

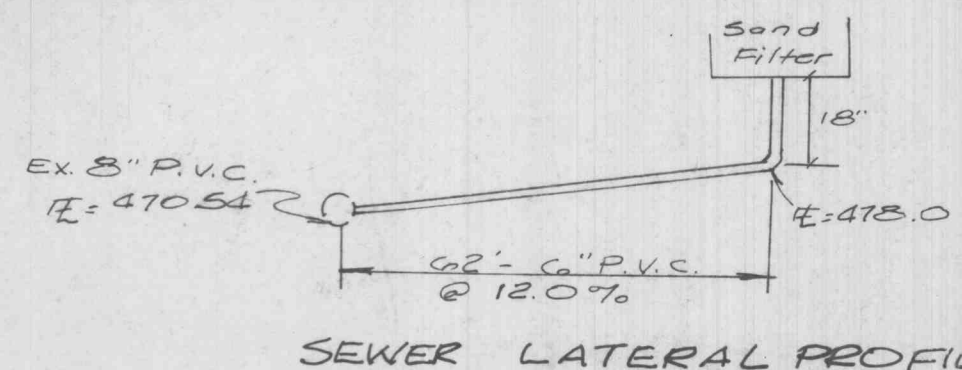
# DEER RUN TEXACO

## PROPOSED LOT ONE of DEER RUN PLAZA

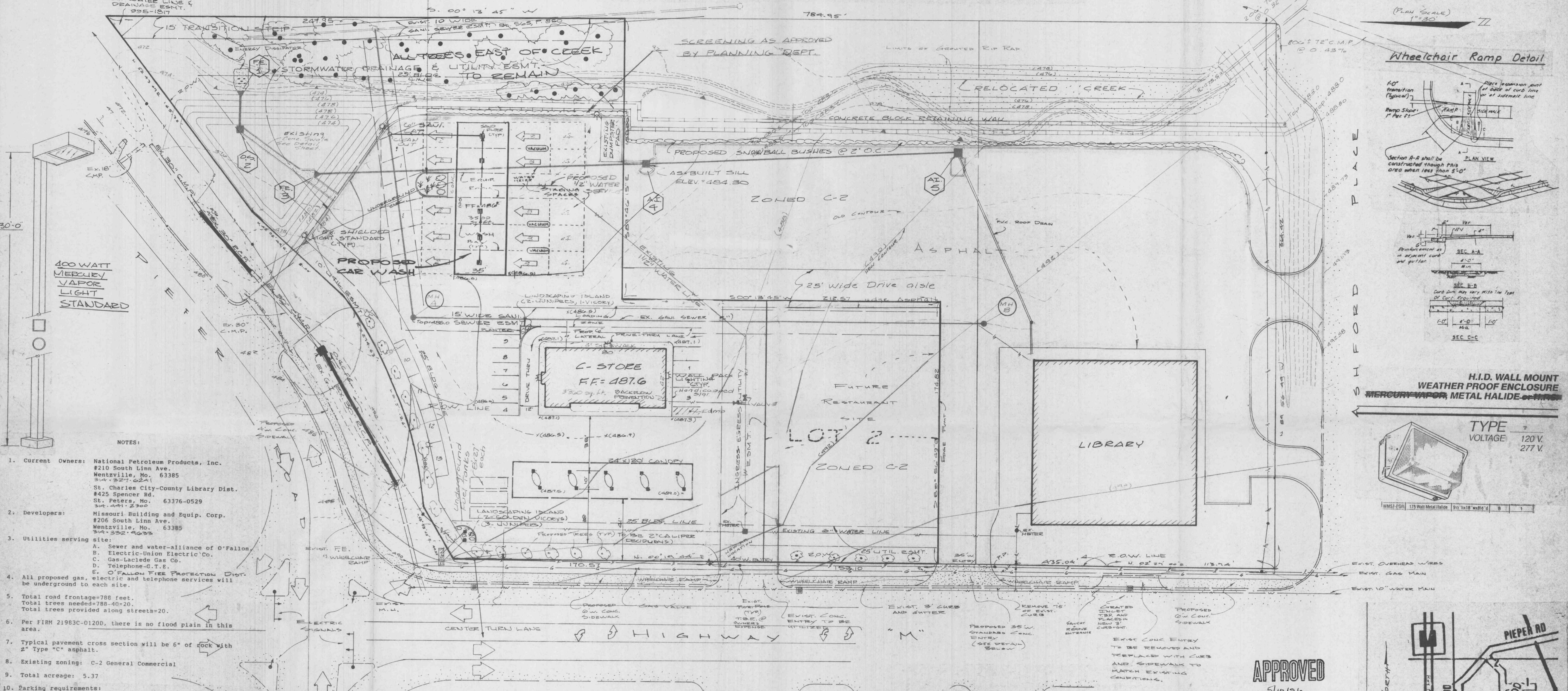
PART OF THE S.W. 1/4 OF FRACTIONAL  
SEC. 16, TWP 47 N, RGE. 3 E,  
ST. CHARLES CO, MISSOURI

