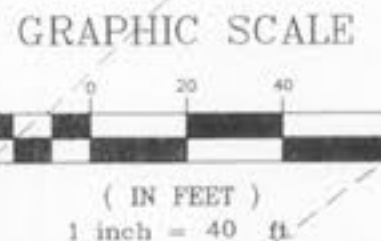


LANDSCAPE LEGEND

- QTY. (32) - INDICATES PROPOSED EVERGREEN OR ORNAMENTAL SHRUB (mugho pines, yews, junipers, hollies, boxwoods) (spruce, forsythia, barberries, privets, hicks)
 - QTY. (14) - INDICATES PROPOSED DECIDUOUS HARDWOOD TREE (oaks, oaks, maples, birches, sweet gum)
 - QTY. (8) - INDICATES PROPOSED EVERGREEN-TREE (pines)
- **LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER****



A SITE PLAN, PRELIMINARY PLAT, AND REZONING FOR
SOMMERS PLAZA
 TRACTS OF LAND BEING PART OF
 FRACTIONAL SECTION 10
 TOWNSHIP 46 NORTH, RANGE 2 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN
 ST. CHARLES COUNTY, MISSOURI



CALL BEFORE YOU DIG!
 1-800-DIG-RITE



DEVELOPMENT NOTES

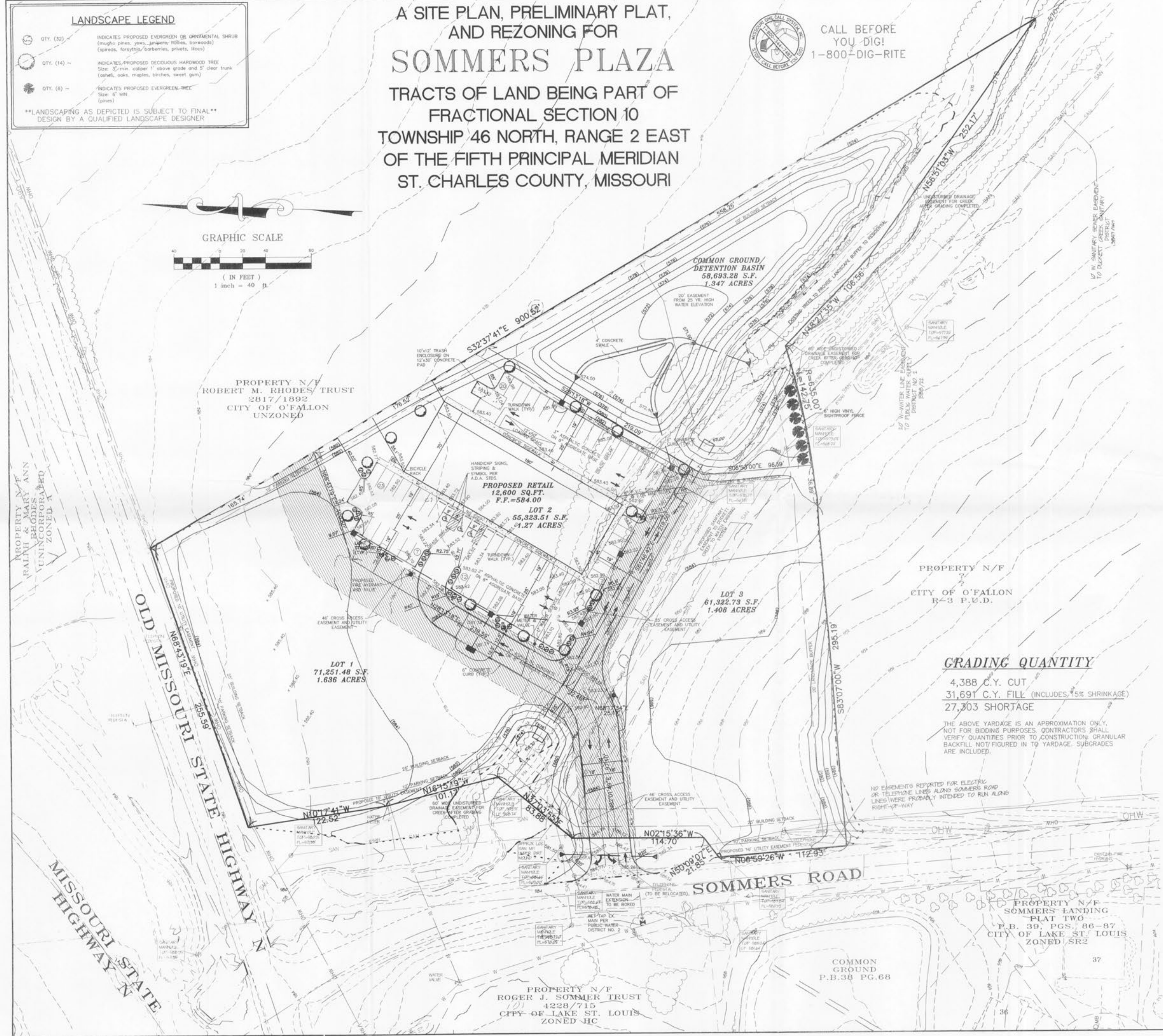
1. Area of Overall Tract: 5.661 Acres
 Lot 1: 1.636 Acres
 Lot 2: 1.27 Acres
 Lot 3: 1.408 Acres
 Common Ground: 1.347 Acres
2. Proposed Zoning: C-2 (City of O'Fallon)
3. Lot 2 Proposed Use: Retail Building
4. Setbacks: 25' Front
 0' Side
 10' Rear
 50' Maximum Building Height
5. Current Owner & Developer of Property: Darrell & Shirley Huddleston
 8298 Hwy N
 O'Fallon, MO 63367
 (636) 561-2892
 Current Owner under contract: Foundation Development Group, L.L.C.
 Jim Summers
 308 Cool Springs Road
 O'Fallon, MO 63366
 (636) 379-9166
6. Site is served by:
 Cuivre River Electric
 Laclede Gas Company
 Public Water District No. 2
 Century Telephone Company
 Wentzville Fire Protection District
 Duckett Creek Sanitary Sewer
7. No Flood Plain exists on this site per F.I.R.M. #29183 C 0220E, dated Aug. 2, 1996.
9. Lot 2 Parking Requirements:
 General Retail Parking:
 5.5 space per 1,000 sq. ft. of floor area.
 12,600 sq. ft. / 1,000 = 12.6 x 5.5 = 69.3
 Spaces required = 69
 Spaces provided = 69 (including 3 handicap space)
10. Lot 2 Bicycle Rack Requirements:
 1 space per 15 spaces of parking
 69 / 15 = 4.6
 Spaces required = 5 minimum
 Spaces provided = 5
11. Lot 2 Landscape requirements:
 1 tree per 40' of street frontage
 0' / 40' = 0 trees required
 Street trees will be provided with development of the lots with frontage.
 Not less than 6% of the interior of the parking lot shall be landscaped.
 69 spaces x 270 sq. ft. = 18,630 x 6% = 1,117.80 sq. ft.
 Required = 1,117.80 sq. ft.
 Interior landscaping provided = 2,225.84 sq. ft.
 Tree Preservation:
 44,434.72 s.f. of existing tree mass on site
 9,207.53 s.f. tree mass to remain
 20% minimum per ordinance to remain
 9,207.53 / 44,434.72 = 20.72% to remain
 15 trees per acre cleared
 0.85 Ac. x 15 = 12.75
 Trees required = 13
 Trees proposed = 13
12. Lot 2 Site Calculations: 55,323.51 sq. ft. lot
 Building area: 12,600 sq. ft. - 22.78%
 Landscape area: 12,680.25 sq. ft. - 22.92%
 Pavement area: 30,043.26 sq. ft. - 54.30%
13. Detention will be provided for overall in first phase of development.
14. A bufferyard will be required and installed on Lot 3 when its developed.
15. All new or relocated utilities shall be placed underground

