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THE CARD HOUSE

ST. FRANCIS SQUARE

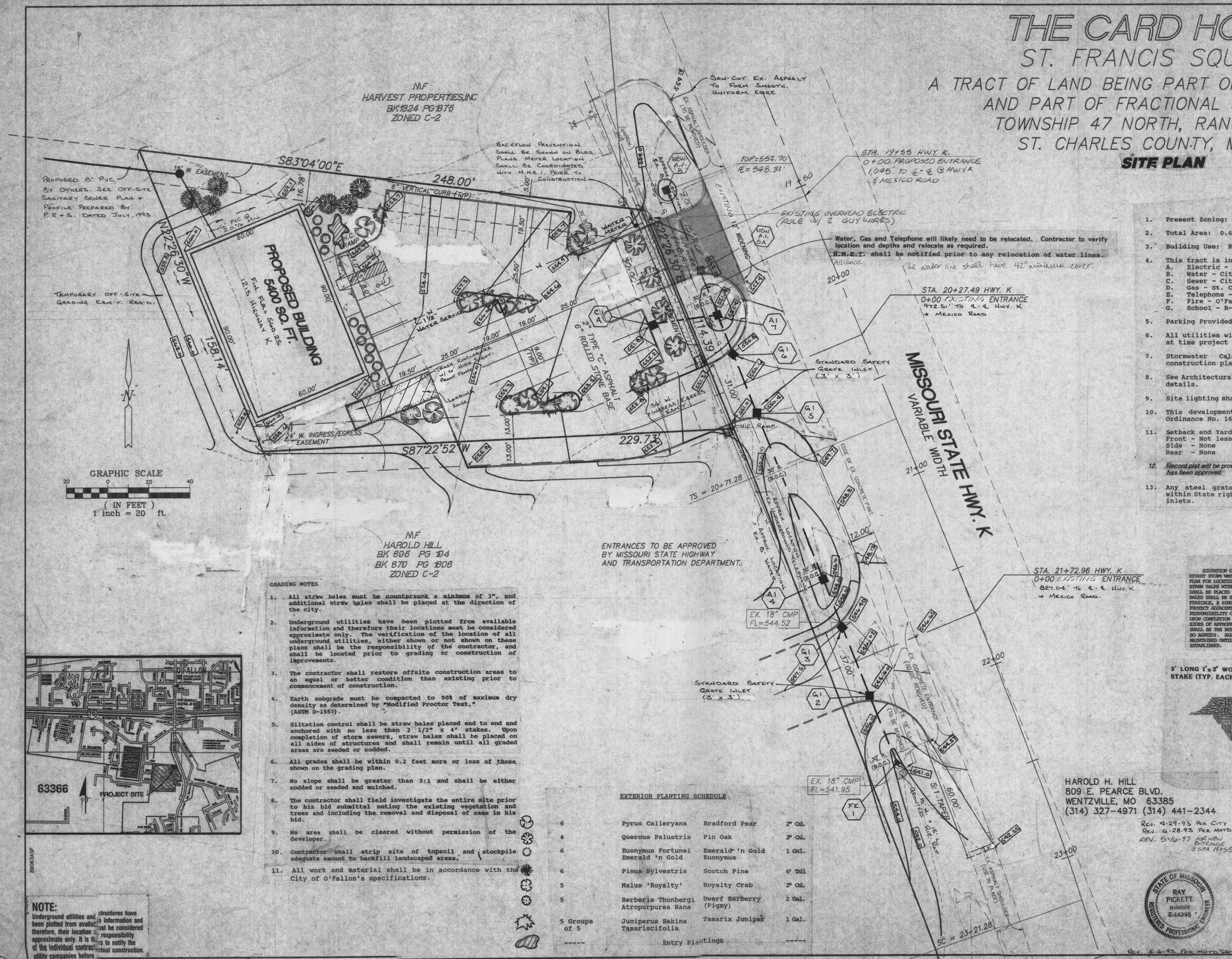
A TRACT OF LAND BEING PART OF U.S. SURVEY 55 AND PART OF FRACTIONAL SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI

SITE PLAN

APPROVED

Contingent upon relocating the trees in the proposed entrance and providing 42" minimum cover over the water main.

