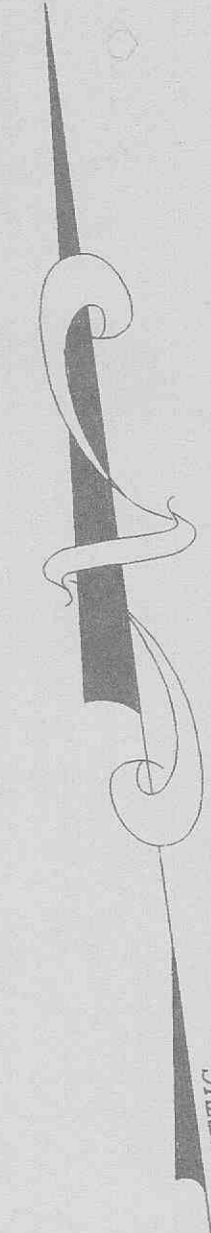
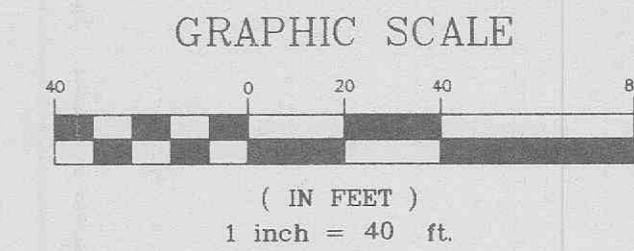


A SET OF SANITARY SEWER AS-BUILT PLANS FOR
TRINITY METALS
 A TRACT OF LAND BEING
 PART OF U.S. SURVEY 54,
 TOWNSHIP 47 NORTH, RANGE 2 EAST
 OF THE FIFTH PRINCIPAL MERIDIAN
 ST. CHARLES COUNTY, MISSOURI



PREPARED FOR:
 TRINITY METAL PRODUCTS INC.
 ROBERT GRIGGS
 2000 S. RIVER ROAD
 ST. CHARLES, MO 63303
 (800)-456-7473

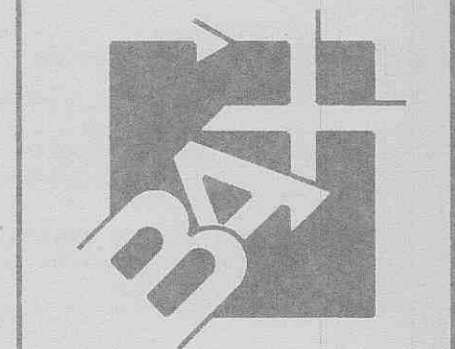
DISCLAIMER OF RESPONSIBILITY
 I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I thereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

RECEIVED
 FEB 05 2002
 CITY OF ST. CHARLES, MO.

Copyright 2001
 Bax Engineering Company, Inc.
 All Rights Reserved

REVISIONS

NO.	DATE	DESCRIPTION



ENGINEERING
 PLANNING
 SURVEYING
 1052 South Cloverleaf Drive
 St. Peters, MO. 63376-6445
 314-928-5532
 FAX 928-1718

2-6-01
 DATE
 95-6406C
 PROJECT NUMBER
 1 OF 3
 SHEET OF
 6406CCON.DWG
 FILE NAME
 BGC
 DRAWN CHECKED

GENERAL NOTES

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
- ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
- ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACK FILL AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1557). ALL OTHER TRENCH BACK FILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACK FILLS SHALL BE WATER JETTED.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:
 STREET TREES: 675.80' FRONTAGE
 1 TREE / 40 L.F. = 17 TREES
- TOTAL TREES PROPOSED: 37 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE 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 ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 26 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
- ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM WITH CURRENT O.S.H.A. STANDARDS.
- ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE, AND GAS METERS, SATELLITE DISHES, ROOFTOP MECHANICAL APPARATUS, AND OUTDOOR STORAGE AREAS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS REVIEWED AND APPROVED BY THE PLANNING DIVISION.
- DEVELOPER SHALL CONTRIBUTE TO THE STORMWATER DETENTION FUND.
- NO STORAGE OF MATERIALS OR PRODUCTS, TEMPORARY OR OTHERWISE, IS PERMITTED OUTSIDE THE SCREENED AREAS SHOWN ON THIS PLAN.

GRADING NOTES

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture control.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- Fill and backfill should be compacted to the criteria specified in the following table:

CATEGORY	MINIMUM PERCENT COMPACTION
Fill under pavement	90%
Natural sub grade	88%
Pavement sub grade	90%
Pavement base course	90%

Measured as a percent of the maximum dry density as determined by modified Proctor Test (ASTM-D-1557).
 Moisture content must be within 2 percent below or 4 percent above optimum moisture content if fill is deeper than 10 feet.

