

**SITE COVERAGE CALCULATIONS**

PARCEL 1: (85% MAX. COVERAGE PER P.U.D.)  
 SITE AREA = 9.14 ACRES  
 BUILDING COVERAGE = 1.74 ACRES  
 PARKING COVERAGE = 4.79 ACRES  
 SIDEWALK COVERAGE = 0.48 ACRES  
 DIFFERENCE = 2.13 ACRES (LANDSCAPE AREA)  
 $[(2.13 \text{ AC.}) / (9.14 \text{ AC.})] \times 100 = 23.3\% > 15\%$  REQUIRED  
 INTERIOR PARKING:  
 6% OF PARKING AREA REQUIRED TO BE LANDSCAPE AREA  
 PARKING COVERAGE = 4.79 AC.  
 INTERIOR LANDSCAPE = 0.31 AC.  
 $[(0.31 \text{ AC.}) / (4.97 \text{ AC.})] \times 100 = 6.5\% > 6\%$  REQUIRED  
 LOTS 4B, 4C, 4D, 4E & 4F SHALL COMPLY WITH THESE MINIMUM STANDARDS AND SHALL BE CALCULATED AS EACH LOT IS DEVELOPED

**FLOODPLAIN NOTE**

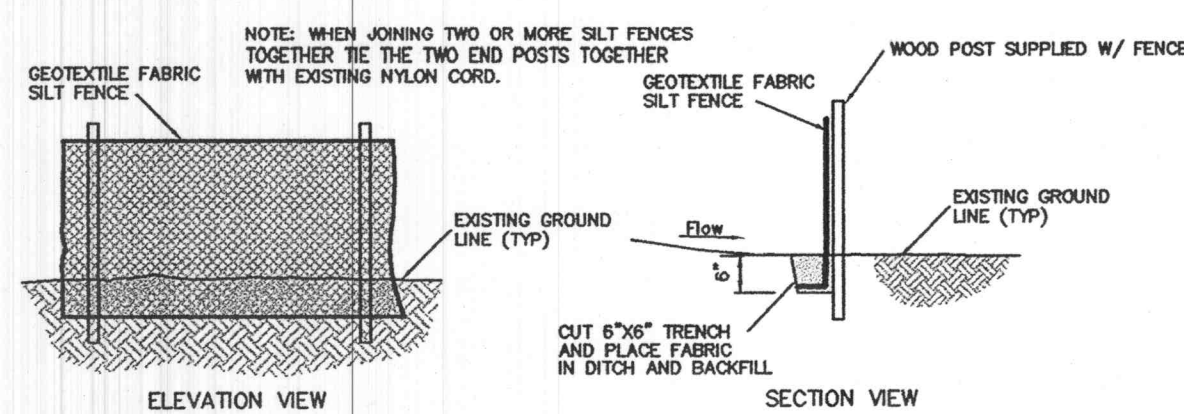
NOTE: THE SURVEYED TRACT AS SHOWN HEREON LIES WITHIN FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 29183C0430 E. EFFECTIVE DATE: AUGUST 2, 1996

**PERTINENT DATA**

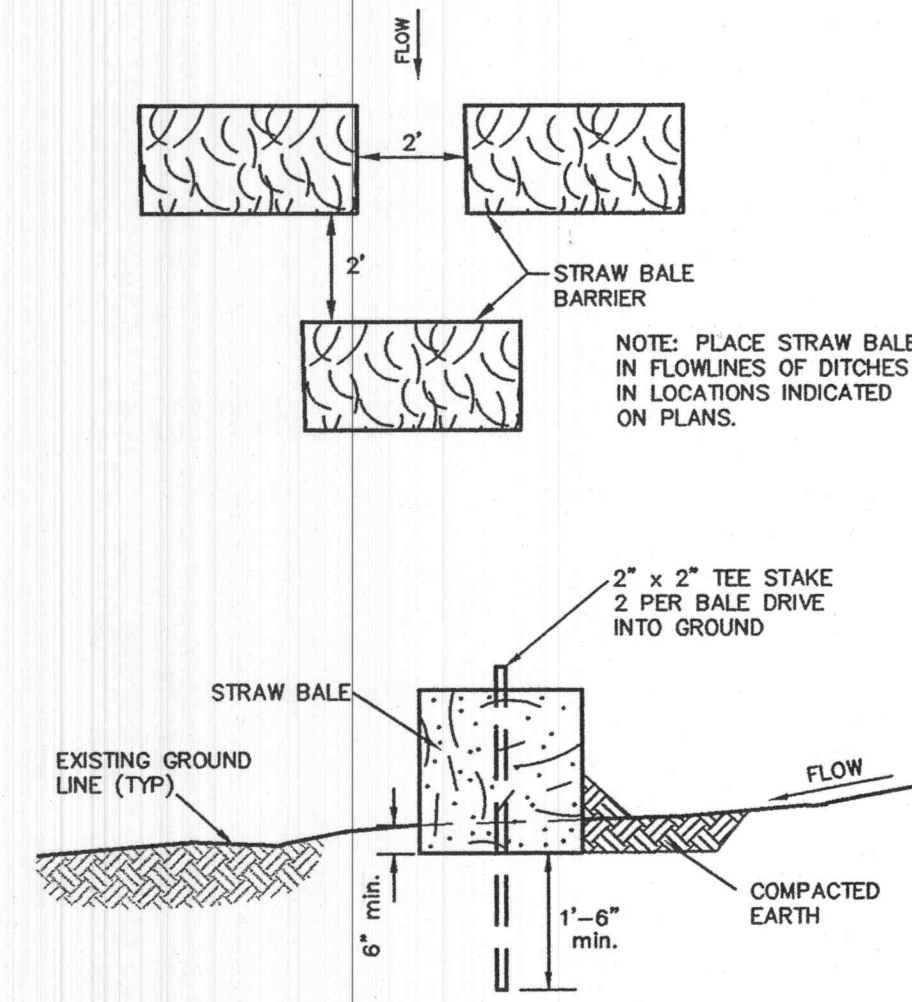
OWNER: WILLIAM ERKER  
 35 N. CENTRAL AVE.  
 SUITE 400  
 ST. LOUIS, MO 63105  
 DEVELOPER: WILLIAM ERKER  
 35 N. CENTRAL AVE.  
 SUITE 400  
 ST. LOUIS, MO 63105  
 SITE ADDRESS: 4601 STATE HIGHWAY K  
 EXISTING ZONING: "C-2" GENERAL BUSINESS DISTRICT  
 SITE AREA: 15.52 ACRES  
 LOT 4A: 9.14 ACRES  
 LOT 4B: 1.06 ACRES  
 LOT 4C: 1.59 ACRES  
 LOT 4D: 1.55 ACRES  
 LOT 4E: 0.66 ACRES  
 LOT 4F: 1.52 ACRES  
 BUILDING AREA: 76,030 S.F. GROSS  
 WATER SHED: CROOKED CREEK  
 WATER DISTRICT: PUBLIC WATER DISTRICT NO. 2  
 FIRE DISTRICT: COTTLEVILLE COMMUNITY FIRE DISTRICT  
 SCHOOL DISTRICT: FRANCIS HOWELL  
 SEWER DISTRICT: DUCKETT CREEK  
 GAS SERVICE: ST. CHARLES GAS CO.  
 ELECTRIC SERVICE: AMEREN U.E.  
 TELEPHONE SERVICE: SOUTHWESTERN BELL

