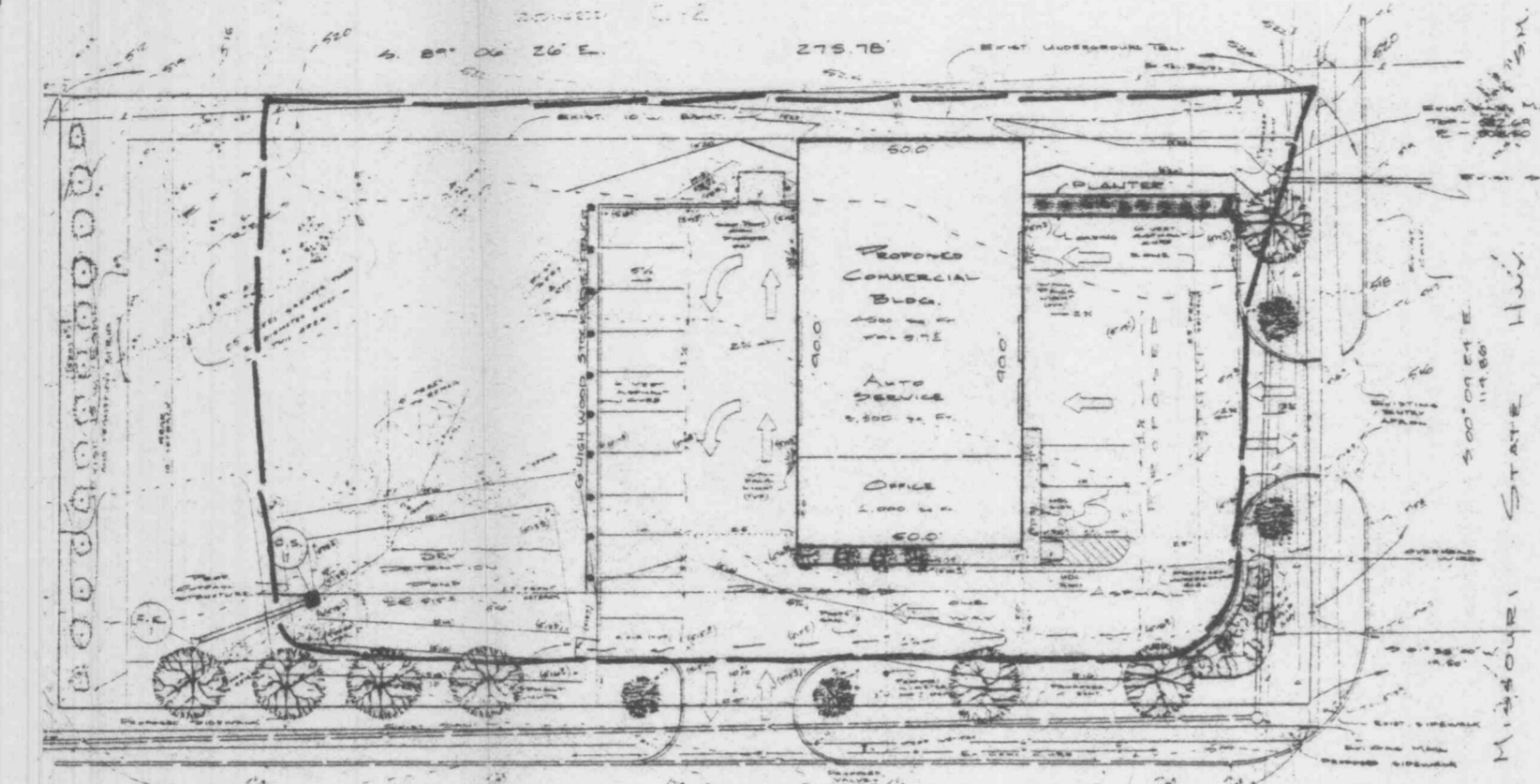
