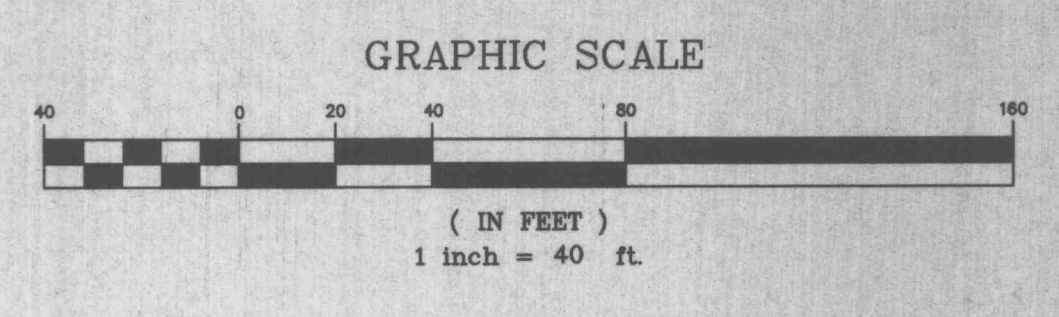


N/F JAMES & BETTY PIEL 510/138 ST. CHARLES COUNTY ZONED R-1A
N/F BARBARA HUTCHINGS REVOCABLE LIVING TRUST 1339/1999 PARCEL NO. 2 COMMITMENT NO. S20910D ZONED P.U.D.
N/F BARBARA HUTCHINGS REVOCABLE LIVING TRUST BK 1339 PG 1999 PARCEL NO. 2 COMMITMENT NO. S20910D ZONED P.U.D.



PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
19,315 (10.5%)	85,574 (46.7%)	78,221 (42.8%)	183,110

GENERAL NOTES

- Present Zoning: C-2, General Business District
- Acreeage of tract: 4.20 Acres
- Proposed Use: Medical Office/Clinic
- Project is Served By:
 - A. Water District No. 2
 - B. St. Charles Gas Company
 - C. G.T.E. Telephone Company
 - D. Duckett Creek Sewer District
 - E. Union Electric Company
 - F. O'Fallon Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- Sanitary and storm sewers shall be designed per City of O'Fallon specifications.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
- Signage to be reviewed separately per signage regulations. Signage shall be permitted separately.
- For exact building dimensions, see architectural plans.
- Setback and yard requirements:
 - Front - 25 feet
 - Side - None required, except where side line abuts the side line of any residential or office district, a side yard shall be provided the same as required in the district it abuts. A side yard of not less than 25' shall be provided on the street side of a corner lot.
 - Rear - None required, except where rear line abuts lots zoned residential or office, a rear yard of not less than 10' shall be provided.
- Grading and drainage shall be per City of O'Fallon requirements.
- Architectural treatment to be provided on all sides of building.
- All easements shall be provided for on record plat.
- Site lighting details and pole height shall be submitted with construction plans.
- Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties. The maximum height of the proposed lighting shall be 20 feet.
- No slope shall be greater than 3:1 during construction and at final grade.
- No existing trees are being removed from site.
- This site not located in flood plain per Flood Insurance Rate Map #29183C0239E dated August 2, 1996.
- Stormwater calculations shall be submitted with construction drawings.
- Trucks servicing proposed building will be small local delivery type vehicles.
- Storm sewers are to remain private and maintenance shall remain the responsibility of the developer.
- Storm water detention has been provided by Cherrywood Parc Plat One. Calculations shall be verified with construction drawings.
- Electric service shall be underground.

PARKING CALCULATIONS

MEDICAL CLINIC: 161 SPACES REQ'D./161 SPACES PROVIDED

MEDICAL CLINICS OR OFFICES: 1 SPACE FOR EACH 120 S.F. OF FLOOR AREA
19,315 SQ. FT./120 = 161 SPACES REQUIRED
161 SPACES PROVIDED, INCLUDES 6 HANDICAPPED SPACES

