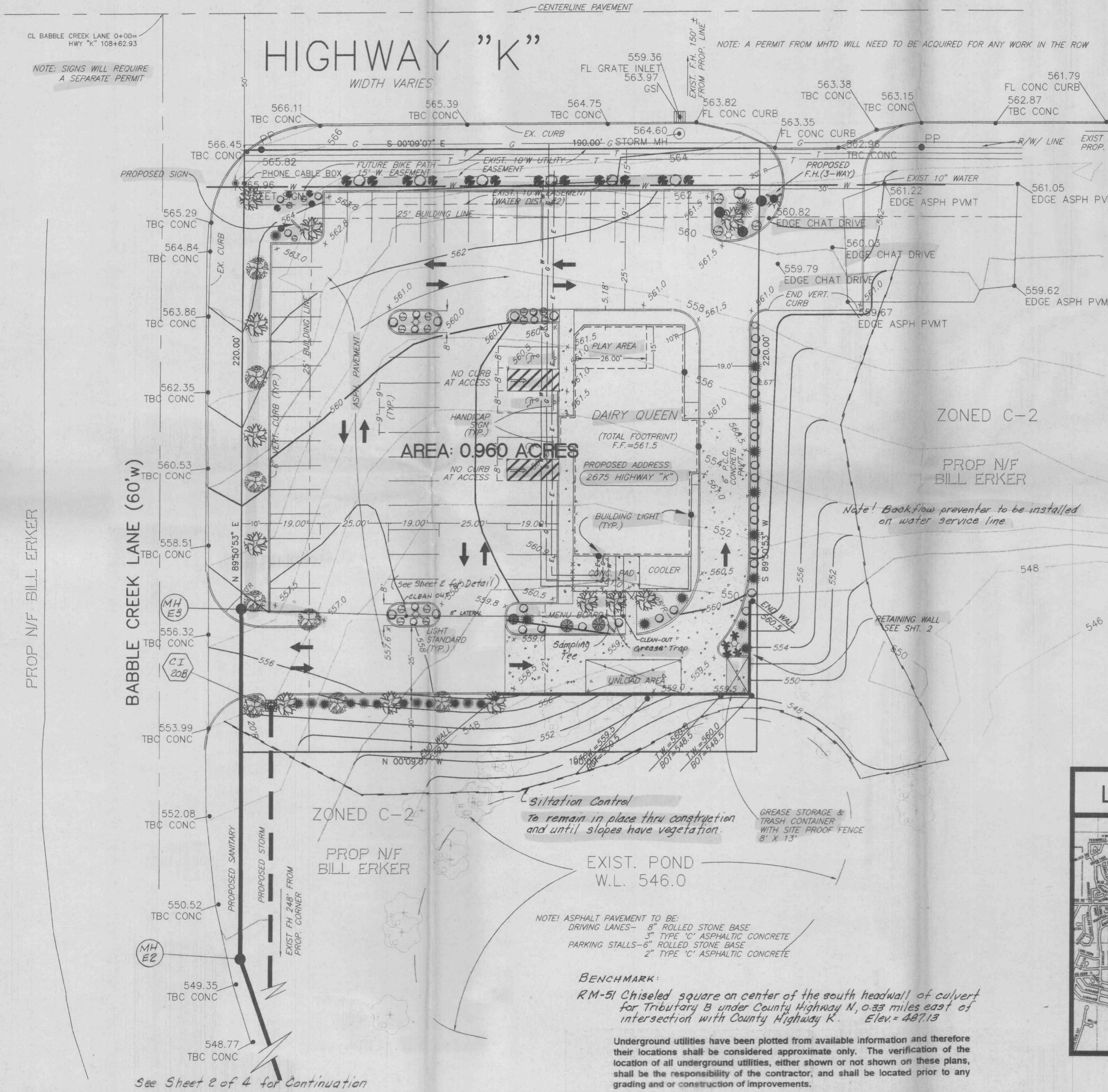
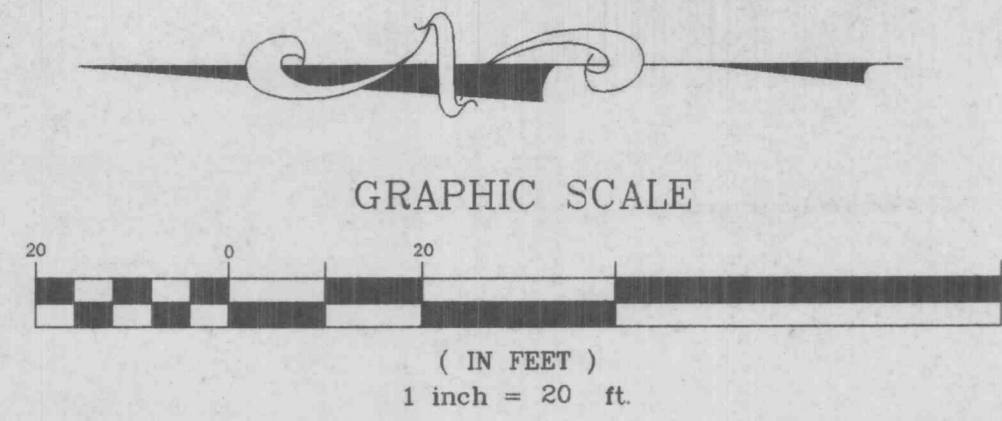


