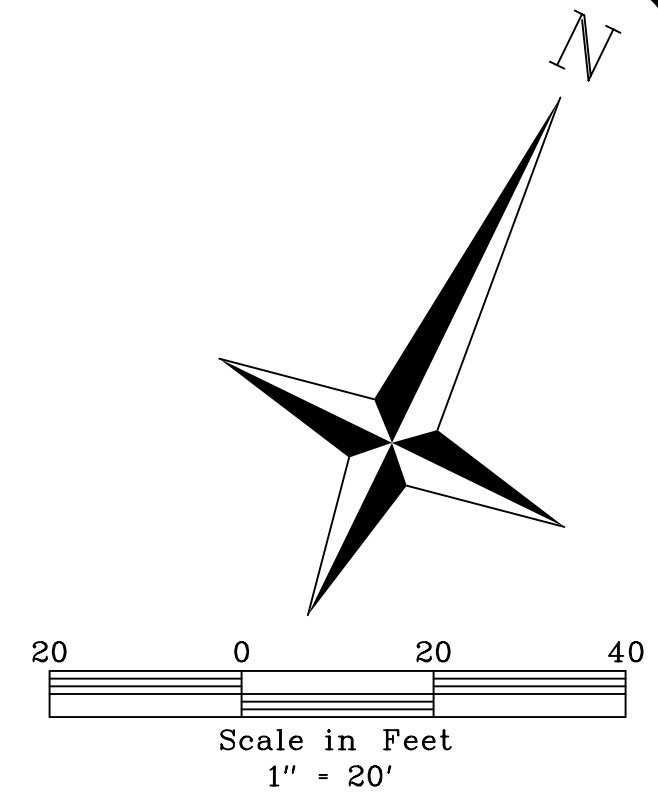


LEGEND

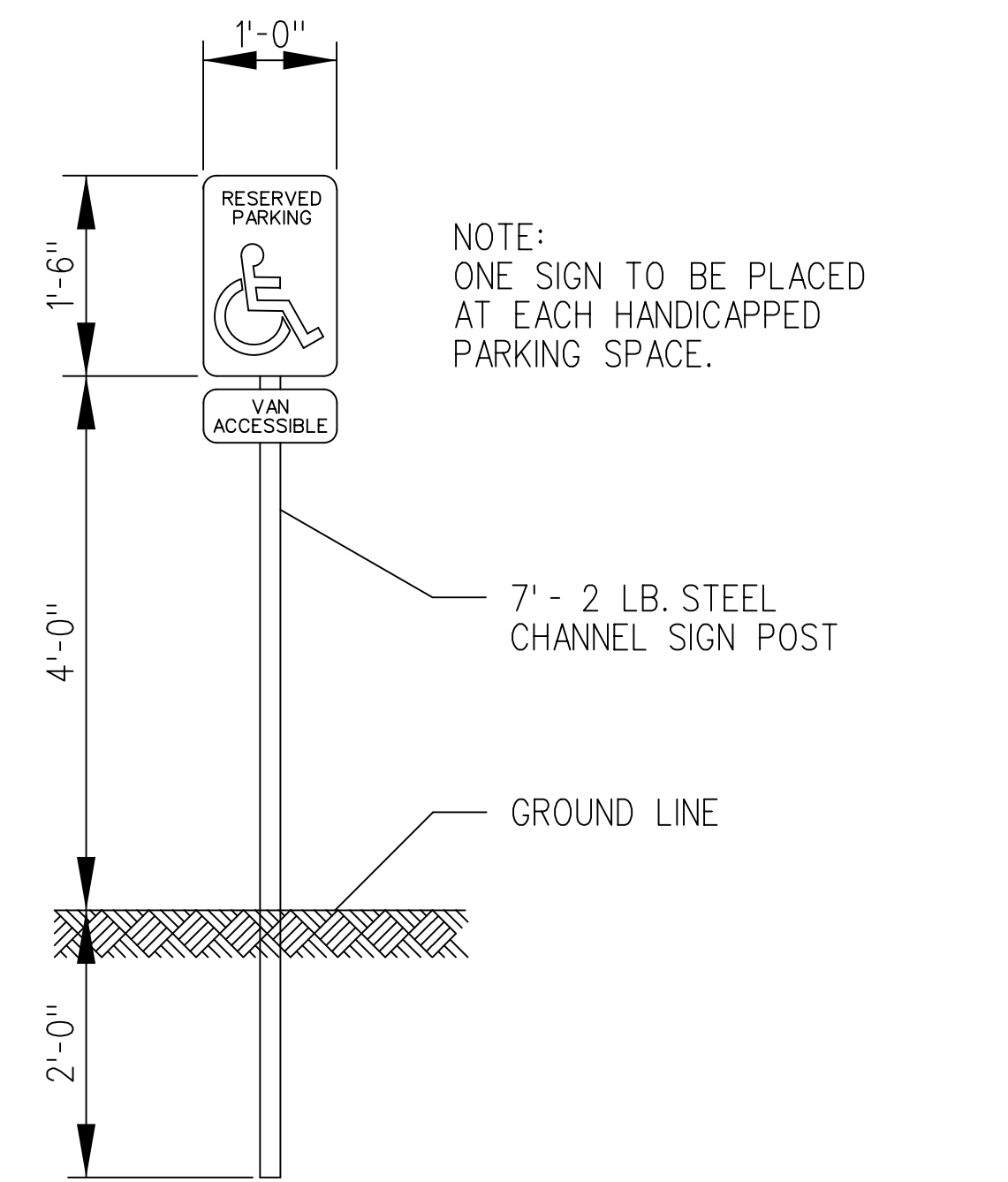
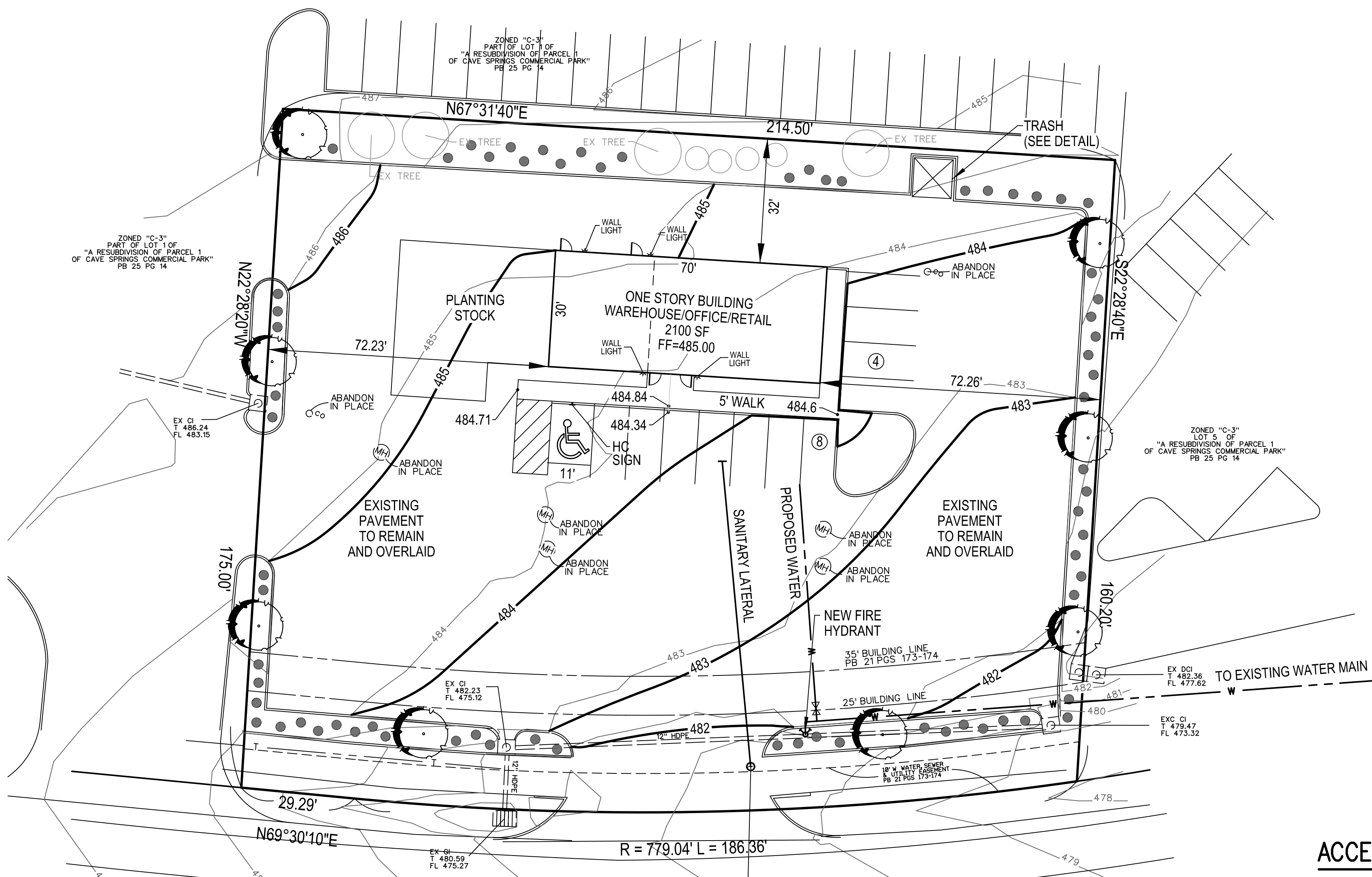
AC	AIR CONDITIONER UNIT
AI	AREA INLET
BS	BOLLARD
CP	CABLE PEDESTAL
CO	CLEAN OUT
CI	CURB INLET
DC	DOUBLE CURB INLET
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
EP	ELECTRIC PEDESTAL
FF	FINISHED FLOOR
FD	FIRE HYDRANT
GI	GRATE INLET
GM	GAS METER
GV	GAS VALVE
GW	GUY WIRE
HP	HANDICAP PARKING SPACE
LS	LIGHT STANDARD
MH	MANHOLE
OS	OUTFALL STRUCTURE
PM	PARKING METER
PVC	POLY VINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
TH	TEST HOLE
TP	TELEPHONE PEDESTAL
T.S.	TRAFFIC SIGNAL
TSCB	TRAFFIC SIGNAL CONTROL BOX
UMH	UTILITY MANHOLE
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT
NO	NO. OF PARKING SPACES
G	GAS LINE
OU	OVERHEAD UTILITIES
SS	SANITARY SEWER
SSM	STORM SEWER
T	TELEPHONE LINE
UE	UNDERGROUND ELECTRIC
W	WATER LINE
X	FENCE



