



ZONED I-1
LT. INDUSTRIAL
N/F
WENTZWAY CORP.
DB 779, PG 540

0.21 Ac @ 4.75 cfs/Ac
0.08 Ac @ 2.31 cfs/Ac
0.29 Ac @ 4.08 cfs/Ac
A = 0.29 Ac.
PI = 4.08 cfs/Ac.
Q = 1.18 cfs

0.154 Ac @ 4.75 cfs/Ac
0.019 Ac @ 2.31 cfs/Ac
0.173 Ac @ 4.48 cfs/Ac
A = 0.173 Ac.
PI = 4.48 cfs/Ac.
Q = 0.78 cfs

TOTAL TRACT
97,447 SQ. FT.
2.237 AC.

THE HURD COROPORATION &
HURD REAL ESTATE SERVICES, INC
DB 2083, PG 1271, & DB 2297, PG 1861

CANOPY HEIGHT=15.6' to 17.5'

ZONED C-3
HWY. COMMERCIAL
N/F
WAFFLE HOUSE INC.
DB 2313, PG 1467
ADJUSTED TRACT 2
BOUNDARY ADJUSTMENT PLAT
OF TRACTS 1 & 2 OF
FLAVAN TRACT C SUBDIVISION
PB 36, PG 132

Reciprocal Access Easement Agreement
DB 2313, PG 1470

N.55°02'50"W. 301.81'

N.55°02'50"W. 234.30'

S.34°57'10"W. 257.46'

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.
The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.



NOTES:

SITE DATA:
FINAL SITE AREA= 96,294 SQ. FT. = 2.21 AC.
EXISTING BUILDING= 4,024 SQ. FT. = 4.2%
EXISTING PAVEMENT= 50,408 SQ. FT. = 52.3%
EXISTING GREEN AREA= 41,862 SQ. FT. = 43.5%
PROPOSED BUILDING= 4,024 SQ. FT. = 4.2%
PROPOSED PAVEMENT= 59,858 SQ. FT. = 62.1%
PROPOSED GREEN AREA=32,412 SQ. FT. = 33.7%

RETENTION: APPROX. 9,450 SQ FT OF IMPERVIOUS SURFACE HAS BEEN ADDED. THE IMPERVIOUS AREA OF THE SITE HAS INCREASED BY 9.8% PER CITY STANDARDS, 405.24B.3. DETENTION IS NOT REQUIRED FOR IMPROVEMENTS TO AN EXISTING FACILITY WHERE THE INCREASE OF THE IMPERVIOUS SURFACE IS NOT IN THE EXCESS OF 10% OR ADD ONE ACRE OF IMPERVIOUS SURFACE.

SITE IS OUTSIDE OF THE 500 YEAR FLOODPLAIN AS SHOWN ON FEMA MAP PANEL 29183C0240

NO.	DATE	BY	DESCRIPTION
3	3/12/02	HRL	CITY COMMENTS
2	2/11/02	HRL	REVISIONS PER OT 50% REVIEW
1	1/31/02	HRL	WIDENED PARKING AISLE & MOVED CI-4

PROPOSED DRAINAGE AREAS
QUIKTRIP #662

995 Bryan Rd. O'Fallon, MO 63366
Prepared for:

QUIKTRIP CORPORATION
2255 Bluestone Dr
St. Charles, MO 63303
(636) 916-5706

the clayton engineering company, inc.
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(314) 692-8888 FAX: (314) 692-8888
clayton-engineering.com

Designed: DJB, MJV
Drawn: HRL
Checked: DJB, MJV
Date: 11/13/01
Project Number: 97216
Sheet Number: 5 of 12

