

Inspector's Copy
 5/7/97 Colleen Kramme

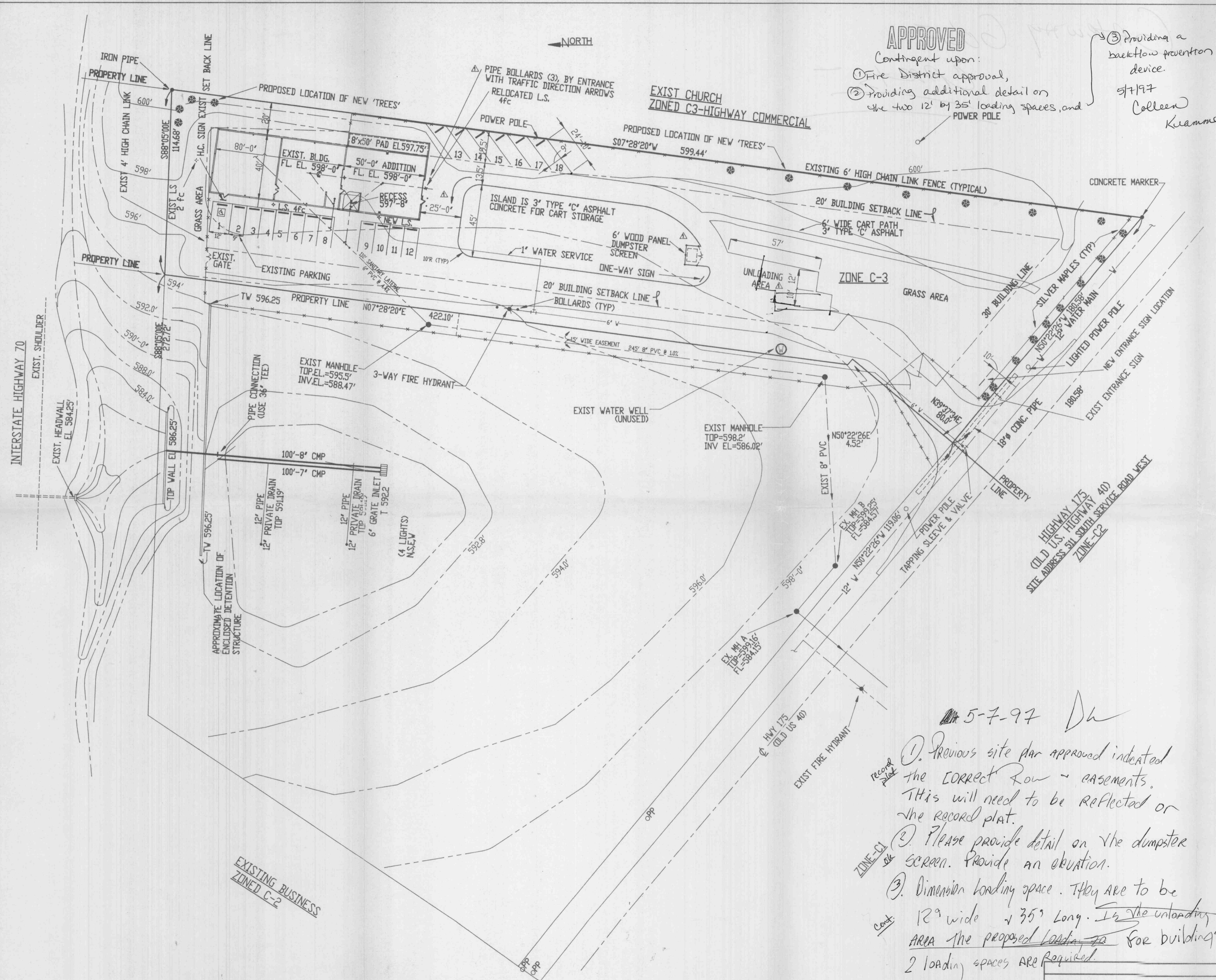
GATEWAY GOLF CAR LTD.
 PART OF U.S. SURVEY 55
 TOWNSHIP 47 NORTH, RANGE 3 EAST
 ST CHARLES COUNTY, MISSOURI
 SITE PLAN

LEGAL DESCRIPTION
 BEGINNING AT AN OLD IRON PIPE MARKING THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE ON INTERSTATE HIGHWAY 70 AND THE EASTERN LINE OF U.S. SURVEY 55; THENCE SOUTH 07°28'20" WEST ALONG SAID EASTERN LINE OF U.S. SURVEY 55, 599.44 FEET TO A CONCRETE RIGHT-OF-WAY MARKER ON THE NORTHERN RIGHT-OF-WAY LINE OF OLD US HIGHWAY 40; THENCE NORTH 50°22'26" WEST ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF OLD HIGHWAY 40, A DISTANCE OF 180.58 FEET; THENCE NORTH 39°37'34" EAST, 80.00 FEET; THENCE NORTH 50°22'26" WEST, 4.52 FEET; THENCE NORTH 07°28'20" EAST, 422.10 FEET; THENCE SOUTH 88°05'00" EAST, ALONG THE SOUTH LINE OF HIGHWAY 70, A DISTANCE OF 114.68 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINMENT 1.50 ACRES.

