

AA MOBILE HOME SALES

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26, T.47 N., R. 3 E.

ST. CHARLES COUNTY, MISSOURI

"AS-BUILTS"

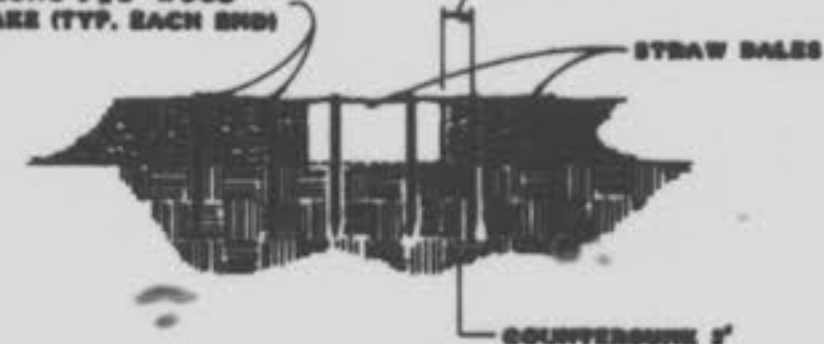
Siltation Control

Siltation control shall consist of temporary berms and silt traps to divert storm water run-off to a natural discharge point. (See Grading Plan for locations.) At each point there shall be a double row of straw bales with four feet of separation between bales and straw bales shall be staggered. In areas where ditches and swales are not feasible, a single row of straw bales shall be placed and to and to protect adjacent property and right-of-way (this shall be the responsibility of the grading contractor or developer if so agreed.) Upon completion of storm control, straw bales shall be placed on all sides of appropriate structures to keep dirt out of storm sewer (this shall be the responsibility of the sewer contractor or the developer if so agreed.) All straw bales shall be securely anchored and properly maintained until disturbed areas are paved or vegetation established.

GENERAL NOTES

- All storm water shall be conveyed to a stream or other natural discharge point.
- Underground utilities 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.
- The contractor shall investigate the entire site prior to commencement of construction.
- North-south and east-west lines shall be established by a "Qualified Surveyor" (Title 1-209), and shall be located and approved by a City Representative, before starting any construction.
- Allition control shall be placed and to and to and anchored with no less than 1 1/2" x 2" inch diameter rods. Some completion of storm control, straw bales shall be placed on all sides of appropriate structures to keep dirt out of storm sewer or silt trap.
- All grades shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either seeded or sodded and mulched.
- Owner will provide approval of off-site easements for utilities and approval from the state for the sanitary and water main bore under road, and the storm outfall from the detention basin.
- The contractor shall field investigate the entire site prior to commencement of construction.
- The contractor shall field investigate the entire site prior to commencement of construction.
- No area shall be cleared without permission of the Developer.

3' LONG 1 1/2" WOOD STAKES (TYP. EACH SIDE)



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

Uniform metal skirting shall be placed on all four sides of all mobile homes on perimeter of site.

Existing shell station building shall be brought up to current City building standards.

Layout around perimeter of site shall remain the same. Layout in interior shall remain same with slight variation due to the varying sizes of trailers.

The entrance must be approved by the State Highway Department and the City of O'Fallon.

Owner will provide approval of off-site easements for utilities and approval from the state for the sanitary and water main bore under road, and the storm outfall from the detention basin.

BENCHMARKS

PROJECT BENCHMARK: RM 70, A STANDARD DISC STAMPED N-148 1980, MIDDLE WEST PIER BASE UNDER HWY. 79 AT NORFOLK AND WESTERN R.R., REBET 1980 ELEV=908.026

SITE BENCHMARK: CHSLED "T" ON THE S.W. CORNER OF MOST NORTHERN CONCRETE ISLAND AT THE INTERSECTION OF EAST TERRA LANE AND ENTRANCE RAMP TO HWY "79" ELEV=408.11

This is to certify to City of O'Fallon that these "As-Built" plans are based on actual field surveys conducted during April, 1994 and the results are shown here on.

