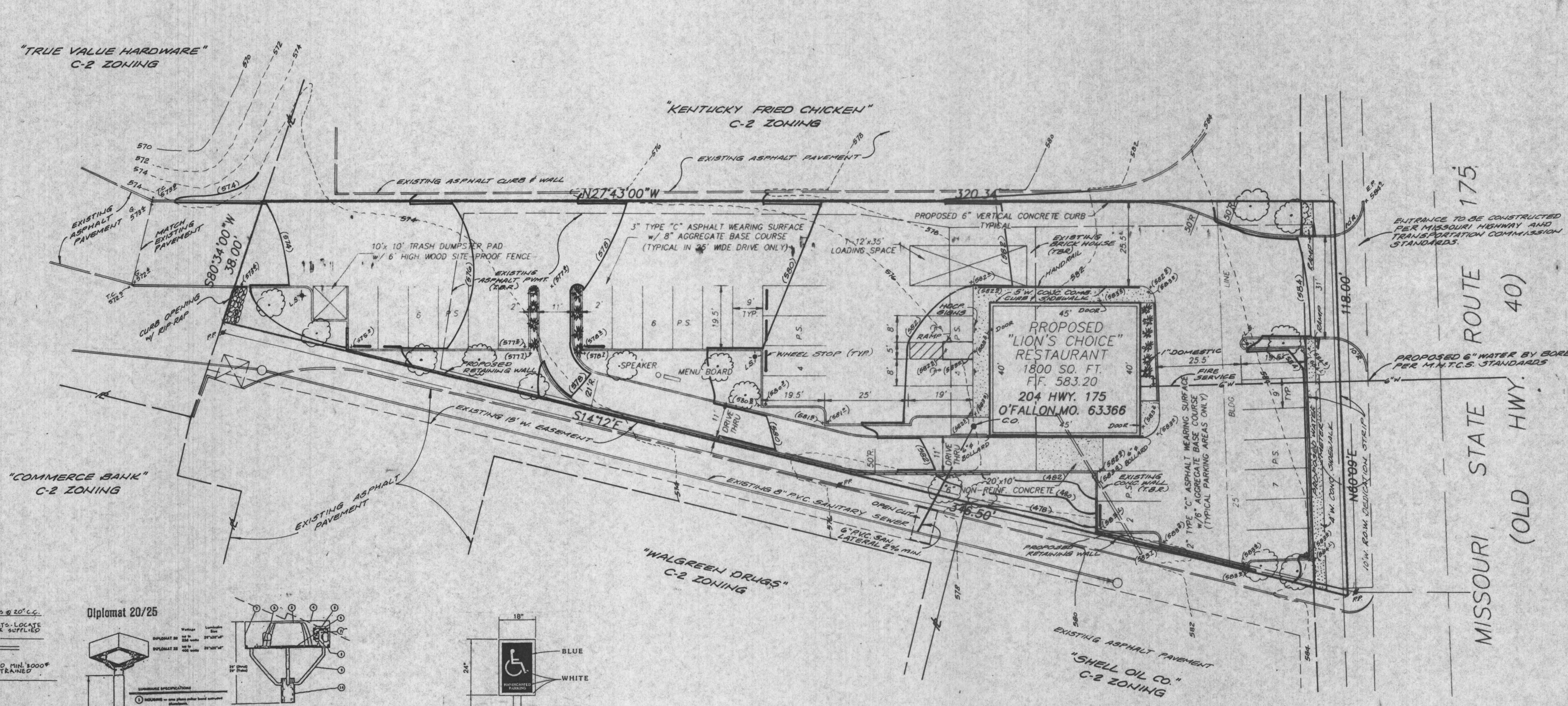
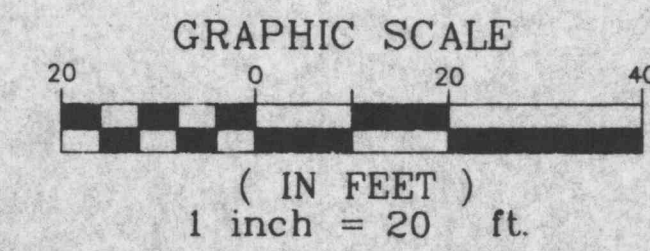
