

"MISSOURI GREAT DANE"

PART OF FRAC. SEC. 27, T. 47 N., R. 3 E., ST. CHARLES CO., MO

APPROVED

Contingent upon:
- Fire District Approval
- Quit Claim Deed for the dedication of ROW
7/11/96
Cullen
Kramm

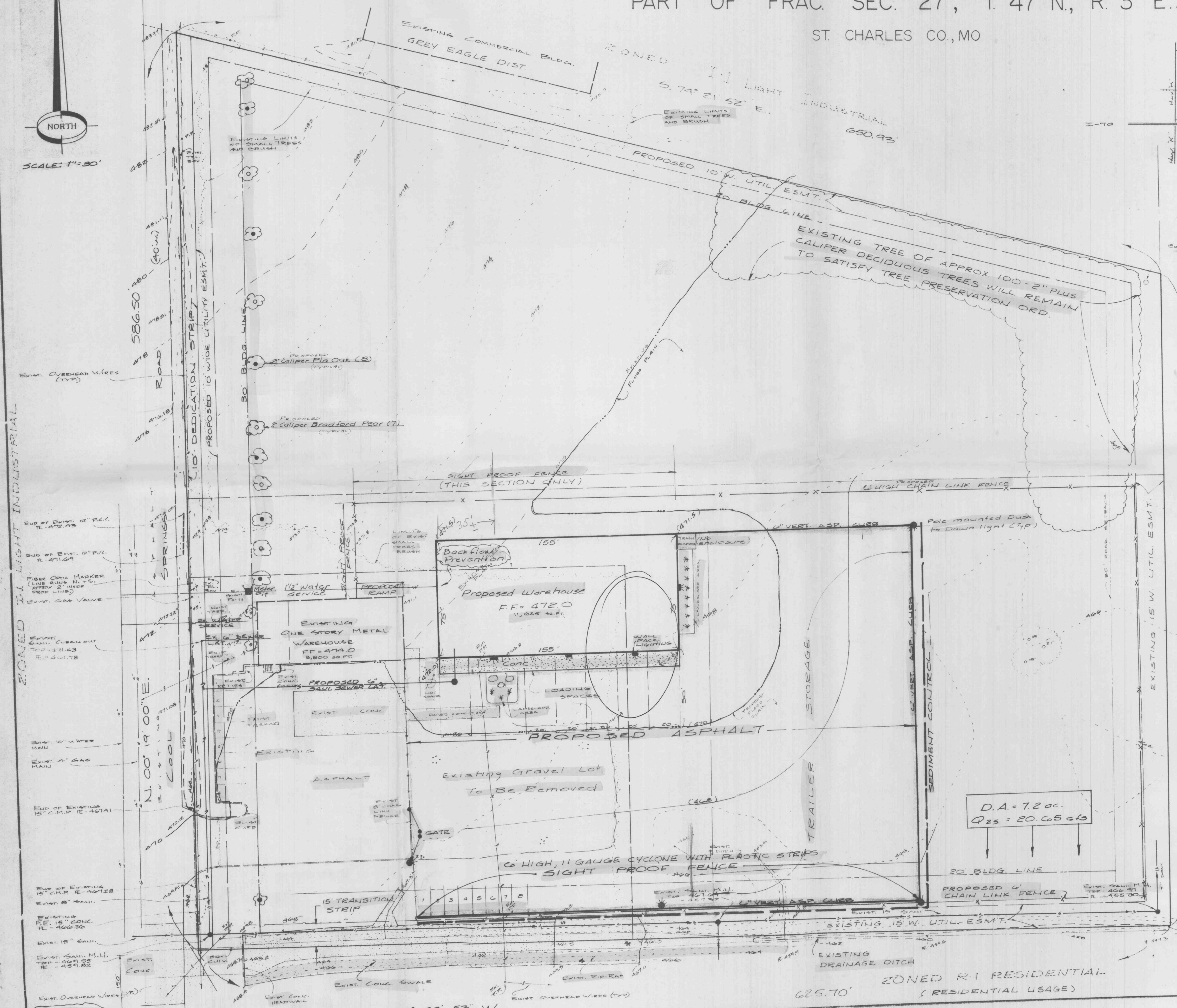
*Note: Prior to receiving an Occupancy Permit, \$1,000.00 per acre will be paid to the Storm Water Fund for the 7.2 Acres.

LEGAL DESCRIPTION
A tract of land being part of the Northwest 1/4 of Section 27, Township 47 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows: Commencing at the Northwest corner of the East Fractional 1/4 of the Northwest 1/4 of Section 27; thence South 74 degrees 21' 52" East, 20.74 feet to a point on the East line of Cool Springs Road marking THE TRUE POINT OF BEGINNING of the tract herein described; thence South 74 degrees 21' 52" East, leaving said East line, 650.93 feet; thence South 00 degrees 36' 25" West, 415.82 feet; thence South 00 degrees 26' 25" West, 415.82 feet; thence North 89 degrees 33' 53" West, 625.70 feet to the East line of Cool Springs Road; thence North 00 degrees 19' 00" East, along said East line, 586.50 feet to the true point of beginning.