DEERFIELD EST.  
ZONED R3 P.U.D.

SYMBOL	NAME	PLAN
○	GOLDEN VICARY	3
⊕	YEW	4



SEWER LATERAL PROFILE

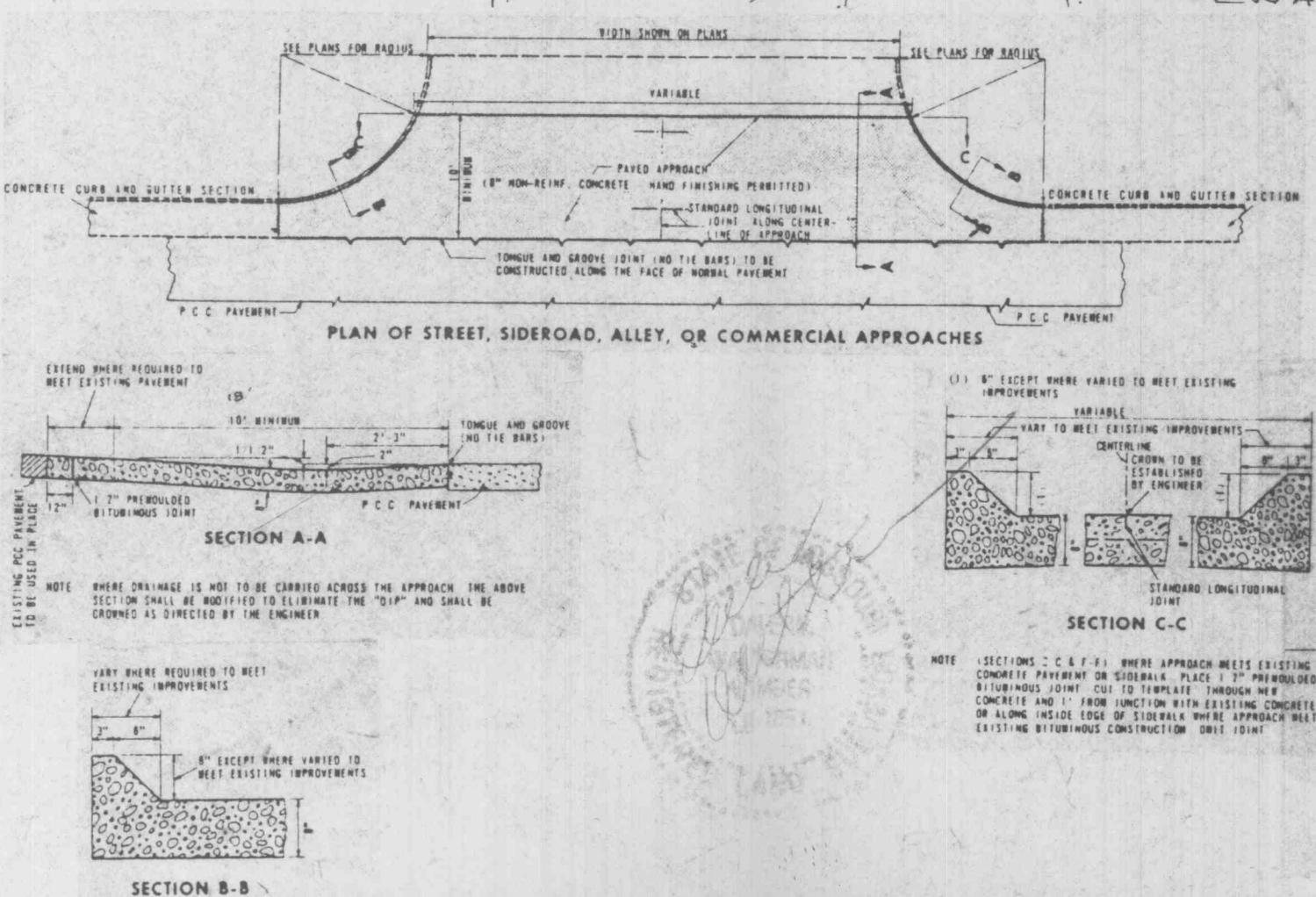


### NOTES:

- Current Owners: National Petroleum Products, Inc. #210 South Linn Ave. Wentzville, Mo. 63385. St. Charles City-County Library Dist. #425 Spencer Rd. St. Peters, Mo. 63376-0529.
- Developers: Missouri Building and Equip. Corp. #206 South Linn Ave. Wentzville, Mo. 63385.
- Utilities serving site: A. Sewer and water-alliance of O'Fallon B. Electric-Union Electric Co. C. Gas-Laclede Gas Co. D. Telephone-G.T.E. E. O'Fallon Free Protection Dist.
- All proposed gas, electric and telephone services will be underground to each site.
- Total road frontage=788 feet. Total trees needed=788-40=20. Total trees provided along streets=20.
- Per FIRM 21983C-0120D, there is no flood plain in this area.
- Typical pavement cross section will be 6" of rock with 2" Type "C" asphalt.
- Existing zoning: C-2 General Commercial
- Total acreage: 5.37
- Parking requirements:
  - Carwash: Spaces required 4 per bay=20. Spaces provided=20.
  - C-STORE:
    - Public use area=1600 square feet.
    - Maximum number of employees per shift=3.
    - Spaces required:
      - If you use square feet of public use area it is one per 200 square feet of floor area which=8.
      - If you use total square feet of building which is 3200 square feet it is ten plus one for each additional 400 square feet of floor area in excess of first 2000 square feet which=13.
    - Spaces provided=13.
- Tree preservation and landscaping requirements:
  - There are 90 deciduous trees of 6 inch diameter or larger along the creek. Approximately 70 of these will remain. There are 31,000 square feet of open space. This equates to one tree for every 440 square feet which is approximately seven times the minimum required.