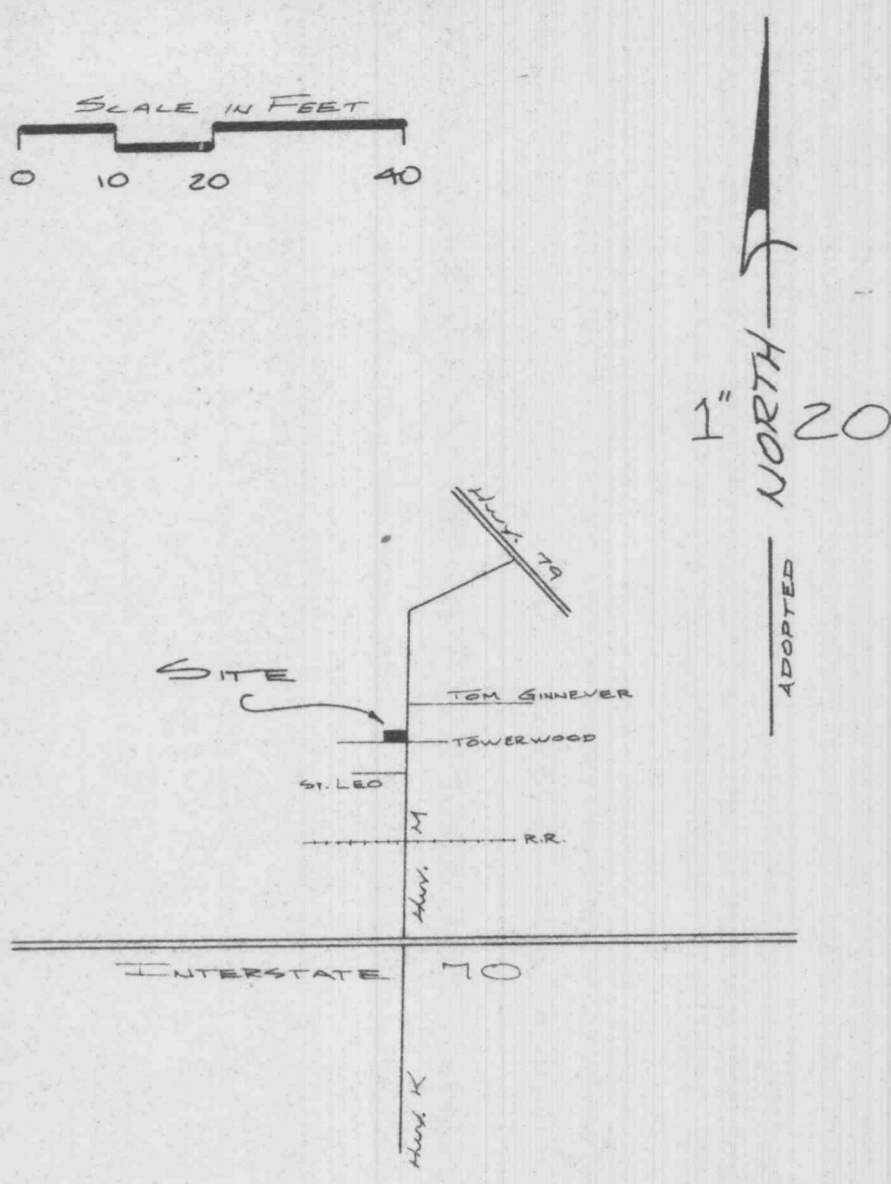


