

September 21, 2022

Community Development
Planning Department
City of Maryland Heights
11911 Dorsett Road
Maryland Heights, Missouri 63043

Re: NARRATIVE
CUP Submittal
O'Reilly Auto Parts
102 Old Dorsett Road
Maryland Heights, MO

OPERATIONAL CONSIDERATIONS:

- Hours of operation for the subject site:
 - Monday through Saturday: 7:30 am -9:00 pm
 - Sunday: 9:00 a.m. – 8:00 pm
- Number of employees: 7
- Type and volume of traffic expected to be generated. N/A
 - Semi-truck: Nightly delivery between 1-3 am 5 days a week.
 - Daily route trucks: 2 standard pickup trucks (F150 is common) to deliver parts to local shops and dealers. This is not a service we provide to all customers and are not home delivery vehicles Typically, these customers are account holders. The frequency is dependent on orders.
 - Customers: We would like to have a 50/50 mix of retail and professional. The daily number of customers would vary depending on the day of the week, with the weekends being heavier traffic flow into the stores. Typical average would be 30-50 walk-in customers during the weekend hours of operation.

NARRATIVE:

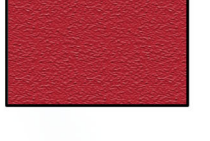
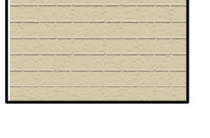


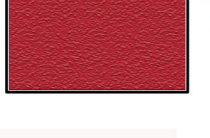


- Demonstrates consistency with the Comprehensive Plan: Per discussions with the City's planning department (Michael Zeek), the elevation design for the building has been developed based on the comprehensive plan and zoning ordinances, which includes 3 exterior material selections (glazing/storefront and split face CMU (2 colors), parapets to screen mechanical equipment on three sides of the building, and a featured entry/portal to the building.
- Conformity of conditional use to the applicable standards set forth in the Zoning Code: The site plan, landscape plan, and elevations have been developed in compliance with the zoning code.

Warm Regards,



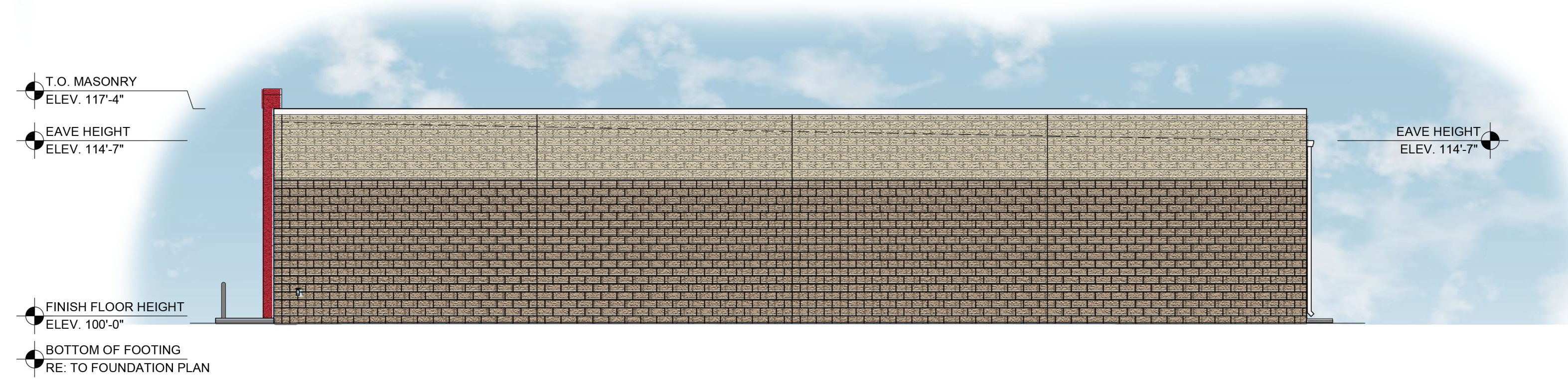
Patricia Ernst
Account Executive
314-238-2038
oreilly@casco corp.com

EXTERIOR FINISH SCHEDULE

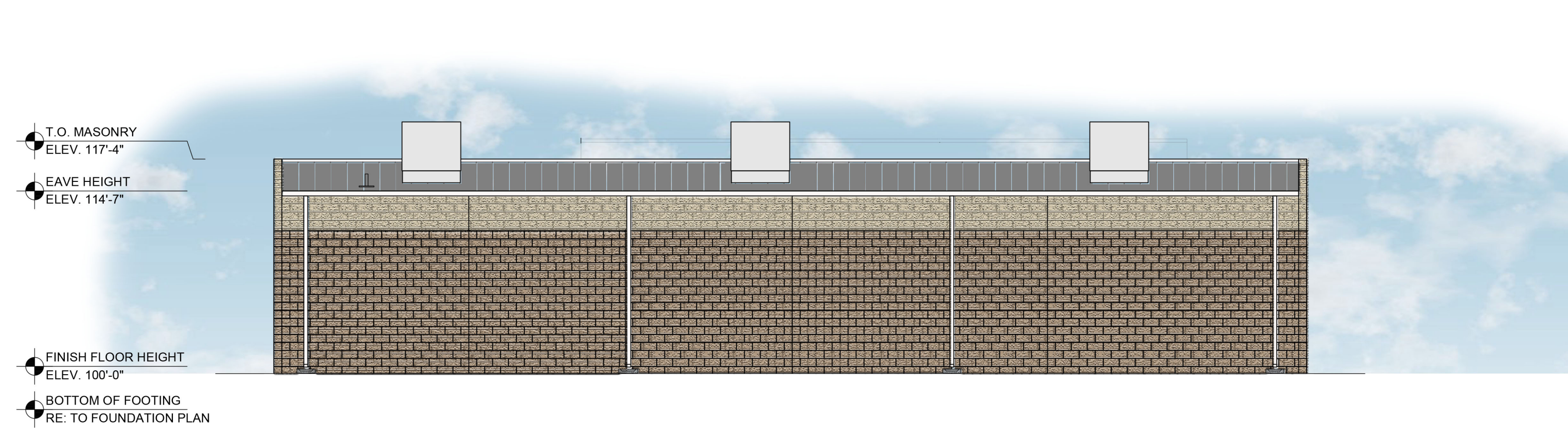
EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)	
	TEXTURE: SANDBLAST COLOR: DRYVIT "ORAP01 1030S" STRATOTONE HIGH PERFORMANCE COLOR STANDARD: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS
	TYPE: CONCRETE MASONRY UNIT (CMU) COLOR: SHERWIN WILLIAMS "SOFTER TAN" SW6141 (SATIN)
	TYPE: CONCRETE MASONRY UNIT (CMU) COLOR: SHERWIN WILLIAMS "LATTE" SW6108 (SATIN)
	TYPE: STANDING SEAM ROOFING SYSTEM COLOR: GALVALUME
	TYPE: CAP FLASHING AT MASONRY COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"
	TYPE: CAP FLASHING AT EXTERIOR INSULATION FINISH SYSTEM (EIFS) COLOR: SHERWIN WILLIAMS "POSITIVE RED" SW6871 (SHER-CRYL) GLOSS WITH SHERWIN WILLIAMS THREE COMPONENT (B65T105 / B65V105 / B65C105) CLEAR URETHANE
	TYPE: GUTTER AND DOWNSPOUTS COLOR: EQUAL TO BUTLER BUILDING "COOL BIRCH WHITE"
	TYPE: STEEL DOORS AND FRAMES COLOR: SHERWIN WILLIAMS (MATCH ADJACENT MASONRY COLOR) (SEMI-GLOSS)
	TYPE: GLAZING SYSTEM COLOR: EFCO "IVY", KAWNEER "DARK IVY", VISTA WALL "INTERSTATE GREEN"
	TYPE: STEEL BOLLARDS COLOR: SHERWIN WILLIAMS "HUNT CLUB" SW6468 (SEMI-GLOSS)



