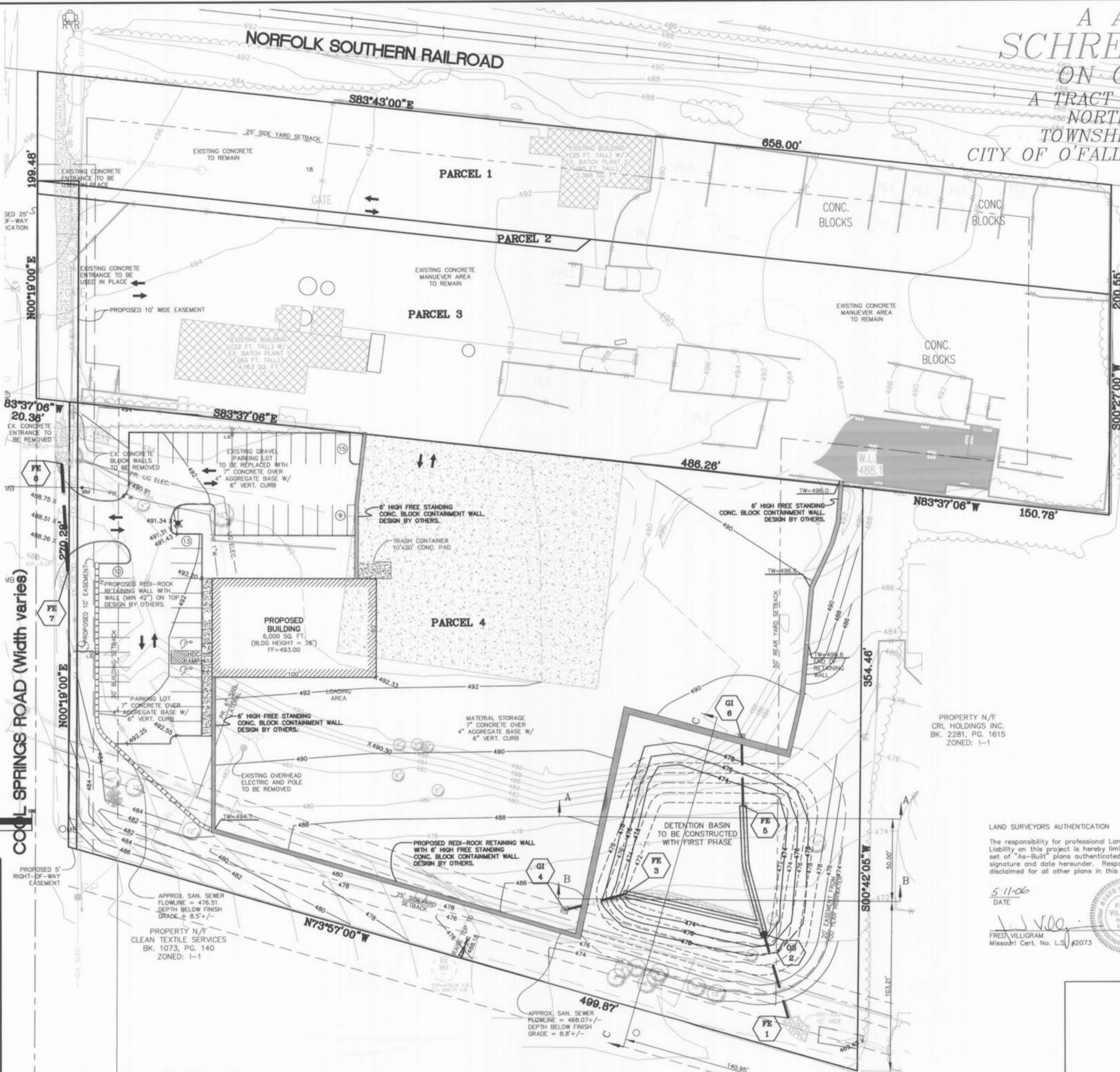


A AS-BUILT PLAN OF
SCHREITER READY-MIX
 ON COOL SPRINGS ROAD
 A TRACT OF LAND BEING PART OF THE
 NORTHWEST 1/4 OF SECTION 27
 TOWNSHIP 47 NORTH, RANGE 3 EAST,
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

General Notes

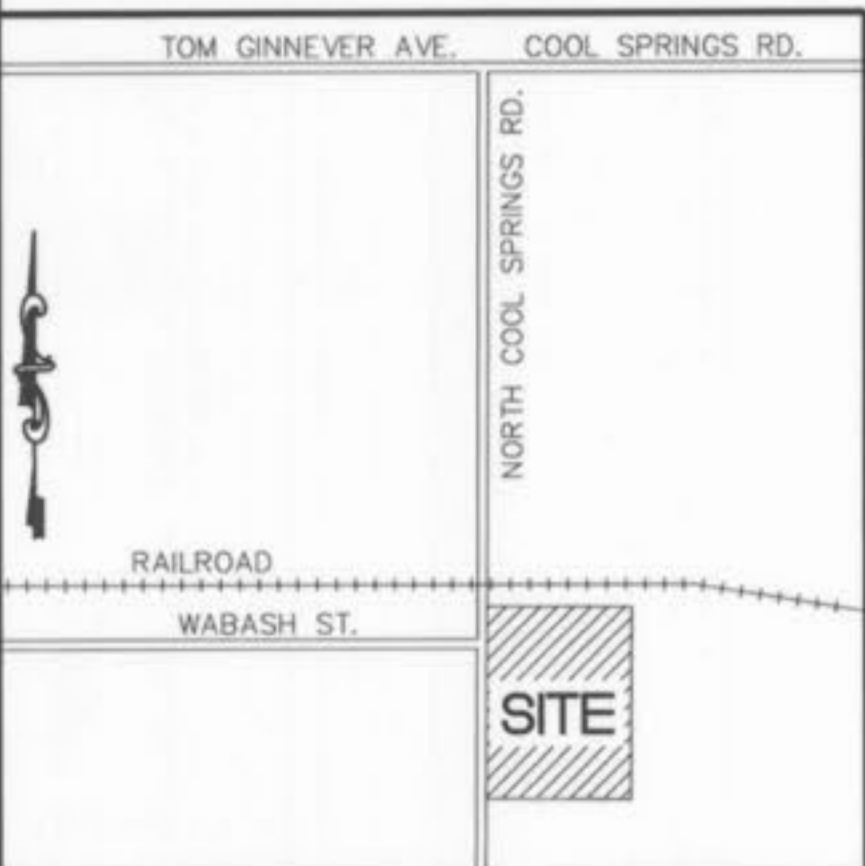
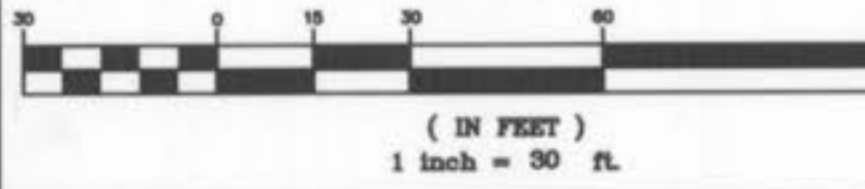
1. Total Area of Site: 6.46 Acres.
 Parcel 1: 1.00 Acres
 Parcel 2: 0.06 Acres
 Parcel 3: 1.94 Acres
 Parcel 4: 3.46 Acres
2. Existing Zoning: I-2 "Heavy Industrial District"
3. Existing Use: Concrete Ready-Mix Plant
4. Proposed Use: Concrete Ready-Mix Plant
5. This Site is served by the following utilities:
 Water: City of O'Fallon
 Sanitary Sewer: City of O'Fallon
 Electric: AmerenUE
 Gas: Laclede Gas Company
 Telephone: Verizon Telephone Company
6. This Site is located in the following service areas:
 Fire Protection: O'Fallon Fire Protection District
7. The following Height and Area Requirements pertain to this site:
 Minimum Front Yard: 30 feet
 Minimum Side Yard: 25 feet
 Minimum Rear Yard: 50 feet
8. The required number of off-street parking spaces for this site is 32, calculated at 1 parking space per 400 square feet and 1 loading space.
 Existing Building w/ Batch Plant 1: 4,163 sq. ft. = 11 p.s.
 Existing Building w/ Batch Plant 2: 2,368 sq. ft. = 6 p.s.
 Proposed Building: 6,000 sq. ft. = 15 p.s. & 1 l.s.
9. The number of off-street parking spaces provided for this site is 47 spaces, including 2 HBC space.
10. Project Benchmark: Existing Sanitary Manhole "C" located on the northwest corner of Lot 12 of Cool Springs Industrial Park, Elev. = 478.19 (U.S.G.S.).
11. The site is tributary to Belleau Creek and is unaffected by the Special Flood Hazard Inundated by the 100 year flood per FEMA Flood Insurance Rate Map, Map Number 29183C0241 E, dated August 2, 1996.
12. The site does not include wetlands subject to the Corps of Engineers Regulations.
13. The Landscape Plan shall conform to Article X of the City of O'Fallon Zoning Code.
14. The site shall comply with the Tree Preservation Ordinance, Chapter 23 of the City of O'Fallon Zoning Code.
15. All construction procedures and materials shall conform to the current City of O'Fallon standards.
16. The photometric lighting plan shall conform to the City of O'Fallon Exterior Lighting Standards.
17. Structural calculations for the Redi-Rock wall must be submitted to the City prior to construction.
18. All utilities will be located underground.
19. Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
20. All proposed fencing requires a separate permit through the Planning Division.
21. All mechanical equipment to be ground mounted and screened by containment wall.
22. All sign locations and sizes must be approved separately through the Planning Department.
23. No outdoor storage of materials permitted above the height of the containment wall (this does not restrict granular or aggregate materials from being stored above the wall).
24. Lot Coverage calculations:
 Total Site (excluding Right-of-Way dedication): 276,857 sq. ft.
 Building: 12,531 sq. ft. (4.5%)
 Pavement: 218,450 sq. ft. (78.9%)
 Open Space: 45,876 sq. ft. (16.6%)
25. Present Owner:
 Cool Springs Land, LLC
 Attn: Ken Schreiter
 200 South Cool Springs Road
 O'Fallon, MO 63366
 (636) 240-2600



Call Before you DIG
 TOLL FREE
 1-800-344-7483
 MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and 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.

GRAPHIC SCALE



NOTE: A CROSS ACCESS EASEMENT WILL BE PROVIDED IF A CHANGE IN OWNERSHIP OCCURS BETWEEN LOT 4 AND LOTS 1, 2 & 3, WHICH WILL BECOME ONE (1) LOT AFTER CONSOLIDATION.

PROPERTY N/F
 CRL HOLDINGS INC.
 BK. 2281, PG. 1615
 ZONED: I-1

LAND SURVEYORS AUTHENTICATION

The responsibility for professional Land Surveying Liability on this project is hereby limited to the set of "As-Built" plans authenticated by the seal, signature and date hereunder. Responsibility is disclaimed for all other plans in this project.

5-11-06
 DATE

FRED VILLAGRAM
 Missouri Cert. No. L.S. #2073



INDEX:

- 1 SITE PLAN
- 2 STORM SEWER & BASIN PROFILES

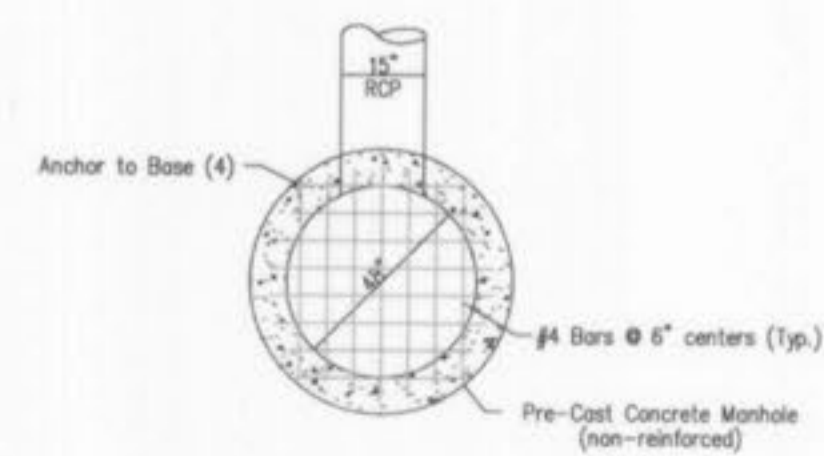
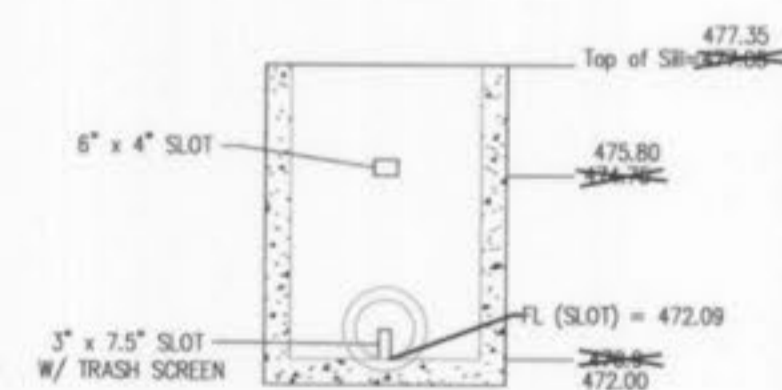
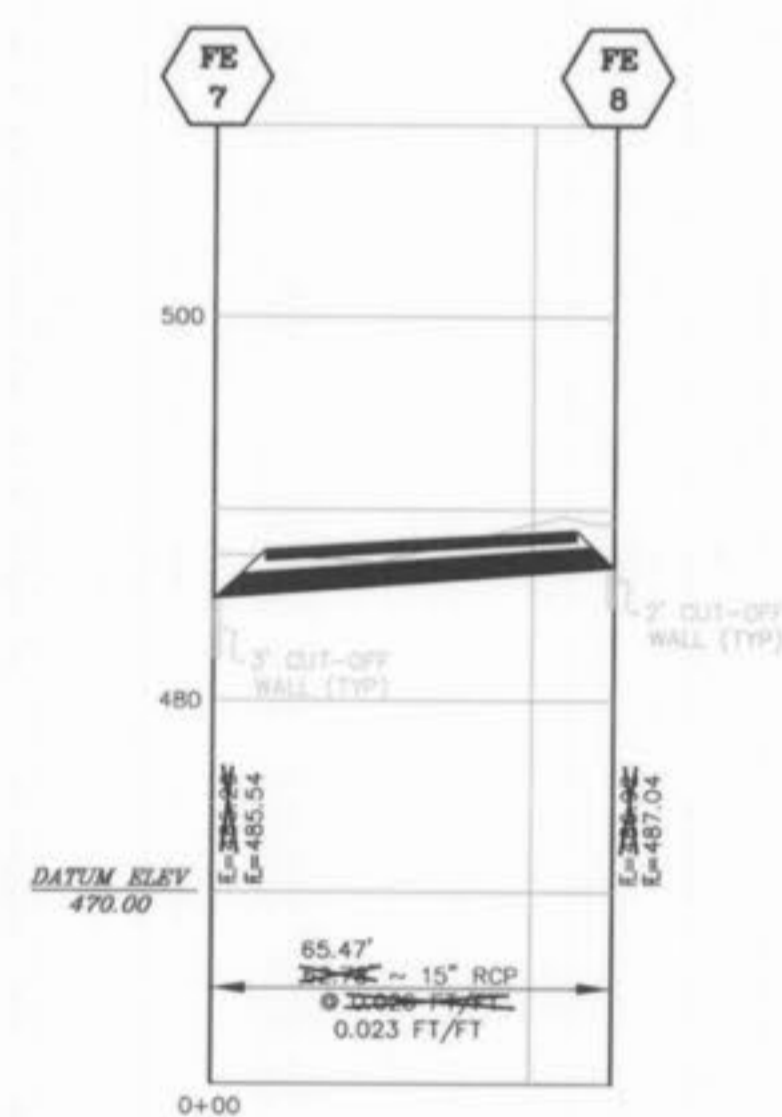
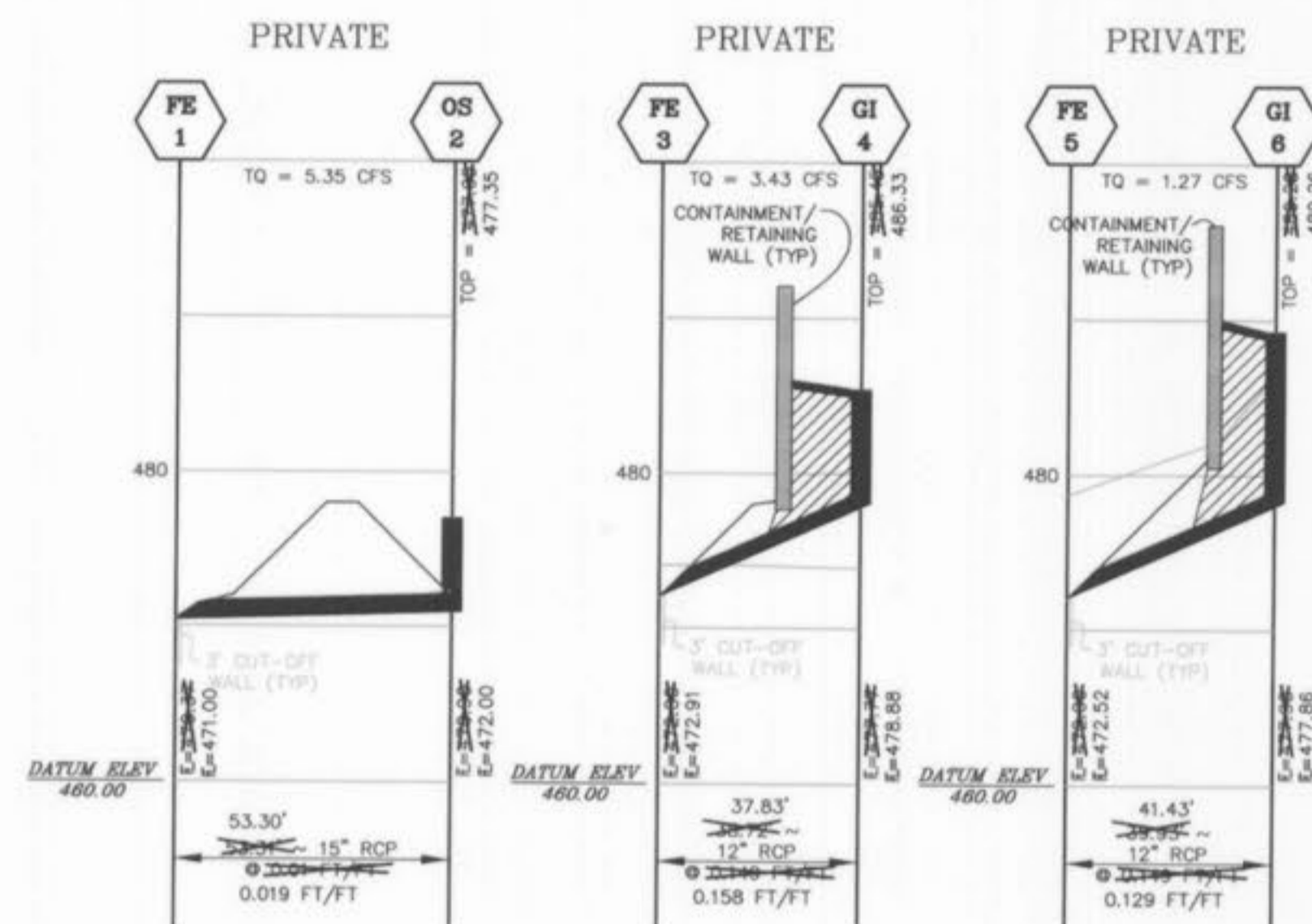
SCHREITER READY-MIX
 ON COOL SPRINGS ROAD

