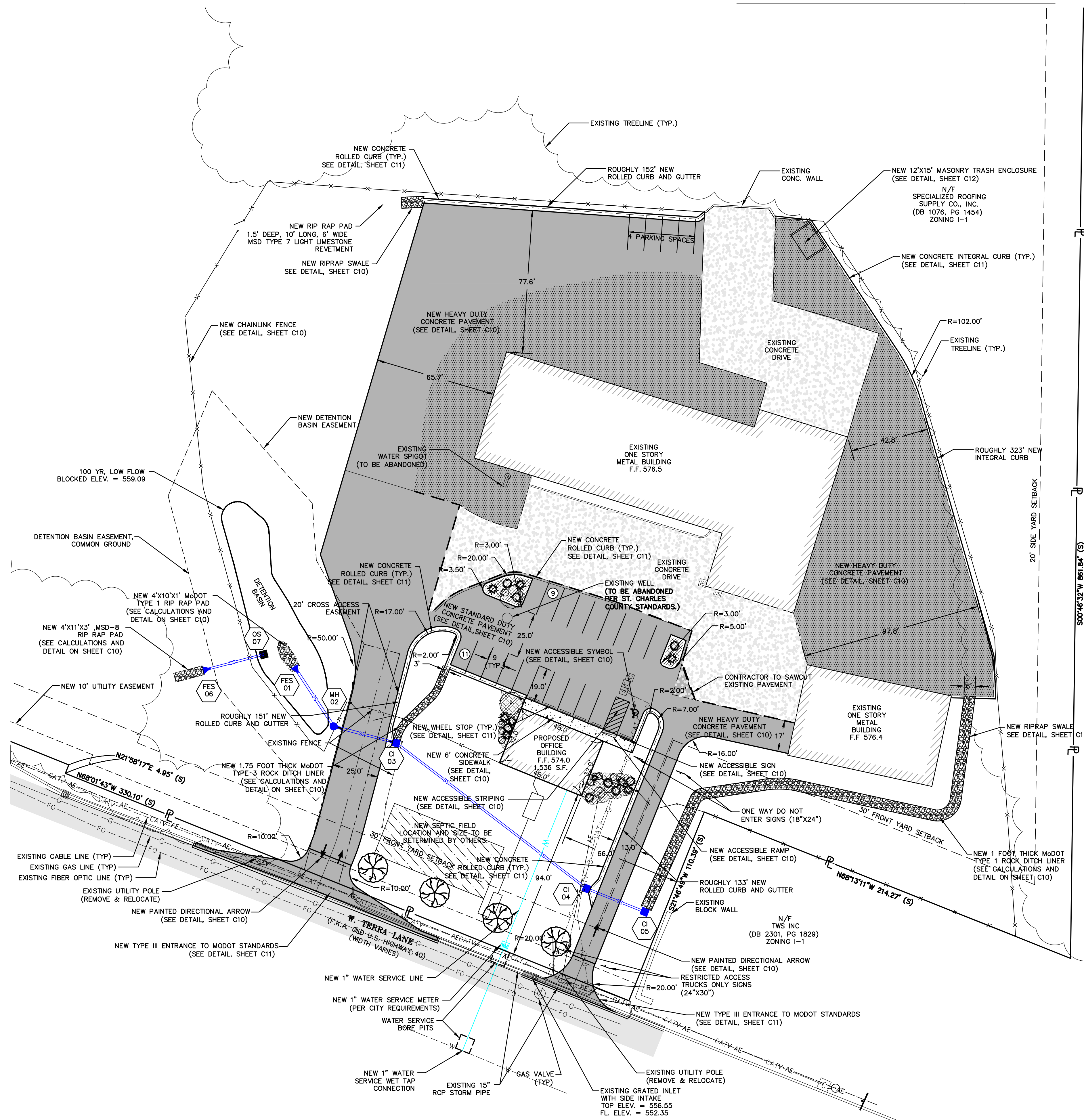
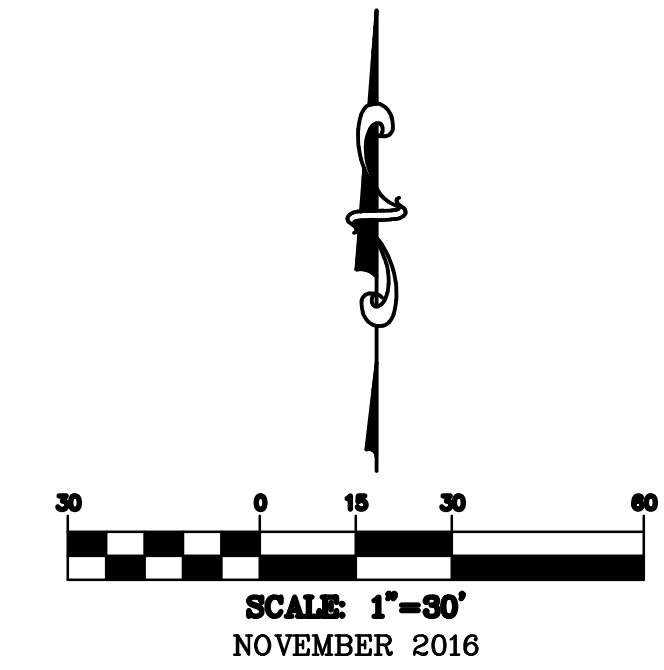


