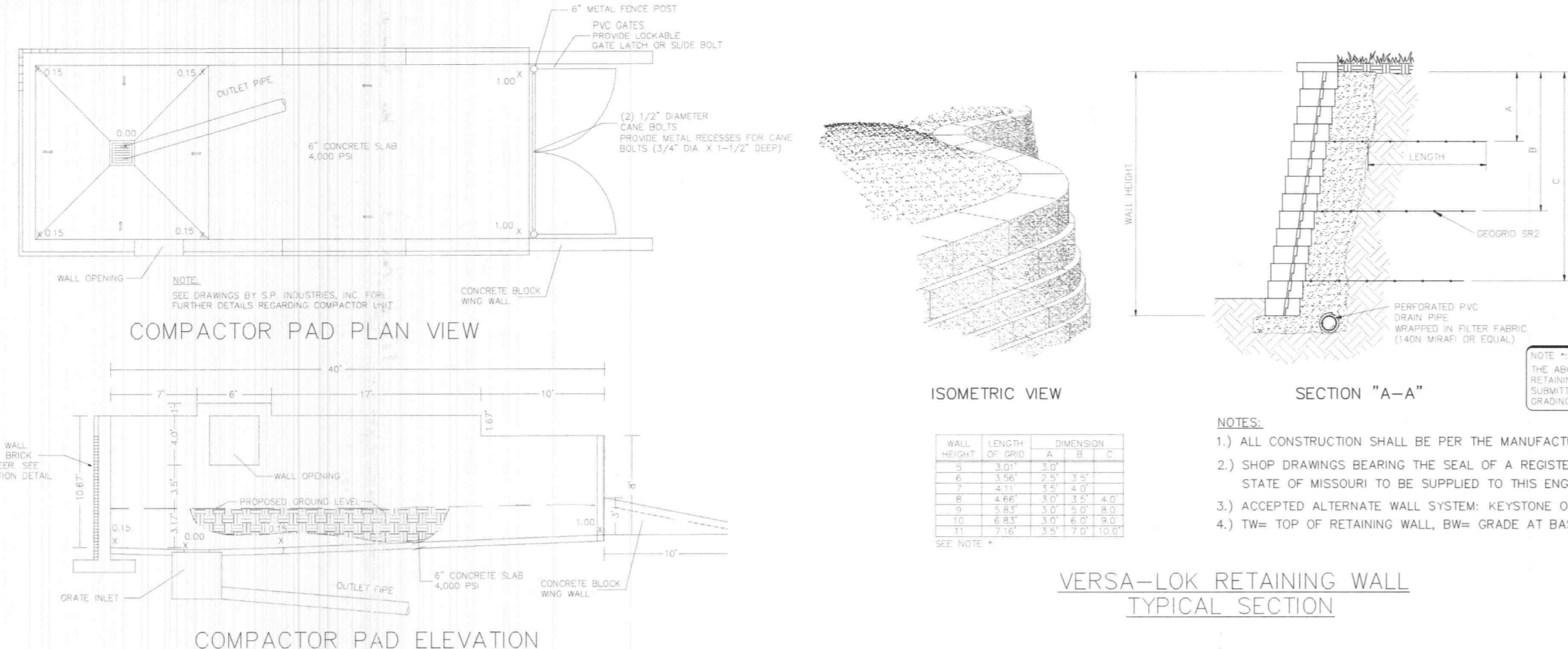