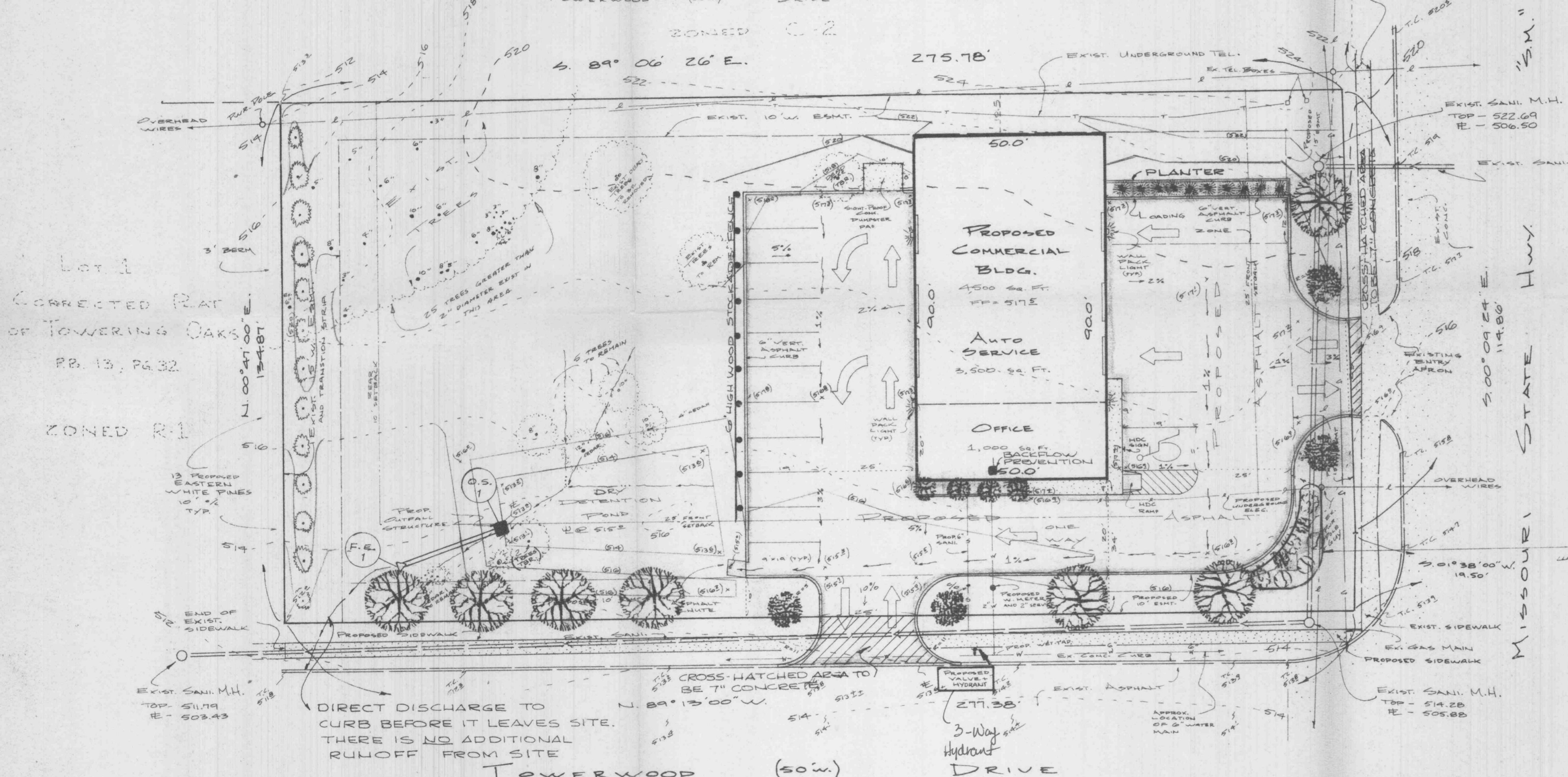
SITE PLAN

COLUMBIA AUTOMOTIVE

PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 20,
TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF
O'FALLON, ST. CHARLES CO., MO



LOCATION MAP
NO SCALE



Lot 1
CORRECTED PLAT
OF TOWERING OAKS
P.B. 13, P. 32
ZONED R-1

Columbia Automotive
Detention Basin Requirements (25Yr)

Differential Runoff:
Area to be developed = 0.35Ac
Developed runoff factor = 4.76cfs
Undeveloped runoff factor = 2.31cfs
Differential runoff factor = 2.44cfs

Storage Requirements:
Assume 0.84Ac to be max. area developed.
0.84 a.c. x 2.44 cfs/100 x 1200 sec = 1,350 c.f.
Sediment Volume
C = 0.9 Vol./ac./yr. = 60 c.f. (From Chart)
0.84 ac x 60 c.f./yr x 5 yr = 252 c.f.
Total storage volume required = 1,602 c.f.
Volume provided @ allowable outflow = 1856 c.f. x 1.632 c.f.

