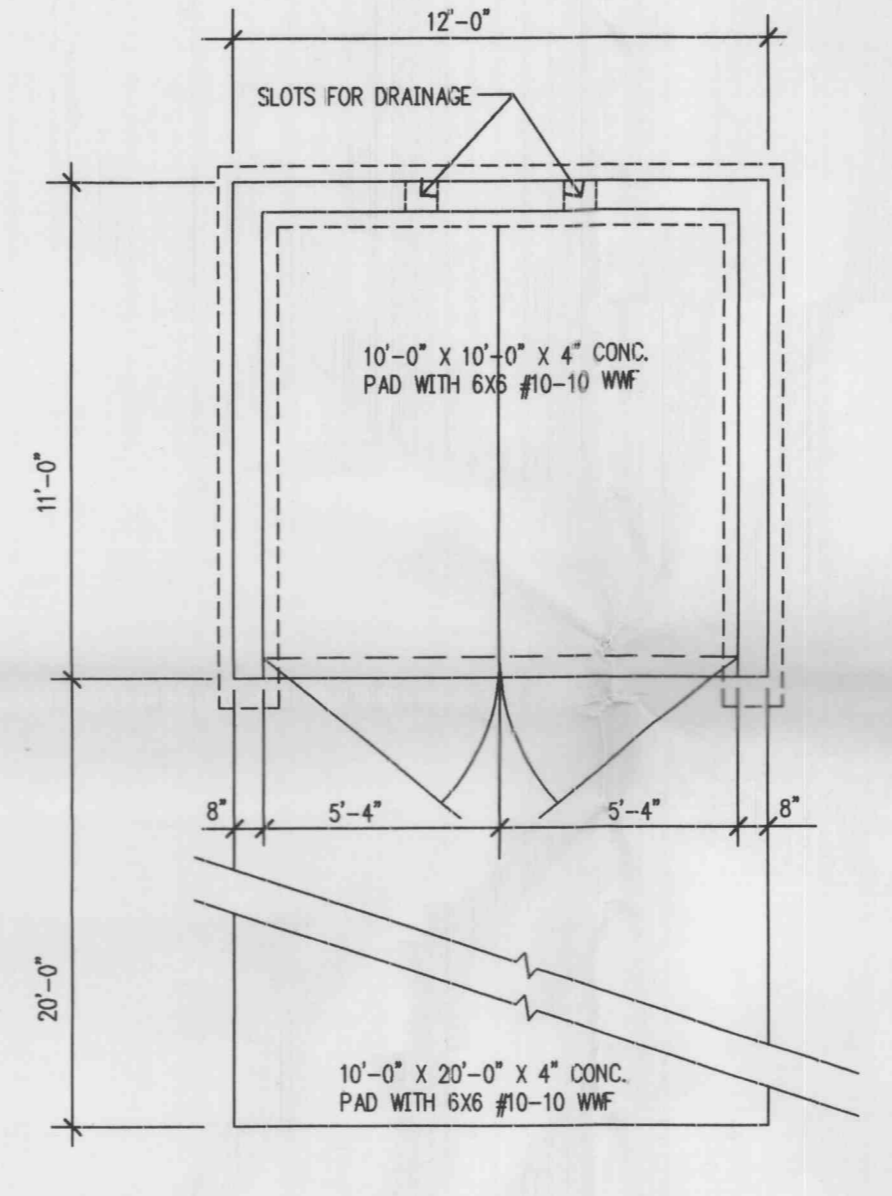
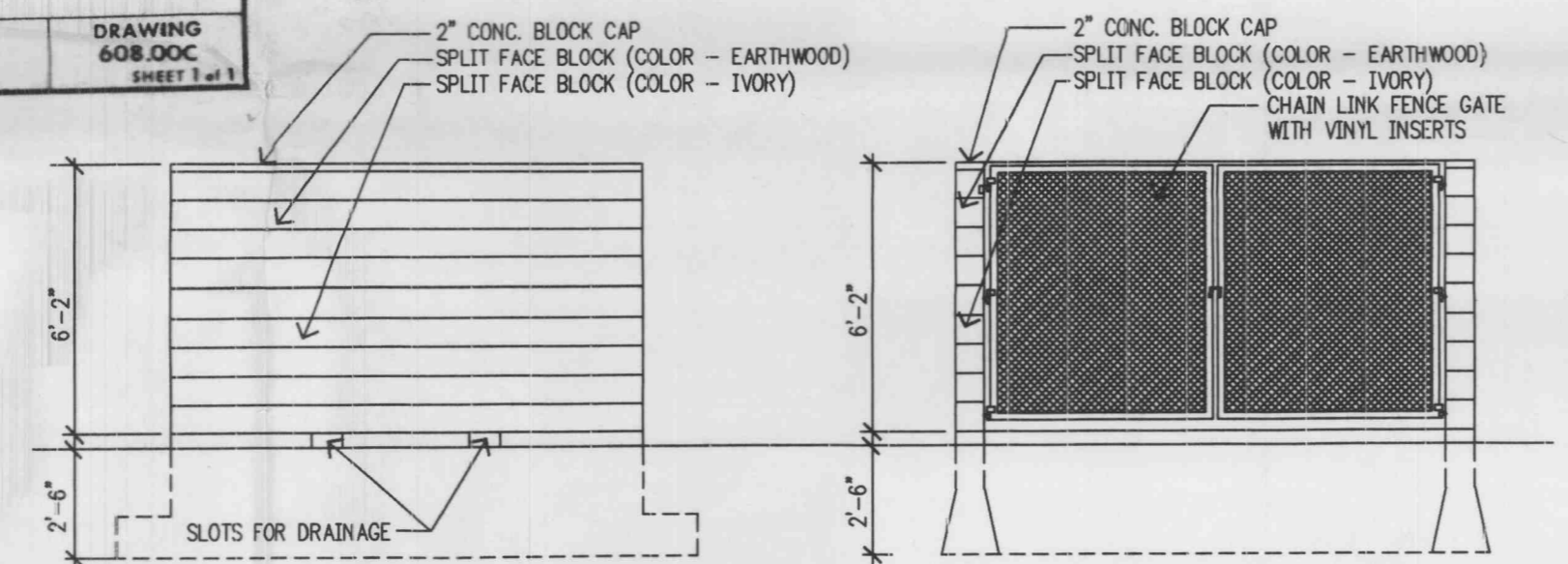


