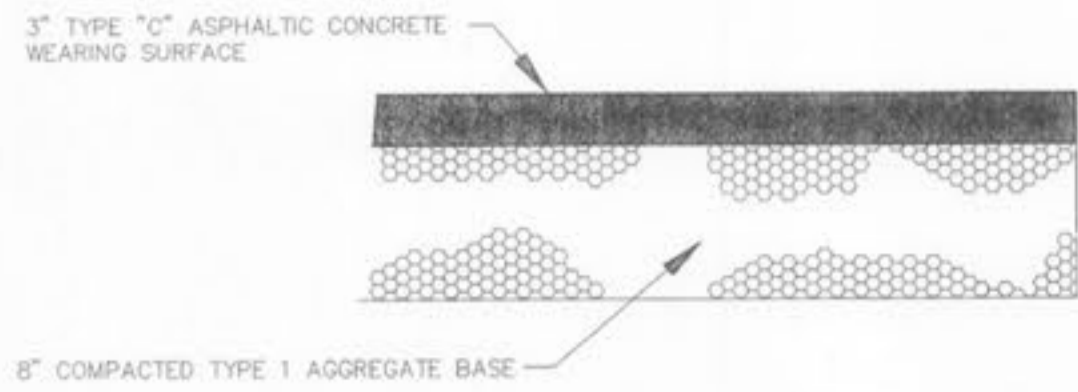
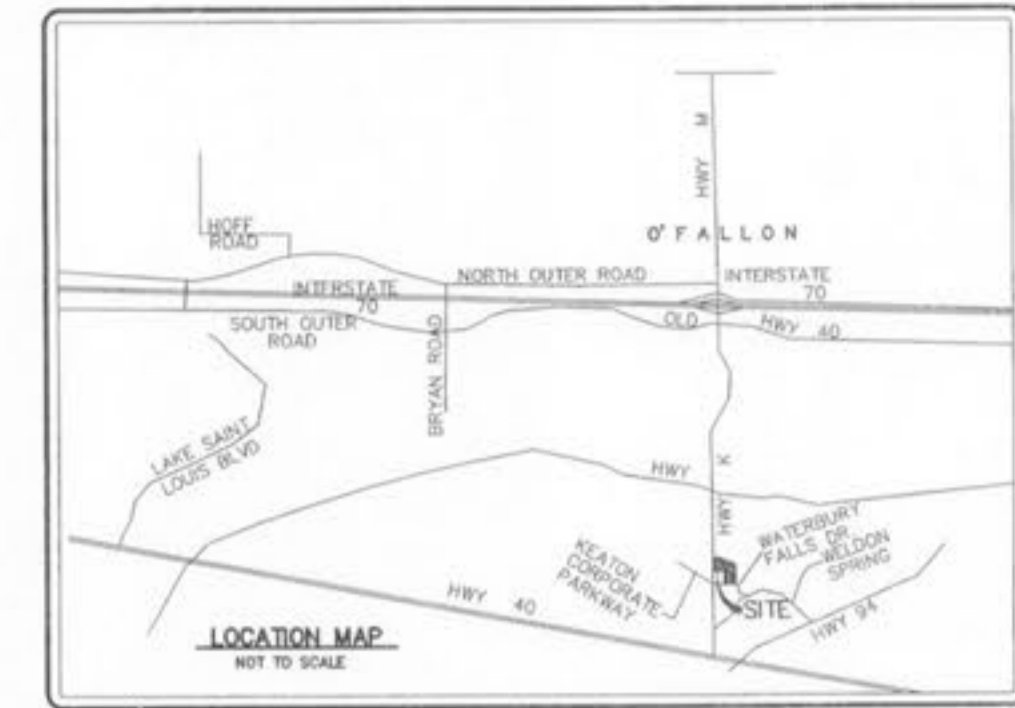
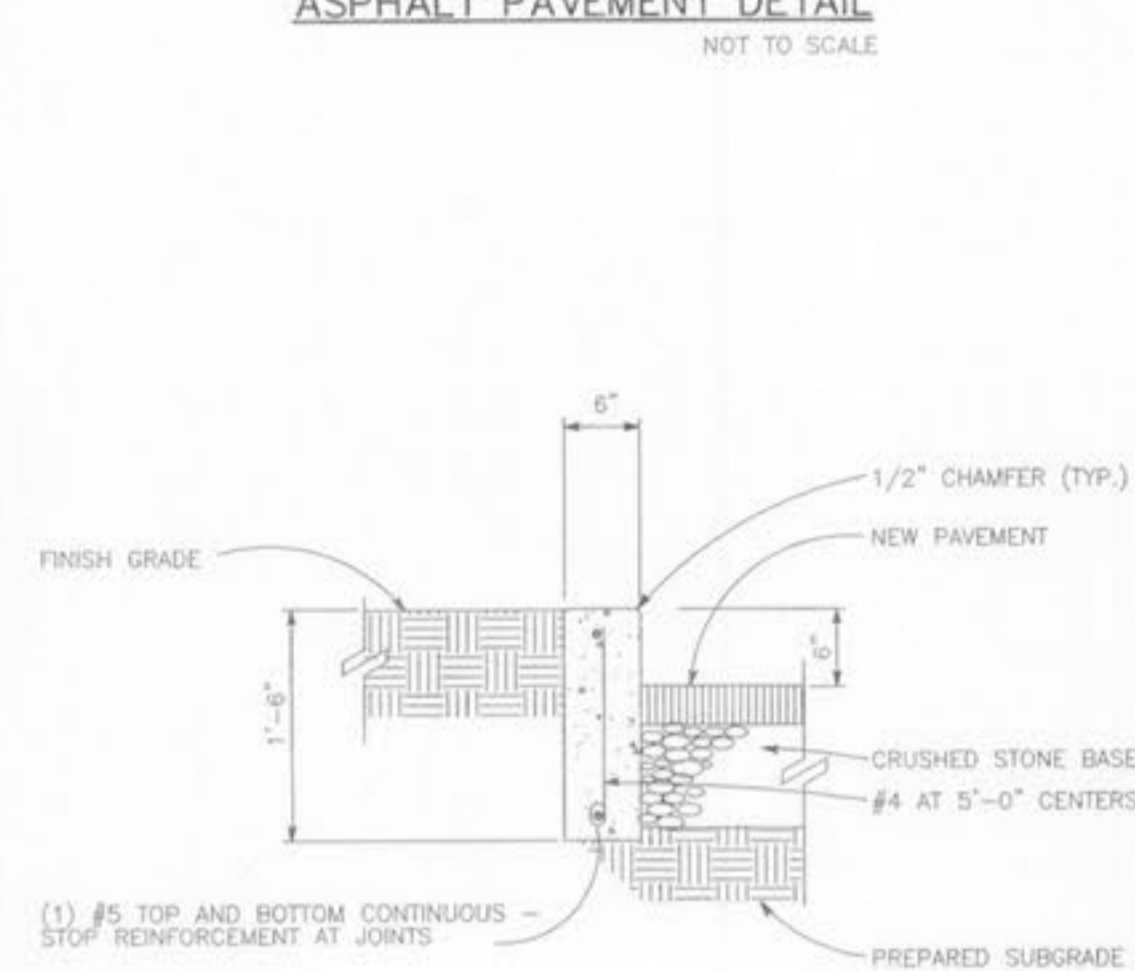


A SITE PLAN FOR WATERBURY VILLAGE

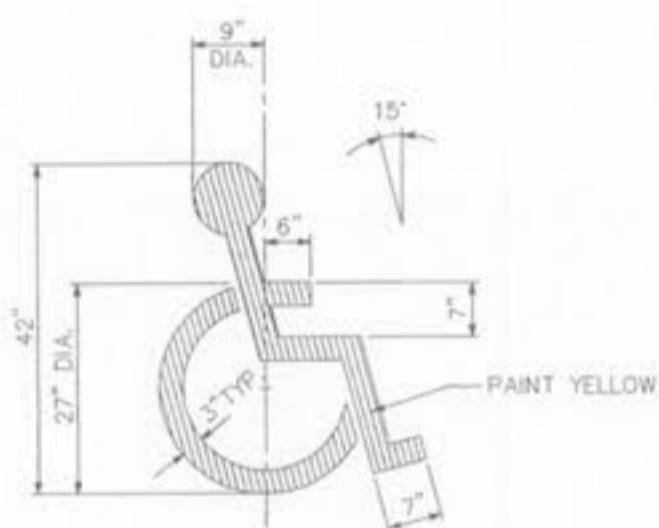
A TRACT OF LAND BEING PART OF LOT 15 OF "JOHN D. COALTER'S HOWELL'S PRAIRIE TRACT" IN U.S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI



ASPHALT PAVEMENT DETAIL
NOT TO SCALE



CONCRETE CURB DETAIL
NOT TO SCALE

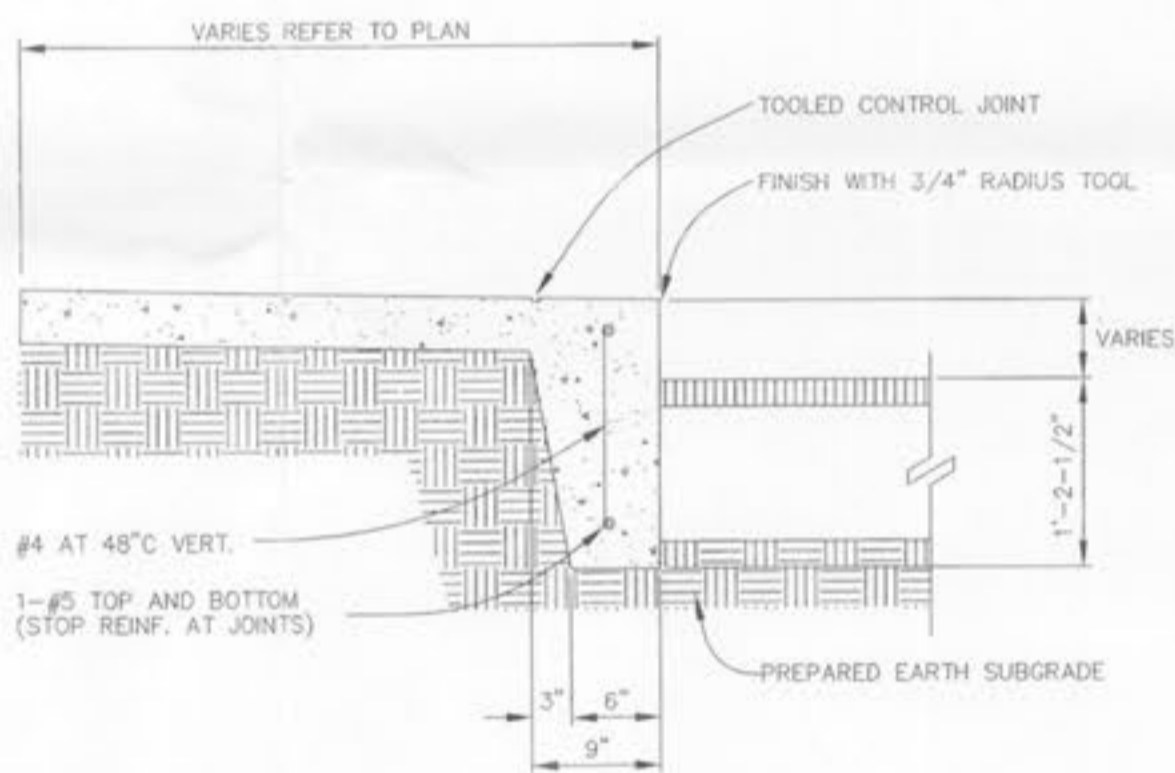


PAINTED HANDICAPPED PARKING SYMBOL
NOT TO SCALE

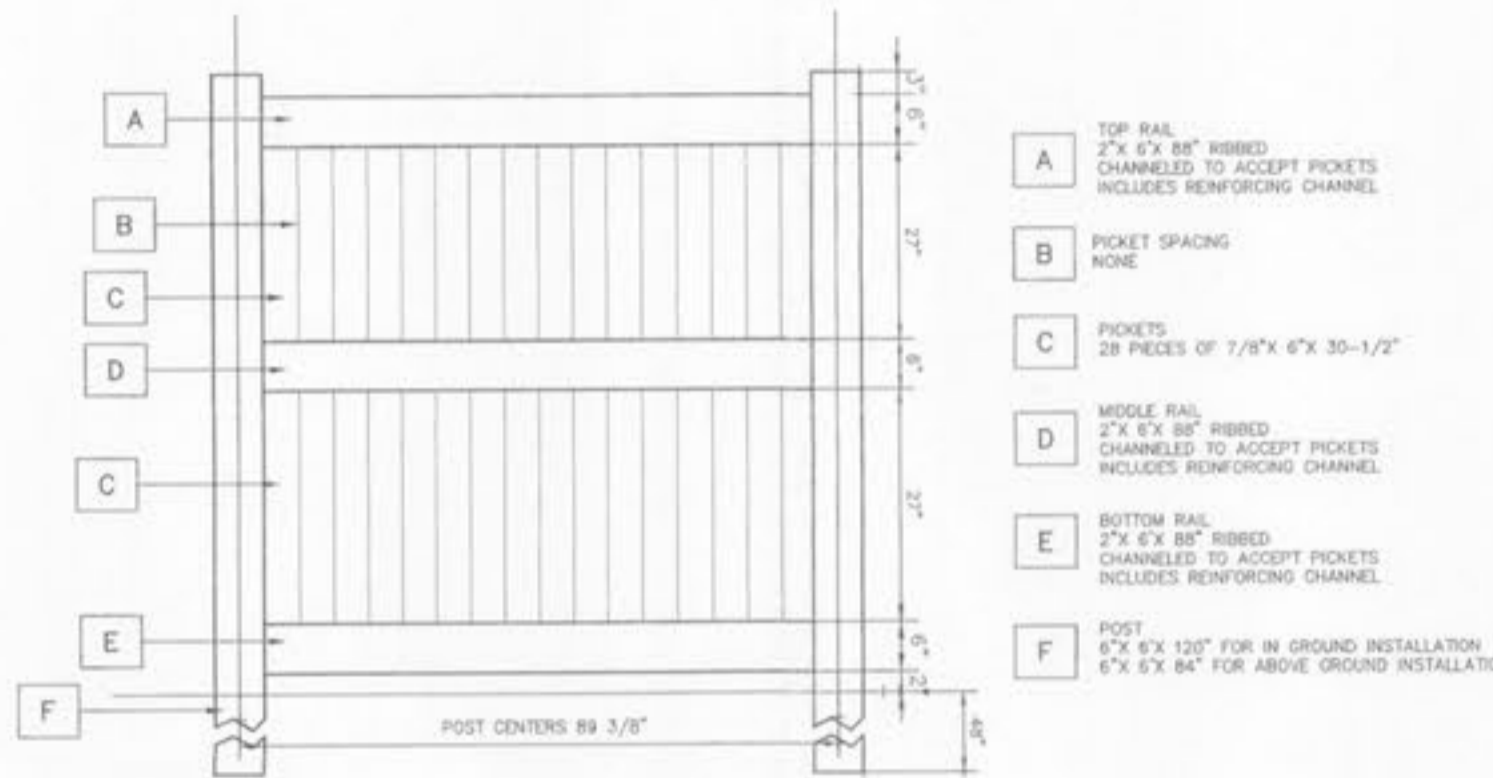


STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, LETTERS AND BORDERS ARE GREEN, THE HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE. GALVANIZED U CHANNEL POST 6'-0" LONG, SET 3'-0" INTO GRADE, SET BOTTOM OF SIGN 5'-0" ABOVE FINISHED GRADE.

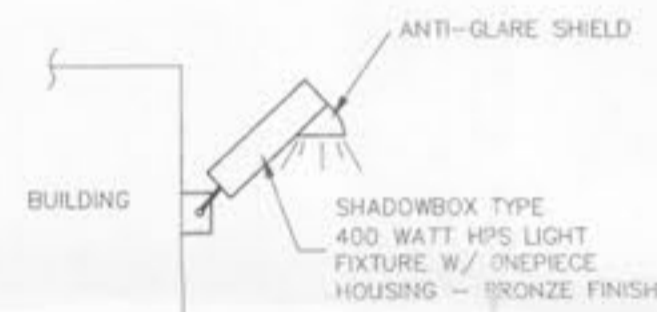
VAN ACCESSIBLE HANDICAP PARKING SIGN



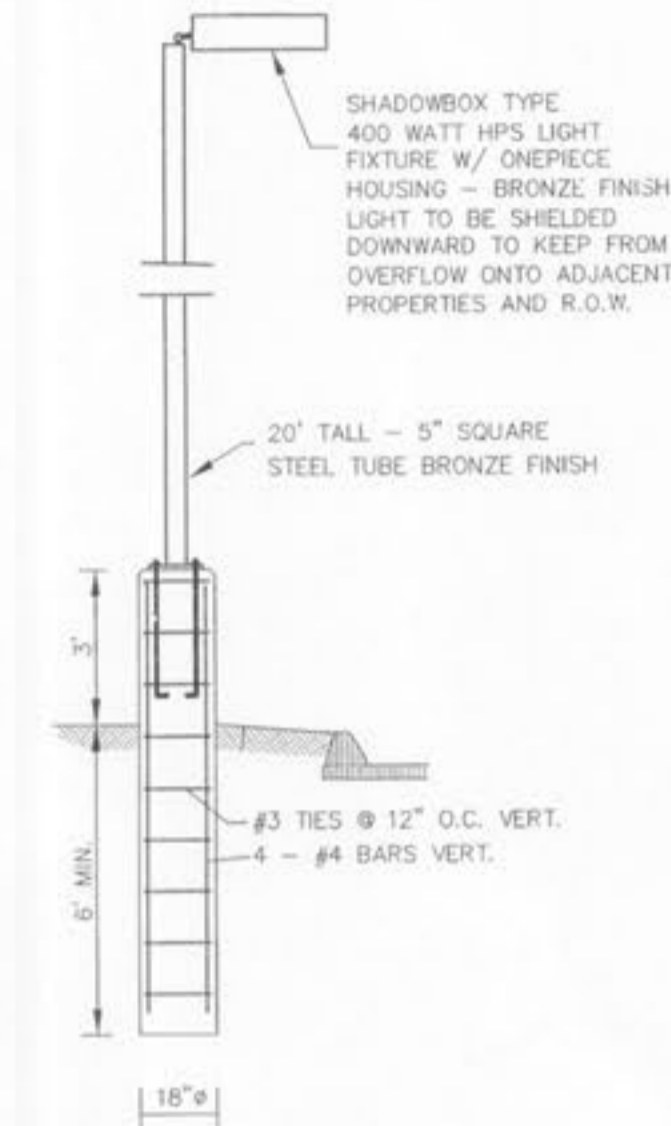
TURNED DOWN CONCRETE WALK
NOT TO SCALE



6' HIGH VINYL PRIVACY FENCE
NOT TO SCALE



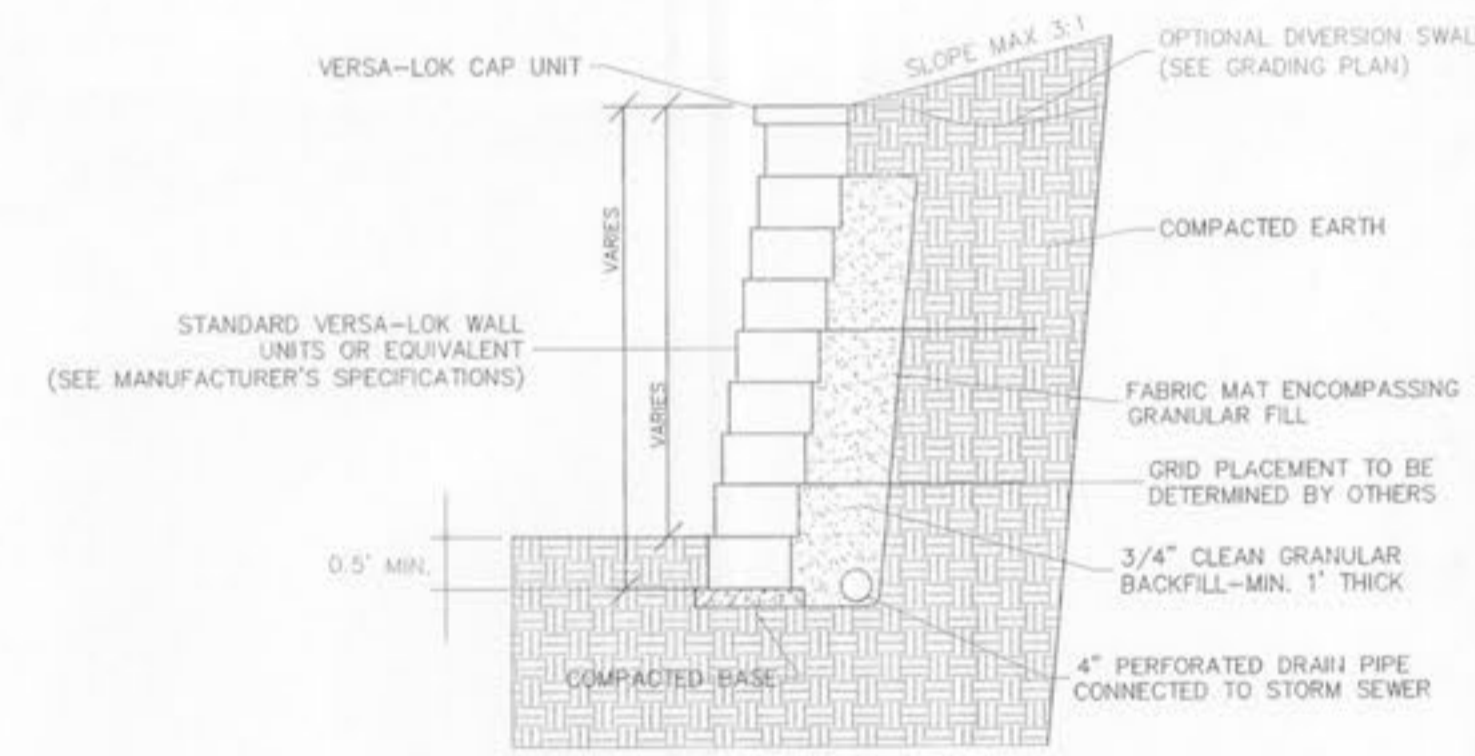
BUILDING MOUNTED LIGHT
NOT TO SCALE



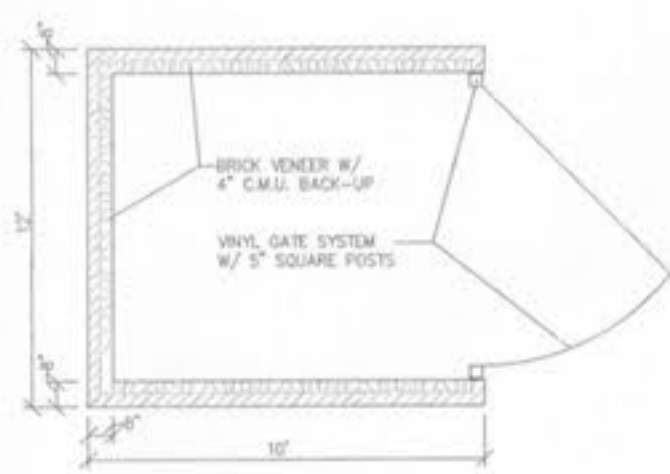
LIGHT POLE & BASE
NOT TO SCALE



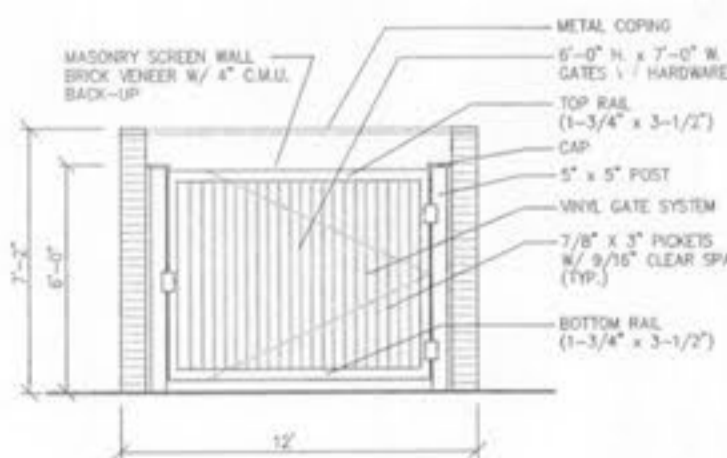
APPROACH PAVEMENT DETAIL
NOT TO SCALE



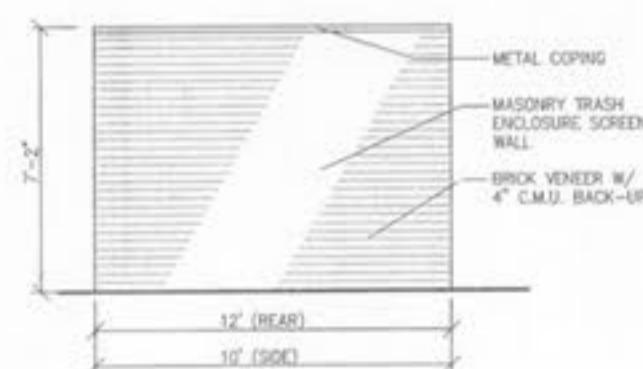
TYPICAL MODULAR BLOCK CONCRETE RETAINING WALL
NOTE: FINAL DESIGN SHALL BE PERFORMED BY OTHERS
NOT TO SCALE



