

A SITE IMPROVEMENT PLAN OF KISKER FLOWER SHOP

Part of Section 29
Township 47 North, Range 3 East,
situated in the City of O'Fallon,
St. Charles County, Missouri

DEVELOPMENT NOTES

- GROSS ACREAGE: 0.42 Acres
- FRESENT ZONING CLASSIFICATION: "C-2" General Business District
- PROPOSED LAND USE: Florist
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES:

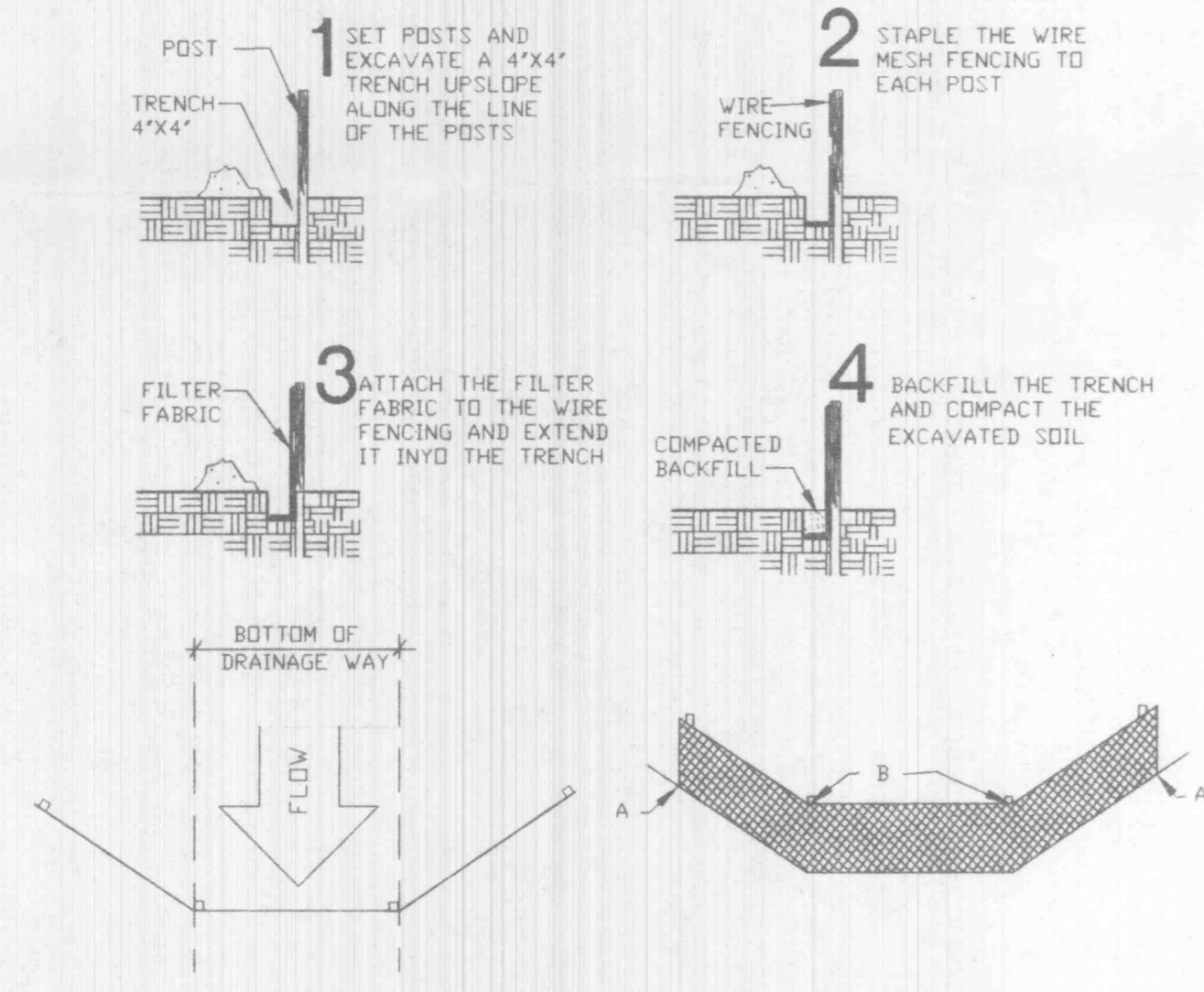
WATER:	City of O'Fallon: 636.240.2000
SANITARY SEWER:	City of O'Fallon: 636.240.2000
ELECTRIC:	AmerenUE: 1.800.325.1002
GAS:	St. Charles Gas Company: 636.946.8937
TELEPHONE:	Southwestern Bell Telephone Company: 314.639.3011
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
 O'Fallon Fire Protection District
 Fort Zumwalt School District
- THE PROPOSED HEIGHT AND LOT AREA REQUIREMENTS ARE AS FOLLOWS:

