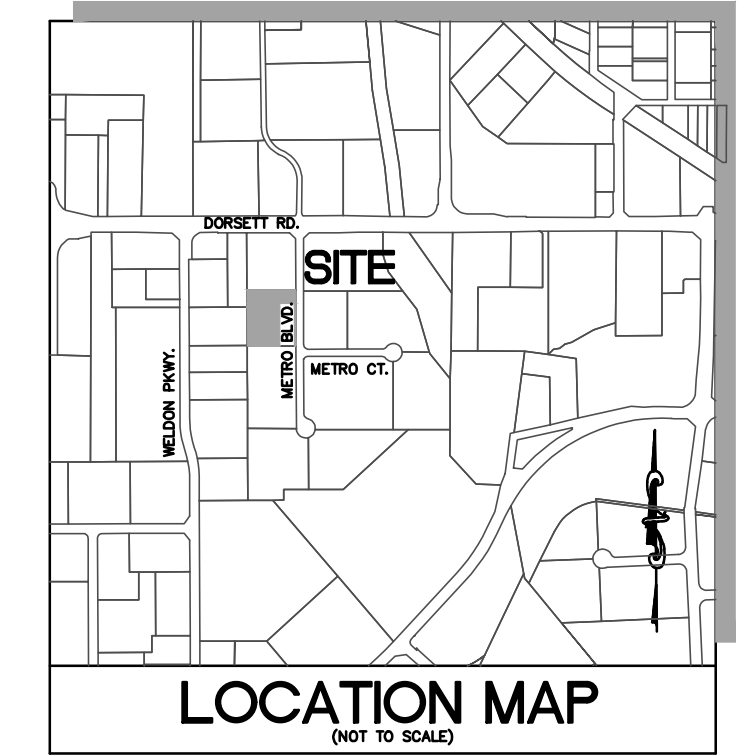


SITE PLAN

A TRACT OF LAND BEING PART OF SECTION 1 OF METRO BUSINESS PARK AS RECORDED IN PLAT BOOK 162, PAGE 6, AND BEING LOCATED IN TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF MARYLAND HEIGHTS, ST. LOUIS COUNTY, MISSOURI

SITE INFORMATION

OWNER: HIDOW ESTATE LI LLC
 ADDRESS: 2551 METRO BOULEVARD
 MARYLAND HEIGHTS, MO 63043
 140620375
 FIRE DISTRICT: MARYLAND HEIGHTS
 SCHOOL DISTRICT: MEHLVILLE
 SEWER DISTRICT: METROPOLITAN ST. LOUIS SEWER DIST.
 WATER SHED: CREVE COEUR
 FEMA MAP: 29189C0179K
 ELECTRIC COMPANY: AMEREN UE
 GAS COMPANY: SPIRE INC.
 WATER COMPANY: MISSOURI AMERICAN WATER COMPANY
 EXISTING ZONING: "M-1"
 EXISTING USE: MEDICAL SUPPLIES MERCHANT WHOLESALER
 PROPOSED USE: MEDICAL SUPPLIES MERCHANT WHOLESALER & INDOOR RACQUET SPORTS COURTS
 36,063 S.F.
 GROSS FLOOR AREA:



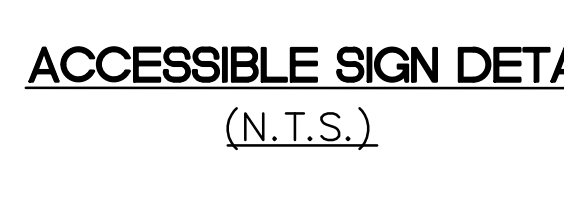
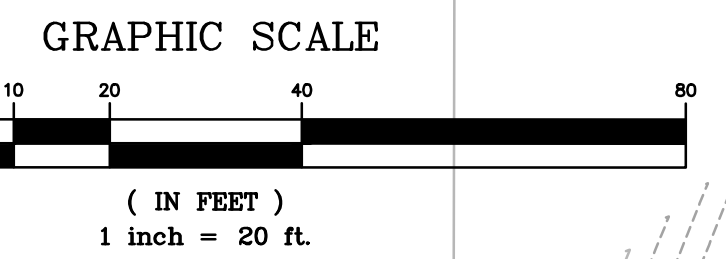
PREPARED BY: **STOCK & ASSOCIATES**
 Consulting Engineers, Inc.
 257 Chesterfield Business Parkway
 St. Louis, MO 63105 PH: (636) 500-9000
 500-9000 FAX: (636) 530-9000
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