PLAN AT TRASH ENCLOSURE GATE

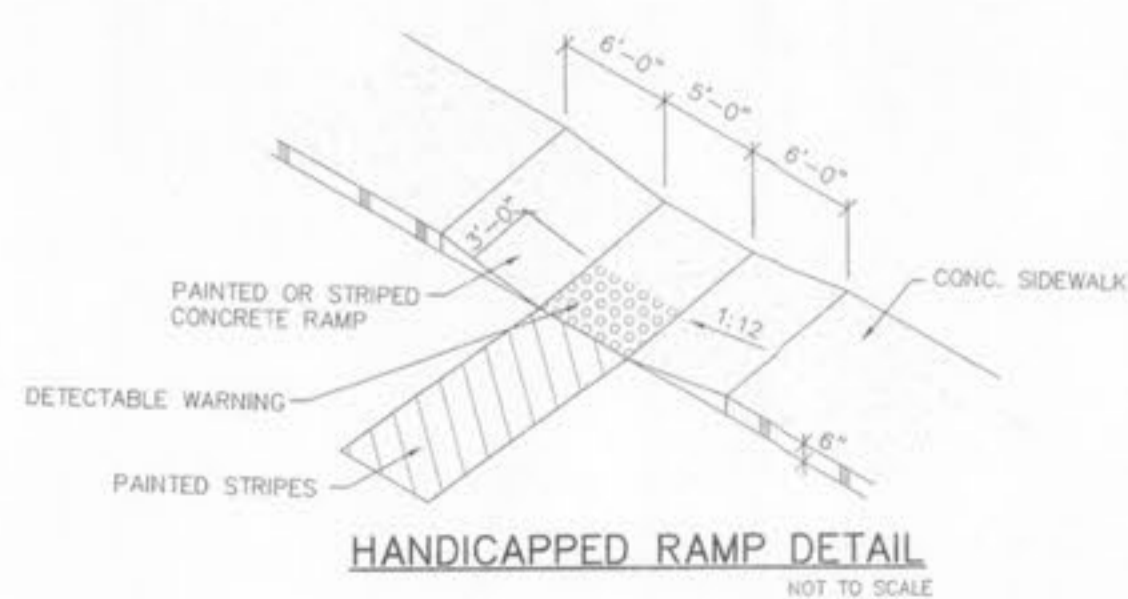


ELEVATION AT TRASH ENCLOSURE GATE



REAR AND SIDE VIEW OF TRASH ENCLOSURE

MASONRY TRASH ENCLOSURE
NOT TO SCALE



HANDICAPPED RAMP DETAIL
NOT TO SCALE

DEVELOPMENT NOTES

- Area of Tract: 5.02 Acres (Lot 2)
- Existing Zoning: C-2 General Business
- Proposed Use: Retail
- Area of Building: 36,900 sq.ft.
- The required height and building setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: None
Minimum Rear Yard: (10' if adjacent to residential)
Maximum Height of Building: Not to exceed 50'
- Site is served by:
Duckett Creek Sanitary Sewer District
Union Electric Company
Loacade Gas Company
Missouri American Water Company
SBC Telephone Company
Cottleville Fire Department
- According to the Flood Insurance Rate Map of the City of O'Fallon, (Community Panel number 290316 0430 E dated August 2, 1996) this property lies within zone X. Zone X is an area determined to be outside the 500-year floodplain.
- Parking Required:
Total building area = 36,900 sq. ft.
5.5 spaces per 1000 sq. ft. of floor area
36,900 / 1000 = 36.9 x 5.5 = 202.95 ~ 203 spaces required
Total Parking Provided: 220 spaces (including 8 handicap spaces)
- Site Coverage Calculations:
Building = 36,900 sq. ft. = 16.86%
Pavement = 61,596.78 sq. ft. = 28.19%
Green Space = 120,233.4 sq. ft. = 54.95%
- Existing detention basin provided for with the overall Waterbury development.
- All site lighting shown is for presentation only and exact locations will depend on a lighting layout by a qualified lighting consultant.
- Owner: Taylor Morley, Inc.
1224 Fern Ridge Parkway
St. Louis, MO 63141
314-434-9000
- All new utilities shall be located underground.
- All mechanical units shall be screened from public view.
- All signage is reviewed and approved under a separate permit.
- All construction methods and practices to conform with OSHA standards.
- Landscape Required:
Interior Landscape Requirements:
220 (sp.) x 270 = 59,400 S.F.
59,400 sq. ft. x 0.06 (X) = 3,564
Total Interior Landscape Required: 3,564 S.F.
Total Interior Landscape Provided: 13,125.3 S.F.
- Street Tree Requirements:
1 tree every 40' of frontage = 576.97 / 40 = 14.42 ~ 14
14 Provided (10 proposed and 4 existing)
- Open Space Landscape Requirements:
107,108.1 S.F. / 3,000 S.F. = 35.7 ~ 36 Trees
Total Trees Required: 50 Trees
Total Trees Provided: 51 Trees
- Bufferyard Requirements:
2 plant units per 100' of property line required
1 plant unit = 30 points
1 tree = 10 points
2 x 30 / 10 = 6 trees per 100' required
1,081 / 100 x 6 = 64.9
65 Trees Provided
- All lighting along the rear of the building shall be shielded.
- 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.
- There are no existing or proposed drainage swales along Hwy K. All stormwater drains off the R.O.W. onto our proposed parking area and is collected by the proposed stormwater system.

LANDSCAPE LEGEND

- QTY. (134) ~ INDICATES PROPOSED EVERGREEN SHRUB (mugo pines, yews, junipers, hollies, boxwoods)
 - QTY. (65) ~ INDICATES PROPOSED SPRUCE TREE, min. 6' Tall
 - QTY. (21) ~ INDICATES PROPOSED HARDWOOD TREE (ashes, oaks, maples, birches, sweet gum) min. 2" caliper
- LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER



CALL BEFORE YOU DIG!
1-800-DIG-RITE
AND
MoDOT
(314) 340-4100

APPROVED
DATE 10-2-03
P & Z

TAYLOR MORLEY, INC.
 1224 FERN RIDGE PARKWAY
 ST. LOUIS, MISSOURI 63141
 314-434-9000

PREPARED FOR:
 TAYLOR MORLEY, INC.



REVISIONS	
NO.	DATE
09-03-03	Per City Comments



ENGINEERING PLANNING SURVEYING
 1052 South Cloverleaf Drive
 St. Peters, MO. 63376-6445
 636-928-5552
 FAX 928-1718

09-02-03
 DATE
 98-9713E
 PROJECT NUMBER
 1 OF 2
 SHEET OF
 9713EPRE.DWG
 FILE NAME
 KLW
 DRAWN
 LDW CLH
 DESIGNED CHECKED