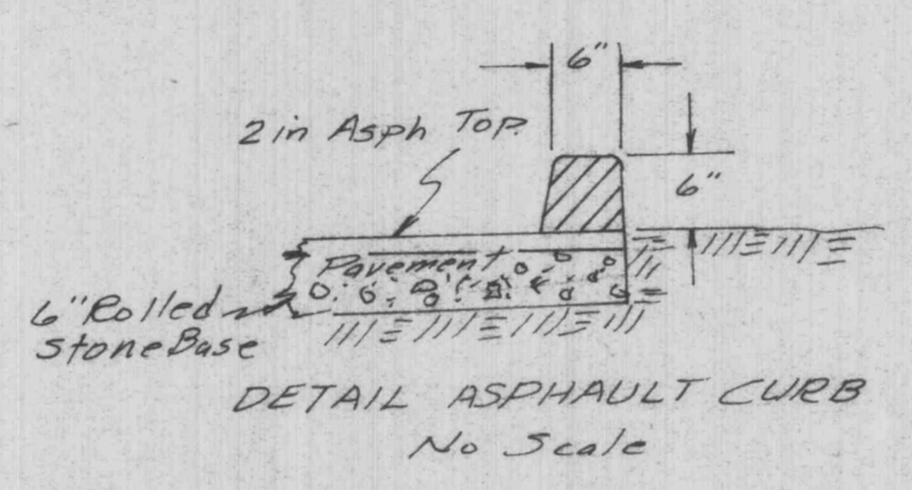
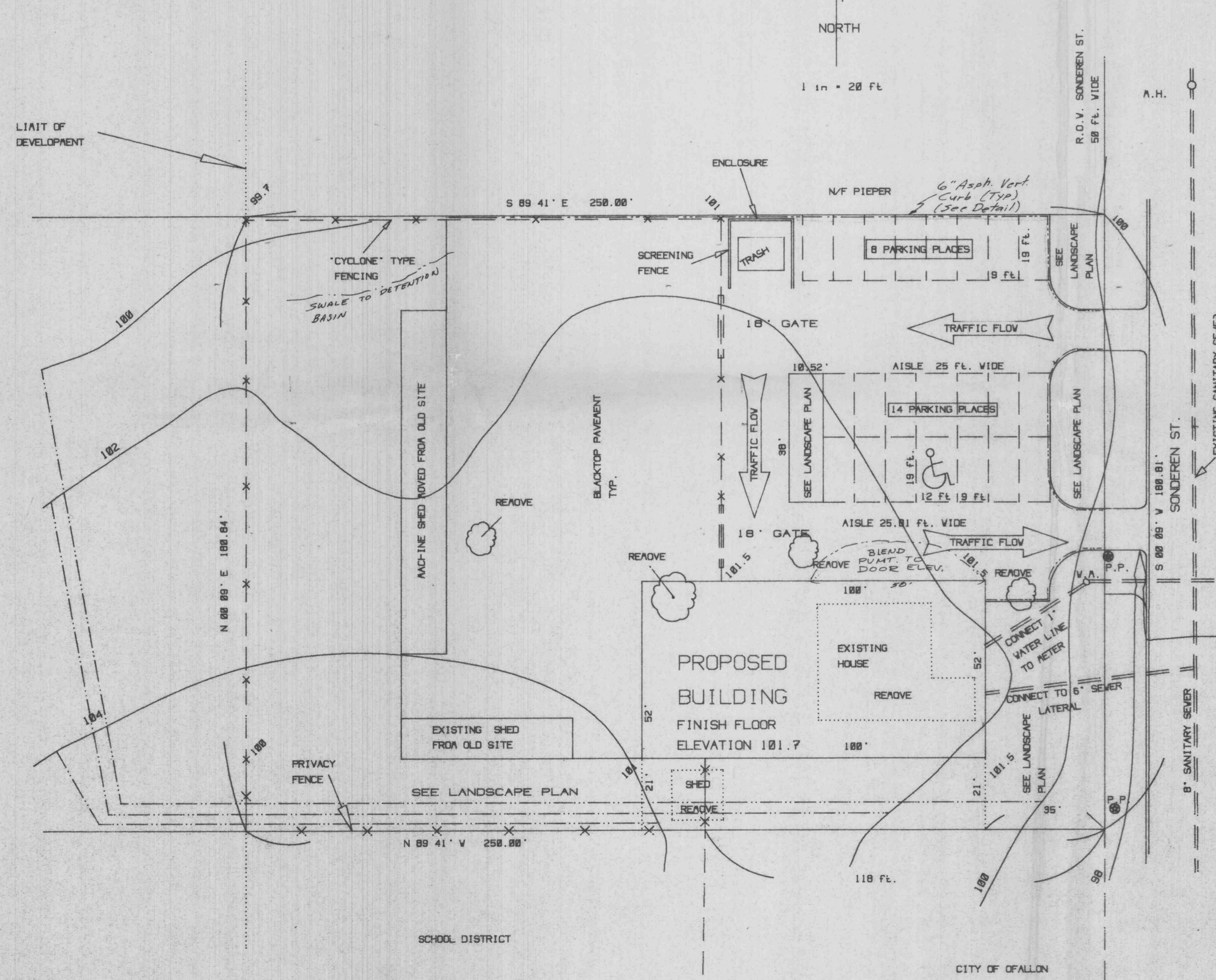