Inflow - Outflow Discharge (c.f.)

Runoff to Basin (per plan):
Developed area = 0.35 ac.
Undeveloped area = 0.27 ac.

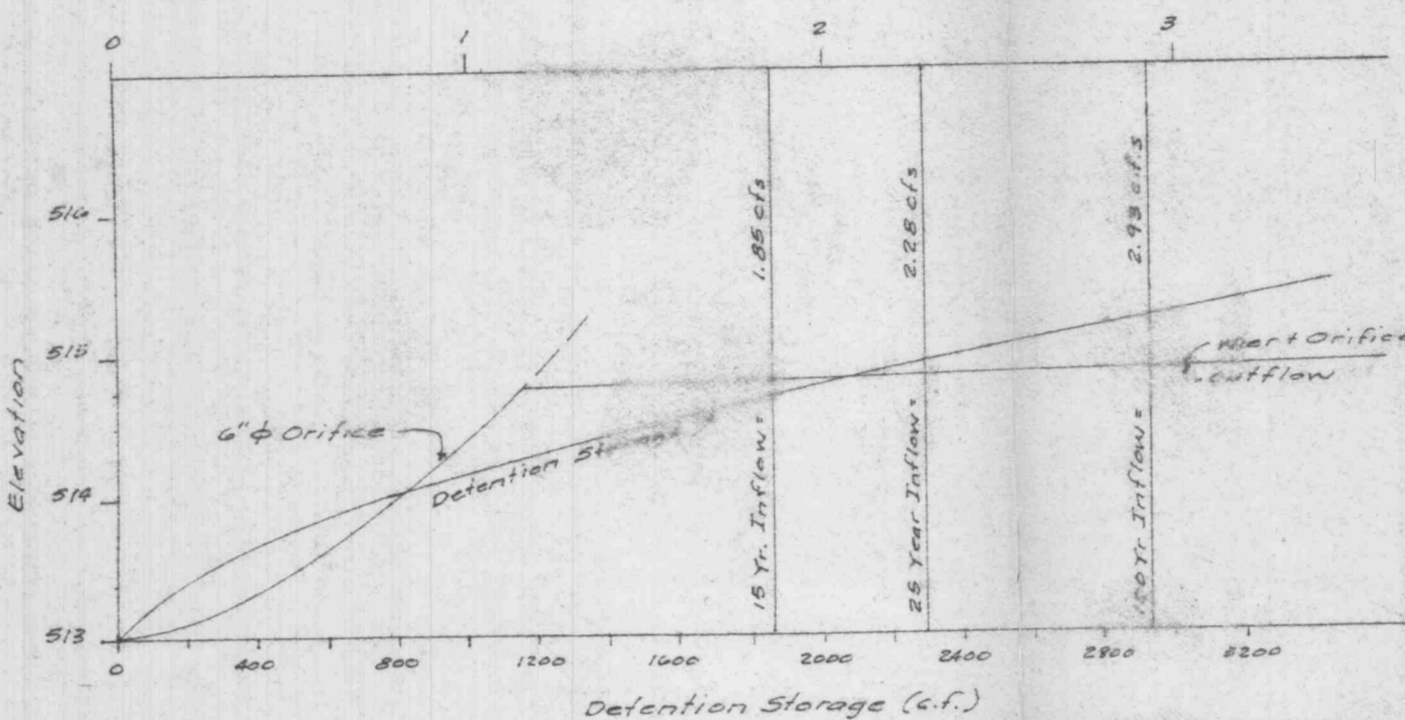
15 Yr:
0.27 ac x 1.97 + 0.35 ac x 3.35 = 1.85 cfs

