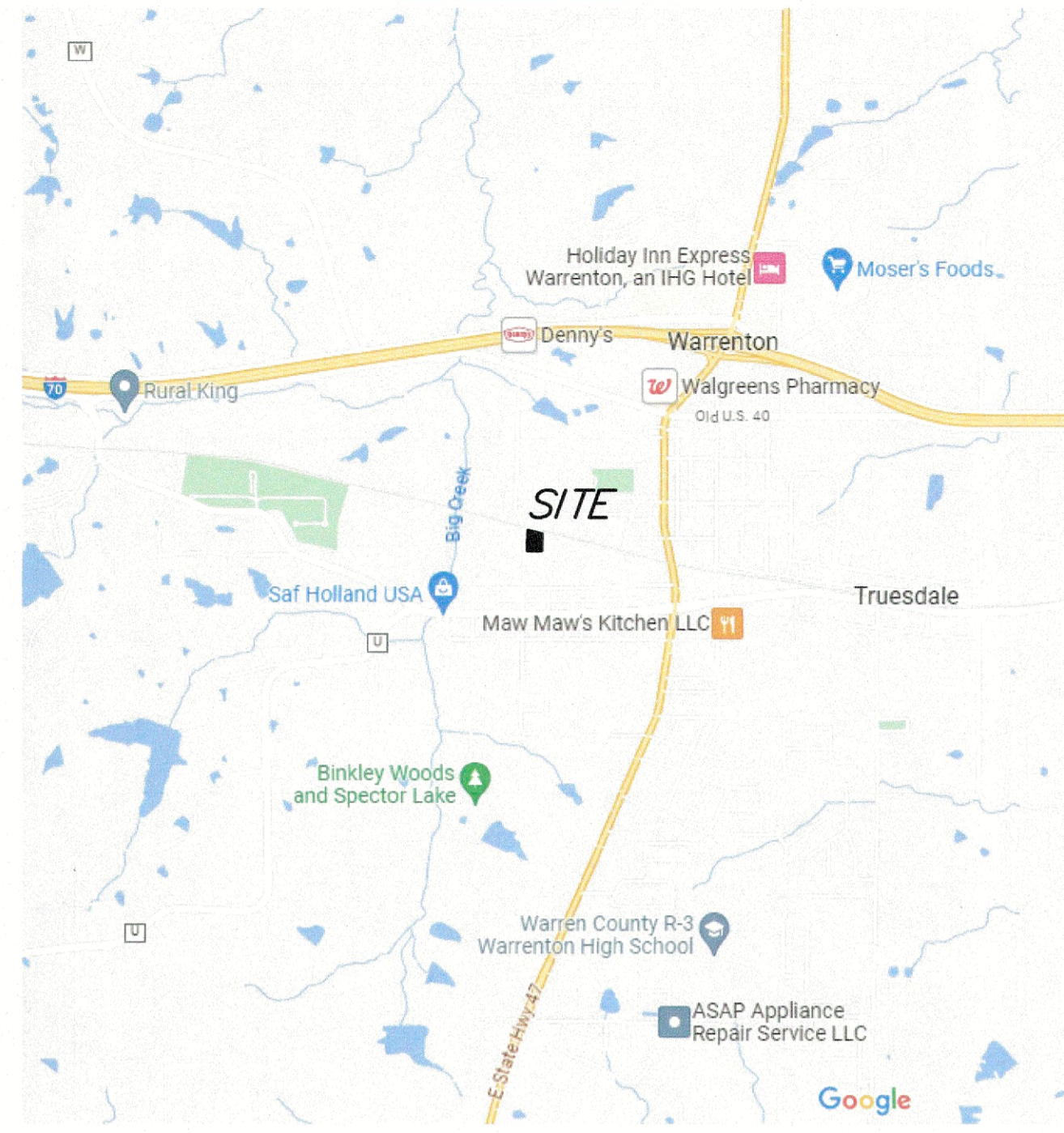
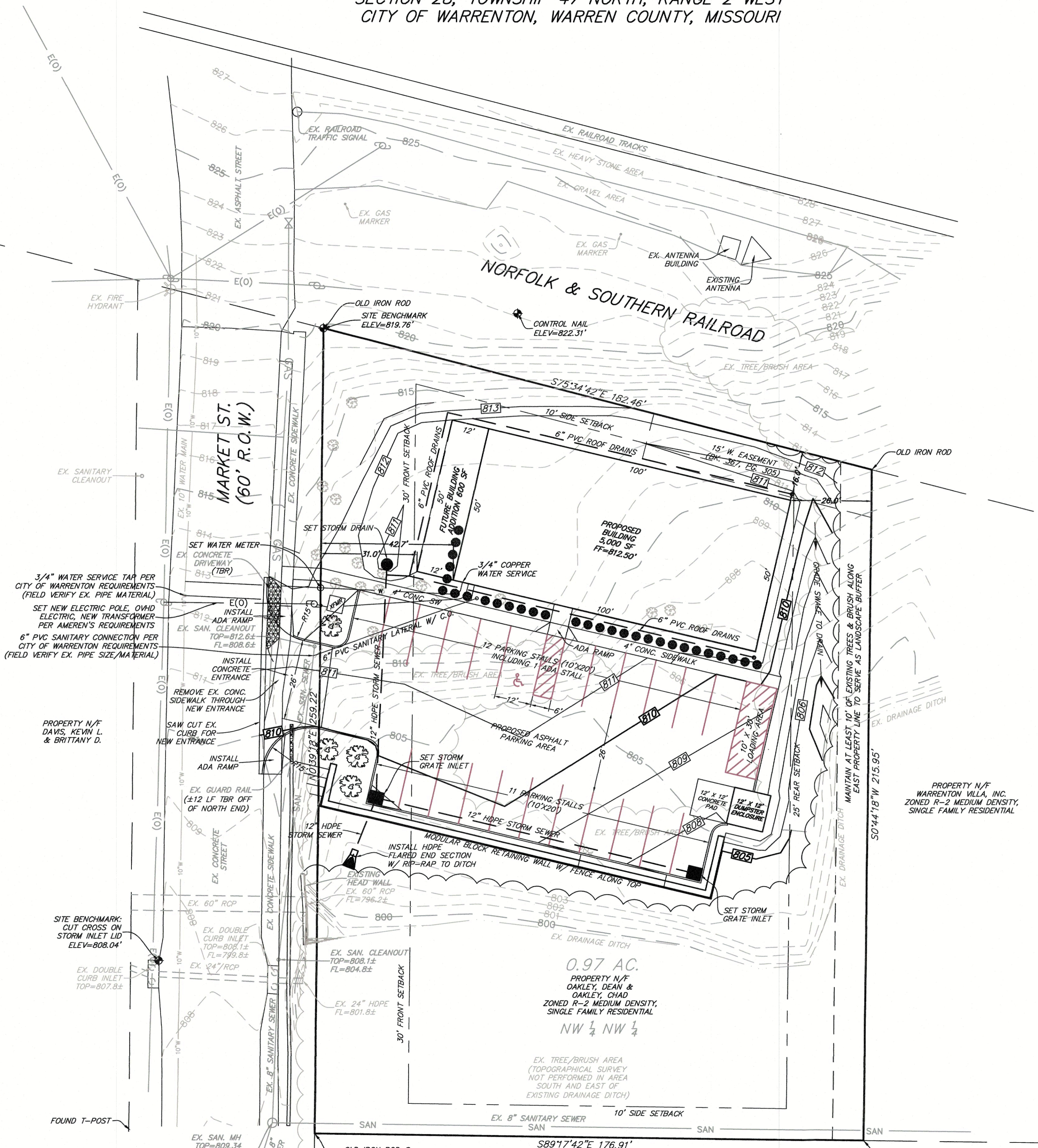