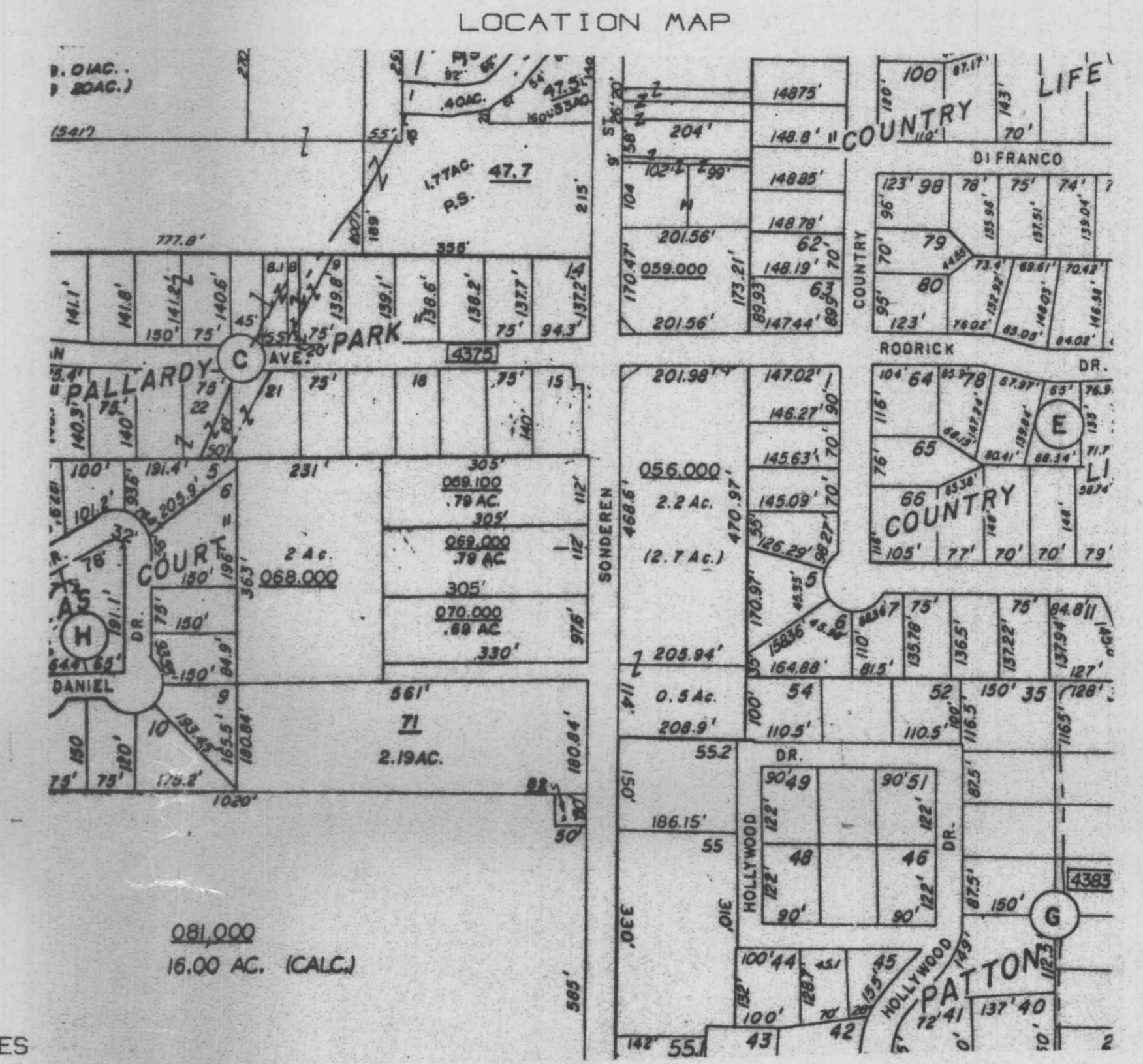
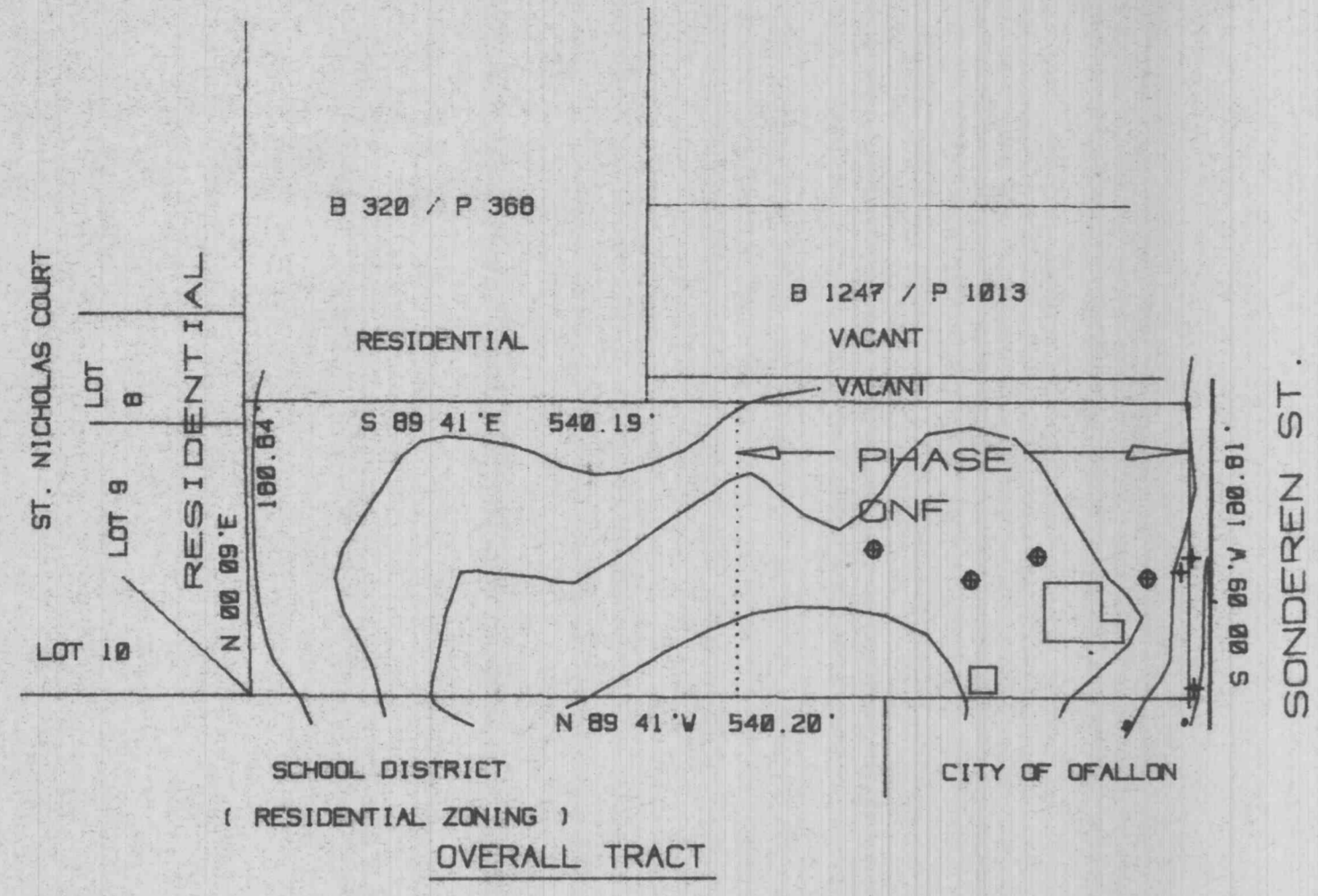
