



THE WORK PROVIDED BY THIS OFFICE AND THE QUALITY OF THE DESIGN AND CONSTRUCTION IS LIMITED TO THE DESIGN, FIELD OBSERVATIONS AND OTHER INFORMATION RECEIVED BY THE ENGINEER AND IS NOT GUARANTEED TO BE FREE FROM ERRORS OR OMISSIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO THE OPERATION, MAINTENANCE, REPAIRS, RECONSTRUCTION, OR REMEDIATION OF THE PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO THE OPERATION, MAINTENANCE, REPAIRS, RECONSTRUCTION, OR REMEDIATION OF THE PROJECT.

JOSEPH SZRAMKOWSKI
12032 CONWAY DRIVE
ST. LOUIS, MO 63131
P: 314-567-5419

Vance Engineering, Inc.
1600 N. Warsaw Rd.
Suite 202
St. Louis, MO 63132
P: 314-427-1800
F: 314-427-1801

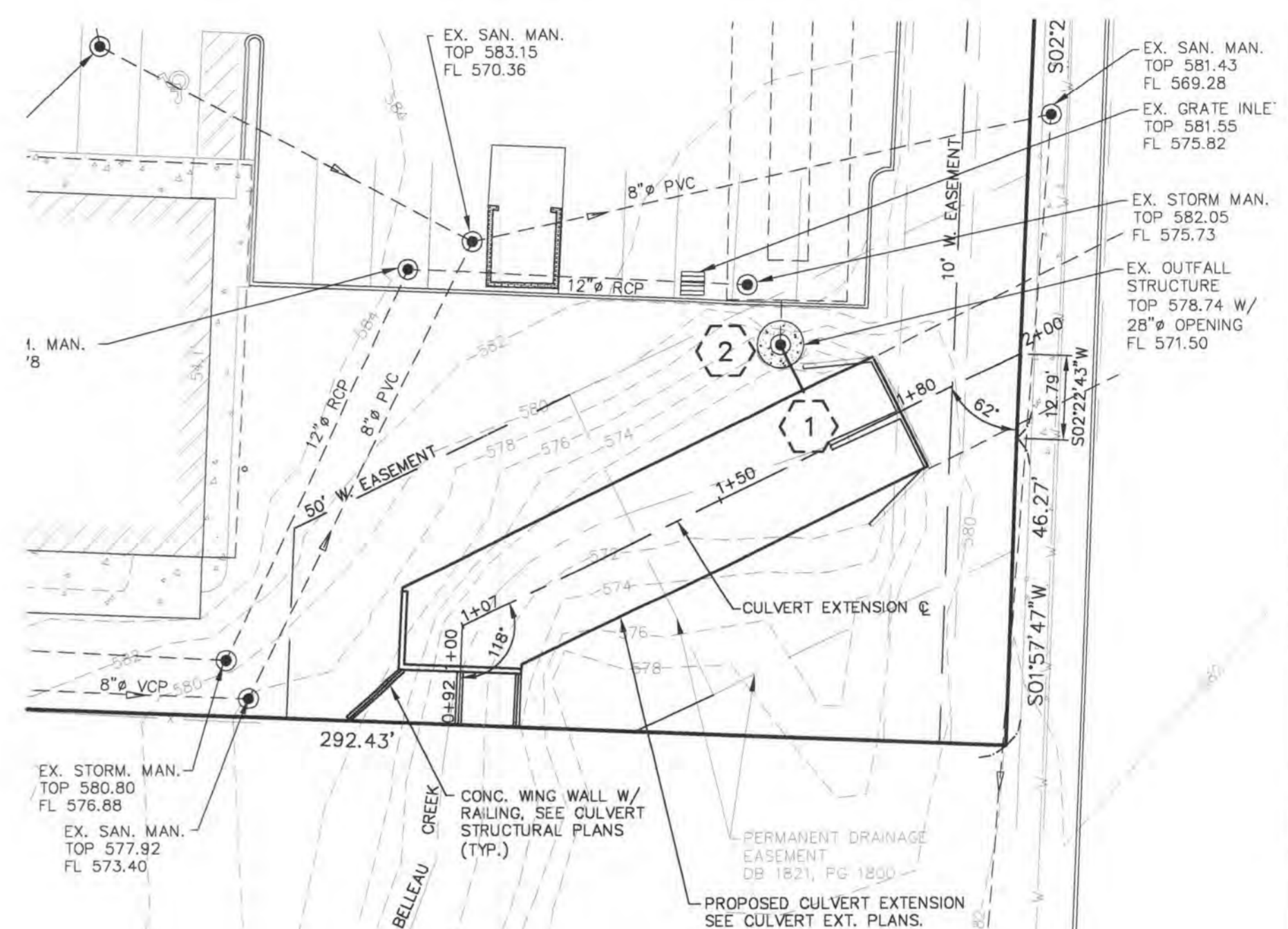
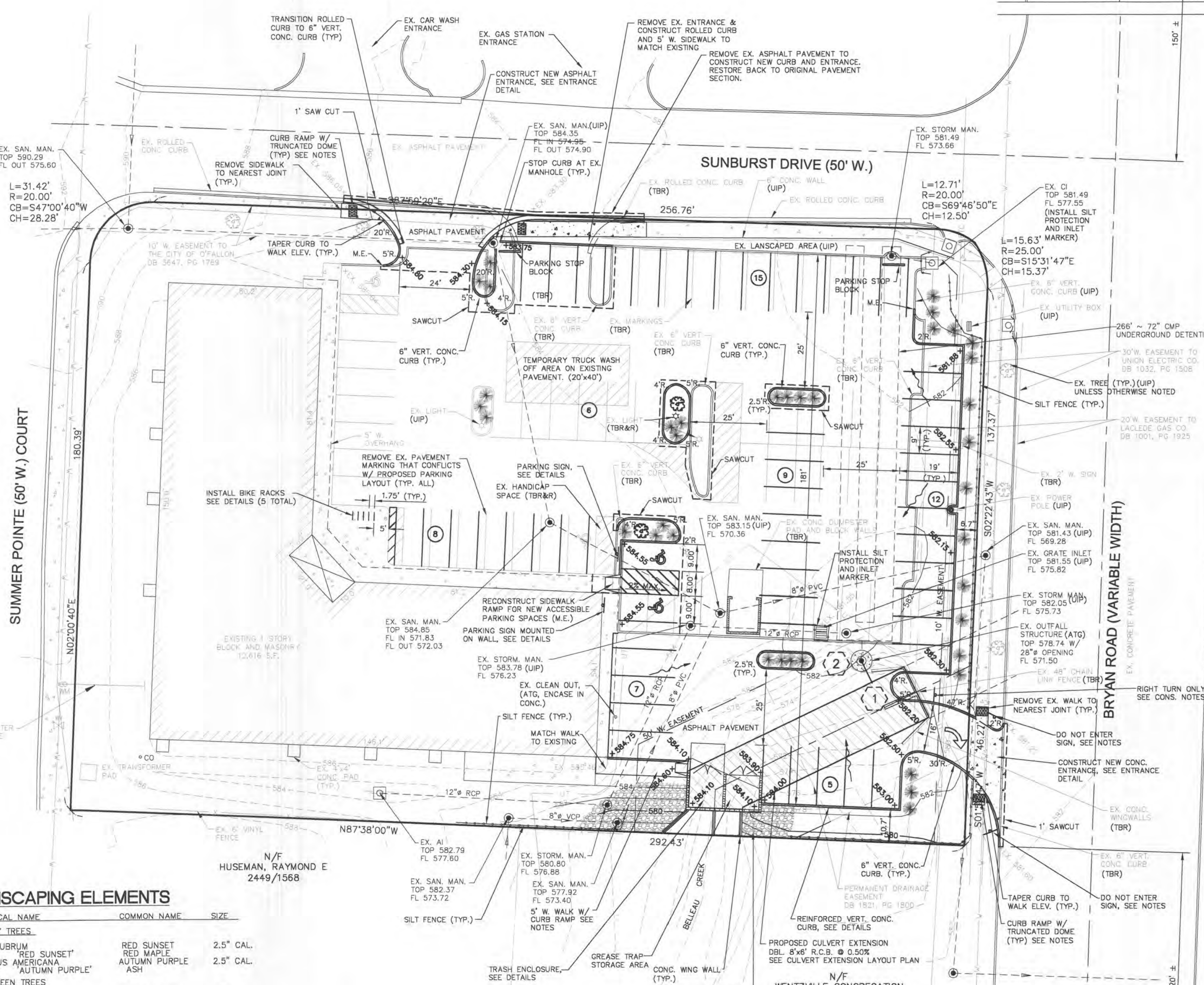


GILMAN PLAZA
SITE AND GRADING PLAN

REVISED
11-28-05 CITY COMMT'S
11-02-05 CITY (FIELD ADJ.)
8-5-05 CITY COMMT'S
7-20-05 CITY COMMT'S
6-21-05 CITY COMMT'S

04079
BASEMAP NO.
03/24/05
2/3
COPYRIGHT 2005

SITTING BULL DR. (50' W.)