PROJECT NOTES:

AREA OF SITE:	0.849 ACRES	
PARCEL ID:	6-0016-5952-00-0001.1000000	
SITE ADDRESS:	3735 HARRY S TRUMAN BLVD. ST CHARLES, MO. 63301	
OWNER OF RECORD:	SAVEARENT LLC	12595 MARINE AVE ST. LOUIS MO. 63146
PREPARED FOR:	AMEER SYED	12595 MARINE AVE ST. LOUIS MO. 63146
PREPARED BY:	VOLZ Incorporated	10849 INDIAN HEAD INDL. BLVD. ST. LOUIS, MO 63132 314.426.6212 MAIN 314.890.1250 FAX
EXISTING ZONING:	"C-3 HIGHWAY BUSINESS DISTRICT"	
BUILDING SETBACKS:	FRONT YARD	25 FEET
C-3 ZONING	SIDE YARD	0 FEET
	REAR YARD	0 FEET
	MAXIMUM BUILDING HEIGHT	3 STORIES
PROPOSED USE:	RETAIL/WAREHOUSE/OFFICE	
PARKING REQUIRE & PROPOSED:	RETAIL ONE SPACE PER 200 SQUARE FEET FLOOR AREA 2100 SF / 200 SF = 10.5 11 SPACES REQUIRED - WITH 1 ACCESSIBLE SPACE	
	TOTAL SPACES PROPOSED	12 SPACES
LEGAL DESCRIPTION	A TRACT OF LAND BEING PART OF PART OF LOT 1 OF "A RESUBDIVISION OF PARCEL 1 OF CAVE SPRINGS COMMERCIAL PARK" PB 25 PG 14	
UTILITIES:	ELECTRIC:	AMEREN
	TELEPHONE:	AT&T
	GAS:	SPIRE
	SEWER:	CITY OF ST CHARLES
	WATER:	MISSOURI AMERICAN WATER
	FIRE:	CITY OF ST. CHARLES

