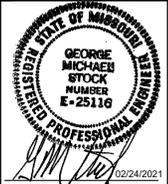


PREPARED BY:

SITE PLAN FOR:

FREDERIC ROOFING

2827 S. BRENTWOOD
ST. LOUIS, MISSOURI 63144



GEORGE M. STOCK E-25110
CIVIL ENGINEER
CERTIFICATE OF AUTHORITY
NUMBER: 000998

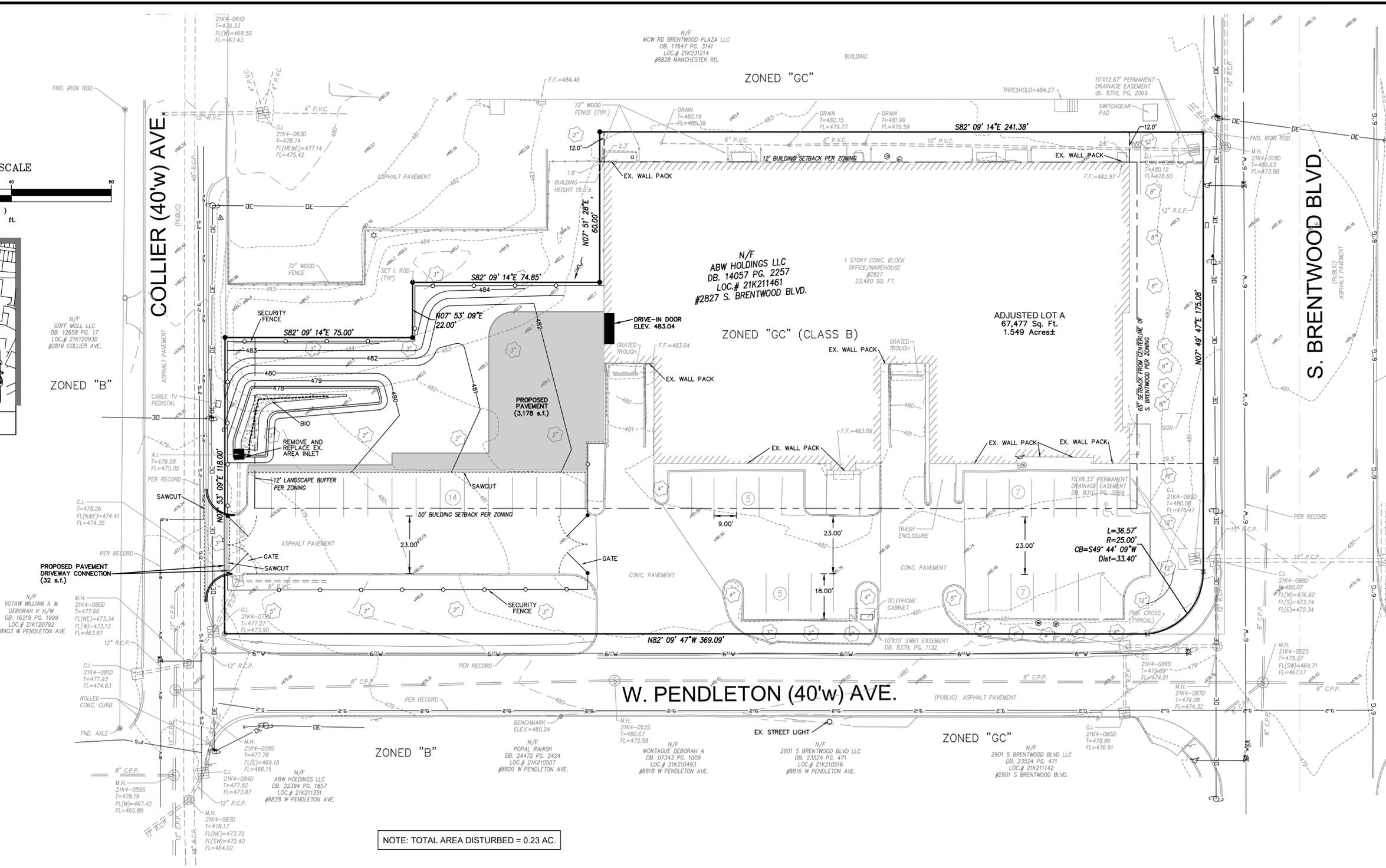
REVISIONS:

DRAWN BY:	CHECKED BY:
T.S.E.J.F.	G.M.S.
DATE:	JOB NO.:
02/24/2021	219-6579-1
M.S.D. #:	BASE MAP #:
	216A
S.L.C. H&T #:	H&T S.U.P. #:
M.D.N.R. #:	

SHEET TITLE:

SITE PLAN

SHEET NO.: C1.0



NOTE: TOTAL AREA DISTURBED = 0.23 AC.

