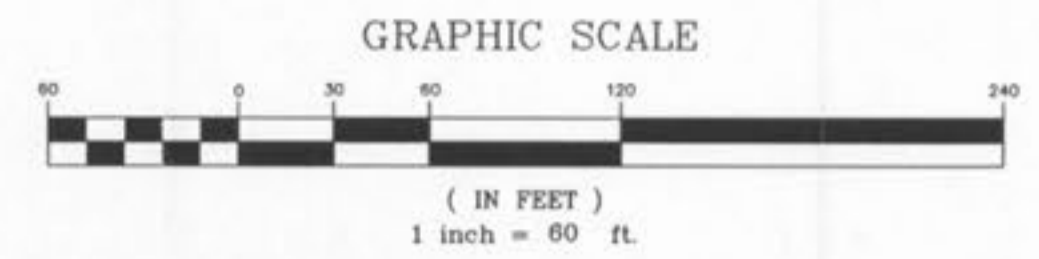
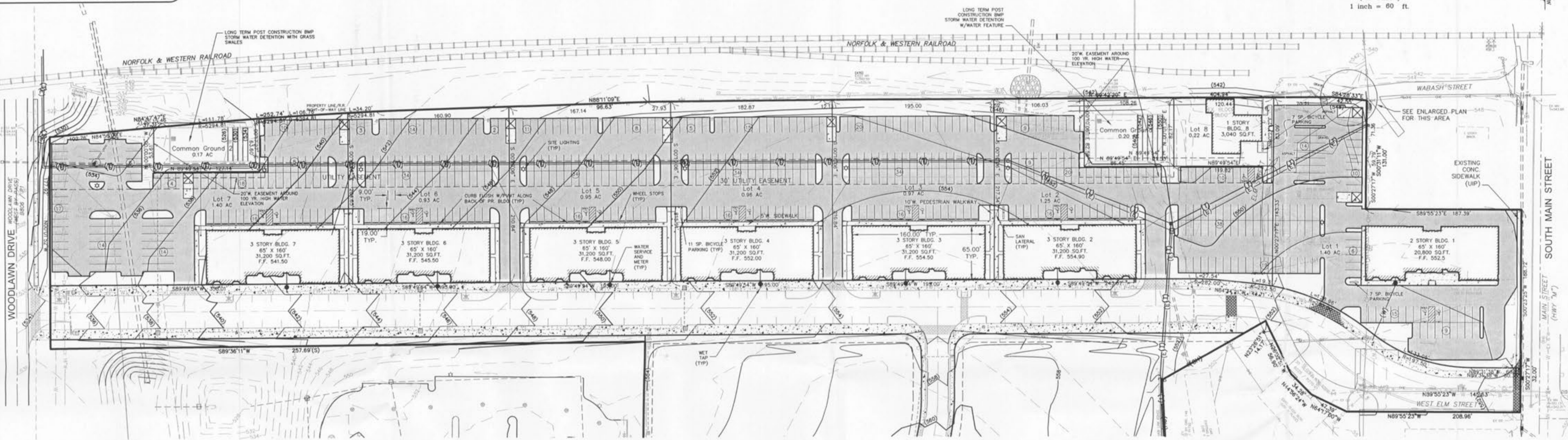


O'FALLON STATION COMMERCIAL

A TRACT OF LAND BEING PART OF SECTIONS 20 AND 29 AND PART OF LOTS 2, 3, 4, 5, 6, 8, 9, 10 & 11 OF "TREVY'S SUBDIVISION" TOWNSHIP 47 NORTH, RANGE 3 EAST CITY OF O'FALLON, ST. CHARLES COUNTY MISSOURI