# SITE/UTILITY PLAN



N/F  
THE EMERALD REALTY  
GROUP LLC  
(DB 4045, PG 782)

NOTE:  
SANITARY FLOW  
200 GPD/1000 FT<sup>2</sup> OF FLOOR AREA  
= (1,536)(200) = 308 GPD

NOTE:  
ALL PAVING TO BE IN ACCORDANCE WITH  
ST. CHARLES COUNTY STANDARDS AND  
SPECIFICATIONS EXCEPT AS MODIFIED BY  
THE CITY OF O'FALLON ORDINANCES.

NOTE:  
SEPTIC SYSTEM TO BE CONVERTED TO  
GRAVITY/PUMPED SANITARY SEWER AT  
PROPERTY OWNERS COST WHEN THE  
SANITARY SEWER MAIN IS CONSTRUCTED  
WITHIN 200' OF SUBJECT PROPERTY.

PARKING DATA:  
PARKING REQUIRED:  
EXISTING WAREHOUSE 1 PER 1,000 S.F. = 18 SPACES  
OFFICE 1 PER 300 S.F. = 6 SPACES  
TOTAL REQ. = 24 SPACES  
PARKING PROVIDED = 24 SPACES

NOTE:  
A NEW ON-SITE SEPTIC SYSTEM IS  
TO BE INSTALLED. THE SIZE AND LOCATION  
ARE TO BE DETERMINED BY THE SEPTIC  
INSTALLER AND SUBMITTED FOR PERMIT.  
SEPTIC SYSTEM TO BE INSPECTED AND  
APPROVED BY ST. CHARLES COUNTY.

NOTE:  
ALL DRIVE AND CURB DIMENSIONS ARE TO  
BACK OF CURB UNLESS OTHERWISE NOTED.

NOTE:  
WATER SERVICE LINE TO BE BORED UNDER  
EXISTING PAVEMENT. NO OPEN CUTTING OF  
WEST TERRA LANE IS TO BE ALLOWED.

LOT SIZE	AREA CALCULATION
	=742,393 S.F.
BUILDING AREA	=116,399 S.F.
PAVEMENT AREA	=78,440 S.F.
TOTAL IMPERVIOUS AREA	=97,484 S.F.
LANDSCAPE/GREENSPACE AREA	=18,914 S.F.
GREENSPACE AREA	= 16%

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
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O'FALLON MO, 63366

North Office  
8 East Main Street  
Wentzville, Missouri 63385  
636-332-4574 (tel.)  
636-327-0780 (fax)  
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**COCHRAN**  
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Site Development  
Construction  
Master Planning

STATE OF MISSOURI  
ERIC SCOTT  
KIRCHNER  
E-2001004618  
3/1/2017

DATE  
Eric S. Kirchner No. E-2001004618  
Registered Professional Engineer  
State of Missouri  
for Cochran Engineering & Surveying

Developer / Owner Information:  
C Bennett Premium Building Supplies  
1285 W. Terra Lane  
O'Fallon, MO 63366

City of O'Fallon Standard Sheet

P+Z No.  
Approval Date: 9/1/16  
City No.  
Page No.  
C1