

**SITE IMPROVEMENT PLANS FOR  
FRITZ'S FROZEN CUSTARD  
FOUR SEASONS CENTER  
O'FALLON, MISSOURI**

A TRACT OF LAND BEING PART OF THE  
NORTHEAST 1/4 OF FRAC. SECTION 5  
BEING LOT 2-B-2 OF THE RESUBDIVISION  
OF LOT 2 OF "HIGHWAY K CENTER"  
TOWNSHIP 46 NORTH, RANGE 3 EAST,  
CITY OF O' FALLON, ST. CHARLES COUNTY, MISSOURI

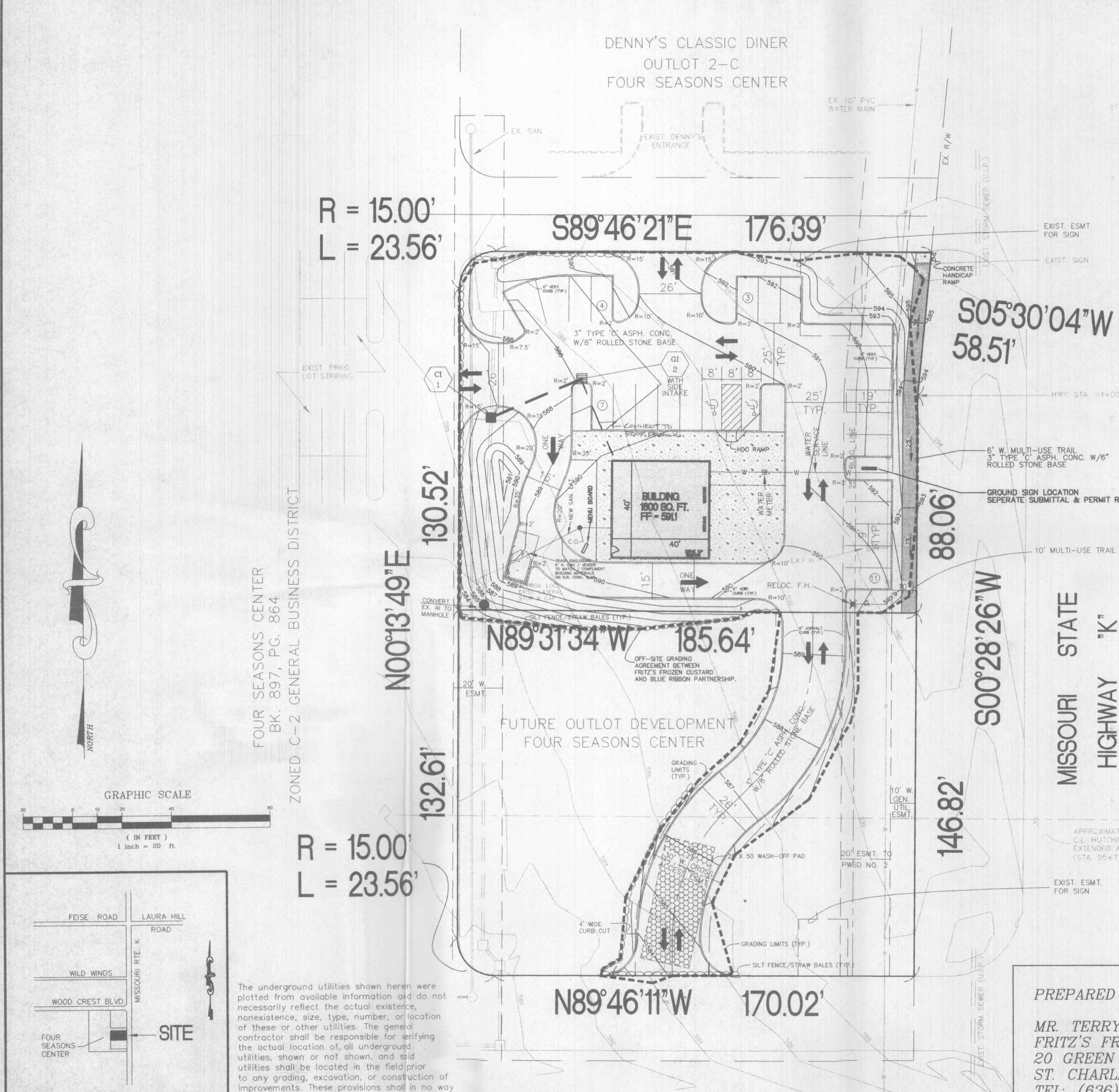
**SITE PLAN NOTES**

- GROSS ACREAGE: 0.625 ACRES
- PRESENT ZONING CLASSIFICATION: "C-2" GENERAL BUSINESS DISTRICT
- PROPOSED LAND USE: ICE CREAM & FROZEN DESERTS - RETAIL
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES:  
WATER: ST. CHARLES COUNTY P.W.D. NO.2  
SANITARY SEWER: CITY OF O'FALLON  
ELECTRIC: UNION ELECTRIC COMPANY  
GAS: ST. CHARLES GAS COMPANY  
TELEPHONE: GTE TELEPHONE COMPANY
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:  
FT. ZUMWALT SCHOOL DISTRICT  
O'FALLON FIRE PROTECTION DISTRICT
- THE PROPOSED HEIGHT AND LOT AREA REQUIREMENTS ARE AS FOLLOWS:  
MINIMUM BUILDING FRONT YARD: 25 FEET  
MINIMUM BUILDING SIDE YARD: 6 FEET  
MINIMUM BUILDING REAR YARD: 10 FEET  
MAXIMUM HEIGHT OF BUILDING: 50 FEET