LEGEND

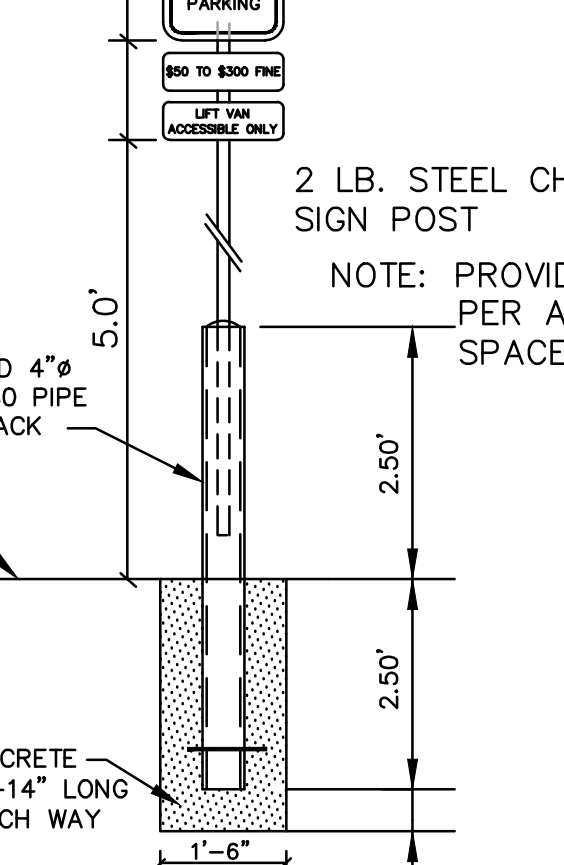
	BENCH MARK
	FOUND IRON ROD
	RIGHT OF WAY MARKER
	UTILITY POLE
	SUPPORT POLE
	LIGHT STANDARD
	ELECTRIC METER
	ELECTRIC MANHOLE
	ELECTRIC PEDESTAL
	ELECTRIC SPLICE BOX
	ELECTRIC BREAKER
	GAS DROP
	GAS METER
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TELEPHONE SPLICE BOX
	CABLE TV PEDESTAL
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	WATER MANHOLE
	WATER METER
	WATER VALVE
	POST INDICATOR VALVE
	CLEAN OUT
	STORM MANHOLE
	GRADED MANHOLE
	STORMWATER INLET
	GRADED STORMWATER INLET
	SANITARY MANHOLE
	TREE
	BUSH
	TRAFFIC SIGNAL
	PARKING METER
	STREET SIGN
	SPRINKLER
	MAIL BOX

LINE TYPE LEGEND

	EX CONT. MAP
	EX CONT. MNR
	TREE LINE
	FEMA ELEV
	FEMA LIMIT
	PAVEMENT
	WALL
	GUARD RAIL
	CHANNING/WIRE FENCE
	WOOD/VINYL FENCE
	GAS
	UNDERGROUND ELEC
	OVERHEAD ELEC
	TELEPHONE LINE
	FIBER OPTIC LINE
	WATERLINE
	FLOODWAY
	SLOPE/LEVEE



