

DEVELOPMENT NOTES

AREA OF TRACT:
 AREA OF EXIST BUILDING

AREA OF EXIST BUILDING 0.09 AC AREA OF ADDITION 0.03 AC AREA OF PARKING 0.70 AC NET AREA 1.17 AC

1.99 ACRES

2) PROPOSED ZONING: C-2 GENERAL BUSINESS DISTRICT

3) PROPOSED USE: RESAURANT ADDITION (1500 S.F.)

4) SITE IS SERVED BY: CITY OF O'FALLON WATER
UNION ELECTRIC CO.
ST. CHARLES GAS CO.
GTE TELEPHONE CO.

REQUIRED PARKING

5) PARKING REQUIRED:

EXISTING RESTAURANT = 3,900 S.F.
PROPOSED RESTAURANT ADDITION = 1,500 S.F.

= 5,400 S.F.

20 P.S. PLUS 1 P.S./100 S.F.
20 + (5,400 / 100) = 74 P.S. REQUIRED
(3 HANDICAPPED PARKING SPACES INCLUDED)

PARKING LOT AREA = 27,200 SQ. FT.

PARKING LOT LANDSCAPED AREA = 1,710 SQ. FT. (6.29%)

6) TOTAL PARKING SPACES PROVIDED = 74 SPACES

7) BUILDING SETBACKS: FRONT YARD 25 FEET SIDE YARD 0 FEET REAR YARD 0 FEET

GENERAL NOTES

- 1) 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.
- 2) NO GRADING OTHER THAN PARKING LOT SUBGRADE PREPARATION IS ANTICIPATED.
- 3) HANDICAPPED PARKING SPACES SHALL HAVE SIGNS PER CITY OF O'FALLON SPECIFICATIONS.
- 4) STORM WATER DETENTION TO BE PROVIDED WITHIN THE PARKING AREA.
- 5) THERE IS NO OFF-SITE WATER WHICH DRAINS ONTO THIS PROPERTY.
- 6) NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- 7) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- 8) SILTATION CONTROL TO BE PROVIDED AS DIRECTED BY THE CITY OF O'FALLON.
- 9) THERE ARE NO EXISTING STORM SEWERS ON THIS SITE.
- 10) SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, PLANTER DETAILS SERVICE CONNECTIONS, DETAILS, ETC.
- 11) ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED, ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- 12) ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 13) A BACKFLOW PREVENTER IS REQUIRED INSIDE THE BUILDING ON THE WATER SERVICE LINE.
- 14) SIGNS REQUIRE A SEPERATE PERMIT. SIGNS WILL BE A MINIMUM OF 10' FROM THE PROPERTY LINE.
- 15) A FENCE PERMIT WILL NEED TO BE APPLIED FOR AND OBTAINED PRIOR TO CONSTRUCTION OF ANY FENCE.
- 16) THERE IS NO FLOOD PLAIN ON THIS SITE PER F.I.R.M. NO.29183C0237 D
 DATED: AUGUST 2, 1996.
- 17) SEE ARCHITECTUAL PLANS FOR THE LOCATION AND SPECIFICATIONS FOR THE BUILDING LIGHTING.
- 18) PARKING LOT LIGHTING SHALL BE INSTALLED PER CITY OF O'FALLON.
- EXISTING TREES TO BE REMOVED = 13
 PROPOSED TREES TO BE PLANTED = 24
 "PATMORE SEEDLESS ASH" TO BE PLANTED
- 20) TOTAL TREES PROPOSED: 25 TREES
- 21) ALL PROPOSED TREES SHOWN SHALL BE DECIDUOUS HARDWOOD SPECIES (2" MINIMUM CALIPER) AND SHALL CONFORM TO THE TREE PRESERVATION ORDINANCE.

EISENBATH DEVELOPMENT, I 725 LORETTA DRIVE O'FALLON, MO. 63366 314-978-3030

Inspector's Copy

PREPARED FOR:

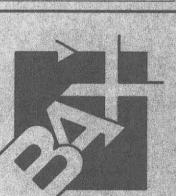
DISCLAIMER OF RESPONSIBILITY

hereby specify that the documents intend
to be authenticated by my seal are limited
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 in



Copyright 1996 Bax Engineering Company, Inc. All Rights Reserved

REVISIONS
10/28/96 PARKING REV.



ENGINEERING PLANNING SURVEYING

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

AUG. 20, 1996
DATE

96-8551
PROJECT NUMBER

1 OF 1
SHEET OF

8551PRE.DWG

L.S.S.

DRAWN CHECKED