

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

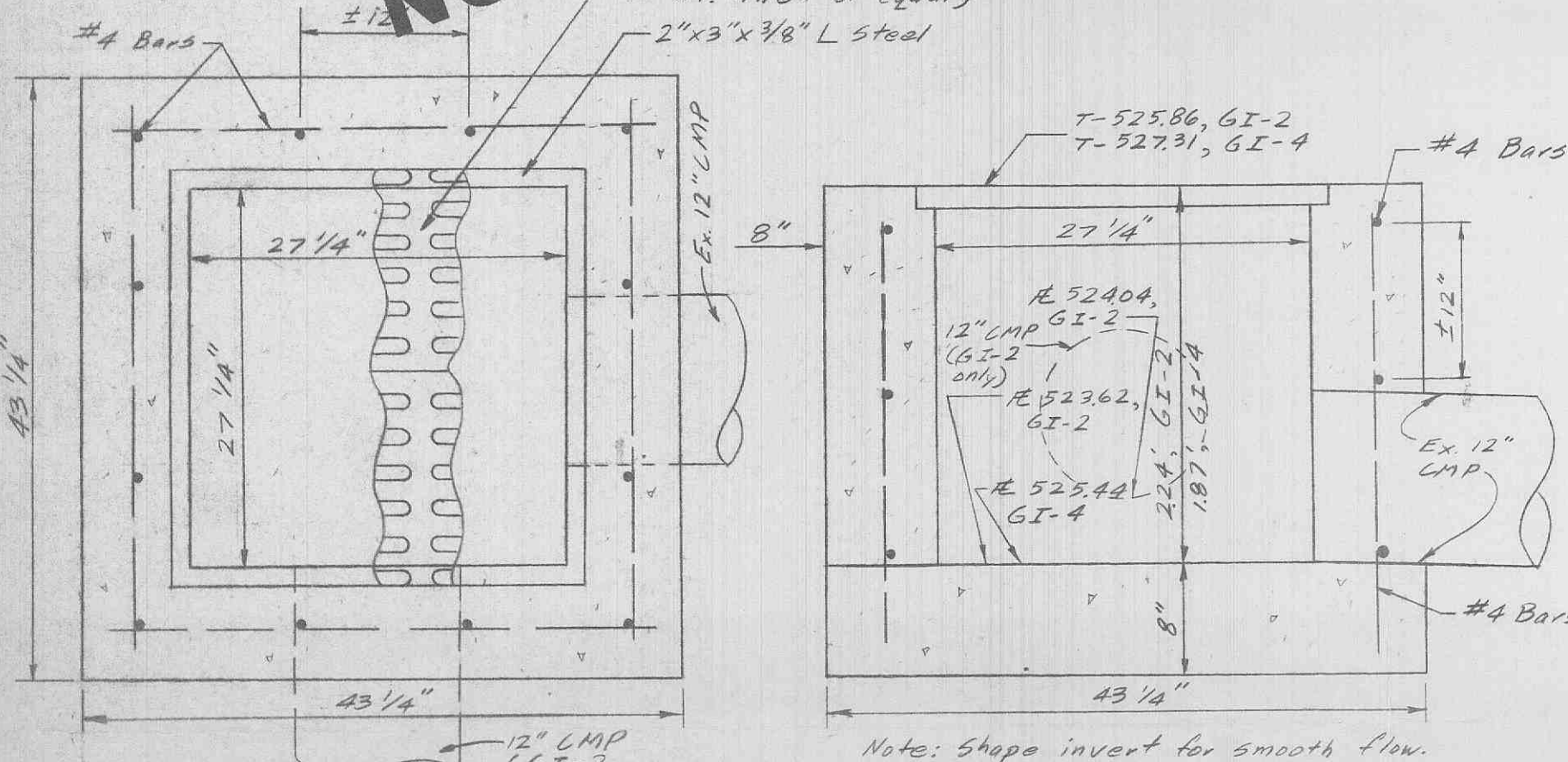
SCALE 1" = 20'

ASPHALT PAVEMENT

LOCATION MAP

FOR DRAINAGE AREAS ONLY,
NOT FOR CONSTRUCTION!

STORM DRAINAGE PROJECT



PLAN VIEW

SECTION

DETAIL FOR GI-2 & GI-4

SCALE: 1" = 1'

