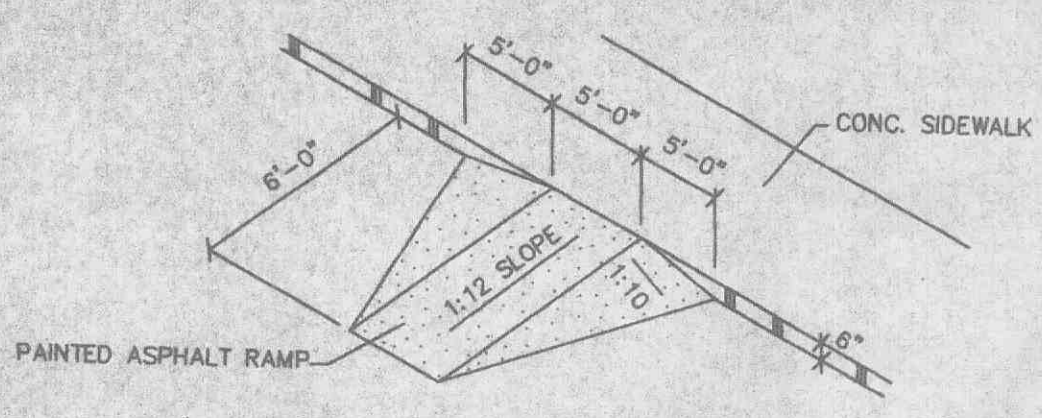


A SITE PLAN FOR HIGHWAY "K" PLAZA

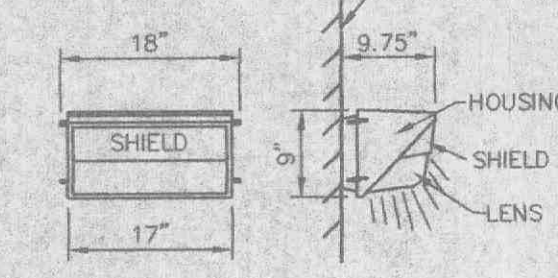
A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER
OF FRACTIONAL SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI



HANDICAPPED RAMP DETAIL
NOT TO SCALE



LIGHT TO BE SHIELDED
DOWNWARD TO BE KEPT FROM
OVERFLOW ONTO ADJACENT
PROPERTIES AND R.O.W.



BUILDING MOUNTED LIGHT
NO SCALE

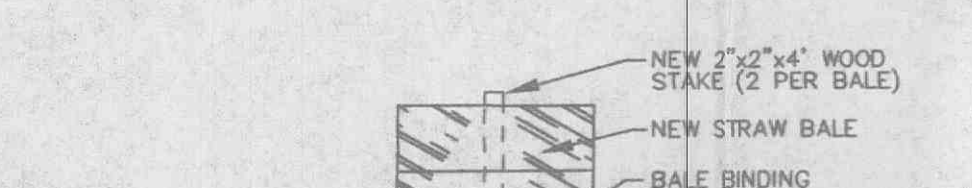
400 WATT HPS LIGHT
FITTING W/ ONEPIECE
HOUSING - BRONZE FINISH
LIGHT TO BE SHIELDED
DOWNWARD TO BE KEPT FROM
OVERFLOW ONTO ADJACENT
PROPERTIES AND R.O.W.



