

# PART OF LOT 5 AND PART OF LOT 6 OF DR. W.C. WILLIAMS ADDITION TO THE TOWN OF O'FALLON, MO BLOCK NO. 4

## R. S. COVENANT ADDITION IMPROVEMENT PLANS

JOSEPH AVENUE (24' W. RECORD)

RIGHT-OF-WAY  
DEDICATION

GAMBLE STREET (30' W.)

N/F  
BURKEMPER FAMILY  
PARTNERSHIP  
1771 / 1304

LOT 4  
C-1

LIDENWOOD PLAZA

ELM (60' W.) STREET

Asphalt Street w/ Concrete Curbs

### UTILITY INFORMATION

FIRE ----- CITY OF O'FALLON  
WATER ----- ALLIANCE SEWER & WATER  
ELECTRIC ----- AMERENUE  
GAS ----- ST. CHARLES GAS COMPANY  
TELEPHONE ----- GTE MISSOURI  
SEWER ----- ALLIANCE SEWER & WATER

FEMA MAP NO. ----- 29143C0237E ZONE X  
DATED: AUGUST 2, 1996

EXISTING ZONING ----- "C-1"

BENCHMARK: ASSUMED DATUM  
ELEV. 554.5 - FINISHED FLOOR OF O'FALLON GARAGE,  
SOUTHWEST CORNER OF ELM AND MAIN STREET.

### REQUIRED DETENTION

PROPOSED IMPERVIOUS AREA = 0.49 Ac. @ 3.5 = 1.72 c.f.s.  
EXISTING IMPERVIOUS AREA = 0.43 Ac. @ 3.5 = 1.51 c.f.s.  
INCREASED IMPERVIOUS AREA = 0.06 Ac. @ 3.5 = 0.21 c.f.s.  
0.21 c.f.s. < 1.0 c.f.s. ∴ NO DETENTION REQUIRED

### PARKING CALCULATIONS

REQUIRED PARKING  
OFFICE 1 / 300 S.F. 5 STALLS  
WAREHOUSE 1 / EMPLOYEE 7 STALLS  
TOTAL REQUIRED 12 STALLS

### PARKING PROVIDED

REGULAR PARKING 15 STALLS  
HANDICAPPED PARKING 1 STALL  
PARKING PROVIDED 16 STALLS  
EXCESS PARKING 4 STALLS

### CALCULATION OF SITE COVERAGE

| EXISTING COND. | PROPOSED COND. |
|----------------|----------------|
| TOTAL SITE     | 33,891 S.F.    |
| BUILDING AREA  | 5,300 S.F.     |
| PAVED AREA     | 13,292 S.F.    |
| GRASS AREA     | 15,299 S.F.    |

### EXISTING SITE CONDITIONS

| SQUARE FOOTAGE            | EMPLOYEES  |
|---------------------------|------------|
| OFFICE SPACE -----        | 1,300 S.F. |
| WAREHOUSE -----           | 4,000 S.F. |
| TOTAL BUILDING AREA ----- | 5,300 S.F. |

### PROPOSED CONDITIONS

| SQUARE FOOTAGE       | EMPLOYEES  |
|----------------------|------------|
| ADDITIONAL WAREHOUSE | 3,780 S.F. |
|                      | 0          |

### CONSTRUCTION NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO CITY OF O'FALLON SPECIFICATIONS.
- 2) CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS. IF CONDITIONS ARE NOT AS SHOWN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- 3) EXTEND PIPE AS NECESSARY TO CONNECT TO NEW GRATE INLET.

