90DVMAP

File

EXHIBIT "A"

Christy Banquet Center

REVISED PLAN WITH R/W DEDICATION

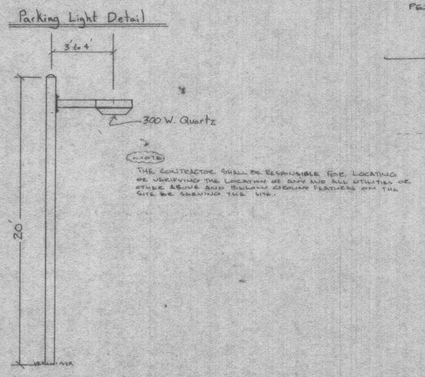
Part Of U. S. Survey 55, Township 47 North, Range 3 East, St Charles County, City of O'Fallon, Mo.

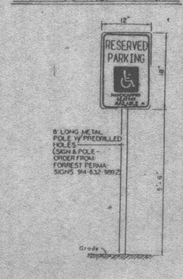
SITE PLAN

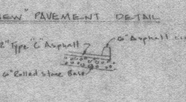
APPROVED 10/9/96 Colleen Kramme

A contribution was made to the Storm Water Detention Fund in lieu of detention.

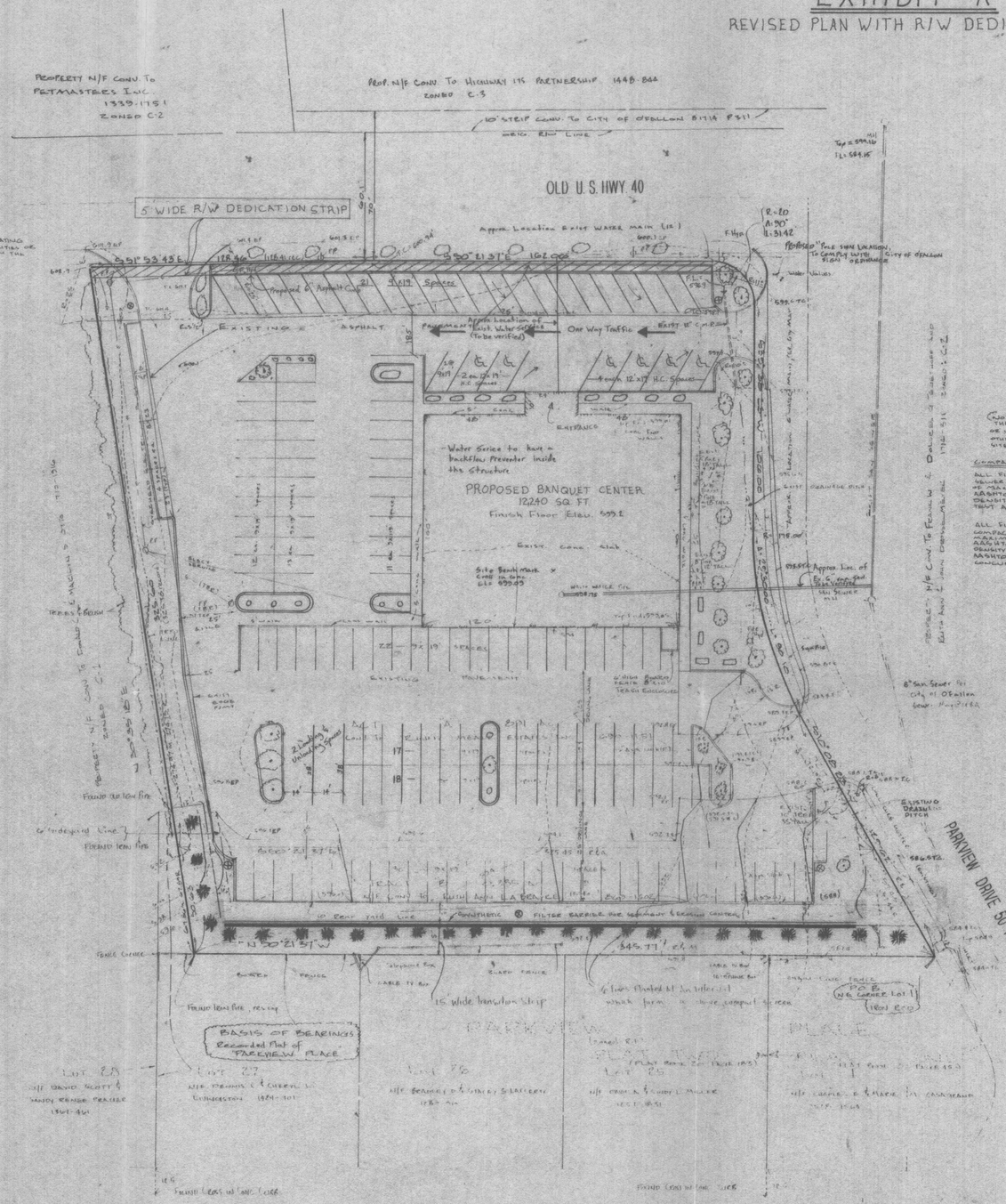
SCALE: 1"=30'