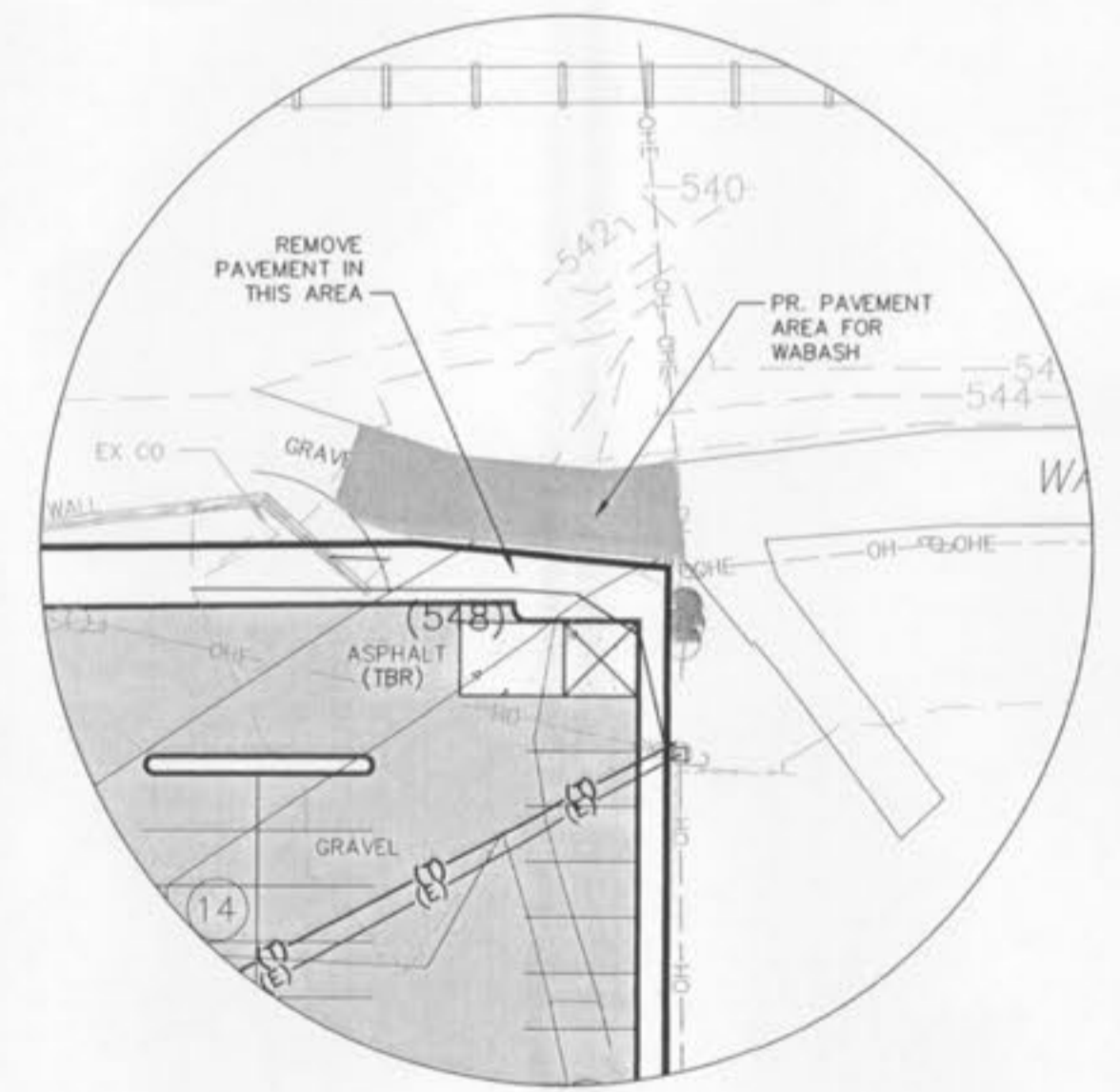
Professional Engineer's and/or Professional Land Surveyor's responsibility is limited to plans and other documents prepared by him/her and his/her firm. It is not intended to be construed as a warranty, express or implied, of the accuracy or completeness of the information provided. The Professional Engineer's and/or Professional Land Surveyor's responsibility is limited to plans and other documents prepared by him/her and his/her firm. It is not intended to be construed as a warranty, express or implied, of the accuracy or completeness of the information provided.



SITE PLAN NOTES:

1. THE TOTAL DEVELOPMENT AREA IS +/- 15.53 AC.
2. ZONED MUDCO (MIXED USE TRADITIONAL DEVELOPMENT DISTRICT).
3. PROPOSED USE: 8.45 AC RETAIL AND COMMERCIAL; 2.96 AC ROW; 4.17 AC RESIDENTIAL. 80%/20% BREAKDOWN: 8.45/12.62 = 67% RETAIL AND COMMERCIAL USE. 4.17/12.62 = 33% RESIDENTIAL USE.
4. ACCOUNT# 2004654000 PARCEL ID: 2-0574-S029-00-7
5. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN ORDINANCES BY THE CITY OF O'FALLON, ST. CHARLES COUNTY AND THE STATE OF MISSOURI.
6. PROJECT BENCH MARK IS A USGS STANDARD TABLET STAMPED "T 149 1935" SET IN A 6" SQUARE CONCRETE MONUMENT 2.5' ABOVE THE GROUND, 46.5' NORTH OF THE CENTER OF THE MAIN TRACK OF THE NORFOLK & WESTERN RAILROAD, 9.3' EAST OF THE EAST EDGE OF THE CONCRETE SIDEWALK ALONG NORTH MAIN STREET IN O'FALLON MISSOURI. ELEVATION 542.80.
7. PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAVRADINOS PROFESSIONAL SERVICES, INC.
8. UTILITIES/DISTRICTS:
 WATER: ALLIANCE WATER
 GAS: LA CLEDE GAS CO.
 TELEPHONE: CENTURY-TEL
 ELECTRIC: AMEREN UE
 SANITARY SEWER: CITY OF O'FALLON
 SCHOOL DISTRICT: FORT ZUMWALT SCHOOL DISTRICT
 FIRE DISTRICT: O'FALLON FIRE PROTECTION DISTRICT
9. TRACT IS LOCATED IN: O'FALLON, MO USGS QUADRANGLE MAP
10. SITE ADDRESS: 126 W ELM ST., O'FALLON, MO 63366
11. ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
12. LANDSCAPE REQUIREMENTS: DEVELOPER WILL MEET OR EXCEED CITY'S LANDSCAPE ORDINANCE. REFERENCE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
13. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MUDCO. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNERS AND/OR THE CITY OF O'FALLON AND/OR MUDCO, MAY AT THEIR OPTION, DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MUDCO.
14. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
15. ALL ADA ACCESSIBLE PARKING SPACES SHALL BE 19' LONG BY 9' WIDE. THE INTERVENING HATCHED AREA SHALL BE 19' LONG BY 8' WIDE.
16. TYPICAL PARKING SPACES SHALL BE 18' LONG BY 9' WIDE.
17. ENSURE SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENTLY APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE.
18. THE PROPERTY SURVEYED LIES WITHIN ZONE "X" AREA OF MINIMAL FLOODING, PER FIRM COMMUNITY NUMBER 291316, PANEL 0237 SUFFIX "E", EFFECTIVE DATE AUGUST 2, 1996.
19. SITE IMPROVEMENTS WILL MEET ADA STANDARDS.

20. DETENTION FOR THE ENTIRE SITE IS BEING PROVIDED FOR ON THE NORTH SIDE OF THE COMMERCIAL SITE. REFERENCE PLANS FOR THE INFRASTRUCTURE OF O'FALLON STATION FOR ADDITIONAL INFORMATION REGARDING DETENTION AND STORM WATER MANAGEMENT.
21. NO TREES CURRENTLY EXIST ON THE SITE, THEREFORE NO TREE PRESERVATION REQUIREMENTS EXIST FOR THE DEVELOPMENT.
22. BUILDING HEIGHTS SHALL NOT EXCEED FIFTY (50) FEET OR THREE (3) STORIES.
23. PROPOSED BUILDING & PARKING INFORMATION:
 A SHARED PARKING STUDY IS REQUIRED FOR THIS DEVELOPMENT.
 REGULAR ON-SITE SPACES PROVIDED = 548 SP.
 PARALLEL OFF-SITE (STREET) SPACES PROVIDED = 93 SP.
 HANDICAP ACCESSIBLE SPACES = 8 SP.
 VAN ACCESSIBLE SPACES = 8 SP.
 TOTAL PARKING PROVIDED = 657 SP.
 BICYCLE SPACES PROVIDED = 47 SP.
 LOADING SPACES WILL BE IN THE DRIVE AISLE BEHIND OR NEAR EACH OF THE PROPOSED BUILDINGS.
24. BUILDING SETBACKS:
 FRONT YARD - 0'
 SIDE YARD (LANDSCAPE BUFFER) - 0'
 REAR YARD (LANDSCAPE BUFFER) - 0'
 PARKING SETBACKS: 0' FROM PROPERTY LINE
25. ALL GRASS AREAS TO BE 500.
26. THIS PLAN DETAILS IMPROVEMENTS OUTSIDE OF THE RIGHT-OF-WAY ONLY. ALL OTHER IMPROVEMENTS ARE NOT PART OF THIS SITE PLAN AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. PLEASE REFER TO THE O'FALLON STATION INFRASTRUCTURE PLANS FOR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
27. A VARIANCE REDUCING THE WIDTH OF THE RIGHT-OF-WAY FROM 50' TO 40' ALONG O'FALLON DRIVE WAS GRANTED ON NOVEMBER 9, 2005, BA-V-84.
28. ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED AS REQUIRED BY THE CITY CODE. ROOFTOP UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING. THE PARAPET SHALL HAVE A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF. GROUND MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY FENCING, VEGETATION, OR SOME OTHER MEANS (APPROVED BY THE PLANNING AND ZONING COMMISSION) THAT HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT BEING SCREENED.
29. PHOTOGRAPHIC LIGHTING PLANS AND DETAILS SHALL BE PROVIDED WITH THE IMPROVEMENT PLANS.
30. PROPOSED BICYCLE PARKING TO BE LOCATED ON PAVED SURFACE.