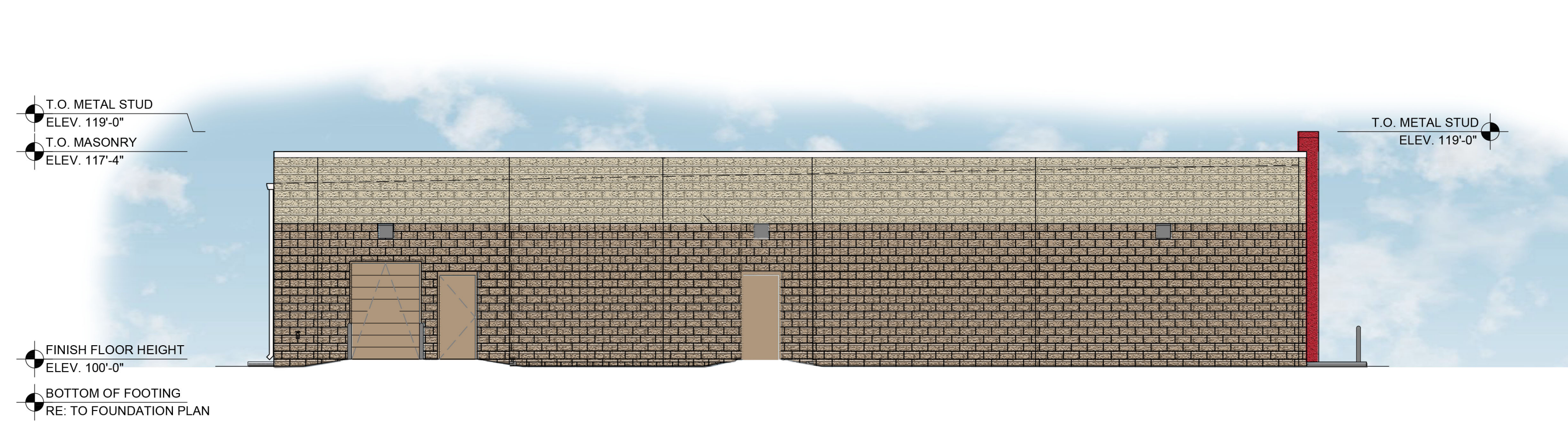
FRONT ELEVATION



RIGHT ELEVATION



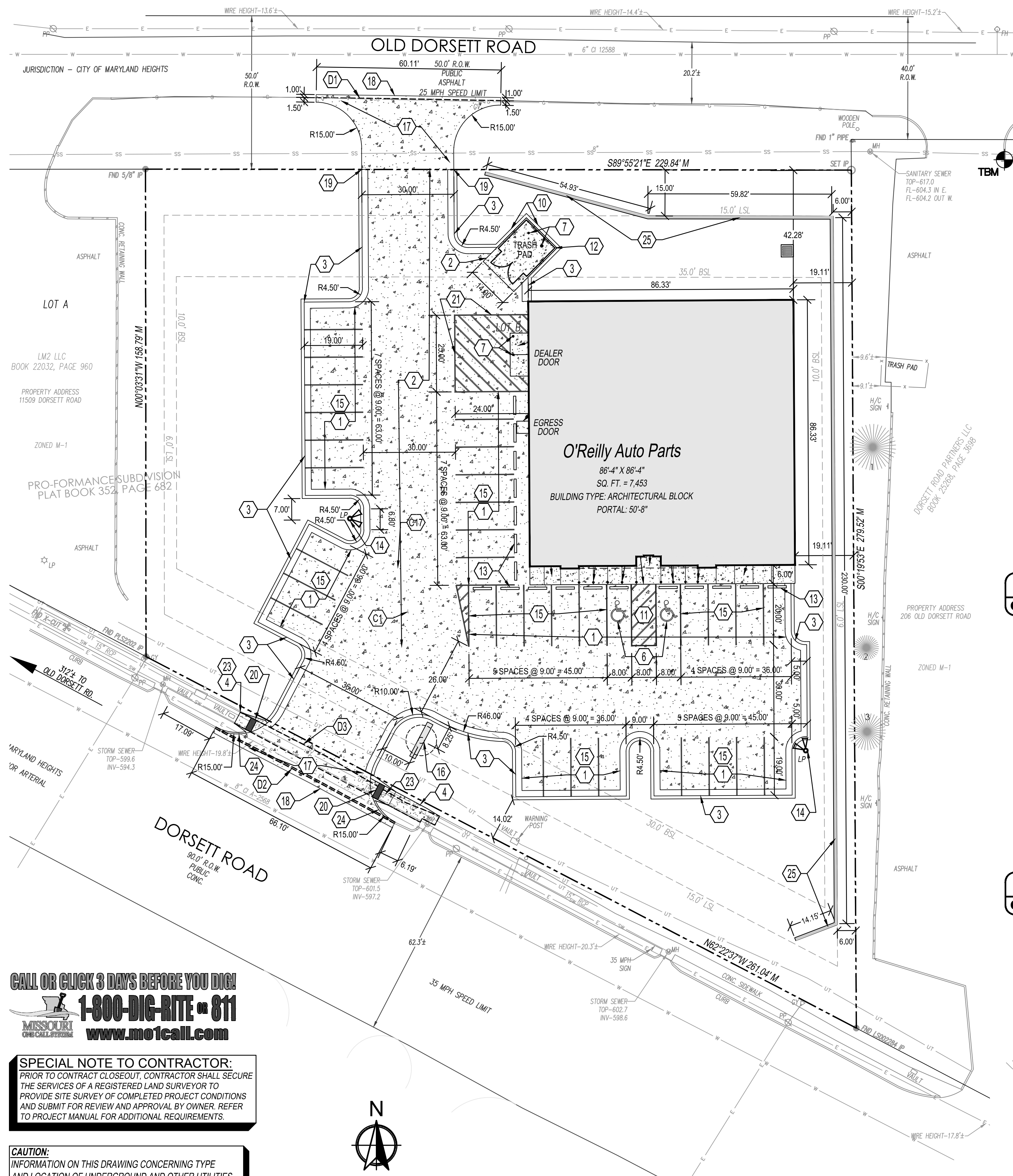
REAR ELEVATION



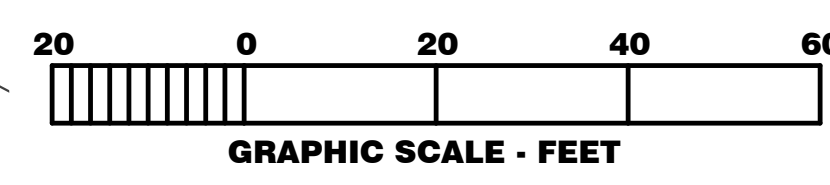
LEFT ELEVATION



O'REILLY AUTO PARTS
 MARYLAND HEIGHTS, MO (MLH)
 09/21/2022



1 SITE DEVELOPMENT PLAN
C1.1 SCALE: 1" = 20'-0"



ZONING CODE

ZONING CLASSIFICATION: M1
PROPERTY AREA: (REFER TO SITE SURVEY) 21,219 SF
PAVEMENT AREA:

PARKING SUMMARY
PARKING FORMULA: 3 PER 1,000 SF GFA
SPACE SIZE: 9' X 19'
SPACES REQUIRED: 23
SPACES PROVIDED: 36
H.C. SPACES PROVIDED: 2

LOADING AREA REQUIRED: 1 PER 2,000 - 9,999 SF
LOADING AREA DIMENSION: 10' X 25'
(PER TABLE 25.14.4.A)
LOADING AREA PROVIDED: 1; 24' X 25'

SYMBOLS LEGEND

- NOTE: REFER TO SURVEY FOR EXISTING CONDITIONS SYMBOLS LEGEND.
- NEW BUILDING CONSTRUCTION
 - AREA OF CONCRETE
 - NEW POLE SIGN LOCATION
 - NEW CONCRETE PAVING BLOCK
 - NEW LIGHT POLE LOCATION
 - NEW FENCE CONSTRUCTION

GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL ON SITE CONCRETE TO BE 4,000 PSI.
- (B) SITE DIMENSIONS TO FACE OF CONCRETE FOUNDATION, SIDEWALK, CURB GUTTER LINE, PROPERTY LINE, OR CENTER LINE OF STRIPING UNLESS OTHERWISE NOTED.
- (C) COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) REFER TO STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS AND LAYOUT OF SIDEWALKS ADJACENT TO BUILDING PERIMETER.
- (E) PRIOR TO INSTALLATION, CONTRACTOR TO VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING, AND UTILITIES DO NOT CONFLICT WITH SITE SIGN LOCATION SHOWN. IF CONFLICT IS DISCOVERED, CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK.

