



PROJECT CONTACTS:

Owner/Developer:
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 Quattro Development, LLC
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 Oak Brook, IL 60523
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Engineer:
 Brett J. Dahlman, P.E.
 Larson Engineering, Inc.
 1488 Bond Street
 Naperville, IL 60563
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Surveyor:
 Daniel Burdine, P.L.S.
 Burdine and Associates, Inc.
 1638 Jeffco Boulevard
 Arnold, MO 63010
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SITE DATA:

Zoning: C-3 (Commercial)
 Site Area: 1.41 Acres (61,438 S.F.)
 Proposed Building: 8,700 S.F. (One-Story)

Parking:
 Retail: 4.5 / 1,000 S.F. of G.F.A.
 39 Parking Spaces Required
 61 Parking Spaces Provided
 (Including 3 Accessible Parking Spaces)

Setbacks:
 Front Yard: 50'-0"
 Side Yard: 0'-0"
 Rear Yard: 0'-0"
 Building Fronts on Michigan Avenue

Lot Coverage Areas:
 Total Site Area: 61,438 S.F.
 Total Building Area: 10,700 S.F.
 Total Impervious Area (Non-Building): 29,289 S.F.
 Total Pervious/Landscape Area: 21,449 S.F.

PAVEMENT NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL PARKING STALL STRIPING TO BE 4" WIDE YELLOW OR WHITE PAINT, MEETING MDDOT SPECIFICATIONS.
- ALL NON PAVED AREAS DISTURBED OR REGRADED SHALL BE BACKFILLED WITH A MINIMUM OF 6" TOPSOIL AND SEEDED.
- TIE NEW CURB TO EXISTING CURB WITH 2-#4 REBARS (24" LONG, 12" ON EITHER SIDE) EPOXIED INTO EXISTING.
- ALL B6.12 CURB AND GUTTER SHALL BE REVERSE PITCH UNLESS OTHERWISE NOTED ON THE PLANS.

SURFACE LEGEND

	ASPHALT PAVEMENT 1.5" ASPHALT SURFACE COURSE 2.25" ASPHALT BINDER COURSE 8" COMPACTED MDDOT TYPE 1 AGGREGATE BASE
	CONCRETE SIDEWALK 5" P.C. CONCRETE (4,000 PSI MIX) 4" COMPACTED MDDOT TYPE 1 AGGREGATE BASE
	CONCRETE PAVEMENT 8" P.C. CONCRETE (4,000 PSI MIX) 6" COMPACTED MDDOT TYPE 1 AGGREGATE BASE

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Client: **QUATTRO DEVELOPMENT, LLC**
 1100 JORIE BOULEVARD, SUITE 238
 OAK BROOK, IL 60523

Project Title: **PROPOSED RETAIL DEVELOPMENT**
 2201 MICHIGAN AVENUE
 ARNOLD, MO

Seal: **PRELIMINARY - NOT FOR CONSTRUCTION**

Date: July 15, 2013
 Expires: December 31, 2014

Rev.	Date	Description
1	05.09.13	City Revisions
2	07.15.13	Site Plan Revisions

Project #: 22130037.000
 Drawn By: BJD
 Checked By: JLG
 Issue Date: 04.16.13
 Sheet Title:

GEOMETRIC PAVING PLAN

C3.0
 Sheet: 3 of 8