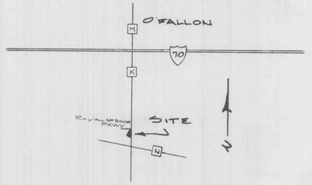
"SILBERBERG DENTISTRY"

PART OF U.S. SURVEY 67, TWP. 46 N., RGE. 3 E., ST. CHARLES CO., MO

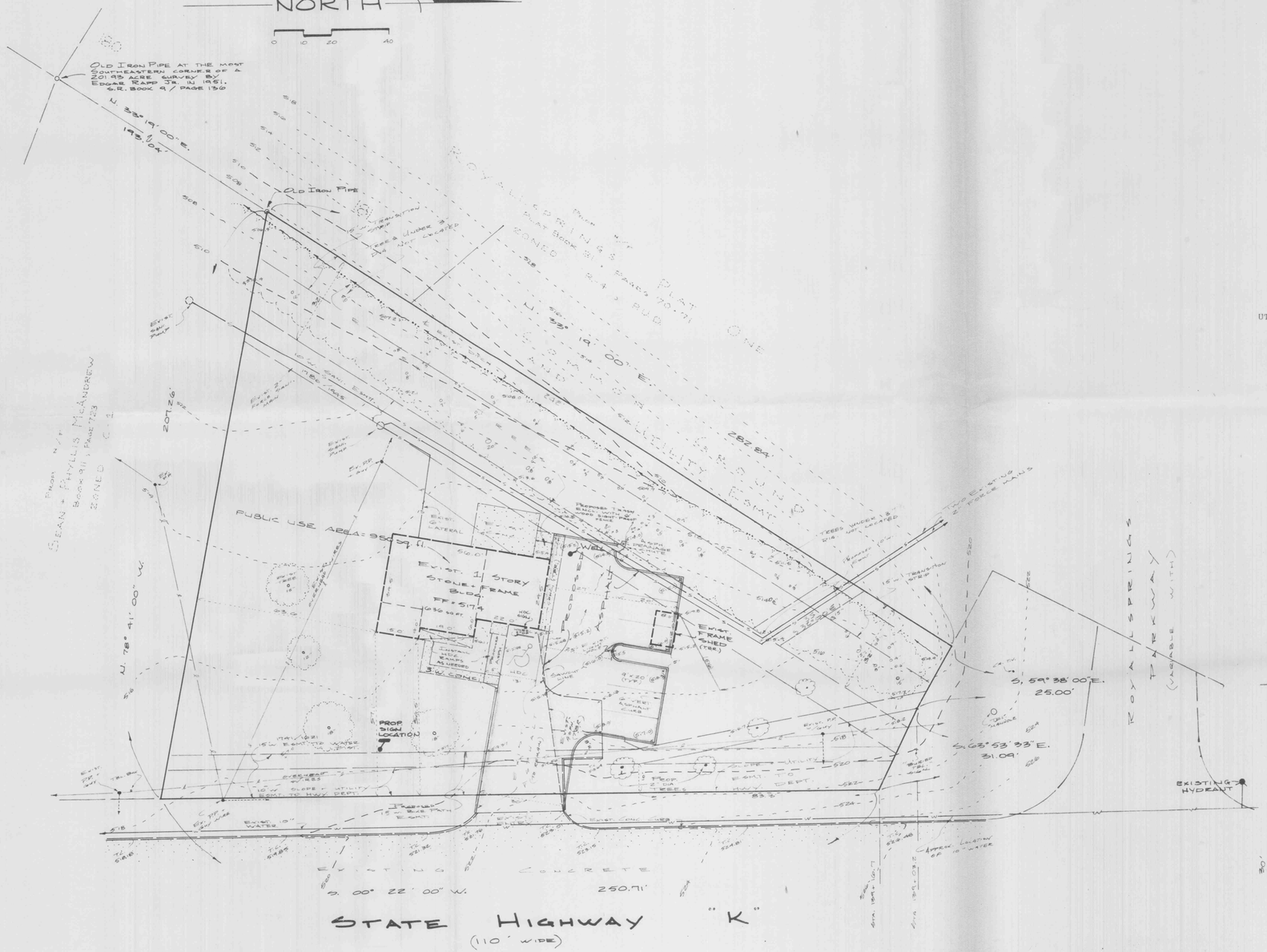
LOCATION MAP
(NO SCALE)

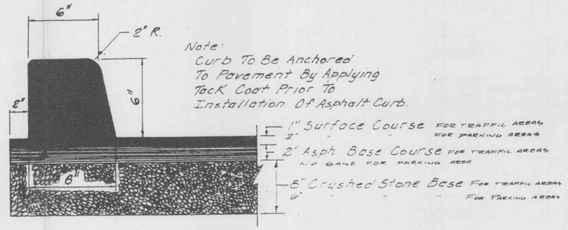


1" = 20'

NORTH

0 10 20 40





Note:
Curb To Be Anchored To Pavement By Applying Tack Coat Prior To Installation Of Asphalt Curb.

