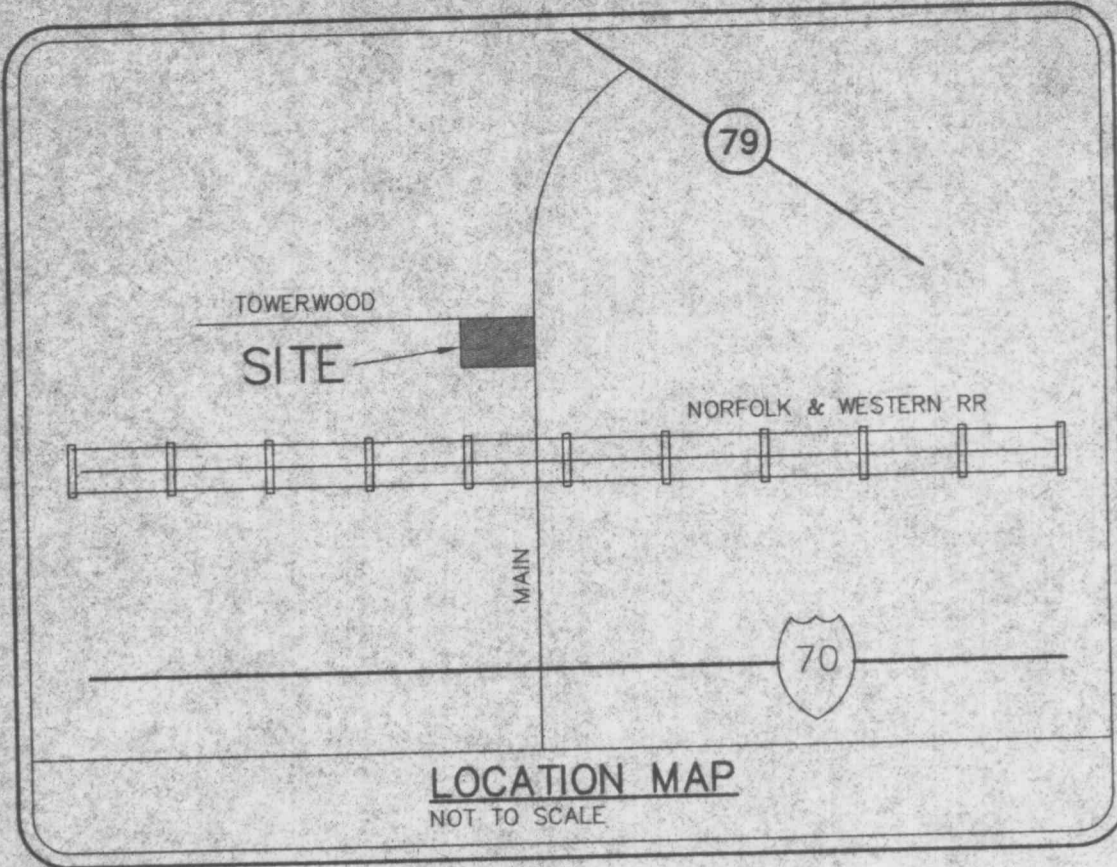
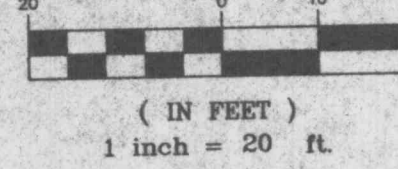


CONSTRUCTION PLANS FOR DAIRY QUEEN

A TRACT OF LAND BEING PART OF THE
NORTHEAST FRACTIONAL QUARTER OF SECTION 20,
TOWNSHIP 47 NORTH, RANGE 3 EAST, OF THE
FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

GRAPHIC SCALE



CORRECTED PLAT OF
TOWERING OAKS
PB. 13 PG. 32

N / F
JOHN A. AHOLT
BK. 1271 PG. 106

MISSOURI ROUTE "M" (VARIABLE WIDTH)