LIGHT POLE & BASE
NO SCALE

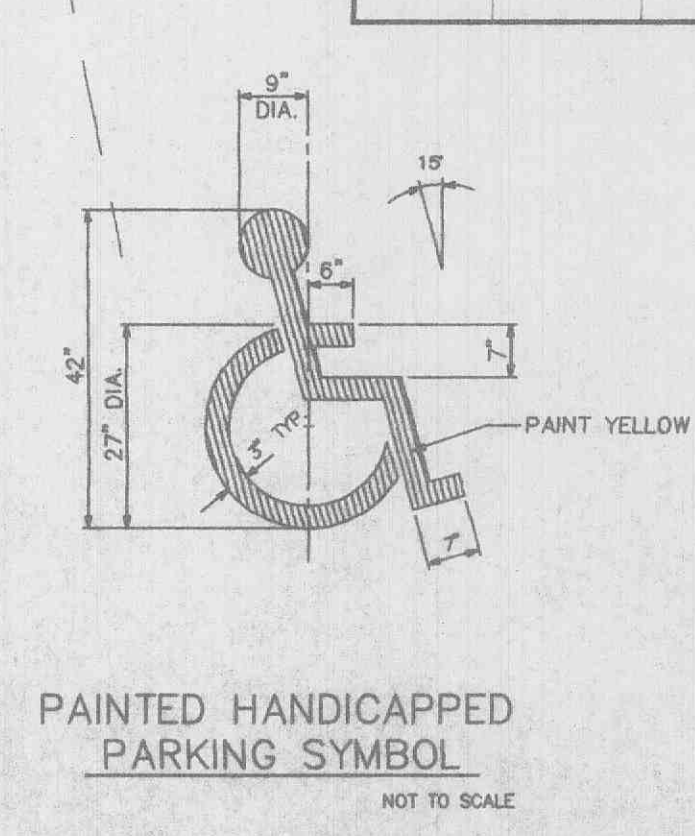


NOTES:
1. STRAW BALES, NOT HAY BALES
SHALL BE USED.
2. BUTT ENDS OF BALES TIGHTLY TOGETHER.
3. INSTALL BALES WITH BINDING AROUND
SIDES, NOT TOP AND BOTTOM.
4. FILL ANY GAP BETWEEN BALES BY
WEDGING LOOSE STRAW BETWEEN THEM.