7/14/97 Colleen Young

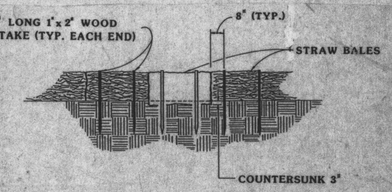


GENERAL NOTES

1. Present Zoning: C-2, General Business
2. Total Area: 0.68 Acres
3. Building Use: Retail
4. This tract is in or served by:
   - A. Electric - Union Electric
   - B. Water - City of O'Fallon
   - C. Sewer - City of O'Fallon
   - D. Gas - St. Charles Gas
   - E. Telephone - G.T.E. Telephone
   - F. Fire - O'Fallon Fire District
   - G. School - R-2 Fort Zumwalt School District
5. Parking Provided: 35 spaces, includes 2 handicap spaces
6. All utilities will be available, functioning and usable at time project is ready for occupancy.
7. Stormwater Calculations shall be provided with construction plans.
8. See Architectural Plans for exact building dimensions and details.
9. Site lighting shall be submitted with construction plans.
10. This development shall comply with Tree Preservation Ordinance No. 1689.
11. Setback and Yard Requirements:
    Front - Not less than 30'
    Side - None
    Rear - None
12. *Record plat will be provided once Preliminary for St. Francis Square has been approved.*
13. Any steel grated inlets located on driving surfaces within State right-of-way shall be standard safety grated inlets.

Siltation Control

SILTATION CONTROL SHALL CONSIST OF TEMPORARY BERMS AND BALES TO DIVERT STORM WATER RUNOFF TO A NATURAL DISCHARGE POINT. (SEE GRADING PLAN FOR LOCATIONS.) AT WHICH POINT THERE SHALL BE A DOUBLE ROW OF STRAW BALES WITH FOUR FEET OF SEPARATION BETWEEN ROWS. THE STRAW BALES SHALL BE PLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND STRAW BALES SHALL BE STAGGERED. IN AREAS WHERE A BERM AND BALE ARE NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED END TO END TO PROTECT ADJACENT PROPERTY AND RIGHT-OF-WAYS (THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR DEVELOPER IF SO AGREED). UPON COMPLETION OF STORM SEWERS, STRAW BALES SHALL BE PLACED ON ALL SIDES OF APPROPRIATE STRUCTURES TO KEEP SILT OUT OF STORM SEWER (THIS SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR OR THE DEVELOPER IF SO AGREED). ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION ESTABLISHED.



STAKED BALE DETAIL
N.T.S.

REV. 4-26-93 PER MHTD DR
REV. 3-17-93 DR
REV. 2-19-93 PER CITY DR

GRADING NOTES

1. All straw bales must be countersunk a minimum of 3", and additional straw bales shall be placed at the direction of the city.
2. Underground utilities have been plotted from available information and therefore their locations must 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 grading or construction of improvements.
3. The contractor shall restore offsite construction areas to an equal or better condition than existing prior to commencement of construction.
4. Earth subgrade must be compacted to 90% of maximum dry density as determined by "Modified Proctor Test," (ASTM D-1557).
5. Siltation control shall be straw bales placed end to end and anchored with no less than 2 1/2" x 4' stakes. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
6. All grades shall be within 0.2 feet more or less of those shown on the grading plan.
7. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
8. The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same in his bid.
9. No area shall be cleared without permission of the developer.
10. Contractor shall strip site of topsoil and stockpile adequate amount to backfill landscaped areas.
11. All work and material shall be in accordance with the City of O'Fallon's specifications.

EXTERIOR PLANTING SCHEDULE

6	Pyrus Calleryana	Bradford Pear	2" Cal.
4	Quercus Palustris	Pin Oak	2" Cal.
6	Euonymus Fortunei Emerald 'n Gold	Emerald 'n Gold Euonymus	1 Gal.
6	Pinus Sylvestris	Scotch Pine	6' Tall
5	Malus 'Royalty'	Royalty Crab	2" Cal.
5	Berberis Thunbergi Atropurpurea Nana	Dwarf Barberry (Pigmy)	2 Gal.
5 Groups of 5	Juniperus Sabina Tamariscifolia	Tamarix Juniper	1 Gal.

Entry Plantings

89063ASP

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 utility companies before actual construction.

HAROLD H. HILL
809 E. PEARCE BLVD.
WENTZVILLE, MO 63385
(314) 327-4971 (314) 441-2344

REV. 4-29-93 PER CITY
REV. 6-28-93 PER MHTD
REV. 5-16-97 FOR NEW ENTRANCE @ STA. 19+55

STATE OF MISSOURI
RAY PICKETT
NUMBER E-14395
REGISTERED PROFESSIONAL ENGINEER

REV. 5-6-93 PER MHTD DR

PICKETT RAY & SILVER
Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 276-1211

PREPARED FOR: JIM HAWK
30 O'FALLON SQUARE
O'FALLON, MO 63366
(314) 272-8188

DRAWN	D.L.P.	DATE	1-11-93
CHECKED		DATE	
FIELD BOOK	450A	PROJECT # / JOB ORDER #	89-063A

1/3