**SETBACK REQUIREMENTS**

REQUIREMENTS PER ZONING ORDINANCE  
 FRONT YARD: 25'  
 REAR YARD: 10'  
 REAR BUFFER (ADJACENT TO RESIDENTIAL): 20'  
 NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ADJUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT.



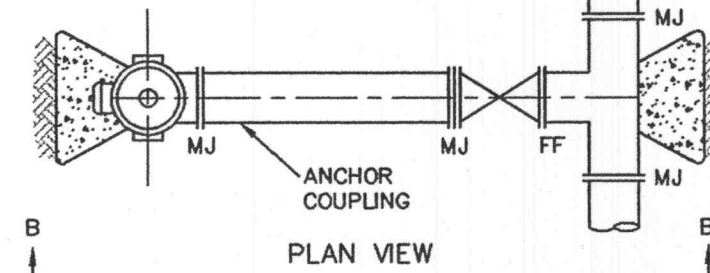
**SILTATION CONTROL SILTFENCE DETAIL**



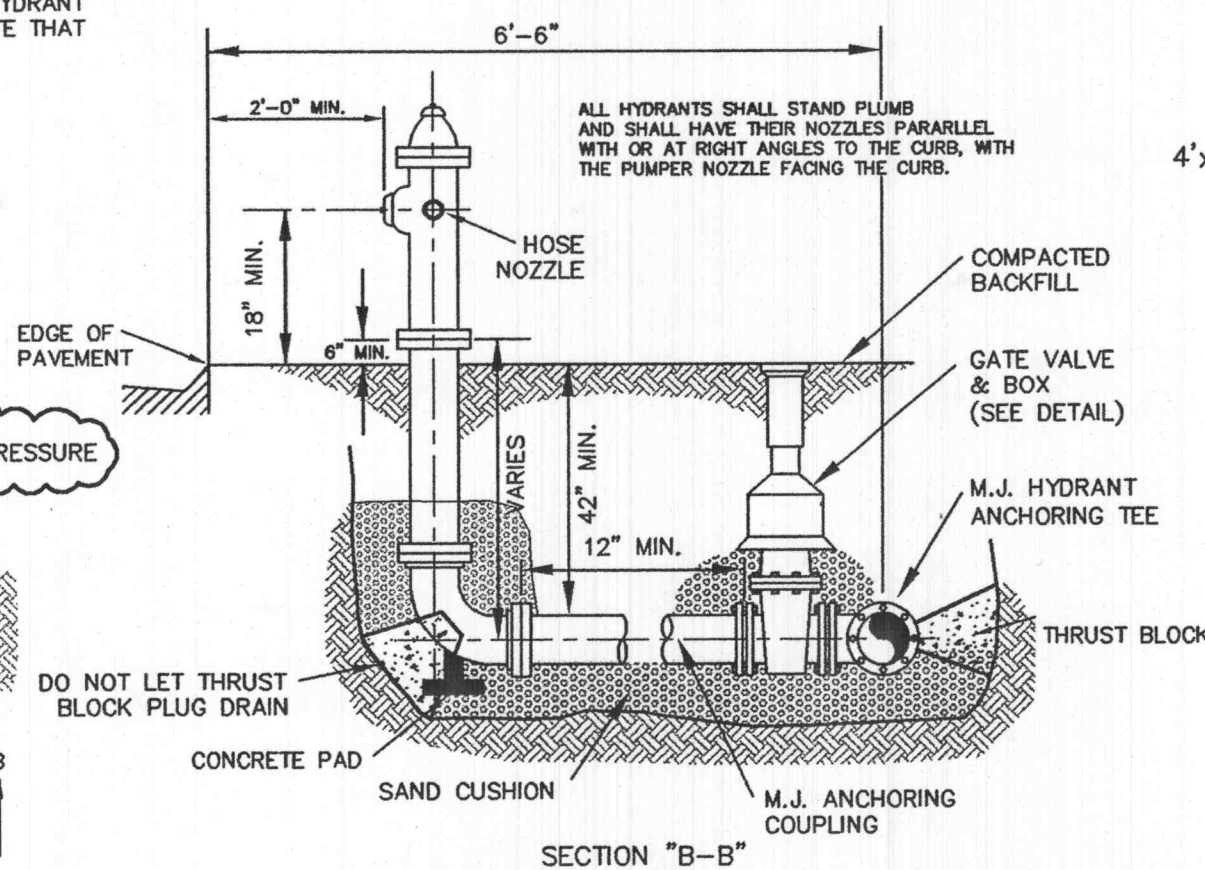
**SILTATION CONTROL STAW BALE DETAIL**

**FIRE HYDRANTS SHALL MEET THE FOLLOWING REQUIREMENTS:**

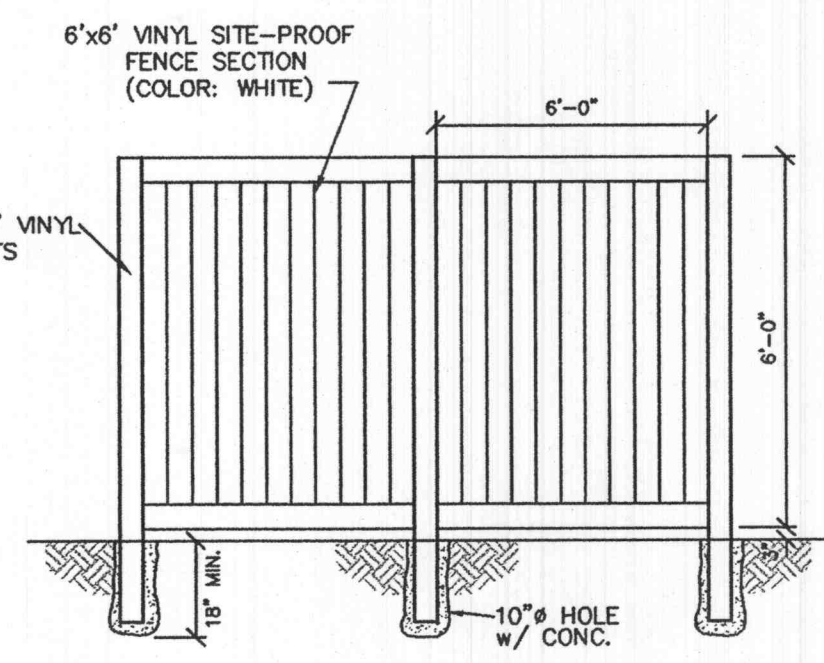
- CENTERLINE OF THE 4 1/2 INCH HYDRANT OUTLET SHALL BE A MINIMUM OF 18 INCHES AND A MAXIMUM OF 36 INCHES ABOVE FINISH GRADE.
- THE TYPE AND DESIGN OF THE FIRE HYDRANT SHALL BE APPROVED, IF DIFFERENT THAN THE ALREADY APPROVED TYPE AND DESIGN THAT IS BEING USED BY THE LOCAL FIRE PROTECTION DISTRICT THE FIRE HYDRANT SHALL BE PROVIDED WITH TWO 2 1/2" HOSE NOZZLES AND ONE 4 1/2" PUMPER NOZZLE, ALL HAVING NATIONAL STANDARD HOSE THREADS. NOZZLES SHALL