CULVERT EXTENSION LAYOUT PLAN

PARKING CALCULATIONS

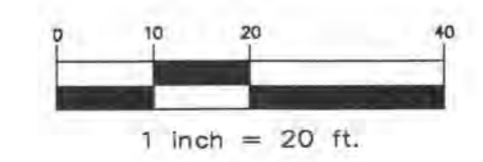
AUTOMOBILES	
PARKING SPACES REQUIRED:	5.5 PARKING SPACES FOR EVERY 1,000 SQ. FT. (GROSS) OF FLOOR AREA. 12,616 S.F. / 1,000 x 5.5 = 70 SPACES
PARKING SPACES PROVIDED:	54 PARKING SPACES (INCLUDING 2 HANDICAP) ARE EXISTING 38 PARKING SPACES ARE PROVIDED WITH NEW LAYOUT 22 EXISTING PARKING SPACES ARE LOST WITH NEW LAYOUT 16 ADDITIONAL PARKING SPACES TO BE PROVIDED 70 SPACES TOTAL
BICYCLES	
PARKING SPACES REQUIRED:	1 BICYCLE PARKING SPACE FOR EVERY FIFTEEN (15) AUTOMOBILE PARKING SPACES. 70 SPACES / 15 = 5 SPACES
PARKING SPACES PROVIDED:	5 SPACES TOTAL

SITE COVERAGE

TOTAL SITE = 1.37 ACRES	
EXISTING SITE	
BUILDING:	0.29 ACRES = 21%
PAVED SURFACES:	0.53 ACRES = 39%
GREEN SPACE:	0.55 ACRES = 40%
PROPOSED SITE	
BUILDING:	0.29 ACRES = 21%
PAVED SURFACES:	0.70 ACRES = 51%
GREEN SPACE:	0.38 ACRES = 27%
IMPERVIOUS AREA INCREASE = 0.17 ACRES	

NOTICE TO CONTRACTOR

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLotted FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNER); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



BEFORE YOU DIG - DRILL - BLAST
1-800-544-7483
(TOLL FREE)
MISSOURI ONE CALL SYSTEM, INC.

LANDSCAPING ELEMENTS

BOTANICAL NAME	COMMON NAME	SIZE
CANOPY TREES		
ACER RUBRUM	RED SUNSET	2.5" CAL.
FRAXINUS AMERICANA	AUTUMN PURPLE	2.5" CAL.
EVERGREEN TREES		
PICEA ABIES	NORWAY SPRUCE	6' HT.
PINUS STROBUS	WHITE PINE	6' HT.
DECIDUOUS SHRUBS		
EUONYMUS ALATUS	COMPACT BURNINGBUSH	24" HT.
SPIRAEA JAPONICA	GOLDMOUND SPIREA	24" HT.
EVERGREEN SHRUBS		
ILEX GLABRA	SHAMROCK INKBERRY	24" HT.
ILEX X MESERVAE	CHINA GIRL HOLLY	24" HT.
JUNIPERUS CHINENSIS	SEA GREEN JUNIPER	24" SPR.
JUNIPERUS CONFERTA	SILVER MIST JUNIPER	24" SPR.
OTHER		
BLUEGRASS SOD, ALL LAWN AREAS		
WOOD CHIP MULCH, MIN. 3", ALL BED AREAS (SPADE EDGE)		

LANDSCAPING NOTES

- ALL EXISTING TREES ALONG STREET FRONTAGE SHALL BE USED IN PLACE.
- WHEN POSSIBLE, EXISTING TREES AND SHRUBS TO BE REMOVED SHALL BE RELOCATED TO APPROXIMATE LOCATIONS AS SHOWN ON THE PLAN.
- INTERIOR ISLANDS OF THE PARKING LOT ARE TO BE LANDSCAPED.
- ALL PLANT LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY OWNER PRIOR TO INSTALLATION OF MATERIALS.
- SHRUBS IN MASS PLANTINGS SHALL BE INSTALLED IN A CONTINUOUS MULCH BED, MINIMUM 3" DEPTH. TREES, WHERE PRACTICAL, SHALL BE INCLUDED WITHIN MULCH BED. INDIVIDUAL TREES SHALL HAVE EARTH SAUCER WITH MINIMUM 3" MULCH.
- NEW TREES AND SHRUBS ARE TO BE SELECTED FROM THE LIST LOCATED ON THIS SHEET AND APPROVED BY THE OWNER PRIOR TO INSTALLATION.

TREE REQUIREMENTS

REQUIRED: 6% OF THE INTERIOR OF PARKING LOT SHALL BE LANDSCAPED
INTERIOR PARKING LOT = 270 S.F. x 70 PARKING SPACES = 18,900 S.F.
18,900 S.F. x 6% = 1,134 S.F.
ONE TREE REQUIRED FOR EVERY 3,000 S.F. OF LANDSCAPED AREA
THEREFORE, ONE (1) TREE REQUIRED WITHIN PARKING LOT

PROVIDED: TWO (2) INTERIOR ISLAND TREES PROVIDED