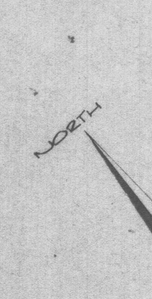






SYM.	TYPE	QUAN.
	6' Tall, 2" Silver Maple	20
	6' Tall Pine	26
	Creeping Yew	18
	Golden Vicary, 15" Tall	12
	Boxwood	4





(NOTE:) THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING OR VERIFYING THE LOCATION OF ANY AND ALL UTILITIES OR OTHER ABOVE AND BELOW GROUND FEATURES ON THE SITE BE SERVICED THIS WAY.

COMPACTION REQUIREMENTS:

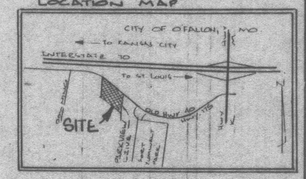
ALL FILLED PLACES UNDER PROPOSED WORK AND CERTIFIED SEWER AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS PREDETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T99.

ALL FILLED PLACES IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 30" A MAXIMUM DENSITY AS PREDETERMINED BY THE MODIFIED AASHTO T 180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T 99. ALL TEST SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

LEGEND

- Erosion Control Barrier
- Existing Contour
- Finish Contour
- Existing Elevation (Typ.)
- To Be Removed
- Top Curb
- Power Pole
- Fire Hydrant
- Denotes Drainage
- Edge of new Proposed asphalt pavement
- Existing overhead electric
- Existing Water Main
- Proposed Parking Lot Lighting (See Light Detail)

LOCATION MAP



GENERAL NOTES

1. The foundation & concrete floor of the proposed building, is existing.
2. The locations of the existing underground services to the building could not be provided by the City of O'Fallon. It is assumed that water & sewer lines currently within the existing structure are serviceable.
3. The majority of the parking area is existing. The parking area is proposed to be enlarged as shown. The edge of the proposed "edge of pavement" is denoted, shaded, see legend.
   Total Parking: (157) spaces, including 6 handicapped.
   Information of parking, as follows: Gross floor area = 12240 square feet; less square feet for kitchen, restrooms, & storage = 1764 square feet gross public banquet area; 7,764 ÷100 = 78 plus 20 = 98 spaces required.
   2 Loading, unloading spaces are provided as follows: 1 space for more than 5000 square feet, plus 1 space for each additional 20,000 square feet; 12,240 minus 5,000 = 7,240 equal 1½ spaces.
4. Current Zoning of the property is: C-2 General Business District
5. Total Area: 2.276 acres ±
6. This tract is served by: Electric = Union Electric, Water = City of O'Fallon, Sewer = City of O'Fallon, Gas = LaClede Gas Co. Telephone = GTE
   Fire = O'Fallon Fire District
7. The exterior flood lamp lighting, on poles, will be directed away from the residential areas and toward the parking areas. LOCATION INDICATIONS TO BE FURNISHED BY THE TELEPHONE UTILITY SERVICE COMPANY.
8. Two fire Hydrants, as shown, are existing on the Old Highway 40 side of the property and one on the West side of PARKVIEW DRIVE.
9. The existing paved areas shall be repaired and sealed as needed.
10. The proposed paved areas will be 4" asphaltic concrete, over 6" compacted rock base, with 6" asphalt curbs.
11. The trees along the West line and within the property are to be preserved. The four existing trees on the property are to be preserved..
12. Only minor alterations to the grade of the property are proposed.
13. The contractor should contact all utility companies, prior to any grading or excavation.
14. This property is located within Zone X of the Flood Insurance Rate Map # 290316 0110 D, which means it is determined to be outside the 500 year Flood Plain. Map Date: Dec. 15, 1992
15. Setback requirements for this site are as follows: Front yard = 25 feet, Side yard = none, except adjoining Lot 27 of Parkview Plat Two, which requires a 6 foot side yard, Rear yard = 10 feet.
16. The landscape, traffic flow islands in the Southern parking lot have a total area of 1208 square feet, which is 17% of the interior double row of parking and 7.3 % of the double row plus the parking directly behind the building. The perimeter parking was not considered in the formula.
17. NATURAL R/W DEDICATION OF 5' IS SHOWN THUS: [illegible]
18. Landscape calculations: 648 feet of frontage; 1 tree per 40 feet = 16 trees. ALL TREES WITHIN AND ALONG THE WEST SIDE OF THE PROPERTY, ENDING FROM 15'S OF THE N.E. CORNER OF THE PROPOSED BUILDING ~ 20 SHADE MAPLE TREES, AS SHOWN HERE & SEE PLANTER - 8 ea.; 6'-TALL ST SHADE MAPLES TO BE PLANTED IN SIDE YARDS, SHRUBS, AS SHOWN TO BE PLANTED AT FRONT OF BUILDING. 20 EVERGREEN AS SHOWN TO BE PLANTED AS TRANSITION STRIP.
19. Sidewalks and bike paths are not proposed or shown.
20. Site coverage calculations: Total Site = 99142.5 square feet; Building = 12,240 square feet; Parking and other impervious areas = 62,477 square feet; Total impervious 74,517 square feet; Green space = 24,625.5 square feet; % impervious = 75.2 ; % of green space = 24.8%.
21. Storm water detention has been discussed with the Staff Engineer of O'Fallon, Mo. and will be addressed.

