SITE INFORMATION:

LEGAL DESCRIPTION: LOT A OF BRAMBLETT CROSSING , ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 112 OF THE ST. CAHARLES COUNTY, MISSOURI RECORDS

PROPERTY AREA: AREA = 124,451 S.F. (2.86 ACRES).
EXISTING ZONING: C-2 : GENERAL BUSINESS
PROPOSED ZONING: C-2 : GENERAL BUSINESS
PROPOSED USE: OFFICE-MEDICAL SERVICES (PERMITTED)
AREA OF SITE DISTURBANCE: 2.42 AC

SETBACKS: BUILDING: FRONT = 25' SIDE = 0' REAR = 0'
PAVEMENT: FRONT = 10' SIDE = 10' REAR = 10'

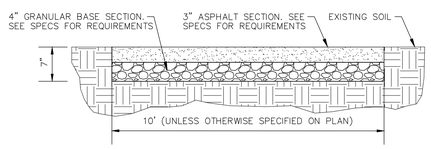
PROPOSED BUILDING HEIGHT 20' (MAX. HEIGHT 50')
PARKING REQUIRED: 1 SPACES PER 200 S.F.+1/EMP (104 SPACES REQ.)
BIKE PARKING REQUIRED: 1 SPACES PER 15 VEHICLE STALLS (10 SPACES REQ.)
PARKING PROVIDED: 150 VEHICLE SPACES (5 H.C. ACCESSIBLE), 10 BIKE PARKING
HANDICAP STALLS REQUIRED: 6, HANDICAP STALLS PROVIDED: 6
CLASS OF BUILDING CONSTRUCTION = II-B
LANDSCAPE REQUIREMENTS: MIN. INTERNAL LANDSCAPE SURF. RATIO: 6% (8.6% PROV.)

EXISTING SITE DATA

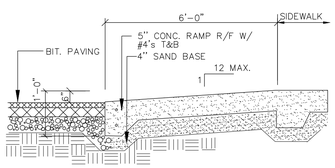
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.86	124,451	
BUILDING FLOOR AREA	0.00	00,000	0.0%
PAVEMENT (ASP. & CONC.)	0.11	4,675	3.8%
TOTAL IMPERVIOUS	0.11	4,675	3.8%
LANDSCAPE/OPEN SPACE	2.75	119,776	96.2%

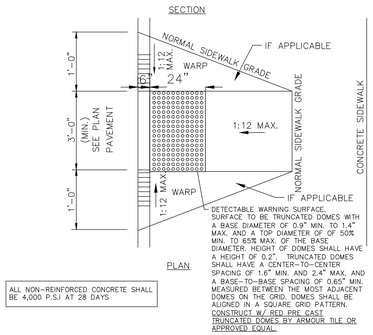
PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.86	124,451	
BUILDING FLOOR AREA	0.38	16,668	13.4%
PAVEMENT (ASP. & CONC.)	1.57	68,333	54.9%
TOTAL IMPERVIOUS	1.95	85,001	68.3%
LANDSCAPE/OPEN SPACE	0.91	39,450	31.7%



