

CONSTRUCTION PLANS FOR EL TIO PEPE

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

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% OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF 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-180 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 O'FALLON 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: 1 TREE / 40 L.F. = 4 TREES
ADDITIONAL TREES: 23,570 S.F. OPEN SPACE = 8 TREES
1 TREE / 3,000 S.F.
TOTAL REQUIRED: 12 TREES
- TOTAL TREES PROPOSED: 29 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- EXISTING TREE AREA = 8,656 SQ. FT.
REMAINING TREE AREA = 3,048 SQ. FT. = 35%
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 13 PERFORMANCE STANDARDS.
- ALL FENCING REQUIRES A SEPARATE PERMIT FROM PLANNING & ZONING.
- IN LIEU OF DETENTION, A CONTRIBUTION SHALL BE MADE TO THE STORMWATER DETENTION FUND.

DEVELOPMENT NOTES

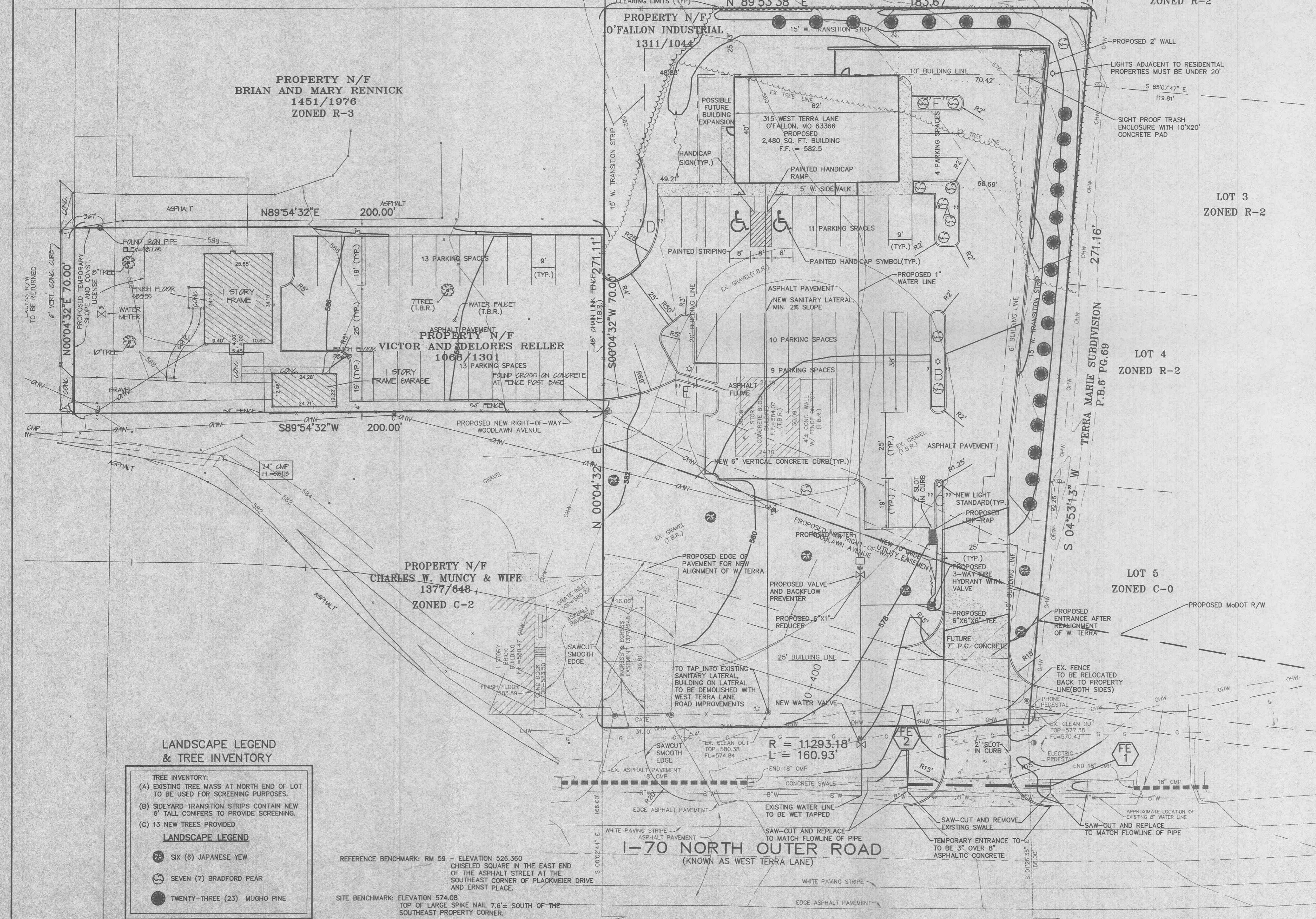
- Area of Tract: 1.071 Acres
- Existing Zoning: C-2 (City of O'Fallon)
- Proposed Use: RESTAURANT
- Area of Building: 2,480 Sq. Ft.
The required height and building setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: 6 feet
Minimum Rear Yard: 10 feet
Maximum Height of Building: 50 feet
- Owner under contract: McKelvey Properties
1811 Sherman Drive, Suite 9
St. Charles, MO 63303
(314) 946-9771
- Site is served by:
MMEI Sewer
Union Electric Company
Laclede Gas Company
MMEI Water
GTE Telephone Company
O'Fallon Fire Protection District
- FLOOD PLAIN NOTE:
Per the Flood Insurance Rate Map (F.I.R.M.) map number 290316 0237 E, effective date August 2, 1996, the surveyed tract lies in an area designated as zone "X" (area determined to be outside the 500-year floodplain).
- Topographic information is per Topographic Survey By BAX Engineering.
- Parking Required:
Restaurant - Twenty parking spaces plus one space per each 100 Sq. Ft. of usable floor space
1,600 sq. ft. of usable floor space / 100 = 16 spaces
36 spaces required
Parking Provided = 59 spaces with 2 handicap spaces
- Site coverage calculations:
Building = 2,480 sq. ft.
Pavement = 21,617 sq. ft.
Green space = 22,636 sq. ft.
(42 spaces x 270 sq. ft.) x .06 = 680 sq. ft. interior landscaping required
802 sq. ft. interior landscaping provided
Area "A" = 239 sq. ft.
Area "B" = 189 sq. ft.
Area "C" = 45 sq. ft.
Area "D" = 189 sq. ft.
Area "E" = 189 sq. ft.
Area "F" = 93 sq. ft.
Total = 944 sq. ft.
- 24,097 sq. ft. of impervious area has been added to this site.