  - There is 740 feet of street frontage. At one tree for every 40 feet 20 are required and provided.
  - There is 11,000 square feet of open space between the pavement and the 10 foot wide green space at the intersection of Hwy. "M" and Pieper road. This area will be landscaped, also.
  - There is no screening planned for the 15 foot wide transition strip on the East. The creek and the existing trees provide an adequate buffer. Also, the majority of this strip is encumbered by an existing sanitary sewer.

**LAND DESCRIPTION LOT 1**

A tract of land being part of the Southwest 1/4 of Fractional Section 16, Township 47 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows: Commencing at an old stone at the Southeast corner of the Southwest 1/4 of Fractional Section 16; thence South 89 degrees 29' 38" West, 1069.37 feet; thence North 09 degrees 43' 17" West, 963.80 feet; thence North 00 degrees 13' 45" East, 437.00 feet to the TRUE POINT OF BEGINNING of the tract herein described; thence North 89 degrees 46' 15" West, 185.00 feet; thence South 00 degrees 13' 45" West, 60.00 feet; thence North 89 degrees 46' 15" West, 174.55 feet to the East line of State Highway "M"; thence North 00 degrees 19' 44" East, along said East line, 170.37 feet; thence leaving said East line along the South line of Pieper Road, the following courses and distances: North 58 degrees 53' 25" East, 40.27 feet; thence along a curve to the left having a radius of 274.63 feet, a length of 152.27 feet and a chord bearing and distance of North 68 degrees 35' 52" East, 150.32 feet; thence North 42 degrees 02' 49" East, 81.00 feet; thence North 13 degrees 43' 07" East, 165.29 feet; thence South 00 degrees 13' 45" West, leaving said South line, 347.74 feet to the point of beginning and containing 1.986 acres, more or less.



