

DESCRIPTION
PROPOSED COMMERCIAL LOT 1
1.98 ACRES

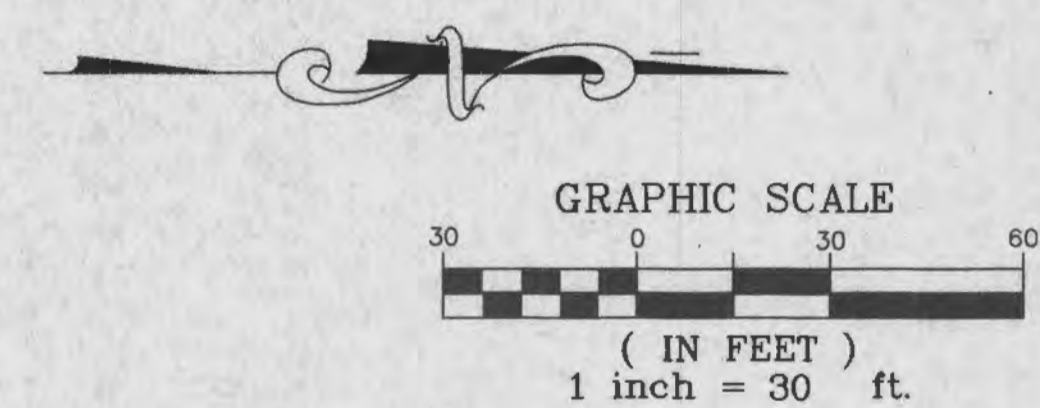
A tract of land being part of the southwest one quarter of the northwest one quarter of Section 4, Township 46 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:

COMMENCING at the center of said Section 4; thence along the southerly line of the southeast one quarter and the southwest one quarter of the northwest one quarter the following courses: South 89°37'24" West a distance of 1350.98 feet to a point; thence South 89°30'52" West a distance of 867.84 feet to a point; thence leaving said southerly line North 00°38'52" West a distance of 495.00 feet to a point; thence South 89°30'52" West a distance of 395.00 feet to a point on the easterly right-of-way of Missouri State Highway K, said point being 85.00 feet left of the centerline of said Missouri State Highway K; thence along the easterly right-of-way line of said Missouri State Highway K North 00°38'52" West a distance of 391.20 feet to a point being 85.00 feet left of centerline Station 92+00; thence North 14°41'02" West a distance of 103.08 feet to a point being 60.00 feet left of centerline Station 91+00; thence North 00°38'52" West a distance of 134.38 feet to the POINT OF BEGINNING of the tract of land herein described; thence continuing along said easterly right-of-way line North 00°38'52" West a distance of 231.40 feet to a point on the northerly line of said southwestern one quarter of the northwest one quarter; thence leaving said right-of-way line, along the northerly line of said southwest one quarter of the northwest one quarter North 89°51'23" East a distance of 376.26 feet to a point, said point being the northwesterly corner of the proposed subdivision of the Villages at Hutchings Farm Plat One; thence leaving said northerly line and along the westerly line of said proposed subdivision of the Villages at Hutchings Farm Plat One South 00°08'37" East a distance of 189.02 feet to a point; thence South 07°15'47" East a distance of 39.34 feet to a point; thence departing said westerly line; thence South 89°21'08" West a distance of 379.12 feet to the POINT OF BEGINNING and containing 86,308 square feet or 1.98 acres more or less. This description has been prepared for the preparation of preliminary plans only and is not to be used for the conveyance of real property and is subject to the recording of a record plat.

THE WILCOXEN BUILDING

SITE PLAN

A TRACT OF LAND BEING PART OF SECTION 4 TOWNSHIP 46 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES

- Present Zoning: C-2, GENERAL BUSINESS DISTRICT (PART HUTCHINGS FARM PUD).
- Proposed Use: RETAIL SALES AND OFFICE BLDG.
- 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.
- 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.
- Signage to be reviewed separately per signage regulations. Signage shall be permitted separately.
- For exact building dimensions, see architectural plans.
- Setback and yard requirements:
 - Front - 25 feet
 - Side - 0' (10' adjacent to Rto residential)
 - Rear - 10 feet
- Grading and drainage shall be per City of O'Fallon requirements.
- Architectural treatment to be provided on all sides of building.
- All easements shall be provided for an 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 at 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.
- This site is not within the 100 year flood zone per FEMA Map no. 29183C0239 e dated 2 Aug, 1996.
- 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.
- Storm water detention has been provided for in detention basin designed for overall development, located in The Villages Of Hutchings Farm.
- This document is intended to demonstrate compliance with article 26.

