

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

MT ZION CEMETERY  
937/1122  
ZONED R-1

LOT 269 LOT 268  
LOT 267 LOT 266  
AUTUMN CHASE  
PLAT 2  
PB.31, PG.11  
ZONED PUD

AUTUMN CHASE DRIVE (50'W)

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. All utility services and connections shall be coordinated with utility companies. Electric service shall be installed along south and east property lines.
- 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. #2916300237 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 complement building architecture. Enclosures shall have vinyl gates matching building colors.
- Signage locations and sizes to be reviewed separately through the Planning Division. 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 services shall be addressed with architectural drawings. Water meter locations shall be coordinated with water company.
- 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 7:00 a.m.
- Proposed storm and sanitary sewers shall be private unless noted otherwise.
- Developer shall provide pedestrian connection from Multi-Use Trail to the shopping center.
- No wetlands exist on site.
- Lighting values will be reviewed on site prior to final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign post and backs and bracket arms shall be pointed black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
- All rooftop mechanical units shall be screened by parapet walls and ground mounted units shall be screened with materials and/or landscaping.
- Utility contractor shall coordinate utility connections with general contractor. Locations for utility services shall be coordinated with utility companies and architectural drawings.
- Cross access shall be provided to property south of shopping center. Cross access exhibit and agreement shall be provided by separate document prior to construction plan approval.

**PICKETT RAY & SILVER**  
333 Mid Rivers Mall Drive  
St. Charles, MO 63076  
Phone (636) 397-1211  
Fax (636) 397-1104

**CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS**

**MEGAN CROSSING**  
MISSOURI STATE HIGHWAY K  
O'FALLON, MISSOURI

Prepared For:  
**G. J. GREWE, INC.**  
9109 WATSON ROAD  
O'FALLON, MO 63303  
(314) 962-6800

REVISIONS	NO.	DATE	PER CITY OF O'FALLON	PER DEVELOPER	PER CITY OF O'FALLON	PER DEVELOPER	EXISTING WATER PER FIELD LOCATION	PER WATER COMPANY	PER DEVELOPER	PER DEVELOPER
	01-05-05									
	01-21-05									
	01-25-05									
	02-16-05									
	03-11-05									
	03-30-05									
	06-14-05									
	08-05-05									

**ENGINEERS AUTHENTICATION**  
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthorized.

PICKETT, RAY & SILVER, INC.

FOR ENTRANCE DETAILS AND PROPOSED IMPROVEMENTS TO HIGHWAY K SEE ROAD IMPROVEMENT DRAWINGS PREPARED BY PICKETT, RAY & SILVER, INC.

7" NON-REINFORCED CONCRETE APRON TO BE CONSTRUCTED PER CITY OF O'FALLON SPECIFICATIONS.

MO-DOT TYPE "A" GUTTER

L=202.44'(S)(C)  
L=199.38'(R1)  
R=3324.04'  
CD=202.41'  
CB=N01°53'11"W

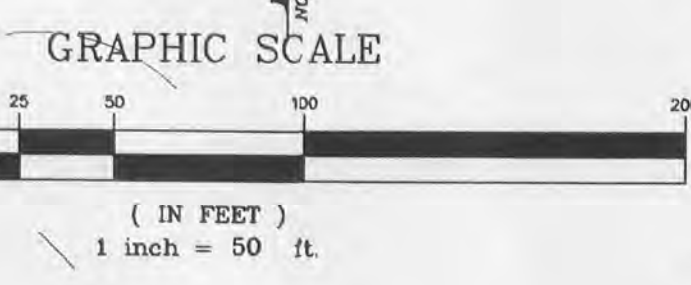
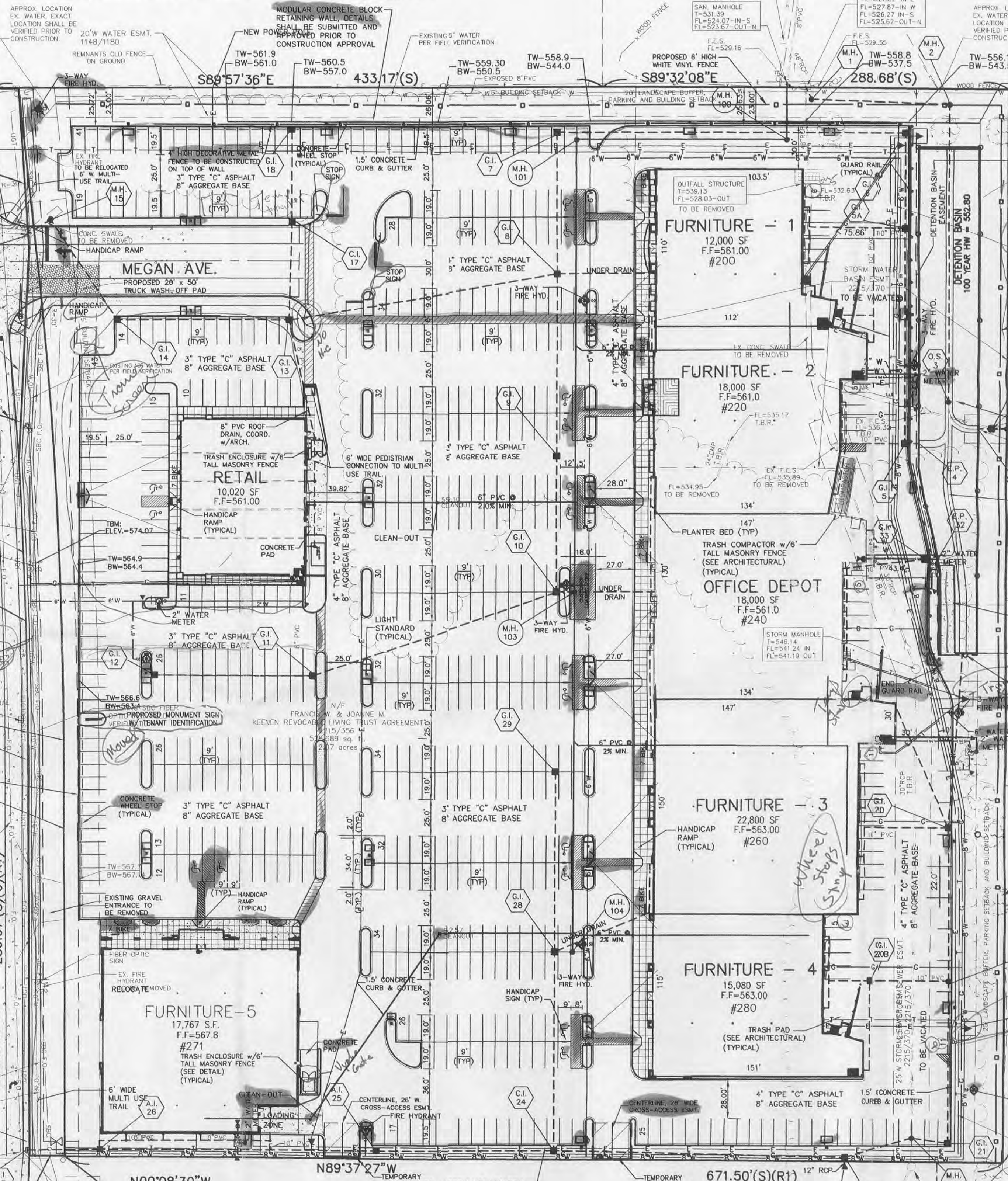
25' WIDE RIGHT-OF-WAY DEDICATION