APPROVED
7/10/96
Colleen Ramm

SITE PLAN DAIRY QUEEN

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 5 & PART OF U.S.S. 3180 TOWNSHIP 46 NORTH, RANGE 3 EAST CITY OF O'FALLON, ST. CHARLES CO., MO.

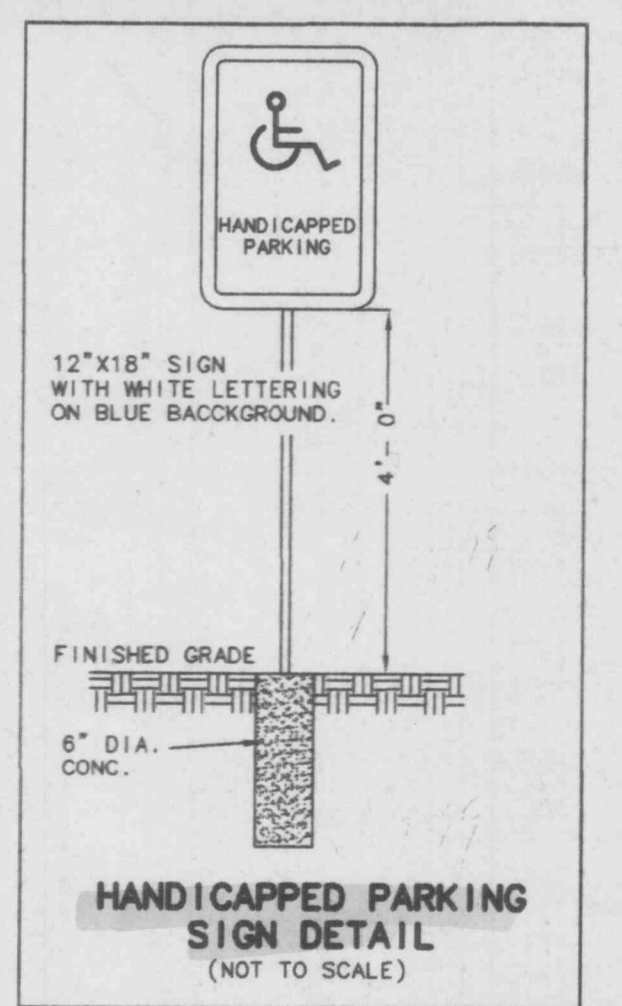
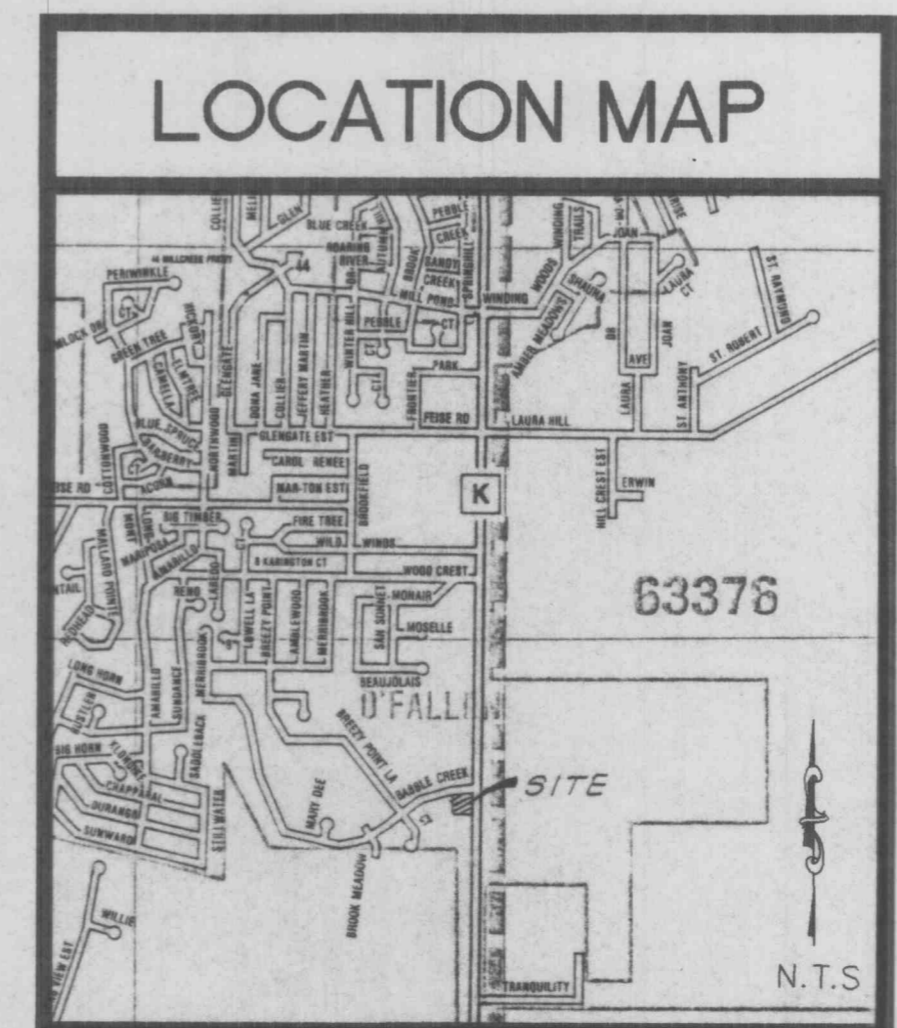


