

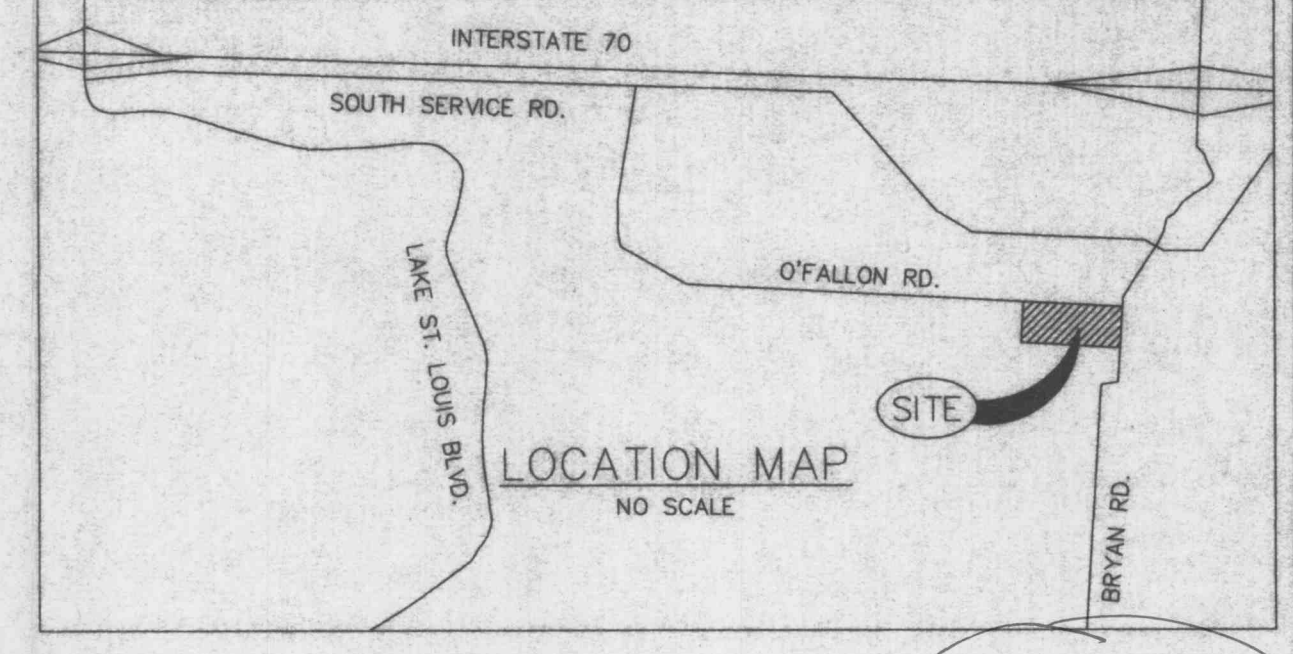
A SITE PLAN FOR THE LITTLE HOUSE DAYCARE CORP.

A TRACT OF LAND BEING PART OF U.S. SURVEY 1780
TOWNSHIP 47 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

PROPERTY N/F
WENTZWAY CORPORATION
BK. 779 PG. 540
CITY OF O'FALLON
ZONED I-1

LEGEND OF SYMBOLS

- WATER METER
- FIRE HYDRANT
- UTILITY POLE
- GUY ANCHOR
- SIGN
- TELEPHONE BOX
- WATER LINE
- GAS LINE
- OVERHEAD WIRES
- BURIED TELEPHONE CABLE