- REQUIRED PARKING FOR THIS SITE IS 8 PARKING SPACES, BASED UPON 1,600 SQUARE FEET OF BUILDING AREA AT 1 PARKING SPACE PER 200 SQUARE FEET OF FLOOR AREA. (RETAIL, UNDER 2,000 SQ. FT.)
- PROVIDED PARKING FOR THIS SITE IS 25 PARKING SPACES, INCLUDING 2 PARKING SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS.
- THE PRESENT PROPERTY OWNER IS:  
BLUE RIBBON PARTNERSHIP  
310 HWY. 175  
O'FALLON, MISSOURI 63366
- THE CONTRACT PURCHASER IS:  
MR. TERRY FRITZ  
FRITZ'S FROZEN CUSTARD  
20 GREEN NUMBER THREE  
SAINT CHARLES, MISSOURI 63303
- NO SPECIAL FLOOD HAZARD AREA EXISTS ON THIS SITE.  
(REF: FIRM 29183C0239 E, DATED AUGUST 2, 1996.
- NO TREES PRESENTLY EXIST ON THIS SITE.
- STORMWATER DETENTION FOR THIS SITE IS PROVIDED BY THE EXISTING FOUR SEASONS CENTER STORMWATER DETENTION BASIN. CALCULATIONS THAT VERIFY THAT DETENTION HAS BEEN PROVIDED SHALL BE SUBMITTED WITH SITE IMPROVEMENT PLANS.
- SEE LANDSCAPE PLAN PREPARED BY OTHERS FOR PROPOSED PLANTINGS.
- ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE AND GAS METERS SATELLITE DISHES, AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES.
- ALL CONSTRUCTED UTILITIES SHALL BE INSTALLED UNDERGROUND.
- SITE CALCULATIONS: BUILDING AREA - 6%, GREEN SPACE - 23%, PAVEMENT AREA - 71%

