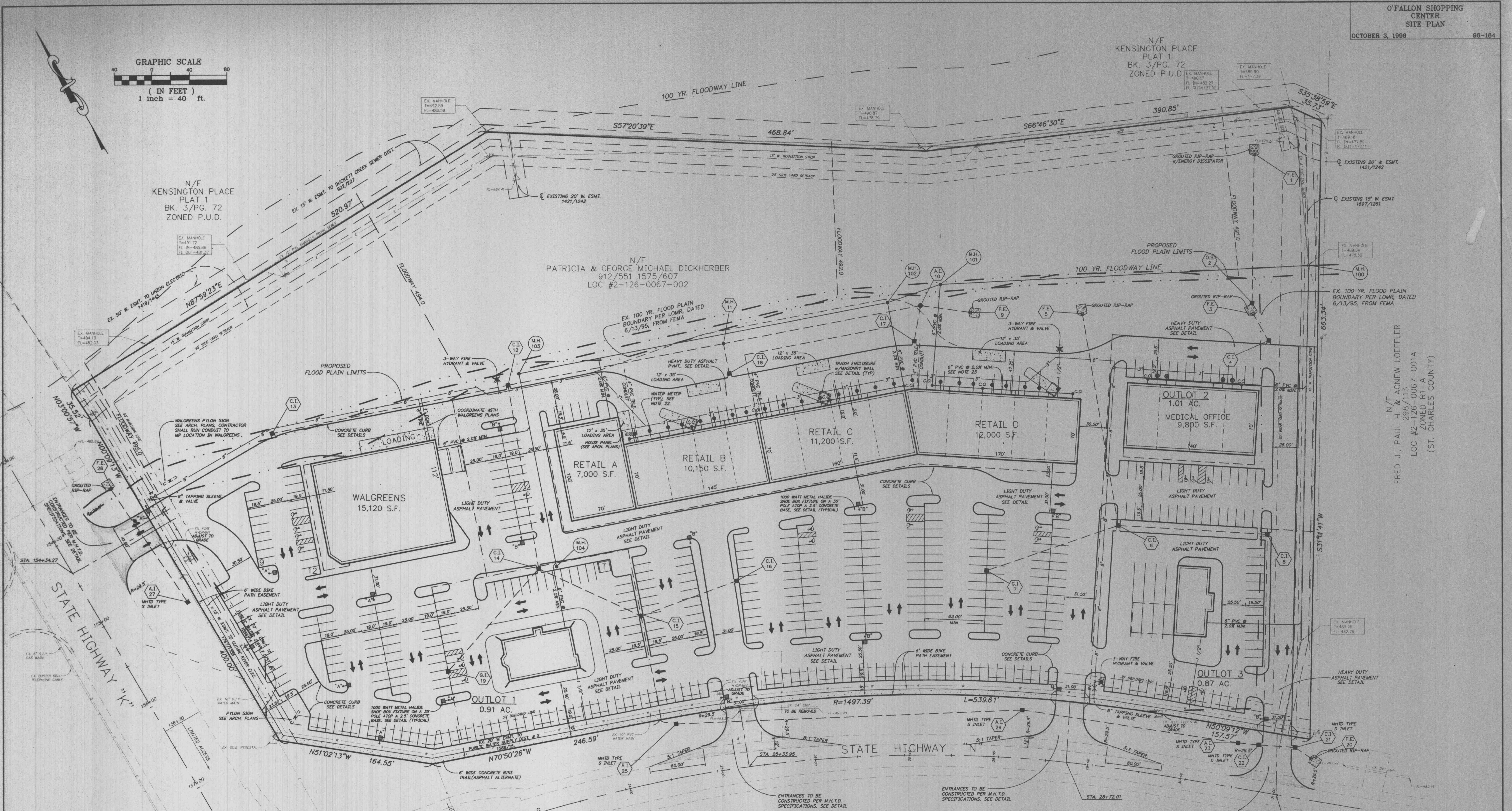


N/F KENSINGTON PLACE PLAT 1 BK. 3/PG. 72 ZONED P.U.D.

N/F PATRICIA & GEORGE MICHAEL DICKHERBER 912/551 1575/607 LOC #2-126-0067-002

N/F KENSINGTON PLACE PLAT 1 BK. 3/PG. 72 ZONED P.U.D.

