

PARKING REQUIREMENTS PER O'FALLON CITY CODE

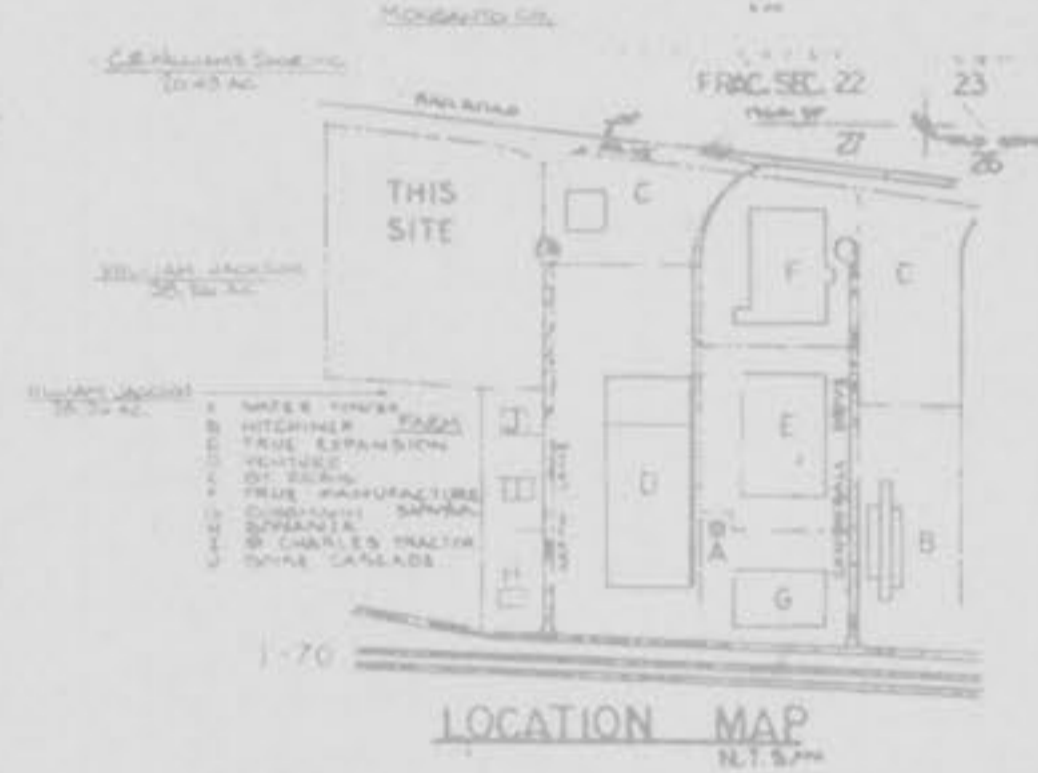
CITY ZONING ORDINANCE, SECTION 25.04, A-2

1.) NEW BUILDING IS A WAREHOUSE
 a. IT HAS NO OFFICES
 b. IT HAS NO MERCHANDISING SPACE
 c. IT HAS NO SALES AREA

THEFORE WE ARE PLANNING AN ADDITIONAL PARKING SPACES FOR NEW EMPLOYEES

EXISTING PARKING SPACES	175
NEW PARKING SPACES	48
TOTAL	223

HANDICAP PARKING SPACES	7
HANDICAP PARKING REQUIRED	4



LEGAL DESCRIPTION

A tract of land being part of the northern quarter of fractional Section 21, Township 41, north range 3 west, and being more particularly described as follows:

Commencing at an old stone marking of the northwest corner of said fractional Section 21, Township 41, north range 3 west, thence from said old stone along the common line between fractional sections 21 and 27, Township 41, north, range 3 west, north 88° 33' west, 1,300.97 feet to an old railroad rail on the west line, U.S. survey 83, Township 41, north, range 3 west, thence along the west eastern line of said U.S. survey 83, north 88° 21' 07" west, 120.08 feet to a point marking the beginning point of the tract of land herein described, thence from said beginning point north 7° 01' 01" west 342.33 feet to a point of curve, thence along a curve to the left an arc distance of 144.76 feet to a point of tangency, said curve having a radius of 60 feet and an included angle of 127° 32' 11", thence along a curve to the right an arc length of 27.46 feet to the point of tangency of said curve, said curve having a radius of 30 feet and an included angle of 32° 19' 30", thence along the western right-of-way line of a 50 foot wide paved roadway, north 7° 01' 01" west 481.40 feet to a point on said right-of-way line, thence departing from said roadway right-of-way line north 89° 21' 01" west 412.22 feet to an old railroad rail, thence north 88° 21' 07" west 722.53 feet to an iron pipe stake north 7° 01' 01" west 1,280.42 feet to an iron pipe on the western right-of-way line of the Missouri and Western Railroad, a 100 foot wide railroad thence along the western right-of-way line of said Missouri and Western Railroad, north 89° 10' 10" west 990.97 feet to a point on the southern line of said U.S. survey 83, thence along the southern line of said U.S. survey 83, north 88° 21' 07" west 172.33 feet to the place of beginning, containing 12.136 acres, more or less, all as calculated and plat made by St. Charles County Engineering and Surveying, Inc. and dated April 8, 1978.

SITE PLAN
SCALE: 1"=60'



NO	DESCRIPTION	DATE
1	AS BUILT	4/1/80
2	REVISION	4/1/80
3	REVISION	4/1/80
4	REVISION	4/1/80
5	REVISION	4/1/80

REVISIONS

NO	DESCRIPTION	DATE

STRUCTURAL SYSTEMS, INC.

DESIGN CONTRACTORS

314 888-5920

BUILDING ADDITION TO:
ARROW LANE PARTNERSHIP
 595 ARROW LANE
 O'FALLON, MO. 63366

SITE PLAN

"AS BUILT"