ff. THIS PROJECT WILL COMPLY WITH ALL ASPECTS OF THE REQUIREMENTS OF ART. IX OF THE O'FALLON ZONING ORD.

LAND DESCRIPTION

A tract of land being part of US Survey 55, Township 47 North, Range 3 East, St. Charles County, Missouri, City of O'Fallon, Missouri, and being described as follows:

Beginning at an iron rod on the West line of Parkview Drive, which is the Southeast corner of a tract conveyed to LaBrayre, recorded in Deed Book 869, Page 1502, also being the most Northeastern corner of Lot 1 of PARKVIEW PLACE PLAT ONE, Plat Book 20, Page 45; thence along the line between said LaBrayre tract and PARKVIEW PLACE PLATS ONE & TWO, North 50 degrees 21' 37" West, 345.77 feet to an iron pipe; thence along the West line of said LaBrayre tract, being the East line of Lot 27, PARKVIEW PLACE PLAT TWO, North 30 degrees 35' 18" East, 50.63 feet to the Southwest corner of a tract conveyed to RUNNY MEADE ESTATES, in Deed Book 690, Page 1151; thence along the West line of said tract and the East line of said Lot 27 and the East line of a tract conveyed to Otto, in Deed Book 1710, Page 1916, North 30 degrees 35' 18" East, 325.60 feet to a point on the South line of Old US Highway 40; thence along said South line, South 51 degrees 53' 43" East, 128.46 feet to a point; thence South 50 degrees 21' 37" East, 162.06 feet to a point of circular curve; thence along a curve to the right, having a radius of 20.00 feet and a central angle of 90 degrees an arc length of 31.42 feet to a point on the West line of PARKVIEW DRIVE, 50 feet wide; thence along said West line, South 39 degrees 38' 23" West, 106.00 feet to a point of curve thence along a curve to the left, having a radius of 175.00 feet and a central angle of 29 degrees 30' 00", an arc length of 90.10 feet; thence South 10 degrees 08' 23" West, 129.62 feet to the POINT OF BEGINNING, said tract containing 2.276 acres.

CONTRACT PURCHASER - DEVELOPER: TEDDRAY PROPERTIES INC.
519 HIGHWAY 175
O'FALLON, MO 63366
TELEPHONE: 314 281 9228

CURRENT OWNERS: RUNNY MEADE ESTATES INC & RUTH ANN LABRAYER
C/o RUNNY MEADE ESTATES INC
1283 HWY. "N"
O'FALLON, MO. 63366

SURVEYOR: HAROLD W. KERR & ASSOCIATES #2 WEST MAPLE AVE. WENTZVILLE, MO. 63385 TELEPHONE 314 639 6100 ORDER # 96-3635

REVISED SEPT. 25, 1996 - Completion Grading, Land Description, Erosion Control

REVISED: MARCH 19, 1996 Revised: May 16, 1996