2% annual chance floodplain" as per Federal Emergency Management Agency Flood Insurance Rate Map, Panel No. 316 of 445, Map No. 29189C0316K, effective date 02/04/15.
- All trenches under paved areas shall be backfilled with granular material and compacted to meet compaction requirements for the parking lot. Granular material shall be placed and compacted to a level equal to the trench depth at the time of the utility installations.
- Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.
- The contractor is responsible for keeping storm water run-off and sedimentation under control during construction.
- All survey monuments disturbed during construction shall be replaced by a surveyor licensed in the state, in which this project is located, at the contractors expense.
- The sitework for this project shall meet or exceed industry standards and manufacturers specifications for each improvement feature.
- The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.
- All dimensions and radii are to the face of curb, unless otherwise shown.
- Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.
- Menu boards will be supplied by the owner and installed by the Contractor. Contractor shall be responsible for coordinating with LSI Graphic Solutions, (859) 342-2273 or 1-800-546-1513.
- Contractor shall refer to Building Plans prepared by Architect for all building items and related site features, including Drive-Thru equipment.
- The edges of all pavement and curb sections to be removed and/or that will have new pavement/curb sections abutting them, shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. This means additional sawcuts may be necessary depending on Contractor's Means and methods.
- This Site is Zoned PD-BC Planned District (Business Commercial) Zone per Sunset Hills, MO Zoning Map.
 Building setback lines as per the City of Sunset Hills, Missouri:
 Front Yard= 30' min.
 Side Yard= 15' min. 75' where abutting any residential district.
 Rear Yard= 15' min. 75' where abutting any residential district.
- All ramps and sidewalks shall meet Jurisdiction and ADA Rules/Regulations. Handrails shall be required on all ramps (sidewalk routes exceeding 1' vertical shall be constructed as ramps) that have a vertical change greater than 6 inches. Cross slopes on all sidewalks shall not exceed 2 percent.

SITE PLAN LEGEND

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|---|--|
| 1 CLEARANCE SIGN (REF SIGNAGE BY OTHERS) | 14 PAINTED TRAFFIC ARROW (TYP). |
| 2 COMBINED ORDER CONFIRMATION UNIT/MENU BOARD (REF DETAIL BY OTHERS) | 15 24" CURB AND GUTTER (TYP). SEE DETAIL. |
| 3 ILLUMINATED DIRECTIONAL SIGN (REF SIGNAGE BY OTHERS) | 16 SINGLE DASHED 4" WIDE TRAFFIC YELLOW PAINTED DELINEATOR LINE |
| 4 MONUMENT SIGN (REFERENCE SIGNAGE BY OTHERS) | 17 STOP BAR |
| 5 FLAG POLE (REF SIGNAGE) (GC TO COORDINATE FOOTING/FOUNDATION PRIOR TO PAD PREP) | 18 "STOP" SIGN |
| 6 STRIPED AREA PAINTED SINGLE YELLOW SOLID LINE/ 4" AT 45° AT 2'-0" O.C. | 19 DO NOT ENTER SIGN |
| 7 TOP AND FACE OF CURB TO BE PAINTED YELLOW (TYP) | 20 (NOT USED) |
| 8 ENCLOSED DUMPSTER | 21 SINGLE 4" WIDE TRAFFIC YELLOW PAINTED LANE DELINEATOR LINE. |
| 9 HEAVY DUTY CONCRETE PAD FOR ENCLOSED DUMPSTER (ORIENT FOR TRUCK LOADING) | 22 3' WIDE CONCRETE LANDSCAPE BUFFER |
| 10 ELECTRIC TRANSFORMER FOR ELECTRIC SERVICE. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS. | 23 DRIVE THRU DETECTOR LOOP (REF ARCH FOR DETAILS) |
| 11 ACCESSIBLE PARKING SPACE (TYP). SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN, SYMBOL AND STRIPING. | 24 LIGHT POLE |
| 12 6" PIPE BOLLARD (TYPICAL, UNLESS NOTED OTHERWISE). SEE DETAIL CONTRACTOR SHALL COORDINATE BOLLARD INSTALLATION WITH FOOTING, EXTERIOR FINISHES, ETC. | 25 FORMED CONCRETE SPLASH BLOCK FOR ROOF DRAIN (TO DRAIN AT GRADE ON PAVEMENT) |
| 13 DRIVE-THRU PAVEMENT MARKING PAINTED YELLOW (TYP). SEE DETAIL. | |

ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BH	BEE HIVE INLET
EL	ELEVATION
FL	FLOW LINE
N/F	NOW AND/OR FORMERLY
DS	DOWNSPOUT
Ⓢ	ADA ACCESSIBLE RAMP