Asphalt Curb & Pavement Section
N.T.S.

UTILITIES SERVING SITE

Union Electric
200 Callahan Road
Wentzville, Mo. 63385
800-552-7583

Duckett Creek Sanitary District
2950 Greens Bottom Road
St. Charles, Mo. 63303
441-1244

~~Public~~ Water Supply District No. 2
100 Water ~~Drive~~
O'Fallon, ~~Mo. 63366~~
~~561-3737~~

St. Charles Gas Company
1 Westbury Square Building D
St. Charles, Mo. 63301
946-8937

GTE
1000 GTE Drive
Wentzville, Mo. 63385
800-572-8011

LAND DESCRIPTION
0.766 ACRES

A tract of land being part of U.S. Survey 67, Township 46 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows: Commencing at old iron pipe at the most Southern corner of a 201.93 acre tract surveyed by Edgar Rapp, Jr. and recorded in Surveyor's Record Book 9, Page 136 of the St. Charles County Recorder's Office, said point also being the Southeast corner of Royallsprings Plat One, a subdivision recorded in Plat Book 31, Page 70 and 71 of said Recorder's Office; thence North 33 degrees 19' 00" East, along the East line of Royallsprings, 193.04 feet to an old iron pipe marking the TRUE POINT OF BEGINNING of the tract herein described; thence continuing North 33 degrees 19' 00" East, along said East line, 282.84 feet to the West right of way line of State Highway "K"; thence along said right of way, the following courses and distances; South 59 degrees 38' 00" East, 25.00 feet; South 63 degrees 53' 33" East, 31.09 feet and South 00 degrees 22' 00" West, 250.71 feet; thence North 78 degrees 41' 00" West, leaving said right of way, 207.26 feet to the point of beginning.

GENERAL NOTES

1) Owner and Developer: John K. Silberberg, D.D.S.
203 Church Street
O'Fallon, MO 63366
314-272-6482

2) This tract contains 0.766 acres, more or less.

3) Current zoning is C1, Restricted Business District.
The Setbacks are:
A.) Front - 25 feet
B.) Side - Not required, except when by residential. Then that side yard applies.
C.) Rear - 25 feet

4.) **Parking Calculations:**
There is one dentist and two employees. At four spaces per staff dentist plus two spaces for each **three employees, six spaces will be required. Seven spaces have been provided.**

5.) **The Tree Preservation Ordinance #** 1689 will be satified as no existing trees will be removed.

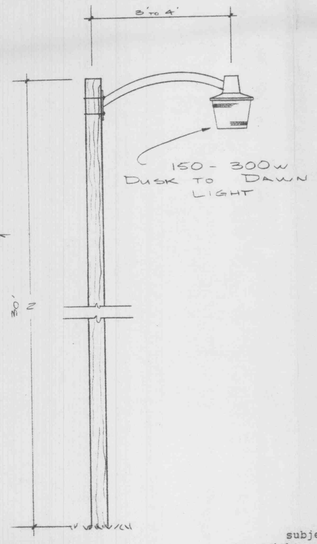
6.) One tree is required for each forty feet of street frontage. Eight trees are required. Four trees exist South of building, therefore four more are proposed North of the building.

7.) No portion of this tract lies within the flood plain per map # 29183C0115 D. Base flood elevation in this area is 499.

8.) Elevations in parenthesis, (xxx.x), are proposed grades.

9.) This facility will employ one dentist and two staff members.

10.) **Per definition in Section 511.2(2) of the O'Fallon design manual no detention will be required on this site.**



HYDRALILIC CALCULATIONS

TOTAL IMPERVIOUS AREA = 0.14 ac.

RUNOFF FACTOR FOR COMMERCIAL PROP. = 4.75

RUNOFF FACTOR FOR RAW GROUND = 2.31

DIFFERENTIAL RUNOFF = 2.44

2.44 x 0.14 = 0.34 cfs < 1.00 cfs

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 ... before actual construction.

Note: Contractor to take necessary measures to prevent the siltation of adjacent properties, streets, and storm sewers during construction.

subject to Easements, Conditions, Restrictions and Rights-of-Way of record, and those not of record.

REV: 2-14-96 - ADDRESS ENGR. COMMENTS
REV: 3-5-96 - MOVE BIKE PATH

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

SITE PLAN
SILBERBERG DENTISTRY

Drwn. NJM	Date 11-21-95	
Ckd.	Date	
Rev. ARM	Date 12-18-95	