KEY NOTES

CONCRETE PAVING (STANDARD DUTY) AT PARKING AREAS. REFER TO DETAIL 3/C2.1.
CONCRETE PAVING (HEAVY DUTY) AT DRIVE AREAS, DRIVE APRONS, FIRE LANES AND REFUSE AREA. REFER TO DETAIL 2/C2.1.
CONCRETE CURB. REFER TO DETAIL 5/C2.1.

CONCRETE SIDEWALK. REFER TO DETAIL 4/C2.1. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF CONTROL AND EXPANSION JOINTS ADJACENT TO BUILDING PERIMETER.
CONCRETE DOOR LANDING. REFER TO DETAIL 5/C2.2 AND STRUCTURAL DRAWINGS. LANDING MAY BE POURED MONOLITHIC WITH PAVING IF CONCRETE PAVING IS PROVIDED.
ACCESSIBLE PARKING SYMBOL PAVEMENT STRIPING. REFER TO DETAIL X/C2.2.

STEEL BOLLARD. REFER TO DETAIL X/C2.2. PROVIDE (2) AT REFUSE CONTAINER AREA, (2) AT SECTIONAL OVERHEAD FREIGHT DOOR, AND (9) AT FRONT ENTRY. REFER TO STRUCTURAL DRAWINGS FOR LAYOUT OF BOLLARDS ADJACENT TO BUILDING PERIMETER.
ACCESSIBLE PARKING SIGN. REFER TO DETAIL X/C2.2.

ACCESSIBLE AISLE TRANSITION. REFER TO DETAIL X/C2.2.

SCREEN WALL AROUND REFUSE ENCLOSURE. REFER TO DETAIL X/C2.X.

ACCESSIBLE PARKING SPACE WITH ACCESS AISLE (ADA COMPLIANT) TO SLOPE 2% MAXIMUM IN ALL DIRECTIONS. PROVIDE PAVEMENT MARKINGS TO MATCH STRIPING COLOR UNLESS OTHERWISE REQUIRED TO COMPLY WITH GOVERNING ACCESSIBILITY REGULATIONS.

REFUSE ENCLOSURE. REFER TO 1/C2.3.

CONCRETE BUMPER BLOCK (8' W X 5' H X 6'-0" LONG) ANCHORED TO PAVING WITH (2) 1"-6" LONG #4 REBAR.

PARKING LOT LIGHTING. REFER TO SITE UTILITY PLAN FOR TYPE AND CONSTRUCTION.
4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).

SITE SIGN. REFER TO SHEET SG.1 FOR TYPE, CONSTRUCTION AND LOCATION. SIGN OWNER FURNISHED AND INSTALLED (REFER TO SCOPE OF WORK SCHEDULE). REFER TO SITE UTILITY PLAN FOR ADDITIONAL REQUIREMENTS.

CONCRETE DRIVE APRON TO BE INSTALLED PER CITY AND/OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL 2/C2.1.

LIMITS OF NEW PAVING. MATCH EXISTING PAVEMENT TRANSITION ELEVATIONS. AT TRANSITIONS OF NEW CONCRETE TO EXISTING CONCRETE PAVEMENT, EPOXY DOVEL 6" MINIMUM INTO EXISTING WITH #4 X 1'-8" SMOOTH DOWELS MATCHING NEW PAVEMENT REINFORCEMENT SPACING. PROVIDE SEALANT AT JOINTS.

ROLL DOWN CURB END TRANSITION SLOPING 1:2.

DETECTABLE WARNING SURFACE. REFER TO DETAIL X/C2.2.

LOADING AREA. 4" WIDE PAVEMENT STRIPING AS SHOWN USING HIGHWAY MARKING PAINT - YELLOW (2 COATS).

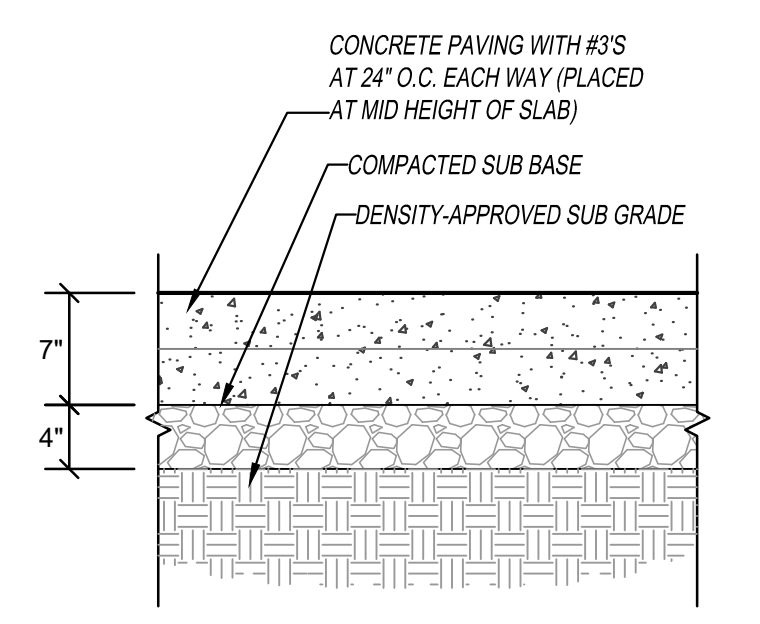
FIRE LANE TO BE INSTALLED PER FIRE MARSHAL DESIGN STANDARDS. IF NO STANDARDS, PROVIDE 4" RED STRIPING AND CURB PAINT AROUND DRIVEWAYS AND PARKING ACCESS AISLE PERIMETER WITH 8" WHITE HELVETICA LETTERS STATING "NO PARKING - FIRE LANE" AT LOCATIONS INDICATED.

ACCESSIBLE CONCRETE CURB RAMP TO BE INSTALLED PER CITY AND/OR STATE DESIGN STANDARDS. IF NO STANDARDS PROVIDE CONCRETE CONSTRUCTION PER DETAIL X/C2.2.

CONCRETE CURB IN RIGHT-OF-WAY TO MATCH EXISTING PER CITY, COUNTY, AND/OR STATE DESIGN STANDARDS.

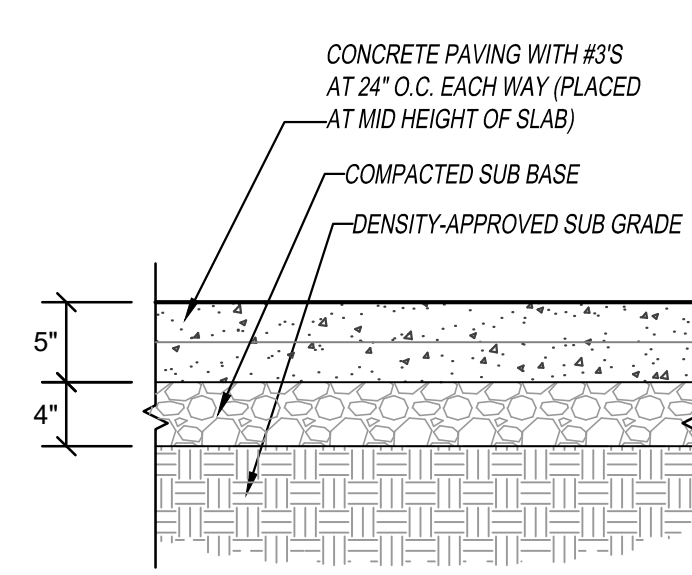
RETAINING WALL (APPROX. 389 LF). DESIGN BY OTHERS.

