

LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 3 OF "THE PLAZA AT K & N" AS RECORDED IN PLAT BOOK 38 PAGES 145 AND 146 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

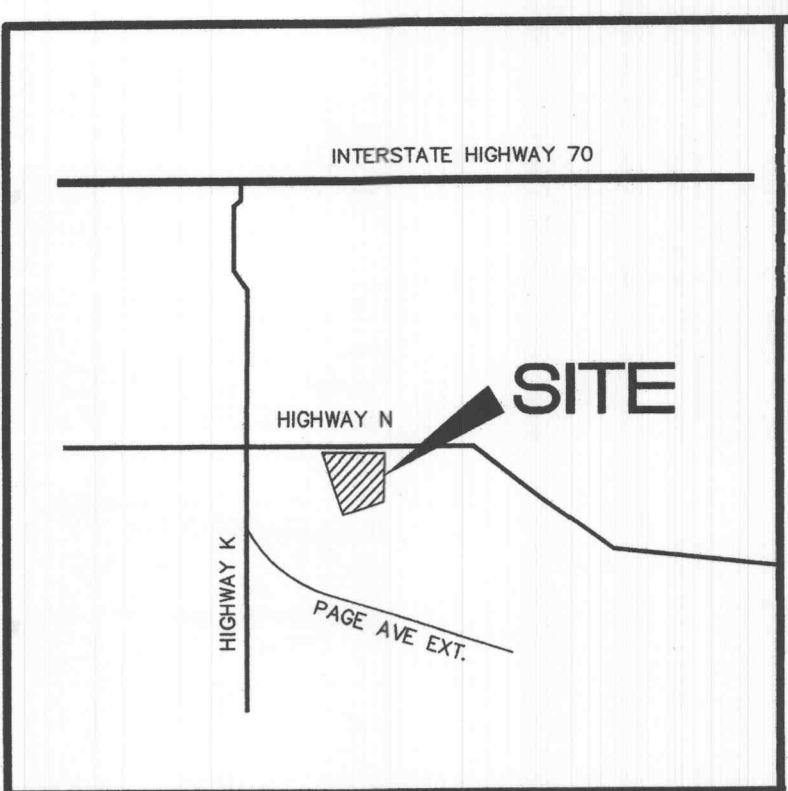
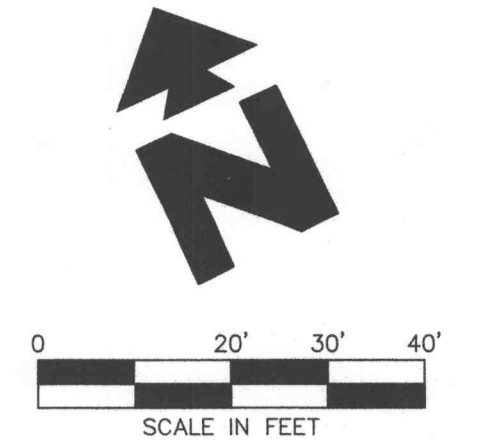
FLOOD CERTIFICATION: (PER SURVEY)

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, THIS CITY OF OFALLON AREA (COMMUNITY PANEL NUMBER 290316 0239 E DATED AUGUST 2, 1996) IS WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.

