

**SPECIFICATION NOTE:**  
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

**SITE INFORMATION:**

PROPERTY AREA: AREA = 29,540 S.F. (0.68 ACRES).  
 EXISTING ZONING: PD (PLANNED DEVELOPMENT OVERLAY DISTRICT)  
 PROPOSED ZONING: PD  
 PROPOSED USE: VETERINARIAN CLINIC  
 AREA OF SITE DISTURBANCE: 6,710 S.F. (0.15 ACRES)  
 PARKING REQUIRED: 1 SPACE PER 400 S.F. BLDG FLOOR (13 SPACES REQ.)  
 PARKING PROVIDED: 26 SPACE (2 H.C. ACCESSIBLE)  
 PROPOSED FLOOR AREA: 5,187 S.F. WITH DRIVE-THRU RENOVATION ADDITION

**EXISTING SITE DATA**

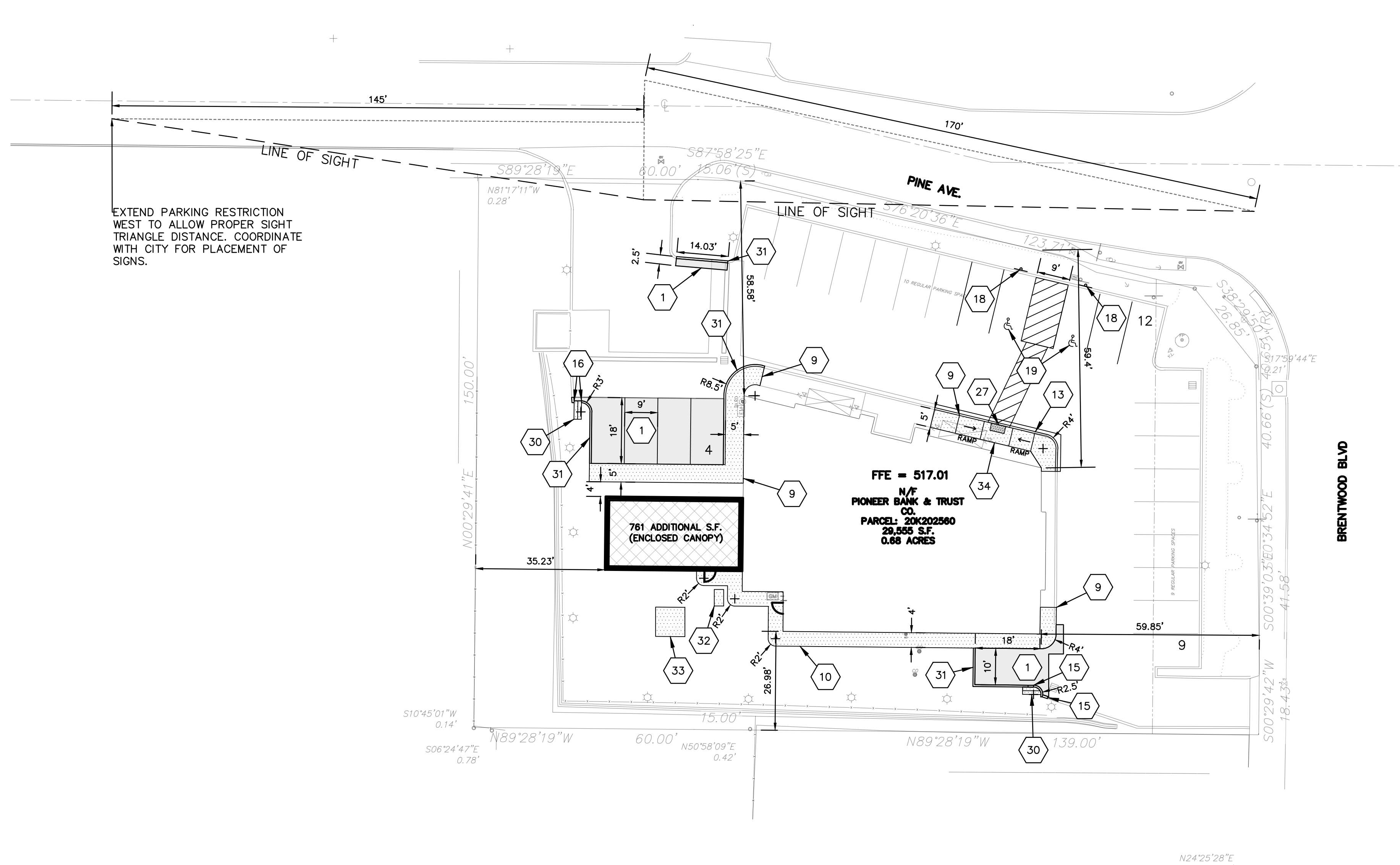
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.68	29,540	
BUILDING FLOOR AREA	0.10	4,426	15.0%
PAVEMENT (ASP. & CONC.)	0.39	17,138	58.0%
TOTAL IMPERVIOUS	0.50	21,564	73.0%
LANDSCAPE/ OPEN SPACE	0.18	7,976	27.0%

**PROPOSED SITE DATA**

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.68	29,450	
BUILDING FLOOR AREA	0.12	5,187	17.6%
PAVEMENT (ASP. & CONC.)	0.32	13,745	46.7%
TOTAL IMPERVIOUS	0.44	18,996	64.5%
LANDSCAPE/ OPEN SPACE	0.24	10,454	35.5%

**SITE PLAN KEYNOTES**

- 1 STANDARD ASPHALT SECTION (TYP.)
- 9 RAISED WALK (TYP.)
- 10 FLUSH WALK (TYP.)
- 13 18" CURB AND GUTTER (MATCH EXISTING)
- 15 CURB TAPER (TYP.)
- 16 CURB CUT (TYP.)
- 18 HANDICAP SIGN (TYP.)
- 19 HANDICAP STALL AND STRIPING PER STATE CODES
- 27 DETECTABLE WARNING PLATE
- 30 24" CONCRETE FLUME
- 31 6" VERTICAL CURB
- 32 GENERATOR PAD (APPROX. LOC. AND SIZE)
- 33 8' X 8' PAD MOUNTED TRANSFORMER
- 34 ADA COMPLIANT RAMP



**PROJECT INFORMATION**

PROPOSED BUILDING REMODEL FOR:  
**QUATTRO DEVELOPMENT**  
 2101 S BRENTWOOD BLVD • BRENTWOOD, MO 63144

PROFESSIONAL SEAL

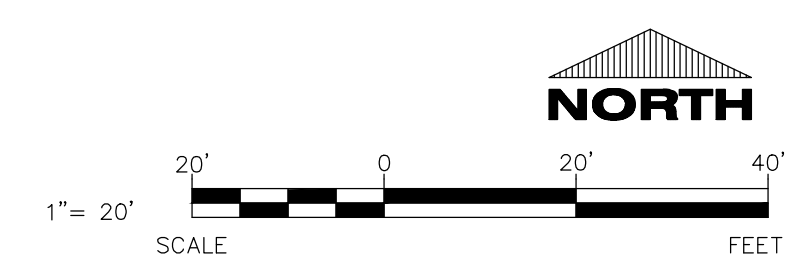
**SHEET DATES**

SHEET ISSUE JUNE 29, 2022

REVISIONS


JOB NUMBER  
2210720

SHEET NUMBER  
**C1.1**



CIVIL SITE PLAN