PLANT SCHEDULE:

SYMB.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE
9		PIN OAK	Quercus palustris	2" Caliper/8'
13		WHITE PINE	Pinus Strobus	2" Caliper/6'
8		SNOWMOUND SPIREA	Spiraea nipponica 'Snowmound'	18"-24"
13		BAYBERRY	Myrica pennsylvanica	2'-3'

STREET TREES REQUIRED: 231.40' (FRONTAGE)/40' = 6 TREES
 PLANTING REQUIREMENTS FOR PARKING AREA:
 LANDSCAPED AREA REQUIREMENT: 82 SPACES X 270 S.F. = 22,140 S.F. X 0.06 = 1,328 S.F. LANDSCAPING/2,140 S.F. PROVIDED
 PLANTING REQUIREMENTS FOR PARKING AREA: 2,140 S.F./3,000 S.F. = 1 TREE REQUIRED

DEVELOPER:

DEAN WILCOXEN
1 CENTRE POINTE DRIVE
ST. PETERS, MO 63304
(314) 447-6006

PROPERTY OWNER:

HARDESTY DEVELOPMENT, LLC
232 CHESTERFIELD IND. BLVD.
CHESTERFIELD, MO 63005
(314) 530-9777

SITE COVERAGE CALCULATIONS:

LOT AREA = 86,308 S.F.
BUILDING AREA = 21,600 S.F. OR 25% OF SITE
LANDSCAPED AREA = 13,910 S.F. OR 16% OF SITE
PAVED AREA = 50,798 S.F. OR 59% OF SITE

SITE ADDRESS
#XXXX (UNIT ADDRESS)
O'FALLON, MO

PARKING CALCULATIONS

RETAIL A: 8,400 S.F.
10 SPACES + 1 SPACE PER 400 S.F. (OVER 2,000 S.F.)
10 = 6,400/400 = 28 SPACES REQ'D.

RETAIL B: 7,200 S.F.
1 SPACE PER 400 S.F.
6 SHOPS @ 1,200 S.F. EA. = 6(1200/400) = 18 SPACES REQ'D.

OFFICE: 4,788 S.F.
1 SPACE PER 300 S.F.
6 OFFICES @ 798 S.F. EA. = 6(798/300) = 16 SPACES REQ'D.