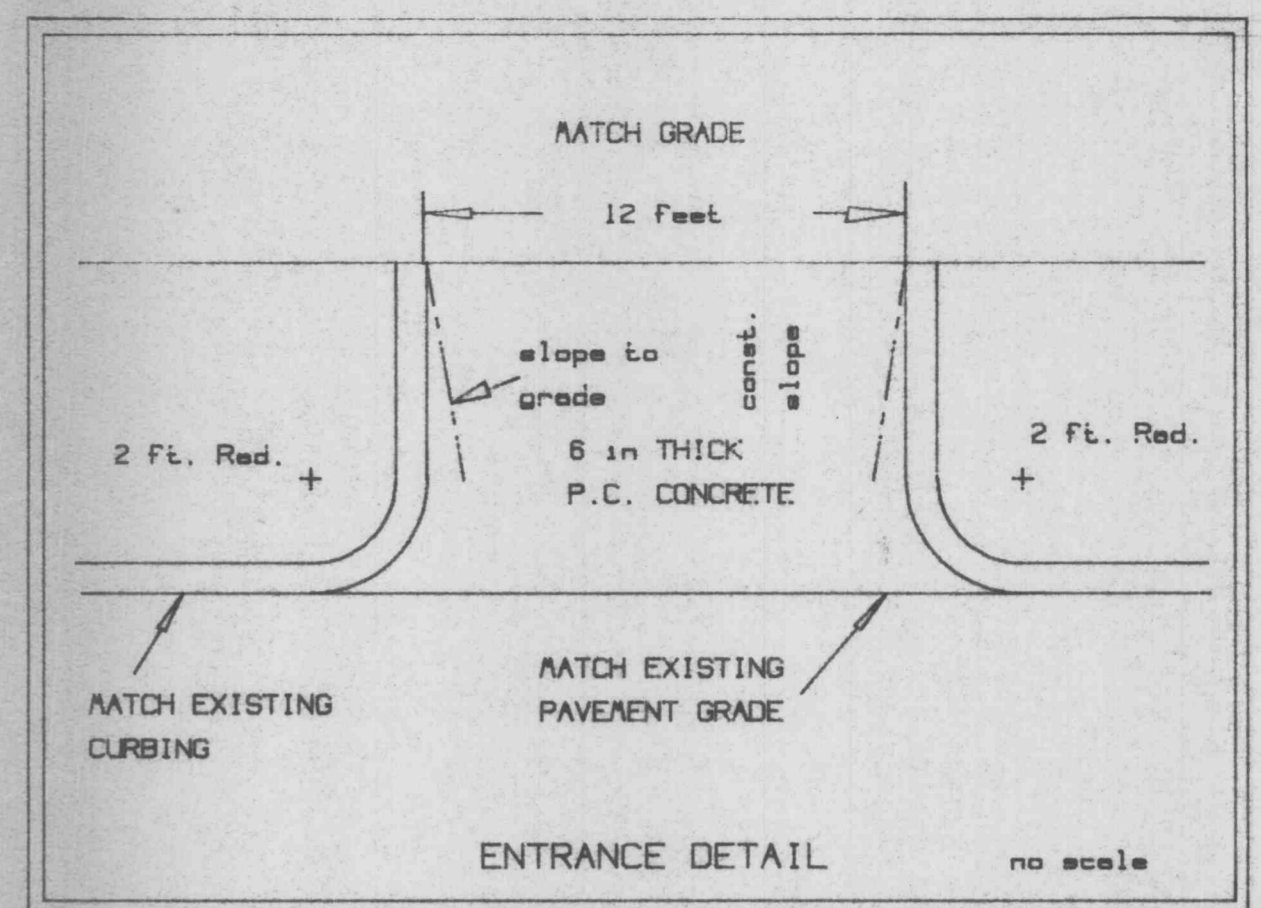


# SITE PLAN PHASE I BILL'S SERVICE CENTER



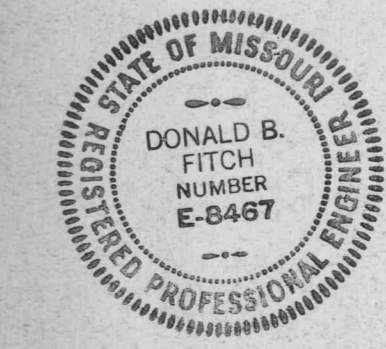
### NOTES

- 1) THE EXISTING FRAME RESIDENCE AND SHED WILL BE REMOVED.
