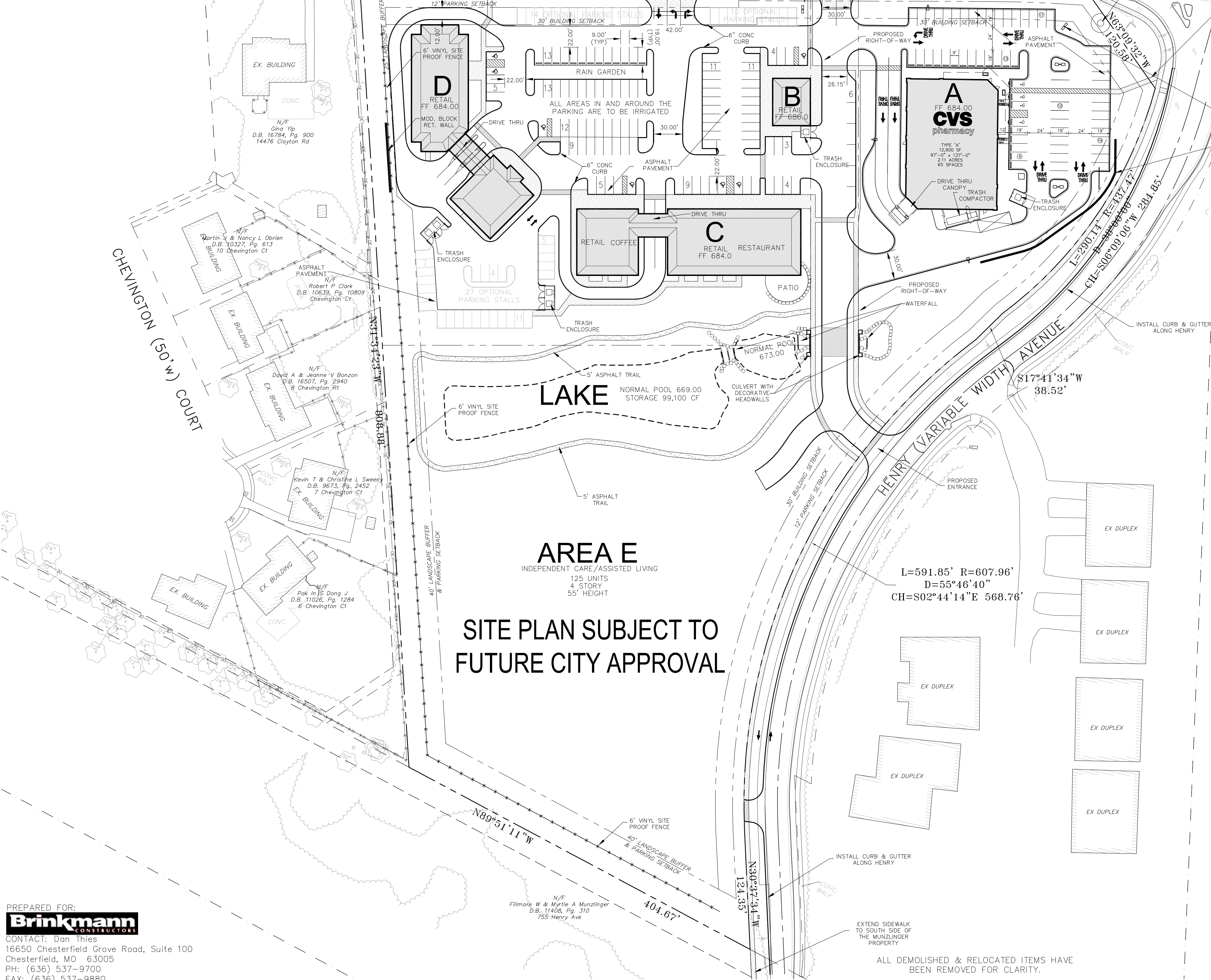


SITE DEVELOPMENT PLAN
CLAYTON & HENRY

PART OF SECTION 25
TOWNSHIP 45 NORTH, RANGE 4 EAST
CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI



PARKING DATA

TOTAL SITE AREA:	+/- 11.64 ACRES	
BUILDING	SQ. FT.	PARKING REQ.
A DRUG STORE	12,900 S.F.	@5 P.S./1,000 S.F. 65 P.S.
B RETAIL	2,000 S.F.	@5 P.S./1,000 S.F. 10 P.S.
C RETAIL	7,150 S.F.	@5 P.S./1,000 S.F. 36 P.S.
COFFEE (35 SEATS)	1,750 S.F.	@1 P.S./4 SEATS 10 P.S.
RESTAURANT (180 SEATS)	5,600 S.F.	@1 P.S./4 SEATS 45 P.S.
SUB-TOTAL:	14,500 S.F.	91 P.S.
D RETAIL	4,000 S.F.	@5 P.S./1,000 S.F. 20 P.S.
BANK	7,500 S.F.	@4 P.S./1,000 S.F. 30 P.S.
SUB-TOTAL:	11,500 S.F.	50 P.S.
TOTAL:	40,900 S.F.	216 P.S.

