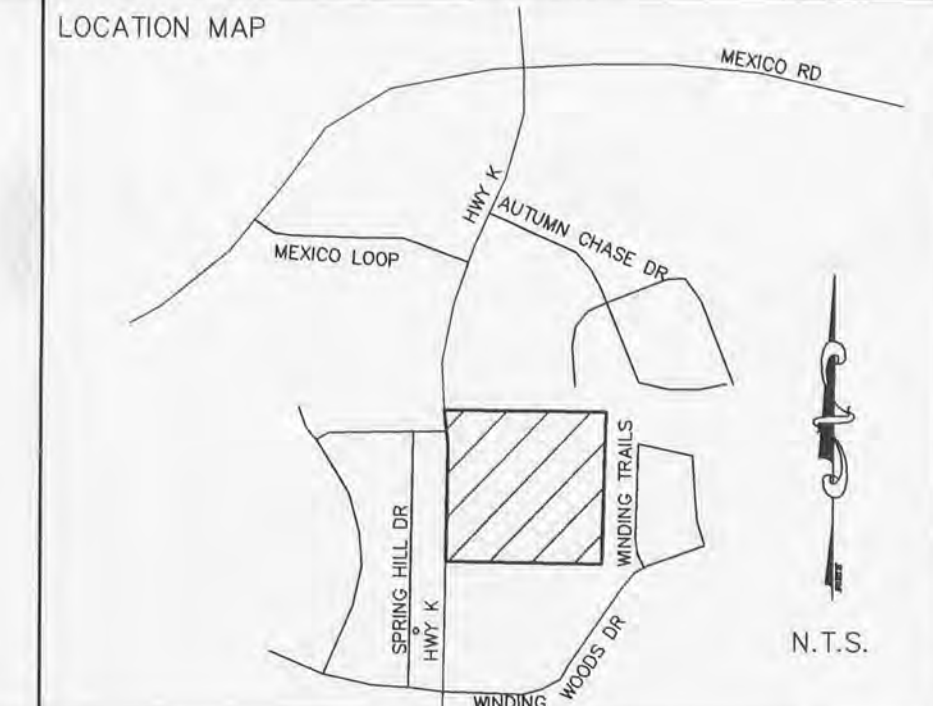


A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 33,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

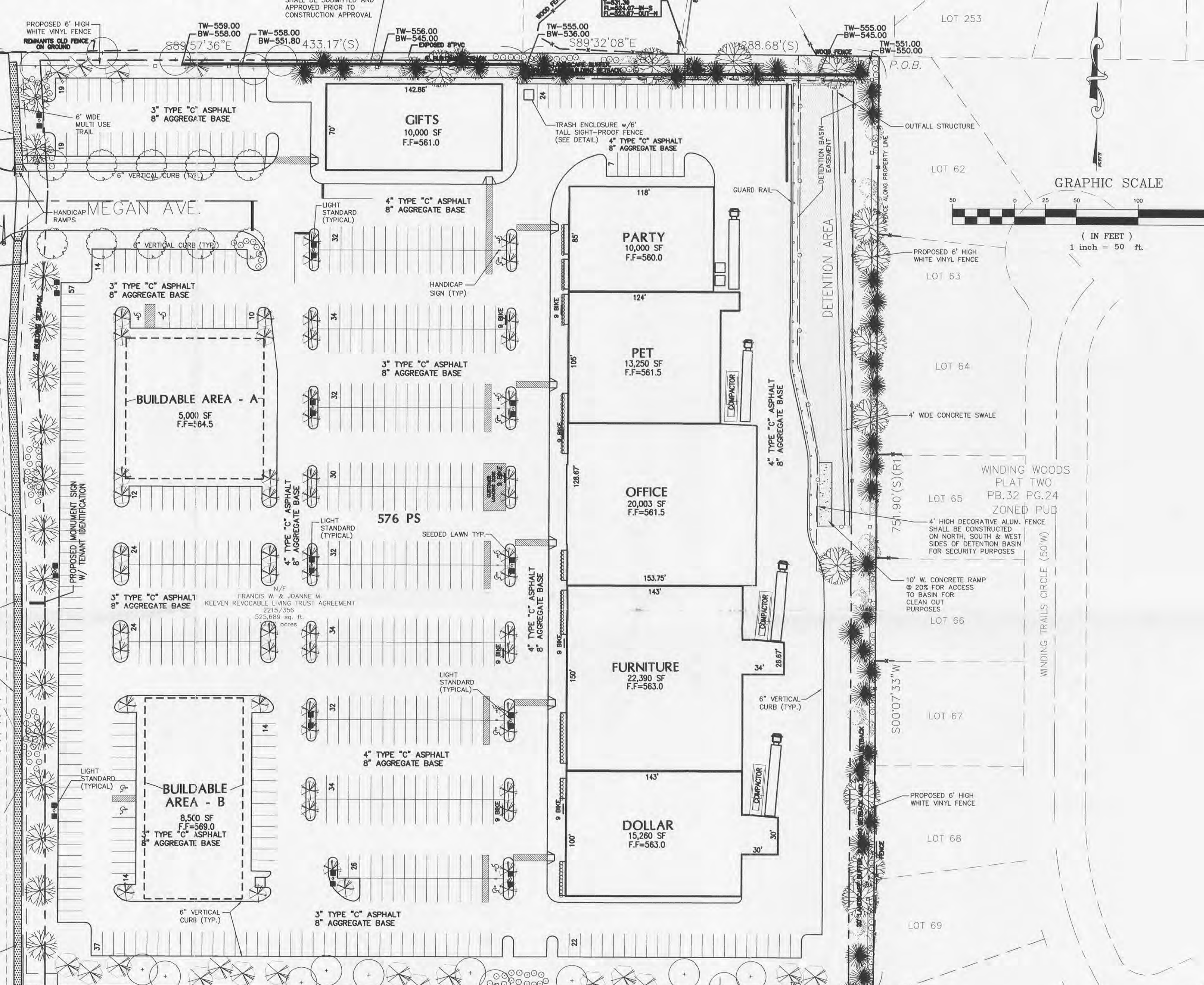
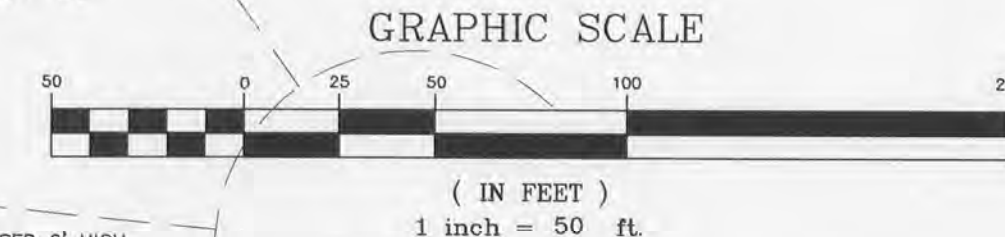
N/F
MT ZION CEMETERY
9.37/1122
ZONED R-1

LOT 269 LOT 268 LOT 267
BANK MANHOLE
TW-557.00
BW-557.00
PL-222.84-8-8
CL-222.84-8-8
LOT 266
AUTUMN CHASE
PLAT 2
PB.31 PG.11
ZONED PUD
LOT 252
LOT 253



GENERAL NOTES

- Present Zoning: C-2-General Business District
- Proposed Use: Shopping Center
- Area of Tract: 12.07 Acres
- Project is Served By:
A. St. Charles Water District No. 2
B. St. Charles Gas Company
C. CenturyTel Telephone Company
D. City of O'Fallon Sewers
E. AmerenUE 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.
- All dimensions taken from back of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
- 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 20' shall be provided.
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
- All easements shall be provided for on record plat.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties. Wall pack lighting shall not be permitted. Lighting details and photometrics in accordance with the City's standards shall be submitted and approved prior to construction approval.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183C0237 E, August 2, 1996, site is not located within the 100 Year Flood Plain.
- Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture. Enclosures shall have vinyl gates matching building colors.
- Signage to be reviewed separately per city staff signage regulations. Signage shall be permitted separately.
- Building and parking shall be in conformance with City of O'Fallon's requirements for C-2 zoning.
- Backflow prevention devices for water service shall be located inside the building.
- Location of backflow preventer and water meter shall be addressed with construction drawings.
- Detention calculations shall be submitted and approved prior to construction plan approval.
- Retaining wall details shall be submitted and approved prior to construction plan approval.
- All trash pick up and loading and unloading operations will not occur between the hours of 9:00 p.m. and 6:00 a.m.
- All handicap sidewalk ramps shall be concrete and shall meet ADA color requirements.
- Drainage along State Highway K frontage shall be coordinated with Missouri Department of Transportation prior to construction approval. Drainage will be incorporated into hydraulic calculations in construction plans.
- Development will remain as one lot, no subdividing of lot is proposed.
- No outdoor display of materials or products, temporary or otherwise, shall occur beyond the area between the front of the building and the driveway aisle. No such materials shall be attached or affixed to any exterior wall.
- Existing topography indicated based on a topographic survey performed by Pickett, Ray & Silver, Inc. in early April, 2003.
- Proposed storm and sanitary sewers shall be private.
- Developer shall provide pedestrian connection from Multi-Use Trail to the shopping center.
- No wetlands exist on site.



