

Y:\2013 Civil\22130037.000_Quattro Development LLC_Prop Retail-2201 Michigan Ave-Arnold MO\Drawings\13037C3 Geometric Paving Plan.dwg

PROJECT CONTACTS:

1100 Jorie Boulevard, Suite 238 Fax: 866.832.0578

Naperville, IL 60563 Fax: 630.357.0164

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)

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.

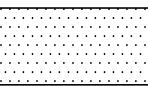
PAVEMENT NOTES:

- 1. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- 2. ALL DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- 3. ALL PARKING STALL STRIPING TO BE 4" WIDE YELLOW OR WHITE PAINT, MEETING MODOT SPECIFICATIONS.
- 4. ALL NON PAVED AREAS DISTURBED OR REGRADED SHALL BE BACKFILLED WITH A MINIMUM OF 6" TOPSOIL AND SEEDED.
- 5. TIE NEW CURB TO EXISTING CURB WITH 2-#4 REBARS (24" LONG, 12" ON EITHER SIDE) EPOXIED INTO EXISTING.
- 6. 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 MoDOT TYPE 1 AGGREGATE BASE



CONCRETE SIDEWALK 5" P.C. CONCRETE (4,000 PSI MIX) 4" COMPACTED MoDOT TYPE 1 AGGREGATE BASE



CONCRETE PAVEMENT
8" P.C. CONCRETE (4,000 PSI MIX)
6" COMPACTED MoDOT TYPE 1 AGGREGATE BASE

Owner/Developer: Kevin Barnes Quattro Development, LLC Oak Brook, IL 60523 Tel: 630.891.6476

Engineer: Brett J. Dahlman, P.E. Larson Engineering, Inc. 1488 Bond Street Tel: 630.357.0540

Surveyor: Daniel Burdine, P.L.S. Burdine and Associates, Inc. 1638 Jeffco Boulevard Arnold, MO 63010 Tel: 636.282.1600 Fax: 636.282.1664

SITE DATA:

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

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

PROPOSED IL DEVELOPMEN

PRELIMINARY-NOT FOR

CONSTRUCTION

Engineering, 1488 Bond Street, Suite Naperville, IL 60563-68 630.357.0540 (f) 630.3

QUATTRO

VELOPMENT, LL

O JORIE BOULEVARD, SUITE 2

OAK BROOK, IL 60523

DE 1100

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

Rev.	Date	Description
1	05.09.13	City Revisions
2	07.15.13	Site Plan Revisions
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Project #: 22130037.000 Drawn By: BJD Checked By: JLG Issue Date: 04.16.13 Sheet Title:

> **GEOMETRIC** PAVING PLAN