- GENERAL NOTES**
- PRESENT ZONING: C-3 COMMERCIAL
 - TOTAL AREA: 1.5 ACRES
 - PROPERTY USE: GOLF CART SALES AND REPAIR
 - EXIST PARKING: 11 SPACES INCLUDING 1 HANDICAPPED SPACE
 OFFICE: 1 SPACE PER 300 SQ. FT. FLOOR AREA
 3200 SQ FT / 300 = 10.66 USE 11
 NEW PARKING: 7 SPACES (#12 - #18)
 OFFICE: 1 SPACE PER 300 SQ. FT. FLOOR AREA
 2000 SQ FT / 300 = 6.66 USE 7
 11 + 7 = USE 18 PARKING SPACES REQ'D
 - THIS TRACT IS IN OR SERVED BY:
 A ELECTRIC - UNION ELECTRIC
 B WATER - CITY OF D'FALLON
 C SEWER - CITY OF D'FALLON
 D GAS - ST. CHARLES GAS, NO GAS ON SITE.
 E TELEPHONE - G.T.E. TELEPHONE
 F FIRE - D'FALLON FIRE DISTRICT
 - DETENTION IMPERVIOUS AREA REMAINS THE SAME, NO INCREASE IN RUNOFF. NEW BUILDING WILL REPLACE EXISTING ASPHALT. WATER RETENTION REMAINS THE SAME AS PROVIDED WHEN PARCEL WAS DEVELOPED 02-20-92. CALCULATIONS ATTACHED TO APPLICATION. 1.5 ACRE 65340
 5,200 SQUARE FEET TOTAL BUILDING 8%
 20,000 GRASS AND LANDSCAPING 31%, PAVED 61%.
 LETTER OF AGREEMENT REQUESTED FROM ADJACENT PROPERTY OWNER. ENTRANCE WAS CONSTRUCTED PER MISSOURI STATE HIGHWAY DEPARTMENT SPECIFICATIONS. PROPER PERMITS WERE OBTAINED PRIOR TO CONSTRUCTION
 - WHEEL STOPS TO BE INSTALLED AT NEW PARKING SPACES. EXTERIOR LIGHTING IN THE ENTRANCE WAS INSTALLED AT THE TIME THE ENTRANCE IS CONSTRUCTED.
 CURBING FOR PAVED AREAS IN THE GOLF CART FACILITY WERE BE AGREED UPON WHEN LOT WAS DEVELOPED WITH THE CITY ENGINEER FLOOD PLANE. FIRM MAP DATED 8-2-96 PANEL #29183C0237 SHOWS ZONE 'X'.
 - 10'x10' GRAVELED & UNPAVED AREA TO BE PAVED.
 - EXISTING DUMPSTER TO BE FENCED WITH SCREENING MATERIALS.
 - ENTRANCE SIGN MUST BE 10' FROM HIGHWAY 175 EASEMENT PER 1988 PERMIT.
 - CURRENT FENCE LOCATION APPROVED PER 1992 PERMIT.
 - TOTAL TREES REQUIRED (CITY CODE 400.420 D, P.303):
 4 (1 PER 40'), NORTH AREA BETWEEN BUILDING AND HIGHWAY 70;
 5 (1 PER 40') SOUTH AREA ALONG HIGHWAY 175;
 7 (25,000 SQ.FT. SOUTH OPEN AREA).
 (D'FALLON CITY CODE, SECTION 400.420, D) PLANTING REQUIREMENTS, P303).
 MEDIUM OR LARGE DECIDUOUS SHADE TREES (2" CALIPER 6' ABOVE GROUND).
 SMALL DECIDUOUS (4' IN HEIGHT).
 CONIFERS (6' IN HEIGHT).
 UPRIGHT EVERGREEN TREES (4' IN HEIGHT).
 SHRUBS (DECIDUOUS AND CONIFER, SIZE OPTIONAL BY APPLICANT)
 - BUSINESS WILL OPERATE IN COMPLIANCE WITH CITY CODE, ARTICLE XIII, PERFORMANCE STANDARDS.
 - DUMPSTER SCREEN WILL BE 6' HIGH, WOODEN, WITH (2) SWINGING GATES.

NOTE: VARIANCE FOR OVERHANGING ROOF IS REQUESTED ALONG THE EAST SIDE OF NEW BUILDING THAT WOULD ENCRDACH ON THE EAST SET-BACK LINE.
 → VARIANCE HAS BEEN APPROVED - 2-13-97

APPROVED
 Contingent upon:
 ① Fire District approval,
 ② Providing additional detail on the two 12' by 35' loading spaces, and
 ③ Providing a backflow prevention device.
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5-7-97 Dh
 ① Previous site plan approved indicated the correct Row - easements. This will need to be reflected on the record plat.
 ② Please provide detail on the dumpster screen. Provide an elevation.
 ③ Dimension loading space. They are to be 12' wide x 35' long. In the unloading area the proposed loading for buildings 5,000 sq ft 2 loading spaces are required.

FOSTER CONSULTING & DESIGN PROJECT NO. 9632
 1020 PLAZA CT. ST. CLAIR, MO 63077 PH: (314) 629-1701 FAX: (314) 629-3460
GATEWAY GOLF CAR LTD.
 O'FALLON, MISSOURI
PROPOSED BUILDING EXPANSION SITE PLAN
 DRAWN BY: MSG DATE: 01-28-97 SCALE: 1" = 30' UON
 9632-G1

ADD PIPE BOLLARDS & TRAFFIC STRIPING; PERFORMANCE STANDARDS NOTE; DUMPSTER	NO	DATE	REVISION	BY	CHK	CHECKED BY:
25JAN97	SCREEN DETAIL; DIMENSIONED UNLOADING AREA;					