PARKING REQUIREMENTS

RETAIL - 5.5 PS / 1000 GSF	
BUILDABLE AREA-A (5,000 SF)	28 PS
BUILDABLE AREA-B (8,500 SF)	47 PS
FURNITURE (22,390 SF)	124 PS
DOLLAR (15,260 SF)	84 PS
OFFICE (20,003 SF)	110 PS
PARTY (13,250 SF)	73 PS
PET (13,250 SF)	55 PS
GIFTS (10,000 SF)	55 PS
PARKING REQUIRED	576 PS
PARKING PROVIDED	576 PS
DIFFERENCE	+0 PS

INTERIOR GREEN SPACE CALCS

PARKING AREA	291,118.35 SF
LESS OUTLOT	33,550.07 SF
TOTAL PARKING AREA	257,568.28 SF
INTERIOR GREEN SPACE	6%
REQ. INT. GREEN SPACE	15,454.10 SF
PROVIDED INTERIOR GREEN SPACE	16,723.70 SF

REQUIRED BICYCLE PARKING

BICYCLE PARKING (1 BP / 15 PS)	39 BP
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REQUIRED TREES

TREES - 12.07 ACRE SITE	181 TREES
(15 TREES / 1 ACRE)	

LOADING SPACE CALCULATIONS

1 SPACE FOR FIRST 5,000 SQ. FT. OF BUILDING	1 SPACE
1 SPACE FOR EVERY ADDITIONAL 20,000 SQ. FT.	1 SPACE

BUILDABLE AREA-A (5,000 SF) 1 SPACE
BUILDABLE AREA-B (8,500 SF) 1 SPACE
GIFTS (10,000 SF) 1 SPACE
PARTY (13,250 SF) 1 SPACE
PETS (13,250 SF) 1 SPACE
OFFICE (20,003 SF) 1 SPACE
DOLLAR (15,260 SF) 1 SPACE
FURNITURE (22,390 SF) 1 SPACE

SITE COVERAGE CALCULATIONS

AREA OF SITE=	12.07 ACRES
AREA OF BUILDING=	2.43 ACRES = 20.1%
AREA OF PAVEMENT=	5.97 ACRES = 49.5%
LANDSCAPED OPEN SPACE=	3.67 ACRES = 30.4%

NOTE: SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.

BENCH MARKS
TBM: "M" in Mueller on fire hydrant east side of Highway K 333± south of the northwest corner of this site.
ELEVATION = 574.07

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

**MEGAN CROSSING
PRELIMINARY SITE PLAN
O'FALLON, MISSOURI**
Prepared For:
G. J. GREWE, INC.
9109 WATSON ROAD
ST. LOUIS, MO 63110
(314) 962-6300

REVISIONS NO.	DATE	DESCRIPTION
10-24-03	PER CITY OF O'FALLON	
11-12-03	PER CITY OF O'FALLON	
12-05-03	CONCRETE MEDIAN PER O'FALLON	
01-06-04	PER CITY OF O'FALLON	
04-28-04	PER CITY OF O'FALLON	

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after the date unless reauthenticated.
PICKETT, RAY & SILVER, INC.

DRAWN	DATE
J.M. WINTERS	10.03.03
CHECKED	DATE
E.S. KIRCHNER	10.03.03
PROJECT #	FIELD BOOK
03043.GJGR.00C	1

**MEGAN CROSSING
PRELIMINARY SITE PLAN**
SHEET SP-1
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landscape Plan