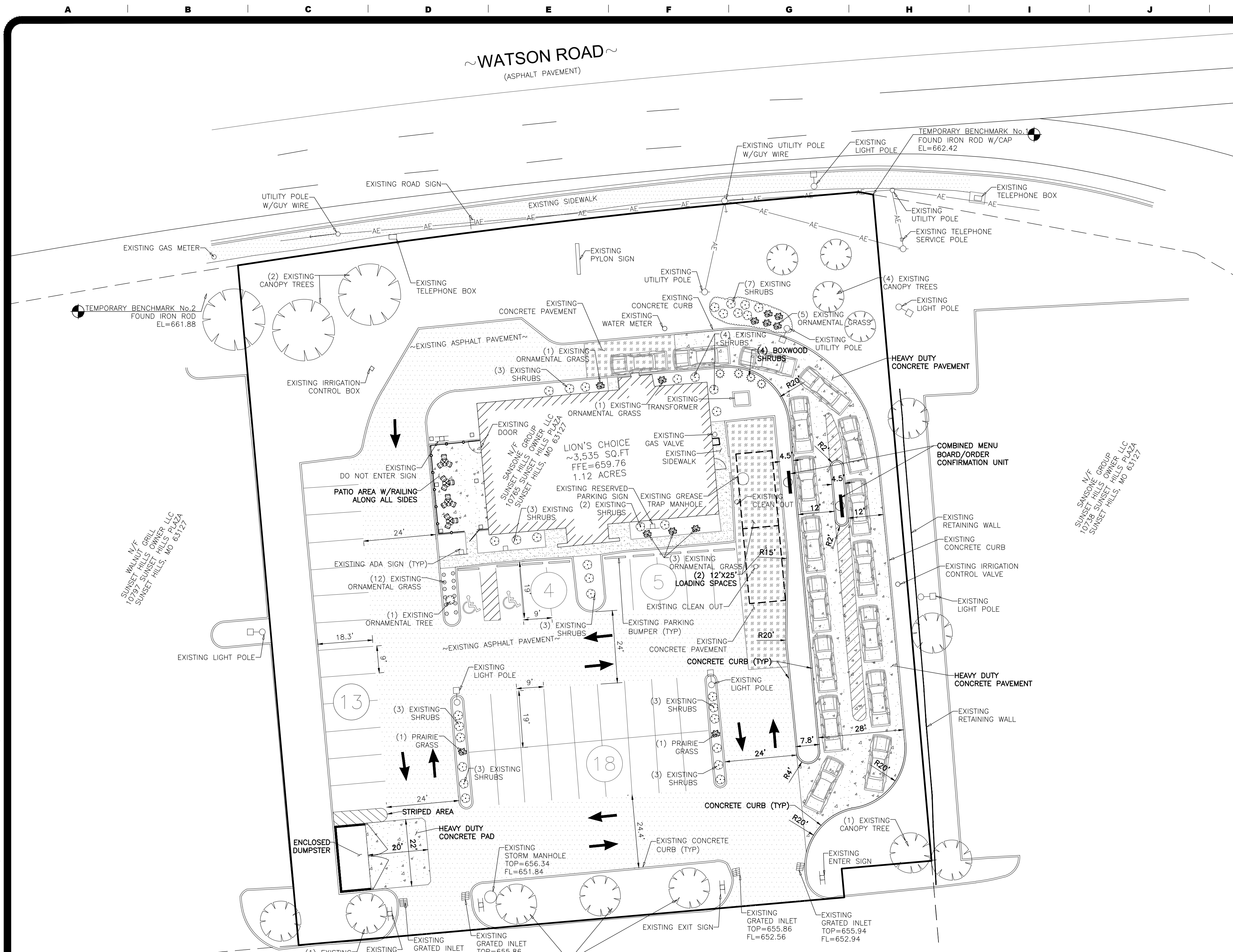
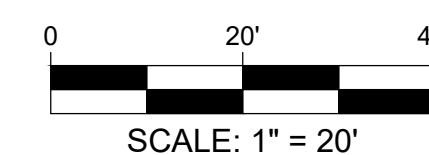