DEVELOPMENT NOTES

- AREA OF TRACT: 0.92 ACRES
- PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT (CITY OF O'FALLON)
- PROPOSED USE: DAYCARE
- PROPERTY OWNER: BEATRICE LOUISE HALLORAN BK. 1351 PG. 674
- PROPERTY ADDRESS: 1031 BRYAN ROAD O'FALLON, MO. 63366
- SITE IS LOCATED IN/SERVICE BY: WATER-CITY OF O'FALLON SANITARY SEWERS-CITY OF O'FALLON TELEPHONE-G.T.E. OF MISSOURI ELECTRIC-UNION ELECTRIC GAS-LACEDS GAS COMPANY FIRE-O'FALLON FIRE PROTECTION DISTRICT SCHOOL-FORT ZUMWALT SCHOOL DISTRICT
- MINIMUM BUILDING SETBACKS: FRONT YARD: 25' SIDE YARD: 10' REAR YARD: 10'
- LOT COVERAGE CALCULATIONS: LANDSCAPE: 32,141 S.F. (80.40%) BUILDING: 2,151 S.F. (5.38%) PAVEMENT: 5,883 S.F. (14.22%)
- LANDSCAPE CALCULATIONS: 1 TREE FOR 40 FT. OF ROAD FRONTAGE 150 FT. FRONTAGE/40FT. = 4 TREES 1 TREE PER 3,000 SQ.FT. OF OPEN AREA 32,141 SQ.FT. = 11 TREES 3,000 SQ.FT.
- LANDSCAPE PROVIDED: 4 - STREET TREES 11 - LANDSCAPE TREES
- PARKING CALCULATIONS: PARKING REQUIRED: 1 SPACE FOR EACH TEN PUPILS 1 SPACE FOR EACH EMPLOYEE 40 PUPILS TO = 4 SPACES 6 EMPLOYEES = 6 SPACES PARKING REQUIRED: 10 SPACES W/ONE HANDICAP PARKING PROVIDED: 12 SPACES W/ONE HANDICAP

APPROVED

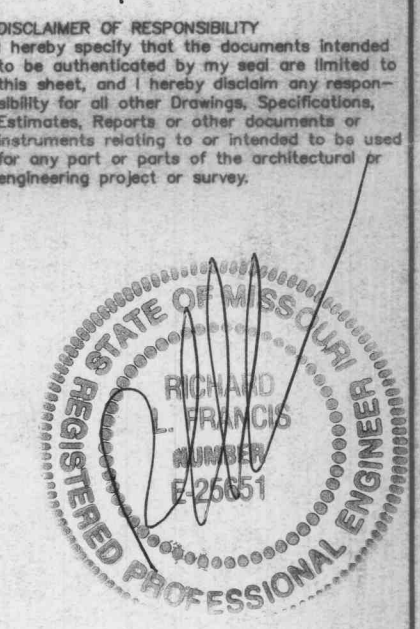
Contingent upon:

- Providing the easement for the lateral across O'Fallon Rd.,
- Providing the escrow agreement for the permanent entrance.

3/25/97
Colleen Krammel

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 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% MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
- 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 GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF O'FALLON.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- 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.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
- CONTRACTOR TO NOTIFY THE CITY OF O'FALLON & MISSOURI STATE HIGHWAY DEPARTMENT 48 HOURS PRIOR TO ANY CONSTRUCTION IN OR OUT OF THE RIGHT-OF-WAY.
- ALL PEDESTRIAN WALKWAYS TO BE HANDICAPPED ACCESSIBLE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH OR OBTAINING A SOILS ANALYSIS.
- THIS TRACT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN PER F.I.R.M. #290316 0240 3, DATED AUGUST 2, 1996.
- ALL EXISTING UTILITIES ON SITE TO REMAIN AND ADJUSTED TO GRADE.
- DEVELOPER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING ORDINANCE.
- ALL GRADING MUST BE IN COMPLIANCE WITH THE MODEL SEDIMENT & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL AND WATER CONSERVATION DISTRICT.
- ALL FENCES AND SIGNS SHALL REQUIRE SEPARATE PERMITS FROM THE CITY OF O'FALLON PLANNING DEPARTMENT.
- THIS SITE WILL CONFORM WITH THE TREE PRESERVATION AND THE COMPREHENSIVE PLAN FOR THE CITY OF O'FALLON. THE TWO EXISTING TREES ON SITE TO REMAIN.
- LIGHTING IS PROPOSED ON THE NORTH SIDE OF EXISTING ONE STORY FRAME.
- REFERENCE BENCHMARK: U.S.G.S. DATUM - ELEVATION = 606.24 FEET. SOUTH BOLT ON THE FLANGE OF THE FIRE HYDRANT AT THE NORTHWEST CORNER OF SUNVIEW DRIVE AND BRYAN ROAD - THIS WAS ABANDONED FROM "RM44" AS SHOWN ON F.I.R.M. #291830240 E, DATED: AUGUST 2, 1996 - ELEVATION = 595.33 FEET. "CROSS" CUT ON THE NORTH BOLT OF A FIRE HYDRANT AT THE NORTHEAST CORNER OF MEXICO ROAD AND BRYAN ROAD.
- SITE BENCHMARK: ELEVATION = 579.81 FEET - OLD IRON PIPE AT THE SOUTHEAST CORNER CORNER OF THE STRIP OF LAND DEDICATED FOR THE WIDENING OF BRYAN ROAD.