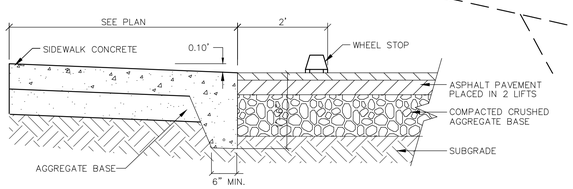
10' WIDE ASPHALT TRAIL DETAIL
NO SCALE



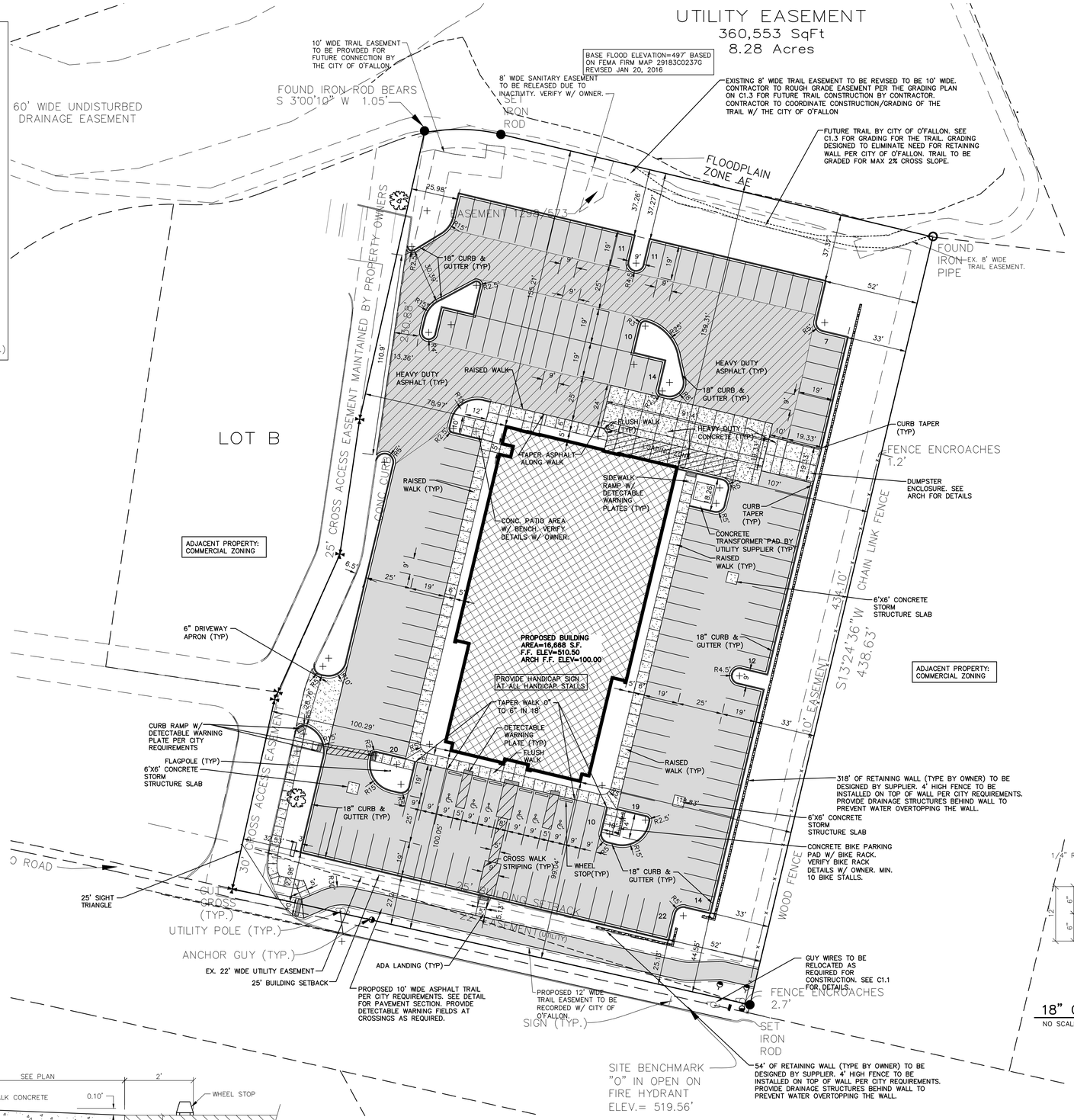


ALL NON-REINFORCED CONCRETE SHALL BE 4,000 P.S.I AT 28 DAYS

CURB RAMP DETAIL
NO SCALE



FLUSH WALK DETAIL
NO SCALE



SLOPE STABILIZATION ALTERNATE:

CONTRACTOR TO PROVIDE SLOPE STABILIZATION ALTERNATE IN BID TO OWNER FOR RETAINING WALL AREA(S) TO BE 2:1 SLOPES (INSTEAD OF 3:1) WITH ENGINEERED SLOPE STABILITY MATERIALS.

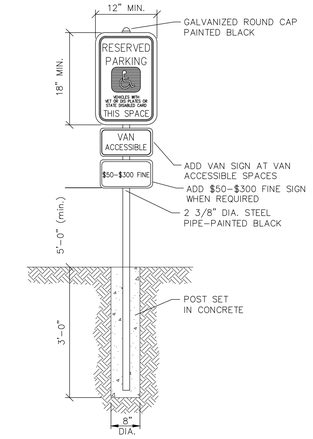
NORTH

SITE PLAN

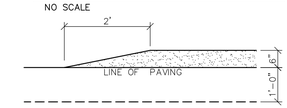
1"= 30' SCALE — 30' 0 30' 60' FEET

P+Z No. 16-000086
Approval Date: Jan 7, 2016
City No.: CSP-16-0000001

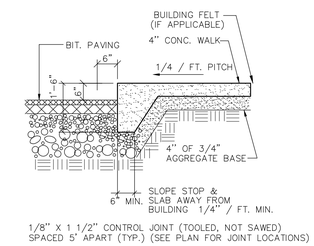
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



HANDICAP SIGNAGE DETAIL
NO SCALE

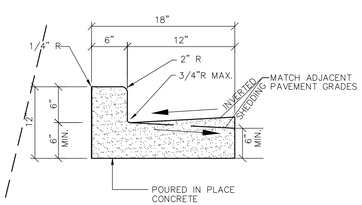


TAPERED CURB DETAIL
NO SCALE



RAISED WALK DETAIL
NO SCALE

ALL NON-REINFORCED CONCRETE SHALL BE 4,000 P.S.I AT 28 DAYS



18" CONCRETE CURB & GUTTER DETAIL
NO SCALE

EXCEL ENGINEERING inc.
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801

Always a Better Plan

OWNER:
W.D.S. CONSTRUCTION, INC.
111 ROWELL STREET
BEAVER DAM, WI 53916

PROJECT:
BIOLIFE PLASMA CENTER
BRAMBLET CROSSING (LOT A)
O'FALLON, MO 63368

PRELIMINARY SHEET DATES:

DECEMBER 4, 2015
DECEMBER 23, 2015
JANUARY 29, 2016
FEBRUARY 16, 2016
MARCH 1, 2016

JOB NUMBER: 1514400

SHEET

C1.2

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