**INDEX**

- SITE IMPROVEMENT PLAN
- NOTES & SPECIFICATIONS
- PROFILES & DETAILS
- DRAINAGE AREA MAP
- LANDSCAPE PLAN

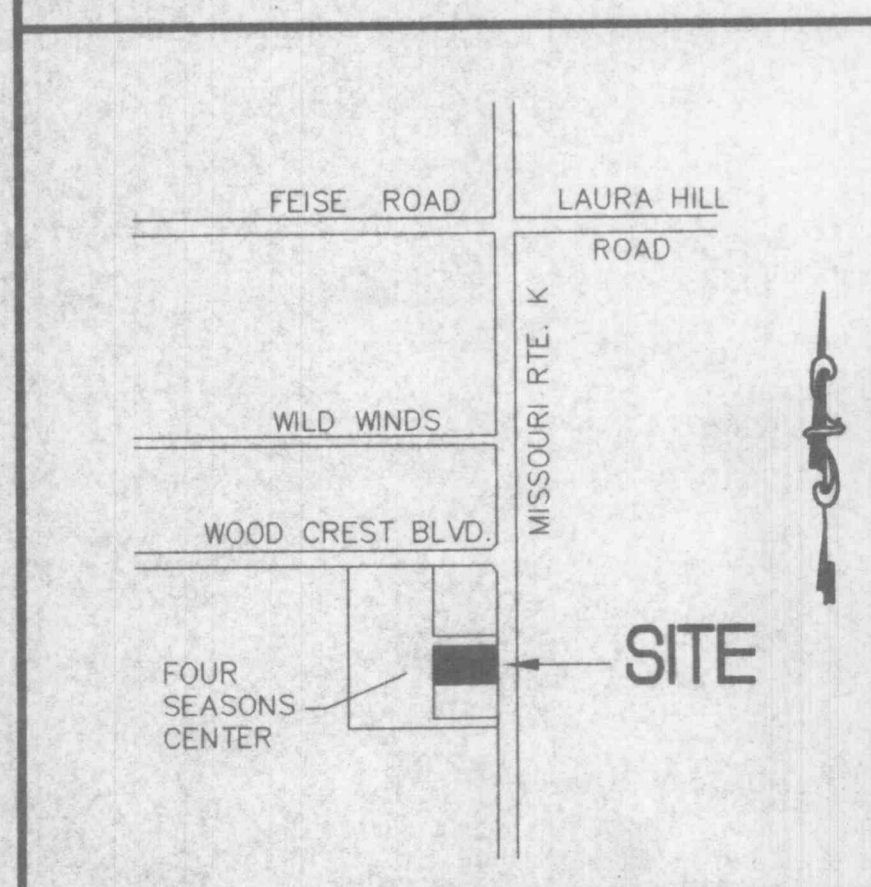
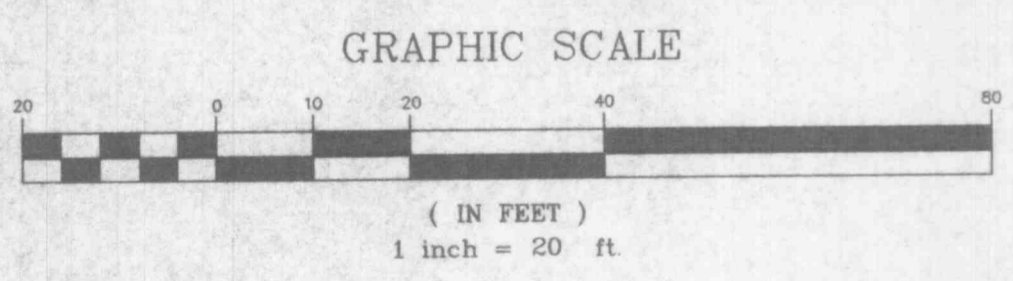
REVIEWED AND  
**APPROVED**  
JANUARY 19, 2000  
*[Signature]*  
Clyde Lunsford



R = 15.00'  
L = 23.56'

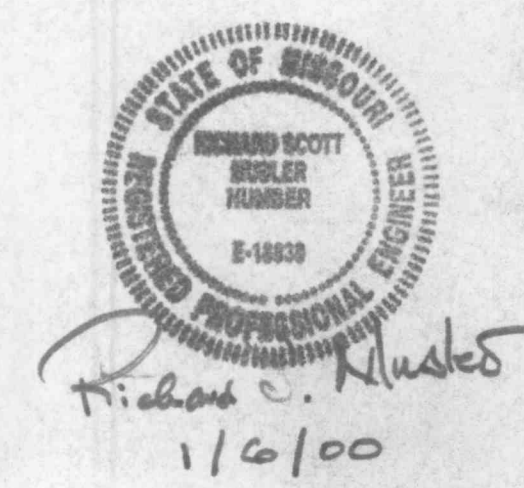
R = 15.00'  
L = 23.56'

FOUR SEASONS CENTER  
BK. 897, PG. 864  
ZONED C-2 GENERAL BUSINESS DISTRICT



The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

PREPARED FOR:  
**MR. TERRY FRITZ  
FRITZ'S FROZEN CUSTARD  
20 GREEN NUMBER THREE  
ST. CHARLES, MO 63303  
TEL: (636) 949-9242**



DATE:	NO.:	CITY COMMENTS:	REVISION:
1/6/00	1		
<b>MUSLER ENGINEERING COMPANY</b>			
CIVIL ENGINEERING - PLANNING - LAND SURVEYING			
6240 Mexico Road, St. Peters, Missouri 63376			
Telephone: (314) 441-4555			
DATE:	DRAWN:	CHECKED:	PROJECT NO.:
DEC. 1999	J.R.S.	R.S.M.	99-457
			SHEET NO.:
			1 OF 5