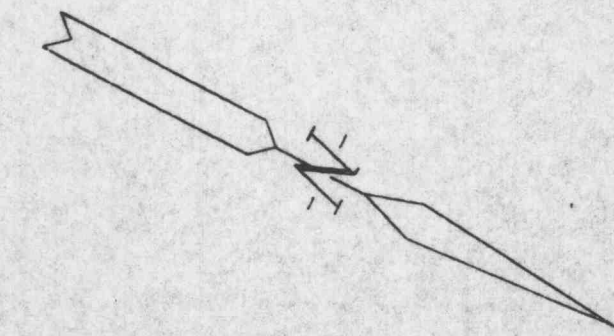
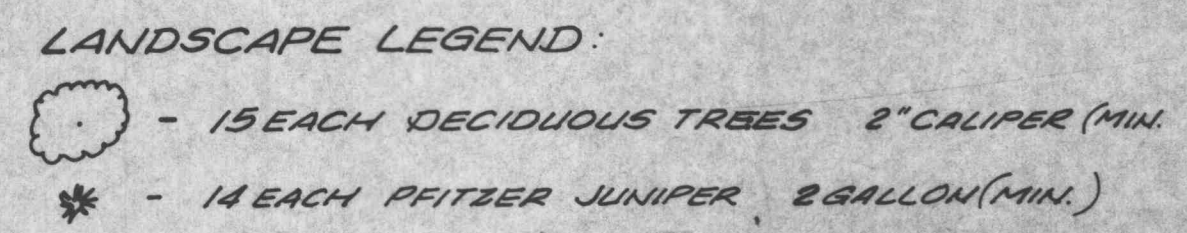
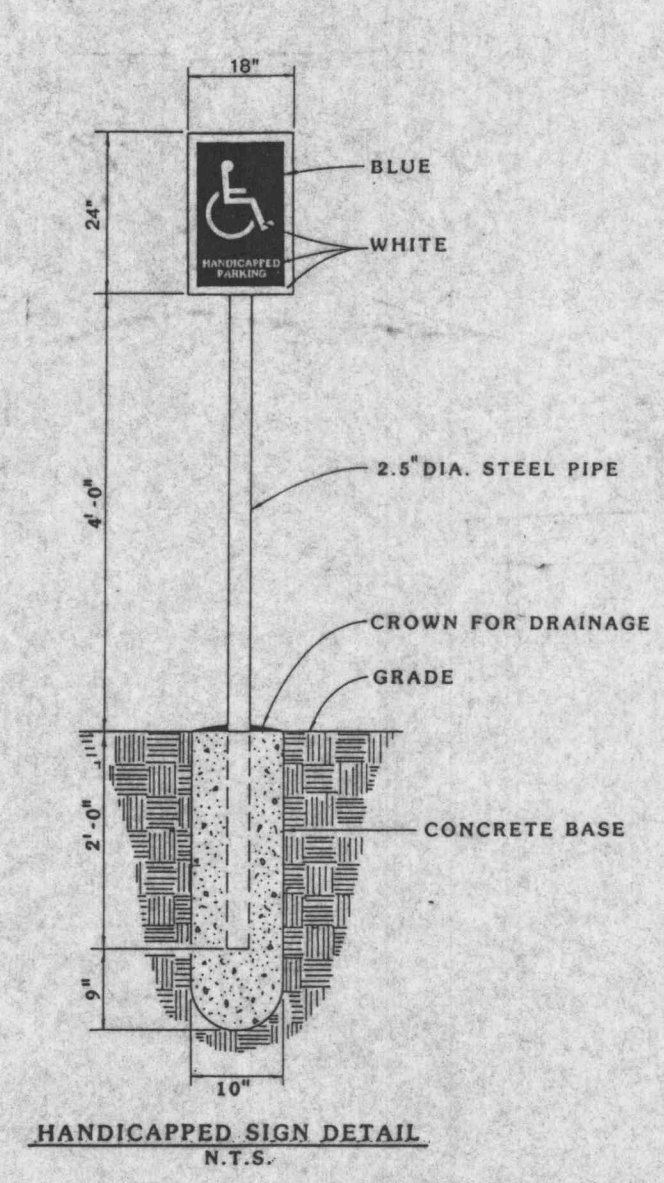