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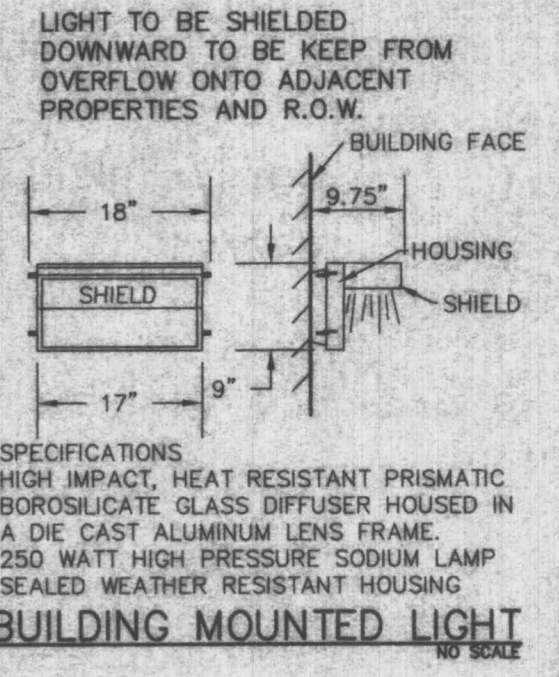
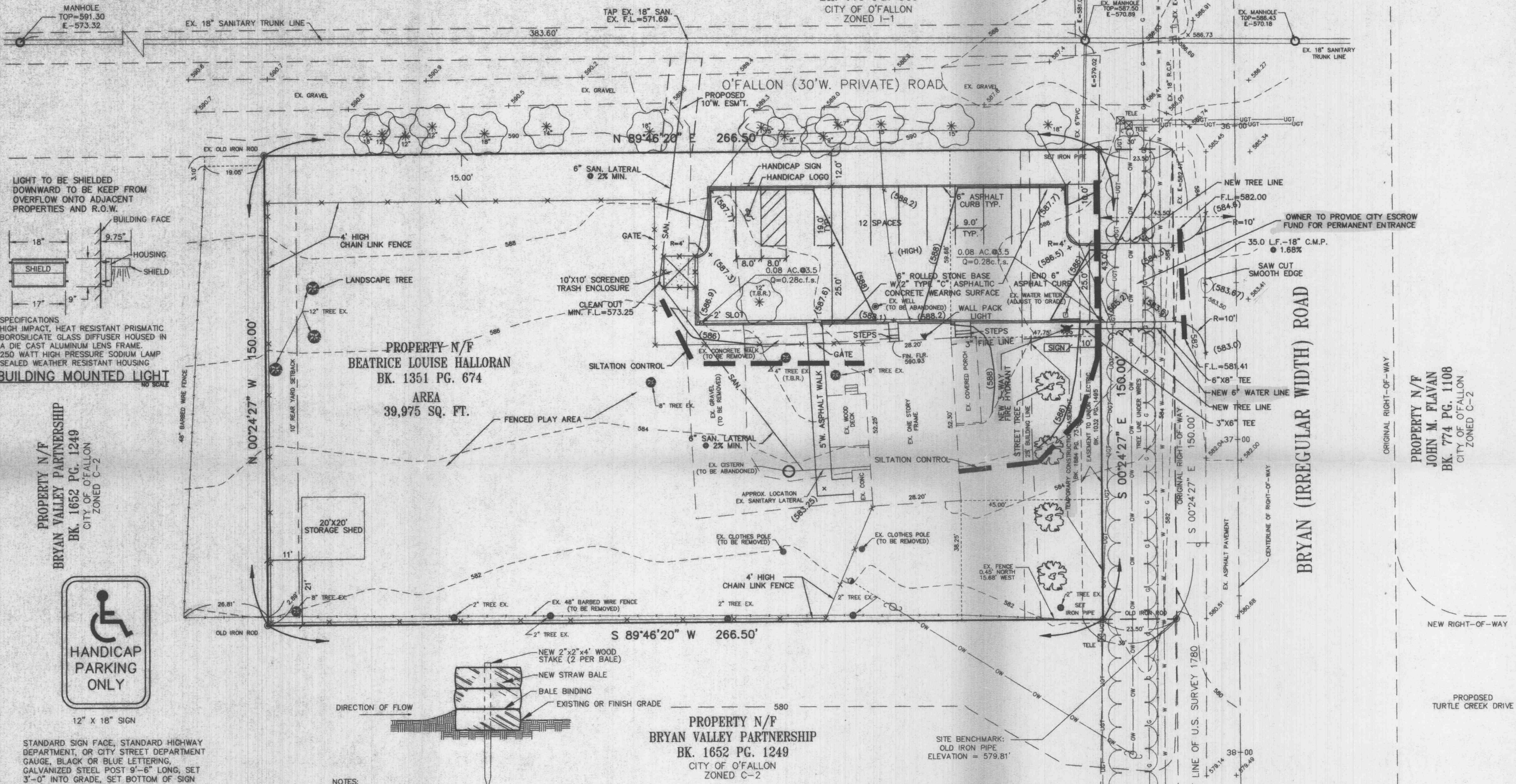
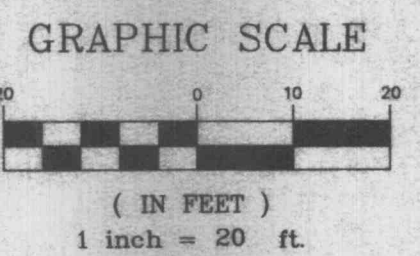
REVISIONS	DATE	BY	DESCRIPTION
2-20-97			CLIENT COMMENT
3-10-97			FIRE DEPT. COMMENT
3-24-97			CITY COMMENT