MINIMUM BUILDING FRONT YARD:	25 FEET (excluding signs)
MINIMUM BUILDING SIDE YARD:	NONE
MINIMUM BUILDING REAR YARD:	NONE
MINIMUM LOT WIDTH:	25 FEET
MINIMUM LOT AREA:	5 Acres (unless abutting commercial zoning)
MAXIMUM HEIGHT OF BUILDING:	50 FEET
MINIMUM PARKING FRONT YARD:	NONE
MINIMUM PARKING SIDE YARD:	NONE
MINIMUM PARKING REAR YARD:	NONE
- REQUIRED PARKING FOR THIS SITE IS 6 PARKING SPACES, CALCULATED AT 1 PARKING SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA, WITH A BUILDING AREA OF 1175 sq. ft.
- PROVIDED PARKING FOR THIS SITE IS 1 PARKING SPACES, INCLUDING 1 PARKING SPACE RESERVED FOR PHYSICALLY HANDICAPPED PERSONS.
- THIS SITE IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS. (REF. F.I.R.M. NO. 29183C0231 E)
- A WAIVER FOR DETENTION WILL BE REQUESTED AS A RESULT OF THE LESS THAN 10 CFS/ACRE INCREASE IN RUNOFF.
- TRASH PICK-UP WILL BE RESIDENTIAL STYLE-CURB SIDE SERVICE. ALL TRASH DUMPSTERS SHALL BE SCREENED BY A SIX FOOT HIGH SOLID WALL WITH A SIGHT PROOF GATE.

SYNTHETIC FILTER BARRIERS FOR URBAN DEVELOPMENT SITES APPENDIX D

MAINTENANCE

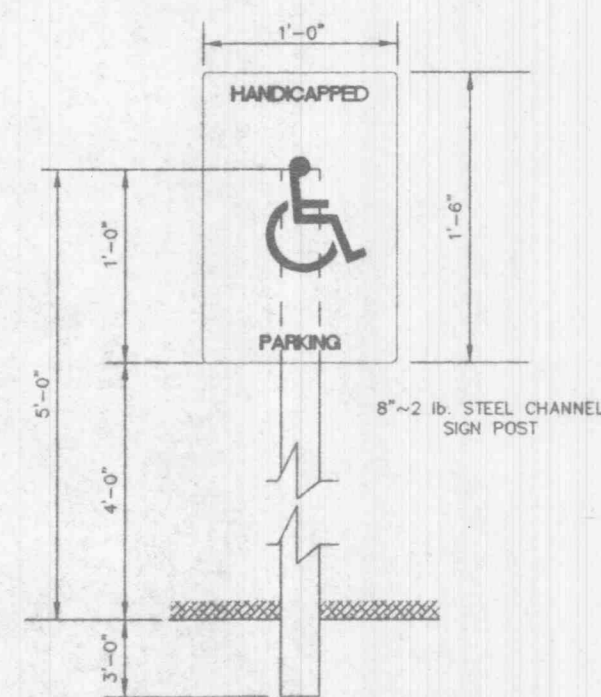
- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.