SITE PLAN

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.
- Field work was completed on this site by BFA on October 04, 2021.
- Property lines shown hereon platted from available surveys and maps, and was not prepared by a licensed surveyor, therefore boundary locations shall be considered approximate only.
- Primary Benchmark - Bearings 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 - Found Iron Rod w/ Cap
Northing= 991028.88
Easting= 846377.40
Elevation= 662.42'
 - Temporary Benchmark No. 2 - Found Iron Rod
Northing= 990995.91
Easting= 8461555.85
Elevation= 661.88'
- This site is within Zone X, defined as areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map prepared by the Federal Emergency Management Agency Panel No. 316 of 445, Map No. 29189C0316K dated February 4, 2015.
- 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.
- 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) per the City of Sunset Hills 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 1V:20H shall be constructed as ramps) that have a vertical change greater than 6 inches. Cross slopes on all sidewalks shall not exceed 2 percent.
- Pavement striping and/or markings shall be applied using two coats of the color specified on a clean surface, at manufacturer's recommended rate, without addition of thinner, with maximum of 100 square feet per gallon or as required to provide a minimum wet film thickness of 15 mils and dry film thickness of 7 1/2 mils per coat. Paint shall be applied for a total dry film thickness of 15 mils. Apply with mechanical equipment to produce uniform straight edges. At sidewalk curbs and crosswalks, use straightedge to ensure uniform, clean, and straight stripe.



ABBREVIATION LEGEND	
ABBREVIATION	DESCRIPTION
BHI	BEE HIVE INLET
EL	ELEVATION
FL	FLOW LINE
N/F	NOW AND/OR FORMERLY
SSCO	SANITARY SEWER CLEANOUT
STCO	STORM SEWER CLEANOUT
(R)	ADA ACCESSIBLE RAMP

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	•	•
GRADED INLET	▣	▣
GUARD RAIL	—	—
CHAINLINK/WOODEN FENCE	—	—
WATER VALVE	•	•
FIRE HYDRANT	•	•
EASEMENT	---	---
PROPERTY LINE	---	---

PAVEMENT LEGEND

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

SITE DATA	
PROPOSED BUILDING	3,535 S.F.
CITY REQUIRED PARKING:	1 SPACE FOR EVERY 4 PERSONS, BASED ON MAXIMUM SEATING CAPACITY. (PD-BC DISTRICT) (76 SEATS ANTICIPATED)
DRIVE THROUGH FACILITIES:	5 STACKING SPACES FOR EACH CUSTOMER SERVICE STATIONS.
TOTAL REQUIRED PARKING:	19 SPACES
PROVIDED STANDARD SPACES	39 SPACES
PROVIDED H.C. ACCESSIBLE SPACES	2 SPACES
PROVIDED TOTAL PARKING	40 SPACES
PROVIDED OVERALL PARKING RATIO:	11.32/1,000 S.F.
SITE COVERAGE PER SECTION 4.10-8B2a	= 63%
FLOOR RATIO PER SECTION 4.10-8B6	= 0.07
GROSS ACREAGE OF SITE	= 48,913 SQFT. / 1.12 AC

Three working days prior to the start of any excavation on this site the Contractor shall contact 1-800-DIG-RITE for city utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

bfaeng.com TELEPHONE: (636) 239-4751



103 ELM STREET WASHINGTON, MISSOURI 63090

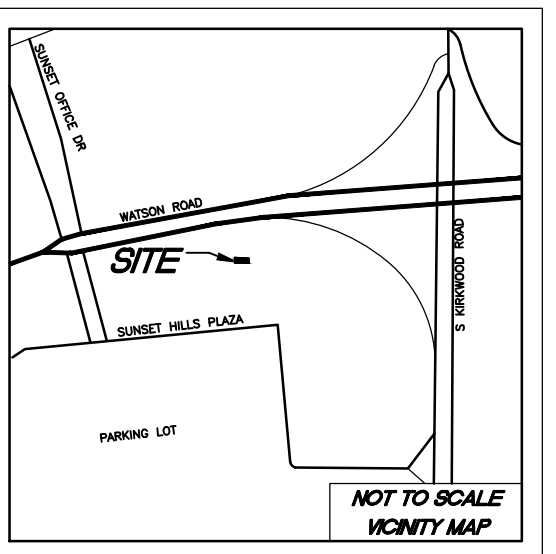
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FOR REVIEW PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

SUNSET HILLS, MISSOURI
ANSWERS, Inc.
450 Weidman Road
St. Louis, MO 63011

REVISIONS	
1	By: _____ App: _____
2	By: _____ App: _____
3	By: _____ App: _____
4	By: _____ App: _____

DRAWN
B.L.F.
CHECKED
J.B.S.
DATE
01/13/22
SCALE
1"=20'
JOB No.
6982
SHEET NAME
SITE PLAN

SP-1



SITE LOCATION MAP
NOT TO SCALE
VICINITY MAP