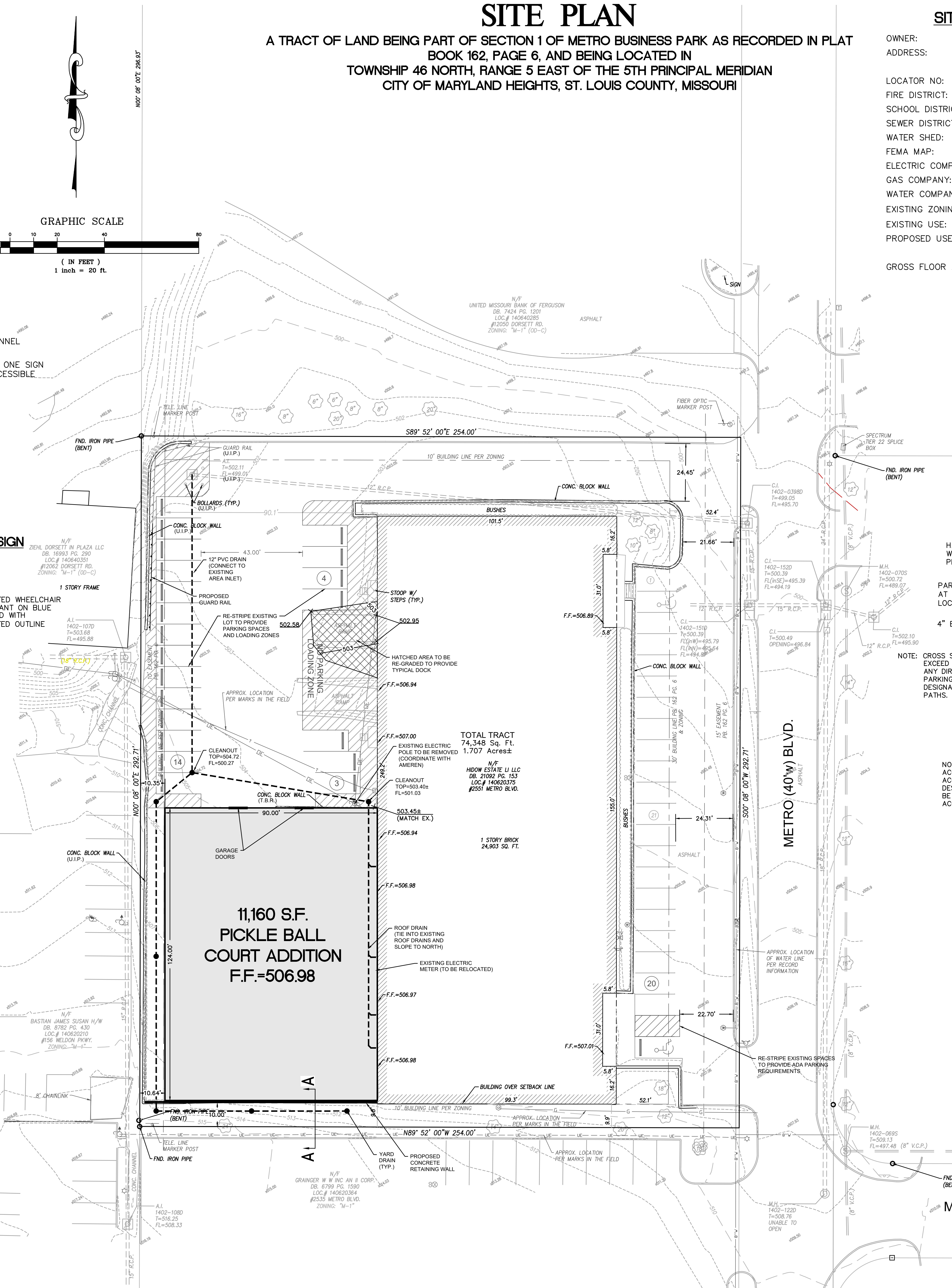