PROVIDE CONTROL JOINTS AT 12'-0" O.C. (25% SLAB THICKNESS)



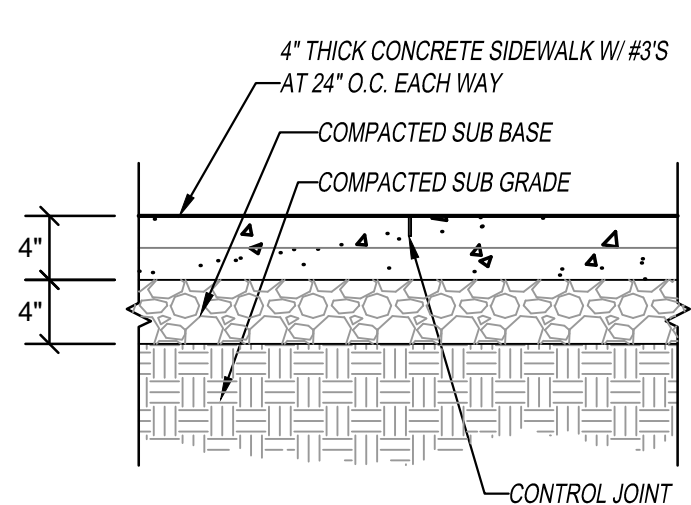
2 CONCRETE PAVING SECTION (HEAVY DUTY)
C2.1 SCALE: 3/4" = 1'-0"

PROVIDE CONTROL JOINTS AT 12'-0" O.C. (25% SLAB THICKNESS)



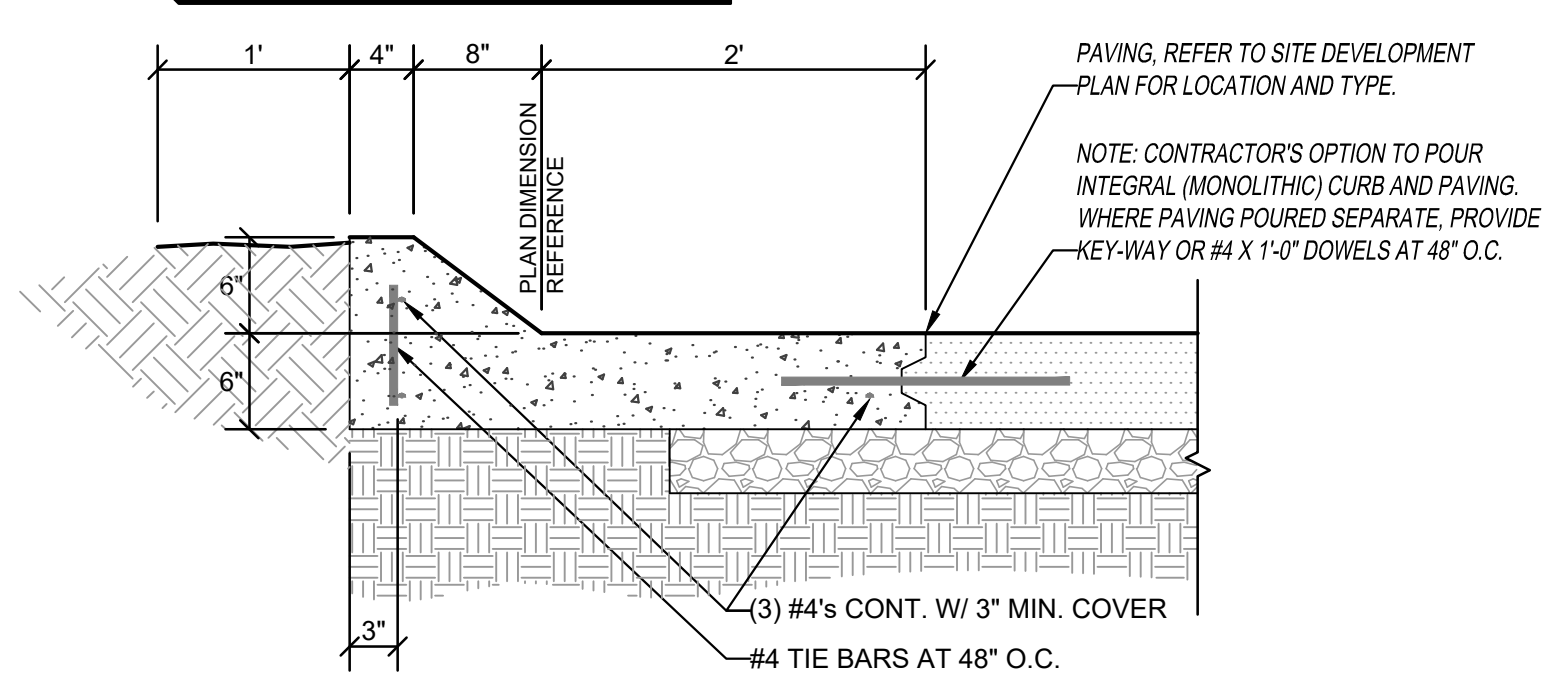
3 CONCRETE PAVING SECTION (STANDARD DUTY)
C2.1 SCALE: 3/4" = 1'-0"

PROVIDE TOOLED CONTROL JOINTS AT 6' O.C. (25% SLAB THICKNESS) AND ISOLATION JOINTS AT 24' O.C., UNLESS OTHERWISE NOTED.



4 CONCRETE SIDEWALK SECTION
C2.1 SCALE: 3/4" = 1'-0"

PROVIDE CONTROL JOINTS AT 10'-0" O.C. (25% SLAB THICKNESS)



5 CONCRETE CURB SECTION
C2.1 SCALE: 3/4" = 1'-0"

DEMOLITION KEY NOTES

- (D1) SAW CUT AND REMOVE EXISTING EDGE OF PAVEMENT TO FACILITATE CONSTRUCTION OF NEW APPROACH.
- (D2) SAW CUT AND REMOVE EXISTING CURB AND GUTTER (APPROX. 66.1 LF) TO FACILITATE CONSTRUCTION OF NEW APPROACH.
- (D3) SAW CUT AND REMOVE EXISTING SIDEWALK (APPROX. 73.2 LF) TO FACILITATE CONSTRUCTION OF NEW APPROACH AND NEW CURB RAMPS.

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE = 811
www.mo1call.com

SPECIAL NOTE TO CONTRACTOR:
PRIOR TO CONTRACT CLOSEOUT, CONTRACTOR SHALL SECURE THE SERVICES OF A REGISTERED LAND SURVEYOR TO PROVIDE SITE SURVEY OF COMPLETED PROJECT CONDITIONS AND SUBMIT FOR REVIEW AND APPROVAL BY OWNER. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.

CAUTION:
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
3213 S. WEST BYPASS - SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
ANDERSON.COM 00002 • RANDON G. KEITH - PE# 208018671

PROJECT:
O'Reilly AUTO PARTS
NEW O'REILLY AUTO PARTS STORE
102 OLD DORSETT ROAD
MARYLAND HEIGHTS, MO 63043
SITE DEVELOPMENT PLAN