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT (SDP)**
- HEAVY DUTY PAVEMENT (HDP)**
- CONCRETE PAVEMENT**

PRELIMINARY DRAWING

FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

bfaeng.com TELEPHONE: (636) 239-4751

BFA
Engineering-Surveying

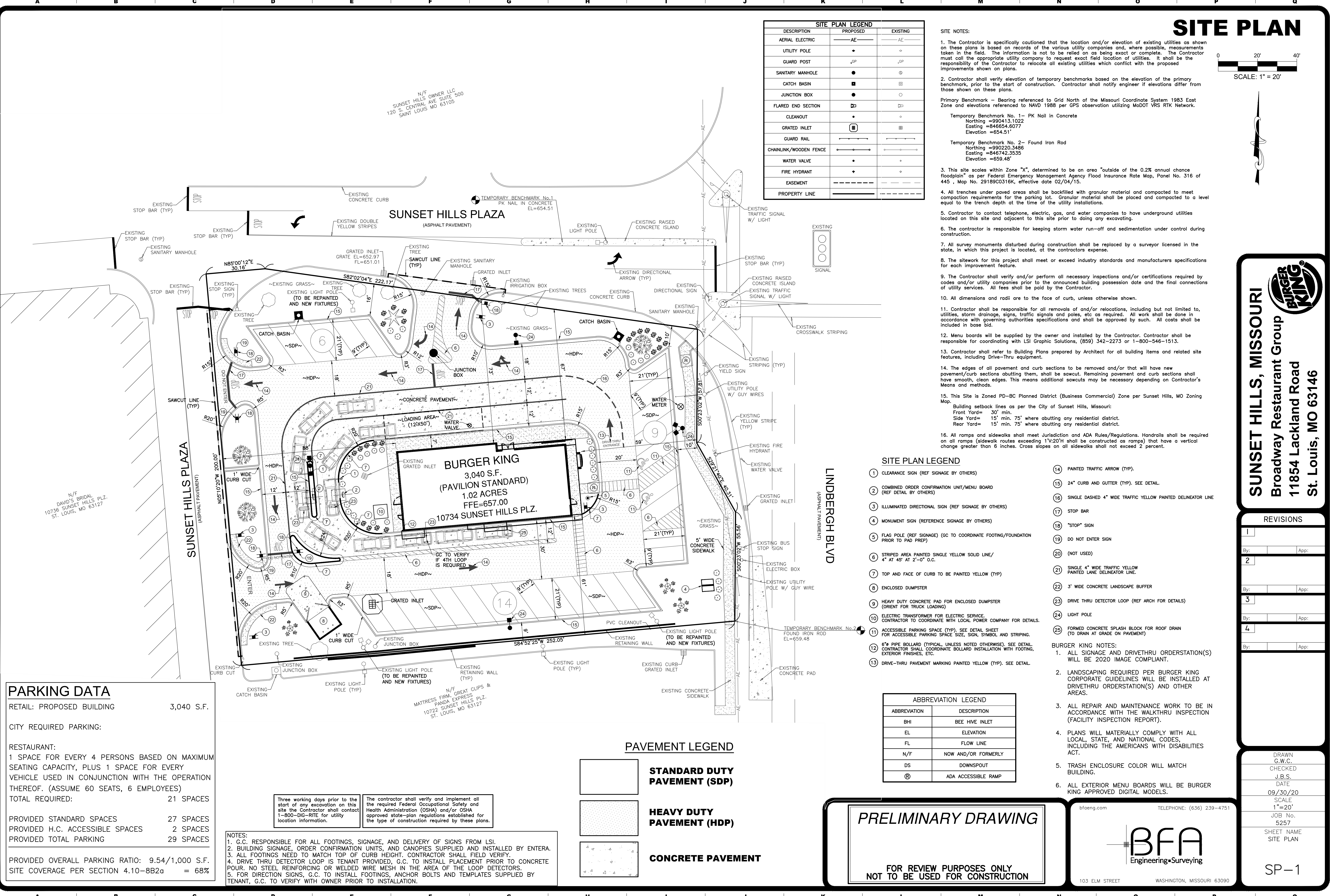
103 ELM STREET WASHINGTON, MISSOURI 63090

BURGER KING
SUNSET HILLS, MISSOURI
Broadway Restaurant Group
11854 Lackland Road
St. Louis, MO 63146

REVISIONS	
No.	Description
1	
2	
3	
4	

DRAWN
G.W.C.
CHECKED
J.B.S.
DATE
09/30/20
SCALE
1"=20'
JOB No.
5257
SHEET NAME
SITE PLAN

SP-1



PARKING DATA	
RETAIL: PROPOSED BUILDING	3,040 S.F.
CITY REQUIRED PARKING:	
RESTAURANT:	
1 SPACE FOR EVERY 4 PERSONS BASED ON MAXIMUM SEATING CAPACITY, PLUS 1 SPACE FOR EVERY VEHICLE USED IN CONJUNCTION WITH THE OPERATION THEREOF. (ASSUME 60 SEATS, 6 EMPLOYEES)	
TOTAL REQUIRED:	21 SPACES
PROVIDED STANDARD SPACES	27 SPACES
PROVIDED H.C. ACCESSIBLE SPACES	2 SPACES
PROVIDED TOTAL PARKING	29 SPACES
PROVIDED OVERALL PARKING RATIO: 9.54/1,000 S.F.	
SITE COVERAGE PER SECTION 4.10-8B2c	= 68%

- NOTES:**
- G.C. RESPONSIBLE FOR ALL FOOTINGS, SIGNAGE, AND DELIVERY OF SIGNS FROM LSI.
 - BUILDING SIGNAGE, ORDER CONFIRMATION UNITS, AND CANOPIES SUPPLIED AND INSTALLED BY ENTERA.
 - ALL FOOTINGS NEED TO MATCH TOP OF CURB HEIGHT. CONTRACTOR SHALL FIELD VERIFY.
 - DRIVE THRU DETECTOR LOOP IS TENANT PROVIDED. G.C. TO INSTALL PLACEMENT PRIOR TO CONCRETE POUR. NO STEEL REINFORCING OR WELDED WIRE MESH IN THE AREA OF THE LOOP DETECTORS.
 - FOR DIRECTION SIGNS, G.C. TO INSTALL FOOTINGS, ANCHOR BOLTS AND TEMPLATES SUPPLIED BY TENANT. G.C. TO VERIFY WITH OWNER PRIOR TO INSTALLATION.

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