

DISTRIBUTION TRANSPORTATION SERVICES, COMPANY

"AS-BUILTS"

A tract of land being part of Lot Five of Plat One of the Darius Heald Partition in U.S. Survey 55, Township 47 North, Range 3 East, City of O'Fallon, St. Charles County, Missouri; and being described as follows:

COMMENCING at an iron rod marking the Southwest corner of Lot 1 of Westwood Acres Subdivision, also being the Southeast Corner of Westbrook, THENCE along the South line of Westbrook Manor Subdivision, North 83°51'56" West, 716.09 feet to an old iron pipe at the common corner of Lots 17 and 18 of Westbrook Manor Subdivision, said iron pipe marking the POINT OF BEGINNING; THENCE along the South line of said Westbrook Manor Subdivision, South 83°51'56" East, 33.78 feet to a point; THENCE departing from said South line South 00°22'33" East, 310.33 feet to a point on the North right-of-way line of Old U.S. Highway 40 (formerly Highway #2); THENCE along said right-of-way line South 80°22'31" West, 135.37 feet to the East line of property conveyed to Madd Auto Body, described in Deed Record Book 690, Page 670; THENCE along the East line of said tract, North 00°22'33" West, 347.33 feet to the South line of Westbrook Manor Subdivision; THENCE along said line, South 83°51'56" East, 100.7 feet to the Point of Beginning.

Grading Notes

- All filled places in paved State, County or City roads (Highways) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.O. T-99", (A.S.T.M. D-698) unless otherwise specified by local governing authority specifications. All tests shall be verified by a City Representative.
- Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by a "Modified Proctor Test", (ASTM D-1557) and must be inspected and approved by a City Representative, before paving may commence.
- All grade shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 2:1 and shall be either sodded or seeded and mulched.
- All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and Right-of-way Markers shall be reset at the completion of grading.
- All Areas Graded Shall Be Seeded, And Mulched Or Sodded To Prevent Erosion.

GENERAL NOTES

- Present Zoning: C-2, General Business District w/C.U.P.
- Total Area: 1.01 acres
- Building Use: Storage and Warehouse w/Office Space
- This tract is in or served by:
 - A. Electric - Union Electric Company
 - B. Water - City of O'Fallon Water
 - C. Sewer - O'Fallon Sewer
 - D. Gas - O'Fallon Gas Service, Inc.
 - E. Telephone - Continental Telephone Company
 - F. Fire - O'Fallon Fire District

5. Total Parking: 22 spaces

(Parking required per Section 25.05 City of O'Fallon)
 Parking spaces per square feet
 Storage Warehouse: 4,800 sq. ft. 4,800 ÷ 400 = 12 spaces
 Office: 2,400 sq. ft. 2,400 ÷ 300 = 8 spaces
 20 Regular
 + 2 Handicapped
 22 Parking Spaces
 Total