by Pickett Ray & Silver

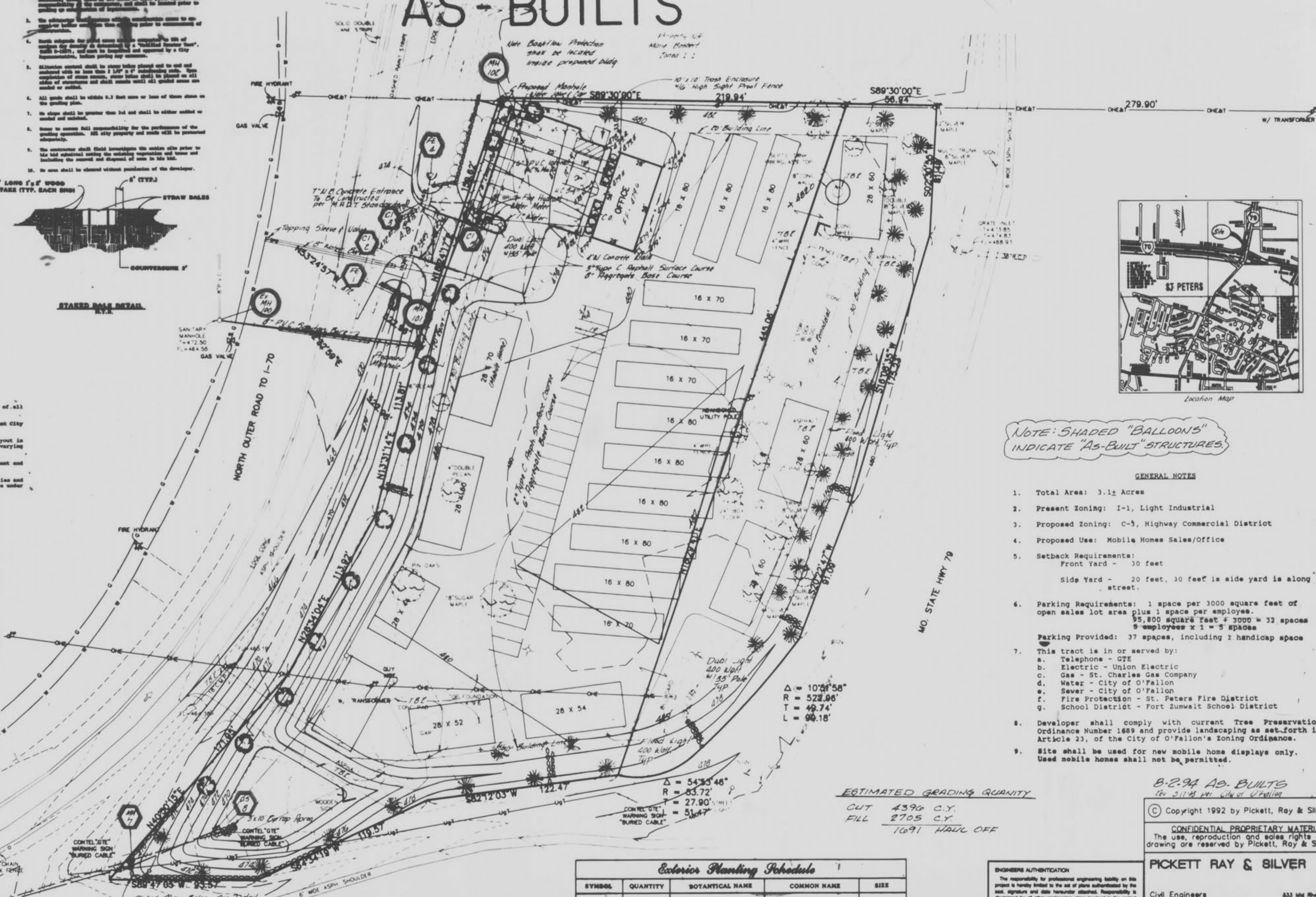
Delmar F. Vincent
MO R.L.S. No 1869

Date

3/31/94

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.



NOTE: SHADED "BALLOONS" INDICATE "AS-BUILT" STRUCTURES.

GENERAL NOTES

- Total Area: 3.11 Acres
- Present Zoning: I-1, Light Industrial
- Proposed Zoning: C-3, Highway Commercial District
- Proposed Use: Mobile Homes Sales/Office
- Setback Requirements:
Front Yard - 30 feet
Side Yard - 20 feet. 30 feet is side yard is along street.
- Parking Requirements: 1 space per 1000 square feet of open sales lot area plus 1 space per employee.
95,800 square feet ÷ 1000 = 95.8 spaces
5 employees x 1 = 5 spaces
Parking Provided: 37 spaces, including 1 handicap space
- This tract is in or served by:
a. Telephone - GTE
b. Electric - Union Electric
c. Gas - St. Charles Gas Company
d. Water - City of O'Fallon
e. Sewer - City of O'Fallon
f. Fire Protection - St. Peters Fire District
g. School District - Fort Zumwalt School District
- Developer shall comply with current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23, of the City of O'Fallon's Zoning Ordinance.
- Site shall be used for new mobile home displays only. Used mobile homes shall not be permitted.

ESTIMATED GRADING QUANTITY

CUT 4390 C.Y.
FILL 2705 C.Y.
1691 HULL OFF

Exterior Planting Schedule				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	33	Pinus strobus	White Pine	6" Ball
	12	Quercus palustris	Pin Oak	2" Cal.
	8	Berberis thunbergii	Dwarf Barberry	2 Gal.

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after the date unless reauthorized.
PICKETT, RAY & SILVER, INC.
Signature: [Signature] Date: 1-28-94

