LOT 5

LOT 4

NORTH CENTRAL INDUSTRIAL PARK PB. 28 PG. 15

LOT 3

M-1A

LOT 2

LOT 1B

990.63'

S03°10'45"E

6' SITE PROOF FENCE AT TRASH DUMPSTER (SEE DETAIL)

EX. 10' ESMT.

80' SETBACK LINE

PROP. 8" PVC. SANITARY

6x10 TRASH

353'

620

622

618

(TO REMAIN)

PARKING

47.78'

SHOWROOM
TF=619.0

CUSTOMER PARKING

235'

25' (TYP.)

30.00'

PLANTINGS (TYP.)

8" PVC WATER LINE

N68°29'26"W 6.28'

54.53'

N68°34'06"W

100.00'

N68°53'06"W

SITE DISTANCE 600'±

RIGHT-OF LINE

30' TALL 100 S.F. BRAND SIGN (10' FROM PROP. SEPARATE PERMIT REQUIRED)

101.05'

N71°13'06"W

OLD U.S. HIGHWAY 40 (WEST TERRA LANE) (VARIABLE WIDTH)

10x60 LOADING SPACE

35.00'

EXISTING DRAINAGE DITCH

0.79 AC @3.85 Q=3.81CFS

0.64 AC @3.85 Q=2.46 CFS

0.85 AC @3.85 Q=3.27CFS

0.60 AC @3.85 Q=2.31CFS

0.43 AC @3.85 Q=1.66CFS

0.60 AC @3.85 Q=2.31 CFS

CONCRETE SWALE

USED CARS

GRASS (TYP.)

10' W. EASEMENT TO CONTINENTAL TELEPHONE CO. 302/1178

CONCRETE PLATFORM AT GRADE (TYPICAL)

43.58'

N75°13'06"W

PP

EXISTING PAVEMENT

25' SETBACK LINE

20' SETBACK LINE

N03°10'45"W

SILTATION CONTROL

20' STORM SEWER EASEMENT

865.53'

15' LANDSCAPE BUFFER/ TRANSITION STRIP

10' EASEMENT TO LACLEDE GAS 898/1818

UNINCORPORATED ST. CHARLES

100' WIDE EASEMENT TO CENTRAL ELECTRIC COOP. BK. 488 PG. 676

N/F
LEONARD WEBER, ETAL
BK. 332, PG. 506

LOT 6

EXISTING SANITARY SEWER

EX. MH
T=617.05
FL=603.44

MATCH LINE

LOT 5

EX. 10' ESMT.

UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE, THIER LOCATIONS MUST BE CONSIDERED AS ONLY APPROXIMATE. THE VERIFICATION OF THE LOCACTIONS OF ALL UNDERGROUND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

STATE OF MISSOURI
MARK A. DOERING
NUMBER E-2005024423
REGISTERED PROFESSIONAL ENGINEER

EXTERIOR PLANTING SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	SIZE
		BRADFORD PEAR	
		HONEY LOCUST	
	10	EASTERN WHITE PINE	6'-7' TALL
*		VIBURNUM	18"-8' TALL
PLANTING AREA			

FEET STEEL EDGING
CUBIC YARDS BARK MULCH

REVISIONS

DATE	△	COMMENTS
7/23/97		PER CLIENT'S COMMENTS
8/10/97		PER CITY'S COMMENTS

MARSHALL FORD

DRAINAGE AREA MAP

DOERING ENGINEERING INC.
7321 S. LINDBERGH BLVD.
SUITE 104
ST. LOUIS, MO. 63125
OFFICE: (314) 487-8913
FAX: (314) 487-2379
CIVIL ENGINEERING * PLANNING * SURVEYING

DATE: 10/29/96 | JOB NO. 96125 | CADD: 96125CON
DRAWN: MAD | CHK: | SHEET: 1