N/F
BURKEMPER FAMILY
PARTNERSHIP
1771 / 1304

LOT 4
C-1

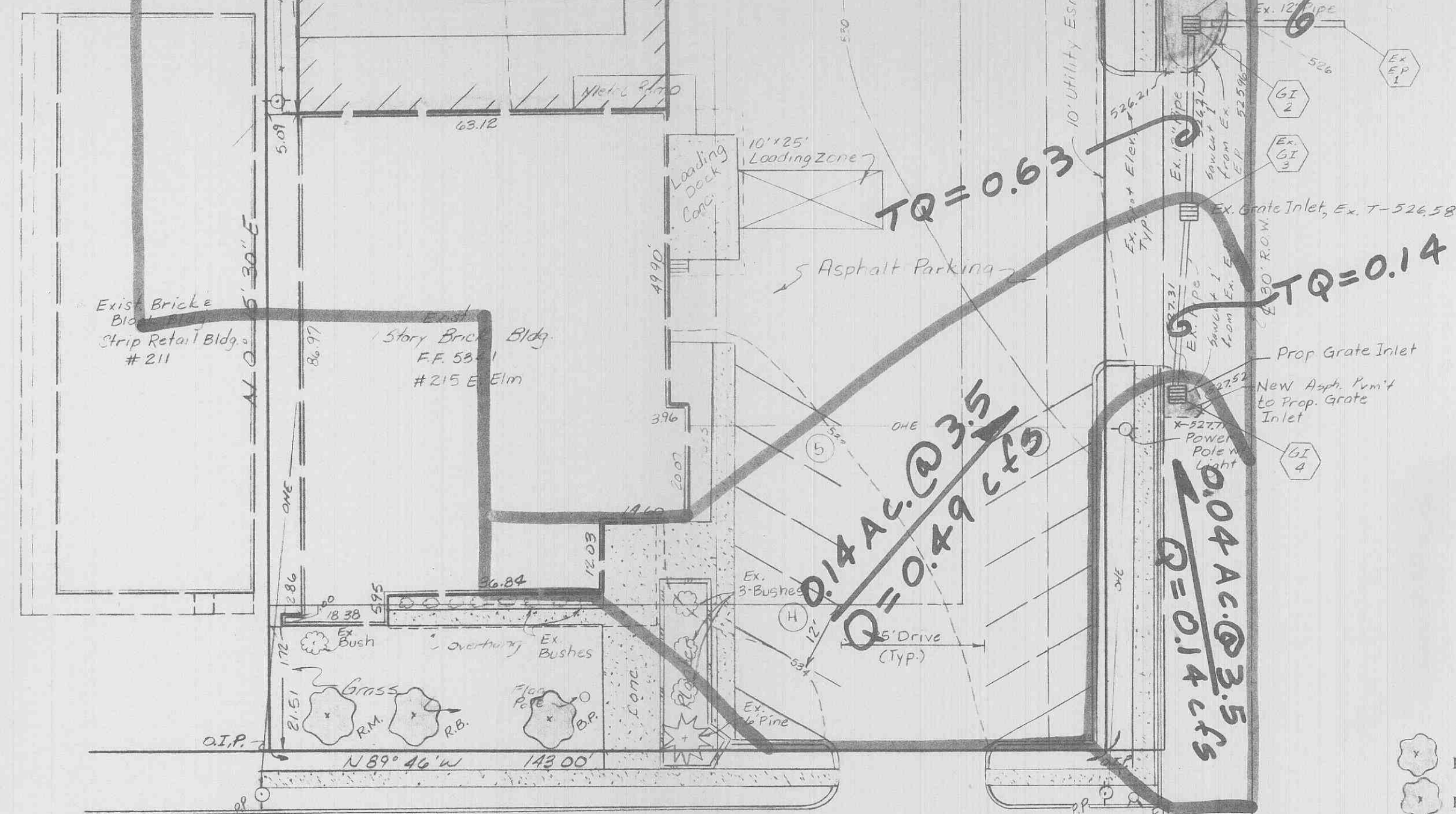
LIDENWOOD PLAZA

LOT 5

LOT 6

NOTE: NO WATER OR SEWER
CONNECTIONS REQUIRED.

PROPOSED ADDITION
3,780 S.F.
FF 534.1



ELM (60'W.) STREET
Asphalt Street w/ Concrete Curbs

GAMBLE STREET (30' W.)

LANDSCAPE LEGEND

P.O.	PIN OAK	4
R.M.	RED MAPLE	4
R.B.	RIVER BIRCH	3
B.P.	BRADFORD PEAR	5
E.O.	ENGLISH OAK	2
EXISTING PINE		1

REQUIRED LANDSCAPING

1 TREE / 40 LIN. FT. STREET FRONTAGE	14 TREES
1 TREE / 3,000 S.F. OPEN AREA	5 TREES
TREES REQUIRED	19 TREES
TREES PROVIDED	19 TREES

EXISTING SITE CONDITIONS		
SQUARE FOOTAGE	EMPLOYEES	
OFFICE SPACE	1,300 S.F.	5
WAREHOUSE	4,000 S.F.	7
TOTAL BUILDING AREA	5,300 S.F.	12

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

PROPOSED CONDITIONS		
SQUARE FOOTAGE	EMPLOYEES	
ADDITIONAL WAREHOUSE	3,780 S.F.	0

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.

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		

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. 29183C0237E ZONE X
DATED: AUGUST 2, 1996

EXISTING ZONING "C-1"

DRAINAGE AREA MAP

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

Rev. Date	Description	Rev. Date	Description
10-20-79	Prelim Plan Info. H.M. Daniel		
11-9-79	Rev. per O'Fallon Planning Dept.		
11-18-99	Rev. per O'Fallon		
3-7-00	Added GI detail		

MDANIEL
ENGINEERING AND SURVEYING CO., INC.

75 MIDLAND AVENUE ST. LOUIS, MO. 63043
(314) 770-1171 FAX (314) 770-0887

Dwn By: DJS Date: 8-31-99 M.S.D.P. Job #: 13537

SHT. 2 OF 2 THIS IS NOT A SURVEY



NOTE TO CONTRACTOR:
UNDERGROUND UTILITIES, STRUCTURES AND FACILITIES HAVE BEEN
PLOTTED FROM AVAILABLE RECORDS. THEIR LOCATION IS APPROXIMATE ONLY.
VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES SHOWN OR NOT
SHOWN, WILL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR.