## N. T.S. LOCATION MAP PROPERTY N/F GREYSTONE CONSTRUCTION COMPANY 11850 STUDT AVENUE CREVE COEUR, MISSOURI 63141 R = 20.00'L = 9.94'148.53 NO0°12'00"W 26.00' - R8.00' -2" WATER SERVICE -OUTLOT 1 6" CONRETE VERTICAL CURB 50,747 sq.ft 1.16 acres -TRASH ENCLOSURE WITH 6' HIGH SIGHT PROOF FENCE & 7" N.R. CONCRETE PAD PROPERTY N/F 8.46' 8.50' 20.50' 4.5' GREYSTONE CONSTRUCTION COMPANY 19.50' PROPERTY N/F 11850 STUDT AVENUE GREYSTONE CONSTRUCTION COMPANY CREVE COEUR, MISSOURI 63141 11850 STUDT AVENUE (314) 991-8677 / CREVE COEUR, MISSOURI 63141 (314) 991-8677 OUTLOT 7 33,216 sq.ft. 0.76 acres HANDICAP-SIGN (TYP.) BUILDING ENTRANCE (Tro 8" AGGREGATE BASE -4" CONCRETE SIDEWALK R9.50' PROPOSED BUILDING 7,168 SQ. FT. 3" TYPE C ASPHALT F.F. = 513.28" AGGREGATE BASE LOADING SPACES 2 @ 12' X 35' ALL DELIVERIES SHALL TAKE PLACE OUTSIDE OF BUSINESS HOURS. / MH TRANSFORMER FL=506.00 56.00 CLEANOUT 6" P.V.C. LATERAL @ 2% MIN.-EXISTING 8" P.V.C R = 20.00,= 16.22 = 31.42'EX. MH 4 T=509.00 PROPERTY N/F FL=502.00 GREYSTONE CONSTRUCTION COMPANY 11850 STUDT AVENUE CREVE COEUR, MISSOURI 63141 (314) 991-8677

62,330 sq.ft.

1.43 ACRES

Underground utilities and structures have

been plotted from available information and

approximate only. It is the responsibility notify the of the individual contractors to construction.

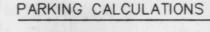
utility companies before actual

therefore, their location must be considered

## DOBBS

## ER CREEK CROSSING

A TRACT OF LAND BEING PART OF U.S. SURVEYS 67 AND 3225, AND PART OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI



AUTO REPAIR GARAGE:

7,168 S.F. 15 SPACES REQ'D./23 SPACES PROVIDED

AUTO REPAIR GARAGE: ONE SPACE PER EACH 500 SQUARE FEET 7168 SQ. FT./500 SQ. FT. = 15 SPACES REQUIRED

23 SPACES PROVIDED, INCLUDING 2 HANDICAPPED SPACES

LOADING CALCULATIONS

AUTO REPAIR GARAGE:

7,168 S.F. 2 SPACE REQ'D./2 SPACE PROVIDED

AUTO REPAIR GARAGE: 1 LOADING SPACE FOR 5000 SQ. FT. AND FOR EVERY ADDITIONAL 20,000 SQ. FT. OF FLOOR AREA OR FRACTION THEREOF 1 ADDITIONAL LOADING SPACE SHALL BE PROVIDED.

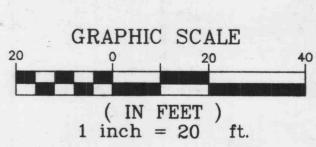
2 LOADING SPACES PROVIDED

	PROJECT	DATA	
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
7,168 (24%)	18,233 (61%)	4,330 (15%)	29,731

SITE BENCHMARK: CHISELED "L" ON CONCRETE HEADWALL OF CONCRETE BOX CULVERT WEST SIDE OF HWY. K, 500' NORTH OF CENTERLINE OF INTERSECTION OF NEW HWY. N AND HWY. K. ELEVATION = 498.96

> OWNER/DEVELOPER: GREYSTONE CONSTRUCTION COMPANY 11850 STUDT AVENUE CREVE COEUR, MISSOURI 63141 (314) 991-8677





## GENERAL NOTES

- 1. Present Zoning: C-2, General Business District
- 2. Acreage of tract: 0.68 Acres
- 3. Proposed Use: Auto Repair Garage
- 4. Project is Served By: A. Water District No. 2
  - B. St. Charles Gas Company
  - C. G.T.E. Telephone Company D. Duckett Creek Sewer District
  - E. Union Electric Company
  - F. O'Fallon Fire Protection District
- 5. All utilities shall be located underground.
- 6. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- 7. Sanitary and storm sewers shall be designed per Duckett Creek Sewer District and City of O'Fallon specifications.
- 8. Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
- 9. Signage to be reviewed separately per signage regulations. Signage shall be permitted separately.
- 10. For exact building dimensions, see architectural plans.
- 11. Setback and yard requirements:

Front - 25 feet

Side - None required, except where side line abuts the side line of any residential or office district, a side yard shall be provided the same as required in the district it abuts. A side yard of not less than 25' shall be provided on the street side of a corner lot.

Rear - None required, except where rear line abuts lots zoned residential or office, a rear yard of not less than 10' shall be provided.

- 12. Grading and drainage shall be per City of O'Fallon requirements.
- 13. Architectural treatment to be provided on all sides of building.
- 14. All easements shall be provided for on record plat.
- 16. Proposed lighting shall be directed down and shielded
- so as not to overflow onto adjacent residential properties.
- 17. No slope shall be greater than 3:1 during construction and at final grade.
- 18. No existing trees are being removed from site.
- 20. Trucks servicing proposed building will be small local delivery
- type vehicles.
- 21. Development shall comply with General Standards set forth in Article 5, Section 415.70 of the Flood Hazard Prevention Ordinance 1437.
- 22. Storm sewers are to remain private and maintenance shall remain the responsibility of the developer.
- 23. Developer to provide double meter sets on water service to units, coordinate with O'Fallon Water.
- 24. Backflow prevention devices for water service shall be located inside the building.
- 25. Flood plain information taken from Flood Insurance Rate Map #29183C0239E dated August 2, 1996 and CLOMR dated 9-17-96.

2-25-98 REVISED PER CITY OF O'FALLON 2-18-98 REVISED PER GREYSTONE CONSTRUCTION

PICKETT RAY & SILVER

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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

Date



Planners

Civil Engineers 333 Mid Rivers Mall Dr. St. Peters, MO 63376 Land Surveyors 397-1211 FAX 397-1104

> **DOBBS** OUTLOT 2 OF DEER CREEK CROSSING SITE PLAN

DRAWN B.K.C. DATE 2-3-98 CHECKED DATE . PROJECT # 95-080F FIELD BOOK JOB ORDER #

2995 HUV K