DEVELOPMENT NOTES

- Area of Tract: 41,800 sq. ft. (0.96 Ac)
- Tract serviced by:
St. Charles County Water District #2
Duckett Creek Sanitary Sewer District
St. Charles Gas
GTE Telephone
Union Electric
- Existing Zoning: C-2
- Proposed use: Commercial
- Parking Required 12 + 1/50 sq.ft. = 43 spaces
Gross Floor Area 3,665 sq. ft.
Less service area 2,154 sq. ft.
* built in freezer 29 sq.ft. 1,511 sq.ft.
office 70 sq.ft.
service area 348 sq.ft.
kitchen & food prep. 849 sq.ft.
rest rooms 255 sq.ft.
cooler 216 sq.ft.
play area 390 sq.ft.
2154 sq.ft.
- Parking provided 52 spaces (including 3 Handicap)
- Front yard setback 25 ft
- Loading Spaces Required - 1 (3665 sq. ft. Gross floor area)
Shown - 1
- Site Coverage - Building & Concrete Pad - 4,100 S.F. (10%)
Parking, Drive & Walks - 26,700 S.F. (69%)
Open Area - 11,000 S.F. (21%)
- Landscape Requirements
Highway K & Babble Creek Lane - 10 trees
Existing trees removed (6) - 6 trees (Tree Pres. Ord. & Article 26)
Open Area 11,000/3000 - 4 trees
20 trees
- Detention requirements were satisfied with the detention basins constructed with Ridgetop Estates Subdivision.
- No flood plain exists on site per FIRM Map Number 29183c0116 D Effective Date December 15, 1992.
- Landscape within parking and Vehicular Use Areas
Parking Spaces= 52
Landscape Area Required 52(270).06= 843 S.F.
Landscape Area Shown = 1,876 S.F.
(Excluding perimeter landscaping)

LANDSCAPING LEGEND			
NAME	SIZE	QUANTITY	
COREOPSIS MOONBEAM	12"	12"	15
DAYLILLY STELLA DE ORO	#1	#1	18
HOSTA BRESSINGHAM BLUE	#1	#1	5
MAPLE, SILVER	2 1/2"	2 1/2"	8
MAPLE, RED SUNSET	2 1/2"	2 1/2"	12
ARBORVITAE GLOBE	18"	18"	41
ARBORVITAE EMERALD GREEN	30"	30"	19
POTENTILLA GOLDFINGER	12"	12"	2
VARIEGATED LIRIOPE	#1	#1	4
BURNING BUSH	30"	30"	6

* ALL PLANTS AND TREES WILL BE SURROUNDED BY MULCH



PREPARED FOR: FIRST CHOICE PROPERTIES
1508 BILTMORE WAY
ST. PETERS, MO 63376
926-7250 JOHN SCRUGGS

PROPERTY OWNER: BILL ERKER
11 SOUTH MEREMAC, SUITE 1105
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