DEVELOPER:
 COMMERCIAL BROKERAGE GROUP, INC.
 WILL HOLMANN
 412 JUNGEMANN RD., SUITE 104
 ST. PETERS, MO 63376
 636-498-7000

SITE COVERAGE CALCULATIONS:
 BUILDINGS - 75,840 SF/1.74 AC (~21%)
 PAVEMENT, WALKS - 222,673 SF/5.11 AC (~60%)
 GREENSPACE - 69,542 SF/1.60 AC (~19%)

SHEET INDEX:

SHEET NO.	DESCRIPTION
1 OF 2	SITE PLAN
2 OF 2	DETAILS
L-1 - L-3	LANDSCAPE PLAN BUILDING ELEVATIONS

LEGEND

●	Sanitary Sewer (Proposed)	C.P.	Concrete Pipe
○	Sanitary Sewer (Existing)	R.C.P.	Reinforced Concrete Pipe
—	Storm Sewer (Proposed)	C.M.P.	Corrugated Metal Pipe
—	Storm Sewer (Existing)	P.V.C.	Polyvinyl Chloride Pipe
8" W	Water Line and size	C.I.P.	Cast Iron Pipe
+	Tee and Valve	V.C.P.	Vitrified Clay Pipe
⊕	Fire Hydrant	E.P.	End Pipe
⊕	Cap	F.E.	Flared End Section
—	Existing Fence Line	C.O.	Clean Out
—	Existing Tree Line	V.T.	Vent Trap
—	Existing Contour	M.H.	Manhole
—	Proposed Contour	C.I.	Curb Inlet
26	Lot or Building Number	D.C.I.	Double Curb Inlet
⊕	Power Pole	A.I.	Area Inlet
⊕	Guy Wire	D.A.I.	Double Area Inlet
⊕	Light Standard	G.I.	Grate Inlet
⊕	Gas Line	C.C.	Concrete Collar
⊕	Electric Line	U.I.P.	Use In Place
⊕	Telephone Line	T.B.R.	To Be Removed
⊕	Overhead Power Line	T.B.R. & R.	To Be Removed & Relocated/Replaced
⊕	Gas Valve	Set I.R.	Set Iron Rod with Cap
⊕	Gas Meter	C.M.	Concrete Monument
⊕	Water Valve	O.I.P.	Old Iron Pipe
⊕	Water Meter	O.S.T.	Old Stone
⊕	Found Old Iron Pipe	O.I.R.	Old Iron Rod
⊕	Found Old Iron Rod	Existing Stump	Existing Stump
⊕	Found Old Stone	Existing Tree	Existing Tree
⊕	Benchmark	Existing Evergreen	Existing Evergreen

APPROVED
 DATE 9/16/09
 P & Z

O'Fallon Station
 Final Commercial Site Plan
Zavradinos & Polk inc.
 engineers & architects
 17813 Edison Ave. Suite 201 • Chesterfield, MO 63005
 636-946-5555 • 636-449-0146 Fax • www.zavradinos.com

Client:
Commercial Brokerage Group, Inc.
 412 Jungemann Road, Suite 104
 St. Peters, MO 63376
 636-498-7000
 636-498-7110
 Will Holman
 wholman@cbgroupinc.com

City/County Job No:
 2204.09
 MSD P-
 BASEMAP
 Proj Manager
 R. Wischmann
 rich@zavradinos.com
 CAD Filename
 04126-COMM-SP.dwg
 Original Issue Date
 09-01-06
 Project No.
 04126E
 Sheet
 1