

# 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
4. THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES:  
WATER: ST. CHARLES COUNTY P.W.D. NO. 2  
SANITARY SEWER: CITY OF O'FALLON  
ELECTRIC: UNION ELECTRIC COMPANY  
GAS: ST. CHARLES GAS COMPANY  
TELEPHONE: GTE TELEPHONE COMPANY
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 PERSONS.
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 AREA."
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.



SITE LOCATION MAP

NO SCALE

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*Bob Poci*

PREPARED FOR:  
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**APPROVED**  
*Todd Luedtke*  
11-28-95



DATE:	NO.:	REVISION:
11/16/95	1	City Comments
<b>MUSLER ENGINEERING COMPANY,</b>		
CIVIL ENGINEERING - PLANNING - LAND SURVEYING		
6240 Mexico Road, St. Peters, Missouri 63376		
Telephone: (314) 441-4555		
DATE: OCT, 95	DRAWN: L.E.L.	CHECKED: L.E.L.
PROJECT NO.:	95-179	SHEET NO.:
		1 OF 12

*\* For Landscape + lighting  
see plans in file.*