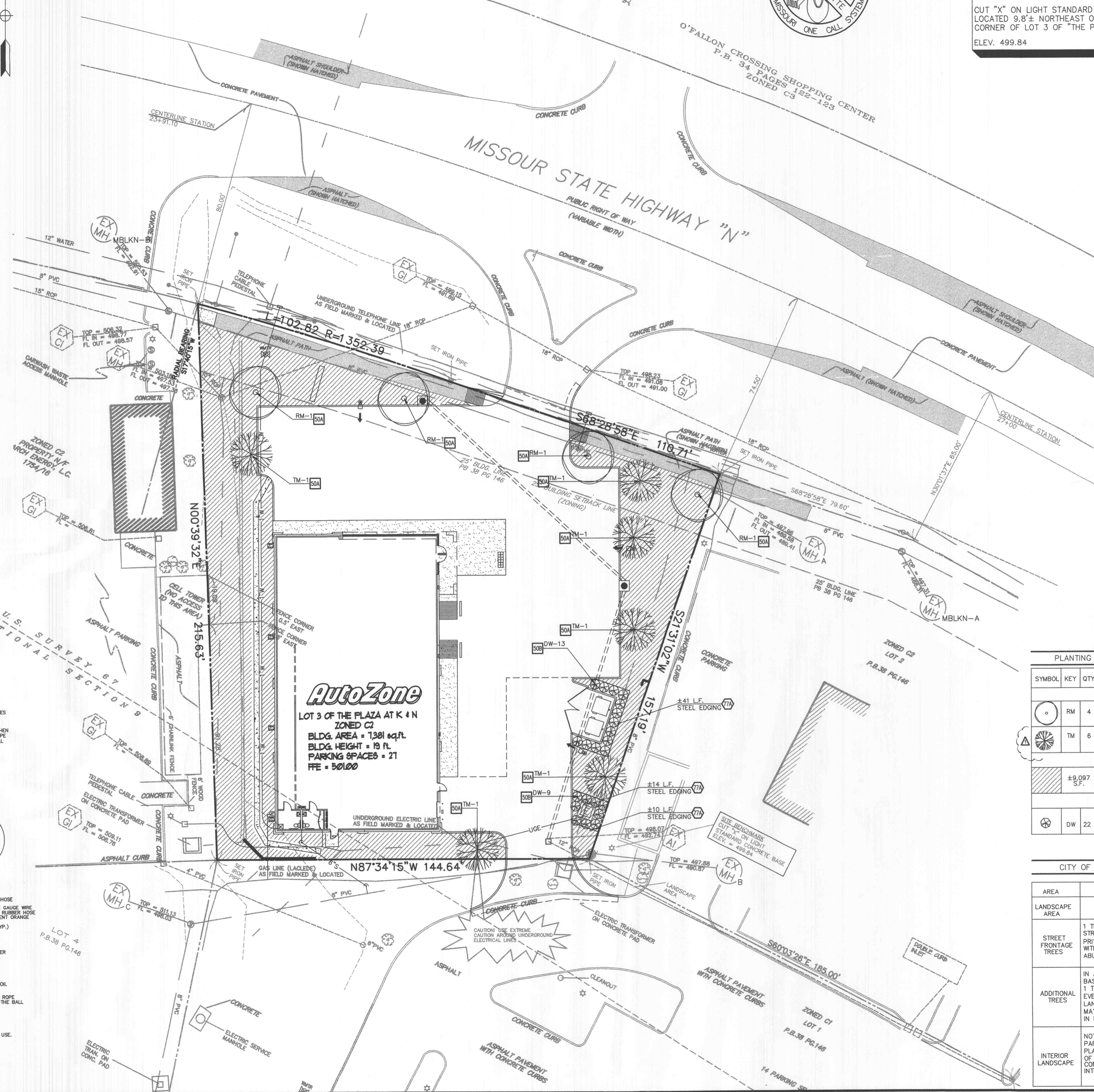


NOTE: SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK:
CUT "X" ON LIGHT STANDARD CONCRETE BASE LOCATED 9.8'± NORTHEAST OF THE SOUTHEAST CORNER OF LOT 3 OF "THE PLAZA AT K & N".
ELEV. 499.84



Vicinity Map
Not to Scale



LEGEND

- EXISTING**
- UTILITY POLE
 - ⊙ IRON PIPE
 - ⊙ SANITARY MANHOLE
 - S— SANITARY SEWER
 - UE— UNDERGROUND ELECTRIC
 - SM— STORM SEWER
 - OW— OVERHEAD ELECTRIC
 - T— BURIED TELEPHONE
 - G— GAS LINE
 - W— WATER LINE
 - ⊙ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊙ REINFORCED CONC. PIPE
 - ⊙ FENCE
 - ⊙ TEST HOLE
 - ⊙ TOP OF BLOCK WALL
 - ⊙ BOTTOM OF BLOCK WALL