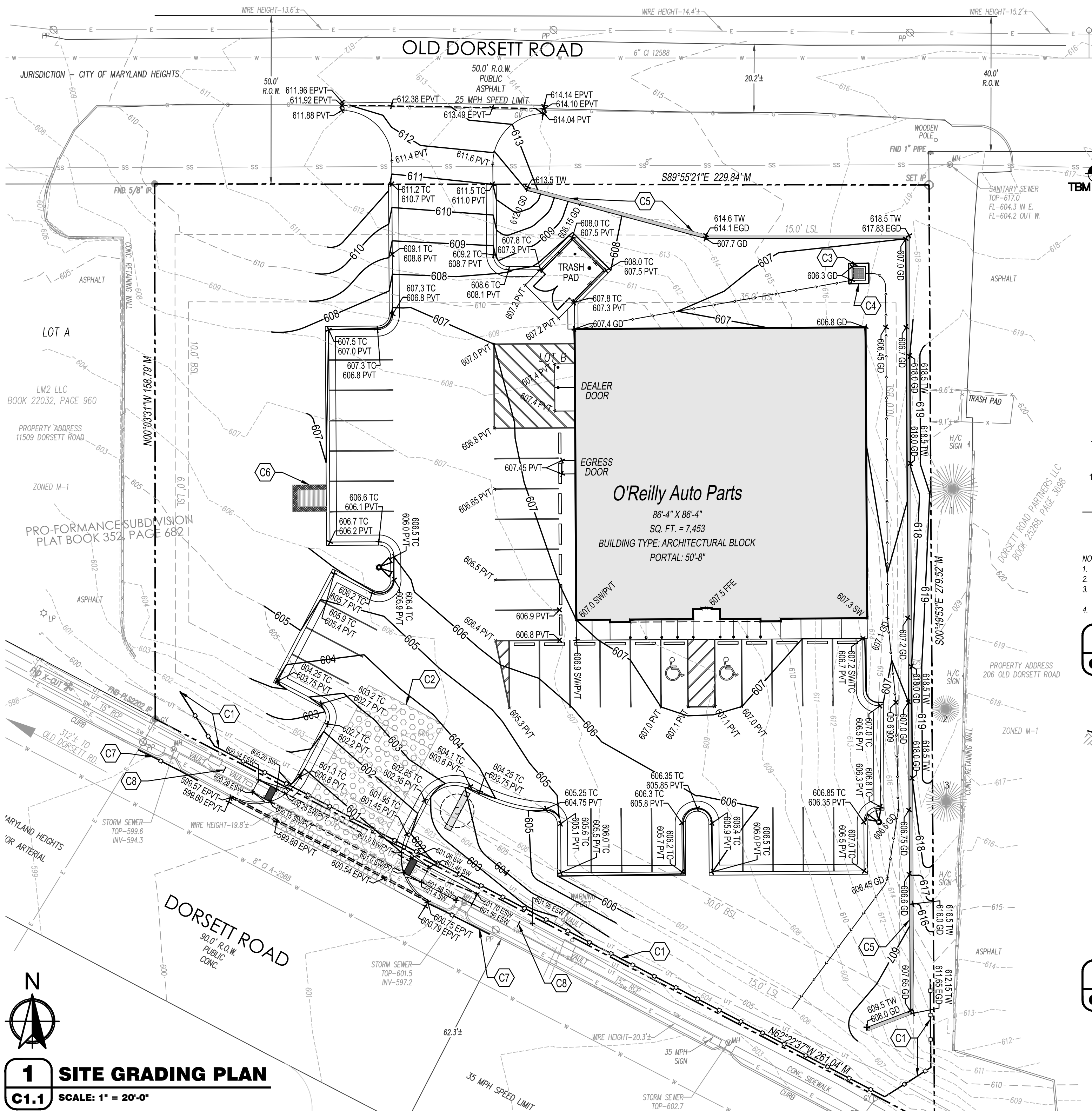
O'Reilly AUTO PARTS
CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY: _____ CHECKED BY: _____
DATE: 09/30/22
REVISION: _____
PROJECT NUMBER: 2202524 (MLH)
SHEET NUMBER

C2.1

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PRELIMINARY



1 SITE GRADING PLAN

C1.1 SCALE: 1" = 20'-0"

GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY SUBMITTED BY OWNER. FIELD VERIFY EXISTING CONDITIONS BY DETAILED SITE INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. FIELD VERIFY SANITARY SEWER SERVICE CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION.
- D. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.

STAGES OF CONSTRUCTION:

- CONTRACTOR TO PERFORM DETAILED SITE INSPECTION TO LOCATE ALL EXISTING UTILITIES AND VERIFY ANY POSSIBLE CONFLICTS WITH PROPOSED IMPROVEMENTS PRIOR TO BEGINNING ANY CONSTRUCTION. CONTACT OWNER WITH ANY CONFLICTS. MONTH 1
- INSTALLATION OF CONSTRUCTION ENTRANCE. MONTH 1
- INSTALLATION OF EROSION CONTROL FENCE. MONTH 1
- DEMOLITION OF EXISTING SITE IMPROVEMENTS. MONTH 1
- REMOVAL OF EXISTING PAVEMENT ON THE SITE. MONTH 1
- INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS. MONTH 1
- ROUGH GRADING. MONTH 1 & MONTH 2
- CONSTRUCTION OF NEW SITE IMPROVEMENTS. MONTH 2
- FINAL GRADING. MONTH 3
- PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD. MONTH 3
- REMOVAL OF EROSION CONTROL FENCE. MONTH 3

SITE EXCAVATION REQUIREMENTS:

- A GEOTECHNICAL ANALYSIS HAS BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL.
- FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATION FOR SITE EXCAVATION.
- REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

FLOOD ZONE:

THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2318920183X, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 04, 2015 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

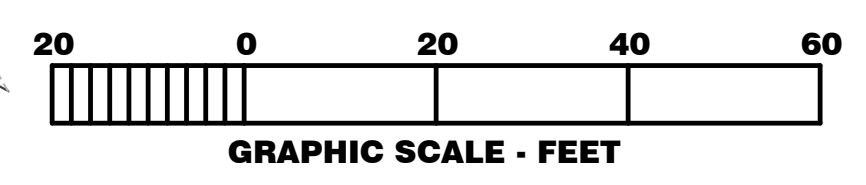
PIPES NOTES:

- PIPE MATERIALS SHALL BE IN ACCORDANCE WITH AND AS APPROVED BY THE CITY OR APPLICABLE AUTHORITY. REINFORCED CONCRETE PIPE (RCP) AND HIGH DENSITY POLYETHYLENE (HDPE) MAY BE USED AS ALLOWED BY LOCAL GUIDELINES.
- ALL PIPE IS TO BE INSTALLED PER THE MANUFACTURER'S REQUIREMENTS AND MEET COVER REQUIREMENTS PER THE MANUFACTURER.

SPECIAL NOTE TO CONTRACTOR:
FIELD VERIFY SANITARY SEWER CONNECTION INVERT PRIOR TO ESTABLISHING FINAL FINISH FLOOR ELEVATION. REFER TO SITE UTILITIES PLAN.

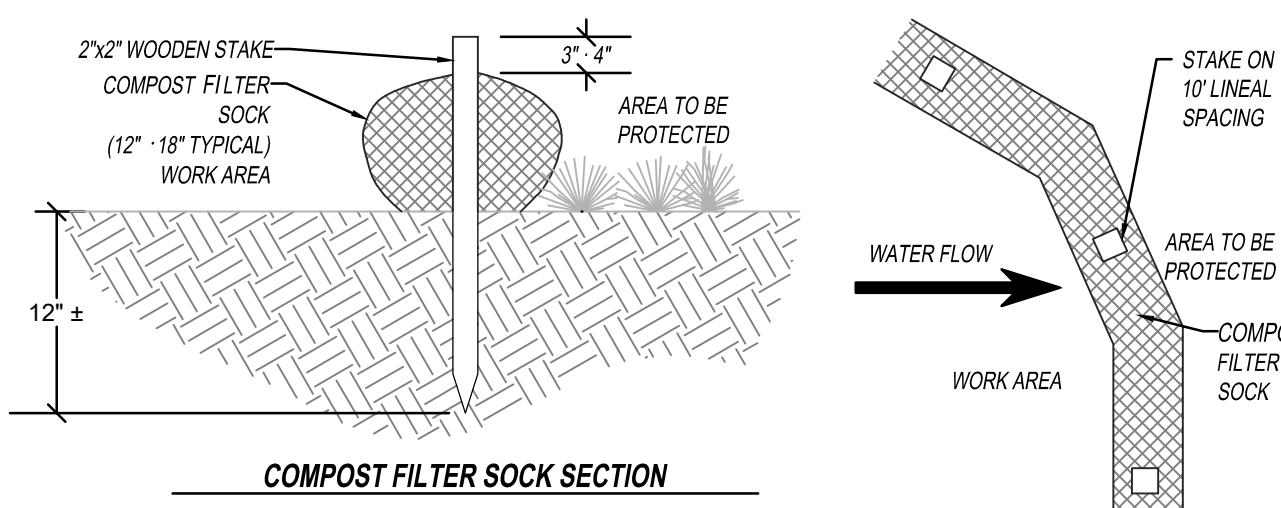
SPECIAL NOTE TO CONTRACTOR:
PRIOR TO BEGINNING ANY SITE WORK & ORDERING OF MATERIALS, CONTRACTOR SHALL FIELD VERIFY ALL UTILITY & DRAINAGE CONNECTIONS TO EXISTING SYSTEMS BY POT HOLING AND SHALL NOTIFY ENGINEER OF NEEDED CHANGES; FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR ALL REVISION COSTS AND DELAYS.