BAX

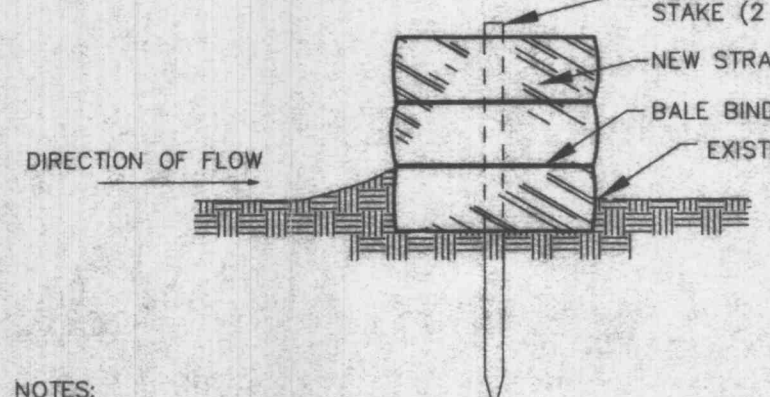
ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-8445
314-928-0552
FAX 928-1718

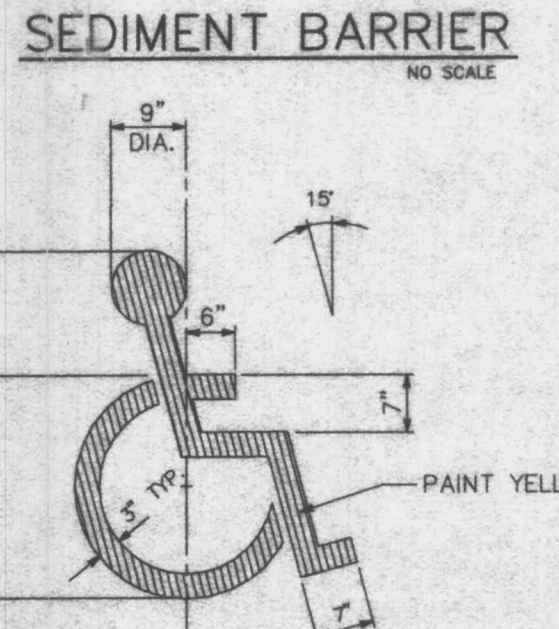
02-10-97	DATE
96-8848	PROJECT NUMBER
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8848SITE.DWG	FILE NAME
DJB	RFI DRAWN
	CHECKED



