

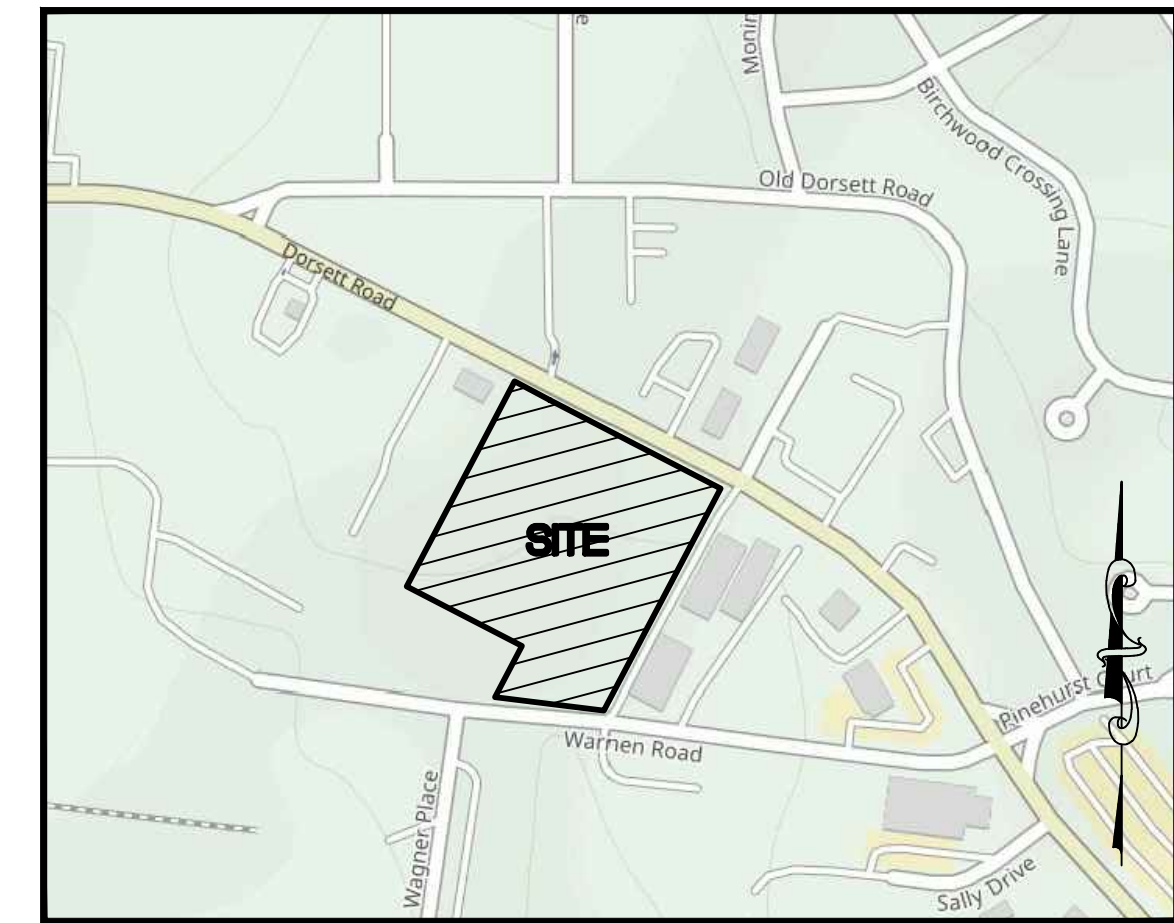
# SITE PLAN REVIEW

## ZAINABIYA CENTER

A TRACT OF LAND BEING PART OF RE-ADJUSTED PARCEL 'A' OF THE BOUNDARY ADJUSTMENT PLAT OF LOT 13 OF HIGH RIDGE ADDITION AND PARCEL 'A' OF THE BOUNDARY ADJUSTMENT PLAT OF LOTS 14, 15 AND 16 OF HIGH RIDGE ADDITION P.B. 269, PG. 80 AND PART OF LOTS 17 AND 18 HIGH RIDGE HEIGHTS ADDITION P.B. 46, PG. 13, WITHIN FRACTIONAL SECTION 23, TOWNSHIP 46 NORTH, RANGE 5 EAST OF THE FIFTH PRINCIPAL MERIDIAN, LOUIS COUNTY, MISSOURI

### SITE INFORMATION:

OWNER: ANJUMAN-E-AHLE BAYT  
 SITE ADDRESS: 11480 DORSETT RD.  
 CURRENT SITE ZONING: M-1 (OFFICE, SERVICE, AND LIGHT MANUFACTURING)  
 LOCATOR NO.: 14N520403  
 AREA OF TRACT: 4.77 ACRES  
 FEMA FLOOD MAP: 29189C0183K DATED 2/04/2015  
 DISTURBED AREA: 3.97 AC.  
 SET BACK AND YARD REQUIREMENTS:  
 FRONT: 30' MIN.  
 SIDE: 10' MIN.  
 REAR: 35' MIN.  
 MINIMUM PARKING SETBACKS:  
 FRONT: 15' MIN. (ADJACENT TO STREET RIGHT-OF-WAY)  
 SIDE: 6' MIN. (25' MIN ADJACENT TO RESIDENTIAL)  
 REAR: 10' MIN.