DESCRIPTION
PROPOSED COMMERCIAL LOT 2
0.77 ACRES

A tract of land being part of the southwest one quarter of the northwest one quarter of Section 4, Township 46 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:

COMMENCING at the center of said Section 4; thence along the southerly line of the southeast one quarter and the southwest one quarter of the northwest one quarter the following courses: South 89°37'24" West a distance of 1350.98 feet to a point; thence South 89°30'52" West a distance of 867.84 feet to a point; thence leaving said southerly line North 00°38'52" West a distance of 495.00 feet to a point; thence South 89°30'52" West a distance of 392.00 feet to a point on the easterly right-of-way of Missouri State Highway K, said point being 85.00 feet left of the centerline of said Missouri State Highway K; thence along the easterly right-of-way line of said Missouri State Highway K North 00°38'52" West a distance of 391.20 feet to a point being 85.00 feet left of centerline Station 92+00; thence North 14°41'02" West a distance of 103.08 feet to a point being 60.00 feet left of centerline Station 91+00; thence North 00°38'52" West a distance of 47.38 feet to the POINT OF BEGINNING of the tract of land herein described; thence continuing along said right-of-way line North 00°38'52" West a distance of 87.00 feet to a point; thence departing said easterly line North 89°21'08" East a distance of 379.12 feet to a point on the westerly line of proposed subdivision of the Villages At Hutchings Farm Plot One; thence along said westerly line South 07°15'47" East a distance of 87.58 feet to a point; thence departing said westerly line South 89°21'08" West a distance of 389.21 feet to the POINT OF BEGINNING and containing 33,422 square feet or 0.77 acres more or less. This description has been prepared for the preparation of preliminary plans only and is not to be used for the conveyance of real property and is subject to the recording of a record plat.