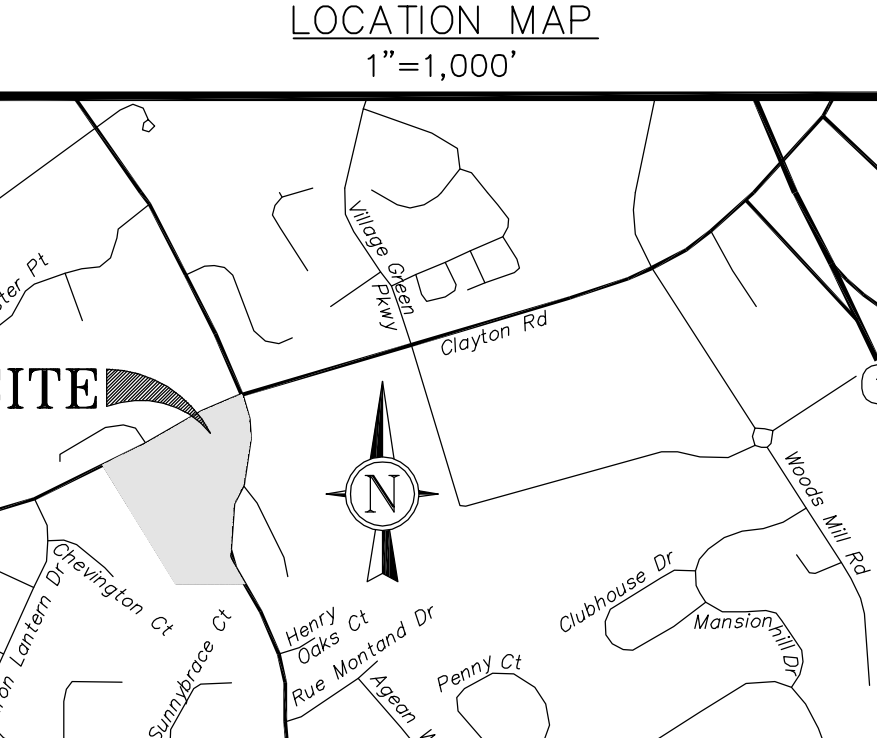
MIXED-USE PARKING REDUCTION (15%):	-32 P.S.
TOTAL REQUIRED:	184 P.S.
PARKING PROVIDED:	170 P.S.
	51 P.S. (+29 P.S.)
	P.S.
	P.S.
	P.S.

GREENSPACE CALCULATIONS

SITE AREA = 507,040 S.F.
BUILDING COVERAGE = 85,900 S.F. (17%)
PAVED AREA = 229,700 S.F. (45%)
LAKE AREA = 18,510 S.F. (4%)
DIFFERENCE = 172,930 S.F. GREENSPACE
[(172,930 S.F.)/(507,040 S.F.)] x 100 = 35% GREENSPACE
[(85,900 S.F.)/(507,040 S.F.)] x 100 = 17% FLOOR AREA RATIO
CALCULATIONS ESTIMATED WITH FUTURE IMPROVEMENT OF AREA E

PERTINENT DATA

OWNER	CLAYTON HENRY, LLC (UNDER CONTRACT)
DEVELOPER	CLAYTON HENRY, LLC 16650 CHESTERFIELD GROVE RD. STE. 1000 CHESTERFIELD, MISSOURI 63005
EXISTING ZONING	R-1 "RESIDENTIAL"
PROPOSED ZONING	"NEIGHBORHOOD COMMERCIAL OVERLAY DISTRICT"
SITE AREA	11.64 ACRES
WATER SHED	GRAND GLAIZE CREEK
FIRE DISTRICT	MISSOURI AMERICAN WATER CO
SCHOOL DISTRICT	WEST COUNTY EMS
SEWER DISTRICT	PARKWAY
GAS SERVICE	MSD
ELECTRIC SERVICE	LACLEDE GAS CO.
TELEPHONE SERVICE	AMEREN U.E. AT&T



PREPARED FOR:
Brinkmann
CONTACT: Dan Thies
16650 Chesterfield Grove Road, Suite 100
Chesterfield, MO 63005
PH: (636) 537-9700
FAX: (636) 537-9880

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
PROFESSIONAL LAND SURVEYING CORPORATION, LS-1470-0
FAX (314) 849-6010
www.grimesconsulting.com

REV. NO.	DATE	REMARKS
1	03/31/09	PER OWNER COMMENTS
2	04/15/09	PER CITY COMMENTS
3	05-08-09	PER CITY, CEB & OWNER COMMENTS

SITE DEVELOPMENT PLAN
CLAYTON & HENRY
SW CORNER OF INTERSECTION

PROPOSED
SITE PLAN

JOB NUMBER:	2062
DRAWN BY:	JLW
DATE:	03/20/09
CHECKED BY:	LJM
DATE:	03/20/09
SHEET:	C2