6. Setback and Yard Requirements:

Front - 25 feet
 Side - 25 feet
 Rear - 10 feet

TREE TYPES



BRADFORD PEAR - NEW 2" CAL



PURPLE LEAF PLUM - NEW 1.5" CAL



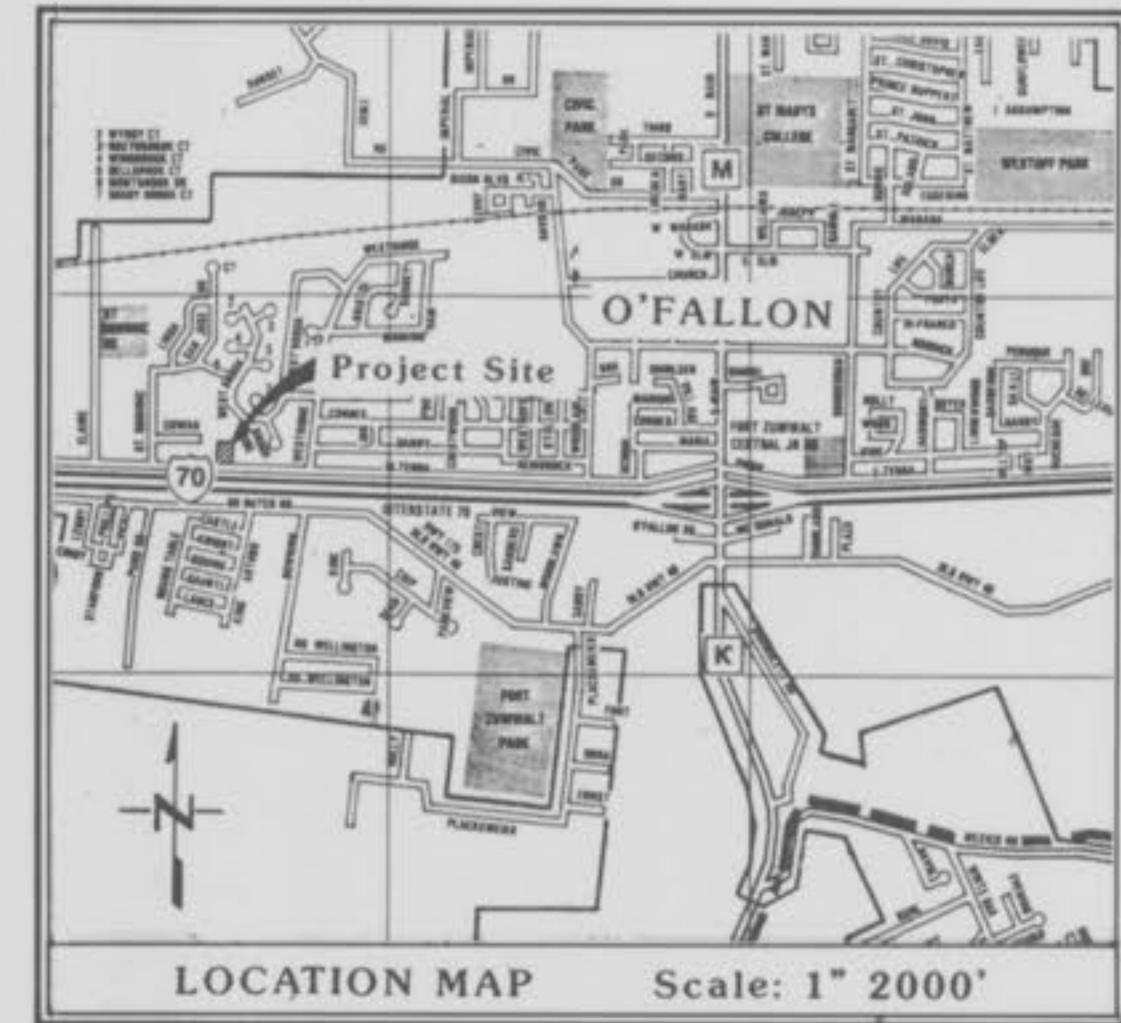
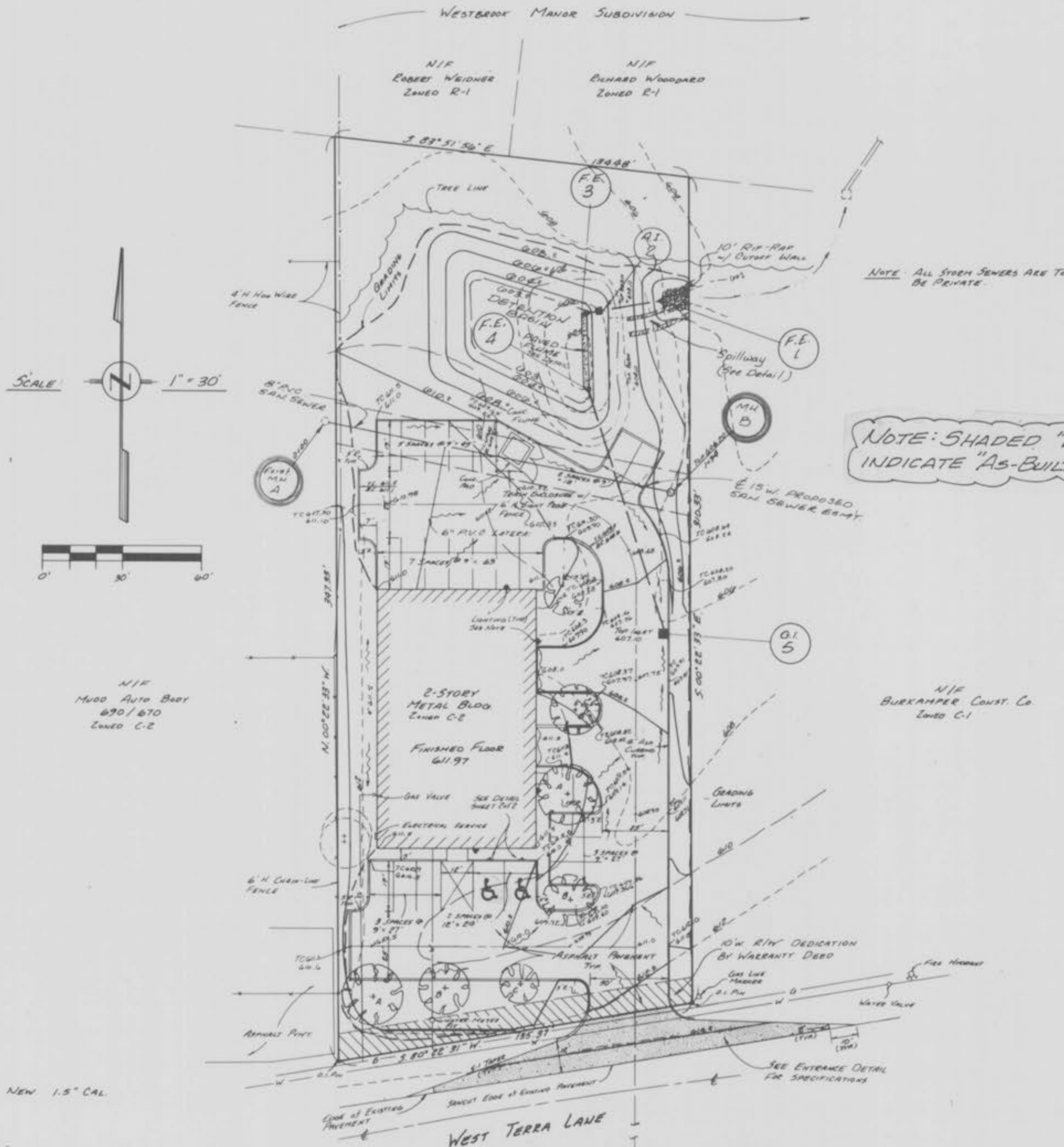
RED BUD - NEW 2" CAL

PARKING LOT LIGHTING

(4) FOUR BUILDING MOUNTED FIXTURES ON PHOTO CELL. HPS. HUBBEL HPS 160 W # PYLO1905 - 11X HPS 15' ABOVE GROUND

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.