- GENERAL NOTES**
- Present Zoning: C-2, General Business District
 - Proposed Use: Private school (Tae Kwon-Do Instruction)
 - Project is Served By:
 - St. Charles County Water District No. 2
 - St. Charles Gas Company
 - G.T.E. Telephone Company
 - Duckett Creek Sewer District
 - Union Electric Company
 - O'Fallon Fire Protection District
 - All utilities shall be located underground.
 - Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
 - Sanitary and storm sewers shall be designed per Duckett Creek Sewer District & City of O'Fallon specifications.
 - Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
 - Signage to be reviewed separately per signage regulations. Signage shall be permitted separately.
 - For exact building dimensions, see architectural plans.
 - Setback and yard requirements:
 - Front - 25 feet
 - Side - 0' (10' adjacent to R1b residential)
 - Rear - 10 feet (as measured from transition strip)
 - Transition Strip - 15'
 - Grading and drainage shall be per City of O'Fallon requirements.
 - Architectural treatment to be provided on all sides of building.
 - All easements shall be provided for on record plat.
 - Exterior lighting details have been provided.
 - Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties.
 - No slope shall be greater than 3:1 during construction and at final grade.
 - No work shall be performed in the floodway, flood plain, or wetlands prior to obtaining a permit from the Corp. and a wetland delineation map certified by the appropriate federal agency. Developer shall submit Army Corp approval to City of O'Fallon prior to any site disturbance for work in the flood plain/floodway.
 - This site is not within the 100 year flood zone per FEMA map no. 29183C0239 e., dated 8-2-96.
 - No existing trees are being removed from site.
 - Trash enclosures shall be constructed of masonry to compliment building architecture. Enclosure shall be 6' in height, see architectural plans.
 - Storm water detention has been provided for in detention basin designed for overall development, located in The Villages Of Hutchings Farm.
 - All pavement dimensions are to back of curb unless noted otherwise.

PLANT SCHEDULE:

SYMB.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
🌳	6	PIN OAK	Quercus palustris	2" Caliper/8'
🌲	10	WHITE PINE	Pinus Strobus	2" Caliper/6'
🌳	16	SNOWMOUND SPIREA	Spirea nipponica 'Snowmound'	18"-24"
🌳	6	BAYBERRY	Myrica pennsylvanica	2'-3'

STREET TREES REQUIRED: 87.00' (FRONTAGE)/40' = 3 TREES
 PLANTING REQUIREMENTS FOR PARKING AREA:
 LANDSCAPED AREA REQUIREMENT: 82 SPACES X 270 S.F. = 22,140 S.F. X 0.06 = 1,328 S.F. LANDSCAPING/2,140 S.F. PROVIDED
 PLANTING REQUIREMENTS FOR PARKING AREA: 2,140 S.F./3,000 S.F. = 1 TREE REQUIRED

SITE COVERAGE CALCULATIONS (FOR LOT 2 ONLY)

LOT AREA = 33,422 S.F.
 BUILDING AREA = 6,000 S.F. or 18% OF SITE
 LANDSCAPED AREA = 4,009 S.F. or 12% OF SITE
 PAVED AREA = 23,413 S.F. or 70% OF SITE