HAVE CAPS ATTACHED BY CHAINS, OPERATING NUTS SHALL BE ANWA STANDARD (PENTAGONAL, MEASURING 1 1/2" POINT TO FLAT), HYDRANT SHALL HAVE A 5 1/4" VALVE AND 6" BARREL.
- ALL PUBLIC FIRE HYDRANT BARRELS ARE TO BE PAINTED YELLOW. ALL FIRE HYDRANT BONNETS ARE TO BE PAINTED BASED ON THE GALLONS OF WATER PER MINUTE THAT THEY WILL FLOW, THESE COLORS ARE PER N.F.P.A.  
 A.) RED = 500 OR LESS GALLONS  
 B.) ORANGE = 501 TO 1000 GALLONS  
 C.) GREEN = 1001 TO 1500 GALLONS  
 D.) BLUE = 1501 GALLONS OR GREATER
- FIRE HYDRANTS SHALL BE SET BACK FROM THE CURB OF THE PAVEMENT, THE SET BACK SHALL NOT EXCEED 12 FEET.
- FIRE HYDRANTS SHALL NOT BE OBSTRUCTED BY PLANTINGS, BUSHES TREES, SIGNS, LIGHT STANDARDS, FENCING, ETC. WITHIN 6 FEET OF ANY HYDRANT IN ALL DIRECTIONS.
- ALL PRIVATE FIRE HYDRANTS SHALL BE PAINTED ENTIRELY RED (PORTER 4119 OR EQUAL)
- THE MINIMUM FIRE FLOW FROM A SINGLE HYDRANT SHALL BE FIFTEEN HUNDRED (1500) GALLONS PER MINUTE AT TWENTY (20) PSI RESIDUAL PRESSURE



