

INTERSTATE (VARIABLE WIDTH) I-70

SOUTH OUTER ROAD

DOWNING (50' W.) STREET

KIRK (50' W.) CT.

PARKVIEW PLACE PLAT 3 (BOOK 21, PAGE 39)

GENERAL NOTES

1. Present Zoning: C-2, PUD
2. Proposed Use: Tire Sales & Repair
3. Area of Tract: 3.00 Acres
4. Site is not located within the 100 year flood plain per FIRM Map #29183C0100 D
5. Project is Served By:
  - A. City of O'Fallon
  - B. St. Charles Gas Company
  - C. G.T.E. Telephone Company
  - D. O'Fallon Sewer District
  - E. Union Electric Company
  - F. O'Fallon Fire Protection District
6. All utilities shall be located underground.
7. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
8. Storm water detention has been provided for on site.
9. Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
10. Lighting shall be directed down and shielded so as not to overflow onto adjacent properties or streets.
11. For exact building dimensions, see architectural plans.
12. Setback and yard requirements:
  - Front - 25 feet
  - Side - 25 feet
  - Rear - 10 feet
13. Grading and drainage shall be per City of O'Fallon requirements.
14. Exterior lighting details to be provided with building plans.
15. Site shall comply with Article 26 of the O'Fallon Zoning Ordinance.
16. No existing trees are being removed.
17. Lighting details shall be provided by Developer at time of the submittal of construction drawings.
18. Trash enclosure shall follow city newly adopted ordinance on screening materials.
19. No utility services are proposed for new building.
20. All existing graveled areas shall be removed or replaced with a minimum of 3" asphalt with a 6" curb around perimeter of paved area.
21. Revised detention calculations shall be provided with construction drawings for the new building
22. The existing chain link fence slats along the south, west and east property lines shall be repaired and six foot tall evergreens shall be planted ten feet on center abutting the residentially zoned property.
23. All existing gravel areas shall be overlaid w/ 3" asphalt.

130,666 Sq. Ft.  
3.00 Ac.

PROP. BLDG.  
7,500 Sq. Ft.  
TIRE STORAGE  
FF. 603.5

EXISTING BUILDING  
F.F. = 598.81

N/F  
DONALD AND MARYLN OTTO  
FAMILY TRUST  
DB. 1710. PG. 1916  
C-1

PARKING CALCULATIONS:

Required Parking: 1 Space for every 500 sq.ft. gross  
 Gross sq.ft. = 7200sq.ft.  
 14.4 Parking Spaces Required  
 16 Parking Spaces Provided

Required Loading: 1 Space for every 5000 sq.ft. gross  
 1 Additional Space for every 20,000 sq.ft. gross  
 1 Parking Spaces Required  
 1 Parking Spaces Provided

BUILDINGS	PAVED AREAS	LANDSCAPED/ GREEN AREAS	TOTAL AREA
18,550 SQ. FT.(14.3%)	67,919 SQ. FT.(51.9%)	44,197 SQ. FT.(33.8%)	130,666 SQ. FT.

LANDSCAPE SCHEDULE			
SYMBOL	QUANTITY	COMMON NAME	SIZE
☀	48 PROPOSED	EVERGREENS	6' TALL
☁	11 EXISTING	VARIES	2" CAL.
☀	15 PROPOSED	BECHTELS FLOWERING CRAB	4' TALL
☀	4 PROPOSED	WINGED BURNING BUSH	2 GAL.
☀	2 PROPOSED	MUGO PINE	2 GAL.
☀	10 PROPOSED	PIN OAK	2" CAL.

DECIDUOUS TREES MUST BE A MINIMUM OF 2" IN CALIPER  
 44,197 SQUARE FEET OPEN SPACE / 3000 = 15 TREES REQUIRED / 15 TREES PROVIDED  
 830 LIN. FT. STREET FRONTAGE / 40 = 21 TREES REQUIRED / 21 TREES PROVIDED  
 (11 EXISTING)

NOTE  
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

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