- 2) THE EXISTING SHED WILL BE REMOVED BY THE CONTRACTOR AND THE AREA TO BE REPAVED WITH ASPHALT.
- 3) THE CITY ENGINEER HAS BEEN CONTACTED RELATIVE TO THE STORM WATER DETENTION FACILITIES ON THE SITE.
- 4) THERE ARE NO STORM SEWERS NEAR THIS SECTION OF SONDERREN ST. THE STORM FLOW IS CARRIED IN THE GUTTERS.
- 5) PARKING: 1875 SQ. FT. OF FLOOR SPACE IS OPEN TO THE PUBLIC. 24 SPACES REQUIRING 12' X 20' X 4'-0" HIGH CURB UNDER 2000 SQ. FT. REQUIRES (18' X 20') X 24 SPACES. THERE ARE 24 SPACES PROVIDED.
- 6) TREES ALONG FRONTAGE: THERE IS 180.82 FT. ALONG SONDERREN ST. THIS REQUIRES (180 / 4) = 4.5 TREES. 7 TREES ARE PROVIDED.
- 7) PLANTING WITHIN PARKING AND VEHICULAR-USE AREA: 24 SPACES REQUIRING 12' X 20' X 4'-0" HIGH CURB UNDER 2000 SQ. FT. REQUIRES (18' X 20') X 24 SPACES. THERE ARE 24 SPACES PROVIDED.
- 8) TREE PROTECTIVE ZONE: THERE ARE NO TREES REMOVED WITHIN THE TREE PROTECTIVE ZONE. (FRONT YARD, SIDE YARD, REAR YARD)
- 9) OPEN SPACE PLANTING: THERE IS 9000 SQ. FT. OF OPEN SPACE REQUIRING (9000 / 3000) = 3 TREES. 3 TREES ARE PROVIDED.
- 10) MISSOURI EDITION HAS A BLANKET EASEMENT OVER THIS PROPERTY.
- 11) INDICATES STORM WATER SHEET FLOW.
- 12) MMEI WILL INSPECT WATER SERVICE BEFORE BACKFILLING.
- 13) SEWER AND WATER SERVICES SHALL MEET CITY OF O'FALLON SPECIFICATIONS.

### LEGAL

A tract of land situated in the S.W. 1/4 of the N.W. 1/4 of Section 28, Twp. 47 North, Range 2 East and described as follows: Beginning at a point on Sonderren Street and on the Eastern line of the West 1/2 of the N.W. 1/4 of said Section 28, which point is distant North 88.75 feet from the S.E. corner of said West 1/2 of the N.W. 1/4, and which beginning point is at the S.E. corner of a 2.2 acre tract of land conveyed by John C. Edwards to William C. Deane, office of St. Charles County, Missouri, in Book 15 at Page 217; Thence North 2.74 chains (110.84 feet) to the N.W. corner of a tract conveyed to Simon L. White and Cora E. White, his wife by the heirs of Joseph Hynes by deed recorded as follows in Book 112 at Page 124; Thence East 8.75 chains (377.50 feet) to a point on Sonderren Street and at the N.E. corner of a tract of land conveyed to Simon L. White and Cora E. White, his wife by James M. Dyer and wife by deed recorded as follows in Book 131 at Page 478; Thence South along the Eastern line of the West 1/2 of the N.W. 1/4 of said Section 28, 2.74 chains (110.84 feet) to the place of beginning; Being the same two tracts of land conveyed as aforesaid to Simon L. White and Cora E. White, his wife, by the heirs of Joseph Hynes and by James M. Dyer and Cora E. White, his wife.

SUBJECT TO that portion of the above described premises lying within the right-of-way of Sonderren Street. ALSO SUBJECT TO Electric Line easement dated October 24, 1960.



PREPARED BY FITCH AND ASSOC. 365 E. WOOD ST. TROY, MO. 63379 TEL 314-528-6180	PREPARED FOR BILL'S SERVICE CENTER 114 CHURCH ST. O'FALLON, MO. 63366 TEL 314-292-1255	APRIL 1989 6-26-89
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