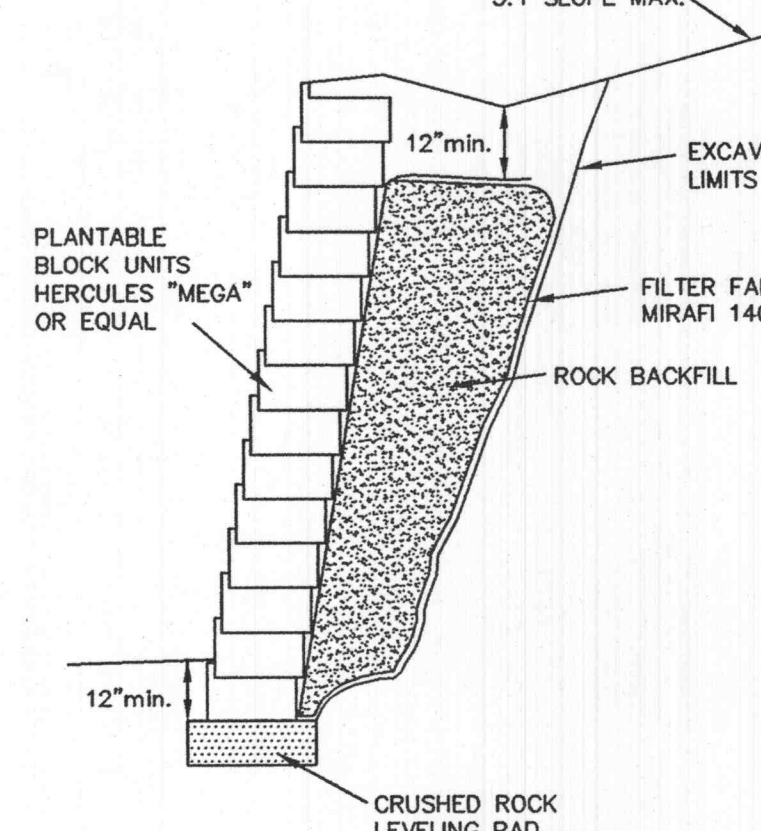
**PIPE BOLLARD**



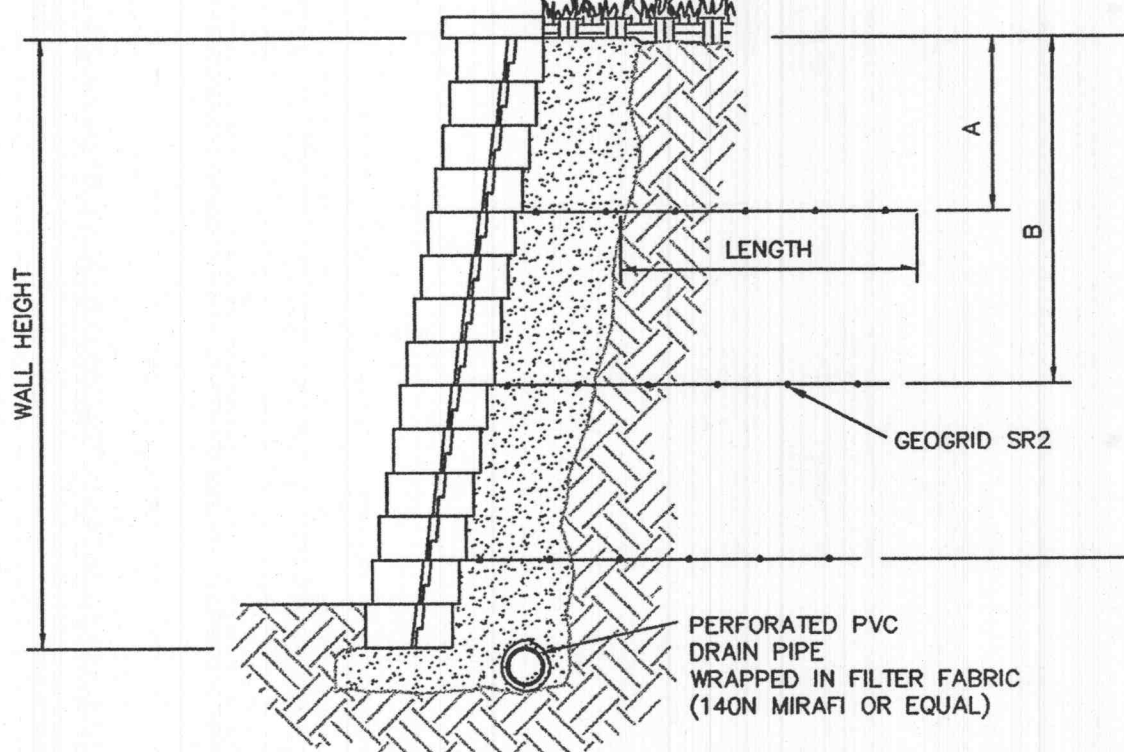
**FIRE HYDRANT DETAILS**



**SIGHT-PROOF FENCE DETAIL**

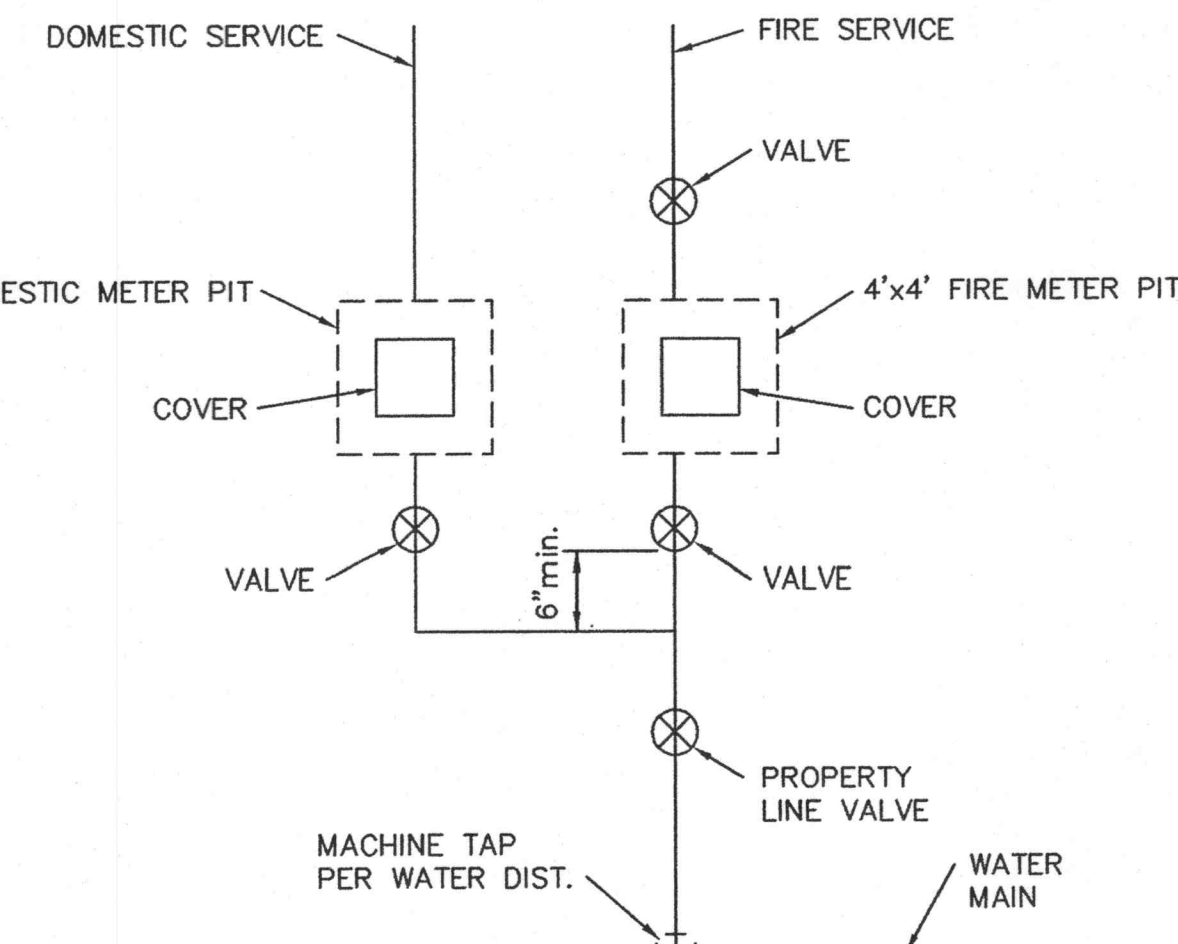