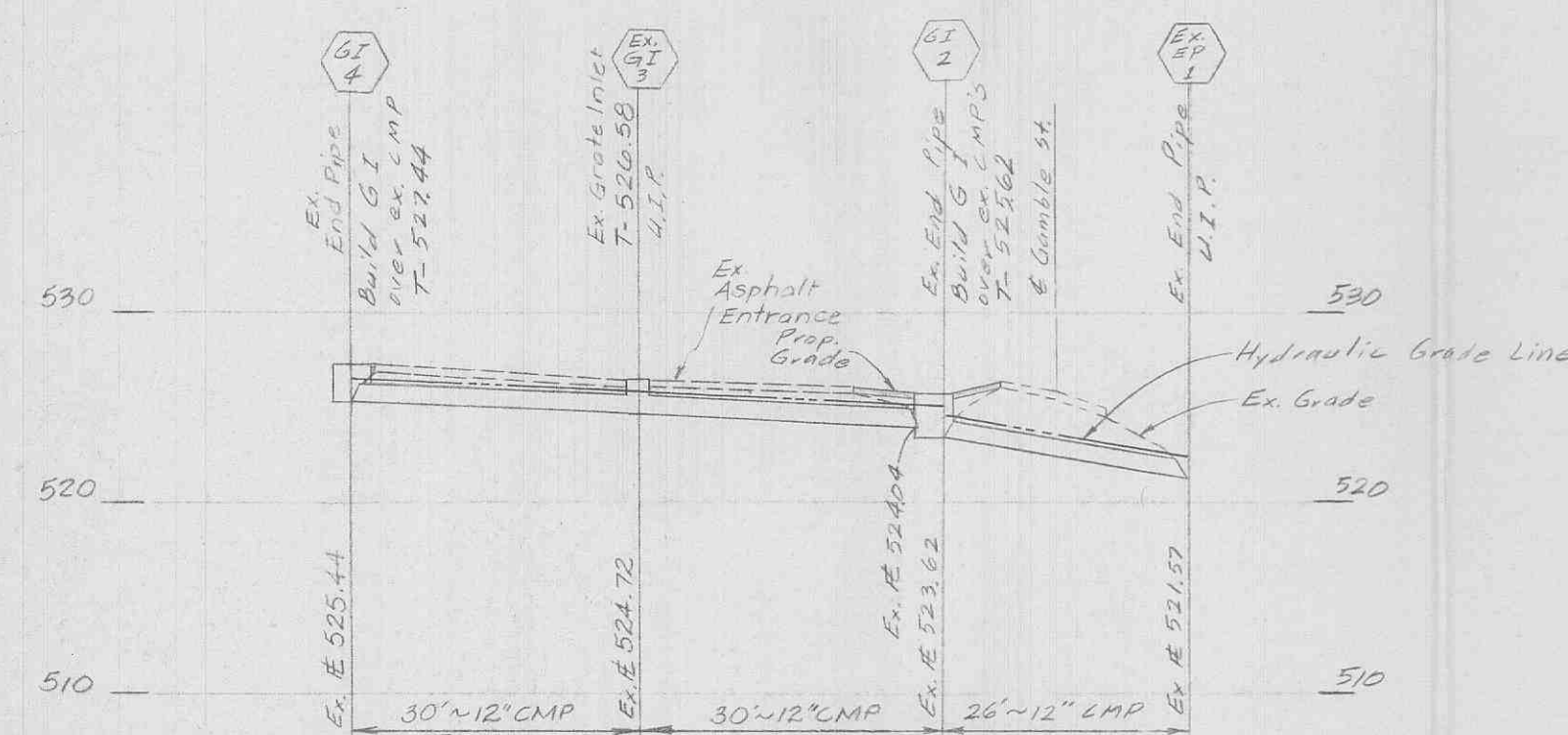
SCALE: 1" = 1'