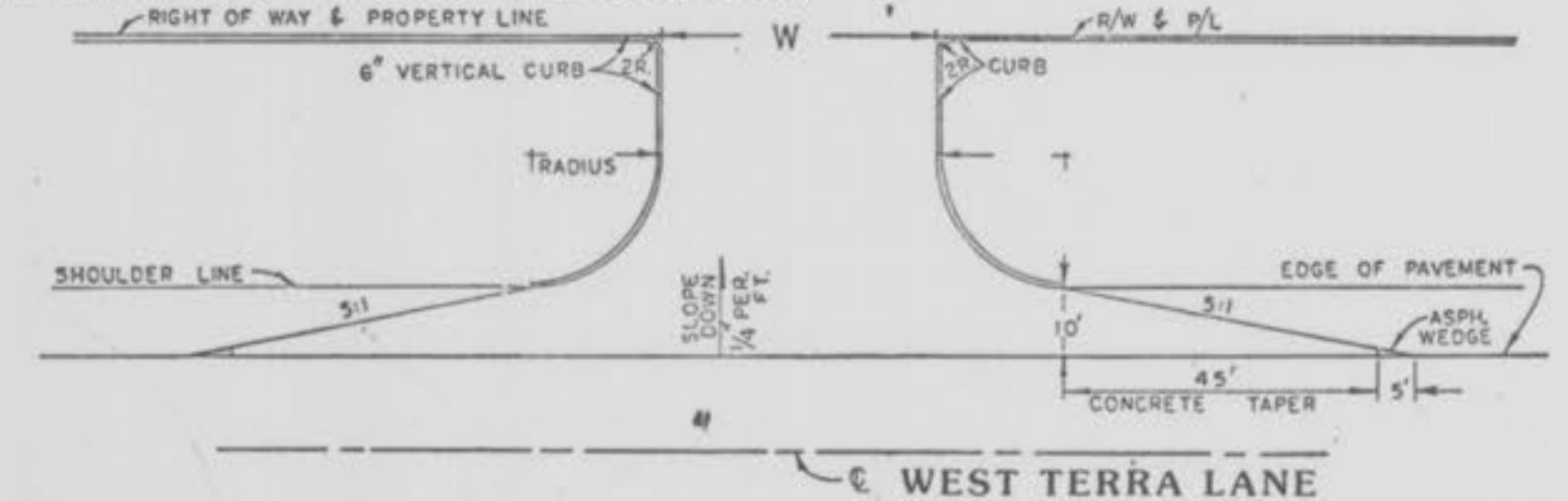


CONCRETE SURFACE

- 6" Sack Mix
- 8" Concrete
- 6 X 6 X 6 Steel Mesh (3" below finished grade)
- 3/4" Expansion Material
- 2" Rolled Stone Base
- Integral Concrete Curb (6" Vertical) (5/8" Steel Dowels #2'C-C)

ASPHALT SURFACE

- 8" Rolled Stone Base or 6" Type X (Black Base)
- 1" Asphalt Top (Type C)
- Machine Laid
- Asphalt Curb (6" Vertical)



This is to certify to O'Fallon Sewer Dist. that these "As-Built" Sewer plans are based on actual field surveys conducted during April, 1991 and the results are shown here on.

by Pickett Ray & Silver

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

2/15/91
 Date

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 this date unless reauthorized.



"AS-BUILTS" 4-9-91

Rev. 10-29-87 J.R.E. - MO STATE HWY. DEPT. COMMENTS 10-29-87
 Rev. 11-30-87 J.R.E. - CIVIL COMMENTS 11-30-87
 Rev. 11-25-87 J.R.E. - CIVIL COMMENTS 11-25-87

PICKETT RAY & SILVER

Civil Engineers
 Planners
 Land Surveyors

333 Mid Rivers Mall Dr.
 St. Peters, MO 63376
 441-1211 278-1211

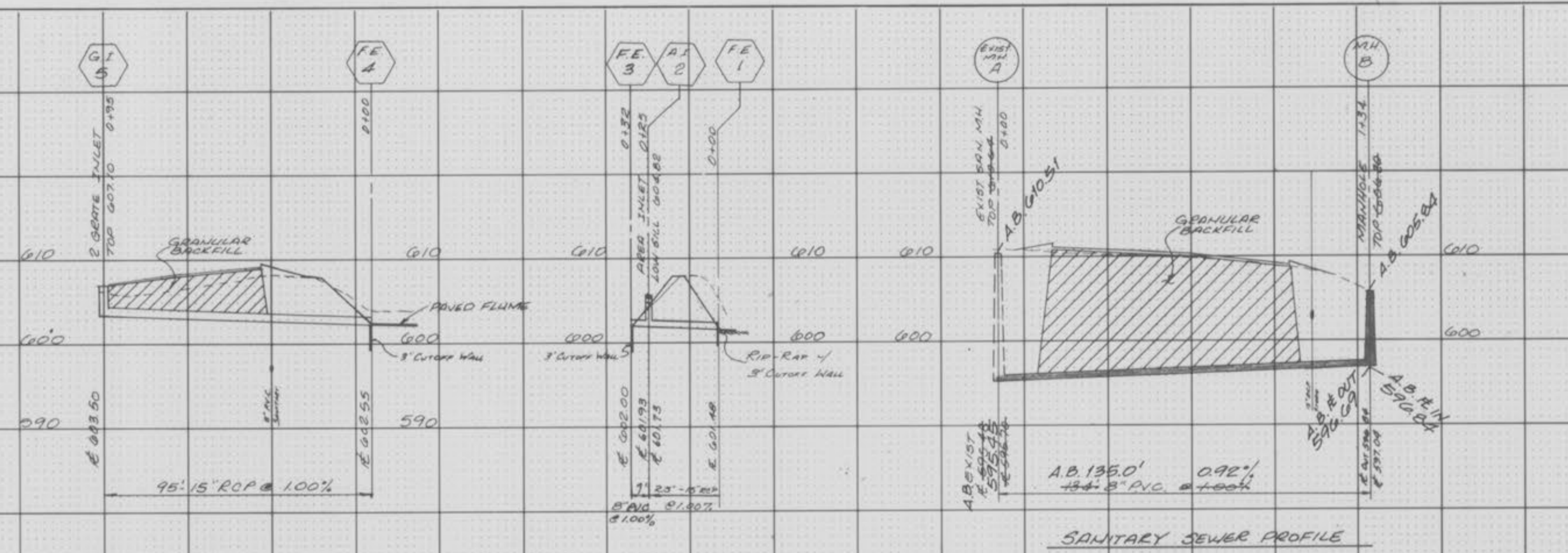
PREPARED FOR:
TOM KOMADINA
 502 Lindenwood
 O'Fallon, Mo. 63366 Tel. 281-2587

SITE PLAN

PROJECT # 87-074
 JOB ORDER # 8780
 FIELD # 247 "J"
 Proc. SURVEY

FINAL SURVEY PLOTTED, NOTE BOOK AREAL CHECKED

ORIGINAL SURVEY PLOTTED, NOTE BOOK AREAL CHECKED



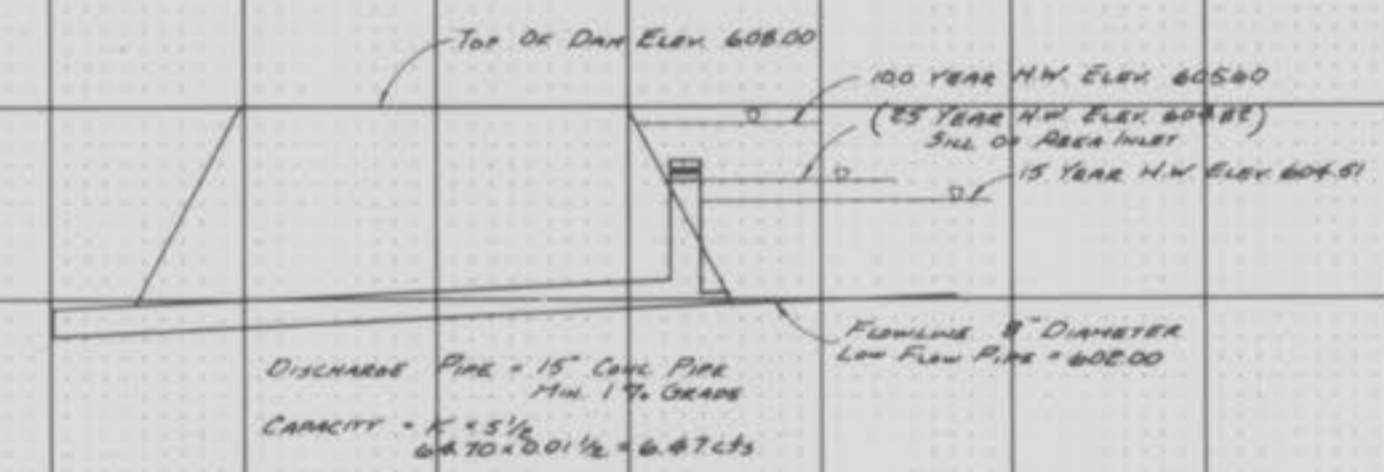
SANITARY SEWER PROFILE

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

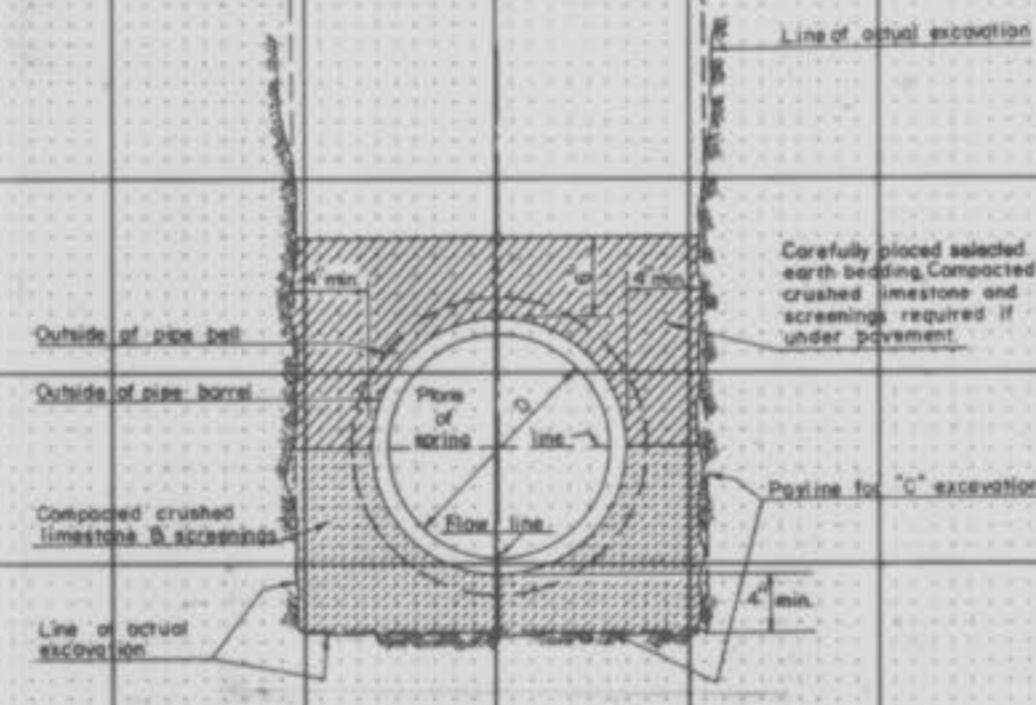
DETENTION BASIN
 25 YEAR 1.50 MIN. STORM
 COMMERCIAL TRACT
 UNDERLINED PL - CIP
 DEVELOPED AT - 4.85
 SIZE AREA = 1,008 ACRES
 DIFFERENTIAL RUNOFF
 1,008 AC @ 1.43 - 2.12 = 2.30 cfs @ 60" 1.78 cfs @ 12"
 DETENTION PROVIDED:
 2.30 cfs @ 30 Min. = 60 Sec./Min. = 4,140 Cu Ft Volume
 ALLOWABLE FLOW OUT OF BASIN:
 Q IN = 9.37 cfs @ 60" = 242 cfm
 DETENTION = 250 cfs
 Q OUT = 207 cfs @ 60" = 1882 cfm
 DETENTION PROVIDED:
 4171 Cu Ft STORAGE PROVIDED AT ELEV 604.70



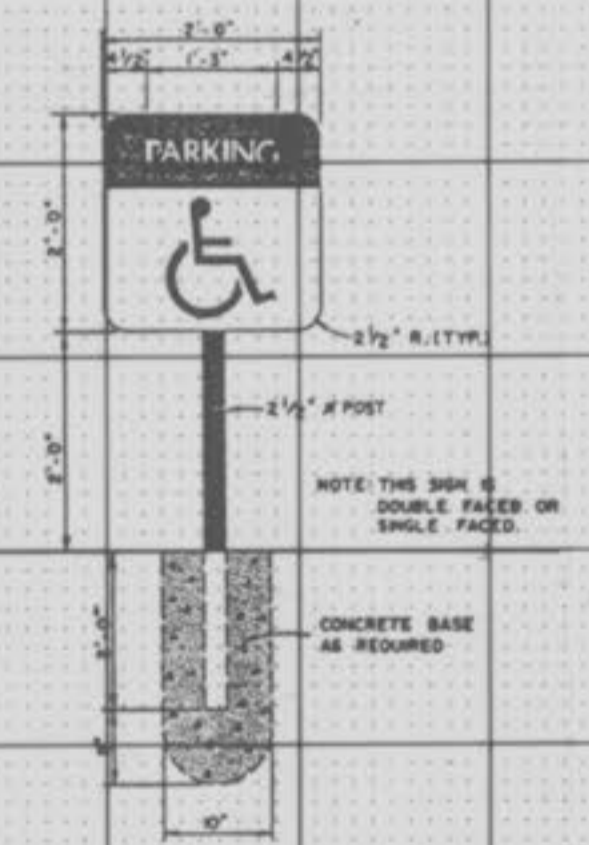
DETENTION 6.00 CFS
 Q = CLH^{1/2}
 6.0 = 30.5 * H^{1/2}
 6.0 = 18 * H^{1/2}
 18 = 30.5 * H^{1/2}
 0.60 = H^{1/2}
 0.40 = H
 0.89 = H
 (605.80 + 0.89) = 606.69
 SPILLWAY DETAIL
 N.T.S.



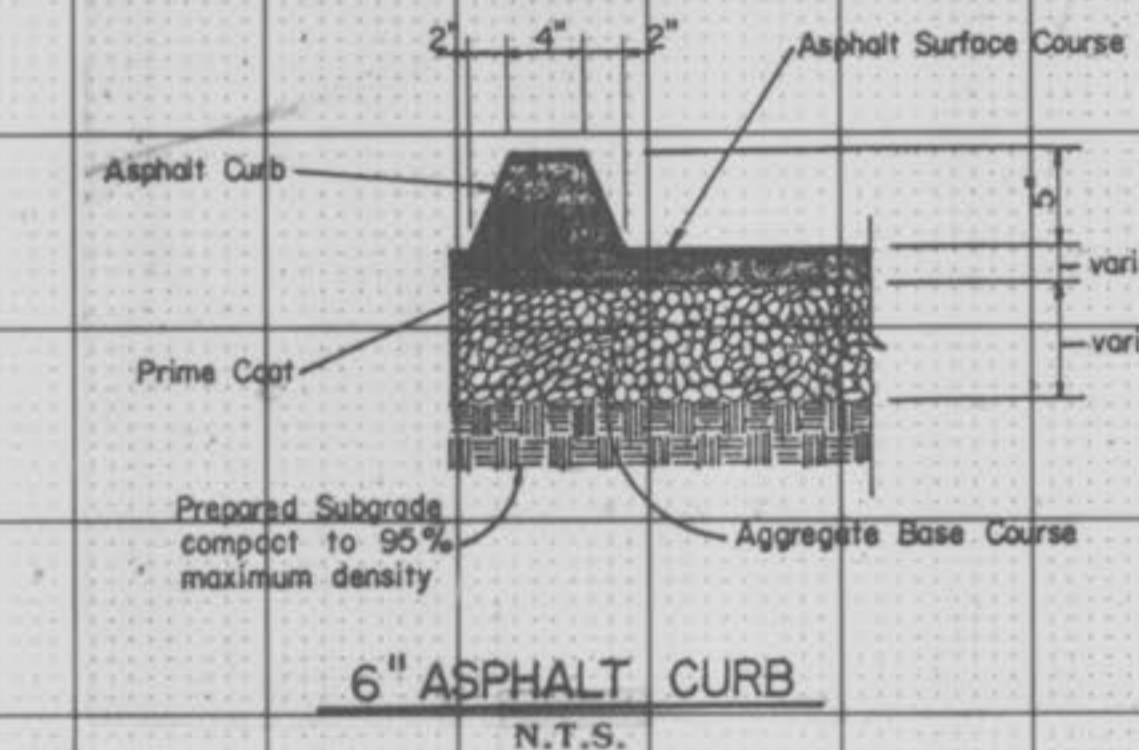
Top of Dam Elev 608.00
 100 YEAR H.W. ELEV 605.80
 25 YEAR H.W. ELEV 604.91
 15 YEAR H.W. ELEV 604.91
 DISCHARGE PIPE - 15" DIA PIPE
 1% SLOPE
 CAPACITY = 1.5 cfs @ 60" 1.78 cfs @ 12"
 LAM. FLOW PIPE 6" DIAMETER
 STANDARD AREA
 INLET OPEN 4-SIDES
 SET SILL OPENING AT ELEV 607.14
 Q = 0.60 cfs (LOW FLOW BACKUP)
 Q = 0.20 cfs (RELEASE)
 Q IN = 9.37 cfs @ 60" = 242 cfm
 Q OUT = 207 cfs @ 60" = 1882 cfm
 Q = 35.1 cfs @ 60" = 305 cfm
 Q = 11.4 cfs @ 60" = 99 cfm
 Q = 3.8 cfs @ 60" = 33 cfm
 Q = 1.2 cfs @ 60" = 10 cfm
 Q = 0.4 cfs @ 60" = 3 cfm