**BLOCK RETAINING WALL**  
 STRUCTURAL WALL DETAILS BY OTHERS  
 ALONG WEST PROPERTY LINE

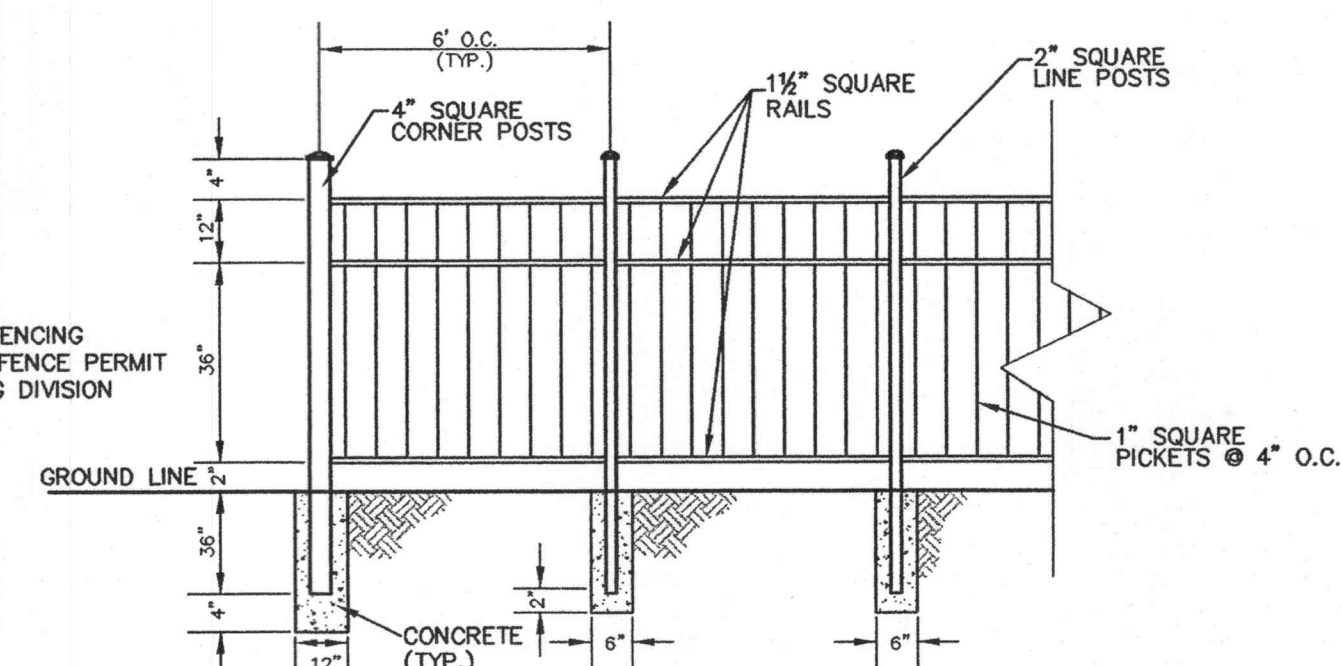


**VERSA-LOK RETAINING WALL**  
 OR APPROVED EQUAL  