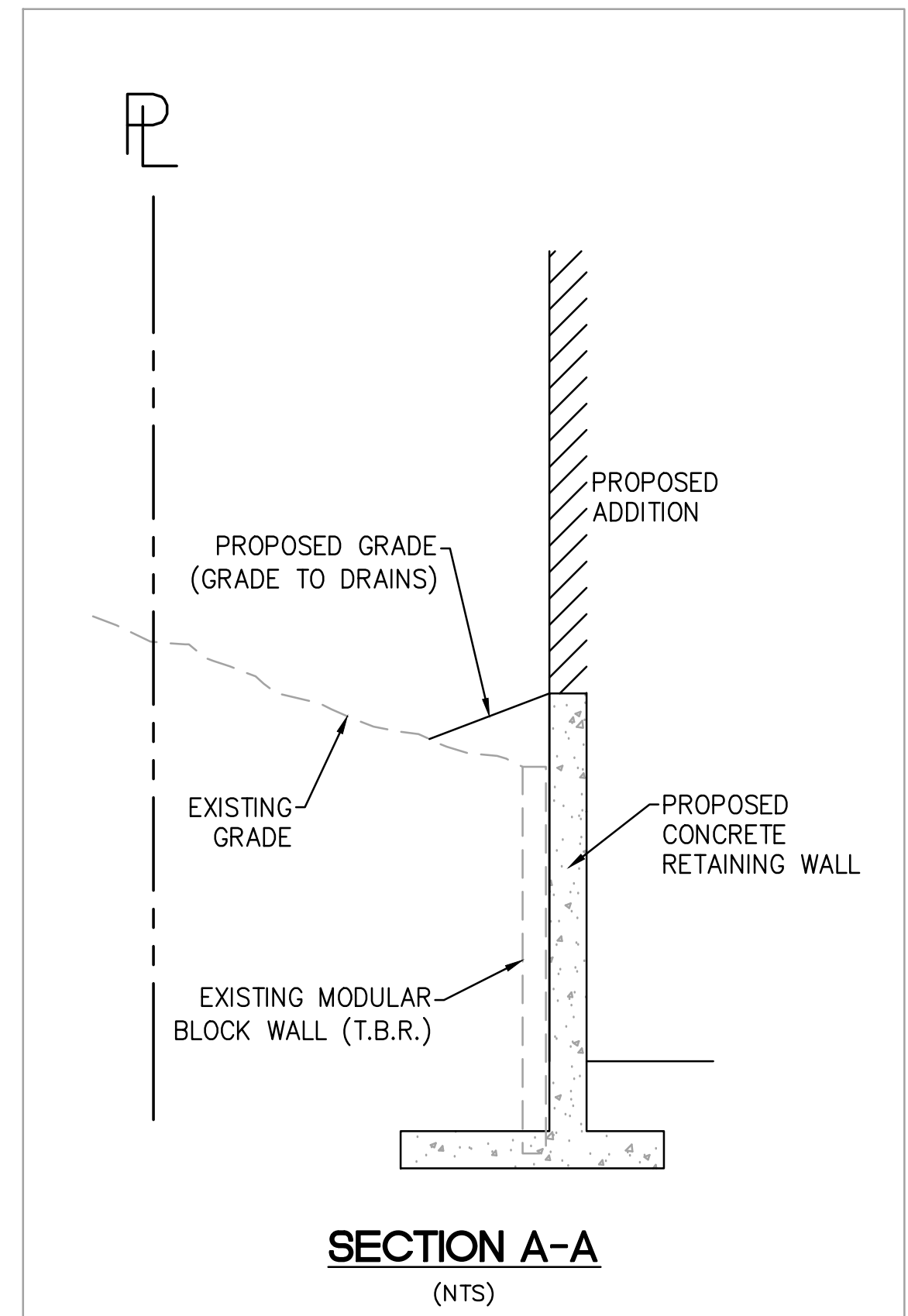
ACCESSIBLE SIGN DETAIL (N.T.S.)