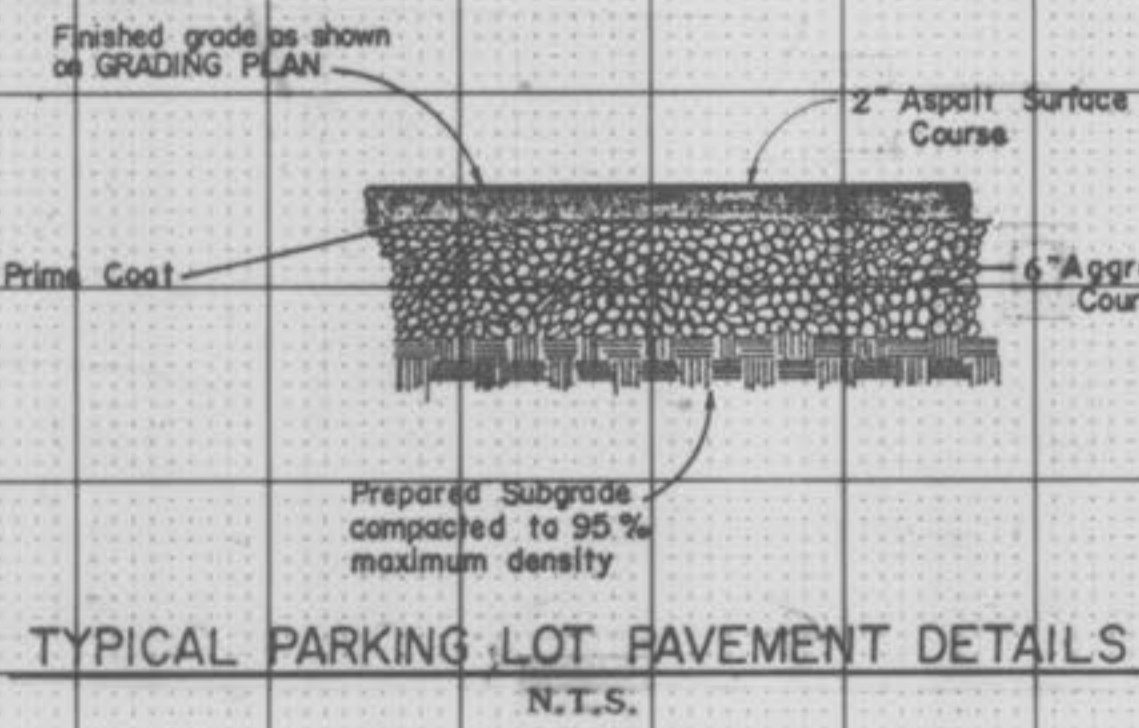
PIPE BEDDING DETAIL MODIFIED FOR R.C.P. N.T.S.



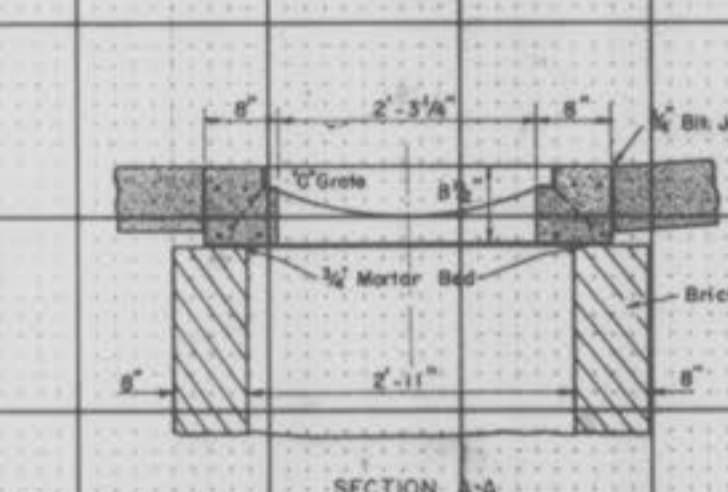
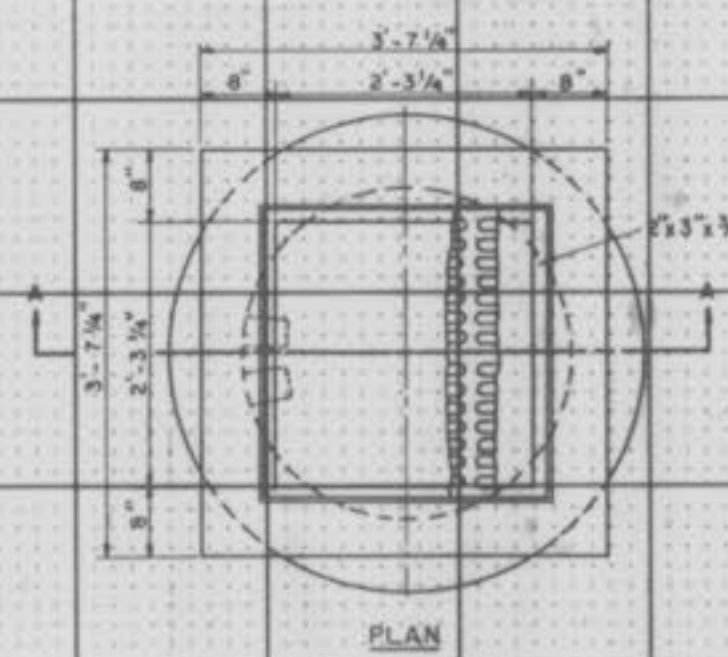
HANDICAPPED SIGN DETAIL N.T.S.