 DETENTION BASIN WALL  
 (SEE RETAINING WALL PLANS BY OTHERS)

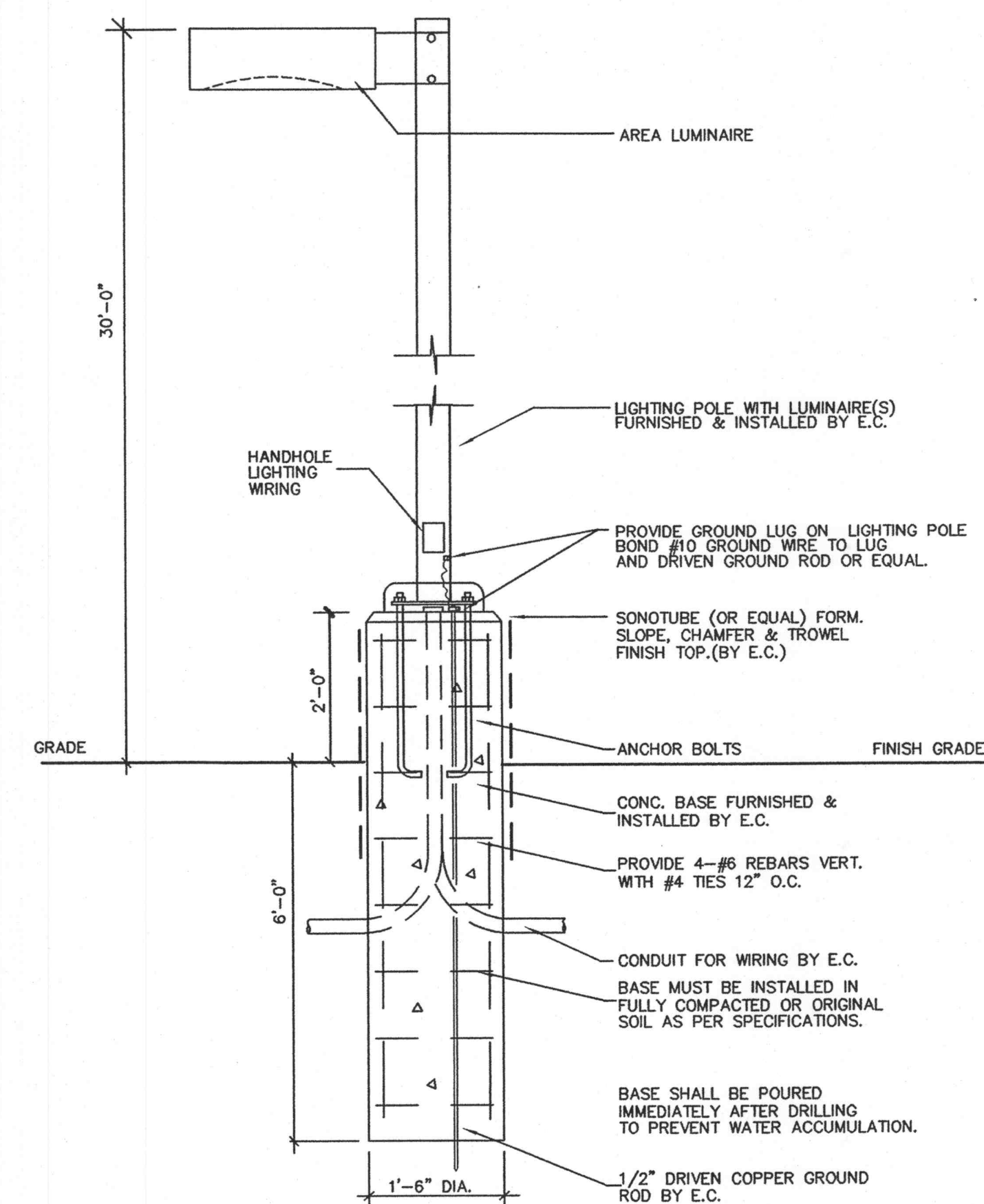
NOTE: CONTRACTOR TO PROVIDE FINAL WALL SEALED SHOP DRAWINGS, DETAILS, AND CALCULATIONS APPROVAL.



