LANDSCAPE LEGEND

QTY. (7) ~ INDICATES SERVICEBERRY (MATURE HEIGHT = 15–20 FT TALL) (MIN. 2" CALIPER)

QTY. (1) ~ INDICATES EASTERN REDBUD (MATURE HEIGHT = 20–30 FT TALL) (MIN. 2" CALIPER)

QTY. (5) ~ INDICATES WINTERGREEN BOXWOOD (MATURE HEIGHT = 2–4 FT TALL)

LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

* LANDSCAPING REQUIREMENTS:
STREET TREE REQUIREMENTS:
1 TREE FOR EVERY 40' OF FRONTAGE (ADDITIONAL PARKING AREA ONLY)
155' OF RIGHT-OF-WAY FRONTAGE = 155/40=3.875 ~ 4 STREET TREES REQUIRED
4 STREET TREES PROVIDED

INTERIOR LANDSCAPING REQUIRED:
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED.
68 SPACES X 270 = 18,360 X 6% = 1,102 SQ.FT. LANDSCAPING REQUIRED
1200 SQ.FT LANDSCAPING PROVIDED INCLUDING 2 TREES & 5 SHRUBS

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

PROPERTY N/F
BRADLEY L. AND PATRICIA K. MITCHELL
1703/1195

PROPERTY N/F
AYSE KILFOY
2462/1862

PROPERTY N/F
VICKI SCHNEIDER AND MICHAEL SCHNEIDER
2395/1556

PROPERTY N/F
JOSE JARA AND MARTHA JARA
1999/820 PARCEL 1

PROPERTY N/F
JOSE JARA AND MARTHA JARA
2206/1413

PROPERTY N/F
JOSE JARA AND MARTHA JARA
1999/820 PARCEL 2

PROPERTY N/F
JOSE JARA AND MARTHA JARA
1999/820 PARCEL 3

EX. ONE 1/2 - STORY BUILDING #605 WOODLAWN AVE.

EX. 48" CHAIN-LINK FENCE

EX. 60" VINYL FENCE

EX. 27 WIDE CROSS-ACCESS EASEMENT BK.0067.46 PG.1702 EX. ASPHALT

WALK-IN COOLER

EX. REFRIGERATOR

NEW ONE-STORY BUILDING ADDITION 1,550 S.F. F.F.=582.47

EX. ONE-STORY BRICK AND STUCCO BUILDING FINISHED FLOOR=581.47 #515 W. TERRA LANE

NEW PATIO 270 S.F.

EX. CONC.

5 PARKING SPACES

EX. ASPHALT

EX. ASPHALT CURB

LANDSCAPING (TYP)

15 PARKING SPACES

EX. ASPHALT CURB

EX. CONC. CURB

EX. STRIPING

EX. CONC.

EX. GAS

EX. SAN

EX. DHV

EX. UGE

EX. SIGNAL VAULT

EX. W. WATER MAIN

10 PARKING SPACES

9 PARKING SPACES

WOODLAWN AVENUE
VARIABLE WIDTH

WEST TERRA LANE
VARIABLE WIDTH

FUTURE LANDSCAPING TO BE ADDED AFTER CONSTRUCTION

N89°59'04"E 183.67'

S00°09'58"W 82.50'

N89°59'58"E 200.00'

N00°09'58"E 70.00'

S89°59'58"W 200.00'

N00°09'58"E 13.68'

N69°42'05"W 174.22'

S05°14'30"W 227.12'

TERRA MARIAE SUBDIVISION P.B. 6, PG. 69

CALL BEFORE YOU DIG! 1-800-DIG-RITE

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.

LAST SAVED 10/5/2017 BY TMYERS
LAST PLOT 10/5/2017 BY TONY MYERS
FILE LOCATION \\VAULTSERVER\CIVIL 3D PROJECTS\335A - 315 WEST TERRA\CONSTRUCTION\37-335TA_CON.DWG

PROJECT TITLE:
EL TIO PEPE MEXICAN RESTAURANT
315 WEST TERRA LANE
O'FALLON, ST. CHARLES, MISSOURI 63366

Box Project # 37-335A Issue Dates: 04/12/2017

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

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I hereby specify that the documents intended to be authenticated 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.

STATE OF MISSOURI
CLIFFORD L. HEITMANN
NUMBER E-29817
PROFESSIONAL ENGINEER
10/5/17
CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817

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Surveying Authority No. 000144
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REVISIONS

09/19/17	CITY COMMENTS
10/04/17	CITY COMMENTS

Developer / Owner:
WR HOLMAN, LLC
2 HICKORY HILL DRIVE
O'FALLON, MISSOURI 63366
(636) 734-1815

LANDSCAPE PLAN

P+Z No. 33-14.01

CUP No. 33-14.01.01

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