SITE CONSTRUCTION PLANS FOR

FOUR SEASONS CENTER

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF FRACTIONAL SECTION 5, TOWNSHIP 46 NORTH, RANGE 3 EAST, SITUATED IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

DEVELOPMENT NOTES

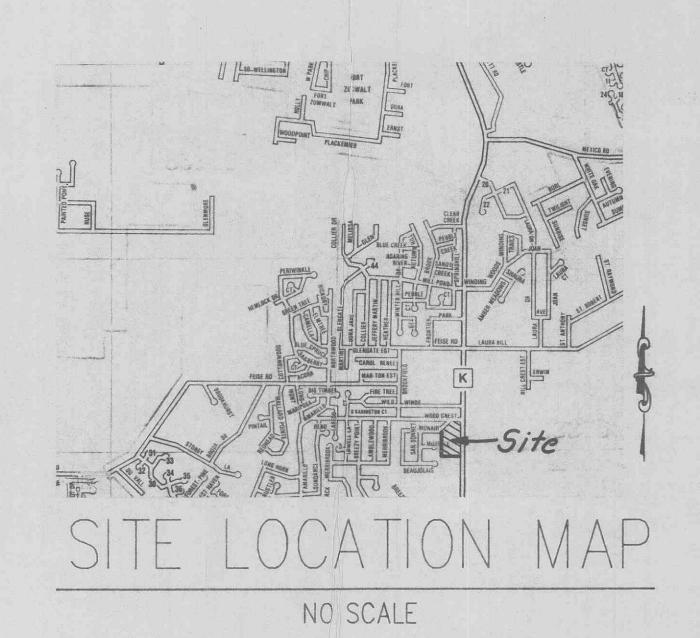
- 1. GROSS ACREAGE OF PROPERTY: 7.28 ACRES
- 2. PRESENT ZONING CLASSIFICATION: "C-2" GENERAL BUSINESS DISTRICT 3. PROPOSED LAND USE: SHOPPING CENTER
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES:

WATER: ST. CHARLES COUNTY P.W.D. NO. 2

- 5. THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
 - FT. ZUMWALT SCHOOL DISTRICT O'FALLON FIRE PROTECTION DISTRICT
- 6. THE PROPOSED HEIGHT AND LOT AREA REQUIREMENTS ARE AS FOLLOWS:

MINIMUM FRONT YARD: 25 FEET MINIMUM SIDE YARD 6 FEET MINIMUM REAR YARD: 10 FEET MAXIMUM HEIGHT OF BUILDINGS: 50 FEET

- 7. THE REQUIRED NUMBER OF OFF-STREET PARKING SPACES IS 199, BASED UPON A REQUIREMENT OF 5.5 P.S. PER 1,000 SQUARE FEET OF GROSS BUILDING AREA. THE GROSS BUILDING AREA IS 36,120 SQUARE FEET.
- 8. THE NUMBER OF OFF-STREET PARKING SPACES PROVIDED IS 229, INCLUDING 5 PARKING SPACES RESERVED FOR PHYSICALLY HANDICAPPED
- 9. THE REQUIRED NUMBER OF OFF-STREET LOADING SPACES IS 3, BASED UPON A REQUIREMENT OF 1 LOADING SPACE FOR THE FIRST 5,000 SQUARE FEET OF GROSS BUILDING AREA, AND AN ADDITIONAL LOADING SPACE FOR EVERY ADDITIONAL 20,000 SQUARE FEET OF GROSS BUILDING AREA, OR FRACTION THEREOF.
- 10. THE NUMBER OF OFF-STREET LOADING SPACES PROVIDED IS 3, WITH EACH SPACE 12 FEET IN WIDTH AND 35 FEET IN LENGTH.
- 11. NO SPECIAL FLOOD HAZARD AREA EXISTS ON THIS SITE. (REFERENCE F.I.R.M. 29183 C 0116 D)
- 12. ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT CITY OF O'FALLON STANDARDS.
- 13. NO TREES EXIST ON THIS SITE PRIOR TO DEVELOPMENT.
- 14. THE STREET FRONTAGE ALONG WOOD CREST BOULEVARD, EXCLUSIVE OF THE "FUTURE OUTLOT DEVELOPMENT" FRONTAGE, IS 350 +/- FEET. NINE TREES ARE REQUIRED TO BE PLANTED ALONG SUCH FRONTAGE, BASED UPON ONE TREE FOR EVERY 40 FEET.
- 15. THE "INTERIOR PARKING LOT AREA" IS 61,830 SQUARE FEET, CALCULATED AS 229 PARKING SPACES AT 270 SQUARE FEET EACH. A MINIMUM OF 6 PER CENT OF SUCH AREA SHALL BE LANDSCAPED, OR 3,710 SQUARE FEET. THE TOTAL LANDSCAPE AREA CONTAINED IN THE PROPOSED ISLAND PLANTINGS IS 4,945 SQUARE FEET, OR APPROXIMATELY 8 PER CENT OF THE "INTERIOR PARKING LOT
- 16. FINAL LANDSCAPING INSTALLATION SHALL BE COORDINATED WITH THE CITY PLANNING DEPARTMENT TO INSURE THAT THE REQUIREMENTS OF ARTICLE 23 OF THE ZONING CODE HAVE BEEN MET.
- 17. THE STORMWATER DETENTION FACILITY SHALL BE DESIGNED TO ATTENUATE STORM WATER RUNOFF IN ACCORDANCE WITH THE CITY OF O'FALLON REQUIREMENTS.



INDEX OF SHEETS

- COVER SHEET
- 2 NOTES
- 4 GRADING PLAN
- - DRAINAGE AREA MAP
- 8-12 CONSTRUCTION DETAILS

DATE: NO.:

PREPARED FOR: BLUE RIBBON PARTNERSHIP 310 HWY. 175 O'FALLON, MISSOURI 63366 TELEPHONE: (314) 978-3399



MUSLER ENGINEERING COMPANY

REVISION:

95-179 | 1 OF 12

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CHECKED: | PROJECT NO .: | SHEET NO .: DATE: OCT, 95

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See plans in fik.