25 Yr:
0.27 ac x 2.31 + 0.35 ac x 4.75 = 2.28 cfs

100 Yr:
0.27 ac x 2.75 + 0.35 ac x 6.08 = 2.75 cfs

Runoff to be stored = 1.15 cfs
Allowable discharge from basin = 2.28 cfs - 1.15 cfs = 1.13 cfs

Size opening at outlet structure
Use 6" φ opening
Q_{out} allowable = 1.13 cfs
Q = C_d A √2gh C = 0.60 A = 0.194
h = 1.44'
depth of water = 1.69'
N.S. EI = 514.69



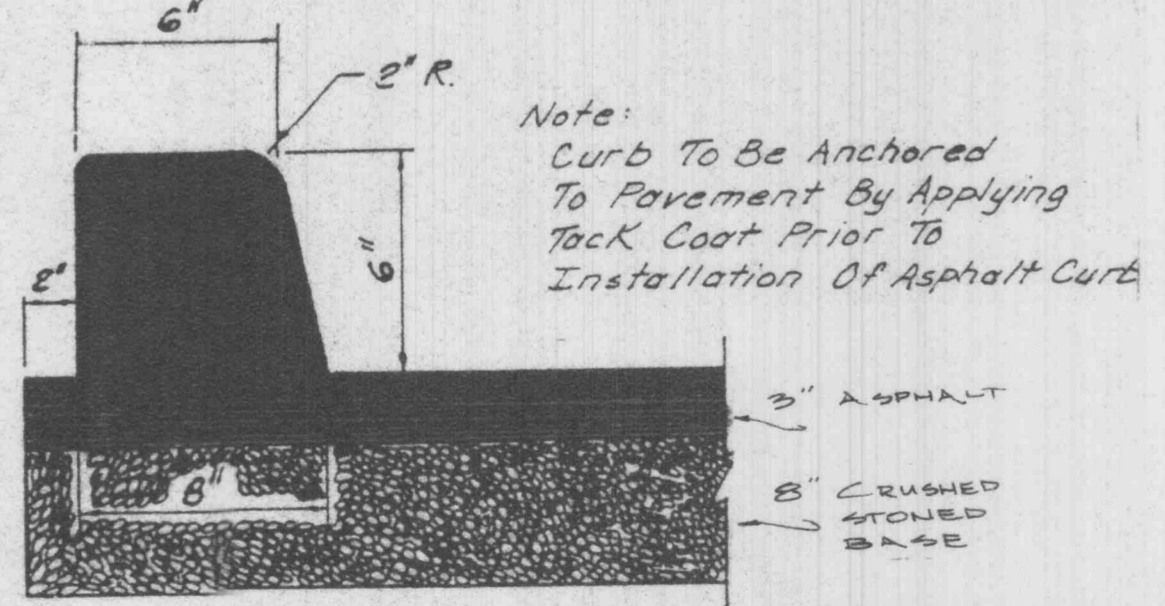
APPROVED
Contingent upon Fire District approval.
4/14/97 Colleen Kraume