SPECIAL NOTE TO CONTRACTOR:
CONTRACTOR SHALL FIELD VERIFY PROPOSED GRADES MATCH EXISTING PAVEMENT AT DRIVEWAY ENTRANCES. CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCY OCCURS.



2 HANDICAP PARKING DETAIL

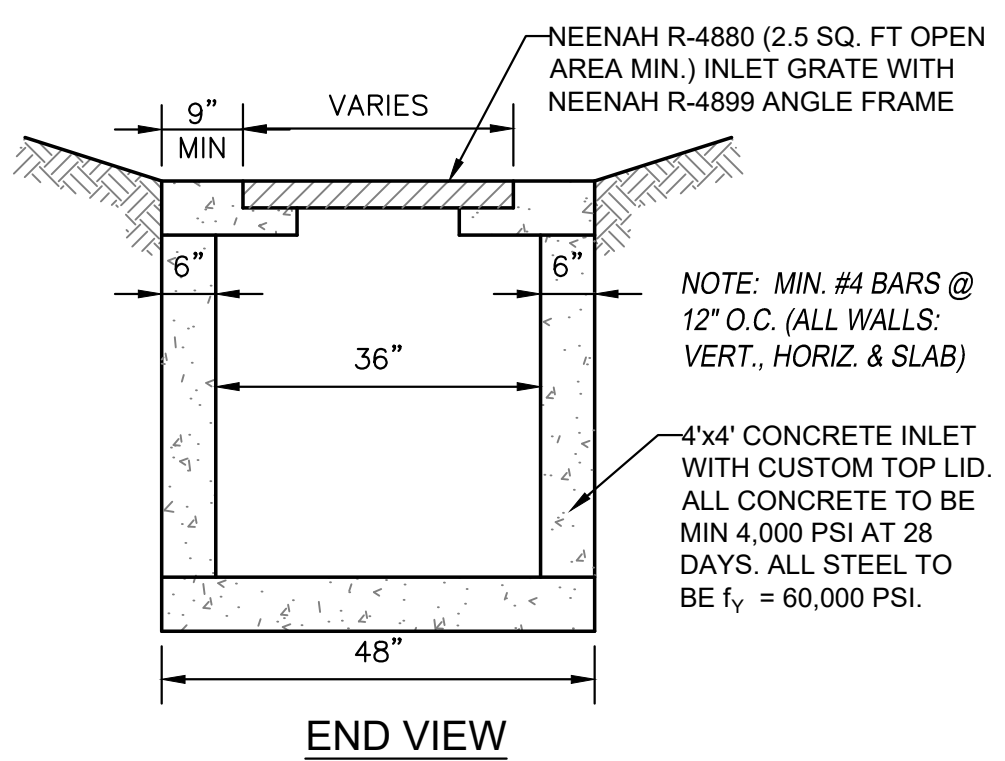
C1.1 SCALE: 1" = 10'



- NOTE:
- ALL MATERIAL TO MEET FLEXTRIX SPECIFICATIONS OR APPROVED EQUAL.
 - SILT/SOXX COMPOST / SOIL / ROCK / SEED FILL TO MEET APPLICATION REQUIREMENTS.
 - SILT/SOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE MANUFACTURER SPECIFICATIONS.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

3 COMPOST FILTER SOCK

C1.1 SCALE: NOT TO SCALE



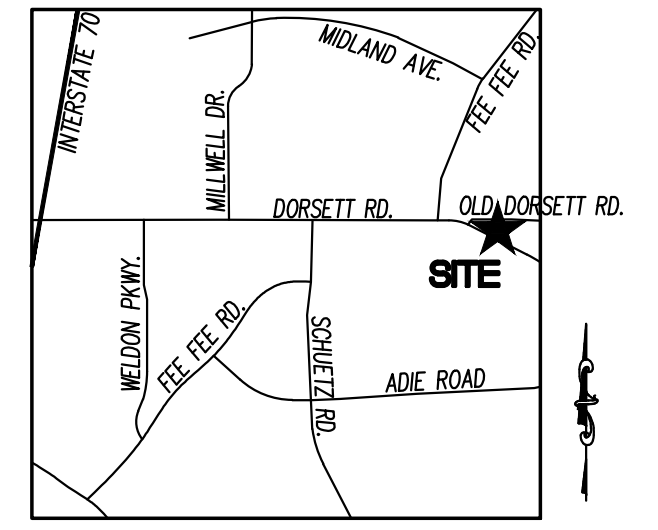
4 4' X 4' AREA INLET

C1.1 SCALE: NOT TO SCALE

KEY NOTES:

- C1 LIMITS OF TEMPORARY EROSION CONTROL, COMPOST FILTER SOCK. INSTALL APPROX. 288 LF. REFER TO DETAIL 3C1.1.
- C2 INSTALL CONSTRUCTION EGRESS PER NOTE.
- C3 INSTALL 4'X4' AREA INLET. RIM=606.3; INV=601.3 REFER TO DETAIL 4C1.1.
- C4 PROVIDE INLET PROTECTION. PROVIDE APPROX. 24 LF OF COMPOST FILTER SOCK. REFER TO DETAIL 3C1.1.
- C5 INSTALL APPROX. 359 LF RETAINING WALL MIN. HT. OF WALL=1.5; MAX. HT. OF WALL=11.8' RETAINING WALL DESIGN TO BE BY OTHERS.
- C6 INSTALL CONCRETE WASHOUT AREA. REFER TO CONCRETE WASHOUT DETAIL 5C1.3.
- C7 PROVIDE INLET PROTECTION. PROVIDE APPROX. 20 LF OF COMPOST FILTER SOCK. REFER TO DETAIL 3C1.1.
- C8 PROVIDE SIDEWALK CLOSED BARRICADE DURING CONSTRUCTION. REFER TO DETAIL 6C1.1.

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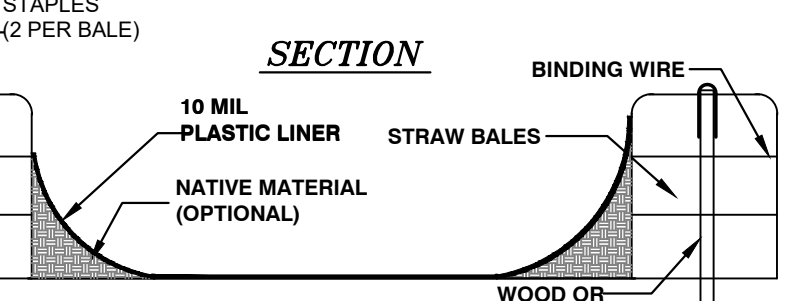
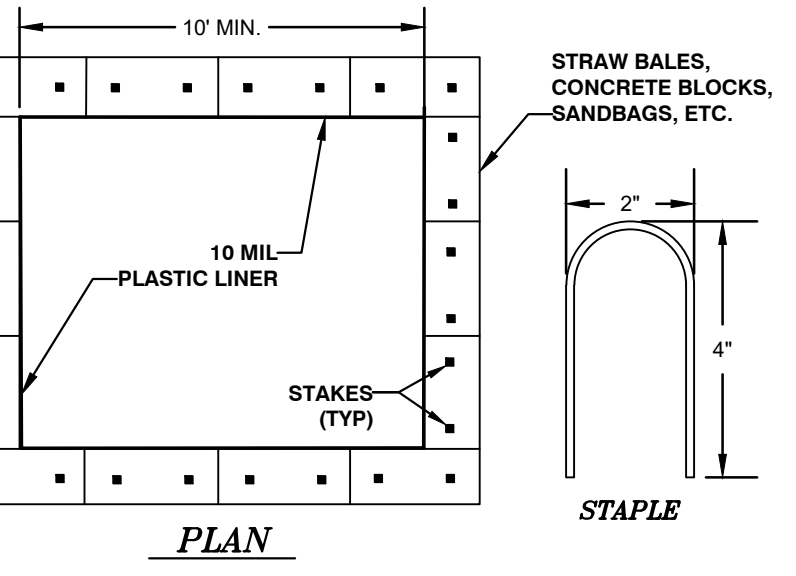
LOCATION SKETCH
SEC. 23, T46N, R5E
NOT TO SCALE

