



- GENERAL NOTES**
1. Present Zoning: I-1, Light Industrial
 2. Proposed Use: Office?/Warehouse
 3. Area of Tract: 1.00 Acres
 4. Project is Served By:
 - A. City of O'Fallon Water
 - B. St. Charles Gas Company
 - C. Centurytel Telephone Company
 - D. City of O'Fallon Sewer
 - E. AmerenUE Electric Company
 - F. O'Fallon Fire Protection District
 5. All utilities shall be located underground.
 6. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines
 7. All dimensions taken from back of curb unless otherwise noted.
 8. Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
 9. Setback and yard requirements:
 - Front - 30 feet
 - Side - 20 feet
 - Rear - 35 feet
 10. Grading and drainage shall be per the requirements of the City of O'Fallon.
 11. Architectural treatment to be provided on all sides of buildings.
 12. All easements shall be provided for on record plat.
 13. Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
 14. Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties.
 15. No slope shall be greater than 3:1 during construction and at final grade.
 16. Per F.I.R.M. #29133C0240E; August 2, 1996, this site is not located within the 100 Year Flood Plain.
 17. Signage to be reviewed separately per city staff signage regulations. Signage shall be permitted separately.
 18. Building and parking shall be in conformance with City of O'Fallon's requirements for I-1 zoning.
 19. All HVAC units, electric, telephone and gas meters, satellite dishes and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the view to rights-of-way and/or adjacent properties.
 20. Location of backflow preventor and water meter shall be addressed with construction drawings.
 21. Stormwater detention provided on site.
 22. Development shall comply with General Standards set forth in Article 5, Section 415.170 of the Flood Hazard Prevention Ordinance 1437.
 23. All site construction and sewer construction to be per City of O'Fallon standards and specifications.
 24. Lighting for the parking lot shall be supplied from fixtures located on the buildings. No light standards shall be located within the parking area.
 25. Trash areas shall be provided for inside each building. Trash will be put out on Midpoint Drive for pick-up by contracted service on trash day.
 26. Lighting shall be placed so as not to shine onto adjacent properties or roadway and shall be in accordance with the City of O'Fallon's standards.
 27. Downspouts to sheet flow across site into detention basin.

U.S.G.S. BM #54 F-149 1935:
 LOCATED @ N.E. CORNER OF THE INTERSECTION
 R.R. TRACKS & HWY. "M", O'FALLON, MO
 ELEV.=542.86

SITE BM #3:
 RAILROAD SPIKE IN NORTH SIDE OF POWER
 POLE, 57.5± EAST OF N.W. PROPERTY CORNER
 & 51± SOUTH OF CENTERLINE SOUTH SERVICE
 ROAD (0.60' ABOVE GROUND)
 ELEV.=618.12

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.

PARKING CALCULATIONS:

Required Parking: 1 Space for every 400 sq.ft. office/warehouse
 Building sq.ft. = 10,000sq.ft.
 25 Parking Spaces Required
 26 Parking Spaces Provided

LEGAL DESCRIPTION

Both Lots 17 & 18 of Midpoint Industrial Park as recorded
 in Book 31 Page 201 in St. Charles County Records Office.

KING AUTHUR'S COURT
 ZONED C-2

SITE COVERAGE CALCULATIONS:

AREA OF SITE= 1.00 ACRES
 AREA OF BUILDING= 0.23 ACRES = 23.0%
 AREA OF PAVEMENT= 0.39 ACRES = 39.0%
 LANDSCAPED OPEN SPACE= 0.38 ACRES = 38.0%

ONE TREE REQUIRED FOR EVERY 4000 S.F. OF OPEN SPACE:
 16,552 SQUARE FEET OF OPEN SPACE - 4000 = 4.138
 2.01 x 1 = 4 TREES REQUIRED, 4 TREES PROVIDED

ONE TREE REQUIRED FOR EVERY 40' STREET FRONTAGE:
 216.28' FRONTAGE - 40 = 5.41, 6 TREES REQUIRED
 6 TREES PROVIDED

LANDSCAPE SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	4	PYRUS CALLERYANA	BRADFORD PEAR	2" CAL.
	8	PINUS SYLVESTRIS	SCOTCH PINE	6' TALL
	14	EUONYMUS FORTUNEI "EMERALD 'N GOLD"	EMERALD 'N GOLD EUONYMUS	2 GAL.