

PROPERTY N/F
 THE CITY OF
 O'FALLON, MO
 2248/985
 ZONED P.U.D.




SANDERS

J-MARK COURT
 (50' WIDE RIGHT-OF-WAY)

SOUTH WOODLAWN AVENUE
 (70' WIDE RIGHT-OF-WAY)

WOODLAWN AVENUE
 (45' WIDE RIGHT-OF-WAY)

LANDSCAPE LEGEND

-  QTY. 19 INDICATES PROPOSED HARDWOOD TREE (MINIMUM 2" CALIPHER (ashes, oaks, maples, birches, sweet gum))
 -  QTY. 12 INDICATES PROPOSED EVERGREEN TREE (MINIMUM 6' IN HEIGHT (pines))
 -  QTY. 65 INDICATES PROPOSED EVERGREEN SHRUB (mugho pines, yews, junipers, hollies, boxwoods)
- LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

PROPOSED OFFICE BUILDING
 7,921 SQ. FT. FLOOR
 TOTAL SQ. FT. 14,642
 2 STORY BUILDING
 33' IN HEIGHT
 UPPER F.F. = 891.50
 803, 805, 807, 809, 811, 813
 SOUTH WOODLAWN AVE.
 LOWER F.F. = 879.33
 801 SOUTH WOODLAWN

Overall Area
 56,948 sq.ft.
 1.307 acres

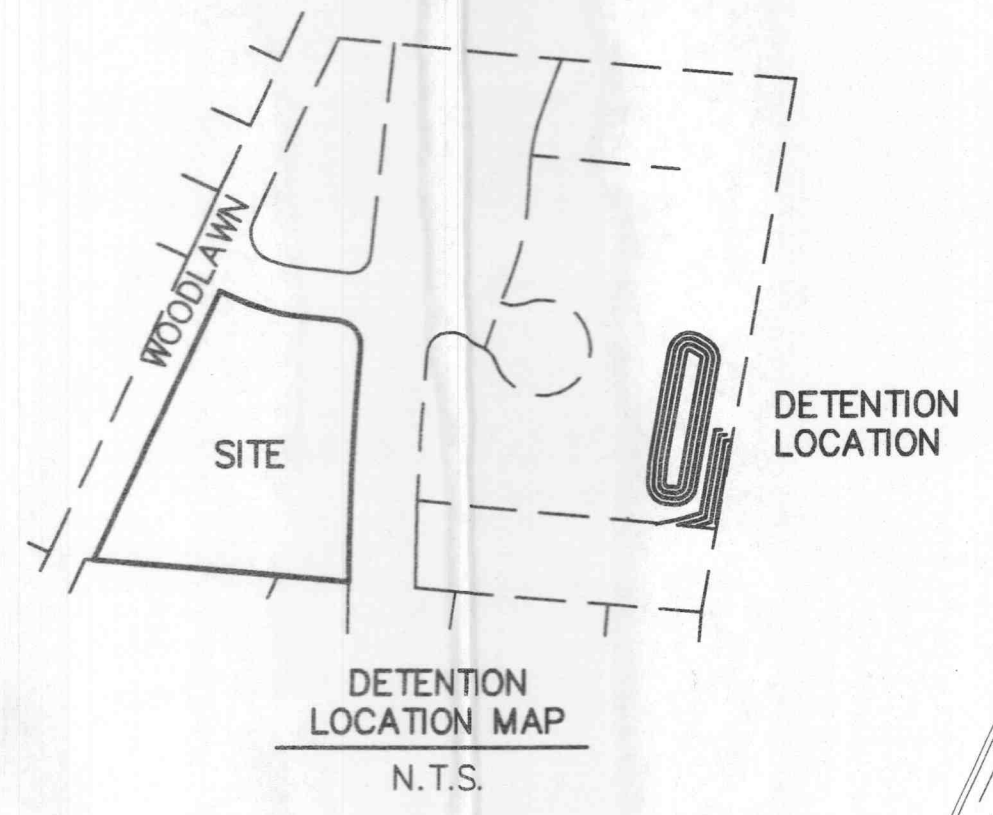
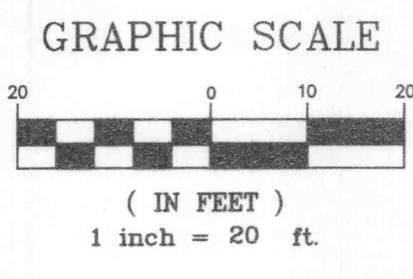
PROPERTY N/F
 ERVIN B. DAVIS
 794/1660
 ZONED R-1

PROPERTY N/F
 FREEWILL BAPTIST
 CHURCH, INC.
 751/1556
 ZONED C-2

PROPERTY N/F
 FREEWILL BAPTIST
 CHURCH, INC.
 ZONED P.U.D.

LOT 4
 GLENN MEADOWS
 SUBDIVISION
 P.B. 9 PG. 41
 ZONED C-2

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.



UNZONED

