## OAKLEY BATTING CAGES

A TRACT OF LAND BEING PART OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 2 WEST CITY OF WARRENTON, WARREN COUNTY, MISSOURI



EX. FIRE HYDRANT

Holiday Inn Express Warrenton, an IHG Hotel

Maw Maw's Kitchen LLC

ASAP Appliance Repair Service LLC

Binkley Woods and Spector Lake

	<u>LEGEND</u>	
EXISTING	Case Sease C S Sease C V S	PROPOSED
854	CONTOURS	854
X 854	SPOT ELEVATIONS	854 854
specialisamentos del automitiratorio del selectionistico de deciminatorio de emicolariorismo	CENTER LINE	
	BUILDING, ETC.	
	TREE LINE	
XX	FENCE	—x—x—x—
NOTE THESE BEINE BANKS CHARLE STATES AND STATES SHOULD BANKS SHOULD BA	STORM SEWERS	
	SANITARY SEWERS -	SAN
XCI E	CURB INLET	
XAI 00	AREA INLET	(AI)
XMH 00	STORM MANHOLE	
XFES OO	FLARED END	FES OO
(XMH)	SANITARY MANHOLE	MH
0	UTILITY OR POWER POLE	D
	FIRE HYDRANT	*
	PAVEMENT	
833 W	WATER MAIN & SIZE	8"W
GAS	GAS MAIN	GAS
	TELEPHONE	TEL
E(U)	ELECTRIC (UNDERGROUND)	E(U)
E(0)	ELECTRIC (OVERHEAD)	E(0)
	SWALE	
\$	LIGHT STANDARD	*

	LANDSCAPE LEGEND:	TOTALS:
	LANDSCAPE LEGEND.	TOTALS.
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	INDICATES PROPOSED 2.5" CALIPER MEDIUM TO LARGE DECIDUOUS SHADE TREE (EX. OAK, MAPLE, HICKORY, ETC.)	11
	INDICATES SHRUB (AZALEAS, RHODODENDRONS, HOSTA, OR OTHER HARDY VARIETY)	33
	NOTE: LANDSCAPE PLAN IS INTENDED TO MEET THE REQUIREMENTS OF THE CITY OF WARRENTON LANDSCAPE CODE. THESE PLANS MAY BE MODIFIED BY A QUALIFIED LANDSCAPE DESIGNER AS LONG AS THEY STILL MEET ALL REQUIREMENTS OF THE CITY OF WARRENTON, MO.	

STREET SIGN

-OLD IRON ROD EX. SANITARY CLEANOUT SET WATER METER-NC SW TOOK URAINS 3/4" WATER SERVICE TAP PER CITY OF WARRENTON REQUIREMENTS-(FIELD VERIFY EX. PIPE MATERIAL) SET NEW ELECTRIC POLE, OVHD ELECTRIC, NEW TRANSFORMER-ADA RAMP PER AMEREN'S REQUIREMENTS CLEANOUT 6" PVC SANITARY CONNECTION PER CITY OF WARRENTON REQUIREMENTS (FIELD VERIFY EX. PIPE SIZE/MATERIAL) CONCRETE-ENTRANCE REMOVE EX. CONC. SIDEWALK THROUGH-NEW ENTRANCE PROPERTY N/F CURB FOR-DAVIS, KEVIN L & BRITTANY D. PROPERTY N/F EX. GUARD RAIL WARRENTON VILLA, INC. (±12 LF TBR OFF ZONED R-2 MEDIUM DENSITY, OF NORTH END) SINGLE FAMILY RESIDENTIAL ORM SEWER FLARED END SECTION EX. 60" RCP SITE BENCHMARK: CUT CROSS ON STORM INLET LID ELEV=808.04' EX. SAN. CLEANOUT \FL=799.8± 0.97 AC. -TOP=808.1± X. 24"/RCP FL=804.8± EX. DOUBLE CURB INLET PROPERTY N/F OAKLEY, DEAN & TOP=807.8± OAKLEY, CHAD \_\_EX. 24" HDPE | K ZONED R-2 MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL NW & NW & EX. TREE/BRUSH AREA (TOPOGRAPHICAL SURVEY NOT PERFORMED IN AREA SOUTH AND EAST OF EXISTING DRAINAGE DITCH) 10' SIDE SETBACK EX. 8" SANITARY SEWER FOUND T-POST-EX. SAN. MH S89°17'42"E 176.91 TOP=809.34 OLD IRON ROD @ FL IN (N)=803.76-NW CORNER BLOCK 2 FL IN (E)=797.59 ORIGINAL TOWN -OLD IRON ROD FL OUT (S)=797.51 OF WARRENTON WALLER, REBÉCCA EX. SAN. MH ZONED R-2 MEDIUM DENSITY, TOP=809.90 SINGLE FAMILY RESIDENTIAL

SITE BENCHMARK

ELEV=819.76'

## SITE DEVELOPMENT NOTES:

Warrenton, MO 63383

Dean and Chad Oakley 27911 W State Highway 94 Marthasville, MO 63357

0.97 acres (42,253 S.F.)

