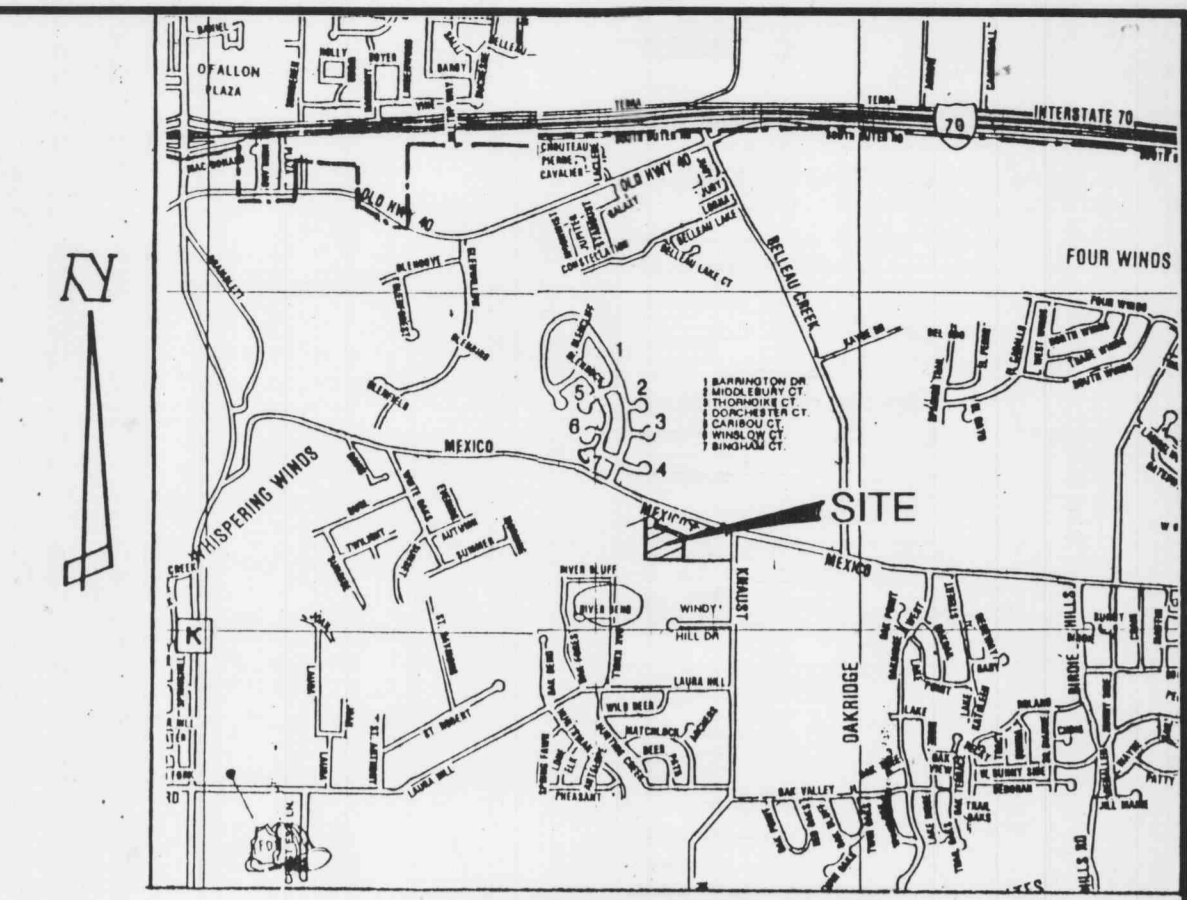
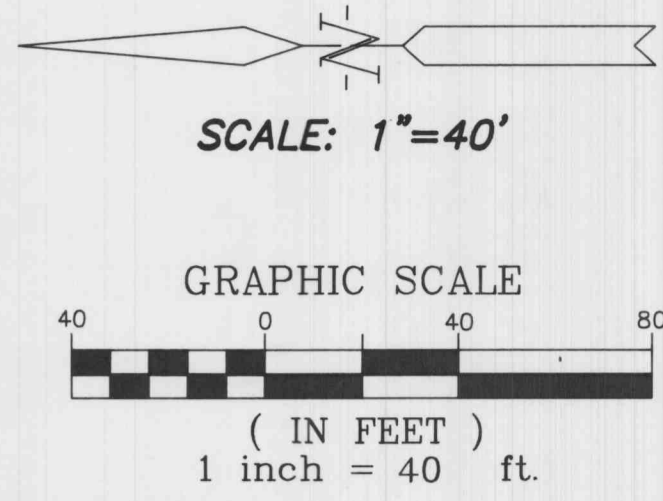