B-2-94 AS-BUILTS
Rev. 3/11/94 per City of O'Fallon

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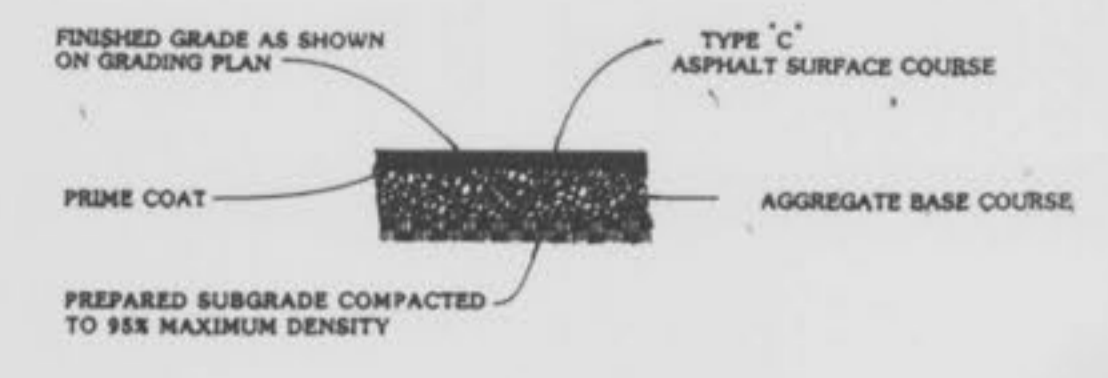
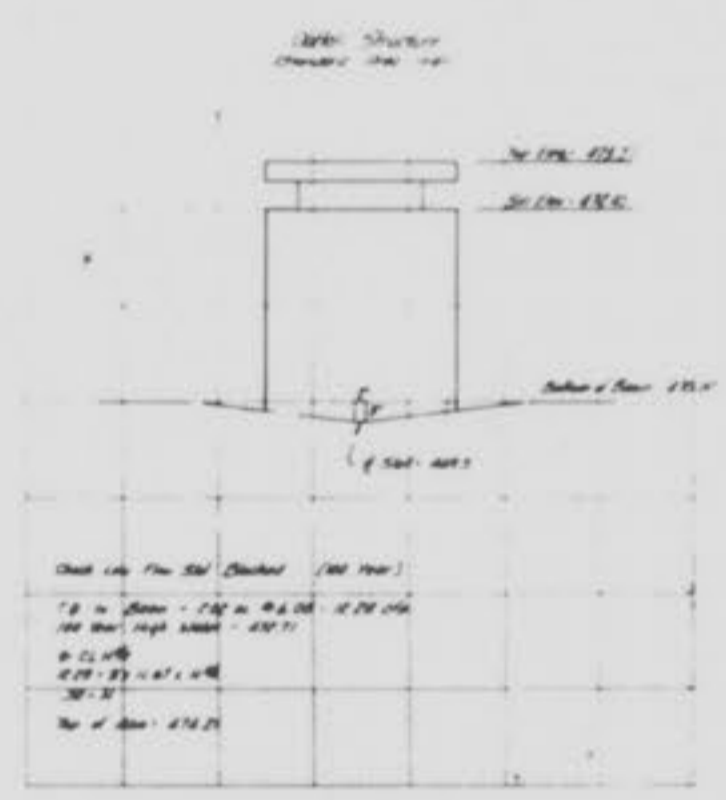
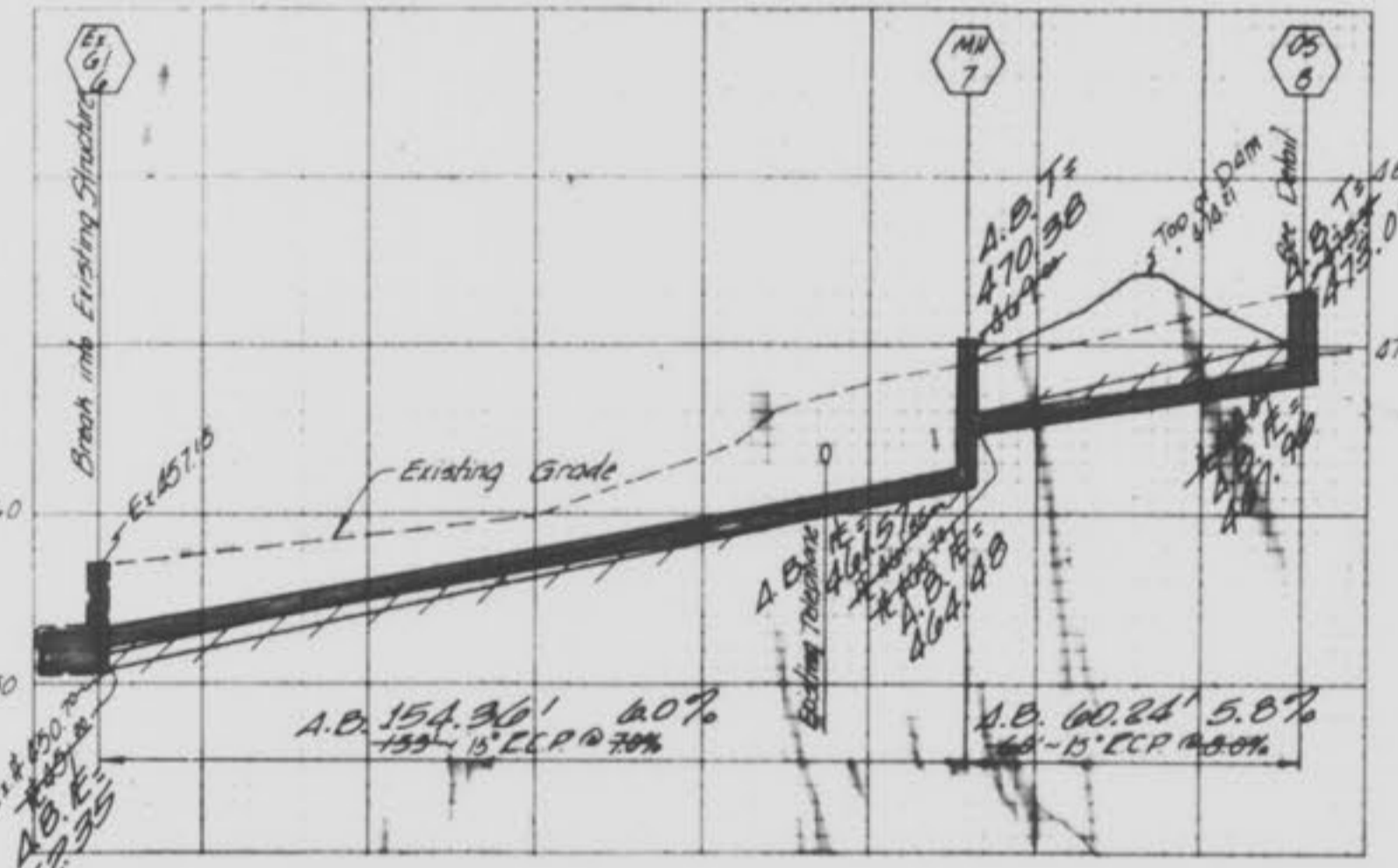