DEVELOPMENT DATA TABLE:	
SITE AREA =	67,483 S.F.
GROSS BUILDING FLOOR AREA =	23,373 S.F.
GROSS LEASABLE FLOOR AREA =	23,373 S.F.
PERCENTAGE OF LEASABLE TO GROSS FLOOR AREA =	100%
FLOOR AREA RATIO 23,373 S.F. / 67,483 S.F. =	0.346
BUILDING COVERAGE 23,373 S.F. / 67,483 S.F. =	34.6%
SITE COVERAGE 47,237 S.F. / 67,483 S.F. =	70.0%
PARKING SPACES REQUIRED =	38 SPACES
PARKING SPACES PROVIDED =	38 SPACES
EXISTING ZONING:	"GC"
PROPOSED ZONING:	"GC"

EXISTING SITE COVERAGE:	
OVERALL SITE AREA:	67,483 s.f.
70% MAX. COVERAGE ALLOWED:	47,238 s.f.
EXISTING BUILDING AREA:	23,373 s.f.
EXISTING PAVEMENT AREA:	20,655 s.f.
EXISTING COVERAGE TOTAL:	44,028 s.f.
44,028 / 67,483 =	65.2% COVERAGE

PROPOSED SITE COVERAGE:	
EXISTING COVERAGE TOTAL:	44,028 s.f.
PROPOSED PAVEMENT ADDED:	3,210 s.f.
TOTAL NEW SITE COVERAGE:	47,237 s.f.
47,237 / 67,483 =	70.0% COVERAGE

PARKING CALCULATIONS:	
REQUIRED:	
OFFICE - 3.5 SPACES/1,000 S.F.	4,800 S.F. OFFICE
3.5/1000 x 4800 =	17 SPACES
WAREHOUSE - 2 SPACES/3 EMPLOYEES	31 EMPLOYEES
2/3 x 31 =	21 SPACES
REQUIRED =	38 SPACES
PROVIDED =	38 SPACES

(INFORMATION BELOW IS TAKEN FROM "A. BOMMARITO WINES WAREHOUSE ADDITION" PLANS PREPARED BY VANCE ENGINEERING UNDER MSD P-30222-00)

FOR 15-YEAR 20 MINUTE STORM OVERALL SITE = 1.56 Acres

EXISTING IMPROVEMENTS TO REMAIN	BUILDING	PAVING
WAREHOUSE ADDITION	0.25 Ac.	0.17 Ac.
	0.28 Ac.	0.31 Ac.
	TOTAL IMPERVIOUS AREA = 1.01 Ac.	

SITE RUNOFF: (0.25+0.28)Ac. x 4.2 cfs/Ac = 2.23 cfs
(0.17+0.31)Ac. x 3.54 cfs/Ac = 1.70 cfs
(1.55-1.01)Ac. x 1.70 cfs/Ac = 0.92 cfs
TOTAL = 4.85 cfs

DIFFERENTIAL RUNOFF = 4.85 - 3.98 = 0.87 cfs

DIFFERENTIAL RUNOFF IS BELOW 2 CFS, THEREFORE STORM WATER DETENTION WILL NOT BE REQUIRED FOR THE WAREHOUSE EXPANSION PROJECT. THIS WILL BE A CUMULATIVE NUMBER RUNNING WITH THIS PROPERTY. THIS PROPERTY WILL BE SUBJECT TO DETENTION REQUIREMENTS IF AND WHEN THE DIFFERENTIAL REACHES 2 CFS.

SITE RUNOFF NEW PAVEMENT: 0.074 Ac. x 3.54 cfs/Ac = 0.26 cfs
DIFFERENTIAL RUNOFF = 0.87 cfs + 0.26 cfs = 1.13 cfs
1.13 cfs (CUMULATIVE NUMBER) IS BELOW A 2 cfs INCREASE. (SEE ABOVE NOTE)

PREPARED FOR:
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DRAWING FILE: C:\DRAWING\2021\02\24\2021\FR-2021-02-24-01.DWG LAYOUT: C:\S-1\SITE PLAN.PLOTTEXT BY: ANTHONY