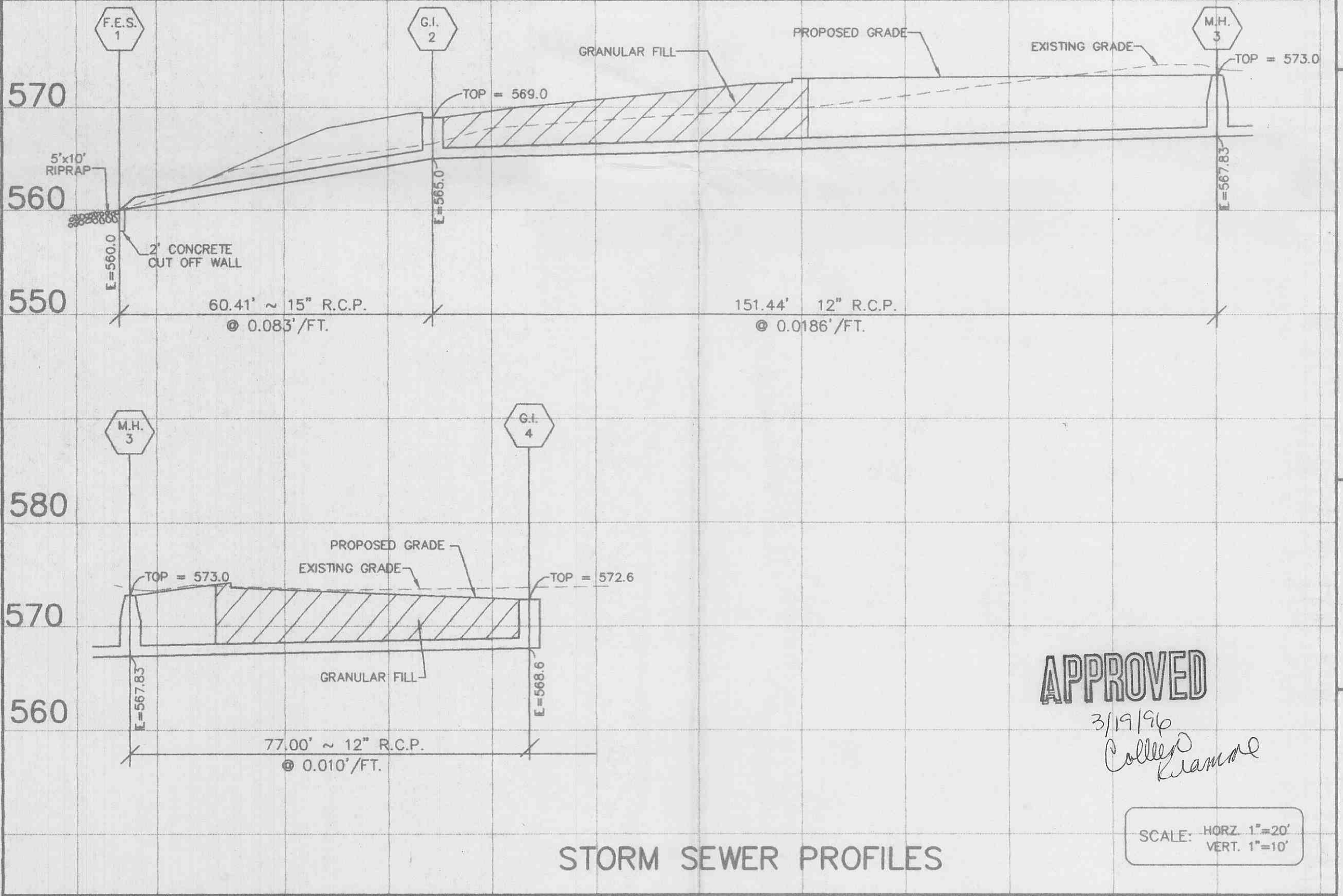


LANDSCAPE LEGEND

	6 - PATMORE SEEDLESS ASH (2" CAL.)
	3 - FLOWERING CRABAPPLE (2" CAL.)
	9 - GLAUCA JUNIPER (6' HT.)
	6 - OLD GOLD JUNIPER (18" W.)
	19 - DWARF MUGO PINE (18" W.)
	5 - DWARF BURNING BUSH (24" W.)
	15 - DWARF SPIREA (15" W.)
	1 - ARROWWOOD VIBURNUM (36" HT.)
	9 - CHINA GIRL HOLLY (18" W.)