PARKING CALCULATIONS

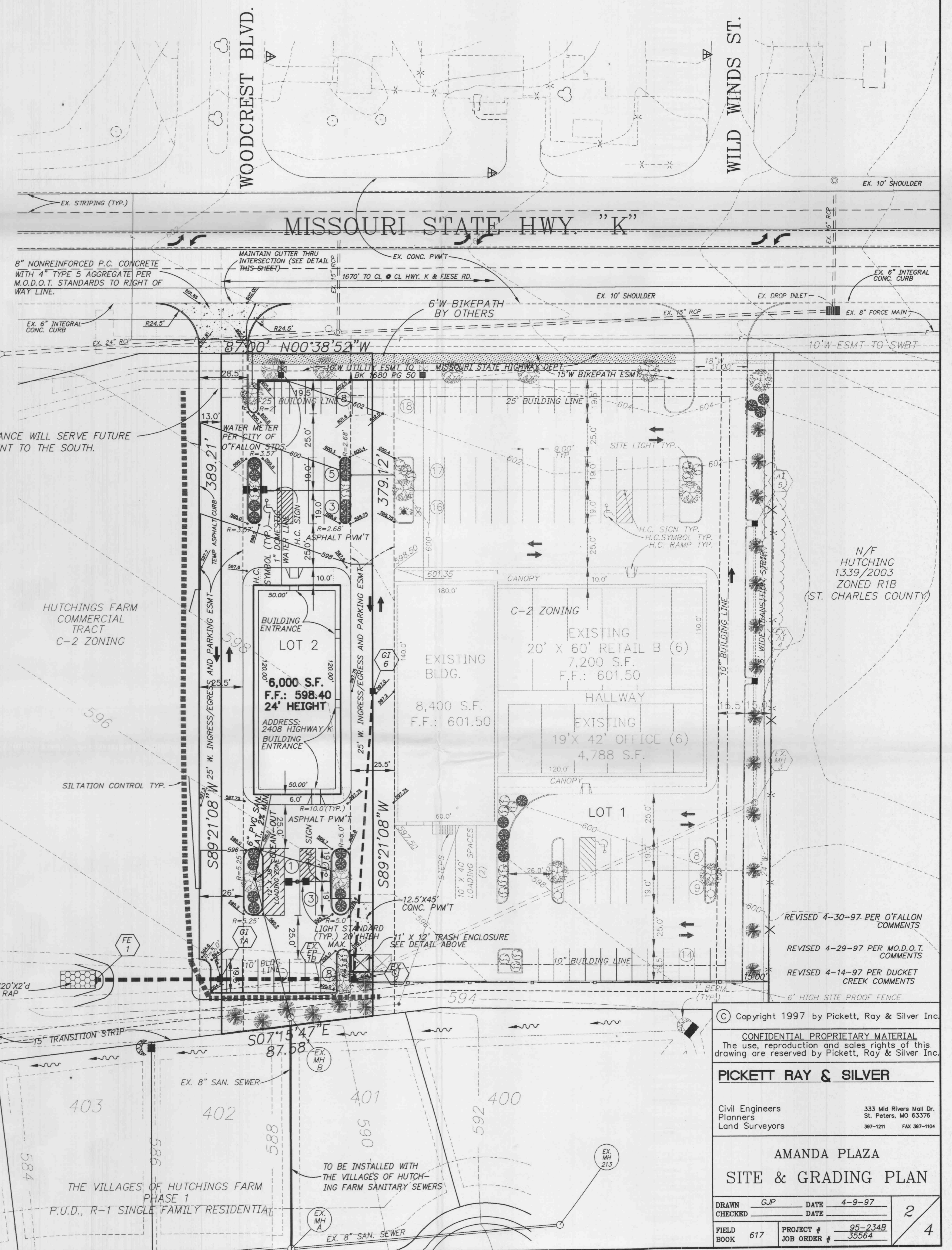
1 SPACE PER 100 S.F. OF FLOOR SPACE USED FOR CLASS 2000 S.F. / 100 S.F. = 20 SPACES REQ'D.
 1 SPACE PER 2 FACULTY MEMBERS
 8 FACULTY MEMBERS / 2 = 4 SPACES REQ'D.

TOTAL SPACES REQ'D. = 24 SPACES
 2 H.C. SPACES ARE REQ'D.
 TOTAL SPACES PROVIDED = 28 SPACES + 2 HC

LOADING CALCULATIONS

TOTAL DEVELOPMENT = 6,000 S.F.
 1 LOADING SPACE FOR 5000 SQ. FT.
 1 SPACE REQ'D./1 SPACE PROVIDED

NOTE: THIS ENTRANCE WILL SERVE FUTURE DEVELOPMENT TO THE SOUTH.



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PICKETT RAY & SILVER

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 Planners St. Peters, MO 63376
 Land Surveyors 387-1211 FAX 387-1104

AMANDA PLAZA
SITE & GRADING PLAN

DRAWN G.P.	DATE 4-9-97	2
CHECKED	DATE	
FIELD BOOK 617	PROJECT # 96-2342	4
	JOB ORDER # 3554	