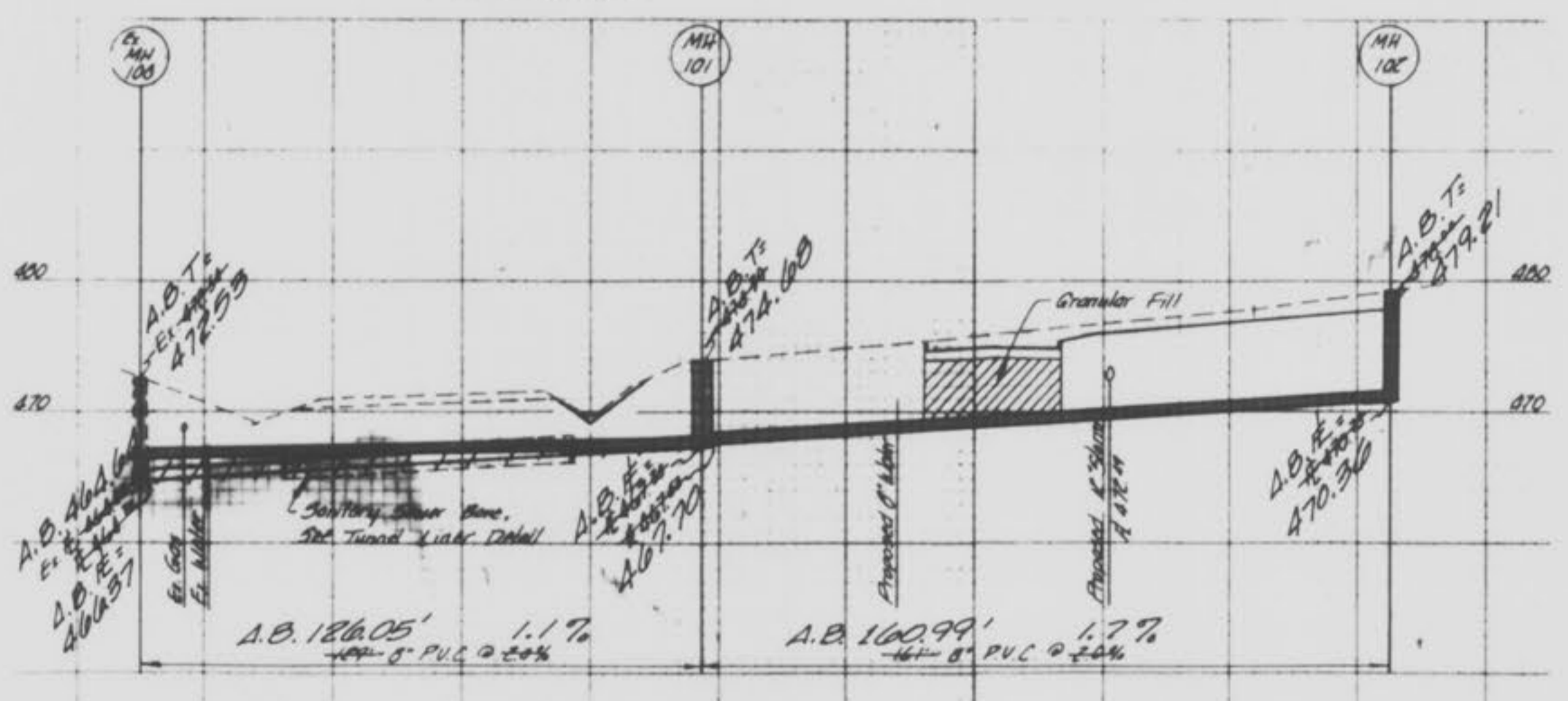
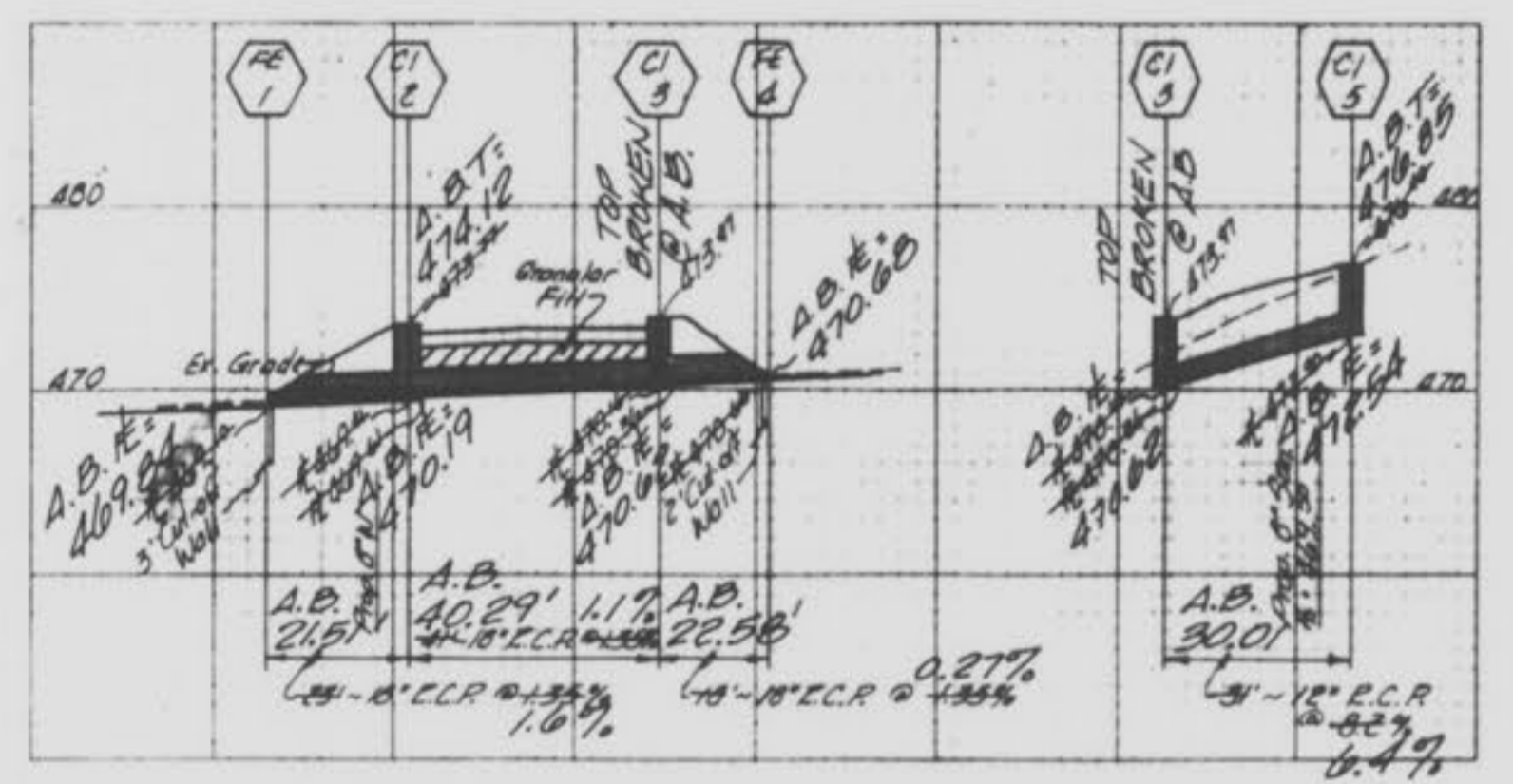
PICKETT RAY & SILVER
Civil Engineers
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
66-1211 270-021