- ASPHALT PAVEMENT TO BE OVERLAID.
- ALL EXTERIOR LIGHTING TO BE SHIELDED, UNLESS IT IS ARCHITECTURAL ACCENT LIGHTING.
- INTERIOR PARKING LOT LIGHTING WILL BE COMPLIANT WITH CITY CODE. A PHOTOMETRIC PLAN WILL BE PROVIDED WITH THE BUILDING PLANS AS REQUIRED.
- MECHANICAL EQUIPMENT TO BE LOCATED ON THE GROUND AND WILL BE SCREENED.
- ANY PROPOSED SIGNS TO BE APPROVED BY SEPARATE PERMIT
- NO LIGHTING PROPOSED
- TRASH PICKUP WILL BE ROLL CART AND STORED IN 6' TRASH ENCLOSURE
- THERE IS NO FLOOD PLAIN ONSITE - CITY OF ST CHARLES #290318 0266 G
- LANDSCAPING CALCULATIONS:
- ONE TREE PER 50 FEET OF LOT PERIMETER
- ONE SHRUB PER 5 FEET OF LOT PERIMETER
- BENCHMARK: DISK MARKED "Q 49 1935" SET IN TOP OF CONCRETE MONUMENT LOCATED AT THE SOUTHEAST QUADRANT OF FIFTH STREET AND DECATUR IN THE CITY OF ST. CHARLES.
- THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION
- CLEANOUT CAP TO BE TRAFFIC RATED.
- ENCLOSURE TO BE MASONRY CONSTRUCTION, CITY CODE 400.965.B.4.B.
- OVERALL PERCENTAGE OF MASONRY = 75%
 - FRONT PERCENTAGE OF MASONRY = 100%
 - REAR PERCENTAGE OF MASONRY = 0%
 - LEFT SIDE PERCENTAGE OF MASONRY = 100%
 - RIGHT SIDE PERCENTAGE OF MASONRY = 100%



ACCESSIBLE PARKING SIGN NTS

LANDSCAPE LEGEND OR APPROVED EQUAL

	QTY
RED MAPLE ACER RUBRUM 'AUTUMN BLAZE' MINIMUM 2 1/2" CAL	8
BOXWOOD BUXUS 'GREEN GEM'	24
BLUE HOLLY ILEX X MESERVEAE BLUE PRINCE	24
CRAPE MYRTLE LAGERSTROEMIA 'CHICKASAW'	24

TREES SHALL BE AT LEAST TWO AND ONE-HALF (2 1/2) INCH CALIPER DECIDUOUS SHADE TREES.

SHRUBS SHALL BE PLANTED INITIALLY EIGHTEEN (18) INCHES TALL AND MAINTAINED TO A MAXIMUM OF THREE AND ONE-HALF (3 1/2) FEET IN HEIGHT. ALL SPECIES ARE TO BE MISSOURI HARDY WITHIN THE SPECIFIED MICROCLIMATE AREA.

ALL LANDSCAPING AREAS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION OR SHALL BE ENTIRELY PLANTED WITH NATIVE DROUGHT-RESISTANT PLANT SPECIES, WHERE NATIVE DROUGHT-RESISTANT PLANTINGS ARE PROVIDED, A PLANTING SCHEDULE SHALL BE PROVIDED AND SHALL BE SIGNED AND SEALED BY A MISSOURI-REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.

AMEER SYED
12595 MARINE AVE
ST. LOUIS, MO. 63146

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT

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Authority #203

6/14/2023
TIMOTHY JOHN MEYER
PROFESSIONAL ENGINEER
NO. 24665
MO E-24665

3735 Harry S Truman Blvd.
A TRACT OF LAND BEING PART OF PART OF LOT 1 OF "A RESUBDIVISION OF PARCEL 1 OF CAVE SPRINGS COMMERCIAL PARK" PB 25 PG 14

SITE PLAN

Project # 22948

06/17/2023

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THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD MARKINGS PROVIDED BY THE MEMBER UTILITIES OF THE MISSOURI ONE-CALL SYSTEM (1-800-DIG-RITE), AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, CAPACITY, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES, NOR THE ABILITY TO SERVE THE EXISTING OR INTENDED USES OF THIS OR ADJACENT SITES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD, SHOWN OR NOT SHOWN, PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.