LOCATION MAP



A CONDITIONAL USE PERMIT SITE PLAN FOR THE OAKLEY BATTING CAGES

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



SITE DEVELOPMENT NOTES:

- Site Address: Market St. (east side of Market, just south of RR tracks) Warrenton, MO 63383
- Owner: Dean and Chad Oakley 27911 W State Highway 94 Marthasville, MO 63357
- 1. Area of Site: 0.97 acres (42,253 S.F.)
- 2. Proposed Use: Recreational Facility / Batting Cage Facility
- 3. Current and Proposed Zoning: R2 Medium Density Single-Family Residential *Conditional Use Permit is required.
- 4. Building Size: Batting Cage Area: 5,000 S.F. Future Office Area: 600 S.F.
- 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 recommended. 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 recommended. 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 rock.
- 11. Area Service Providers: Sanitary Sewer: City of Warrenton Water: City of Warrenton Electric: Ameren Natural Gas: Ameren Telecommunications: Centurylink Streets & Grading: City of Warrenton Fire District: Warrenton Fire Protection District School District: Warren County R-III 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 date November 4, 2009.
- 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 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
- 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 the 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 separate permit.
- 20. Contractor to verify sufficient bearing material under building/foundation.

DATE	ISSUE	REMARKS
10-29-23	1	City Submit
11/15/23	1	Incorporating City Comments

PREPARED FOR:
DEAN & CHAD OAKLEY
Attn: Dean & Chad Oakley
27911 W. State Highway 94
Marthasville, MO 63357
(636) 359-1549

PROFESSIONAL ENGINEER
BART KORMAN
No. PE-2007020294
11-21-23

PREPARED BY:
Lewis - Bade, Inc.
LSC-312 & ECC-1369
101 E. Walton St.
Warrenton, Missouri 63383
(636) 456-2615 (FAX) 456-7252
Professional Land Surveyors and Professional Engineers

F: \LOGO.bmp

OAKLEY BATTING CAGES
SITE PLAN

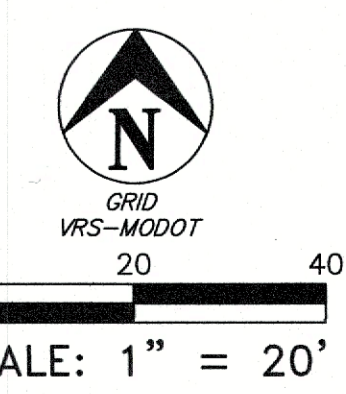
PROJECT NO:	OAKLEY
DESIGNED BY:	BART
DRAWN BY:	MATT
CHECKED BY:	R.L.L.
SHEET NO:	1 OF 1

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LANDSCAPE LEGEND:

[Symbol]	INDICATES PROPOSED 2.5" CALIPER MEDIUM TO LARGE DECIDUOUS SHADE TREE (EX. OAK, MAPLE, HICKORY, ETC.)	11
[Symbol]	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.



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