PREPARED FOR:
MR. MEL WILLIAMS
2875 HIGHWAY 87
FESTUS, MO 63028
(314) 933-0804

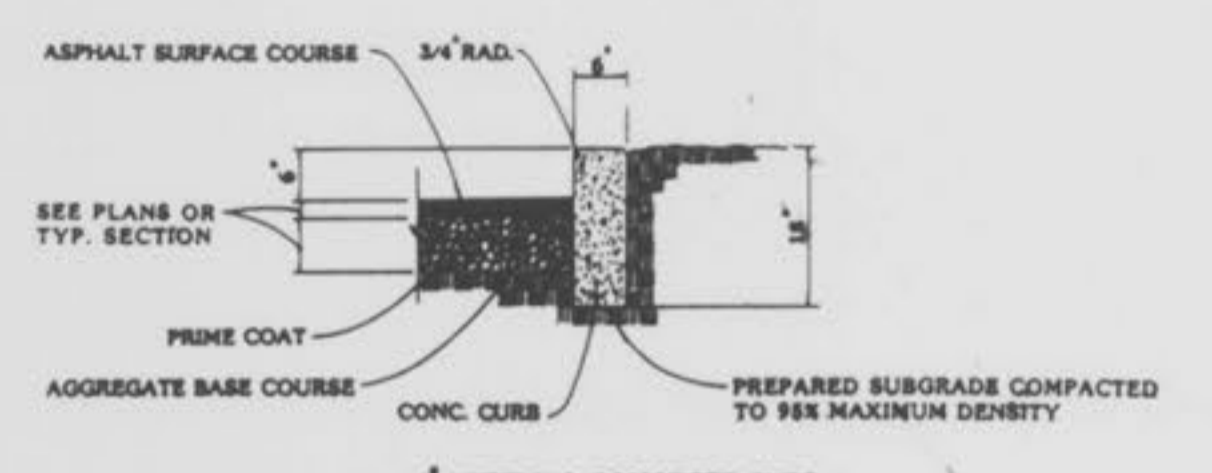
DRAWN: B.A.C. DATE: 1-28-94
CHECKED: [Signature] DATE: [Signature]
FIELD BOOK: 19800 PROJECT #: 92-009
JOB ORDER #

LANDSCAPE REQUIREMENTS:
1 Tree Per 40 Square Feet Street Frontage
1 Tree Per 3000 Square Feet of Landscaped Open Space
1,593 Square Feet Street Frontage - 40 = 39.8 trees
38,300 Square Feet - Open Space - 3,000 = 12.8 trees
Total: 48 Trees

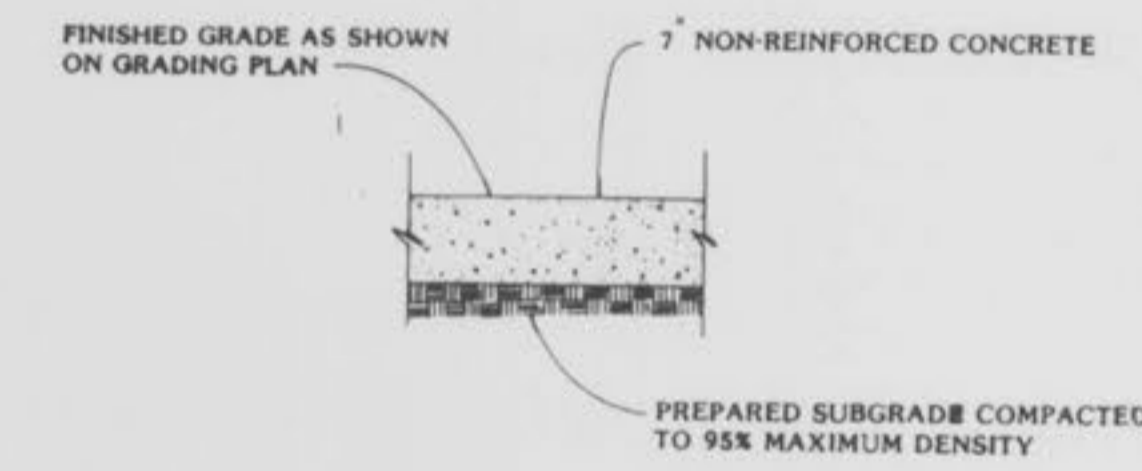
NOTE: A.B. = "AS-BUILT"