### DETAIL FOR GI-2 & GI-4

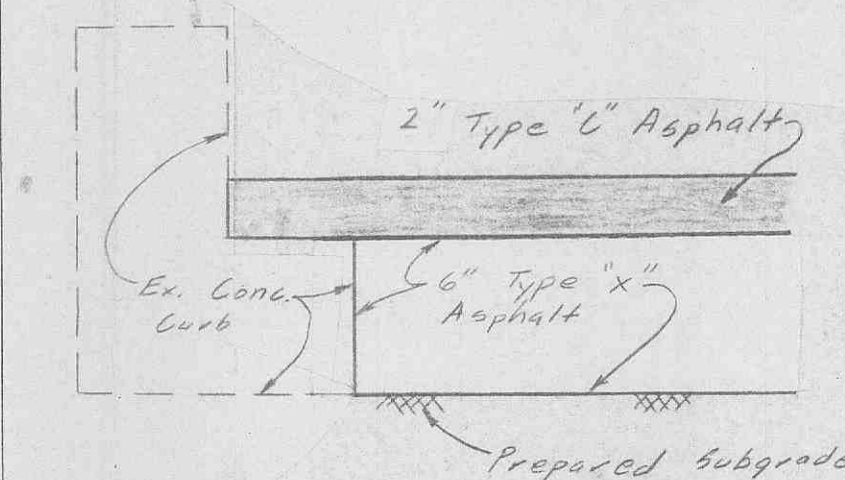
PLAN VIEW

SECTION

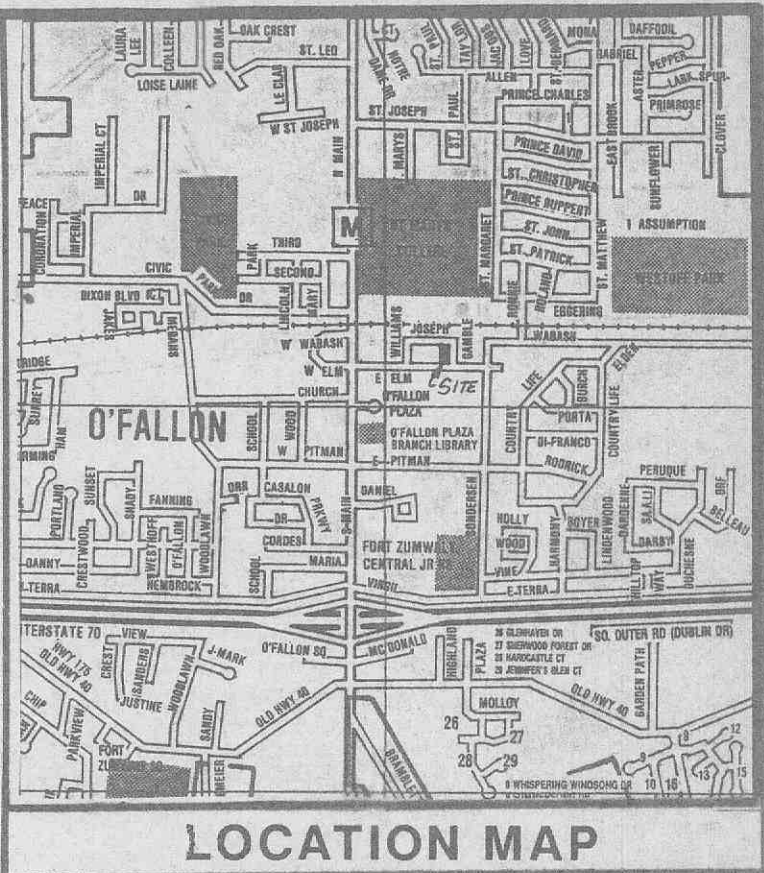
### STORM SEWER PROFILE



NOTE: PROVIDE 2" TYPE "C" ASPHALT ON 6" TYPE "X" ASPHALT OR MATCH EXISTING PAVEMENT TYPE AND THICKNESS, WHICH EVER IS GREATER.