**LOCATION MAP**  
N.T.S.

### PARKING CALCULATIONS:

PROPOSED TEMPLE: 10,034 S.F.  
 REQ'D PARKING: 5/1000 GROSS S.F.: 51 SPACES REQUIRED  
 ACCESSIBLE PARKING SPACES: 4 SPACES REQUIRED

### PARKING PROVIDED:

REGULAR PARKING SPACES: 96 SPACES  
 ACCESSIBLE PARKING SPACES: 3 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE

### BENCH MARKS

ST. LOUIS COUNTY BENCHMARK #8420  
 NAVD88 ELEV.=580.45 FTUS, CUT "U" ON THE NORTH SIDE OF 30" DIAMETER CONCRETE BASE OF TRAFFIC SIGNAL MAST AT THE SOUTHWEST QUADRANT OF THE TEE INTERSECTION OF DORSETT ROAD WITH FEE ROAD FROM THE NORTH, BEING THE WESTERMOST OF TWO TRAFFIC SIGNAL BASES ON THE SOUTH SIDE OF DORSETT ROAD AT PETE'S AUTO BODY #11540 DORSETT ROAD.

SITE BENCHMARK:  
 CUT CROSS LOCATED AT THE NORTH WEST CORNER OF THE PROPERTY EL=603.41

### UTILITY PROVIDERS

TELEPHONE AT & T (800) 464-7928  
 NATURAL GAS SPIRE GAS CO. (314) 621-6960

WATER SERVICE MISSOURI AMERICAN WATER (800) 460-0829  
 ELECTRIC AMEREN (800) 552-7583

SANITARY SEWER SERVICE METROPOLITAN SEWER DISTRICT (314) 768-6260  
 FIRE PROTECTION DISTRICT MARYLAND HEIGHTS (314) 298-4400

### DIFFERENTIAL RUNOFF:

EXISTING AREA  
 TOTAL ACRES: 4.77Ac  
 PERVIOUS AREA: 4.77Ac X 1.70 = 8.11cfs  
 TOTAL EXIST: 8.11cfs

PROPOSED AREA  
 TOTAL ACRES: 4.77Ac  
 IMPERVIOUS AREA: 1.87Ac X 3.54 = 6.62cfs  
 PERVIOUS AREA: 2.90Ac X 1.70 = 4.93cfs  
 TOTAL EXIST: 11.55cfs

TOTAL DIFFERENTIAL: 3.44cfs

### LEGEND NEW IMPROVEMENTS

	PROP. CONTOUR		FOUNDATION DRAIN TILE
	SPOT ELEVATION		PROPOSED TREE LINE
	STORM SEWER		PAINTED H.C. SYMBOL
	SANITARY SEWER		PAINTED DIRECTIONAL ARROW (WHITE)
	MANHOLE		CONCRETE PAVEMENT
	AREA INLET		ASPHALT PAVEMENT
	GRATE INLET		SEGMENTAL CONC. UNIT RET. WALL
	PRIVATE YARD DRAIN		FLOW DIRECTION
	CLEAN OUT		SILTATION CONTROL (SILT FENCE)
	STORM STRUCTURE DESIGNATOR		T.B.R. TO BE REMOVED
	SANITARY STRUCTURE DESIGNATOR		T.B.A. TO BE ABANDONED
	WATER LINE		BC BACK OF CURB
	FIRE HYDRANT		TW TOP OF WALL
	SERVICE VALVE		BW BOTTOM OF WALL (AT LINE OF BACKFILL)
	WATER METER		

DT FOUNDATION DRAIN TILE

PT PROPOSED TREE LINE

PC PAINTED H.C. SYMBOL

PA PAINTED DIRECTIONAL ARROW (WHITE)

CP CONCRETE PAVEMENT

AP ASPHALT PAVEMENT

SC SEGMENTAL CONC. UNIT RET. WALL

FD FLOW DIRECTION

SCS SILTATION CONTROL (SILT FENCE)