EROSION CONTROL & MAINTENANCE PLAN NOTES:

- RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
- PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND/OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
- CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 1/2 INCH OR GREATER. DAMAGED MEASURES THAT PROVE TO BE INEFFECTIVE SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. REPEATED FAILURE OF A CONTROL MEASURE REQUIRES INSTALLATION OF A MORE SUITABLE DEVICE TO PREVENT DISCHARGE OF POLLUTANTS FROM THE CONSTRUCTION SITE.
- INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY OR STATE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
- CARE SHALL BE TAKEN TO MINIMIZE THE ENCRUSTMENT OF SEDIMENT INTO ALL STORM DRAIN APERTURANCES, PUBLIC STREETS, AND ONTO PRIVATE PROPERTY UNTIL IMPERVIOUS MATERIAL (ROAD PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
- REFER TO DETAIL 3C1.1 FOR SILT FENCE CONSTRUCTION.
- ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V), SWALES AND AREAS OF HIGH FLOW SHALL UTILIZE COATCH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MATS TRM 450 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.
- DISTURBED AREAS THAT WILL BE LEFT OPEN OVER WINTER MUST HAVE TEMPORARY EROSION CONTROLS APPLIED PRIOR TO ONSET OF WINTER WEATHER.

CONCRETE WASHOUT NOTES:

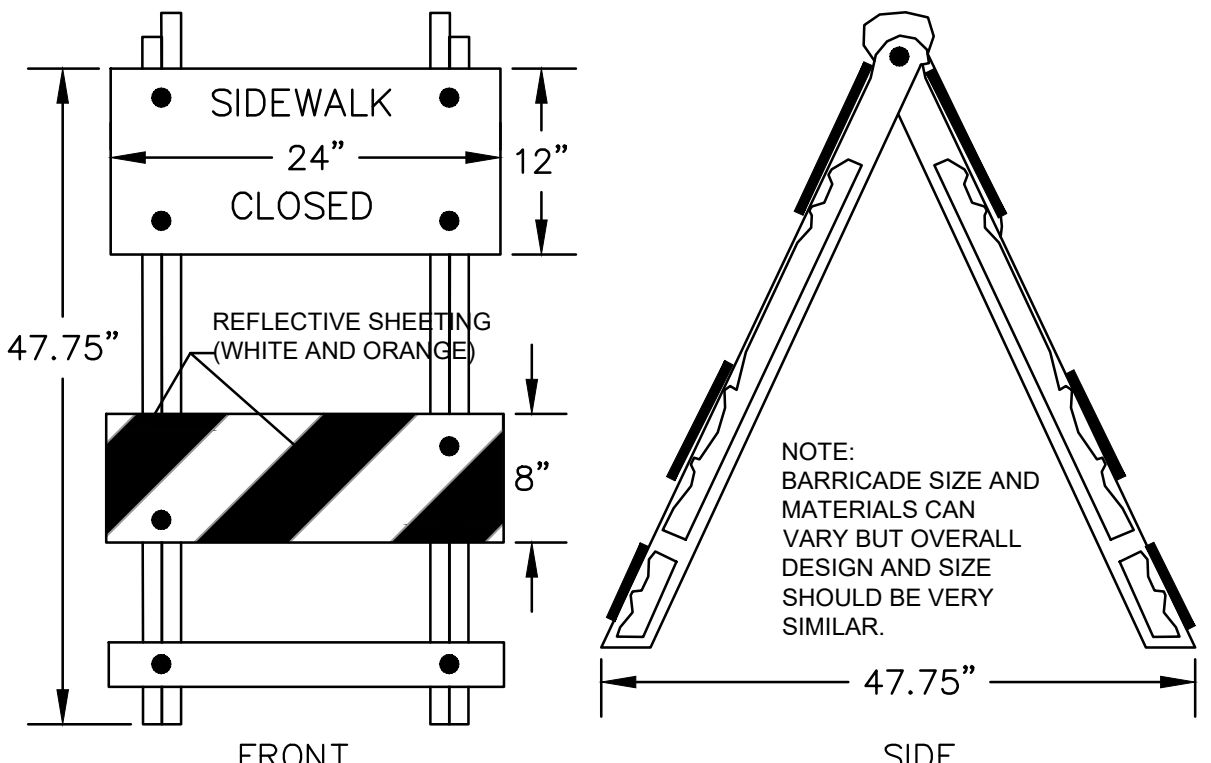
- ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- STAKES SHALL BE A MINIMUM OF 48" IN LENGTH. STAKES SHALL BE EITHER 2" X 2" WOOD, 2" DIA. SCH. 40 STEEL POSTS OR STANDARD STEEL 1" OR 1 1/2" POSTS.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS.
- TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF FOUR (4) INCHES.
- WASHOUT FACILITIES MUST BE CLEANED OR NEW FACILITIES CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT AREA IS 75% FULL.
- AT THE END OF CONSTRUCTION, THE CONCRETE WASHOUT AREA AND ALL WASTE CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE. WHEN THE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE RESTORED WITH TOPSOIL AND SOO OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE CITY.



5 CONCRETE WASHOUT

C1.1 SCALE: NOT TO SCALE

PRELIMINARY



6 TYPICAL SIDEWALK BARRICADE

C1.1 SCALE: NOT TO SCALE

CONSTRUCTION EGRESS NOTES:

- CONSTRUCTION EGRESS SHALL BE 25' MINIMUM WIDTH AND 50' MINIMUM LENGTH AND 6" MIN THICKNESS OF STONE (6"-8") COARSE AGGREGATE WITH GEOTEXTILE UNDERLINER. REFER TO THE CITY OR STATE FOR ANY ADDITIONAL REQUIREMENTS.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE. AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURE USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER THE CITY OR STATE REQUIREMENTS.

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SYMBOLS LEGEND

REFER TO SURVEY (SV1) FOR EXISTING CONDITION SYMBOLS LEGEND AND SITE CONTROL.	
---615---	EXISTING GRADE LINES
—615—	PROPOSED NEW GRADE LINES
[Hatched Box]	NEW BUILDING CONSTRUCTION
[Square]	NEW MONUMENT SIGN LOCATION
[Rectangle]	NEW CONCRETE PAVING BLOCK
[Line with Dashes]	TEMPORARY EROSION CONTROL FENCE
[Arrow]	SURFACE FLOW ARROW
NEW SPOT ELEVATIONS	
LIST	ABBREVIATION
GRADE	NONE
SIDEWALK	SW
TOP OF WALL	TW
TOP OF CURB	TC
TOP OF PAVEMENT	PVT
NEW GRADE	GD
CONCRETE	CONC
EXISTING TOP OF CURB	ETC
EXISTING GRADE	EGD
EXISTING PAVEMENT	EPVT
EXISTING SIDEWALK	ESW
FLOW LINE	FL
TOP OF BEAM	TOP
BENCHMARK INFORMATION:	
TBM IS A SQUARE CUT IN THE TOP CONCRETE CURB AT THE NORTHEAST CORNER OF SUBJECT PROPERTY WITH AN ELEVATION OF 614.45. VERTICAL DATUM = NAVD 1988.	