- PROPOSED**
- BOUNDARY LINE
 - RIGHT OF WAY LINE
 - STORM DRAIN
 - ▨ TURF TYPE KENTUCKY BLUEGRASS SOD ±9,097 S.F.
 - TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

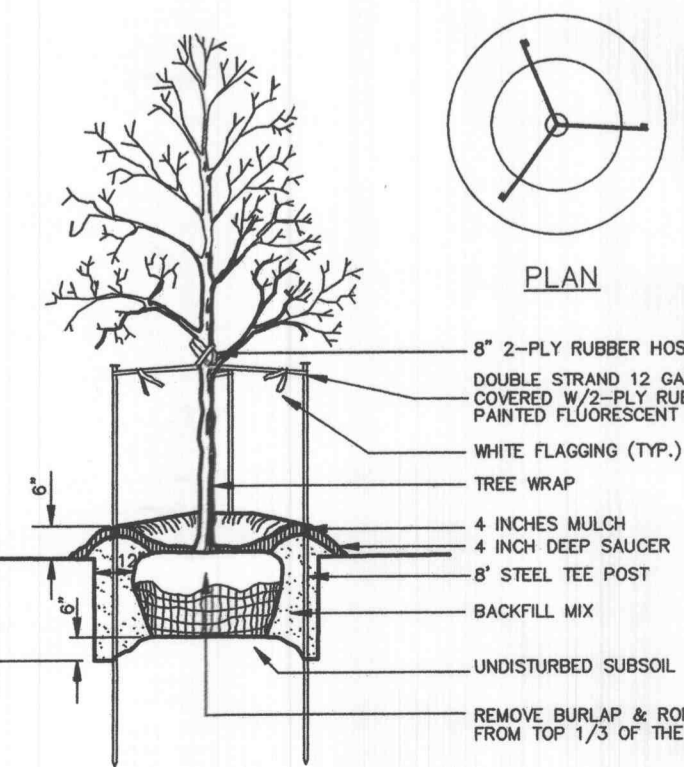
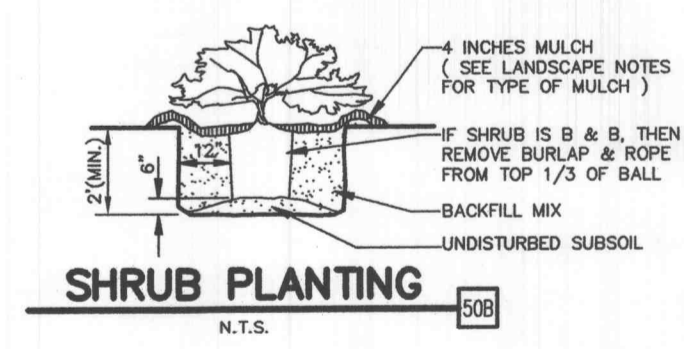
- GENERAL LANDSCAPE NOTES**
- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - NOTIFY CEI ENGINEERING ASSOCIATES INC. (972-488-3737) OF ANY LAYOUT OR MATERIAL DISCREPANCIES PRIOR TO ANY PLANTING
 - ALL DISTURBED AREAS AS DESIGNATED ON THE GRADING PLAN, NOT SODDED, SHALL BE SOWN WITH BERMUDAGRASS SEED MIX OF 100% BY WEIGHT AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
 - FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH TIME RELEASE FERTILIZER PER BRANDS SPECIFIED APPLICATION RATES.
 - LANDSCAPE CONTRACTOR SHALL INSTALL AN UNDERGROUND, AUTOMATED IRRIGATION SYSTEM WHICH PROVIDES COMPLETE COVERAGE OF THE SITE (PER CITY'S REQUIREMENTS) BEFORE THE INSTALLATION OF LANDSCAPE MATERIALS. (SEE IRRIGATION SHEET)
 - CONTRACTOR SHALL BRING FINISH GRADE UP TO TOP OF CURB ELEVATION WITH A MINIMUM OF 4" OF TOP SOIL PRIOR TO PLACEMENT OF SOD.
 - SHREDDED HARDWOOD MULCH SHALL BE USED AS A FOUR INCH (4") TOP DRESSING IN ALL PLANT BEDS AND AROUND ALL TREES. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).
- LANDSCAPE DETAILS**
- 50A TREE PLANTING (TYP.)
 - 50B SHRUB PLANTING (TYP.)
- LANDSCAPE NOTES**
- 77A STEEL EDGING.