DATE: NO.: REVISION:

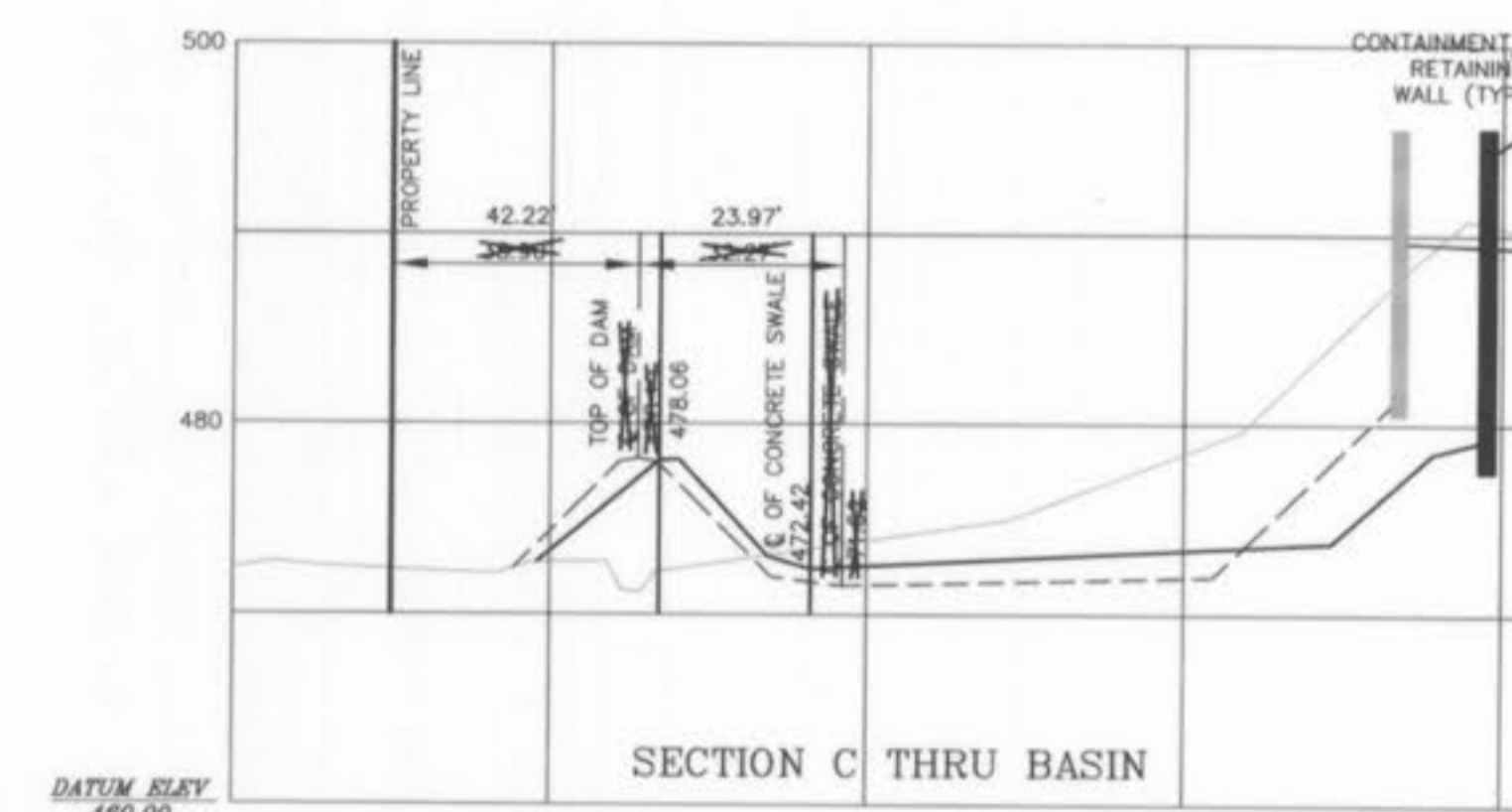
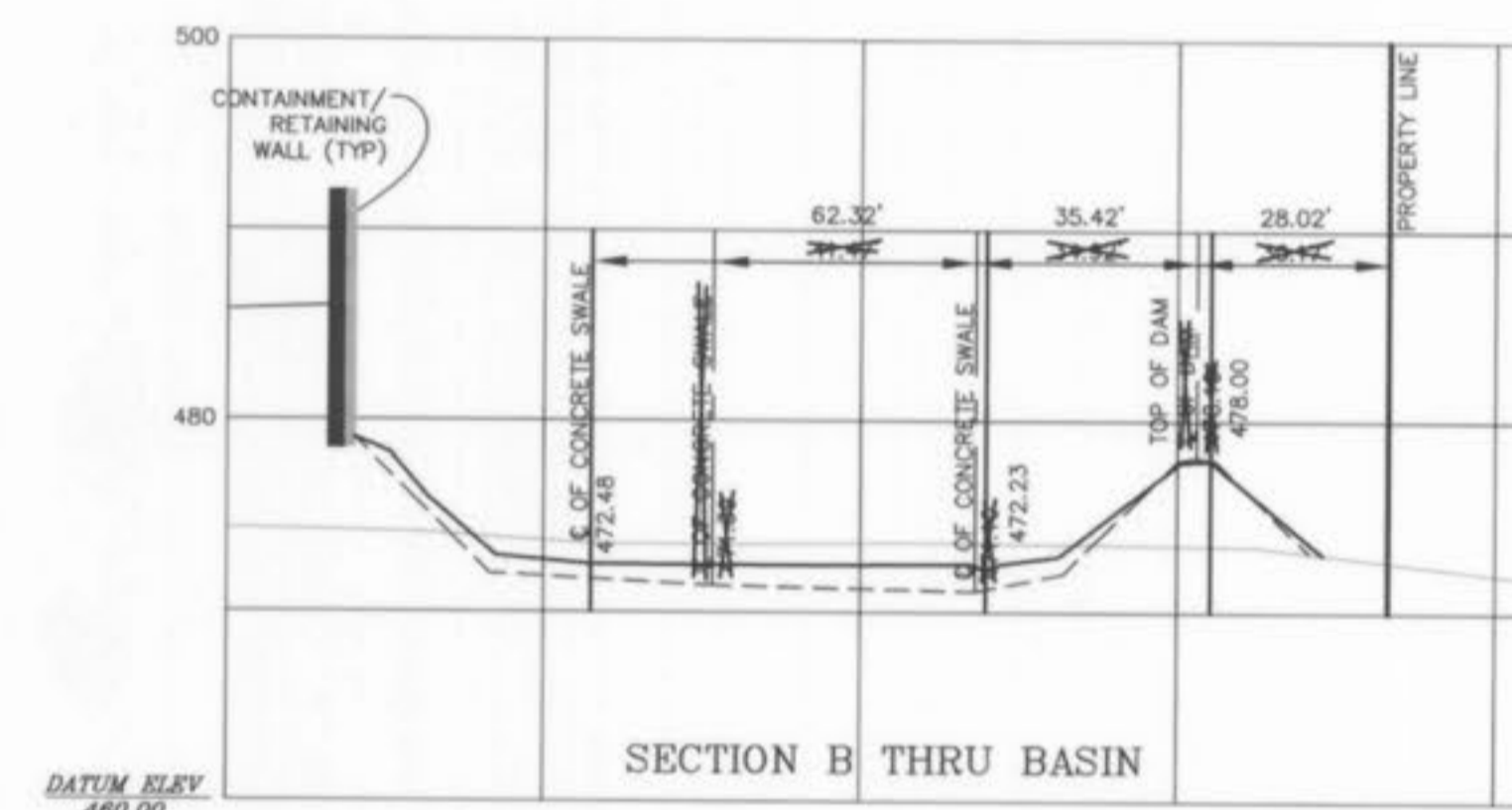
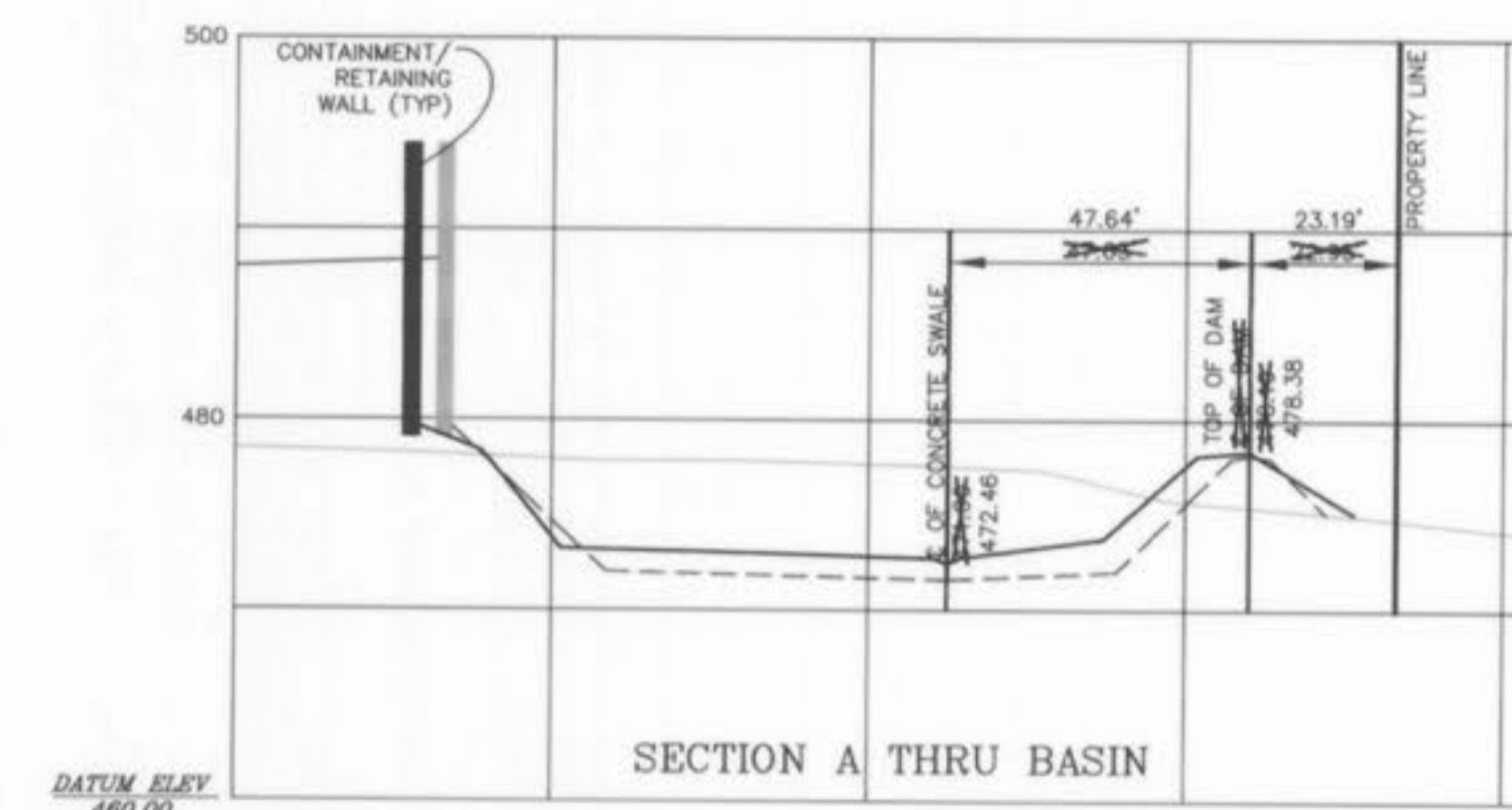
MUSLER ENGINEERING COMPANY
 CIVIL ENGINEERING - PLANNING - LAND SURVEYING
 32 Portwest Court, St. Charles, Missouri 63303
 Telephone: (636) 916-0444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
JULY 2005	J.R.S.		02-649	1 OF 2

PROFILE SCALE: HORIZONTAL 1" = 30'
 VERTICAL 1" = 10'



OFS Detail
 n.l.s.



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