**WATER SERVICE SCHEMATIC**

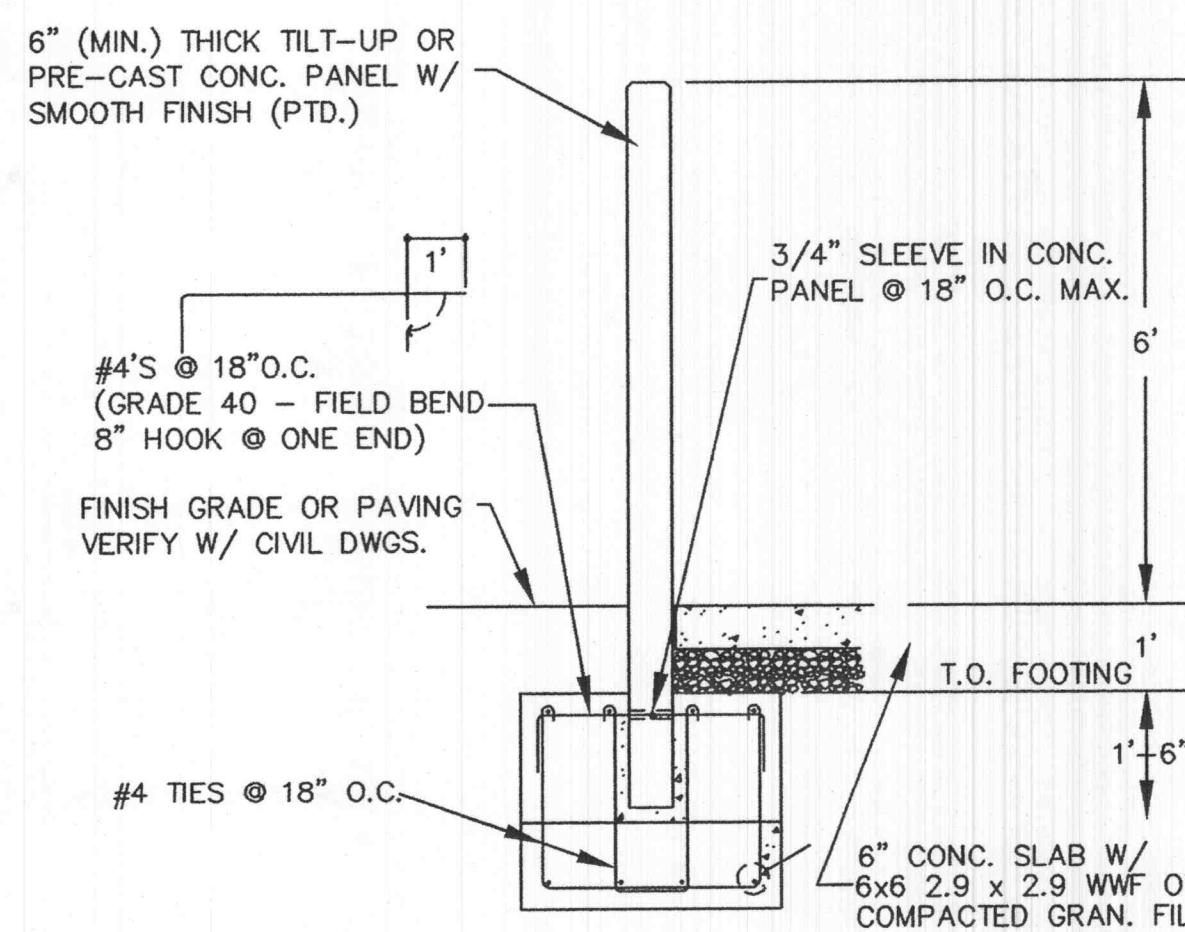


**DECORATIVE FENCE DETAIL**  
 DETENTION BASIN

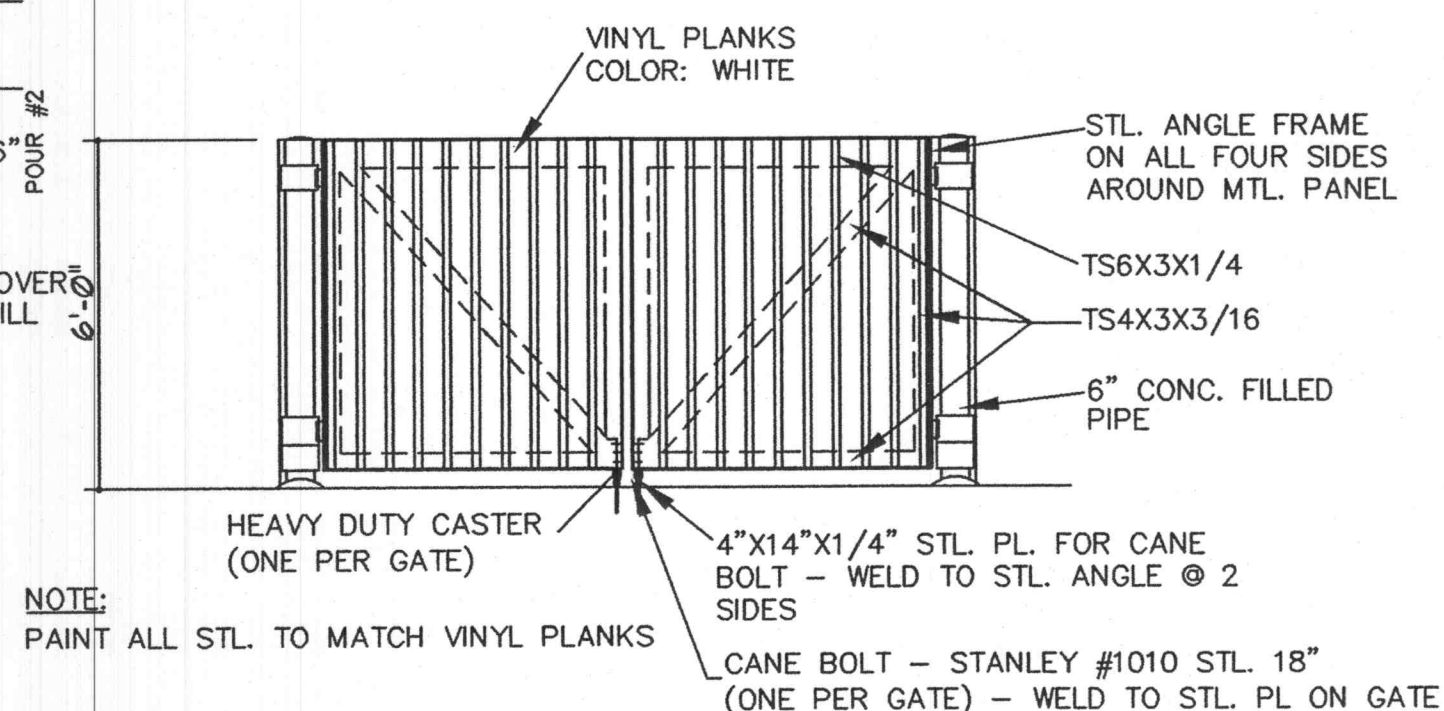


**LIGHT STANDARD DETAIL**  
 NO SCALE

**1 TRASH ENCLOSURE PLAN**

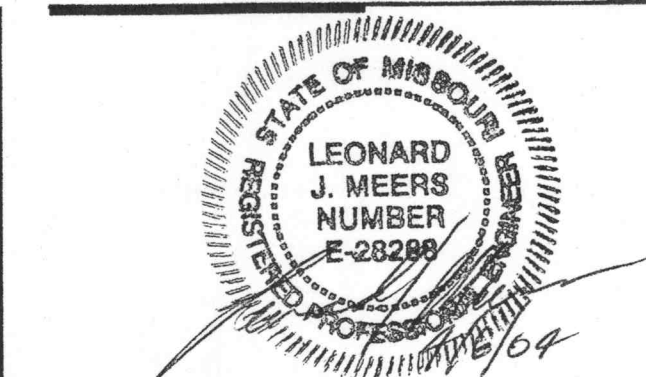


**2 TRASH ENCLOSURE SECTION**



**3 TRASH ENCLOSURE ELEVATION**

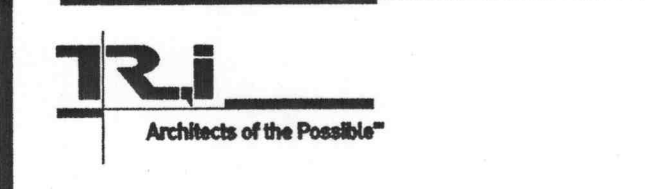
NOTE: PAINT ALL STL. TO MATCH VINYL PLANKS  
 CANE BOLT - STANLEY #1010 STL. 18" (ONE PER GATE) - WELD TO STL. PL ON GATE



GENERAL CONTRACTOR: ARCO CONSTRUCTION CO., INC.  
 ARCHITECT: THOMAS ROOF INC. ARCHITECTS  
 STRUCTURAL ENGINEER: IBRAHIM ENGINEERING CORP.  
 GEOTECHNICAL ENGINEER: GEOTECHNOLOGY  
 CIVIL ENGINEER: J.R. GRIMES CONSULTING ENGINEERS  
 MECHANICAL ENGINEER: JARRELL MECHANICAL CONTRACTORS  
 PLUMBING ENGINEER: SYSTEM AIRE, INC.  
 ELECTRICAL ENGINEER: PAYNE GREST ELECTRIC  
 FIRE PROTECTION: BI-STATE FIRE PROTECTION



**LABOURÉ CENTRE**  
 4601 HIGHWAY K  
 O'FALLON, MISSOURI



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 St. Louis, Missouri 63105  
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 Fax: 720-9991  
 www.thomasroof.com  
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DATE:	02/13/04
REVISIONS:	
PER FIRE COMMENTS:	02/26/04
PER CITY, DUCKETT CREEK & MODOT COMMENTS:	04/06/04
DWG. BY:	JLW
PROJECT NO.:	1004B
SHEET NO.:	

**C7.3**  
 SITE DETAILS

P&Z FILE # 0704/0704.01

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