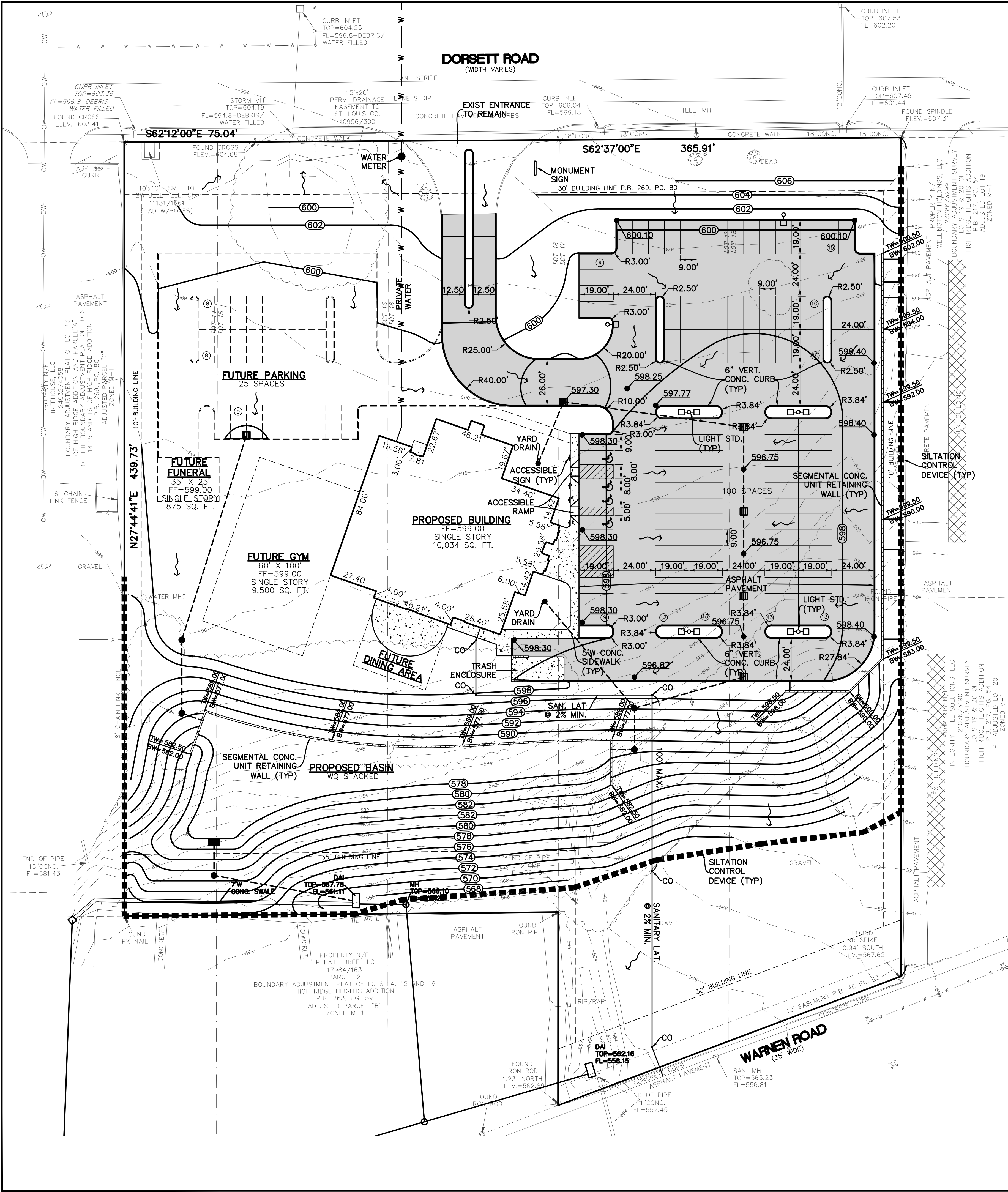
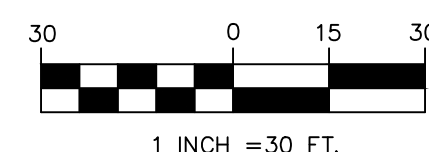
T.B.R. TO BE REMOVED

T.B.A. TO BE ABANDONED

BC BACK OF CURB

TW TOP OF WALL

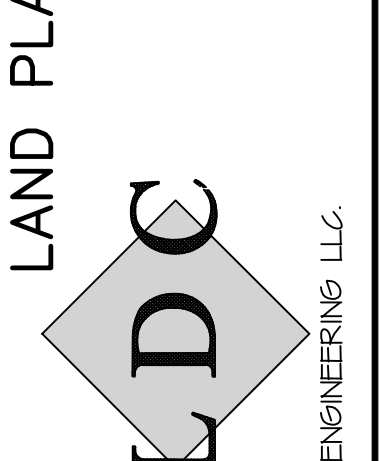
BW BOTTOM OF WALL (AT LINE OF BACKFILL)



SEAL  
 WILLIAM AUGUST HEYER P.E.  
 PROFESSIONAL ENGINEER E-24297

PREPARED FOR:  
**ZAINABIYA CENTER**  
 7011 HOWDERSHELL RD.  
 HAZELWOOD, MO. 63042  
 PH: 314-283-0976

LAND PLANNING • CIVIL ENGINEERING  
 4053 North St. Peters Pkwy, Ste D  
 St. Peters, MISSOURI 63304  
 St. Ph: (636) 477-6466



Consultants:  
 Frazier Land Surveying Services, Inc.  
 705 Ballantree Dr  
 Wentzville, Missouri 63358  
 Phone: (636) 332-9810  
 Fax: (636) 332-0710

**NEW BUILDING AND PARKING**  
 11468-11480 DORSETT RD.  
 MARYLAND HEIGHTS, MO.

PROJECT	
REVISION	
DRAWN BY	GMK
CHECKED BY	JPT
DATE	8-17-2023
JOB. NO.	23.150
SCALE	1" = 30'
SHEET	01

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