ANDERSON ENGINEERING EMPLOYEE OWNED AP ENGINEERS • SURVEYORS • LABORATORY • DRILLING • SPRINGFIELD, MISSOURI (536) 711-8862 • PHONE (417) 886-2741 • ANDERSON.COM • 000202 • BRANDON G. KEITH • PE# 2080018671

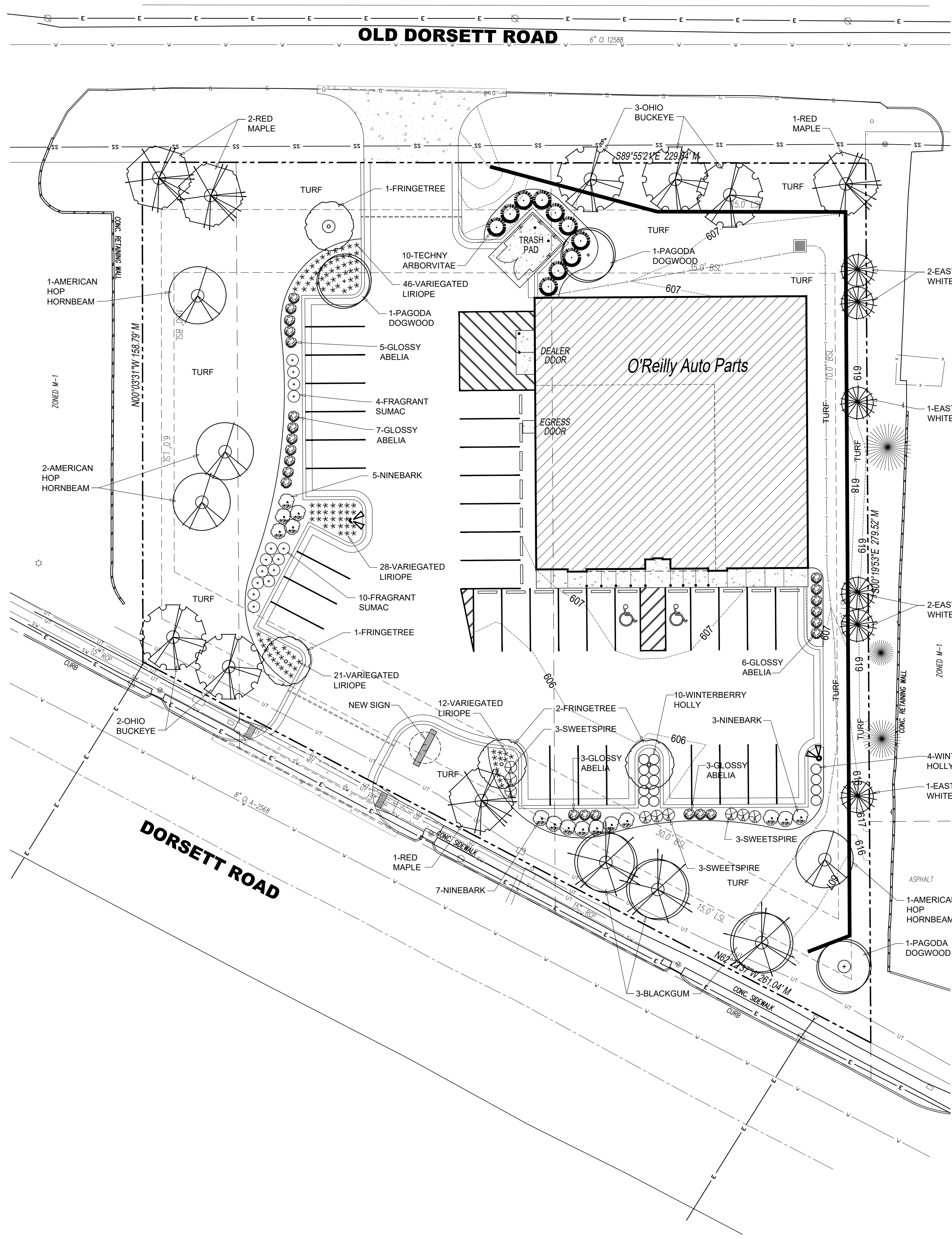
PROJECT: NEW O'REILLY AUTO PARTS STORE
102 OLD DORSETT ROAD
MARYLAND HEIGHTS, MO 63043
SITE GRADING PLAN

O'Reilly AUTO PARTS

CORPORATE OFFICES
233 SOUTH PATTERSON
SPRINGFIELD, MISSOURI 65802
(417) 862-2674 TELEPHONE

DRAWN BY: _____ CHECKED BY: _____
DATE: 09/30/22
REVISION: _____
PROJECT NUMBER: 2202524 (MLH)
SHEET NUMBER: C1.1

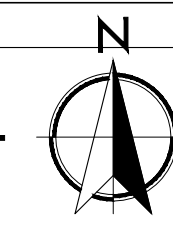
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LANDSCAPE CALCULATIONS: 50,474 SF = 101 PTS

CANOPY TREES = 16 @ 3 PTS PER TREE = 48 PTS	PERENNIALS = 700SF @ 1 PT PER 100 SF = 7 PTS
UNDERSTORY TREES = 7 @ 2 PTS PER TREE = 14 PTS	IRRIGATION = 19,403SF @ 1 PT PER 250 SF = 77 PTS
EVERGREEN TREES = 16 @ .75 PTS PER TREE = 12 PTS	5 PTS MAX. ALLOWED
SHRUBS = 76 @ 0.2 PTS PER SHRUB = 15 PTS	TOTAL POINTS PROVIDED = 101 PTS

PLANTING SCHEDULE								
TYPE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MISC. NOTES	PTS.	
CANOPY / STREET TREES	04	ACER RUBRUM	RED MAPLE	3 1/2" CAL.	AS SHOWN	MO NATIVE TREE	3 / TREE	
	05	AESCULUS GLABRA	OHIO BUCKEYE	3 1/2" CAL.	AS SHOWN	MO NATIVE TREE	3 / TREE	
	03	NYSSA SYLVATICA	BLACK GUM	3 1/2" CAL.	AS SHOWN	MO NATIVE TREE	3 / TREE	
	04	OSTRYA VIRGINICA	AMERICAN HOP HORNBEAM	3 1/2" CAL.	AS SHOWN	MO NATIVE TREE	3 / TREE	
UNDERSTORY TREES	04	CHIONANTHUS VIRGINICUS	FRINGETREE	3" CAL.	AS SHOWN	MO NATIVE TREE	2 / TREE	
	03	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	3" CAL.	AS SHOWN	MO NATIVE TREE	2 / TREE	
EVERGREEN	6	PINUS STROBUS	EASTERN WHITE PINE	6'-7' HT.	AS SHOWN	SCREEN EVERGREEN	.75 / TREE	
	10	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6'-7' HT.	AS SHOWN	SCREEN EVERGREEN	.75 / TREE	
DECIDUOUS SHRUBS	09	ITEA VIRGINICA	SWEETSPIRE	24" HW MIN	AS SHOWN	MO NATIVE SHRUB	.20 / SHRUB	
	15	PHYSOCARPUS OPULIFOLIUS	NINEBARK	24" HW MIN	AS SHOWN	MO NATIVE SHRUB	.20 / SHRUB	
	14	RHUS AROMATICA	FRAGRANT SUMAC	24" HW MIN	AS SHOWN	MO NATIVE SHRUB	.20 / SHRUB	
EVERGREEN SHRUBS	24	ABELIA X GRANDIFLORA	GLOSSY ABELIA	24" HW MIN	AS SHOWN	MO NATIVE SHRUB	.20 / SHRUB	
	14	ILEX VERTICILATA	WINTERBERRY HOLLY	24" HW MIN	AS SHOWN	MO NATIVE SHRUB	.20 / SHRUB	
PERENNIAL	107	LIRIOPE MUSCARI 'VARIEGATA'	VARIIEGATED LIRIOPE	3 1/4" POT	AS SHOWN	'SPICATA' NOT ALLOWED	1 / 100 SF	
TURF	-	TURF TYPE TALL FESCUE - SOD WHERE INDICATED						-
MULCH	-	DOUBLE SHREDDDED BARK MULCH FROM LOCAL SOURCES - ALL PLANTINGS TO RECEIVE MIN. 3"-4" DEEP						-
IRRIGATION	-	SEE IRRIGATION PLAN FOR AREAS OF COVERAGE AND FURTHER INFORMATION						1 / 250 SF



GENERAL NOTES

- (A) REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- (B) SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- (C) REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- (D) ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- (E) NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- (F) PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- (G) PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- (H) WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED AREA OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- (I) RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- (J) PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

SMALL SHEETS BEARING THIS SEAL ARE AUTHENTICATED. RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS OR INSTRUMENTS ARE DISCLAIMED.

1 LANDSCAPE PLAN
L1.1 SCALE: 1" = 20'-0"

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102 OLD DORSETT ROAD
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LANDSCAPE PLAN

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**Know what's below
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L1.1

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