Recreational Facility / Batting Cage Facility

R2 Medium Density Single—Family Residential \*Conditional Use Permit is required.

4. Building Size:

5. Ratio of Building Floor Area to Site Area: 5600 S.F. / 42,253 S.F. = 13.3%

6. Parking Requirement:

Other Commercial Use: 1 per 250 SF = 23 Parking Stalls Required (includes future building expansion)

7. Parking Provided: 23 Total Spaces (22 regular, 1 ADA) ADA Parking Required 1 space for 11-30 spaces (1 space Provided)

8. Off street Loading Requirement:

1 proposed.

9. Tree Plantings:

A ratio of at least 1 2.5" caliper shade tree per 7 parking spaces is required. 23 / 7 = 3.3 4 parking trees are required. Oak, Hickory, Maple, or other variety hardy in this area are

A ratio of 1 2.5" caliper shade tree per 40 linear feet of street frontage. 260 LF / 40 = 6.5 7 street trees required. Oak, Hickory, Maple, or other variety hardy in this area are

10. Foundation Shrubs: 1 shrub per 10 feet of proposed building foundation is required. 300 LF / 10 = 30 foundation shrubs are required.

(Does not include future building expansion)

Shrubs (Azaleas, rhododendrum, hosta, or other hardy variety) are proposed along the south side of the building. Landscaping areas shall be mulched or covered with decorative

11. Area Service Providers:

Sanitary Sewer City of Warrenton City of Warrenton Telecommunications:

Streets & Grading: Fire District: Warrenton Fire Protection District

Warren County R-III School District School District:

12. All proposed utilities to be located underground.

13. Flood Plain does not exist on this site per FEMA Flood Map Panel No. 29219C0134D, effective

14. All lighting shall be in compliance with the City of Warrenton's requirements. Period of illumination will be dusk to dawn. See lighting plans by others.

15. A Missouri DNR Land Disturbance permit will not be be required for this site. A City Grading Permit shall be acquired by the grading contractor or developer prior to Land Disturbance activities.

16. Storm Run-off Calculations (includes future building expansion):

PREDEVELOPED & POSTDEVELOPED: 10 YR 20 MIN (5% Impervious): 1.59 cfs/acre 10 YR 20 MIN (90% Impervious): 3.14 cfs/acre

100 YR 20 MIN (5% Impervious): 2.29 cfs/acre 100 YR 20 MIN (90% Impervious): 4.53 cfs/acre

10 YR 20 MIN STORM

Predeveloped Runoff = 0.97 ac x 1.59 cfs/ac = 1.54 cfs Postdeveloped Runoff = 0.97 ac x 3.14 cfs/ac = 3.05 cfs Change in Stormwater Run-off = 3.05 cfs - 1.54 cfs = 1.51 cfs

Predeveloped Runoff = 0.97 ac x 2.29 cfs/ac = 2.22 cfs Postdeveloped Runoff = 0.97 ac x 4.53 cfs/ac = 4.39 cfs Detention Required = 4.39 cfs - 2.22 cfs = 2.17 cfs

The developer is requesting to contribute to the City's Storm Water Fund in lieu of constructing an on-site basin or other storm water detention measures.

17. Detailed storm water pipe sizing and capacities will be provided on construction plans.

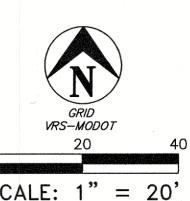
18. Proposed dumpster enclosures shall conform to all City of Warrenton specifications. Dumpster enclosure pad shall be constructed so as to slope to to west and south to avoid accumulation of storm water runoff within enclosure.

19. No signage is proposed by this plan. All signage will be by seperate permit.

20. Contractor to verify sufficient bearing material under building/foundation.



Warrenton Public Works: (636) 456-3535



## **UTILITY NOTES:**

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN. AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD 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

F: \LOGO.bmp

PROJECT NO: OAKLEY

DRAWN BY:

CHECKED BY:

SHEET NO: