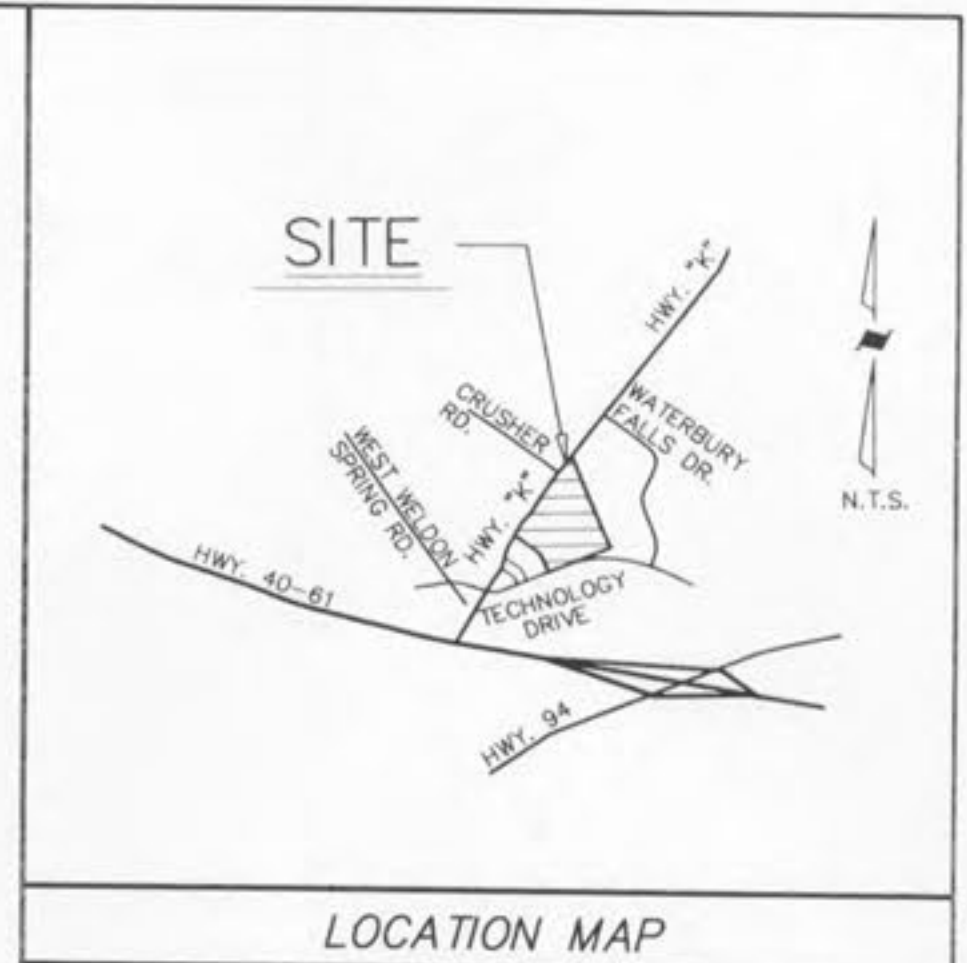


KINGSMILL CROSSING

A TRACT OF LAND BEING PART OF LOT 25 OF THE JOHN D. COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN U.S. SURVEY 1669, T. 46 N., R. 3 E. ST. CHARLES COUNTY, MISSOURI

LEGEND

| | | |
|---------------------------|----------|------------------------------------|
| Sanitary Sewer (Proposed) | C.P. | Concrete Pipe |
| Sanitary Sewer (Existing) | R.C.P. | Reinforced Concrete Pipe |
| Storm Sewer (Proposed) | C.M.P. | Corrugated Metal Pipe |
| Storm Sewer (Existing) | P.V.C. | Polyvinyl Chloride Pipe |
| Water Line and size | C.I.P. | Cast Iron Pipe |
| Tee and Valve | V.C.P. | Witried Clay Pipe |
| Fire Hydrant | E.P. | End Pipe |
| Cap | F.E. | Flared End Section |
| Existing Fence Line | C.O. | Clean Out |
| Existing Tree Line | V.T. | Vent Trap |
| Existing Contour | M.H. | Manhole |
| Proposed Contour | C.I. | Double Curb Inlet |
| Lot or Building Number | A.I. | Area Inlet |
| Street Sign | D.A.I. | Double Area Inlet |
| Power Pole | G.I. | Grate Inlet |
| Guy Wire | C.C. | Concrete Collar |
| Light Standard | U.I.P. | Use In Place |
| Gas Line | T.B.R. | To Be Removed |
| Electric Line | T.B.R.R. | To Be Removed & Relocated/Replaced |
| Telephone Line | Set I.R. | Set Iron Rod with Cap |
| Gas Valve | C.M. | Concrete Monument |
| Gas Meter | O.I.P. | Old Iron Pipe |
| Water Valve | O.S.T. | Old Stone |
| Water Meter | O.I.R. | Old Iron Rod |
| Found Old Iron Pipe | | |
| Found Old Iron Rod | | |



DEVELOPMENT NOTES

- AREA OF TRACT: 17.81 AC. (INCLUDES 1.53 AC. OUTLOT)
- PRESENT ZONING: "C-3" HIGHWAY COMMERCIAL
- PROPOSED ZONING: "C-3" HIGHWAY COMMERCIAL
- PROPOSED USE: RETAIL COMMERCIAL 96,280 SQ. FT.
- PARKING REQUIRED: 61,080 SQ. FT.
 - BLDG. #1 5,840 SQ. FT. RETAIL @ 5.5 P.S./1000 SQ. FT. = 32 SPACES REQ'D.
 - BLDG. #2 7,720 SQ. FT. RETAIL @ 5.5 P.S./1000 SQ. FT. = 43 SPACES REQ'D.
 - BLDG. #3 11,400 SQ. FT. RETAIL @ 5.5 P.S./1000 SQ. FT. = 63 SPACES REQ'D.
 - BLDG. #4 7,720 SQ. FT. RETAIL @ 5.5 P.S./1000 SQ. FT. = 43 SPACES REQ'D.
 - BLDG. #5 7,200 SQ. FT. OFFICE/MEDICAL @ 1 P.S./120 SQ. FT. = 60 SPACES REQ'D.
 - BLDG. #6 7,200 SQ. FT. OFFICE/MEDICAL @ 1 P.S./120 SQ. FT. = 60 SPACES REQ'D.
 - BLDG. #7 7,200 SQ. FT. OFFICE/MEDICAL @ 1 P.S./120 SQ. FT. = 60 SPACES REQ'D.
 - BLDG. #8 10,400 SQ. FT. OFFICE/MEDICAL @ 1 P.S./120 SQ. FT. = 87 SPACES REQ'D.
 - BLDG. #9 10,400 SQ. FT. OFFICE/MEDICAL @ 1 P.S./120 SQ. FT. = 87 SPACES REQ'D.
- TOTAL SPACES REQUIRED: 621 SPACES
- PARKING PROVIDED: 636 SPACES (INCLUDES 16 HDOP SPACES)
- LOADING/UNLOADING SPACES PROVIDED: 11 SPACES @ 12'x35' MIN.
- MINIMUM BUILDING SETBACKS:
 - FRONT YARD - 30'
 - SIDE YARD - 30'
 - REAR YARD - 25'
- MAXIMUM BUILDING HEIGHT: THIRTY-FIVE FEET (35')
- SITE IS LOCATED IN/SERVED BY:
 - COTTLEVILLE FIRE PROTECTION DISTRICT
 - DUCKETT CREEK SANITARY DISTRICT
 - CUIVRE RIVER ELECTRIC COOP.
 - ST. CHARLES GAS CO.
 - ST. CHARLES PUBLIC WATER DIST. NO. 2
 - FRANCIS HOWELL SCHOOL DISTRICT
- ALL UTILITIES TO BE LOCATED UNDERGROUND.
- ALL SITE GRADING SHALL COMPLY WITH THE CITY OF O'FALLON REQUIREMENTS.
- SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN BOUNDARY (MAP 290316, PANEL 0430 E AUG. 2, 1996)
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL UNITS, AND ALL EXTERIOR WALL MOUNTED ELECTRIC, TELEPHONE AND GAS METERS SHALL BE THOROUGHLY SCREENED.
- SITE SHALL COMPLY WITH CITY OF O'FALLON STORMWATER MANAGEMENT ORDINANCE.
- SITE SHALL COMPLY WITH CITY OF O'FALLON PERFORMANCE STANDARDS.
- SITE LOT COVERAGE CALCULATIONS:
 - TOTAL AREA = 706,294 S.F. (100%)
 - BUILDINGS = 60,020 S.F. (8.5%)
 - PAVED SURFACES = 395,290 S.F. (56%)
 - GREEN SPACE = 250,984 S.F. (35.5%)
- TREE PRESERVATION CALCULATIONS:
 - BARE SITE, NO EXISTING TREES TO BE REMOVED.
 - REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTINGS.
- DRIVEWAY ENTRANCES AND ISLANDS ON MO. STATE HIGHWAY K SHALL MEET THE REQUIREMENTS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
- CRUSHER DRIVE WILL BE CONSTRUCTED FROM HIGHWAY K TO TECHNOLOGY DRIVE IN CONJUNCTION WITH CONSTRUCTION OF THE FIRST BUILDING. THE REMAINING BUILDING CONSTRUCTION MAY NOT NECESSARILY FOLLOW THE NUMBERING AS SHOWN.
- ALL SIGNAGE SHALL REQUIRE SEPARATE APPLICATIONS FOR SIGN PERMITS AS REQUIRED BY THE CITY OF O'FALLON, MISSOURI.
- CROSS ACCESS EASEMENTS ARE SHOWN HATCHED AND WILL BE PROVIDED ON THE RECORD PLAN.
- PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN, IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR A PROPOSED EXTERIOR LIGHTING.
- THE MINIMUM FIRE FLOW FROM A SINGLE HYDRANT SHALL BE FIFTEEN HUNDRED (1500) GALLONS PER MINUTE AT TWENTY (20) PSI RESIDUAL PRESSURE. EACH HYDRANT SHALL HAVE NOT LESS THAN 2 1/2 INCH OUTLETS AND ONE 4 1/2 INCH OUTLET, A 5 1/2 INCH VALVE, A 6 INCH BARRELL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS. IN SETTING HYDRANTS THE CENTER OF A HOSE NOZZLE OUTLET SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
- PUBLIC HYDRANTS SHALL HAVE THE BONNETS COLOR CODED IN ACCORDANCE WITH ORDINANCE NO 13 OF THE COTTLEVILLE FIRE PROTECTION DISTRICT.
- A VARIANCE WILL BE REQUESTED FROM THE BOARD OF ADJUSTMENT THE REQUIREMENT OF A SIDEWALK ON BOTH SIDES OF DISCOVERY WEST. A REQUIREMENT WILL BE REQUESTED FROM THE BOARD OF ADJUSTMENT THE MAXIMUM HEIGHT OF THE CLOCK TOWER ON BUILDING 1.

All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities. The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way obviate any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo.

CALL MISSOURI ONE-CALL, 1-800-DIG-RITE.

ENGINEERS CERTIFICATION:
 The following applies to ALL sheets and documents involved in the preparation of the plans and documents for this project: The responsibility for Professional Engineering liability on this project is limited to the set of plans displaying the signature and an original stamped seal of the Engineer on each sheet. All responsibility is Disclaimed: until All review agency approvals are granted, for all other plan sheets issued prior to this issue date, for this set when another set is issued after this date, if the sheets are used individually instead of a set. This applies for ALL sheets and documents involved in this project whether this certification appears on it or not. Copyright 2004 by Zavradinos Professional Services, Inc.

ZAVRADINOS PROFESSIONAL SERVICES, INC.
 DIMITRIOS ZAVRADINOS
 NUMBER E-20163
 REGISTERED PROFESSIONAL ENGINEER

D.J. ZAVRADINOS, Pres. E-20163 DATE 11/1/02

- SITE PLAN -

| | | | |
|---------------|--|--|------|
| 1 | 11/17/04 | REVISED PER PLANNING & PUBLIC WORKS COMMENTS | C.W. |
| No. | Date | Description | By |
| Prepared For: | WALMAR INVESTMENT CO. 14151 CLAYTON RD., CHESTERFIELD, MISSOURI 63017 TEL. NO. (636) 394-3577 | | |
| Drawn by: | C.W. | | |
| Checked by: | D.J.Z. | | |
| Issued on: | 9/30/04 | | |
| Job Number: | 96119 | | |
| Sheet: | 1 | | |
| of: | 2 | | |

Zavradinos Professional Services, Inc.
 Engineers Surveyors Planners
 17813 Edison Avenue, Suite 201
 Chesterfield, MO 63005
 636-946-5555