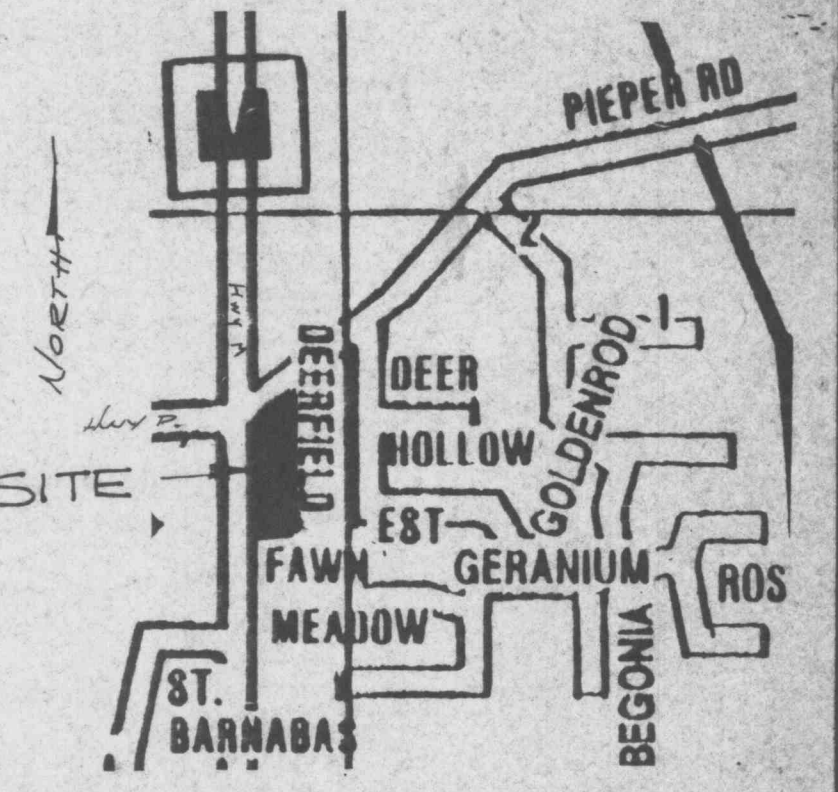
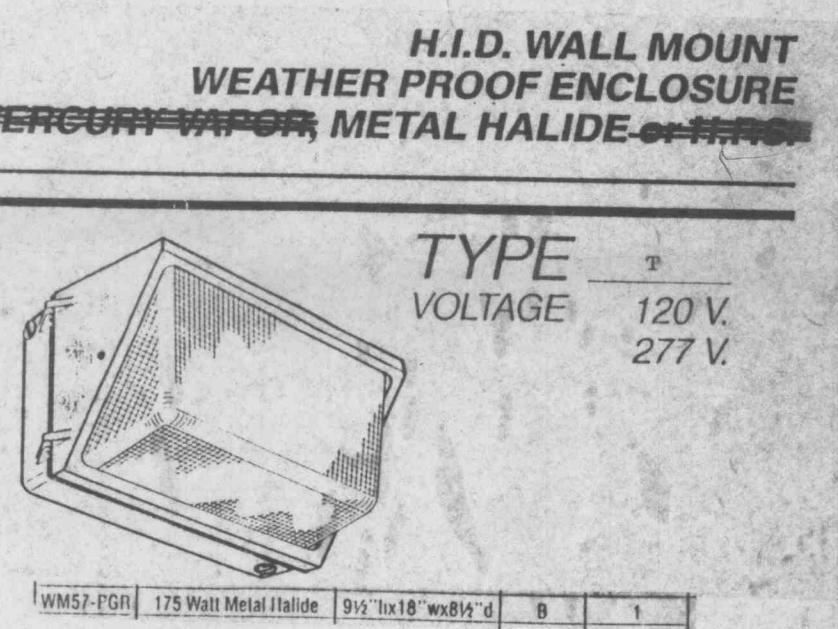
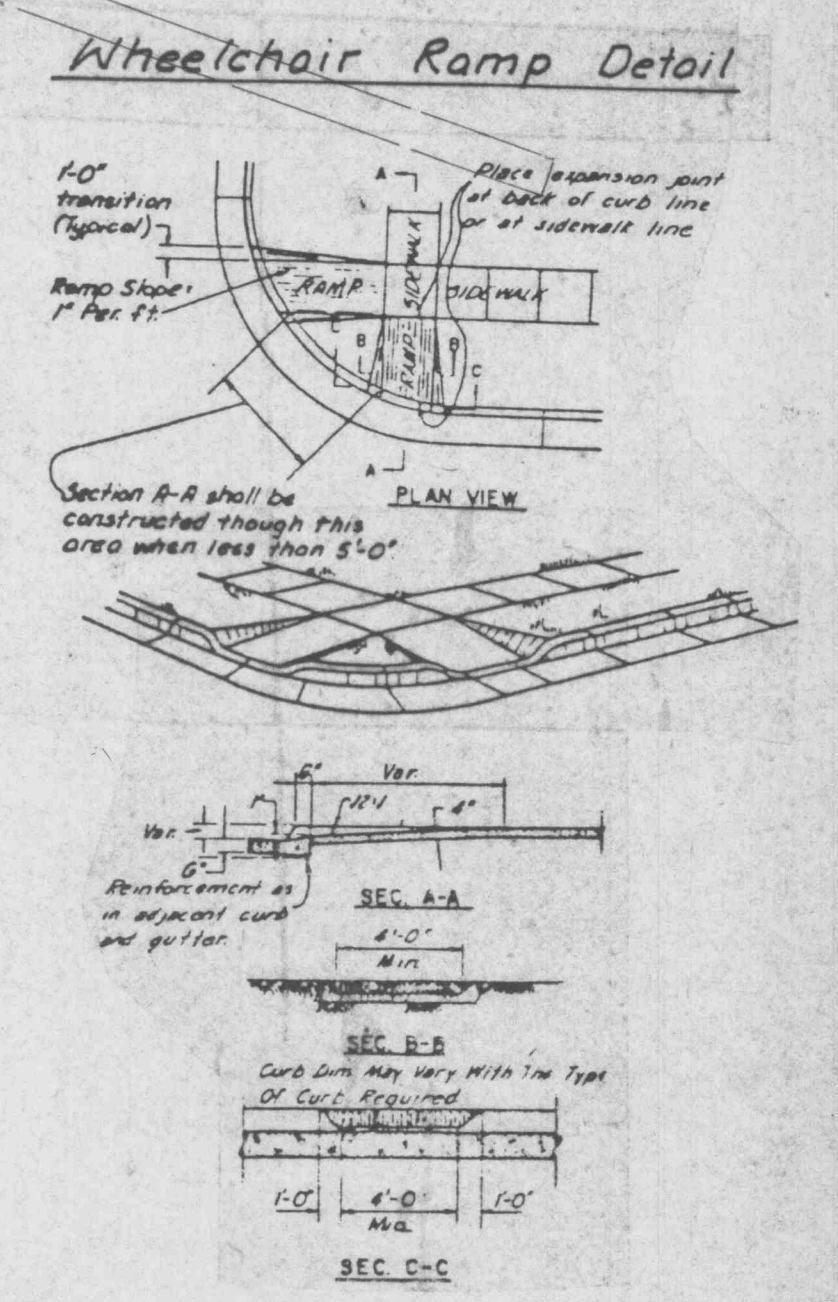
**ADDITIONAL NOTES FOR CAR WASH**

All grading should be in compliance with the Model Sediment and Erosion Control Regulations for Urban Development by the St. Charles Soil and Water Conservation District.

Setbacks for C-2 Zoning: Front- 25 feet, Sides- 0 feet, Rear- 25 feet

Site Coverage Calculations: Total area of Lot 1 = 2.134 Ac. Percent cover by bldgs. = 7.4 % Percent of open space = 34.0 % Percent of pavement = 58.6 %

See construction plans for sand filter details



**APPROVED**  
5/10/96  
Colleen Kramme

- REV: 4-23-96 ADDRESS STAFF COMMENTS
- REV: 10-05-95 ADDRESS STAFF COMMENTS
- REV: 10-20-95 ADDRESS M.H.I.D. COMMENTS
- REV: 3-18-96 ADDED CARWASH

**DEER RUN PLAZA**  
Landmark Surveying & Engineering, Inc.  
802 E. Main, Wentzville, MO 63385  
327-5853 • 332-9190  
Troy, 528-5482

**SITE PLAN**

Drwn.	Date
3-14-95	
Ckd.	Date
Rev.	Date
3-95	

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