PLANTING LIST

| SYMBOL | KEY | QTY | COMMON NAME/ BOTANICAL NAME | ROOT | SIZE | REMARKS |
|---------------|-----|--------|--|-------|---------|-----------------|
| TREES | | | | | | |
| ○ | RM | 4 | RED MAPLE <i>Acer rubrum</i> 'October Glory' | B&B | 2" cal. | 6'-8" TALL MIN. |
| ⊙ | TM | 6 | TRIDENT MAPLE <i>Acer buergerianum</i> | B&B | 4' tall | spaced as shown |
| TURF | | | | | | |
| ▨ | | ±9,097 | KENTUCKY BLUEGRASS SOD | | | |
| SHRUBS | | | | | | |
| ⊙ | DW | 22 | DWARF WINGED EUONYMUS <i>Euonymus alatus</i> 'compacta' | cont. | 5 gal. | spaced 4' o.c. |

CITY OF OFALLON LANDSCAPE REQUIREMENTS

| AREA | REQUIREMENT | REQUIRED | PROVIDED |
|-----------------------|--|--|--|
| LANDSCAPE AREA | N/A | N/A | TOTAL LANDSCAPE AREA= ±10,090 S.F. |
| STREET FRONTAGE TREES | 1 TREE/FOR EVERY 40' L.F. OF STREET FRONTAGE, PUBLIC OR PRIVATE, SHALL BE REQUIRED WITHIN THE LANDSCAPE SETBACKS ABUTTING STREET FRONTAGE. | STREET FRONTAGE=214 L.F. 5 TREES | 5 TREES |
| ADDITIONAL TREES | IN ADDITION TO THE REQUIRED TREES, BASED UPON THE STREET FRONTAGE, 1 TREE SHALL BE REQUIRED FOR EVERY 3,000 S.F. OF OPEN LANDSCAPE SPACE. THESE TREES MAY INCLUDE TREES REQUIRED IN PARKING LOT. | OPEN LANDSCAPE AREA ±10,090 S.F. 3 TREES | 4 TREES |
| INTERIOR LANDSCAPE | NOT LESS THAN 6% OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED PLANTING ALONG THE PERIMETER OF A PARKING LOT SHALL NOT BE CONSIDERED AS PART OF THE INTERIOR LANDSCAPE REQUIREMENT. | PARKING AREA=7,560 S.F. 6% OF PARKING AREA=454 S.F. | 327 S.F. (NEED 127 S.F. FOR REQUIREMENT) |



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

AutoZone
STORE DEVELOPMENT
123 SOUTH FRONT ST., MEMPHIS, TENNESSEE 38103
PHONE: (901) 495-8757
FAX: (901) 495-8901

CEI ENGINEERING ASSOCIATES, INC.
SURVEYORS
PLANNERS
12309 Fwy 174, Ste. 110
DALLAS, TX 75234
(972) 488-3737
FAX (972) 488-6233
LANDSCAPE PLAN
6788 HIGHWAY N-LOT 3 PLAZA K&N
HIGHWAY N OFALLON, MISSOURI
DATE: 10-05-04
4:37 PM
REV-2

SCALE:
1:20'

REVISIONS

- REVISED PLANS PER CITY ON 9/22/04
- REVISED PLANS PER CITY ON 10/06/04
-
-
-
-
-

PRN: TJB
PM: LWY
DES: RK

BLDG TYPE: 7N2-RIGHT

C4
CASE #: 3904