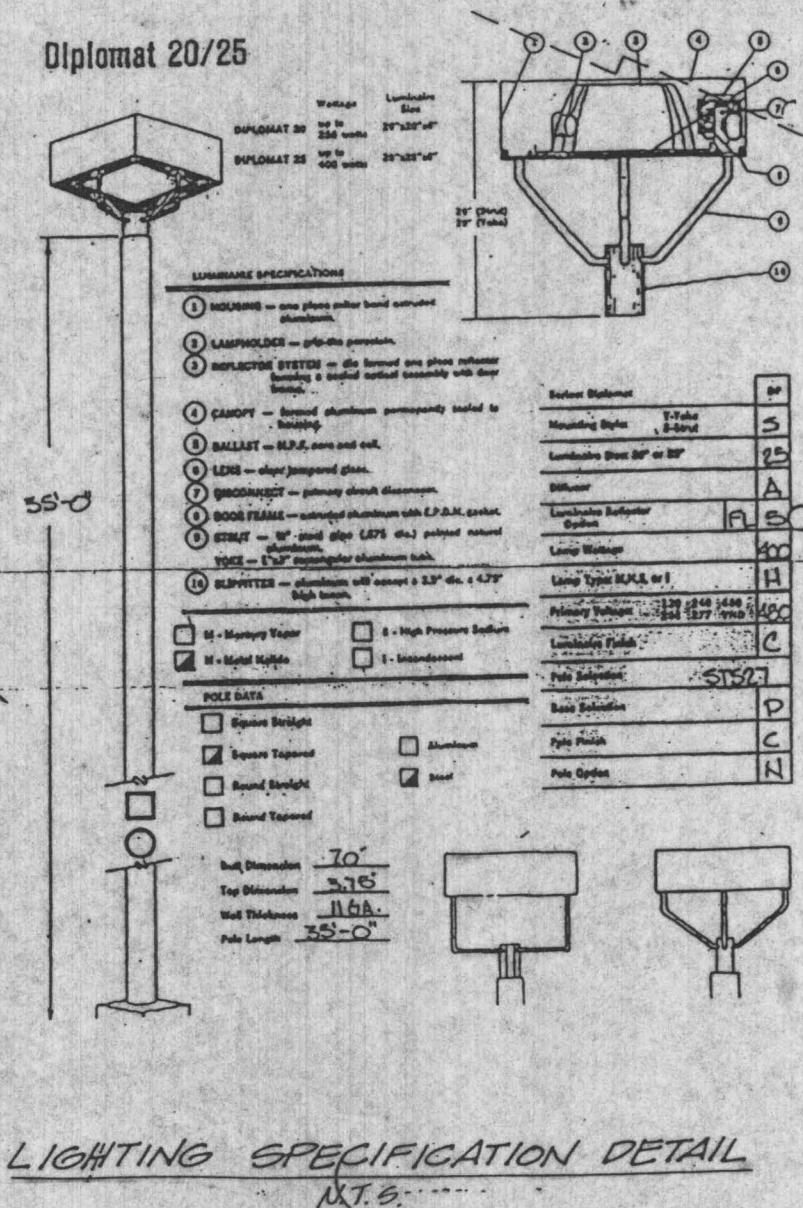
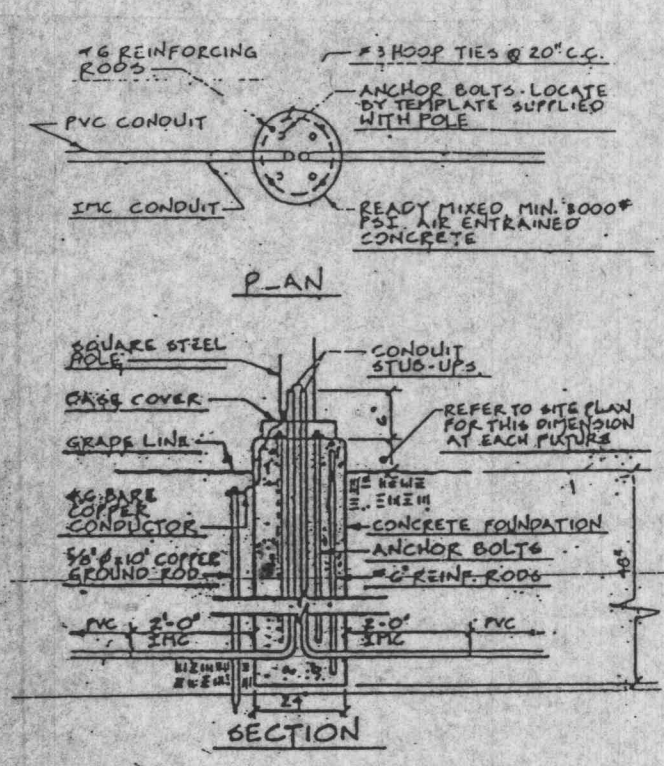


