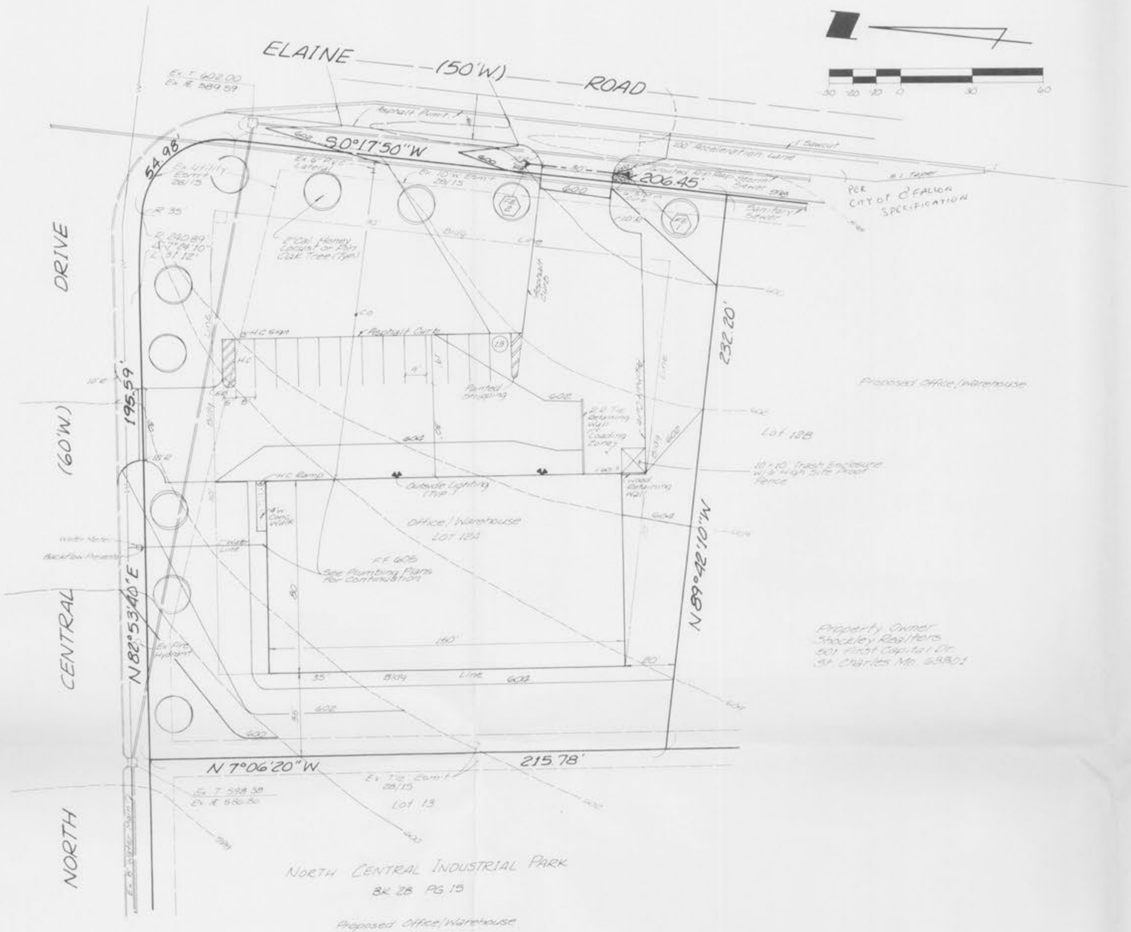


DESCRIPTION OF PROPERTY

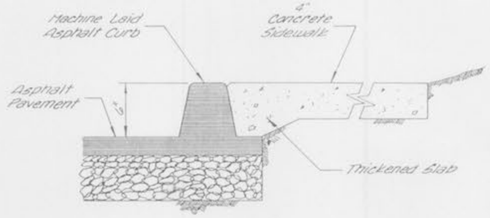
Lot 12A of the resubdivision of Lot 12 of North Central Industrial Park being in part of Section 30, Township 47 North, Range 3 East, O'Fallon, Missouri as recorded in Plat Book 30 Page 74 of the St. Charles County Recorder of Deeds office, St. Charles, Missouri, being more particularly description as follows:

Commencing at an old iron pipe marking the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 47 North, Range 3 East;thence 1160.57 feet to a point in the centerline of Elaine Road:thence North 89 42'10" West a distance of 30.00 feet to a point in the West right of way line of Elaine Road, also being the point beginning of the tract herein described; thence leaving the West right of way line of Elaine Road North 89 42'10" West a distance of 232.20 feet along the said South property line to a point; thence North 7 06'20" West a distance of 215.78 feet along the said West property line to a point in the South right of way line of North Central Drive; thence North 82 53'40" East a distance of 195.59 feet along the South right of way line of North Central Drive; thence along a curve with a radius of 35 feet and a distance of 54.98 feet to a point in the West right of way line of Elaine Road; thence South 0 17'50" West a distance 206.45 feet along the West right of way line of Elaine Drive to the point of beginning. This lot contains 1.300 Acres.

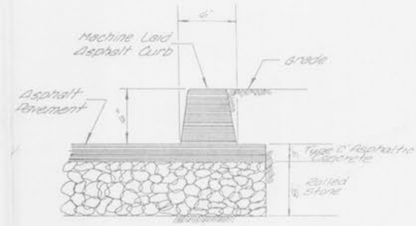
All restrictions, convents and easements are as shown on the above described plat of North Central Industrial Park, recorded in Plat Book 28, Page 15.

PARKING REQUIREMENTS

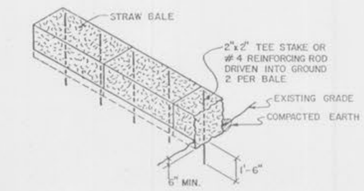
12,000 Gross Floor Space	
1 Space Per 400 S.F. of Office Space = 600 S.F. Office Space	2 Parking Spaces
1 Space Per 2000 S.F. of Warehouse Space = 11,400 S.F. Warehouse Space	6 Parking Spaces
1 Space Per Employee = 4 Employees	4 Parking Spaces
	12 Parking Spaces Required
	13 Parking Spaces Provided Including 1 Handicap Space



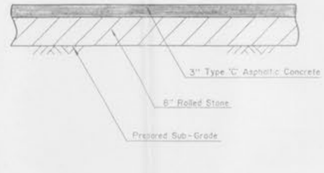
ASPHALT CURB AT WALK



ASPHALT CURB DETAIL



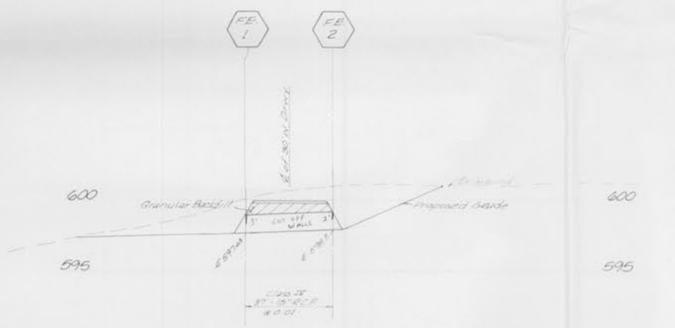
SILTATION CONTROL DEVICE
NOT TO SCALE

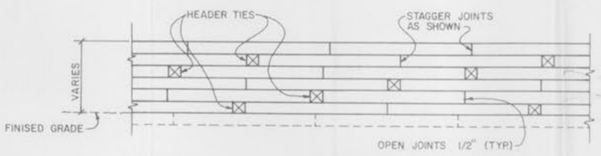


HEAVY DUTY PAVEMENT
n.t.s.

NOTE : Note One Sign To Be Placed At Each Handicapped Parking Place. At Handicapped Parking Spaces Shall Be Level With Walks, And The Main Entrances To A Building Shall Be Level With The Walks

HANDICAPPED PARKING SIGN DETAIL
n.t.s.





RR. TIE RETAINING WALL ELEVATION
SCALE 1/4" = 1'-0"

NOTE : ALL TIES MUST HAVE LABELING INDICATING ACCEPTANCE OF THE MISSOURI DEPARTMENT OF AGRICULTURE.

FILE COPY
APPROVED
AS NOTED
10-10-90
Frank Godwin
APPROVED
DATE 10/16/90
P & Z

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

STATE OF MISSOURI
DAVID R. BAGGS
NUMBER 2003
David R. Baggs

BAGGS & ASSOCIATES, INC.
PLANNING · ENGINEERING
15440 CLAYTON ROAD, SUITE 111
BALLWIN, MISSOURI 63011
314/391-8440

REV.	BY	DATE	DESCRIPTION

PROJECT TITLE
NORTH CENTRAL INDUSTRIAL PARK
LOT 12A

SHEET TITLE
SITE PLAN & DETAILS

PROJECT MANAGER	DRK
DESIGNER	AKS
DRAWN	KAB
CHECKED	DRK
DATE	AUG 31, 1990
PRINTED	OCT 16, 1990
JOB NO.	90-180

1/2

CONSTRUCTION NOTES

GENERAL

Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including building laterals.

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

All construction and materials used shall conform to current City of O'Fallon construction specifications.

GRADING

All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M. D-1557) unless otherwise required by the inspecting soils engineer or soils report for this project.

No area shall be cleared without permission of the developer.

All grades shall be within 0.2 feet more or less of those shown on the grading plan.

All swales shall be sodded unless otherwise noted on the plans.

No slope shall be steeper than 3:1.

Prior to grading operations, siltation control devices shall be installed.

Developer shall be responsible to maintain all siltation control devices during construction periods.

Additional siltation control devices may be required as directed by the City of O'Fallon.

SANITARY SEWER

All manhole tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.

All sanitary building connections have been designed so that the minimum vertical distance from the low point of the basement to the flow line of a sanitary sewer at the corresponding house connection is not less than the diameter of the pipe plus a vertical distance of 2 1/2 feet.

All trench backfills under pavement within the public right-of-way shall be granular backfilled. Trench backfills under paved areas, outside of public right-of-way may be granular backfill in lieu of the earth backfill compacted to 90 percent of the Modified AASHTO T-180 compaction test (ASTM D-1557).

P.V.C. gravity sanitary sewer pipe sized 4" through 15" shall conform to the requirements of A.S.T.M. D-3034, for the PSM-PVC sewer pipe fittings, SDR-35. Large diameter plastic gravity sewer pipe and fittings shall conform to the requirements of ASTM F-679. All fittings for PVC pipe shall be of the same material and strength requirements as the sewer pipe.

When P.V.C. pipe is used, appropriate rubber seal waterstop, as approved by the sewer district, shall be installed between P.V.C. pipe and masonry (concrete and brick) structure.

All sanitary laterals shown on plan are to be constructed of 6-inch P.V.C. pipe.

STORM SEWER

All manhole and inlet tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor. At the time of construction stakeout of the sewer lines, all curb and grate inlets will be face staked, provided said stakes do not fall in the ditch line. If stakes fall within the ditch line, the sewer company or job superintendent shall notify the engineer by phone that stakes are needed and allow 48 hours for cuts.

All storm sewer pipe, regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class III Minimum, unless otherwise shown on the plans).

All trench backfills under pavement within the public right-of-way shall be granular backfilled. Trench backfills under paved areas, outside of public right-of-way may be granular backfill in lieu of the earth backfill compacted to 90 percent of the Modified AASHTO T-170 Compaction Test (ASTM D-1557).

PAVING

SEE PAVING DETAILS ON SHEET 1 OF 2 (CITY OF O'FALLON STANDARD SPECIFICATIONS)

LEGEND

LEGEND

- BUILDING LINE
- EXISTING SANITARY SEWER — S
- PROPOSED SANITARY SEWER — S
- EXISTING STORM SEWER — D
- PROPOSED STORM SEWER — D
- EXISTING CONTOUR — 430
- PROPOSED CONTOUR — 430
- EXISTING TREE LINE
- SILTATION CONTROL DEVICE
- CREEK OR DITCH
- FORCE MAIN — F
- GAS MAIN — G
- WATER MAIN — W
- TELEPHONE CABLE — T
- UNDERGROUND ELECTRIC — UE
- OVERHEAD ELECTRIC — OE
- STREET SIGN
- GENERAL SURFACE DRAINAGE
- LIGHT STANDARD

ABBREVIATIONS

CL	CENTER LINE
Min.	MINIMUM
Max.	MAXIMUM
Sta.	STATION
N/F	NOW OR FORMERLY OF
Esmt.	EASEMENT
Typ.	TYPICAL
U.I.P.	USE IN PLACE
Conc.	CONCRETE
PL	PROPERTY LINE
R/W	RIGHT-OF-WAY
F.G.	FINISHED GRADE
F.F.	FINISHED FLOOR
W	WIDE
FL	FLOW LINE
2G.I. w/S.I.	DOUBLE GRADE INLET W/ SIDE INTAKE
M.H.	MANHOLE
C.I.	CURB INLET
F.E.	FLARED END
E.P.	END OF PIPE
EX.	EXISTING
R.C.P.	CONCRETE REINFORCED PIPE
P.V.C.	POLY VINYL CHLORIDE (PLASTIC PIPE)
C.O.	CLEAN OUT
D.C.I.	DOUBLE CURB INLET
T.B.R.	TO BE REMOVED
A.T.G.	ADJUST TO GRADE

LOCATION MAP

INDEX

BENCHMARK

Benchmark: 429.92' N' in Mueller on Top of Existing Fire Hydrant, 400'± East of the West R of North Central Industrial Park & 50'± North of the Service Road.

BAGGS & ASSOCIATES, INC.
ENGINEERING

PROJECT TITLE
LOT 12-A OF
NORTH CENTRAL INDUSTRIAL PARK
CONSTRUCTION NOTES

DESIGNED	DRK
DRAWN	ARB
CHECKED	YAZ
APPROVED	DRK
DATE	9/28/90
JOB NO.	90-150

2/2