

SITE INFORMATION:

LEGAL DESCRIPTION: Part of Lots 1 & 2 of German Meyer Estate recorded in Plat Book 8 page 129 in the St. Louis County Recorder's Office.

PROPERTY AREA: AREA = 22,092 S.F. (0.51 ACRES).

EXISTING ZONING: C - COMMERCIAL

PROPOSED ZONING: C - COMMERCIAL

PROPOSED USE: DENTAL OFFICE

AREA OF SITE DISTURBANCE: (0.51 ACRES)

SETBACKS: BUILDING: FRONT = 30' (MANCHESTER ROAD)
FRONT = 10' (NORTH ROCK HILL ROAD)
SIDE = 5' (WEST PROP LINE)
REAR = 25' (NORTH PROP LINE)

PAVEMENT: FRONT = 0'
SIDE = 0'
REAR = 0'

PROPOSED BUILDING HEIGHT 23'-4" (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: 1 SPACE PER 500 S.F. (9 SPACES REQ.)

PARKING PROVIDED: 20 SPACES (1 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 1, HANDICAP STALLS PROVIDED: 1

BUILDING OCCUPANCY CLASSIFICATION = B

CLASS OF BUILDING CONSTRUCTION = IIB

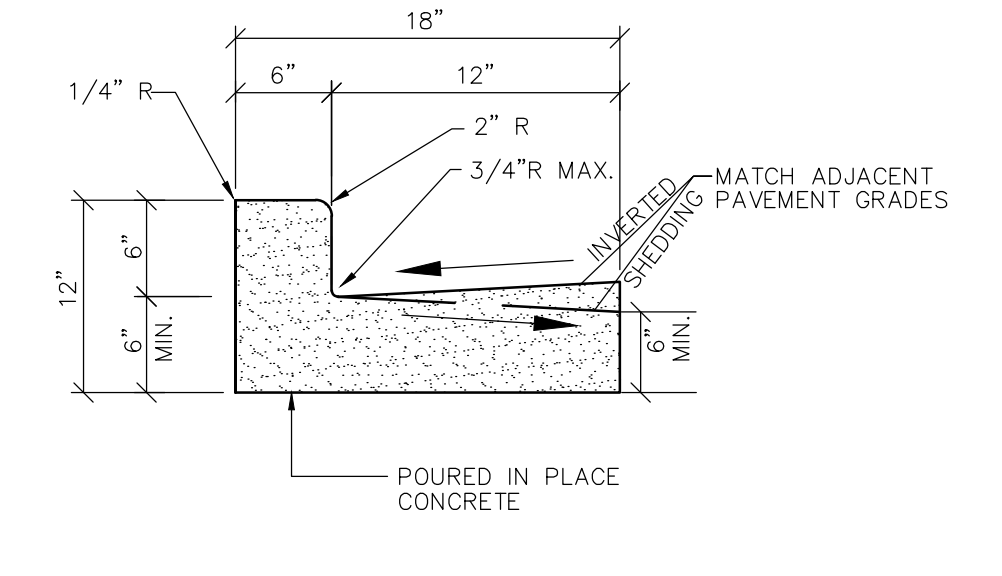
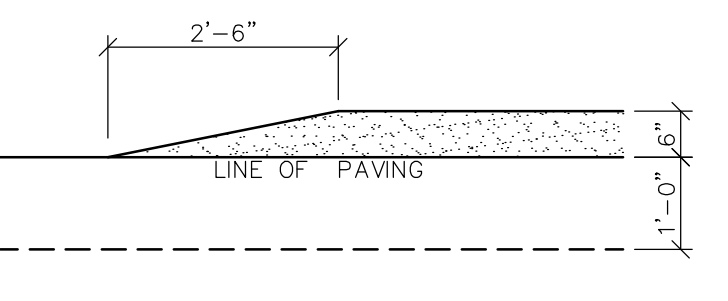
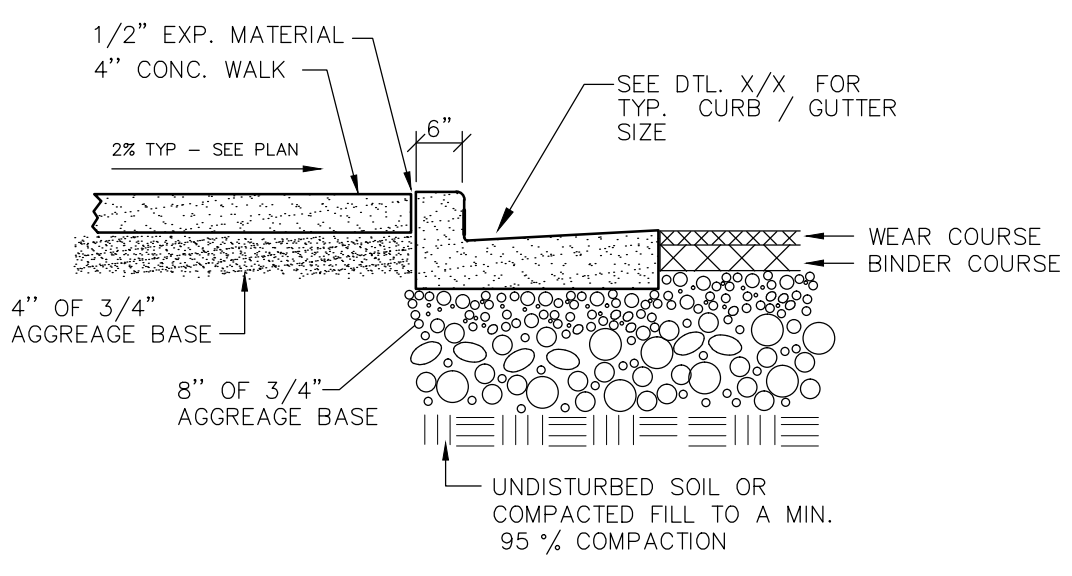