A SITE PLAN FOR  
**LION'S CHOICE**  
**O'FALLON, MISSOURI**  
 BEING A TRACT OF LAND IN THE  
 SOUTHEAST FRACTIONAL QUARTER OF SECTION 29  
 TOWNSHIP 47 NORTH, RANGE 3 EAST  
 ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES

- Total Area: 0.585 Acres
- Present Zoning: Unzoned
- Proposed Zoning: C-2, General Business
- Proposed Use: Drive-thru Restaurant
- Setback and Yard Requirements  
 Front - 25 Feet  
 Side - None  
 Rear - None
- Load-Unloading Spaces Required:  
 1 space per 20,000 square feet of gross floor space  
 $1800/20,000 = 1$  space provided.
- This tract is in or served by:  
 Water - City of O'Fallon  
 Sewers - City of O'Fallon  
 Electric - Union Electric  
 Gas - St. Charles Gas Company  
 Telephone - C.T.B. of Missouri  
 School District - Port Zumwalt School District  
 Fire Protection - O'Fallon Fire Protection District
- Landscape Requirements  
 A. 1 tree per 40 feet of frontage  
 B. 1 tree per 4000 square feet of open space  
 C. Not less than 6% of interior parking lot  
 (270 sq. ft. x number of parking spaces x 6%)  
 a.  $118.13 \div 40 \text{ ft.} = 2.95 = 3$  trees  
 b.  $4300 \text{ sq. ft.} \div 4000 = 1.08 = 470 \text{ sq. ft.}$   
 c.  $270 \text{ sq. ft.} \times 29 \text{ spaces} = 7830 \text{ sq. ft.} \times 6\% = 470 \text{ sq. ft.}$
- Parking Required  
 12 spaces plus 1 space per 50 square feet of public accessible space  
 $12 \text{ spaces plus } 850 \text{ sq. ft.} \div 50 \text{ sq. ft.} = 17 + 12 = 29$  spaces
- Parking Provided  
 29 spaces with 2 handicapped spaces
- Developer shall comply with Current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon's Zoning Ordinance.
- Owner will apply for a variance concerning location of the loading space. See plan for location proposed.
- Owner will apply for a variance concerning the minimum width of the drive-thru lane. See plan for width proposed.
- Owner will acquire "Cross Access Agreement" from True Value Hardware.
- Backflow preventer will be located inside building.



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.

ENGINEERS AUTHENTICATION  
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthorized.  
 Pickett, Ray & Silver, Inc.  
 Signature: *Handwritten Signature*  
 Date: *11-23-92*

**PICKETT RAY & SILVER**  
 Civil Engineers 333 Mid Rivers West Dr.  
 Planners St. Peters, MO 63376  
 Land Surveyors 441-1211 278-1211

PREPARED FOR  
**LION'S CHOICE, INC.**  
 12015 MANCHESTER ROAD SUITE 180  
 DES PERES, MO. 63131  
 (314) 821-8665

DRAWN J.L.K. DATE NOV. 23-92  
 CHECKED DATE  
 FIELD BOOK PROJECT # 92-186  
 JOB ORDER # 27071

**LANDSCAPE PLAN**