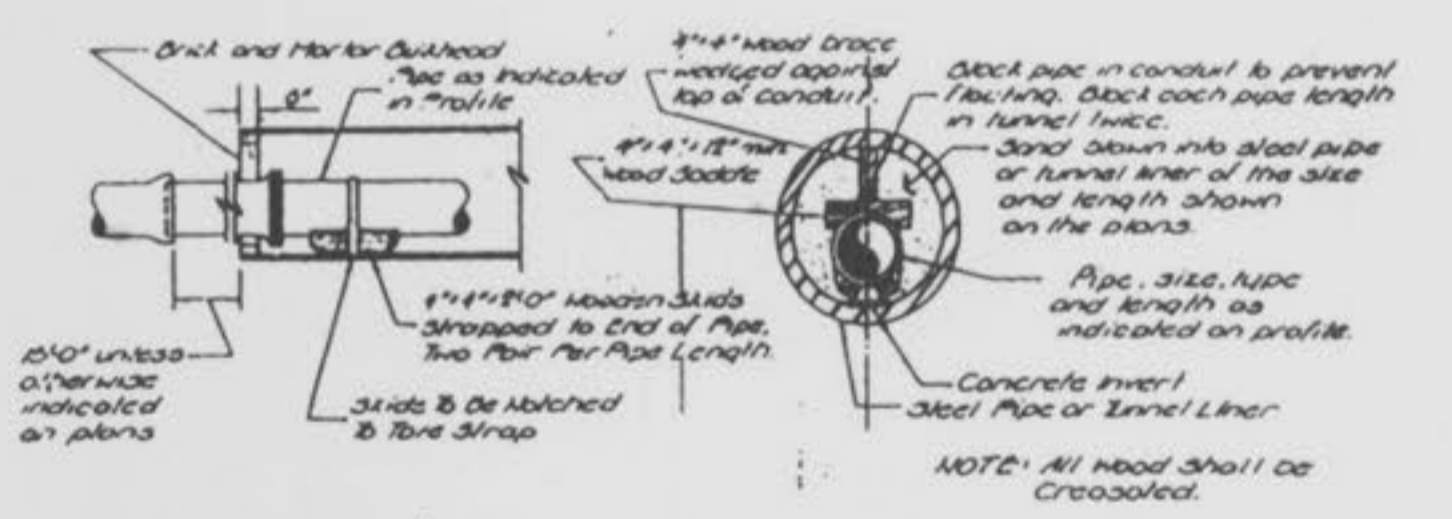
TYPICAL PARKING LOT PAVEMENT DETAILS
N.T.S.
See Site Plan for Pavement Thickness



6" VERTICAL CONCRETE CURB
N.T.S.



