



SITE COVERAGE CALCULATIONS:
 LOT AREA = 253,760 S.F.
 BUILDING AREA INCLUDES WALKS = 31,277 SF OR 12%
 PAVED AREA = 116,057 S.F. OR 45%
 LANDSCAPED OPEN SPACE = 106,426 S.F. OR 42%

PARKING REQUIREMENTS:
 BUILDING USES:
 75,000 SF OFFICE
 REQUIRED PARKING:
 OFFICE = 1 SPACE/300 SF FLOOR AREA
 OFFICE = 75,000/300 = 250 SPACES
 TOTAL REQUIRED SPACES = 250
 SPACES PROVIDED = 383 (INCLUDES 6 H.C. SPACES)
 (INCLUDES 23 GARAGE SPACES)

LOADING SPACE REQUIREMENTS
 1 SPACE REQUIRED FOR FIRST 5,000 SF
 1 SPACE REQUIRED FOR EACH ADDITIONAL 20,000 SF
 REQUIRED LOADING SPACE = 1 + 75,000/20,000 = 4 TOTAL LOADING SPACES

SITE ADDRESS:
 5555 WINGHAVEN BLVD.
 O'FALLON, MO. 63366

- GENERAL NOTES**
- Area of site = 5.83 acres
 - Present Zoning: HTCD PUD
 - Proposed Use: OFFICE
 - Project is Served By:
 - A. St. Charles County Water District No. 2
 - B. St. Charles Gas Company
 - C. G.T.E. Telephone Company
 - D. Duckett Creek Sewer District
 - E. AMERON Electric Company
 - F. Wentzville 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 Duckett Creek Sanitary District & City of O'Fallon specifications.
 - Site lighting shall be in accordance with Winghaven requirements. Refer to electrical plans for site lighting details.
 - Signage to be reviewed separately per signage regulations. Refer to architectural plans for sign details.
 - For exact building dimensions, see architectural plans.
 - Setback and yard requirements per the city of O'Fallon:
 - Front - 30 feet
 - Side - 20 feet (EXCEPT ADJACENT TO RESIDENTIAL, THEN 30')
 - Rear - 35 feet
 - Setback and yard requirements per Winghaven restrictions:
 - Front parking and bldg. setback along Winghaven Dr. = 50'
 - Front parking and bldg. setback along Phoenix Dr. = 25'
 - Side - 0 feet
 - Rear - 0 feet
 - Winghaven setback requirements shall govern.

- Grading and drainage shall be per City of O'Fallon and Winghaven requirements.
- Architectural treatment to be provided on all sides of building.
- All assessments shall be established on the record plat.
- Proposed lighting shall be directed down and shielded so as not to spill onto adjacent properties.
- No slope shall be greater than 3:1 during construction or at the completion of construction.
- This site is not within the 100 year flood zone per FEMA Map no. 29183C0240 e dated 2 Aug., 1996.
- Trash enclosures shall be constructed of masonry to match or compliment building architecture. Enclosure shall be 6' in height. Refer to architectural plans for details.
- Storm water detention shall be provided for in a detention basin designed for the overall development, and is located in WINGHAVEN.
- This document is intended to demonstrate compliance with article 26.
- All storm sewers are to remain private and maintenance shall be the responsibility of the developer.
- All dimensions are to the face of curb, face of building or face of integral walks and curbs.
- Refer to landscaping plan sheet for location type and size of plantings for this project.
- All outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes, and rooftop mechanical apparatus shall be thoroughly screened or landscaping to conceal the visibility of such items from the view of right-of-way and/or adjacent properties as reviewed and approved by the planning division.
- A "U" style bike rack capable of holding a minimum of 6 bicycles shall be provided.
- Refer to irrigation plans by others for irrigation system construction details.

- 3-16-99, REVISED TRUCK DOCK GRADES
- 3-11-99, CLARIFIED SPOT ELEVATIONS NEAR 2G1-11
- 3-1-99, ADDED ROOF DRAIN CALLOUT, ADDED STORM SEWERS 2G1-3 TO 2G1-11
- 1-28-99, REVISED PER HOK COMMENTS

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GLA SITE PLAN
 DRAWN T.L. MIZELL DATE 12-3-98
 CHECKED R.J. TAYLOR DATE 12-3-98
 PROJECT # 98-501.C
 JOB ORDER # DHO
 C-2