PLAN

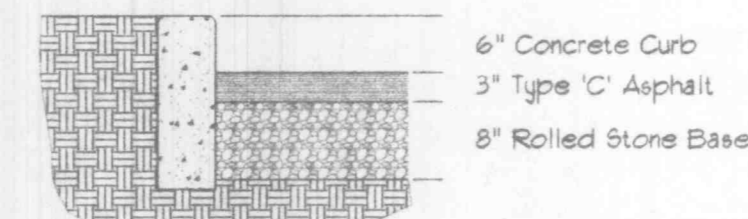
ELEVATION

POINTS 'A' SHOULD BE HIGHER THAN POINT 'B'

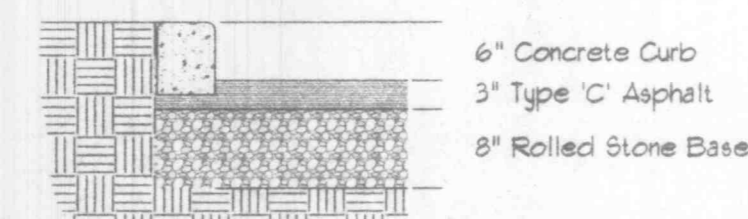


HANDICAPPED PARKING SIGN

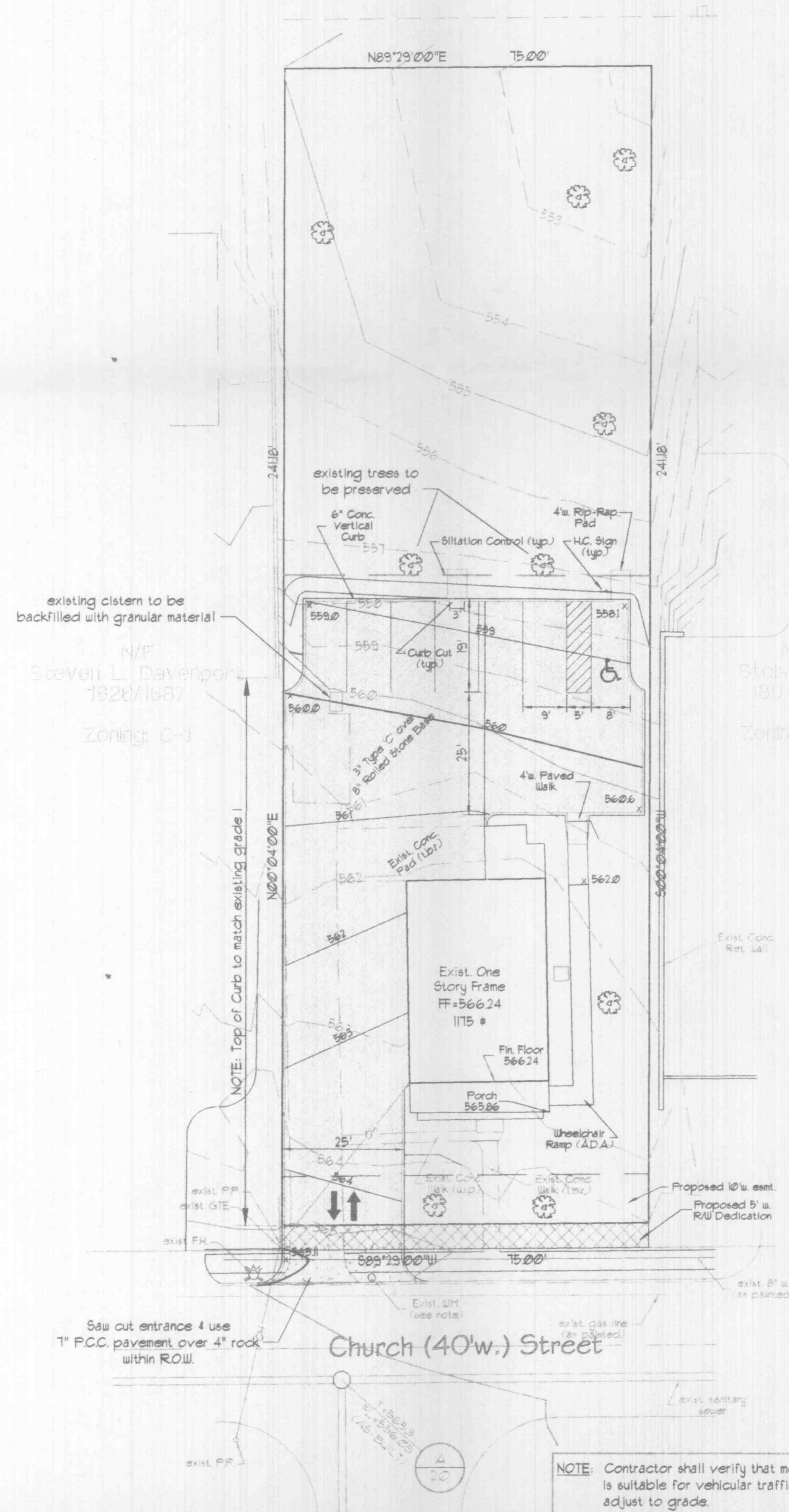
- PROVIDE ONE SIGN PER HANDICAPPED SPACE.
- NO STEPS AT BUILDING ENTRANCES.
- PROVIDE RAMPS OR DROP CURBS AT HANDICAPPED SPACES.
- PROVIDE 60" X 80" AREA OUTSIDE ENTRANCE FOR WHEELCHAIR MANEUVERABILITY.