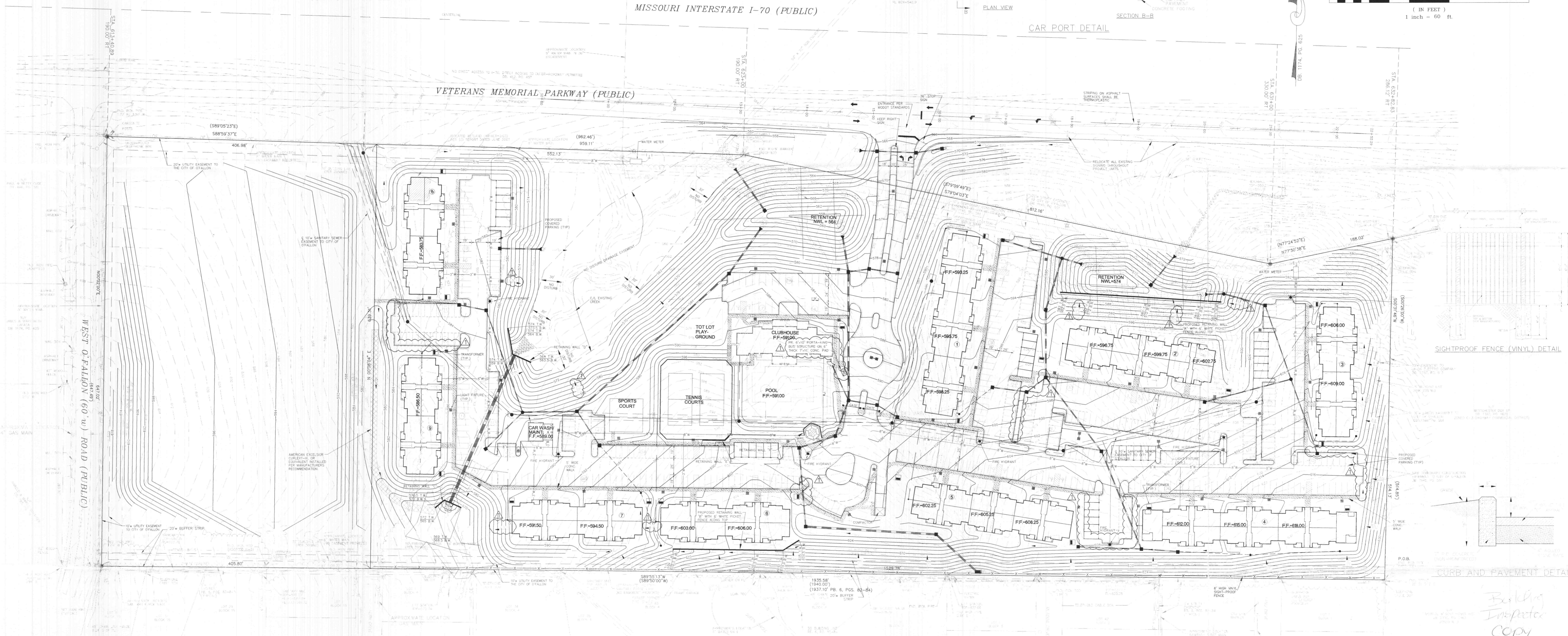
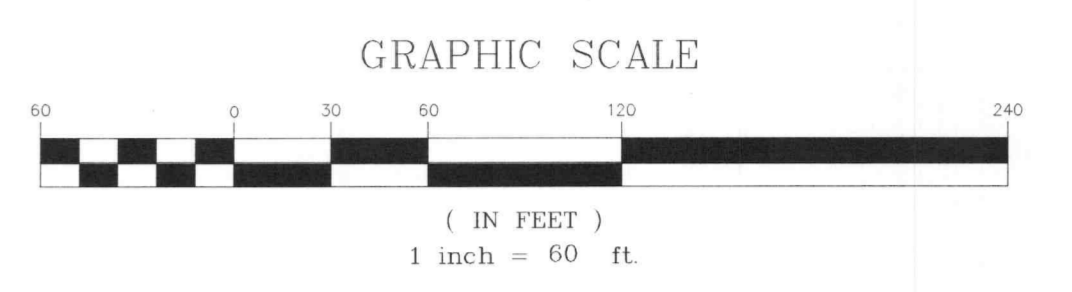
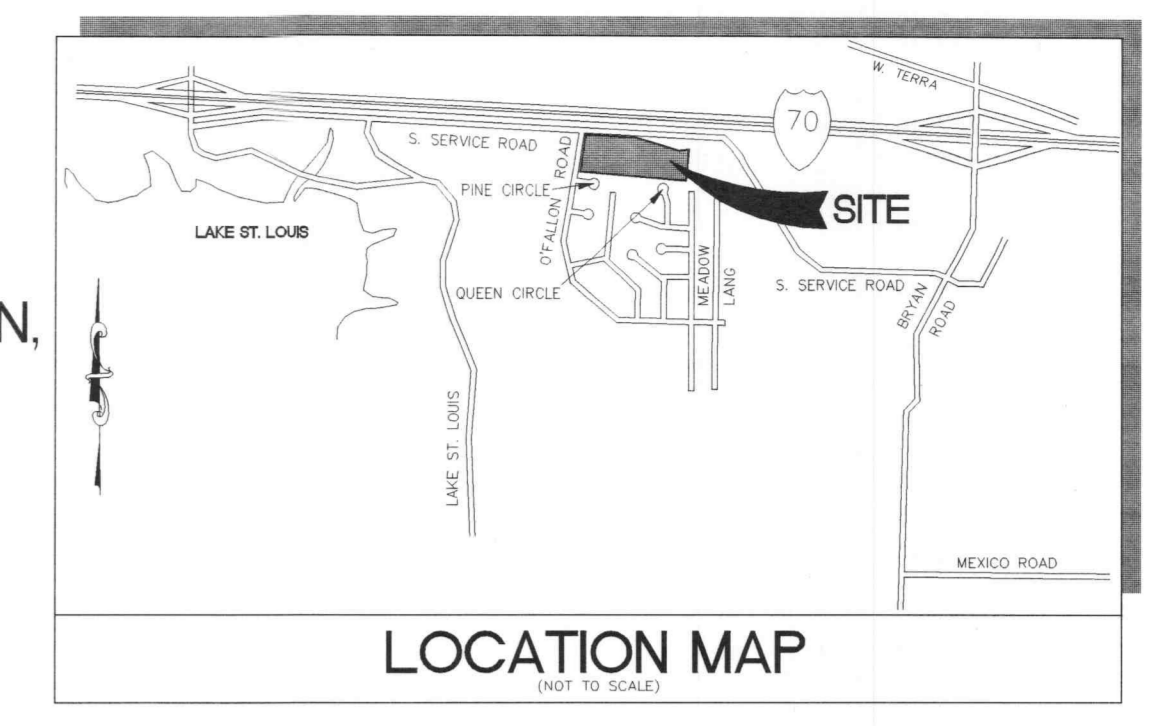


**OVERALL PROPERTY DESCRIPTION**

Title Commitment No. 025101393  
 A tract of land being part of U.S. Survey No. 1780, Township 47 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows:  
 Beginning at an old stone at the Northeast corner of Lot 1 of Block 1 of O'Fallon Hills Subdivision as recorded in St. Charles County, Missouri; thence Westward along the Northern property line of said O'Fallon Hills Subdivision South 89 degrees 50 minutes 00 seconds West a distance of 1940.00 feet to a point on the Eastern right-of-way line of O'Fallon Drive; thence leaving said property line and continuing North along said right-of-way line of O'Fallon Drive North 00 degrees 02 minutes 00 seconds East a distance of 647.49 feet to a point being on the Southern right-of-way line of Interstate 70; thence leaving said right-of-way line of O'Fallon Drive and continuing East along the right-of-way line of Interstate 70 South 89 degrees 05 minutes 23 seconds East a distance of 962.46 feet to a point; thence South 79 degrees 03 minutes 49 seconds East a distance of 812.16 feet to a point; thence North 77 degrees 24 minutes 52 seconds East a distance of 188.02 feet to a point; thence leaving said right-of-way line South 00 degrees 26 minutes 00 seconds West a distance of 514.85 feet to the point of beginning.



**AMENDED SITE DEVELOPMENT PLAN**  
**O'FALLON LAKES L.P.**  
 A TRACT OF LAND BEING PART OF  
 U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN,  
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.  
 EXISTING ZONING C-3 (HIGHWAY COMMERCIAL DISTRICT)  
 PROPOSED ZONING R-4 (APARTMENT HOUSE DISTRICT)



**PERTINENT DATA:**  
 SITE ACREAGE = 20.192 Acres ±  
 OWNER = GUNNA DEVELOPMENT, L.L.C.  
 EXISTING ZONING = "C-3" COMMERCIAL DISTRICT  
 PROPOSED ZONING = "R-4" APARTMENT HOUSE DISTRICT  
 FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT  
 SEWER DISTRICT = CITY OF O'FALLON  
 WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT #2  
 GAS SERVICE = ST. CHARLES GAS CO.  
 ELECTRIC SERVICE = AMEREN I.U.E.  
 PHONE SERVICE = VERIZON  
 ZIP CODE = 63366

**F.E.M.A. BENCHMARK**  
 RM45 ELEV. 526.16 - CHISELED SQUARE ON THE SOUTHEAST CORNER OF THE LAKE LOUIS BOULEVARD BRIDGE OVER THE SPILLWAY OF LAKE ST. LOUIS. NGVD 1929 (U.S.G.S.)

**SITE BENCHMARK**  
 ELEV. 589.63 - MAG NAIL IN NORTH SHOULDER OF SOUTH SERVICE ROAD, OPPOSITE NORTHWEST PROPERTY CORNER. 11.2' E OF END OF GUARDRAIL. 3.2' SOUTH OF EDGE OF PAVEMENT. NGVD 1929 (U.S.G.S.)

**PREPARED FOR:**  
 GUNNA DEVELOPMENT, L.L.C.  
 2458 OLD DORSETT ROAD SUITE 110  
 ST. LOUIS, MISSOURI 63043  
 PHONE (314) 298-5100

**PROPERTY DESCRIPTION**  
 20.192 Acres  
 A tract of land in U.S. Survey 1780, Township 47 North, Range 2 East of the Fifth Principal Meridian, City of O'Fallon, St. Charles County, Missouri, being part of a larger tract of land conveyed to David Douglas Carney et al. Co-Trustees, by deed recorded in Book 1365 Page 135 of the records of the Recorder of Deeds Office in St. Charles County, Missouri, and being more particularly described as follows:  
 Beginning at the Northeast corner of Lot 1 of Block 1 of "O'Fallon Hills Subdivision", a subdivision according to the plat thereof recorded in Plat Book 6 Pages 82 thru 84 of the above said records; also being the Southeastern corner of the above said David Douglas Carney Co-Trustee property; thence along the Northern line of "O'Fallon Hills Subdivision", also being the Southern line of the above said David Douglas Carney Co-Trustee property, South 59 degrees 55 minutes 13 seconds West 1529.78 feet; thence leaving last said Southern line North 00 degrees 08 minutes 04 seconds East 639.31 feet to the Southern line of Interstate Highway 70; thence along last said Southern line the following courses and distances: South 88 degrees 59 minutes 37 seconds East 552.13 feet to a point 190.00 feet perpendicular distance South of Interstate 70 Centerline Station 623 + 00; thence continuing along last said Southern line South 79 degrees 04 minutes 03 seconds East 812.16 feet to a point 330.00 feet perpendicular distance South of Centerline Station 631 + 00; thence North 77 degrees 30 minutes 38 seconds East 188.02 feet to a point on the Eastern line of the above said David Douglas Carney Co-Trustee property; thence along last said Eastern line, also being the Western line of a tract of land conveyed to Westchester DOR LP by deed recorded in Book 1382 Page 1670 of the above said records, South 00 degrees 31 minutes 46 seconds West 514.13 feet to the Northeast corner of Lot 1 in Block 1 of "O'Fallon Hills Subdivision" and the POINT OF BEGINNING, containing 879,552 square feet or 20.192 acres more or less according to calculations performed by Stock and Associates Consulting Engineers, Inc. on May 30, 2003.