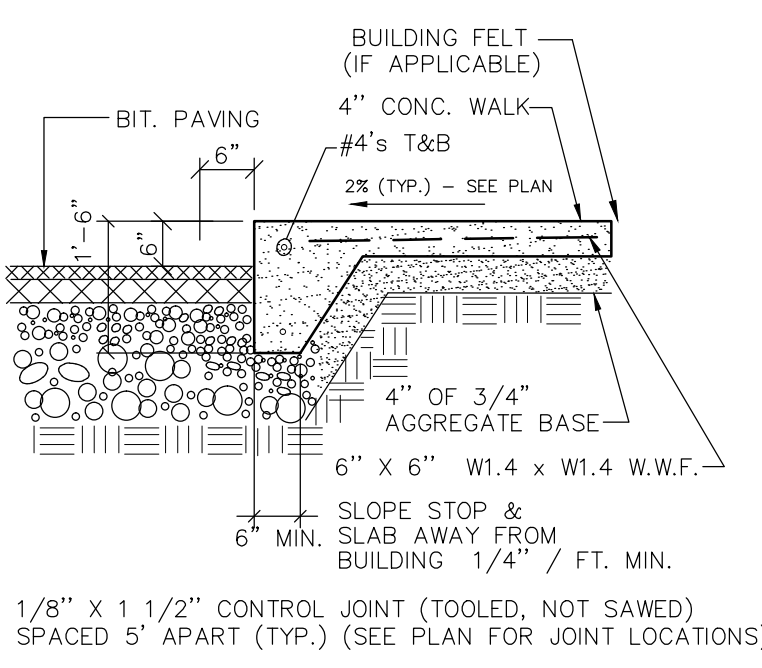
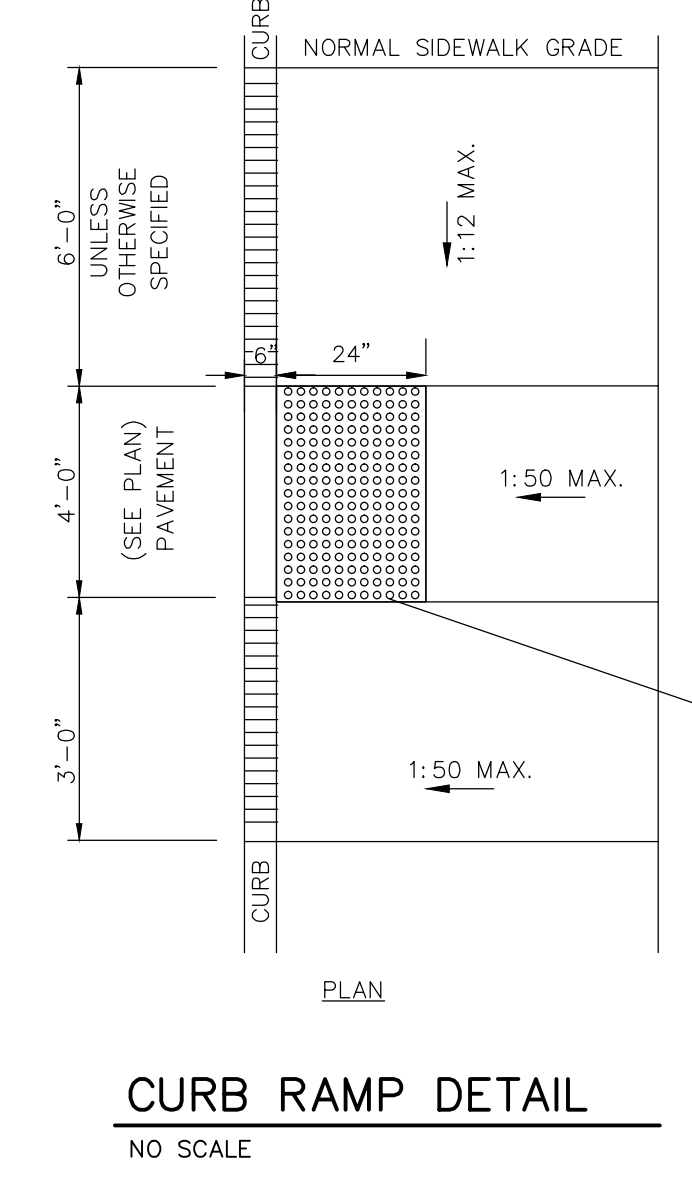
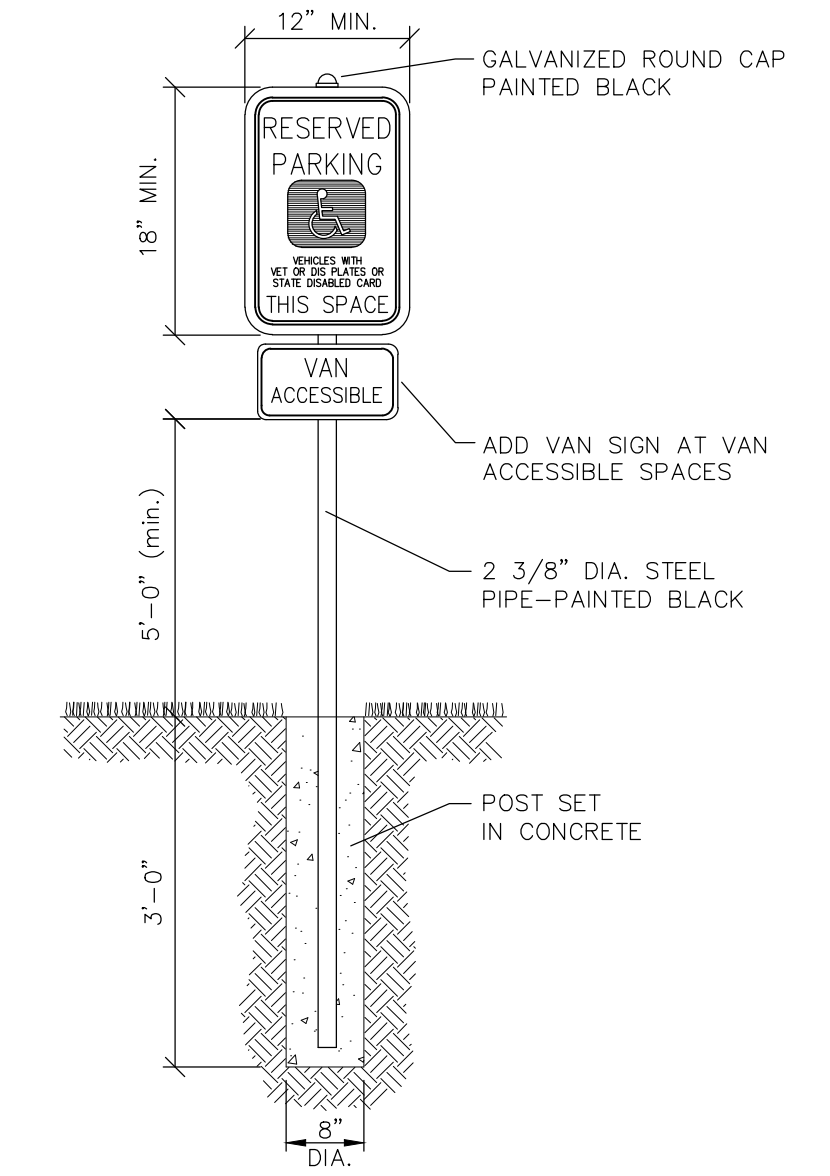
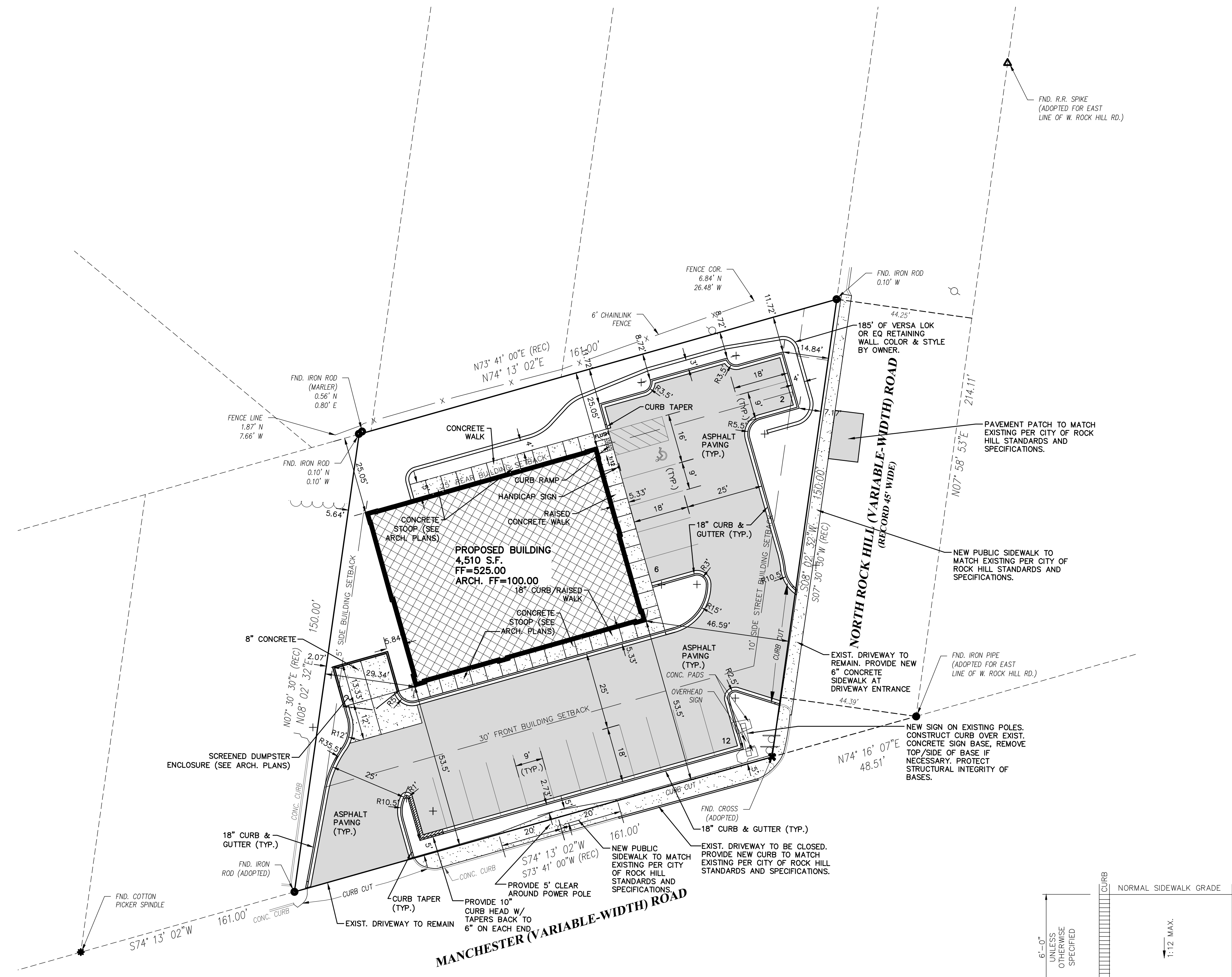
EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.51	22,092	3.9%
BUILDING FLOOR AREA	0.02	965	62.7%
PAVEMENT (ASP. & CONC.)	0.32	13,755	66.6%
TOTAL IMPERVIOUS	0.34	14,720	66.6%
LANDSCAPE/OPEN SPACE	0.17	7,372	33.3%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.51	22,092	20.4%
BUILDING FLOOR AREA	0.10	4,510	53.8%
PAVEMENT (ASP. & CONC.)	0.28	11,895	74.2%
TOTAL IMPERVIOUS	0.38	16,405	74.2%
LANDSCAPE/OPEN SPACE	0.13	5,687	25.8%

EXISTING RUNOFF = 1.60 CFS
PROPOSED RUNOFF = 1.77 CFS



OWNER:
QUATTRO DEVELOPMENT, LLC
1100 JORIE BLVD.
SUITE 140
OAK BROOK, IL 60523

PROJECT:
PROPOSED RETAIL DEVELOPMENT
9601 MANCHESTER ROAD
ROCK HILL, MO

SHEET ISSUE:
JUNE 24, 2015
SEE TITLE SHEET TO CONFIRM
THAT THIS SHEET HAS BEEN
ISSUED FOR CONSTRUCTION

REVISIONS:

JOB NUMBER:
1505860

SHEET

C1.2