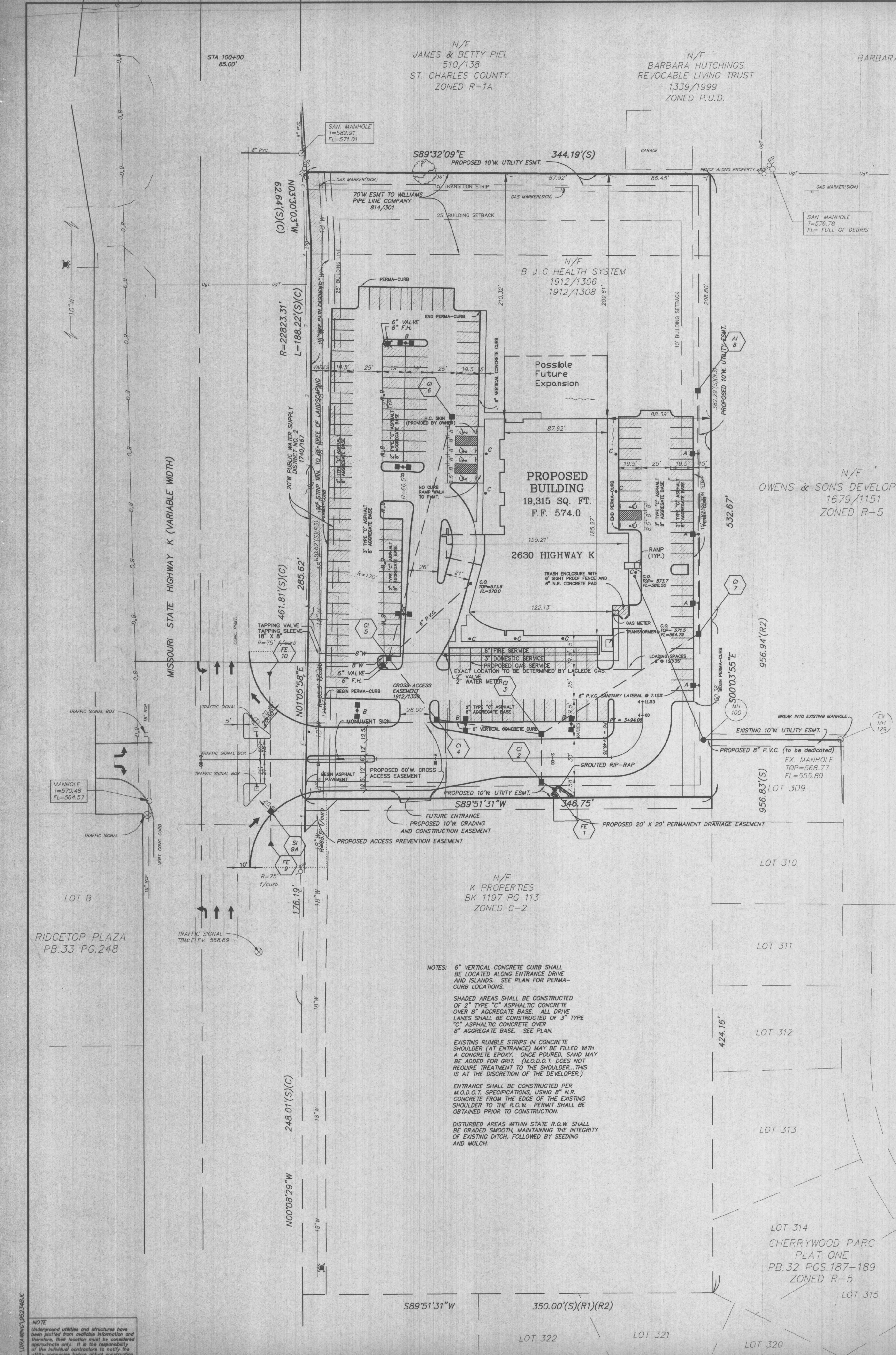
LOADING CALCULATIONS

MEDICAL CLINIC: 19,315 S.F. 2 SPACES REQ'D./2 SPACES PROVIDED

OFFICE: 1 LOADING SPACE FOR 5000 SQ. FT. AND FOR EVERY ADDITIONAL 20,000 SQ. FT. OF FLOOR AREA OR FRACTION THEREOF
1 ADDITIONAL LOADING SPACE SHALL BE PROVIDED.

LANDSCAPE CALCULATIONS

STREET TREES REQUIRED: 268(FRONTAGE)/40' = 8 TREES
PLANTING REQUIREMENTS FOR PARKING AREA:
LANDSCAPE AREA REQUIRED: 161 SPACES x 270 S.F. = 43,470 S.F.
43,470 S.F. x 0.06 = 2,609 S.F. REQUIRED
78,221 S.F. PROVIDED
78,221 S.F. / 3,000 S.F. = 27 TREES REQUIRED
19,315 S.F.



BENCH MARK

TBM: Sq. on 2" Dia. conc. base of flashing signal light east side of Hwy. K 106'± north of Babble Creek Lane
ELEVATION = 568.69

C2
C8