GRADING QUANTITIES:
 9,208 C.Y. CUT
 33,403 C.Y. FILL (INCLUDES 15% SHRINKAGE)
 24,195 C.Y. SHORT
 THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

DEVELOPMENT NOTES

- Area of Tract: 11.841 Acres
- Existing Zoning: I-2 HEAVY INDUSTRIAL
- Proposed Use: FABRICATION AND STORAGE
- Area of Building: 29,955 SQ. FT.
- The required height and building setbacks are as follows:
 Minimum Front Yard: 30 feet
 Minimum Side Yard: 25 feet
 Minimum Rear Yard: 50 feet
- OWNER OF PROPERTY: TRINITY METAL PRODUCTS INC.
 ROBERT GRIGGS
 2000 S. RIVER ROAD
 ST. CHARLES, MO 63303
- Site is served by:
 City of O'Fallon Sewers
 Ameren Union Electric Company
 Loledo Gas Company
 Missouri American Public Water District #2
 OTE Telephone Company
 Fort Zumwalt School District
 O'Fallon Fire Protection District
- Flood Plain exists on this tract per F.I.R.M. map number 29183 C 0220 E, dated August 2, 1996.
- Boundary and Topographic information provided by Landmark Surveying and Engineering.
- PARKING CALCULATIONS:**
 Office Building: 1space for every 300 sq.ft. of floor space
 11,960 sq.ft./300 sq.ft. = 40 parking spaces required
 Parking spaces provided = 76 (including 4 handicap)
- COVERAGE CALCULATIONS:**
 BUILDING = 46,315 SQ.FT.
 PAVEMENT = 36,211 SQ.FT.
 GRAVEL = 181,900 SQ.FT.
 GREL: SPACE = 251,349 SQ. FT.
- THE PROPOSED SCREENED TRASH ENCLOSURE SHALL REFLECT THE SAME LEVEL OF ARCHITECTURAL DESIGN AS THE PRIMARY STRUCTURE AS REQUIRED BY THE CITY OF O'FALLON ZONING ORDINANCE.

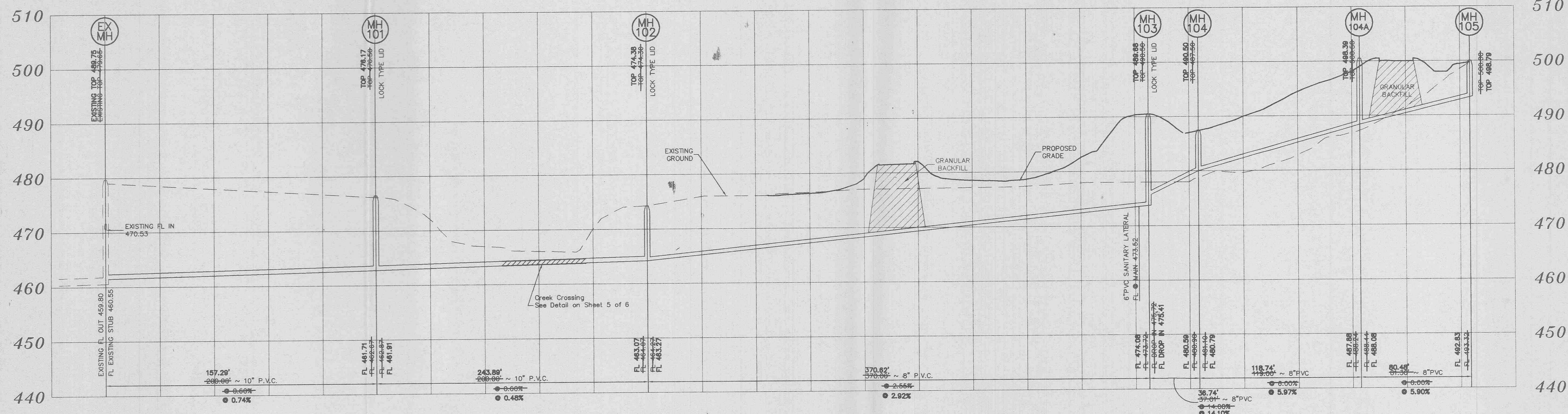
SHEET INDEX

1 OF 3	COVER
2 OF 3	SITE PLAN
3 OF 3	PROFILES

THIS IS TO CERTIFY THAT WE HAVE DURING THE MONTH OF FEBRUARY, 2001, BY ORDER OF ROBERT GRIGGS EXECUTED AN AS-BUILT SURVEY OF SANITARY SEWERS FOR "TRINITY METALS" A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK PAGE 36 OF THE ST. CHARLES COUNTY RECORDS. THE SANITARY LATERALS IF ANY WERE TAKEN FROM INFORMATION SUPPLIED TO BAX ENGINEERING BY THE CONTRACTOR, THEREFORE THEIR LOCATION IS ASSUMED APPROXIMATE. ALL SEWERS SHOWN ARE WITHIN THE EASEMENTS AS SHOWN ON SAID SUBDIVISION PLAT UNLESS OTHERWISE NOTED. THE RESULTS OF THIS AS-BUILT SURVEY ARE SHOWN ON THIS PLAT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BAX ENGINEERING CO., INC.
 WILLIAM S. KANKOLENSKI
 MO. P.L.S. #2197

AS-BUILTS ADDED FEBRUARY, 2001



SANITARY SEWER PROFILES

HORIZONTAL SCALE: 1" = 40'
 VERTICAL SCALE: 1" = 10'



AS-BUILTS ADDED FEBRUARY 2001

C:\pwworking\plus\6406c-trinity\metals\6406cass.dwg Tue Feb 20 05:30:15 2001 STA 1B EC