N/F FRED J. PAUL H. & AGNEW LOEFFLER 298/113 LOC #2-126-0067-001A ZONED R1-A (ST. CHARLES COUNTY)



GENERAL NOTES

- Present Zoning: C-3, Highway Commercial District
- Proposed Use: Retail Center
- Area of Tract: 16.89 Acres
- Project is Served By:
  - A. St. Charles County Water District No. 2
  - B. St. Charles Gas Company
  - C. G.T.E. Telephone Company
  - D. Duckett Creek Sewer District
  - E. Union Electric Company
  - F. O'Fallon Fire Protection District
- All utilities shall be located underground, except primary electric at the rear drive area.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- Sanitary and storm sewers shall be designed per Duckett Creek Sewer District & City of O'Fallon specifications.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
- Entrances off of Highway K & Highway N shall be constructed per Missouri State Highway Department specifications. Permits shall be obtained from M.H.T.D. prior to construction of said entrances.
- For exact building dimensions, see architectural plans.
- Setback and yard requirements:
  - Front - 30 feet
  - Side - 20 feet
  - Rear - 25 feet
- Grading and drainage shall be per City of O'Fallon requirements.
- Architectural treatment to be provided on all sides of buildings.
- All easements shall be provided for on record plat.
- Exterior lighting details have been provided.
- Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties.
- No slope shall be greater than 3:1 during construction and of final grade.
- No work shall be performed in the floodway, flood plain, or wetlands prior to obtaining a permit from the Corp. and a wetland delineation map certified by the appropriate federal agency. Developer shall submit Army Corp approval to City of O'Fallon prior to any site disturbance for work in the flood plain/floodway.
- All flood plain is to be filled above the 100 year flood elevation.
- Developer shall obtain a flood plain development permit from the Engineering Department prior to any work in the flood plain.
- Development shall comply with General Standards set forth in Article 5, Section 415.170 of the Flood Hazard Prevention Ordinance 1437.
- Contractor shall run water service inside the building and cap for shell plumbing contractor. Each tenant shall be metered individually. Contractor shall be responsible for coordinating location of individual utility connections with architectural drawings.
- Contractor shall run sanitary laterals into the building and cap 2' above the finish floor for shell plumbing contractor. Contractor shall be responsible for coordinating location of individual utility connections with architectural drawings.
- No existing trees are being removed from site.
- Trash enclosures shall be constructed of masonry to compliment building architecture. Enclosure shall be 6' in height, see architectural plans.

PARKING CALCULATIONS

WALGREEN'S:	15,120 S.F.	OUTLOT 1	0.91 AC.
RETAIL A:	7,000 S.F.	RETAIL	
RETAIL B:	10,150 S.F.	OUTLOT 2	
RETAIL C:	11,200 S.F.	MEDICAL OFFICE	1.01 AC.
RETAIL D:	12,000 S.F.	RETAIL	
TOTAL:	55,470 S.F.	OUTLOT 3	0.87 AC.
PARKING REQUIRED:	305 SPACES		
PARKING PROVIDED:	359 SPACES		
PARKING RATIO:	6.47 PS/1,000 S.F.		

LOADING CALCULATIONS

WALGREEN'S:	15,120 S.F.	1 SPACE REQ'D./1 SPACE PROVIDED
RETAIL A:	7,000 S.F.	1 SPACE REQ'D./1 SPACE PROVIDED
RETAIL B:	10,150 S.F.	1 SPACE REQ'D./1 SPACE PROVIDED
RETAIL C:	11,200 S.F.	1 SPACE REQ'D./1 SPACE PROVIDED
RETAIL D:	12,000 S.F.	1 SPACE REQ'D./1 SPACE PROVIDED

RETAIL: 1 LOADING SPACE FOR 5000 SQ. FT. AND FOR EVERY ADDITIONAL 20,000 SQ. FT. OF FLOOR AREA 1 ADDITIONAL LOADING SPACE SHALL BE PROVIDED.

LIGHTING NOTES

- Walgreens - Type "A"  
All Type "A" fixtures shall have conduits run to the contactor circuit in Walgreens for operation. Contactor's circuit shall be fed through a house panel at the rear of Retail "A".
- Retail - Type "B"  
All Type "B" fixtures shall be run to house panel at the rear of Retail "A".
- Site lighting can be enclosed in a conduit underneath Retail "B" for shorter runs. All site lighting shall be Emco or equal.

SITE BENCHMARK: "D" ON TRAFFIC LIGHT BASE ELEVATION: 514.25



NOTE: Underground utilities and structures have been identified 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.