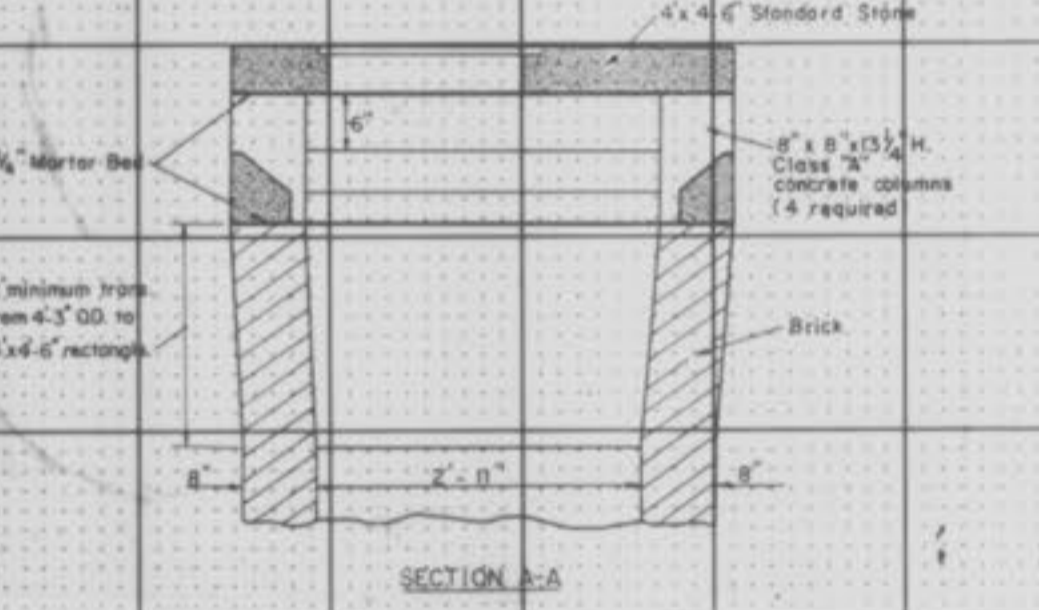
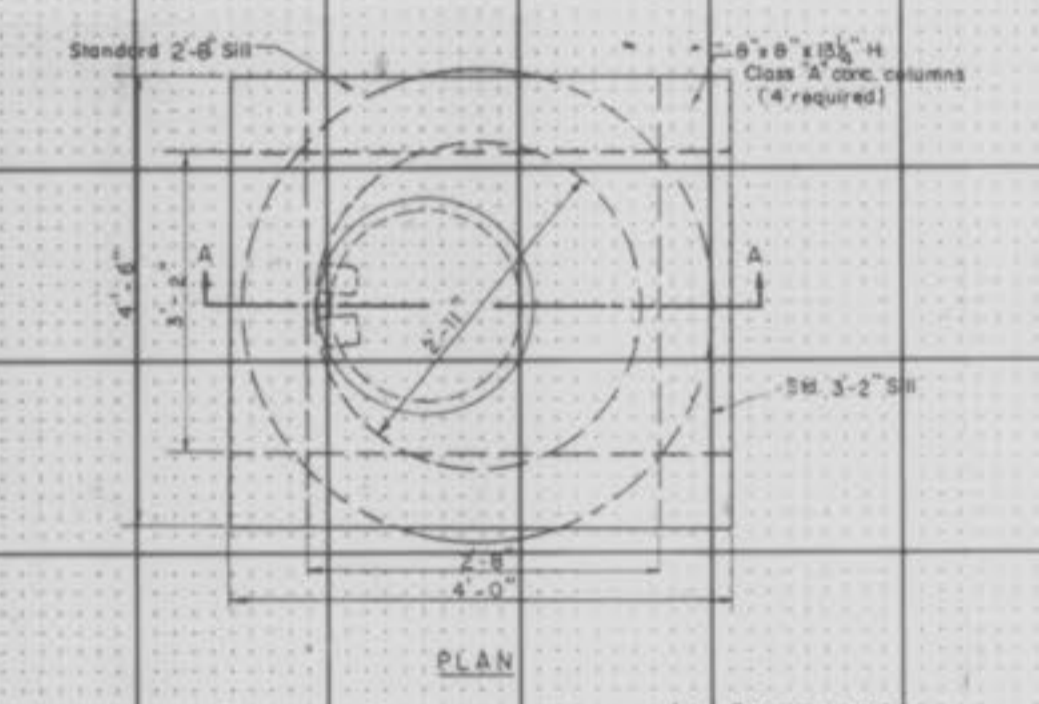
6" ASPHALT CURB N.T.S.



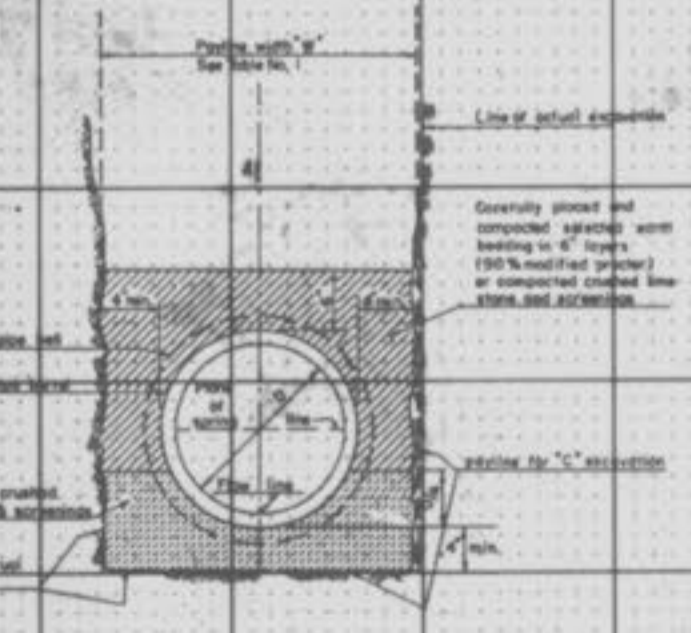
TYPICAL PARKING LOT PAVEMENT DETAILS N.T.S.



