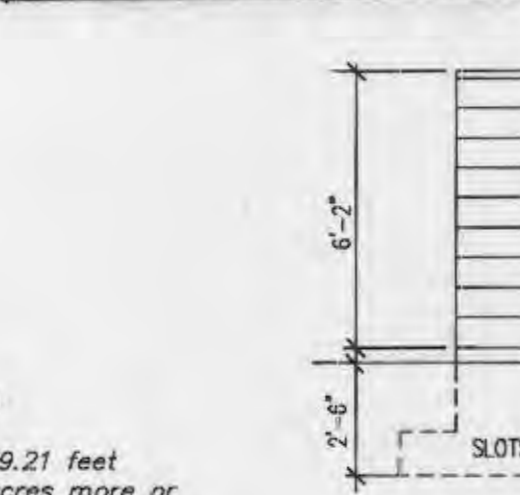


DESCRIPTION
PROPOSED COMMERCIAL LOT 2
0.77 ACRES

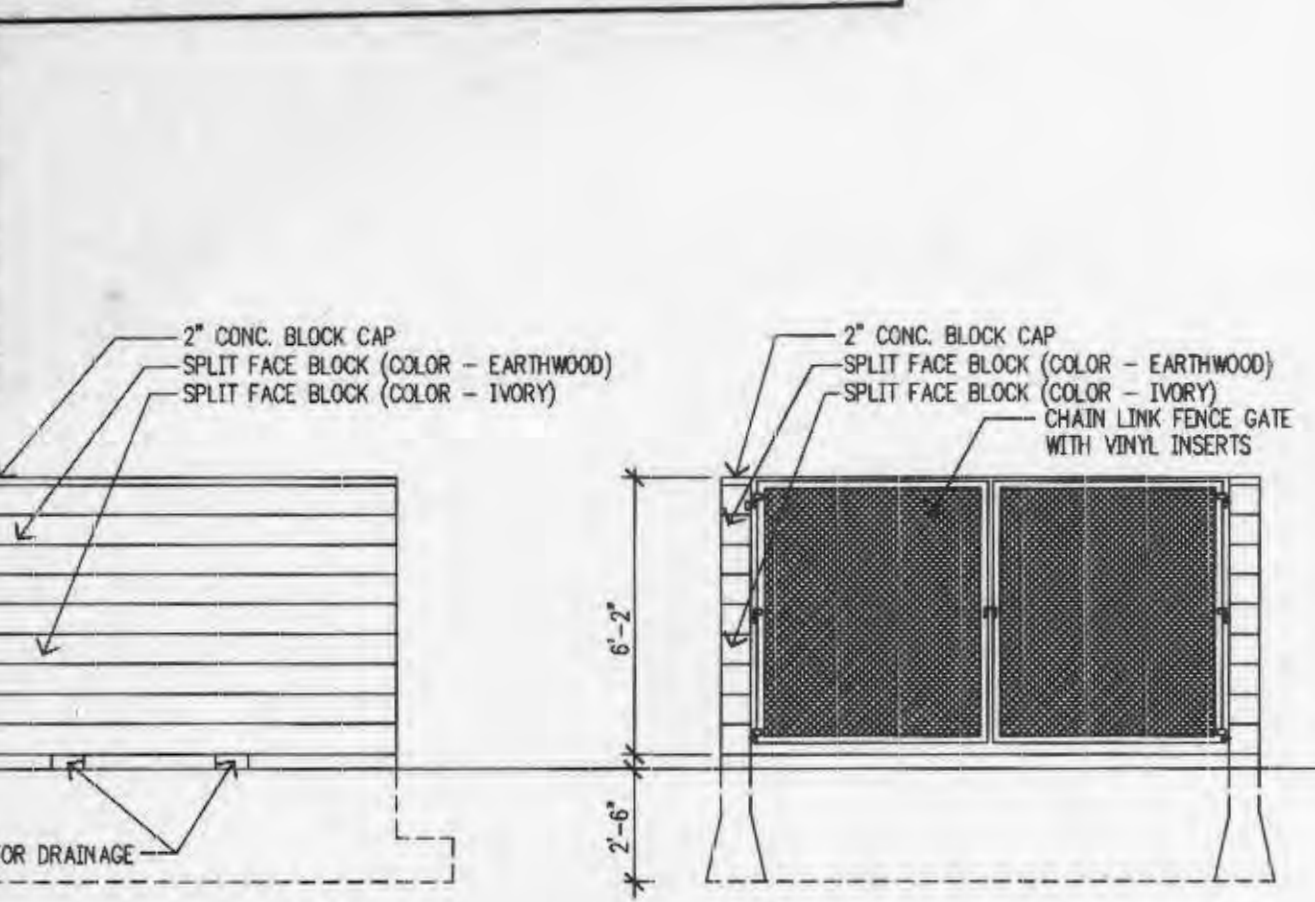
DESCRIPTION OF LAND BEING PART OF THE southwest one quarter of the southeast one quarter and the southwest one quarter of the northwest one quarter of the following courses: South 1/2 West a distance of 1350.98 feet to a point; thence S 0°52' West a distance of 867.84 feet to a point; thence S 89°20'52" West a distance of 85.00 feet to a point; thence South 89°20'52" West a distance of 395.00 feet to a point on the easterly right-of-way State Highway K, said point being 85.00 feet left of the centerline of said Missouri State Highway K; thence along the westerly line of said Missouri State Highway K North West a distance of 391.20 feet to a point being 85.00 feet left of the centerline of said Missouri State Highway K; thence North 14°41'02" West a distance of 103.08 feet to a point being 80.00 feet left of the centerline of said Missouri State Highway K; thence North 47°38' West a distance of 87.00 feet to a point; thence North 89°21'08" East a distance of 379.12 feet to a point on the westerly line of proposed Lot 2; thence along said westerly line of proposed Lot 2 South 07°15'47" East a distance of 87.58 feet to a point; thence along said westerly line of proposed Lot 2 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 as shown on the plat hereof and as the same may appear on the plat hereof and as the same may appear on the plat hereof and as the same may appear on the plat hereof.