ALL LIGHTING ON WEST SIDE
OF THE PROPERTY MUST BE
SHIELDED TO PREVENT SPILLAGE
ONTO ADJACENT PROPERTIES

LOT 23
N / F
KEVIN M. AND SHELLY L. OLIVER
BK. 1850 PG. 1327

CORRECTED PLAT OF
TOWERING OAKS
PB. 13 PG. 32

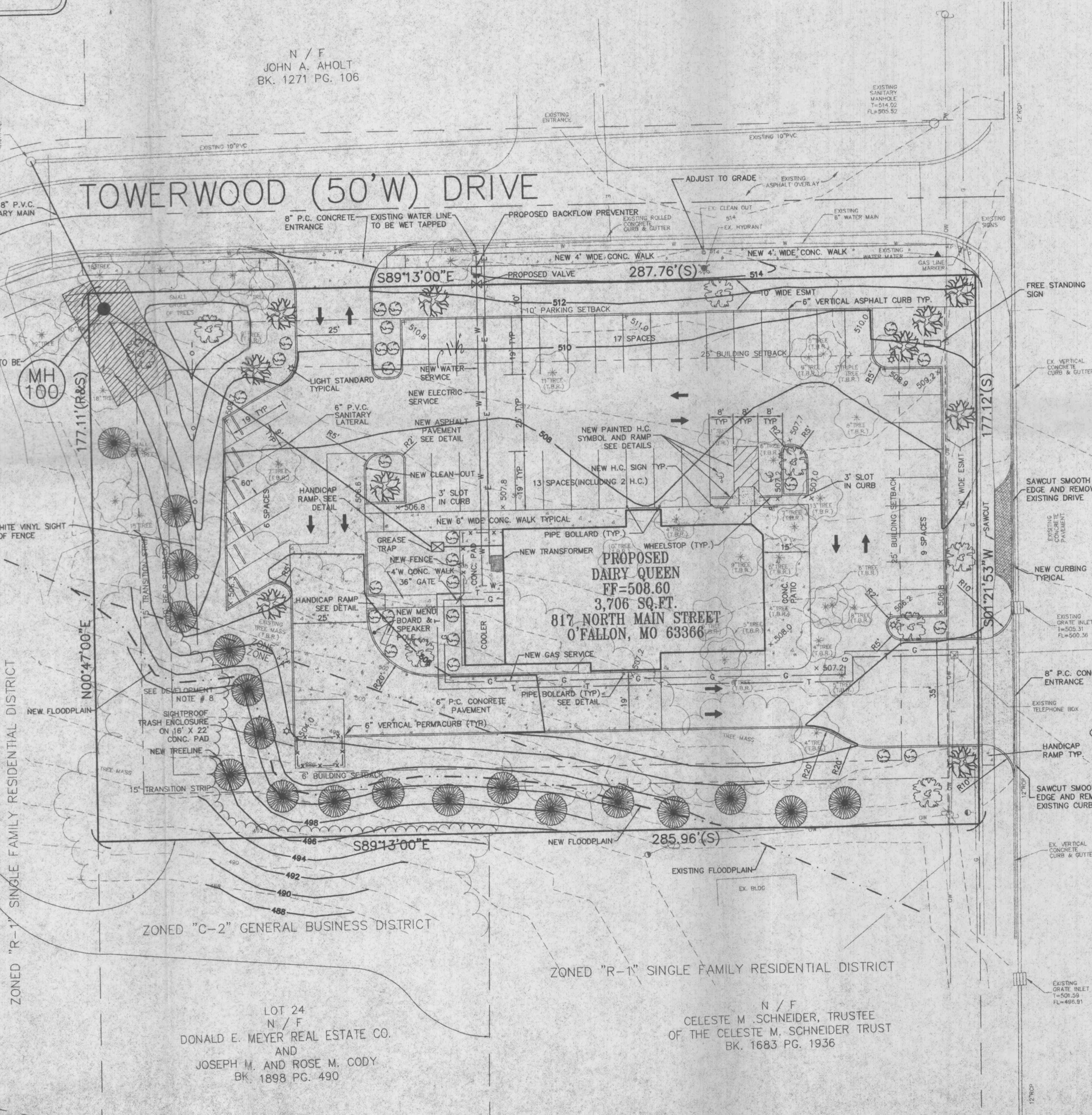
ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

ZONED "C-2" GENERAL BUSINESS DISTRICT

ZONED "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

LOT 24
N / F
DONALD E. MEYER REAL ESTATE CO.
AND
JOSEPH M. AND ROSE M. CODY
BK. 1898 PG. 490

N / F
CELESTE M. SCHNEIDER, TRUSTEE
OF THE CELESTE M. SCHNEIDER TRUST
BK. 1683 PG. 1936



- GENERAL NOTES**
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
 - ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-190 COMPACTION TEST" (A.S.T.M. D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
 - ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-190 COMPACTION TEST" (A.S.T.M. D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
 - NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
 - ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
 - NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
 - ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OFALLON STANDARDS.
 - ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
 - PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
 - SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
 - ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:
STREET TREES: 464.88 L.F. = 12 TREES
1 TREE / 40 L.F.
ADDITIONAL TREES: 22,854 S.F. OPEN SPACE = 7 TREES
1 TREE / 3,000 S.F.
TOTAL REQUIRED: 19 TREES
 - TOTAL TREES PROPOSED: 32 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND) PLUS 6 EXISTING TREES
 - THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF OFALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
 - THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 26 PERFORMANCE STANDARDS.
 - THE DEVELOPER SHALL CONTRIBUTE TO THE STORMWATER MANAGEMENT FUND IN LIEU OF DETENTION.
 - ALL FENCING AND SIGNAGE REQUIRES A SEPARATE PERMIT FROM PLANNING & ZONING.
 - ZERO LOADING SPACES REQUIRED OR PROVIDED DUE TO BUILDING SIZE.
 - F.E.M.A. APPROVAL TO BE OBTAINED.