- GENERAL NOTES
- Current tract owner: John Holt
824 Osage Ridge
Augusta, Mo. 63332
Purchaser of tract: J & D Columbia Automotive
415 E. Wabash St.
O'Fallon, Mo. 63366
(314) 272-4545
Developer of tract: Cannon Steel Structures
Tom Coonrod
P.O. Box 266
Troy, Mo. 63379
(314) 462-8277
 - Current Zoning is C-2, Commercial.
Setbacks:
A.) Front - 25 feet
B.) Side - None
C.) Rear - 10 feet when adjoining residential zoning plus a 15 foot wide transition strip
 - This tract contains 0.9 acres, more or less.
 - Utilities serving site:
A.) Telephone: GTE
B.) Electric: Union Electric
C.) Gas: Inland Gas
D.) Sewer & Water: Alliance of O'Fallon
 - Proposed building will be used for Automotive Service.
 - Parking requirements: one space for each 500 square feet of floor area. There is 4500 square feet of floor area requiring nine spaces. Thirteen spaces have been provided.
 - Tree Requirements: One tree is required for each 40 feet of road frontage. This site has approximately 415 feet of frontage, requiring 11 trees as shown. One tree is required for each 3000 square feet of open area. Roughly 23,000 square feet will be open, resulting in 8 trees required. 33 trees will remain on the site after development
 - Elevations in Parenthesis, (xxx.x), indicate proposed grades.
 - No earthwork is proposed within State Right of Way.
 - No portion of this site lies within the flood plain per map # 2913C0230E.
 - Conditional use permit will be required for this site.
 - This parcel was created with the platting of "The Corrected Plat of Towering Oaks" as recorded in Plat Book 13, Page 32.
 - Owner will comply with Article 26.
 - Per FIRM 29183C0230E dated August 2, 1996 this site is not in a flood plain.
 - Dumpster pad will be enclosed with a 6 foot high wood privacy fence.
 - Site coverage calculations:
A. Building = 12%
B. Asphalt = 30%
C. Open space = 58%
 - The largest vehicle that can access this site is a 33 foot straight truck.
 - Vehicles under repair cannot be placed in outside parking lot.

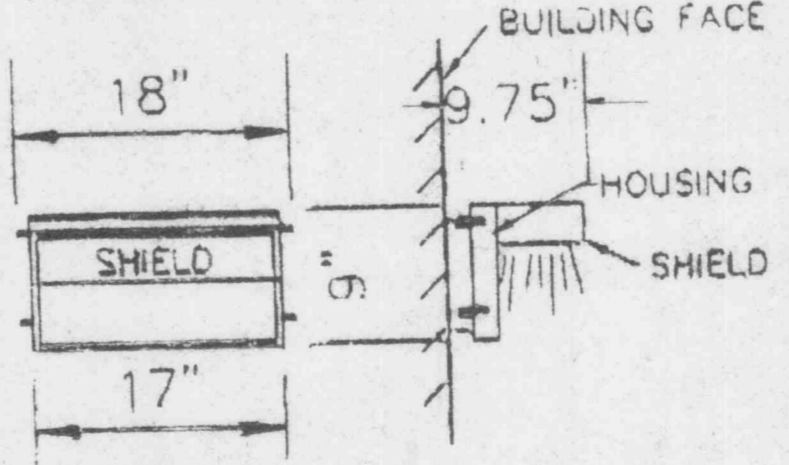
LANDSCAPING LEGEND			
SYMBOL	NAME	SIZE	QUAN.
(Symbol)	RED BARBERRY	2 gal.	2
(Symbol)	GOLDEN VICARY	7 gal.	3
(Symbol)	EMERALD & GOLD EUONYMUS	2 gal.	3
(Symbol)	RED MAPLE	2" cal.	7
(Symbol)	FLOWERING CRAB	2" cal.	4
(Symbol)	BOXWOOD	3 gal.	4
(Symbol)	YEW	2 gal.	10
(Symbol)	EASTERN WHITE PINE	6 ft.	13