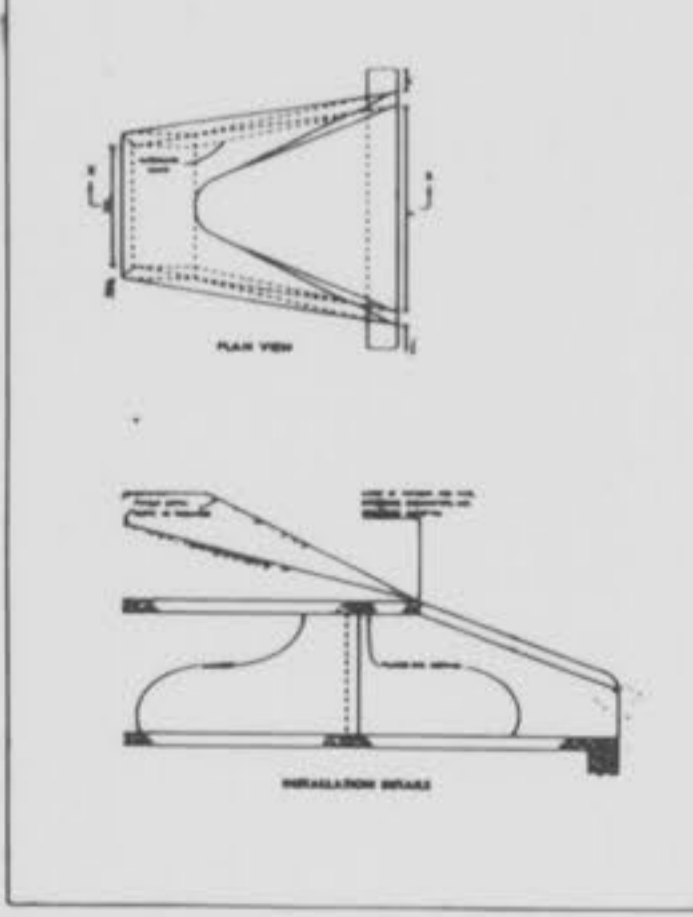
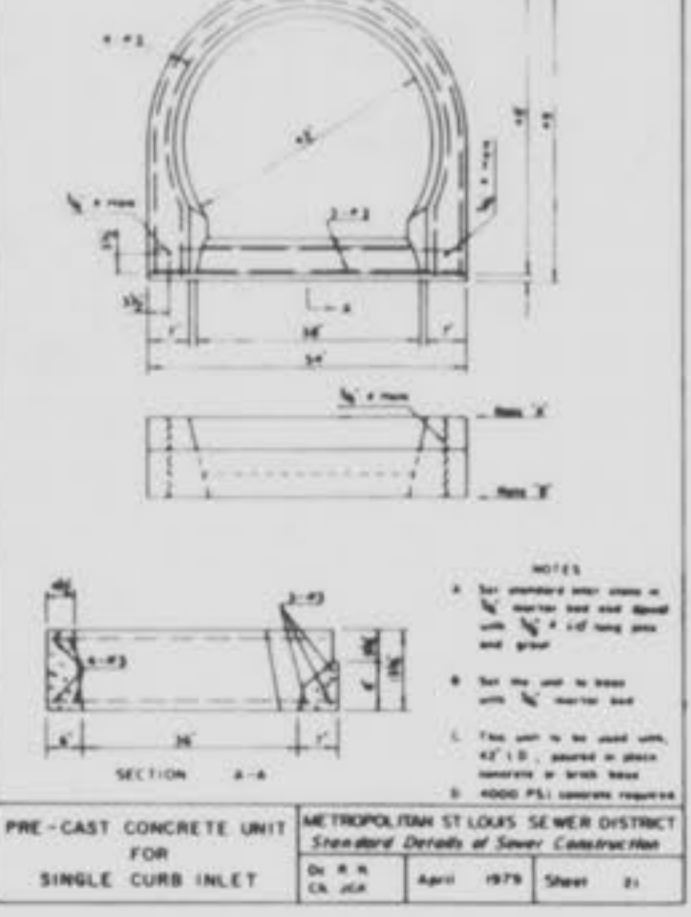
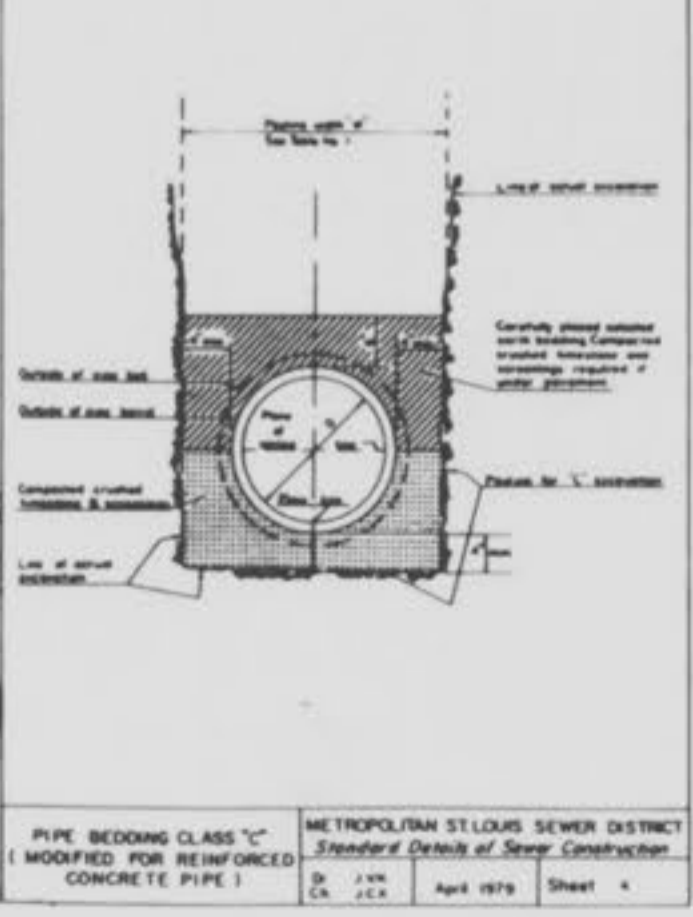
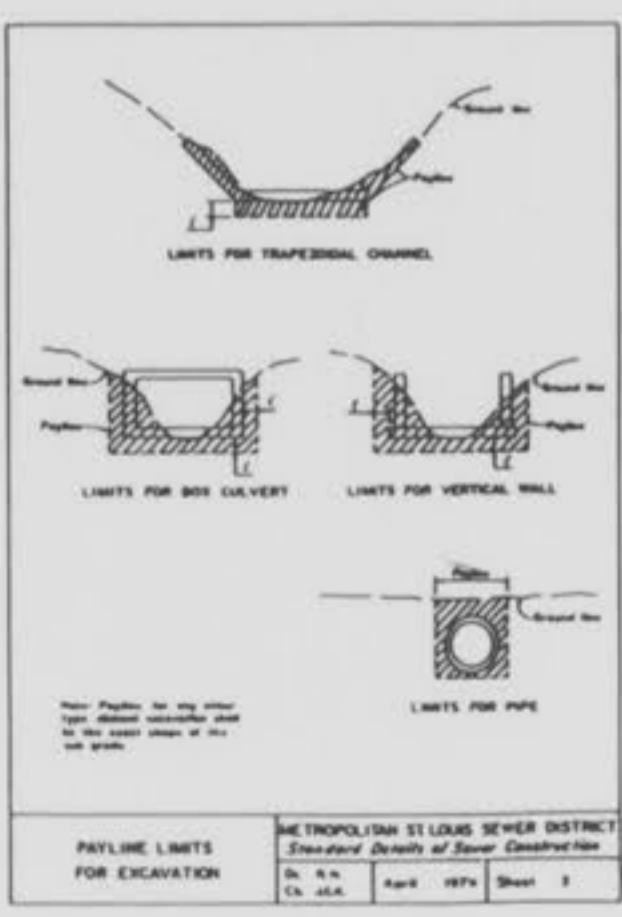
CONCRETE PAVEMENT
N.T.S.



