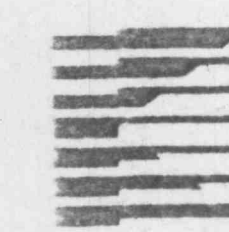


A Site Plan Application for:

Ruder Automotive Service

A Six Bay Automotive Service Facility



KERN-RUDER Architecture, P.C.
 443 N. New Ballou Road Suite 200
 St. Louis, Missouri 63141-6832
 (314) 692-2215 (314) 692-2216 FAX

Site Data:

Submission Date: Rev. 3-28-96 Rev. 4-14-96
 Owner: John E. and Eleanor D. Ruder
 631 Westminster P.
 St. Louis, Missouri 63105

Information used to prepare this plan was derived in part from documents provided by the Owner. Field measurements and all boundary drawings prepared by a registered land surveyor. The locations of all existing structures and elements are approximate.

OUT-BOUNDARY
 St. Charles Engineering & Surveying, 301 S. 5th St., Ste. 202, St. Charles, MO 63301

TOPOGRAPHICAL
 Frontiers Engineering Group, Inc., 3273 S. Big Bend Blvd., St. Louis, MO 63147

LEGAL DESCRIPTION
 A tract of land being part of fractional Range 5 and part of United States Survey 280 Township 46 North Range 3 East, City of O'Fallon, St. Charles Co., Missouri, located from and to a point at the northwest intersection of Missouri State Highway K and Babble Creek Lane as recorded in St. Charles County Plat Book 31, page 241 along the north right-of-way line S 84°50'53" W, 201.4' to the point of beginning, thence N 04°11' W, 144.23' thence N 84°50'53" W, 283.94' thence S 24°01'23" E, 148.00' thence S 84°50'53" E, 104.63' thence S 24°01'23" E, 81.81' thence on a curve R=25.00', L=40.40', Delta = 33°34'40" thence on a curve to the north R=102.01', L=26.60', thence continuing on a curve to the north R=370.1', L=104.12', thence S 84°50'53" E, 29.36' to the point of the beginning and containing 152 acres more or less and being subject to a 10' wide sewer easement across the northwest most corner, and subject to any assessment of record.

ZONING
 C-2 General Business District

USE
 Automobile repair services
 Conditional use - C-2, C-3, 1-12

SANITARY
 Sewage shall be connected to Docket Creek Sanitary District system

STORM WATER DETENTION
 Storm water drainage shall be connected to existing storm water system for the development which is directed to an existing detention basin due south of the intersection of Babble Creek Lane and Babble Creek Court.

WATER SERVICE
 Water service shall be connected to the Public Water Supply District No. 2

GRADING
 Earth grading for this project shall be balanced within the site.

LANDSCAPING CALCULATIONS
 Trees in street frontage setback shall be accordance with 23.04B.2
 1 tree per 40' of frontage
 Approx 120' of frontage = 3 trees
 Landscaped Open Space Trees
 1 per 3,000sf
 Approx 10,457sf = 4 trees
TOTAL TREES = 7

SCREENING
 Transition strip screening shall be accordance with 23.05. Screening at adjacent properties zoned R-4 shall be 6' board-on-board type sight-proof fence.

PARKING CALCULATIONS
 Offstreet Parking Spaces Required:
 25.02F Commercial Uses:
 Auto repair garage
 1 per 500 SF of floor area, 5 min
 5,060 SF = 11 Spaces
 Actual = 20
 handicapped Spaces:
 25.02H
 2 - 50 Spaces 1 Space Required
 Actual = 1
 Loading Zone
 25.03B.2
 One loading-unloading space 12' x 35'
 This space shall be located more than 50' from property line of adjoining residential zoning.

OVERNIGHT VEHICLE STORAGE
 No non-operational vehicle shall be parking on the open lot during non-overseas hours.

LIGHTING
 The site will be illuminated by lighting mounted on the building directed towards the ground. Lighting level will be high enough to provide security.

SIGNAGE AND FENCING
 All fencing signs (erected or on structure) require separate permits issued by the City of O'Fallon Building Permit Department.

TRASH ENCLOSURE
 Trash pick-up shall be by a commercial trash pick-up service. The container shall be a single 1ft high 100 cubic foot unit located within a sight-proof fence behind the building on a concrete slab.

TREE PRESERVATION ORDINANCE
 No existing trees on site.

ARTICLE 26 PERFORMANCE STANDARDS
 02. Fire Hazard: Working fluids are stored above ground in EPA approved tanks or containers.
 03. Radioactivity, Electrical, or Radioelectronic Disturbance: Non-existent.
 04. Vibration: No large motorized equipment.
 05. Smoke: Non-existent.
 06. Odor: All fluids are stored above ground in EPA approved tanks or containers.
 07. Air Pollution: Auto exhaust shall be no greater than that is produced by a typical parking lot.
 08. Sights: The building has standard storefront glazing and overhead doors.
 09. Noise: During fair weather overhead door will be open. Landscaping and fencing on the west property line will muffle sound below required levels.
 10. Water Pollution: All interior floor drains where oil, grease and like products may spill shall be connected to a 1000 gal silt and oil interceptor and maintained regularly.

COVERAGE CALCULATIONS

Area	Square Feet	Percentage
Building	5,060.00	16%
Landscaping	10,457.58	54%
Pavement	5,488.00	50%
Developed Area	31,005.58	100%
Undeveloped Area	34,425.52	
Total Site	65,431.10	



DRAINAGE AREA MAP ONLY !!! NOT FOR CONSTRUCTION



Location Map



Landscaping Key

MARK	COMMON NAME	SUITABLE SIZE	PLAN	NOTES
1	Red Maple	10-15'	12"	1-2'
2	White Birch	10-15'	12"	1-2'
3	Red Maple	10-15'	12"	1-2'
4	Red Maple	10-15'	12"	1-2'
5	Red Maple	10-15'	12"	1-2'
6	Red Maple	10-15'	12"	1-2'
7	Red Maple	10-15'	12"	1-2'
8	Red Maple	10-15'	12"	1-2'
9	Red Maple	10-15'	12"	1-2'
10	Red Maple	10-15'	12"	1-2'
11	Red Maple	10-15'	12"	1-2'
12	Red Maple	10-15'	12"	1-2'
13	Red Maple	10-15'	12"	1-2'
14	Red Maple	10-15'	12"	1-2'
15	Red Maple	10-15'	12"	1-2'
16	Red Maple	10-15'	12"	1-2'
17	Red Maple	10-15'	12"	1-2'
18	Red Maple	10-15'	12"	1-2'
19	Red Maple	10-15'	12"	1-2'
20	Red Maple	10-15'	12"	1-2'

Ridgetop Estates
 Common Ground
 40,536 Sq. Ft.
 Utility & Stormwater Easement

Ridgetop Estates
 Common Ground "A"
 1,275 Acres
 Utility & Stormwater Easement



SCALE 1"=20'