

LOCATION MAP

DEVELOPMENT NOTES

- AREA OF TRACT: 1.22 ACRES
- PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT
- PLANNED USE: 6840 SQ. FT. TIRE STORE
- PROPOSED LOT SIZES AND SETBACKS:
 - a. FRONT YARD: 25 FEET
 - b. SIDE YARD: NONE
 - c. REAR YARD: 25 FEET
- SITE IS LOCATED IN OR SERVED BY THE FOLLOWING:
 - a. CITY OF OTTALON
 - b. ST. CHARLES COUNTY WATER DISTRICT NO. 2
 - c. GTE TELEPHONE
 - d. OTTALON FIRE PROTECTION
 - e. ST. CHARLES GAS COMPANY
 - f. UNION ELECTRIC
 - g. FORT ZUMWALT SCHOOL DISTRICT
- DETENTION SHALL BE PROVIDED FOR IN ACCORDANCE WITH CURRENT CITY OF OTTALON ORDINANCES
- THIS TRACT IS LOCATED IN ZONE "Y" OF THE ST. CHARLES COUNTY AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP. MAP NUMBER: 290901-0115-D EFFECTIVE DATE: DEC. 15, 1992
- PRESENT OWNER OF PROPERTY: AMOCO OIL CO.
- PARKING SPACES REQUIRED: $\frac{6840}{500} = 14$ SPACES
- PARKING SPACES PROVIDED: 23 SPACES
- 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 FILL UNDER STORM OR SANITARY LINES CONSTRUCTED ABOVE ORIGINAL GRADES SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST (A.S.T.M.-D-1557), AND VERIFIED BY A SOILS ENGINEER PRIOR TO INSTALLING PIPE.
- TREE PRESERVATION CALCULATIONS:
 - ROAD FRONTAGE = 230.82'
 - 230.82' / 40' = 6 TREES
 - OPEN SPACE = 24,250 S.F.
 - 24,250 / 3000 = 8 TREES
 - TOTAL = 14 TREES @ \$300.00

A SITE PLAN FOR MISSOURI TIRE

A TRACT OF LAND BEING TRACT 3 OF BELLEAU RIDGE PLAZA SUBDIVISION, T. 47 N., R. 3 E., ST. CHARLES COUNTY, MO.

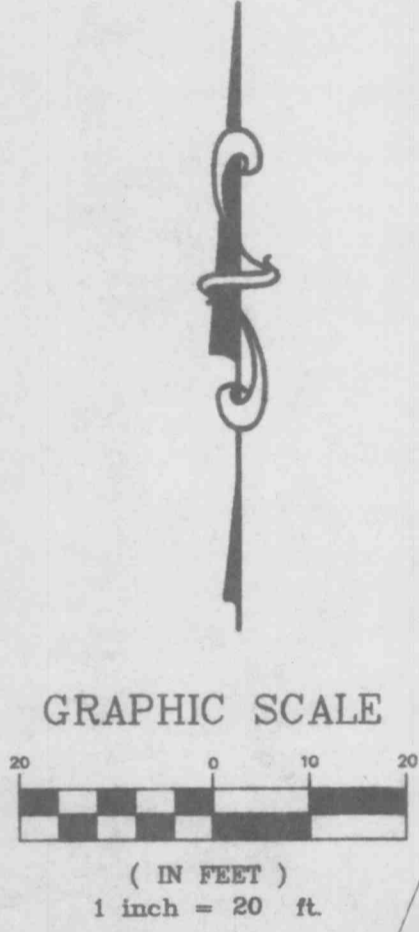
BENCHMARK

BENCHMARK #3 (AS PROVIDED BY POLK DESIGN CONSULTANTS, LTD. CROSS CHISELED ON SOUTH END OF CONCRETE HEADWALL, WEST SIDE OF STATE ROUTE "K" AND MEXICO ROAD INTERSECTION, ELEVATION 509.80 (U.S.G.S.) BENCHMARK INFORMATION SUPPLIED BY GEORGE BUTLER & ASSOCIATES SHAWNEE MISSION, KANSAS.

APPROVED

w/ following contingencies:
 1. Building elev. submitted to Planning.
 2. Landscaping needs to be approved by Planning.
 3. No work in State ROW until permit obtained from MHTD.
 Jim King 10/20/94

APPROVED DATE 10/21/94 Subject to PLS Comments



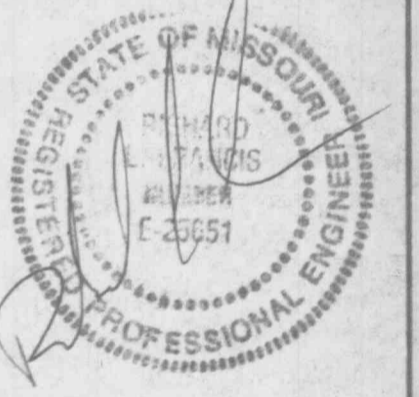
GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.



MISSOURI TIRE
668 JUNGERMANN ROAD
ST. PETERS, MO. 63376
928-6116

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized by my seal or initials in 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	
DJB	8-17-94
PJS	9-14-94
PJS	9-16-94
RLF	9-29-94



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AUGUST 4, 1994
DATE
94-5706
PROJECT NUMBER
1 OF 2
SHEET OF
5706CON.DWG
FILE NAME
DJB
DRAWN CHECKED