**BOYS AND GIRLS CLUB OF ST. CHARLES COUNTY
O'FALLON UNIT**
NORTHWEST FRACTIONAL QUARTER SECTION 34
TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLAN



LOCATION MAP
LAND DESCRIPTION June 21, 1990
DRD

Note: Per the City of O'Fallon, in the event lights are erected on the soccer & football field, a sight proof fence will be erected along the south property line.

A tract of land being part of Section 34, Township 47 North, Range 3 East of the Fifth Principal Meridian, St. Charles County, Missouri and being more particularly described as follows:
Commencing at a point at the Northeast corner of Oak Bend Plat Two, a subdivision according to the plat thereof recorded in Plat Book 17 Page 44 of the St. Charles County records, said point being at the Southwest corner of the Northwest Quarter of said Section 34; thence South 89 degrees 36 minutes 32 seconds East along the East-West centerline of said Section 34, 117.39 feet to the ACTUAL POINT OF BEGINNING of the tract herein described; thence North 00 degrees 19 minutes 30 seconds East 699.05 feet to a point; thence North 67 degrees 49 minutes 30 seconds East 35.78 feet to a point at the beginning of a curve to the left whose radius point bears North 22 degrees 10 minutes 30 seconds West 225.51 feet; thence Northeastwardly along said curve to the left from the last mentioned point, an arc length distance of 23.41 feet to a point; thence Southwardly along the boundary lines of property conveyed to Amoco Oil Company as described in the deed recorded in Book 1182 Page 1571 of the St. Charles County records the following courses and distances: South 05 degrees 08 minutes 28 seconds West 119.76 feet to a point, South 70 degrees 15 minutes 36 seconds East, 353.56 feet to a point and South 00 degrees 23 minutes 28 seconds East, 483.05 feet to a point on the aforementioned East-West centerline of said Section 34, said point being on the North boundary line of Kingspointe, a subdivision according to the plat thereof recorded in Plat 29 Page 159 of the St. Charles County records; thence North 89 degrees 36 minutes 32 seconds West along said subdivision line and said East-West centerline of Section 34, 386.46 feet to the actual point of beginning and containing 5.004 acres as per calculations by Bax Engineering Co., Inc. during the month of June, 1990.