ACCESSIBLE PARKING SIGN (n.t.s.)



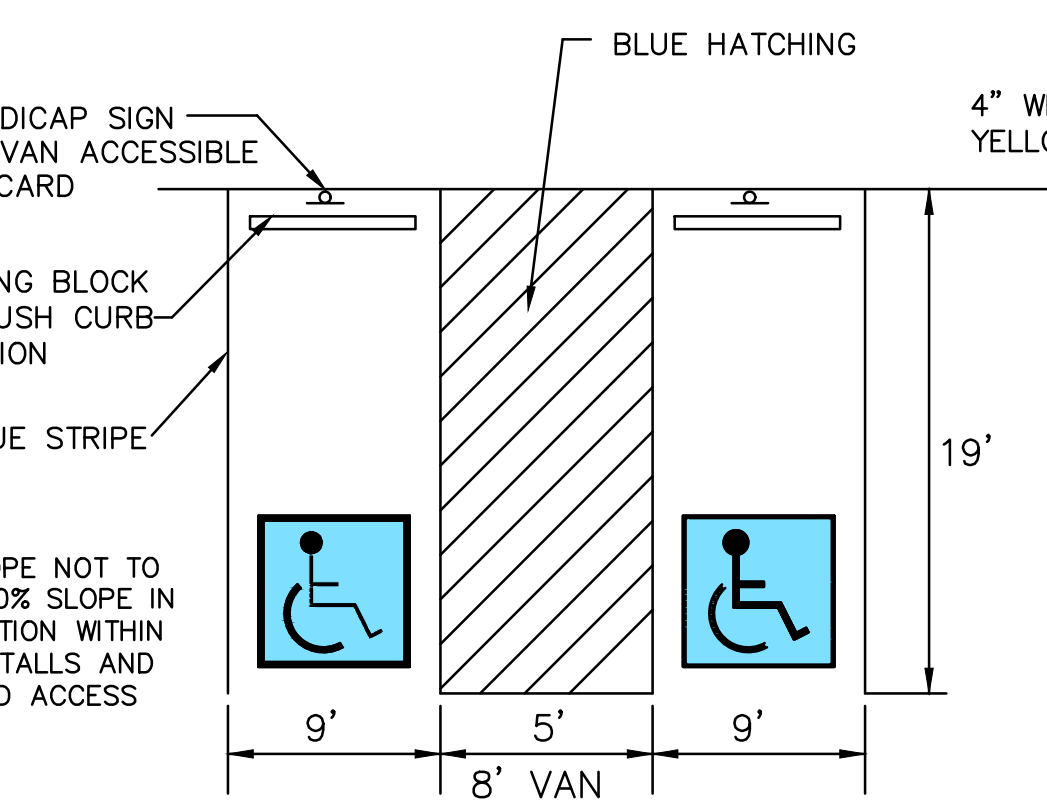
HANDICAP SIGN (n.t.s.)



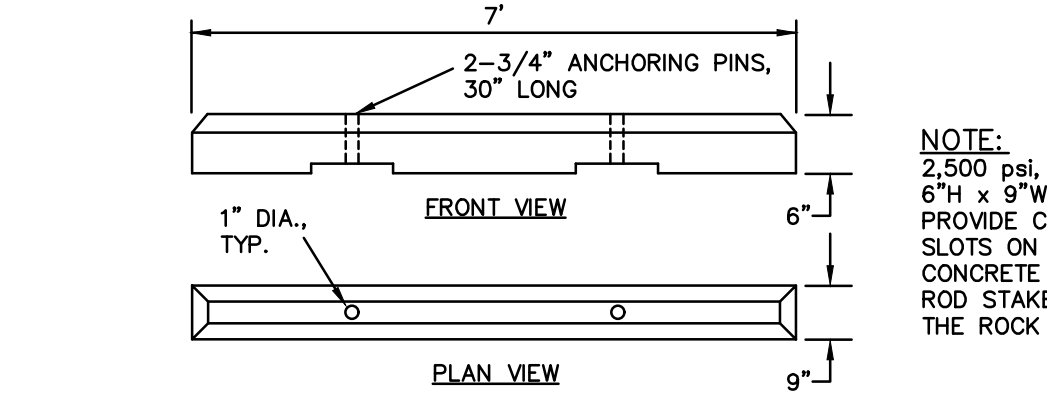
SURVEYOR'S CERTIFICATION

This is to certify that Stock and Associates Consulting Engineers, Inc. has prepared this Site Plan from an actual survey. The information shown is a correct representation of all existing and proposed land divisions and does not represent a property boundary survey.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC.
 By: WALTER J. PFLEGER, MISSOURI P.L.S. NO. 2008-000728



NOTE: ACCESSIBLE CAR PARKING SPACES SHALL BE AT LEAST 9'-0" WIDE WITH AN ADJACENT 5'-0" WIDE DESIGNATED ACCESS AISLE. VAN-ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 9'-0" WIDE WITH AN ADJACENT 8'-0" WIDE DESIGNATED ACCESS AISLE. FOR EVERY FOUR OR FRACTION OF FOUR ACCESSIBLE PARKING SPACES, AT LEAST ONE SHALL BE A VAN-ACCESSIBLE PARKING SPACE. TWO ACCESSIBLE SPACES MAY BE PROVIDED ON EACH SIDE OF A SHARED ACCESS AISLE. THE ST. LOUIS COUNTY ZONING ORDINANCE REQUIRES ALL PARKING SPACES TO BE AT LEAST 9' WIDE.