PAVED APPROACHES

DRAWING 608 DOC SHEET 1 of 1

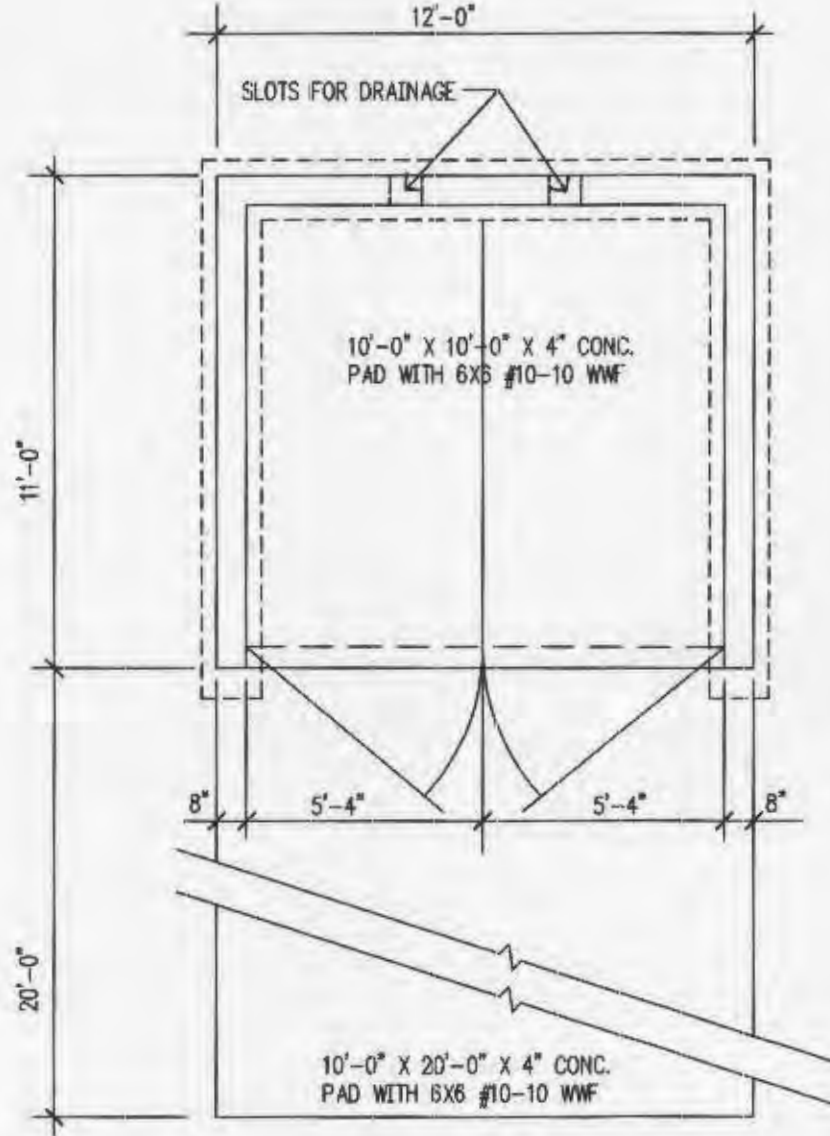


ADJOINING CURB AND GUTTER SECTIONS



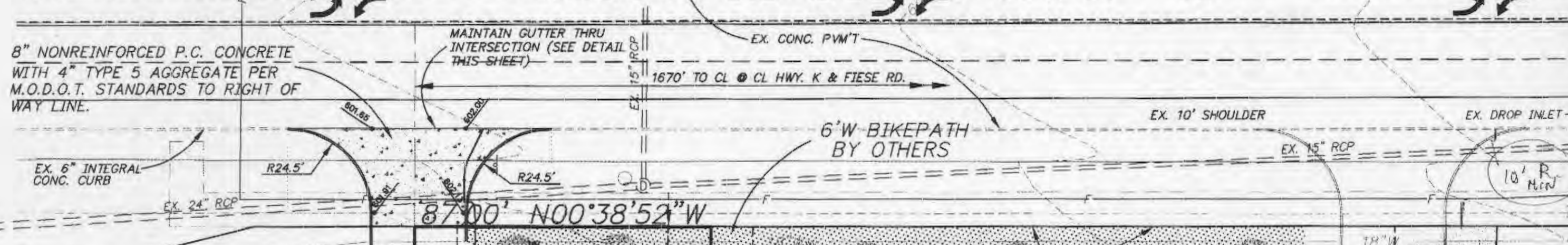
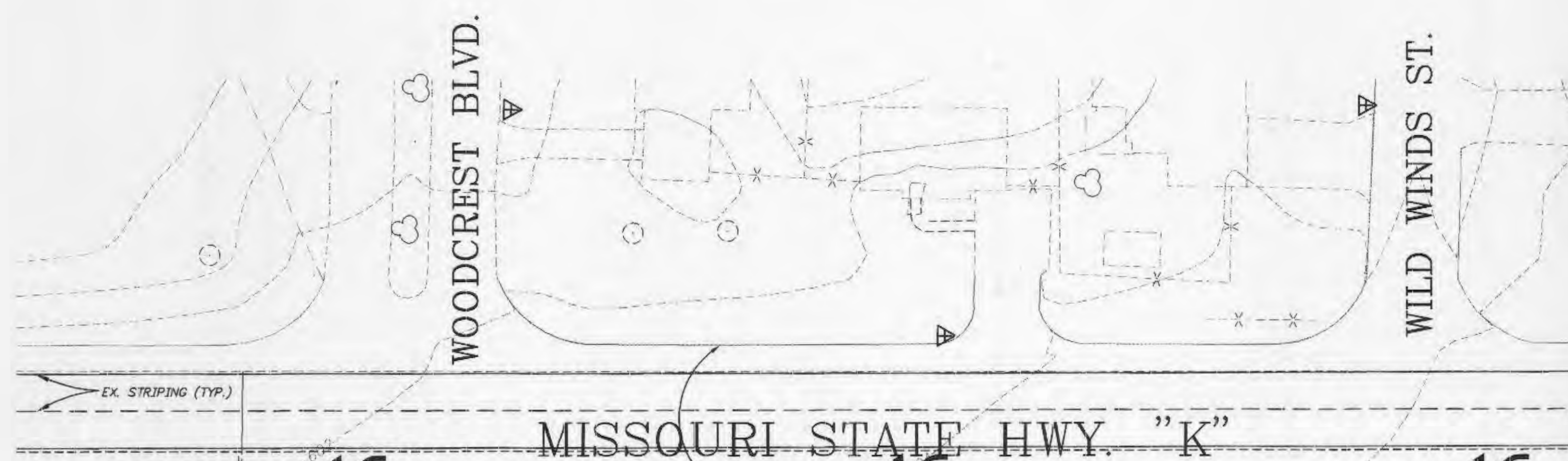
TRASH ENC. ELEVATIONS

SCALE: N.T.S.



TRASH ENC. PLAN

SCALE: N.T.S.



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

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	Spiraea nipponica 'Snowmound'	18"-24"
🌱	6	BAYBERRY	Myrica pensylvanica	2'-3'