LEGAL DESCRIPTION
0.855 Acres

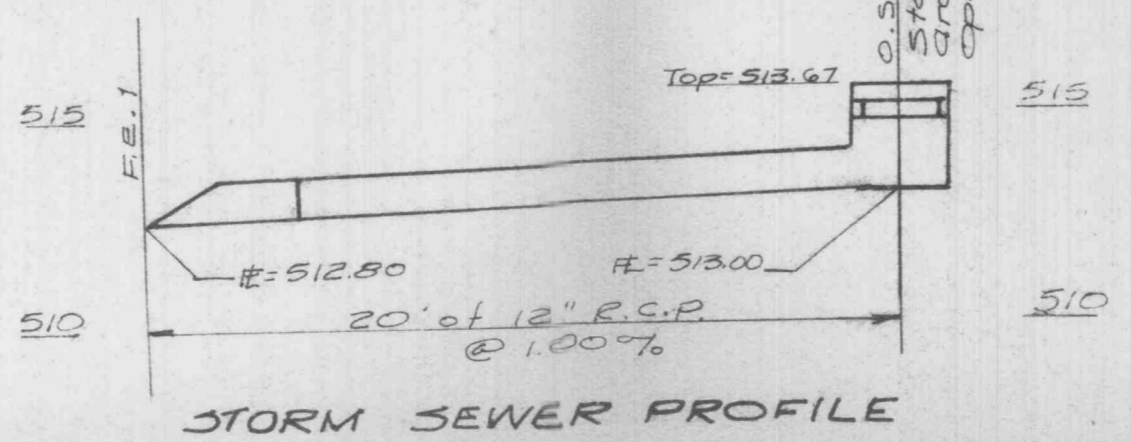
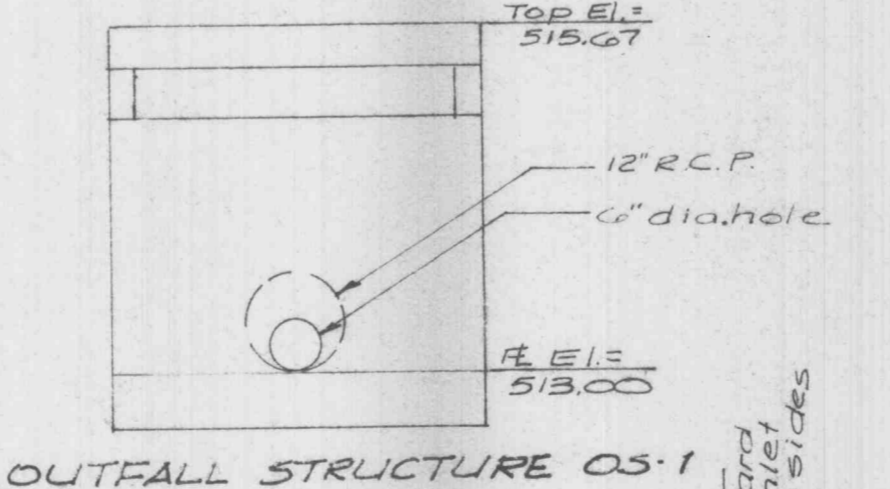
A tract of land being part of Section 20, Township 47 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows: Commencing at an old iron rod at the Northeast corner of Lot One of the "Corrected Plat of Towering Oaks", a subdivision recorded in Plat Book 13, Page 32 of the St. Charles County Recorder's Office; thence South 89 degrees 06' 26" East, 275.78 feet to a point on the West right of way line of Missouri State Highway "H" (North Main Street); thence South 00 degrees 09' 24" East, along said West line, 114.86 feet; thence South 01 degrees 38' West, continuing along said West line, 19.50 feet to its intersection the North line of Towerwood Drive; thence North 89 degrees 13' 00" West, along the North line of Towerwood Drive, 277.38 feet to an old iron pipe and from which, a cross on curb bears South 00 degrees 47' West, 12.50 feet; thence North 00 degrees 47' 00" East, leaving said North line, 134.87 feet to the point of beginning and containing 0.855 acres, more or less.



LIGHT TO BE SHIELDED
DOWNWARD TO BE KEEP FROM
OVERFLOW ONTC ADJACENT
PROPERTIES AND R.O.W.



SPECIFICATIONS
HIGH IMPACT, HEAT RESISTANT PRISMATIC BOROSILICATE GLASS DIFFUSER HOUSED IN A DIE CAST ALUMINUM LENS FRAME. 250 WATT HIGH PRESSURE SODIUM LAMP SEALED WEATHER RESISTANT HOUSING



REV: 1-13-97, ADDRESS STAFF COMMENTS

REV: 3-24-97 - Added Detention Requirements

NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

Landmark Surveying & Engineering, Inc.
802 E. Main, Wentzville, MO 63385
327-5953 • 332-9190
Troy, MO 63379

COLUMBIA AUTOMOTIVE

Drawn: JEA	Date: 1-25-96
Ckd: JEA	Date: 1-25-96
Rev: JEA	Date: 1-25-96