PROPOSED 10' WIDE UTILITY EASEMENT BEHIND PUBLIC RIGHT-OF-WAY

10' W. S.W.B.T. ESMT 1170/22  
10' W. WATER ESMT 1148/1180  
TAPPING SLEEVE & VALVE PER ST. CHARLES WATER DISTRICT #2

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 contractor to notify the utility companies before actual construction.



**INTERIOR GREEN SPACE CALCS**

PARKING AREA LESS OUTLOT	29,066.7 SF
TOTAL PARKING AREA	16921.71 SF
INTERIOR GREEN SPACE	6%
REQ. INT. GREEN SPACE	17,440 SF
PROVIDED INTERIOR GREEN SPACE	19,442 SF

**REQUIRED BICYCLE PARKING**

BICYCLE PARKING (1 BP / 15 PS)	41 BP
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**TREE PRESERVATION**

15 TREES PER ACRE REQUIRED  
12.07 ACRES / 1 x 15 = 181 TREES REQUIRED  
201 TREES PROVIDED (SEE LANDSCAPE PLAN)

**SITE COVERAGE CALCULATIONS**

AREA OF SITE=	12.07 ACRES
AREA OF BUILDING=	2.57 ACRES = 21.3%
AREA OF PAVEMENT=	6.60 ACRES = 54.7%
LANDSCAPED OPEN SPACE=	2.9 ACRES = 24%

**LOADING SPACE CALCULATIONS**

1 SPACE FOR FIRST 5,000 SQ. FT. OF BUILDING	
1 SPACE FOR EVERY ADDITIONAL 20,000 SQ. FT.	
RETAIL/FURNITURE - 1	12,000 S.F. 1 SPACE
RETAIL/FURNITURE - 2	18,000 S.F. 1 SPACE
Office Depot	18,000 S.F. 1 SPACE
RETAIL/FURNITURE - 3	22,800 S.F. 1 SPACE
RETAIL/FURNITURE - 4	15,080 S.F. 1 SPACE
RETAIL/FURNITURE - 5	17,767 S.F. 1 SPACE
TOTAL:	111,267 S.F. 7 SPACE

**PROJECT DATA:**

PARKING RATIO REQUIRED: SHOPPING CENTER - 5.5 PS / 1000 GSF	
RETAIL/FURNITURE-1	12,000 S.F. 66 P.S.
RETAIL/FURNITURE-2	18,000 S.F. 99 P.S.
Office Depot	18,000 S.F. 99 P.S.
RETAIL/FURNITURE-3	22,800 S.F. 126 P.S.
RETAIL/FURNITURE-4	15,080 S.F. 83 P.S.
RETAIL	10,020 S.F. 56 P.S.
TOTAL:	113,667 S.F. 579 P.S.
PARKING RATIO REQUIRED: RETAIL (OVER 2000 SQ. FT.) - 10 SPACES PLUS ONE SPACE FOR EVERY 400 SQ. FT. OVER 2000 SQ. FT.	
RETAIL/FURNITURE-5	17,767 S.F. 50 P.S.
TOTAL:	113,667 S.F. 579 P.S.
PARKING PROVIDED:	579 P.S.
PARKING REQUIRED:	629 P.S.