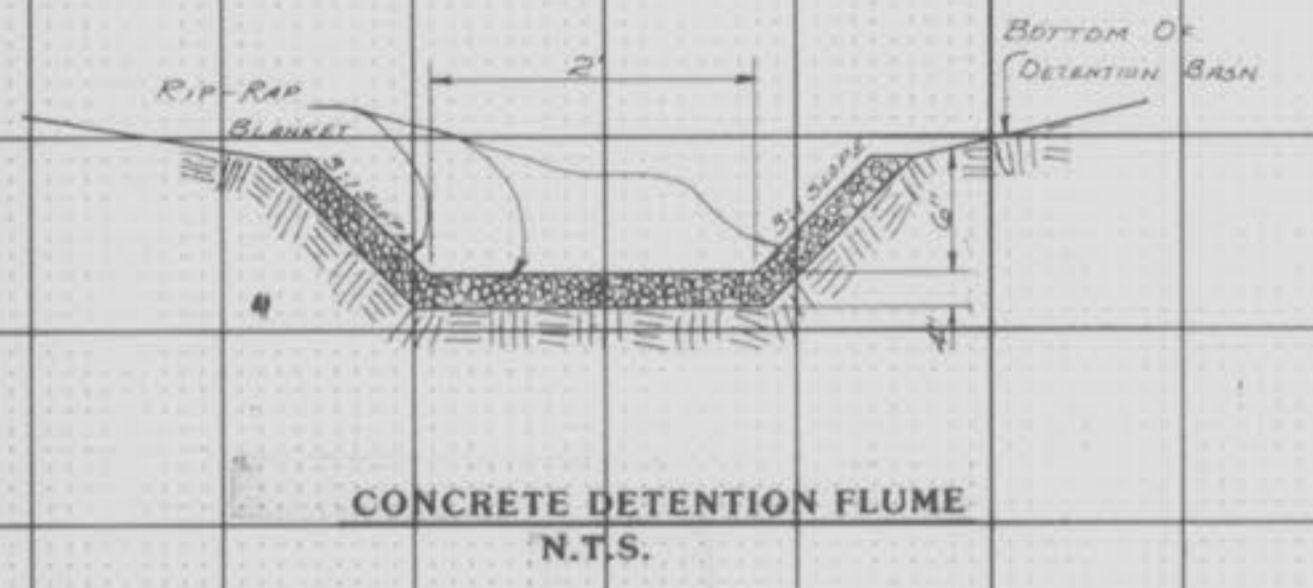
TWO GRATE INLET N.T.S.



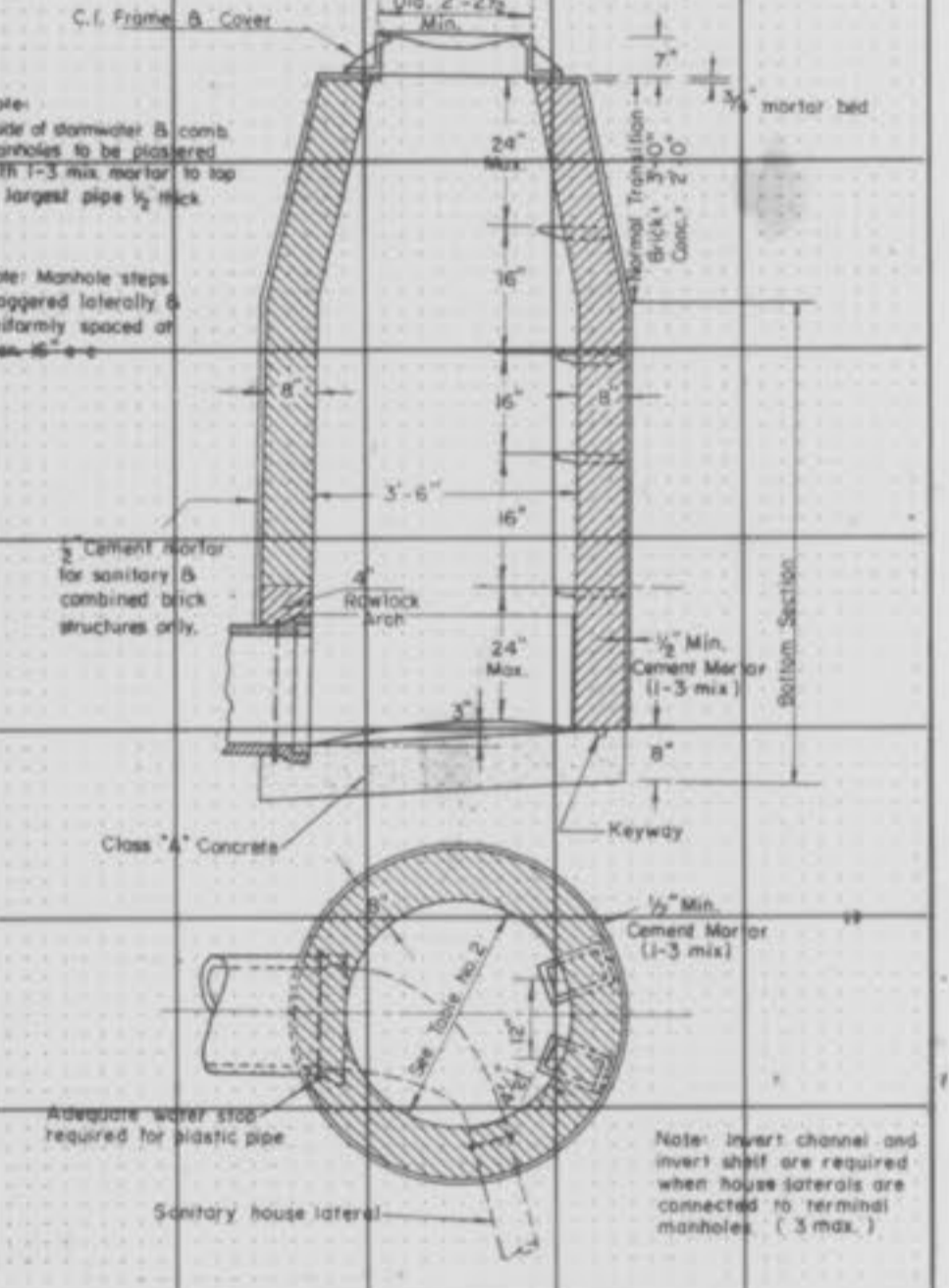
BRICK AREA INLET OPEN 4 SIDES N.T.S.



PIPE BEDDING CLASS "C" N.T.S.



CONCRETE DETENTION FLUME N.T.S.



TERMINAL MANHOLE N.T.S.

SCALE: HORIZ. 1" = 30'
 VERT. 1" = 10'