LANDSCAPE LEGEND & TREE INVENTORY

- TREE INVENTORY:
(A) EXISTING TREE MASS AT NORTH END OF LOT TO BE USED FOR SCREENING PURPOSES.
(B) SIDEYARD TRANSITION STRIPS CONTAIN NEW 6' TALL CONIFERS TO PROVIDE SCREENING.
(C) 13 NEW TREES PROVIDED
- LANDSCAPE LEGEND**
- SIX (6) JAPANESE YEW
 - SEVEN (7) BRADFORD PEAR
 - TWENTY-THREE (23) MUGHO PINE

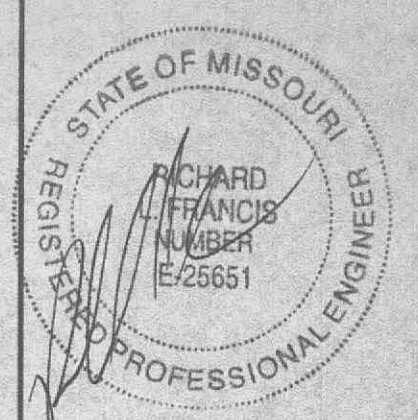
REFERENCE BENCHMARK: RM 59 - ELEVATION 526.360
CHISELED SQUARE IN THE EAST END OF THE ASPHALT STREET AT THE SOUTHEAST CORNER OF PLACKMEIER DRIVE AND ERNST PLACE.
SITE BENCHMARK: ELEVATION 574.08
TOP OF LARGE SPIKE NAIL 7.6'± SOUTH OF THE SOUTHEAST PROPERTY CORNER.

I-70 NORTH OUTER ROAD (KNOWN AS WEST TERRA LANE)



PREPARED FOR:
MCKELVEY PROPERTIES
1811 SHERMAN DRIVE, SUITE 9
ST. CHARLES, MISSOURI 63303

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to the sheets and I hereby disclaim any responsibility for 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	DATE
10-10-97	REVISIONS
11-21-97	REVISIONS
5-18-98	REVISIONS
6-02-98	REVISIONS
10-13-98	REAR DRIVE
7-28-99	ADDITIONAL PARKING
8-18-99	REVISIONS

Owner under contract:
McKelvey Properties
1811 Sherman Drive, Suite 9
St. Charles, MO 63303
(314) 946-9771

Site is served by:
MMEI Sewer
Union Electric Company
Laclede Gas Company
MMEI Water
GTE Telephone Company
O'Fallon Fire Protection District

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ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

9-11-97
DATE
97-9351
PROJECT NUMBER
1 OF 3
SHEET OF
9351CON.DWG
FILE NAME
GJD RLF
DRAWN CHECKED

Bax Engineering Company, Inc. 9351 Con.Dwg 9/11/97 11:18:30 AM