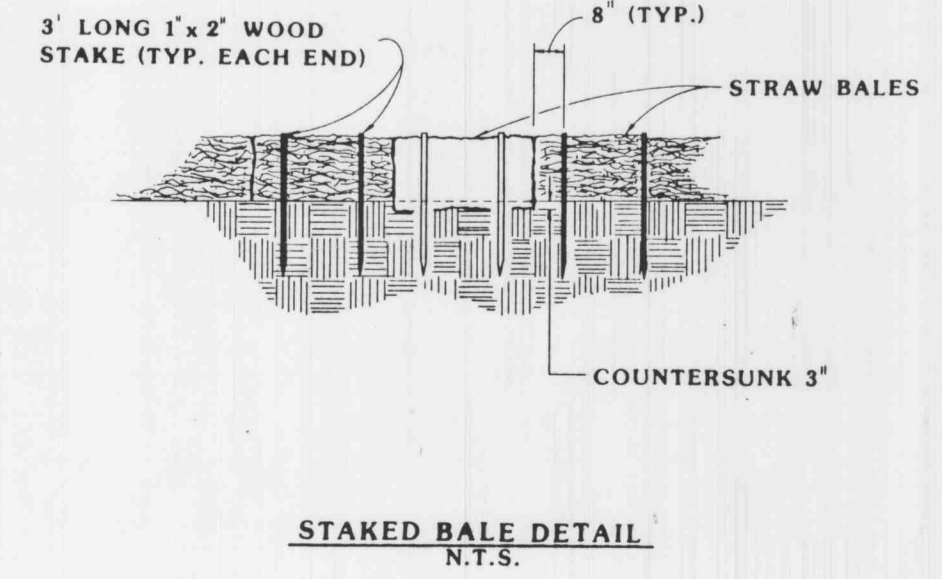
GENERAL NOTES

1. Present Zoning: R-1 (PUD) Single Family Residential District.
2. Total Area: 5.00 Acres
3. Building Use: Recreational
4. This tract is in or served by:
Electric - Union Electric Company
Sanitary - City of O'Fallon
Water - Missouri Cities Water Co.
Telephone - Continental Telephone
Natural Gas - St. Charles Gas Company
Fire District - City of O'Fallon Fire Protection
5. Yard & Setback Requirement:
Front Yard Setback - 25 Ft.
Rear Yard Setback - 25 Ft.
Side Yard Setback - 10 Ft.
6. Total Parking: 98 spaces includes 2 handicapped.
1 space per 200 square foot floor area
14,000 square feet - 200 = 70 spaces required.
7. All utilities will be available, functioning and usable at time project is ready for occupancy.
8. All landscaping shall be in conformance with City of O'Fallon Zoning Ordinance requirements as set forth in Article 23.
9. All site lighting and standards shall be the same as or compatible with the street lights in the rest of the residential area.

ADDRESS: #3 ASPEN POINTE DR.

Rev. City of O'Fallon
Rev. City of O'Fallon Comments

Exterior Planting Schedule				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	16	Pinus Sylvestris	Scotch Pine	4-6 Ft.
	11	Pyrus Calleryana Bradford	Bradford Pear	2" Cal.
	16	Quercus Palustris	Pin Oak	2 1/2" Cal.
	20	Juniperus Sabina Tamariscifolia	Tamarix Juniper	1 Gal.
	7	Juniperus Scopulorum	Rocky Mountain Juniper	2 Gal.



SILTATION CONTROL
SILTATION CONTROL SHALL CONSIST OF TEMPORARY BEAMS AND SWALES TO DIVERT STORM WATER RUNOFF TO A NATURAL DISCHARGE POINT. (SEE GRADING PLAN FOR LOCATIONS.) AT EACH POINT THERE SHALL BE A DOUBLE ROW OF STRAW BALES WITH FOUR FEET OF SEPARATION BETWEEN ROWS. THE STRAW BALES SHALL BE PLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND STRAW BALES SHALL BE STAGGERED. IN AREAS WHERE A ROW AND SWALE ARE NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED END TO END TO PROTECT ADJACENT PROPERTY AND RUNOFF-WAYS (THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR DEVELOPER IF SO ORDERED). UPON COMPLETION OF STORM SEWERS, STRAW BALES SHALL BE PLACED ON ALL SIDES OF APPROPRIATE STRUCTURES TO KEEP SILT OUT OF STORM SEWERS (THIS SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR ON THE DEVELOPER IF SO ORDERED). ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION ESTABLISHED.

NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.
Signature _____ Date _____

PICKETT RAY & SILVER
Civil Engineers 333 Mid Rivers Mall Dr.
Land Surveyors St. Peters, MO 63376
441-1211 278-1211

Prepared For:
BOYS & GIRLS CLUB OF ST. CHARLES CO.
1300 Olive
St. Charles, MO. 63301
(314) 724-3380

DRAWN *Jed Lidy* DATE *Oct. 1990*
CHECKED _____ DATE _____

FIELD BOOK *Misc Sur 1990* PROJECT # *90-051*
JOB ORDER # _____

2
9