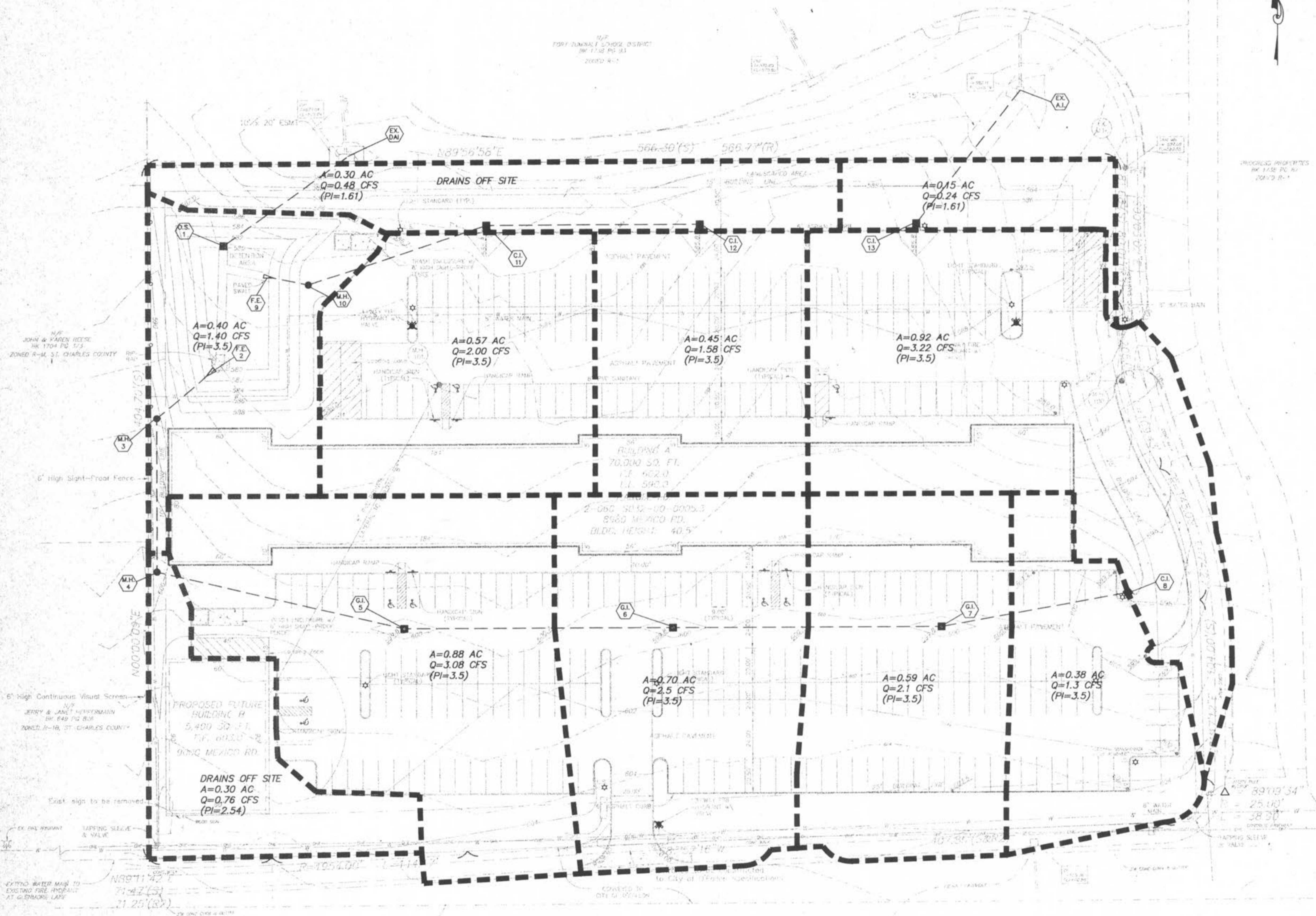
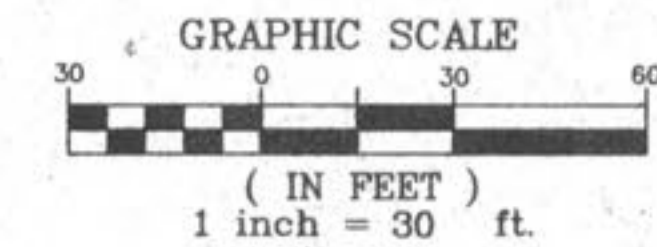