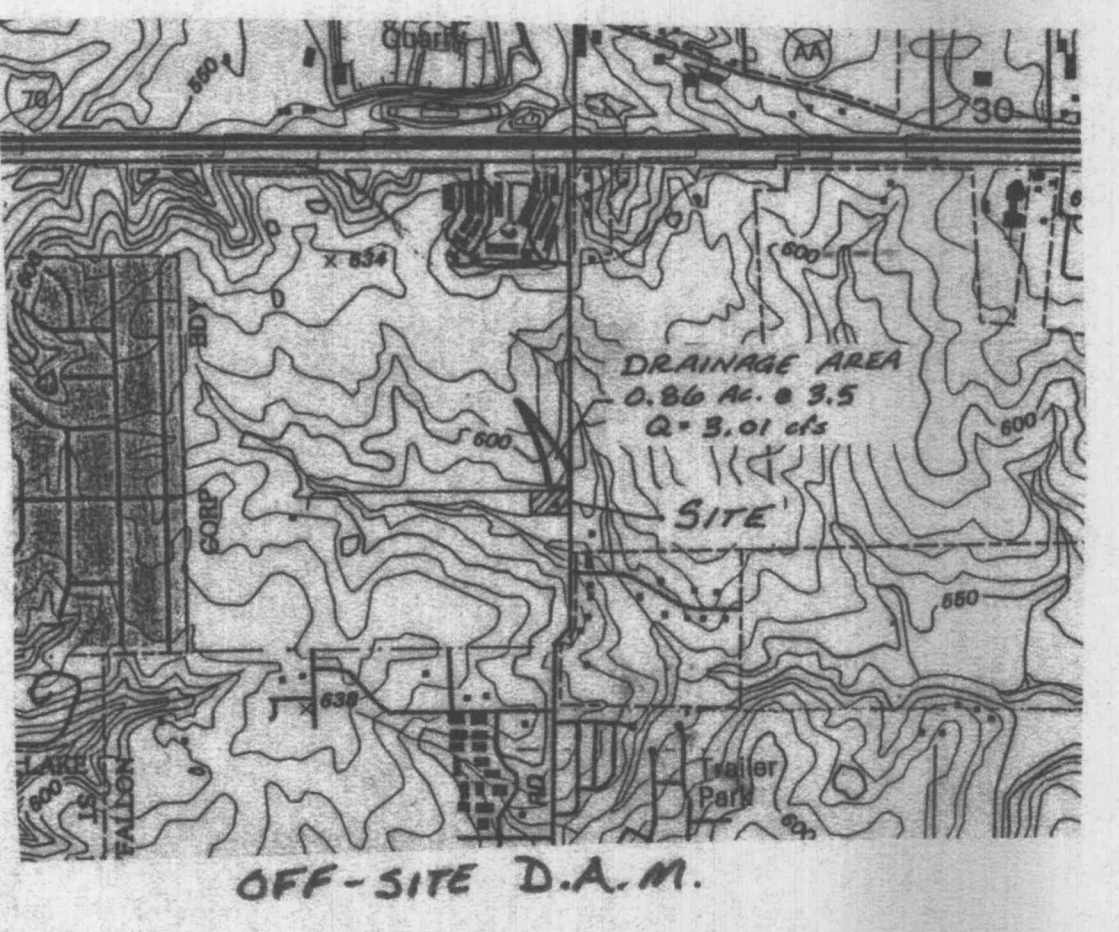
PROPERTY N/F
BRYAN VALLEY PARTNERSHIP
BK. 1652 PG. 1249
CITY OF O'FALLON
ZONED C-2



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



PAINTED HANDICAPPED PARKING SYMBOL



LANDSCAPE LEGEND

- FOUR (4) - PATMORE SEEDLESS ASH - 2" CALIPER
- THREE (3) EXISTING 12" TREES
- THREE (3) EXISTING 6" TREES
- THREE (3) EXISTING 2" TREES