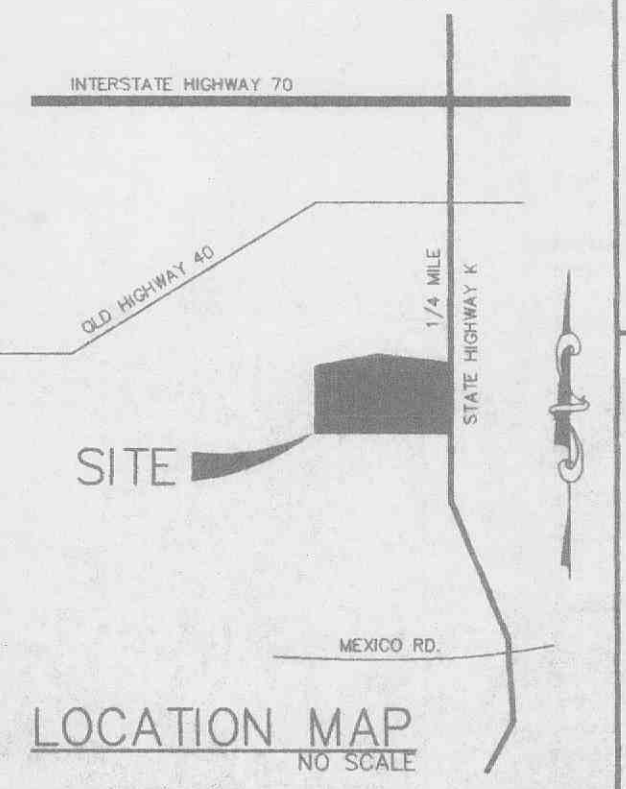


- GENERAL NOTES**
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
 - ALL MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
 - STORM SEWERS 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C-14 UNLESS OTHERWISE SHOWN ON THE PLANS.
 - ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-598).
 - ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
 - NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
 - ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
 - ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE PLANS.
 - ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
 - THERE ARE NO EXISTING TREES ON SITE.
 - THE DEVELOPER SHALL COMPLY WITH THE CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCE.
 - PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
 - NO FLOOD PLAIN EXISTS WITHIN THE BOUNDARY OF THIS TRACT PER F.I.R.M. #29183C0116 D. DATED: DECEMBER 15, 1992.
 - SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
 - ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.
 - THE MINIMUM LANDSCAPE SIZE FOR DECIDUOUS IS 2" CALIPER AND FOR CONIFEROUS IS 6".
- DEVELOPMENT NOTES**
- AREA OF TRACT: 0.865 ACRES
 - PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT
 - PROPOSED USE: RETAIL
 - SITE IS LOCATE IN/SERVED BY:
CITY OF O'FALLON SEWER
CITY OF O'FALLON WATER
GTE TELEPHONE
UNION ELECTRIC COMPANY
LACLEDE GAS COMPANY
O'FALLON FIRE PROTECTION DISTRICT
 - MINIMUM BUILDING SETBACKS:
FRONT YARD - 25'
 - PARKING REQUIRED: 10 SPACES PLUS 1 FOR EACH 400 S.F. OF FLOOR AREA IN EXCESS OF 2,000 S.F.
10 PLUS (9,100 S.F. - 2,000 S.F. / 400 S.F.) = 28 SPACES REQUIRED.
 - PROPOSED PARKING PROVIDED = 46 SPACES PLUS 2 HANDICAP SPACES
 - LANDSCAPING REQUIREMENTS: 1 TREE PER 40' OF ROAD FRONTAGE PLUS 1 TREE PER 3,000 S.F. OF OPEN SPACE.
PROPOSED LANDSCAPING: 164' OF ROAD FRONTAGE/40 = 4 TREES
10,504 S.F. OF OPEN SPACE/3,000 S.F. = 4 TREES
8 TREES TOTAL
 - PROPERTY OWNER: CISSELL MUELLER CONSTRUCTION
828 SOUTH FIFTH STREET
ST. CHARLES, MO 63301
(314) 940-0800



LEGEND OF SYMBOLS

	TELEPHONE BOX
	FIRE HYDRANT
	WATER METER
	WATER SHUT OFF
	UTILITY POLE
	GUY WIRE ANCHOR
	SEWER CLEAN OUT
	STORM SEWER
	SANITARY SEWER
	GAS LINE
	WATER LINE
	OVERHEAD WIRES



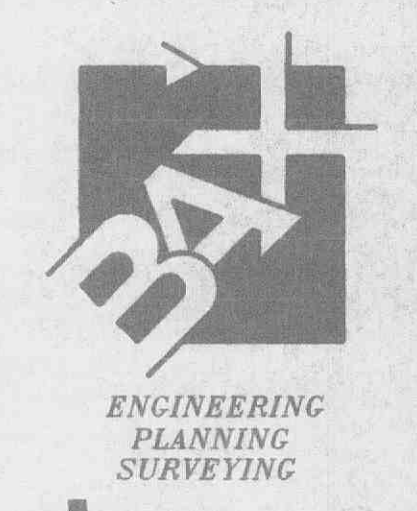
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I hereby certify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



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REVISIONS

1/8/96	REVISIONS
1/29/96	REVISIONS
2/20/96	REVISIONS
3/15/96	REVISIONS
3/19/96	REVISIONS



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St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

12-21-95
DATE
95-7724
PROJECT NUMBER
1 of 2
7724.DWG
FILE NAME
ERB
DRAWN
CHECKED