**TRIAD WEST
DRAINAGE AREA MAP**

FEB. 1999 96141.TRDG.DWG
REV. 5-28-99 PER ST. CHARLES COUNTY REVIEW
REV. 7-06-99 PER ST. CHARLES COUNTY REVIEW
REV. 7-16-99 PER CITY OF O'FALLON



- GENERAL NOTES**
1. Present Zoning: C-2-General Commercial District, St. Charles County
 2. Proposed Use: Retail
 3. Area of Tract: 5.39 Acres
 4. Project is Served By:
A. St. Charles County Public Water Supply District #2
B. St. Charles Gas Company
C. G.T.E. Telephone Company
D. City of O'Fallon Sewer
E. Union 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. Parking calculations: 1 spaces per 300 square feet Bldg. A
70,000 sq. ft./300 sq. ft. x 1 spaces = 234 spaces required
Parking calculations: 1 spaces per 100 square feet Bldg. B
5,400 sq. ft./100 sq. ft. x 1 spaces = 54 spaces
328 spaces provided.
 8. Building height, site lighting and signage shall be in accordance with St. Charles County requirements.
 9. Storm water detention shall be provided for in detention basin located at northwest corner of property. Detention shall be designed for 100 year storm.
 10. Setback and yard requirements:
Front - 25 feet minimum
Side - 10 feet minimum
Rear - 15 feet minimum
 11. Grading and drainage shall be per St. Charles County requirements.
 12. Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
 13. All easements shall be provided for on record plat.
 14. Exterior lighting details shall be provided with construction documents.
 15. Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties.
 16. No slope shall be greater than 3:1 during construction and at final grade.
 17. Per Flood Insurance Rate Map #29183C0237E, Panel 290315; August 1996, site is not located within the flood plain.
 18. Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture.
 19. Signage to be reviewed separately per developer & county staff signage regulations. Signage shall be permitted separately.
 20. All storm sewers are to remain private and maintenance shall be the responsibility of the developer.
 21. Buildings and parking shall be in conformance with St. Charles County requirements for C-2 zoning.
 22. There is a minimum site distance of 150' at any entrance located on private drive.
 23. Water service to buildings shall be 1 1/2" PVC.
 24. Total number of parking including handicap is 322.
 25. No illumination shall reflect onto adjacent properties.
 26. Per Negative Easement Deed 2191/67 the following shall not be permitted as tenants: Video Arcades, Liquor Stores and Fast Food Restaurants - Except for Subway and sandwich deli type shops, Cocktail Lounges solely for that use, Bars and Taverns, Auto, Boat, Truck, or trailer sales storage, new or used Auto service station, Auto repair, Farm implements-sale and repair Farm store, Frozen food locker, Laboratory, Motel, Hotel.

U.S.G.S. PROJECT BENCHMARK
Cross on south bolt of fire hydrant at northeast corner of Gray Road and Mexico Road per plans for Mexico Road by George Butler Architects.
Elevation 595.53

U.S.G.S. SITE BENCHMARK
P.R. spike in north face of power pole at northeast corner of site 0.38' south of concrete walk 2'-52" west of asphalt drive.
Elevation 606.33

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.

PATRIOT'S LANDING PLAT TW
PG 32 PGS 135-138
ZONED R-1, P.U.D.

**FOR DRAINAGE PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION**

USES SHALL BE THOSE THAT ARE PERMITTED IN THE C-2 GENERAL COMMERCIAL DISTRICT AS SET OUT IN THE ST. CHARLES COUNTY ZONING ORDINANCE.