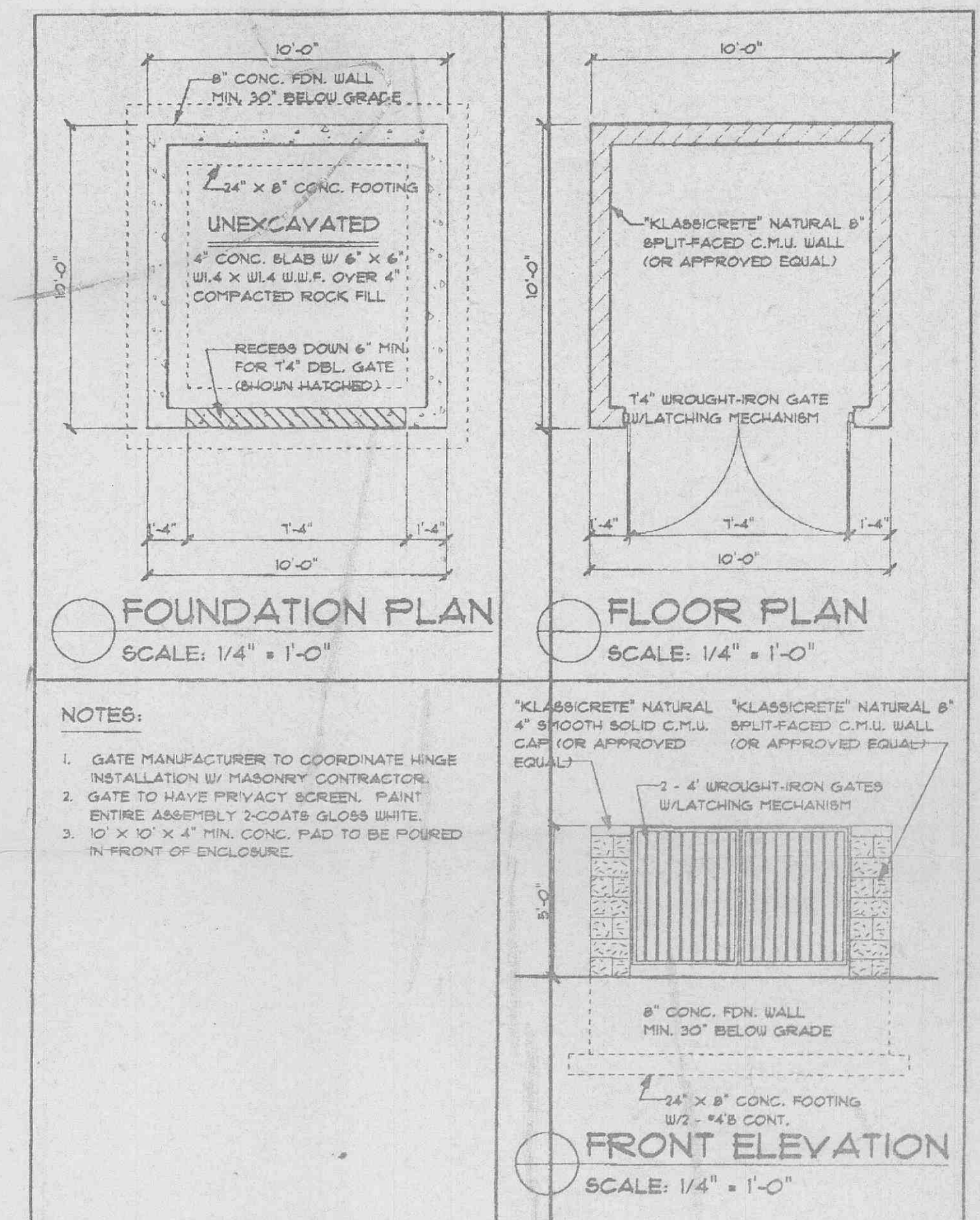


ASPHALT PAVEMENT



LOCATION MAP

SCALE 1" = 20'



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"

FLOOR PLAN  
SCALE: 1/4" = 1'-0"

### NOTES:

1. GATE MANUFACTURER TO COORDINATE HINGE INSTALLATION W/ MASONRY CONTRACTOR.
2. GATE TO HAVE PRIVACY SCREEN. PAINT ENTIRE ASSEMBLY 2-COATS GLOSS WHITE.
3. 10' X 10' X 4" MIN. CONC. PAD TO BE POURED IN FRONT OF ENCLOSURE.

"KLASSICRETE" NATURAL 8" 4" SMOOTH SOLID C.M.U. WALL (OR APPROVED EQUAL)

2'-4" WROUGHT-IRON GATES W/ LATCHING MECHANISM

8" CONC. FDN. WALL MIN. 30" BELOW GRADE

2'-4" X 8" CONC. FOOTING W/ 2-#4'S CONT.

FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

Subs. Cover Inspector  
**APPROVED**  
As Noted  
April 25, 2000  
Chris Lindeman

3-8-2000

### SITE & GRADING PLAN

PREPARED FOR:  
ROGER SCHROEDER  
215 EAST ELM  
O'FALLON, MO 63366  
(636) 272-4822  
(636) 272-5054 FAX

| Rev. Date | Description                      | Rev. Date | Description |
|-----------|----------------------------------|-----------|-------------|
| 10-20-99  | Prelim Plan Info. H.M. Daniel    |           |             |
| 11-8-99   | Rev. per O'Fallon Planning Dept. |           |             |
| 11-18-99  | Rev. per O'Fallon                |           |             |
| 3-2-00    | Added GI detail                  |           |             |

**MDANIEL**  
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(314) 770-1171 FAX (314) 770-0887

Dwn. By: DJS Date: 8-31-99 M.S.D. P. Job # 13687