Vertical Curb Detail



Extruded Curb Detail (Alternate)

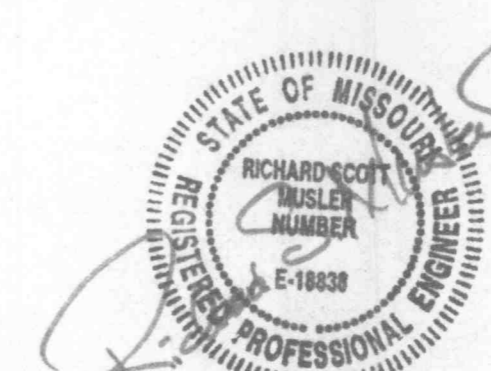


GENERAL NOTES PERTINENT TO ALL CONSTRUCTION OPERATIONS

- Underground utilities shown on these plans have been plotted from available records and information, and their locations shall be considered approximate only. The verification of the actual location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor(s), and the verification of the actual location shall be performed prior to beginning work.
- Easements and right-of-ways will be provided for streets, sanitary sewers, storm sewers, water mains and private utilities on the subdivision plat (record plat). See the subdivision plat (record plat) for location and size of easements and right-of-ways.
- All construction shall be performed in accordance with the specifications, ordinances, rules, regulations, guidelines and/or policies of the local governing jurisdictional authority.

BUILDING INSPECTOR
APPROVED
Roh
10/31/00

PREPARED FOR
Kisker Flower Shop
C/O Mrs. Brenda Johnson
207 East Pitman
O'Fallon, MO 63366
636.240.3254



10-24-00

A SITE PLAN OF Kisker Flower Shop

DATE	REV. PER	DATE	NO.	REVISION
10/11/00	rev. per City of O'Fallon Engineering Dept.			
10/2/00	rev. per City of O'Fallon Engineering Dept.			

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 Port West Court, ST. Charles, Missouri 63303
Telephone: (636) 916-0444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
4/13/00	MFV	RM	00-55	101

NOTE: Contractor shall verify that meter pit is suitable for vehicular traffic and adjust to grade.