TOTAL SPACES REQ'D. = 60 SPACES
4 H.C. SPACES ARE REQ'D.
TOTAL SPACES PROVIDED = 79 SPACES INCLUDES 4 H.C. SPACES

LOADING CALCULATIONS

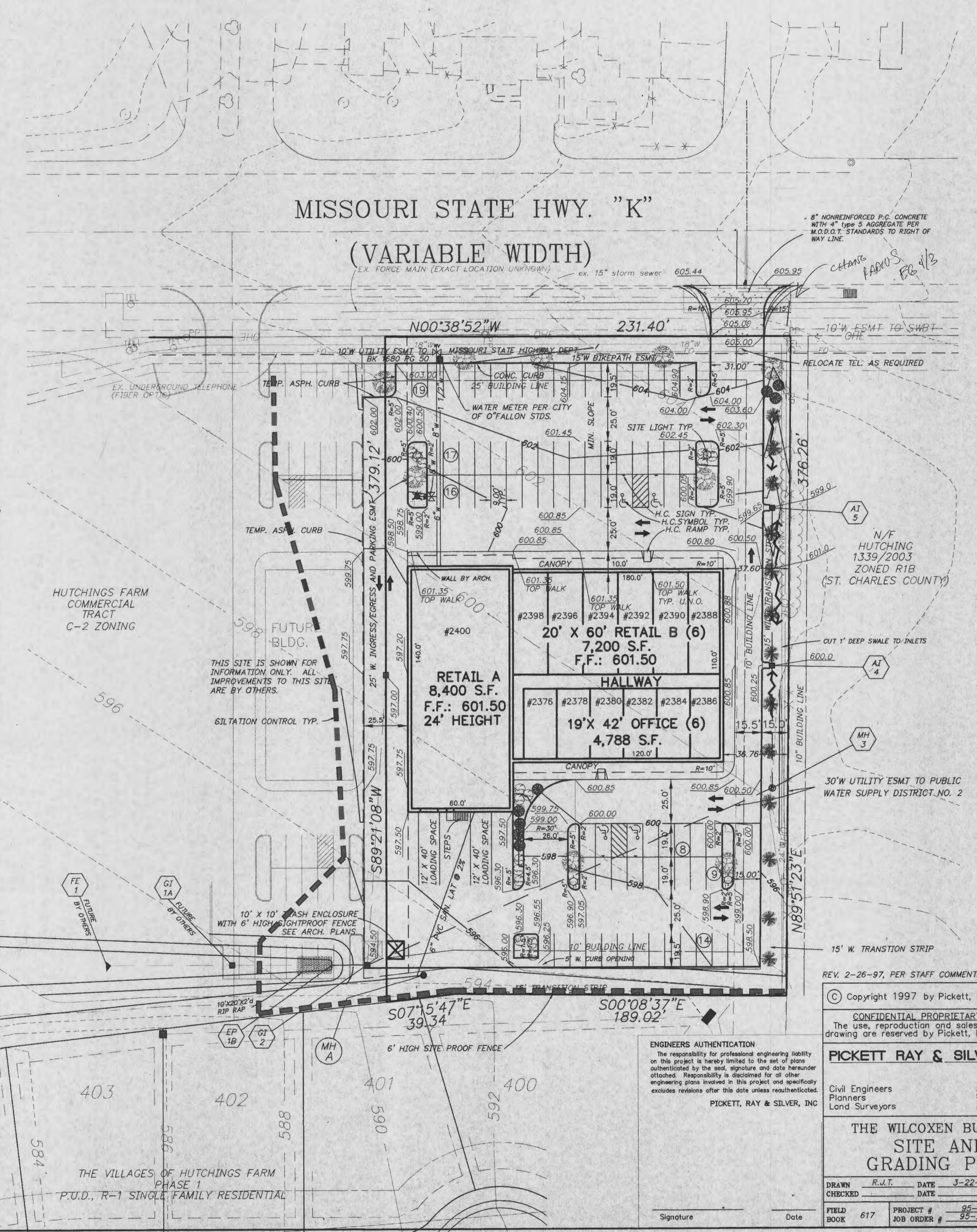
TOTAL DEVELOPMENT = 20,388 S.F.
LOADING SPACE FOR 5000 SQ. FT. AND FOR EVERY ADDITIONAL 2000 SQ. FT. OF FLOOR AREA OR FRACTION THEREOF
1 ADDITIONAL LOADING SPACE SHALL BE PROVIDED.
2 SPACES REQ'D./2 SPACES PROVIDED

BENCHMARK:

B.M. (U.S.G.S.) ELEVATION = 462.06
CHISELED "□" SQUARE ON NORTH WING WALL @ EAST END OF MEXICO ROAD BRIDGE OVER DARDENNE CREEK.
(BASED ON FIRM B.M. RM#727)

SITE BENCHMARK:

B.M. No.2 (U.S.G.S.) ELEVATION = 568.69
CHISELED "□" ON WEST SIDE OF 2' DIA. CONC. BASE OF FLASHING YELLOW LIGHT WITH PEDESTRIAN CROSSING SIGN, EAST SIDE OF HWY "K" ± 106' NORTH OF BABBLE CREEK.



REV. 2-26-97, PER STAFF COMMENTS

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PICKETT RAY & SILVER

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Planners
Land Surveyors

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St. Peters, MO 63376
367-1211 FAX 367-1044

**THE WILCOXEN BUILDING
SITE AND
GRADING PLAN**

DRAWN	R.J.T.	DATE	3-22-97
CHECKED		DATE	
FIELD BOOK	617	PROJECT #	95-214A
		JOB ORDER #	95-234A

Signature _____ Date _____