**SITE INFORMATION**

SITE IS LOCATED IN ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.  
 FLOOD INSURANCE RATE MAPS: 29183C0220 E, 29183C0240 E DATED AUGUST 2, 1996

OVERALL LOT AREA: 26,192 Acres ±  
 OUTLOT AREA: 6.00 Acres ±  
 PROPOSED DEVELOPED AREA: 20,192 Acres ±

266 PROPOSED UNITS = 13.17 UNITS PER ACRE

PARKING INFORMATION: CITY REQUIRES 2 SPACES PER HOUSING UNIT INCLUDING ONE COVERED SPACE PER UNIT.

TOTAL PROPOSED UNITS = 266 UNITS  
 REQUIRED PARKING = 532 SPACES  
 PROPOSED PARKING PROVIDED = 540 SPACES (266 COVERED)

**UNIT MIX**

UNIT TYPE	NO. UNITS
ONE BEDROOM	39
TWO BEDROOM	147
THREE BEDROOM	80
<b>TOTAL UNITS</b>	<b>266</b>

- GENERAL NOTES**
- BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES.
  - ALL UTILITIES SHOWN HAVE BEEN LOCATED BY SURVEY AND RECORD INFORMATION. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
  - NO GRADE SHALL EXCEED 3:1 SLOPE.
  - ALL SLOPES TO BE STABILIZED IMMEDIATELY AFTER GRADING.
  - ALL UTILITIES SERVING SITE ARE UNDERGROUND.
  - ALL OUTSIDE TRASH CONTAINERS, 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 RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS APPROVED BY THE PLANNING AND ZONING COMMISSION.
  - ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
  - SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND DETAILS.
  - HANDICAP STALL LOCATIONS ARE TO BE DETERMINED AND COORDINATED WITH THE CITY OF O'FALLON.
  - SITE COVERAGE CALCULATIONS:  
 OVERALL LOT = 879,552 s.f. ± (100.0 %)  
 BUILDING AREA = 127,570 s.f. ± (14.5 %)  
 PAVEMENT AREA = 260,047 s.f. ± (29.6 %)  
 GREENSPACE = 491,935 s.f. ± (55.9 %)
  - STORMWATER DETENTION IS REQUIRED AND SHALL BE ACCOMMODATED BY PROPOSED RETENTION BASINS AS SHOWN ON PLAN.
  - MINIMUM SETBACKS PER ZONING DISTRICT ARE AS FOLLOWS:  
 FRONT YARD = 35 FEET  
 SIDE YARD = 15 FEET  
 REAR YARD = 30 FEET
  - DISTANCE BETWEEN GROUPED BUILDINGS:  
 FRONT TO FRONT = 60 FEET  
 SIDE TO SIDE = 30 FEET  
 BACK TO BACK = 60 FEET  
 FRONT TO SIDE = 45 FEET  
 BACK TO BACK = 60 FEET
  - ROOFTOP MECHANICAL EQUIPMENT WILL BE PROHIBITED. THE GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE FULLY SCREENED WITH LANDSCAPING OR SOLID MATERIALS.
  - 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 ALL PROPOSED EXTERIOR LIGHTING.

**HANDICAP SIGN** (n.t.s.)

**HANDICAPPED PARKING SIGN** (n.t.s.)

**TYPICAL PARKING STALLS** (n.t.s.)

**ENTRANCE GATE**

11/29/07 - REVISED PER AS-BUILT COMMENTS

**O'FALLON LAKES L.P.**  
 AMENDED SITE DEVELOPMENT PLAN

**Stock & Associates**  
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway  
 St. Louis, MO 63005  
 PH. (636) 530-9100  
 FAX (636) 530-9130  
 e-mail: general@stockassoc.com  
 Web: www.stockassoc.com

DRAWN BY: G.M.S. DATE: 10/25/07  
 CHECKED BY: G.M.S. DATE: 10/25/07  
 DATE JOB NUMBER: 202-2927  
 SHEET: C1 of 1

As Built Sidewalk