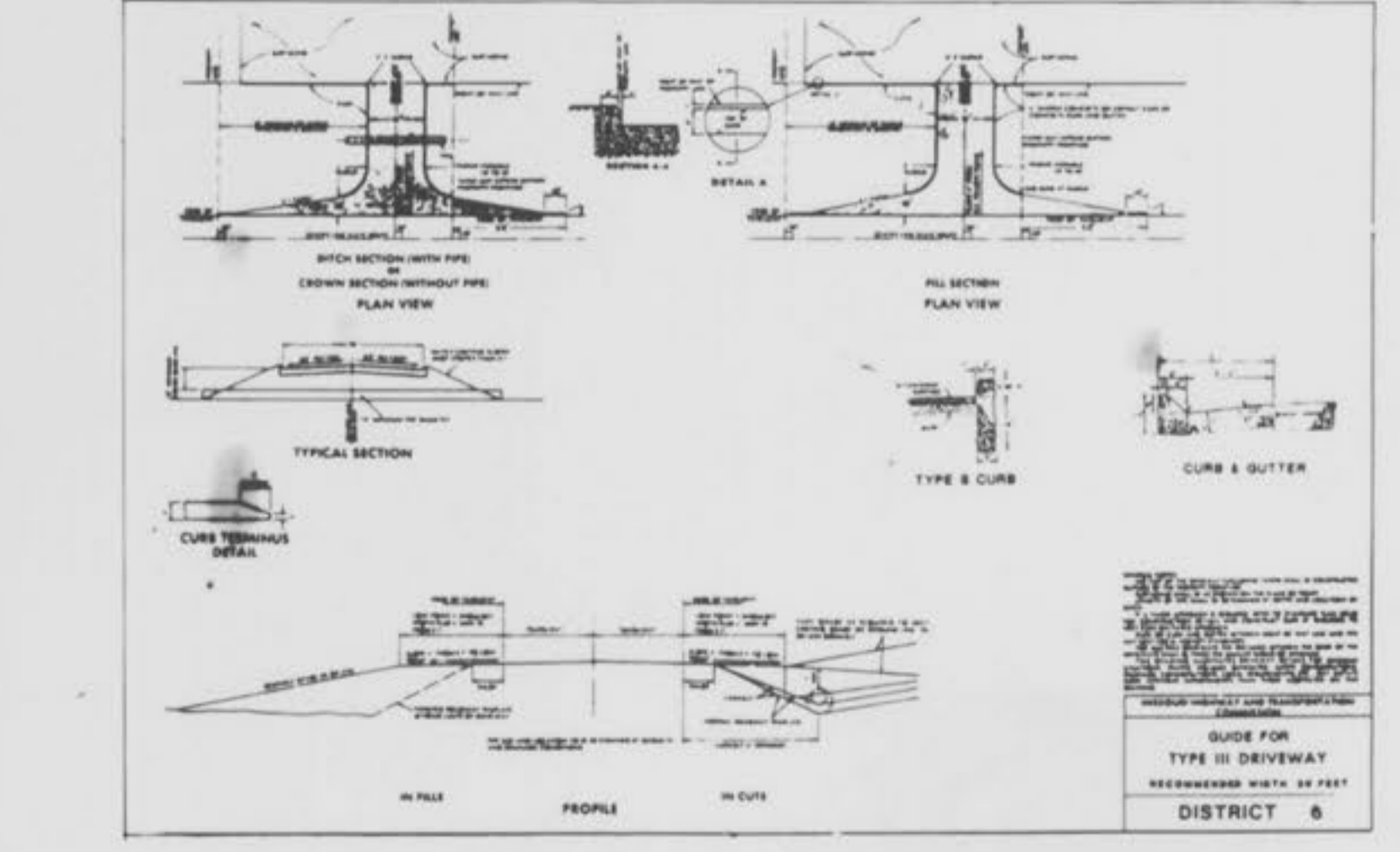
TUNNEL LINER DETAIL

NOTE:
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ROUND PIPE	HORIZONTAL ELLIPTICAL PIPE
4" x 6"	4" x 6"
6" x 8"	6" x 8"
8" x 10"	8" x 10"
10" x 12"	10" x 12"
12" x 14"	12" x 14"
14" x 16"	14" x 16"
16" x 18"	16" x 18"
18" x 20"	18" x 20"
20" x 22"	20" x 22"
22" x 24"	22" x 24"
24" x 26"	24" x 26"
26" x 28"	26" x 28"
28" x 30"	28" x 30"
30" x 32"	30" x 32"
32" x 34"	32" x 34"
34" x 36"	34" x 36"
36" x 38"	36" x 38"
38" x 40"	38" x 40"
40" x 42"	40" x 42"
42" x 44"	42" x 44"
44" x 46"	44" x 46"
46" x 48"	46" x 48"
48" x 50"	48" x 50"
50" x 52"	50" x 52"
52" x 54"	52" x 54"
54" x 56"	54" x 56"
56" x 58"	56" x 58"
58" x 60"	58" x 60"
60" x 62"	60" x 62"
62" x 64"	62" x 64"
64" x 66"	64" x 66"
66" x 68"	66" x 68"
68" x 70"	68" x 70"
70" x 72"	70" x 72"
72" x 74"	72" x 74"
74" x 76"	74" x 76"
76" x 78"	76" x 78"
78" x 80"	78" x 80"
80" x 82"	80" x 82"
82" x 84"	82" x 84"
84" x 86"	84" x 86"
86" x 88"	86" x 88"
88" x 90"	88" x 90"
90" x 92"	90" x 92"
92" x 94"	92" x 94"
94" x 96"	94" x 96"
96" x 98"	96" x 98"
98" x 100"	98" x 100"



LINE MANHOLE	PIPE	MANHOLE	PIPE	MANHOLE	PIPE
1	15"	1	15"	1	15"
2	15"	2	15"	2	15"
3	15"	3	15"	3	15"
4	15"	4	15"	4	15"
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NO. 40