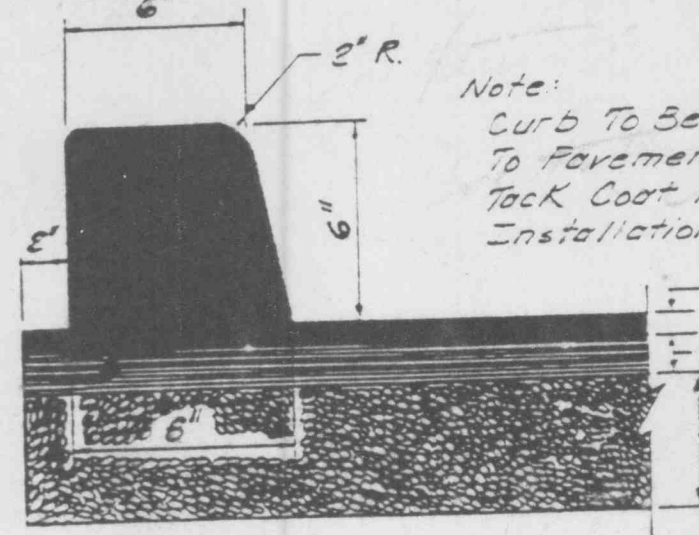
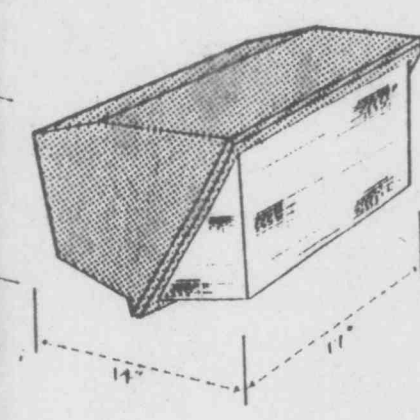
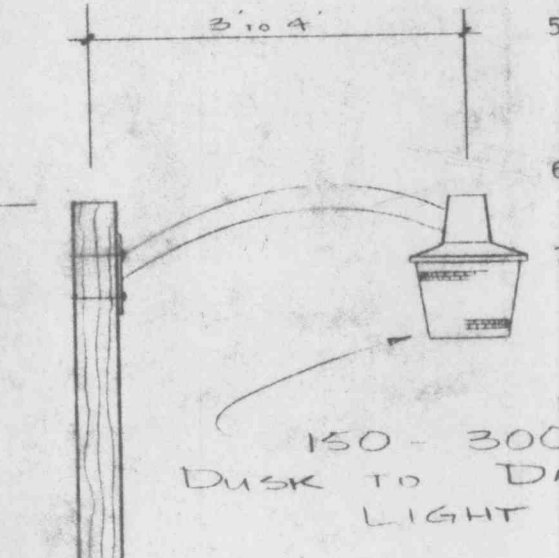
SCALE: 1"=30'

ZONED I-1 LIGHT INDUSTRIAL



EXIST. SANIT. M.H.
TOP - 428.02
E - 454.26

5. 00' 36' 25" W
N.F. BECHTOLD ZONED I-1 LIGHT INDUSTRIAL (VACANT)



Note:
Curb To Be Anchored To Pavement By Applying Tack Coat Prior To Installation Of Asphalt Curb
1" Surface Course
2" Asphalt Base Course FOR TRAFFIC AREAS
1" BASE FOR PARKING AREAS
8" Crushed Stone Base

REV: 7-03-96 - Address Staff comments
REV: 7-0-96
Address Staff comments
Asphalt Curb & Pavement Section
N.T.S.

- GENERAL NOTES**
- Owner and Developer: Steve Jones
250 Bainbridge
Jackson, Mo. 63755
 - This tract contains 7.2 acres, more or less.
 - No research has been done to determine the location or existence of any easements.
 - Site benchmark is the top of sanitary sewer manhole near the middle of the southern line of tract.
Top elevation = 467.64
 - Utilities serving site: Gas-Laclede Gas Co.
Electric-Union Electric Co.
Telephone-C.T.B.
Water and Sewer-City of O'Fallon
 - Base flood elevation is 470-per FIRM #29183C0116D Dated December 15, 1992.
 - Current zoning of tract is I-1 Light Industrial.
Yard setbacks: Front-30 feet
Side-20 feet
Rear-35 feet
 - Parking calculations:
A. Spaces required and provided:
WAREHOUSE-1 per 400 square feet of general office area plus 1 space per employee.
There is no office space and 8 employees creating 8 spaces which have been provided, plus 4 more covered spaces.
B. All parking spaces will be 9' x 19'.
C. The existing building has 800 square feet of office space, requiring 3 spaces. There are 4 employees requiring 4 more spaces. There are 8 existing spaces.
 - Lot coverage calculations:
A. Percent buildings = 5.0 %
B. Percent asphalt = 28.0 %
C. Percent open space = 72.0 %
 - Owner will comply with Art. 26, Performance Standards.
 - Tree Planting and Preservation:
A. Street frontage: 1 tree per 40 feet
There is 586 feet of street frontage requiring 15 trees which have been provided.
B. This tract is covered with small trees and brush. However, no trees will be removed during this phase of development.
 - Interior landscaping: Due to the nature of this business which is warehousing and trailer storage for a freight company, interior landscaping would be counter productive. If interior landscaping is required the owner will work with the planning department to find a suitable landscaping plan.
 - All exterior lighting will be shielded to prevent glare on adjoining properties.
 - General Contractor: H & L Steel Company
521 South Lincoln Drive
Troy, Missouri 63379
314 528-4207

LANDSCAPING LEGEND		
SYMBOL	NAME	QUAN.
	BRADFORD PEAR	7
	PIN OAK	8
	GOLDEN YEW	3
	YEW	11

D.A. = 7.2 ac.
Q₂₅ = 20.65 cfs

ZONED R-1 RESIDENTIAL
(RESIDENTIAL USAGE)

Landmark Surveying & Engineering, Inc.
802 E. Main, Wentzville, MO 63385
327-5853 • 332-9190
Troy, 528-5452

SITE PLAN

Drawn: <i>[Signature]</i>	Date: 7-24-96
Ckd: <i>[Signature]</i>	Date: 7-24-96
Rev: <i>[Signature]</i>	Date: 7-24-96