

SITE CALCULATIONS:
 OVERALL SITE: 832,515.42 Sq. Ft. or 19.112 Ac. ±
 PROPOSED LOT 1: 87,968.92 Sq. Ft. or 2.019 Ac. ±
 PROPOSED LOT 2: 744,546.50 Sq. Ft. or 17.092 Ac. ±
 PROPOSED LOT 2 COVERAGE CALCULATIONS:
 OVERALL LOT 2: 744,546.50 Sq. Ft.
 PROPOSED ROW: 15,043.39 Sq. Ft.
 PROPOSED LOT 2: 729,503.11 Sq. Ft. - 100 %
 BUILDING/GARAGE: 130,921 Sq. Ft. - 17.9 %
 FOOTPRINT
 PAVED AREA: 243,730 Sq. Ft. - or 33.4 %
 (INCLUDES SIDEWALK AND WALKING TRAIL)
 GREENSPACE: 354,852.11 Sq. Ft. - 48.7 %

BUILDING INFORMATION:
 BUILDING ONE: 134,488 TOTAL Sq. Ft. (INCLUDES 5,597 s.f. CLUBHOUSE/OFFICE/FITNESS)
 UNITS: 1 BEDROOM: 24 UNITS
 2 BEDROOM: 52 UNITS } 92 TOTAL UNITS
 3 BEDROOM: 16 UNITS
 BUILDING TWO: 120,332 TOTAL Sq. Ft.
 UNITS: 1 BEDROOM: 48 UNITS
 2 BEDROOM: 40 UNITS } 96 TOTAL UNITS
 3 BEDROOM: 8 UNITS
 BUILDING THREE: 156,772 TOTAL Sq. Ft.
 UNITS: 1 BEDROOM: 64 UNITS
 2 BEDROOM: 56 UNITS } 128 TOTAL UNITS
 3 BEDROOM: 8 UNITS

SITE DENSITY CALCULATIONS:
 ALLOWABLE: (CITY CODE SECTION 400.105.D.2(3)(c) - ELEVATOR BUILDINGS MORE THAN 2.5 STORIES = 1800 sf/UNIT
 OVERALL SITE LOT 2: 729,503 s.f. (DOES NOT INCLUDE LOT 1 OR LOT 2 R.O.W. DEDICATION)
 ALLOWED: 729,503 / 1800 = 405 UNITS
 PROPOSED: 316 TOTAL UNITS

REQUIRED PARKING PER CITY OF O'FALLON:

TYPE OF UNIT	NUMBER OF UNITS	CODE REQUIREMENT	REQUIRED SPACES
ONE BEDROOM	136	1.5 SPACES/BEDROOM	204
TWO BEDROOM	148	2.5 SPACES/BEDROOM	370
THREE BEDROOM	32	3.5 SPACES/BEDROOM	112
TOTAL	316		686

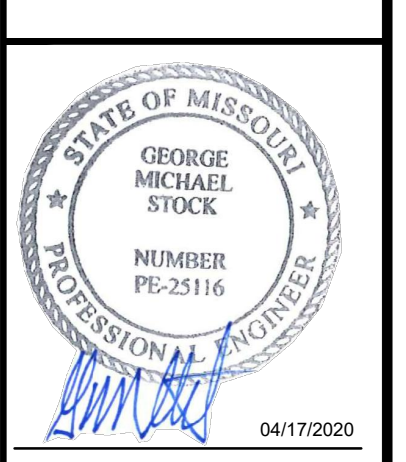
PROPOSED PARKING PROVIDED PER PLAN:

BUILDING	NUMBER OF UNITS	PARKING PROVIDED	REQUIRED SPACES
BUILDING ONE	92	180	
BUILDING TWO	96	178	
BUILDING THREE	128	215	
TOTAL	316	* 573	** 575 / 571

* 573 TOTAL PARKING SPACES PROVIDED INCLUDES 18 H.C. SPACES (3.1 % OF TOTAL)
 TOTAL SURFACE PARKING = 472 SPACES
 TOTAL GARAGE PARKING = 101 SPACES
 PROPOSED PARKING PROVIDES 1.8 SPACES PER DWELLING UNIT. SEE PARKING ANALYSIS PREPARED BY LOCHMUELLER GROUP DATED JUNE 20, 2019
 ** NOTE: REQUIRED PARKING (575) PER APPROVED SDP. REDUCED PARKING (571) PER CITY CORRESPONDENCE DATED 3/12/2020.

PREPARED BY:
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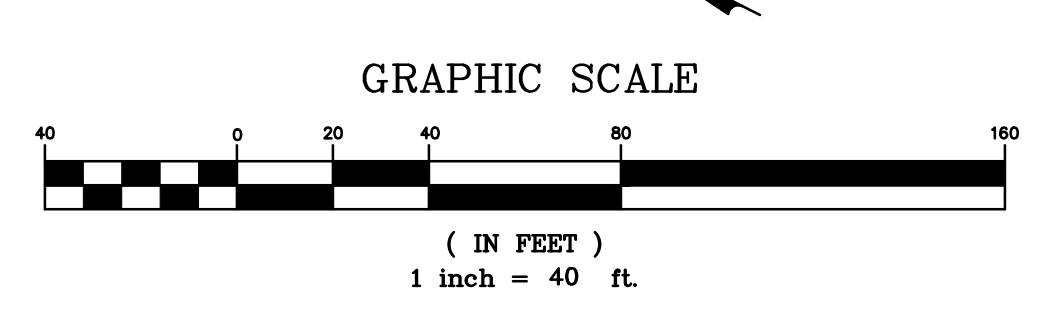
SITE IMPROVEMENT PLANS FOR:
WATERMARK APARTMENTS AT O'FALLON
 CRUSHER ROAD AND WELDON SPRING ROAD
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI 63366



REVISIONS:
 1 01/16/2020 - 60% PRINTING
 2 01/16/2020 - PERMIT SET
 3 02/25/2020 - REVISED PER OWNER
 4 CITY UTILITY COMMENTS
 5 04/17/2020 - ADDENDUM A

DRAWN BY: T.S.J.M.B. CHECKED BY: G.M.S.
 DATE: 01/16/2019 JOB NO: 219-6484

SHEET TITLE:
OVERALL SITE AND GRADING PLAN
 SHEET NO.: **C5.0**



SEE SHEET C5.3

SEE SHEET C5.1

SEE SHEET C5.2