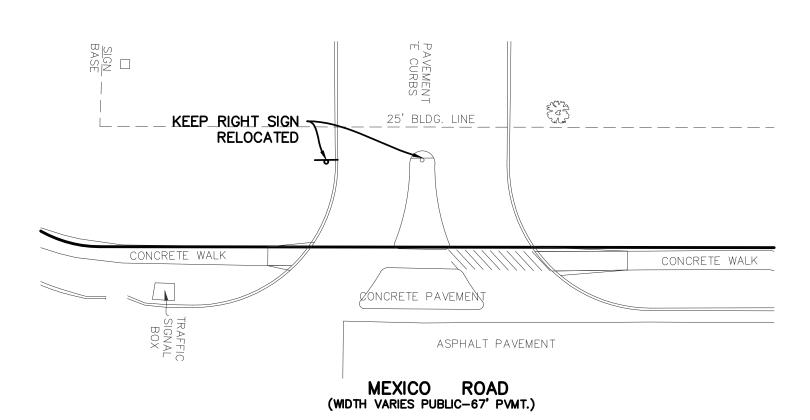


PARKING CALC.:

PROPOSED USE: CONVENIENCE STORE - NO FUEL PARKING REQUIRED: 1 SPACE PER 250 S.F. FLOOR 5,943/250 = 24 SPACES REQ'DPARKING PROVIDED: 26 SPACES (INCLUDING 1 H.C.)

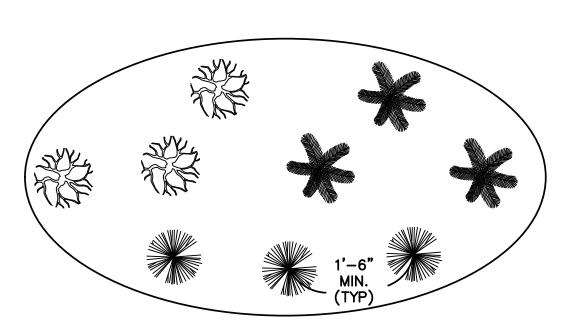


RIGHT IN — RIGHT OUT DETAIL

SCALE: 1" = 20'

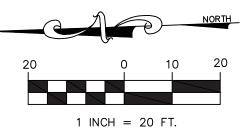


- ASPHALT AROUND BUILDING - NO AFFECT TO TRAFFIC FLOW OR PARKING - THERE IS NO DRIVE THRU AT SITE



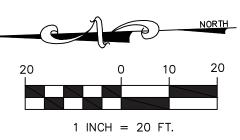
Landscape Legend		
Symbol	MAX HEIGHT	Common/Botanical Name
器	4'	Spirea Japanese - Spiraea Japonica
*	3'	Mugo Pine - Pinus Mugo
	12"	Fountain Grass Dwarf - Pennisetum Alopecurioides

Dead (Alberta Spruce) Plants will be replaced with same type in spring LANDSCAPE AREA DETAIL
N.T.S.



NOTE:

THE SPOT ELEVATIONS SHOWN ON THIS PLAN ARE BASSED OFF EXISTING TOPO SURVEY DATED 8-7-2013



SITE PLAN & DETAILS

CHECKED BY 1-24-2022 JOB. NO. 13.560 1" = 20'SHEET

ANNING . CIVIL ENGINEERING

LAND

Consultants:

BUILDING ADDITION 1228 BRYAN RD. O'FALLON, MISSOURI

REVISION

SITE

Call BEFORE you DIG TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.
314-340-4100

MODOT LOCATE

LAND DEVELOPMENT CONSULTANTS, INC (LDC) CONSULTING ENGINEERS, AND UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. LDC, HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.