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

GENERAL NOTES

- Zoning: C-2, General Business District
- Ad Use: Private school (Tos Kwon-Do instruction)
- Is Served By:
Charles County Water District No. 2
Charles Gas Company
T.E. Telephone Company
Crest Creek Sewer District
Electric Company
Fallon Fire Protection District
- Utilities shall be located underground.
- and building shall be in compliance with A.D.A. Accessibility Guidelines.
- and storm sewers shall be designed per Duckett Sewer District & City of O'Fallon specifications.
- height, site lighting and signage shall be in accordance with O'Fallon requirements.
- to be reviewed separately per signage regulations. Signage to be permitted separately.
- building dimensions, see architectural plans.
- and yard requirements:
- 25 feet
- 0' (10' adjacent to R1b residential)
- 10 feet (as measured from transition strip) on Strip 15'
- and drainage shall be per City of O'Fallon requirements.
- tural treatment to be provided on all sides of building.
- ments shall be provided for on record plat.
- lighting details have been provided.
- ighting shall be directed down and shielded
it to overflow onto adjacent residential properties.
- shall be greater than 3:1 during construction
nal grade.
- shall be performed in the floodway, flood plain, or wetlands
obtaining a permit from the Corp. and a wetland delineation map
by the appropriate federal agency. Developer shall submit
p approval to City of O'Fallon prior to any site disturbance
in the flood plain/floodway.
- is not within the 100 year flood zone per FEMA Map no. 29183C0239 s., Dated 8-2-96.
- ig trees are being removed from site.
- losures shall be constructed of masonry to compliment building
er. Enclosure shall be 6" in height, see architectural plans.
- er detention has been provided for in detention basin designed
development, located in The Villages Of Hutchings Farm.
- nt dimensions are to back of curb unless noted otherwise.

CALCULATIONS (FOR LOT 2 ONLY)

2 S.F.
6,000 S.F. or 18% OF SITE
= 4,009 S.F. or 12% OF SITE
413 S.F. or 70% OF SITE

REQUIREMENTS

S.F. OF FLOOR SPACE USED FOR CLASS
S.F. = 20 SPACES REQ'D.

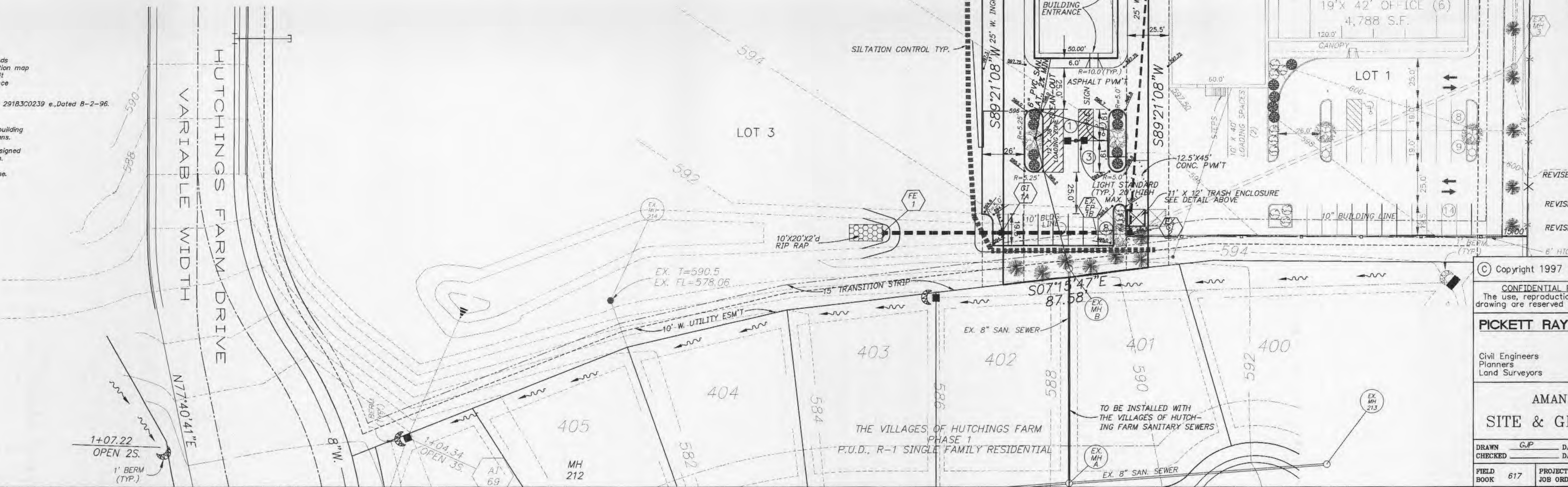
MEMBERS
RS / 2 = 4 SPACES REQ'D.

D. = 24 SPACES
REQ'D.

VIDED = 28 SPACES + 2 HC

REQUIREMENTS

T = 6,000 S.F.
5000 SQ. FT.
SPACE PROVIDED



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PICKETT RAY
Civil Engineers
Planners
Land Surveyors
**AMAND
SITE & GR**
DRAWN: GJP DATE:
CHECKED: DATE:
FIELD BOOK 617 PROJECT #
JOB ORDER