GRADING QUANTITY

4,388 C.Y. CUT
 31,691 C.Y. FILL (INCLUDES 4% SHRINKAGE)
 27,303 SHORTAGE

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY, NOT FOR BIDDING PURPOSES. CONTRACTORS SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION. GRANULAR BACKFILL NOT FIGURED IN TO YARDAGE. SUBGRADES ARE INCLUDED.

NO EASEMENTS REPORTED FOR ELECTRIC OR TELEPHONE LINES ALONG SOMMERS ROAD LINES WERE PROBABLY INTENDED TO RUN ALONG RIGHT-OF-WAY



FOUNDATION DEVELOPMENT GROUP, L.L.C.
 308 COOL SPRINGS ROAD
 O'FALLON, MO 63366
 (636) 379-9166

PREPARED FOR:

SCOTT KRAMER
 PROFESSIONAL ENGINEER
 No. 24744
 7/6/06

REVISIONS

7-6-06	Per City Comments

BAT
 ENGINEERING
 PLANNING
 SURVEYING
 221 Point West Blvd.
 St. Charles, MO 63301
 636-928-5552
 FAX 928-1718

File 2906.01 & 2906.02
 APPROVED
 DATE July 20, 2006
 P&Z WK

6-2-06
 DATE
 04-13112
 PROJECT NUMBER
 1 OF 2
 SHEET OF
 13112PRE
 FILE NAME
 ALJ
 DRAWN
 ALJ CLH
 DESIGNED CHECKED