PARKING CALCULATIONS

- EXISTING ZONING: "M-1"
- EXISTING: 22 PARKING SPACES
- PROPOSED: 42 PARKING SPACES
- REQUIRED: 42 PARKING SPACES
- MEDICAL SUPPLIES MERCHANT WHOLESALERS - CODE 423450
 - (4 SPACES/1,000 SQ. FT. OF OFFICE) + (0.5 SPACES/1,000 SQ. FT. OF WAREHOUSING)
 - 0 X (4/1000) + 18,678 X (0.5/1000) = 12
- INDOOR RACQUET SPORTS COURTS - CODE 713942
 - (4 SPACES/COURT)
 - 8 COURTS X 4 = 32

ABBREVIATIONS

C.O.	CLEANOUT
DB.	DEED BOOK
E.	ELECTRIC
FL.	FLOWLINE
FT.	FEET
FND.	FUND
G.	GAS
M.H.	MANHOLE
N/F.	NOW OR FORMERLY
PL.	PLAT BOOK
P.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.R.	RADIAL REBAR
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.B.R.	TO BE REMOVED
U.L.P.	USE IN PLACE
V.C.P.	VERTIFIED CLAY PIPE
W.	WATER
(8'W)	RIGHT-OF-WAY WIDTH

CONTRACTOR'S INSURANCE REQUIREMENTS

FOR OBTAINING A CONSTRUCTION PERMIT FROM THE METROPOLITAN ST. LOUIS SEWER DISTRICT, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE THE DISTRICT WITH A COPY OF AN EXECUTED CERTIFICATE OF INSURANCE INDICATING THAT THE PERMITTEE HAS OBTAINED AND WILL CONTINUE TO CARRY COMMERCIAL GENERAL LIABILITY AND COMPREHENSIVE AUTO LIABILITY INSURANCE. THE REQUIREMENTS AND LIMITS SHALL BE AS STATED IN THE "RULES AND REGULATIONS AND ENGINEERING DESIGN REQUIREMENTS FOR SANITARY AND STORMWATER DRAINAGE FACILITY", SECTION 10.090 (ADDENDUM).

UTILITY NOTE

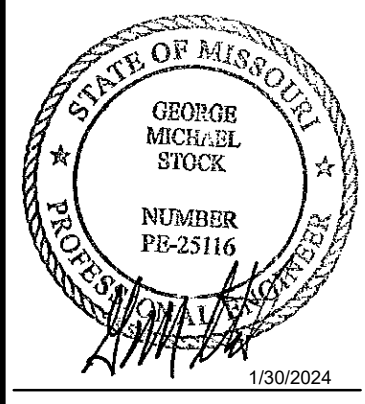
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

ST. LOUIS COUNTY BENCHMARK

BENCHMARK # 8258
 NAVD83 Elev = 493.65
 1" on the top northwest corner of a masonry concrete pillar integral to the northwest corner of the concrete base supporting the metal rail along the north side of the north sidewalk along Brown 2222, roughly 40' north of the centerline of Dorsett Road, 37' feet east of the centerline of the entrance turn lane into White Castle restaurant at #1202 Dorsett Road, and approximately 325 feet west of the centerline of Milwell Avenue.

PREPARED FOR:
 HI-DOW ESTATE LI, LLC
 2555 METRO BLVD.,
 MARYLAND HEIGHTS, MO. 63043
 C/O MR. ERIC CHEN

SITE PLAN FOR:
INDOOR PICKLEBALL CLUB BUILDING EXPANSION
 2551 METRO BLVD.



REVISIONS:

DATE:	1/30/2024	CHECKED BY:	Z.P.S.
M.S.D. P.#:		JOB NO.:	223-7538
S.L.C. HAT #:	140	BASE MAP #:	
M.D.N.R. #:		HAT S.U.P. #:	
SHEET TITLE:	SITE PLAN		
SHEET NO.:	C1		