- DEVELOPMENT NOTES**
- Area of Tract: 1.166 Acres
 - Existing Zoning: C-2 (City of O'Fallon)
 - Proposed Use: RESTAURANT
 - Area of Building: 3,706 Sq. Ft.
 - The required height and building setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: 6 feet where abutting "R-1"
Minimum Rear Yard: 10 feet where abutting "R-1"
Maximum Height of Building: 50 feet
 - PROPERTY OWNER: REX M. & RITA B. BURLISON
6 MAYFIELD STREET
ST. PETERS, MO 63376
(314)-240-6258
 - Site is served by:
CITY OF OFALLON WATER AND SEWER
UNION ELECTRIC COMPANY
LACLEDE GAS COMPANY
GTE TELEPHONE COMPANY
FORT ZUMWALT SCHOOL DISTRICT
OFALLON FIRE PROTECTION DISTRICT
 - FLOOD PLAIN NOTE:
PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 29183C0230E, EFFECTIVE DATE AUGUST 2, 1996, THE SURVEYED TRACT LIES PARTLY IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AND PARTLY IN AN AREA DESIGNATED AS ZONE "A" (SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD, NO BASE FLOOD ELEVATION DETERMINED).
THE LINE DELINEATING THE LOCATION OF ZONE "A" AND ZONE "X" AS SHOWN HEREON WAS "SCALED" FROM THE ABOVE REFERENCED (F.I.R.M.)
 - Topographic information is per Topographic Survey by BAX Engineering.
 - Parking Required:
CROSS FLOOR AREA: 3,855 SQ.FT.
LESS SERVICE AREA: 2,154 SQ.FT.
1,511 SQ.FT.
BUILT IN FREEZER: 29 SQ.FT.
OFFICE: 70 SQ.FT.
SERVICE AREA: 348 SQ.FT.
KITCHEN & FOOD PREP: 849 SQ.FT.
RESTROOMS: 255 SQ.FT.
COOLER: 216 SQ.FT.
PLAY AREA: 390 SQ.FT.
2,154 SQ.FT.
Restaurant - Twenty parking spaces plus one space per each 100 Sq. Ft. of floor area
2,154 sq. ft. of useable floor space/100 = 22 spaces plus twenty spaces
42 spaces required
parking provided = 45 SPACES INCLUDING 2 HANDICAP
 - SITE COVERAGE CALCULATIONS:
BUILDING = 3,953 SQ. FT.
PAVEMENT = 23,999 SQ. FT.
GREEN SPACE = 22,854 SQ. FT.

LANDSCAPE LEGEND & TREE INVENTORY

	NINETEEN (19) ~ AMERICAN HOLLY MIN. 6' TALL TREE
	TEN (10) ~ 2" CALIPER BLACK LOCUST MIN. 6' TALL TREE
	EIGHT (8) ~ 2" CALIPER RED MAPLE MIN. 6' TALL TREE
	TWENTYSIX (26) ~ 18" CHINA GIRL HOLLY BUSH / SHRUB

TREE PRESERVATION CALCULATIONS

TREES EXISTING: .369 ACRES PLUS 27 INDIVIDUAL TREES
TREES REMOVED: .290 ACRES PLUS 24 INDIVIDUAL TREES
TREES SAVED: .079 ACRES PLUS 3 INDIVIDUAL TREES
21 PERCENT SAVED

PREPARED AND FIRST CHOICE PROPERTIES DEVELOPED FOR:
1508 BILTMORE WAY
ST. PETERS, MO 63376
JOHN SCRUGGS
(314)-926-7250

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

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REVISIONS

10-10-97	CITY COMMENTS
10-14-97	EX. ENTRANCES
12-9-97	NEW ENTRANCE
01-12-98	D.Q. COMMENTS
03-10-98	GRADING

BAX

ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-8445
314-928-5552
FAX 928-1718

9-25-97	DATE
97-8954A	PROJECT NUMBER
1 OF 3	SHEET OF
8954ACON.DWG	FILE NAME
GJD	RLF
DRAWN	CHECKED