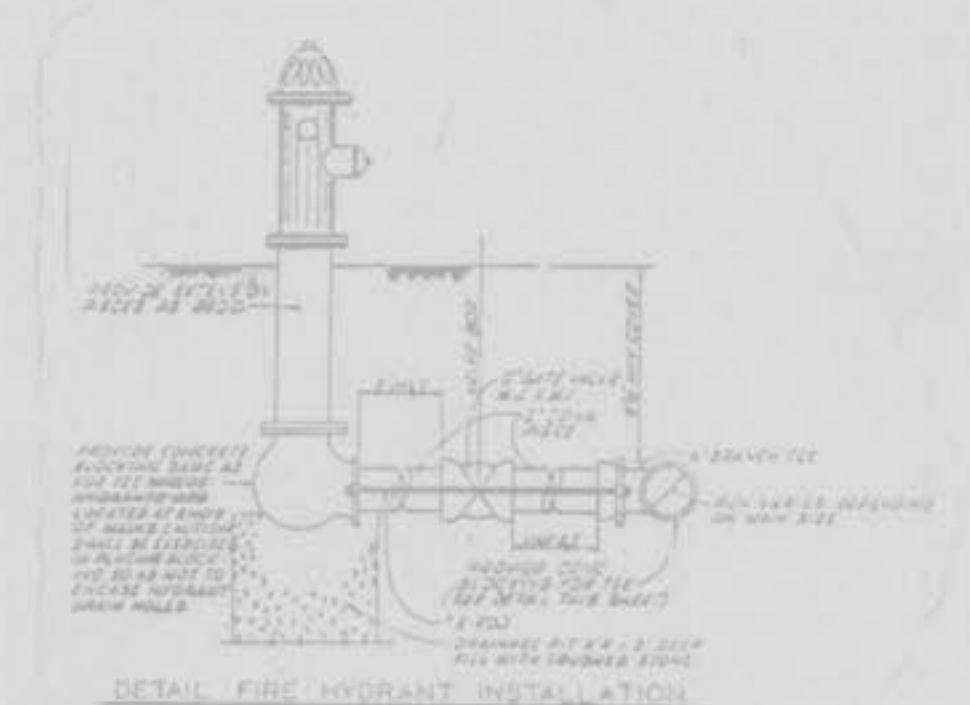
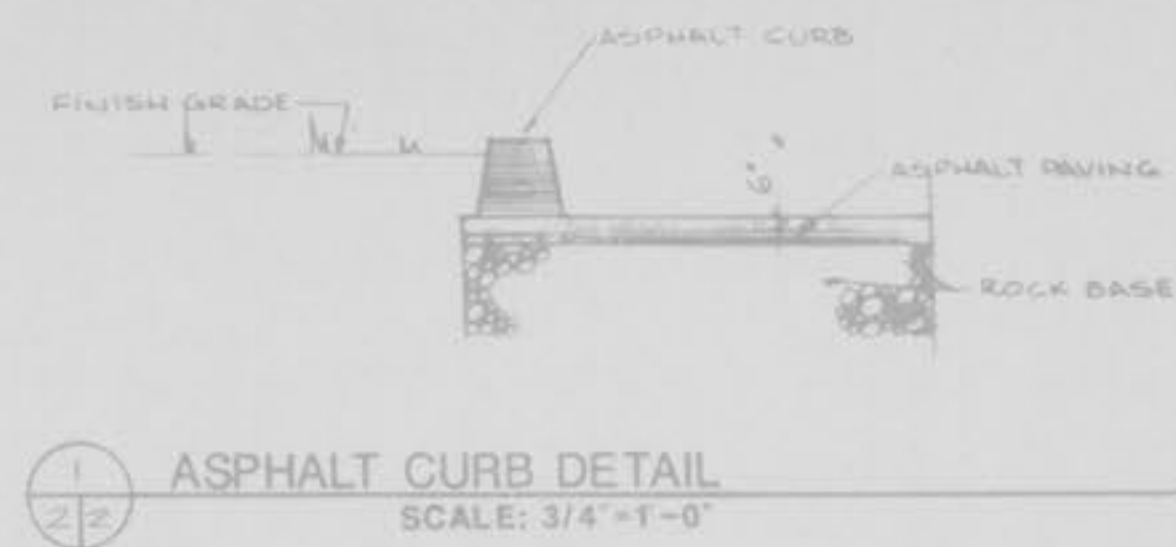
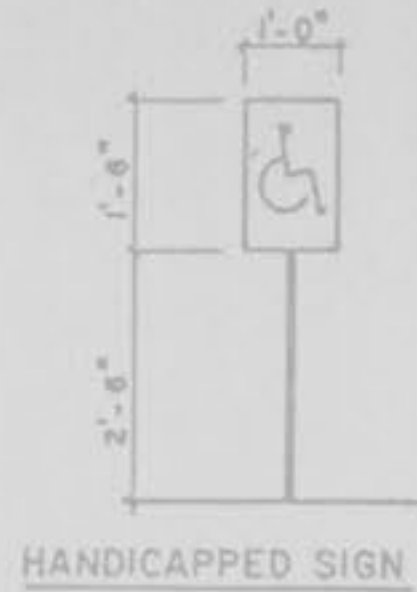
DESIGNED BY	
CHECKED BY	
DATE	7-10-78
SCALE	AS SHOWN
PROJECT NO.	72-020
DRAWN BY	

GENERAL NOTES ON GRADING & COMPACTION

1. Trench backfills within the road right-of-way will be water mixed and granular backfill will be used under paved areas.
2. All filled places under proposed storm and sanitary sewer lines and/or paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent maximum density as determined by the "Modified AASHTO T-180 Compaction Test (ASTM D-1557)". All tests shall be verified by a Soils Engineer concurrent with grading and backfill operations.
3. All filled places in proposed and existing roads shall be compacted from the bottom of the fill up to 90 percent maximum density as determined by the "Modified AASHTO T-180 Compaction Test (ASTM D-1557)". All tests shall be verified by a Soils Engineer concurrent with grading operations.
4. No slope shall be greater than 3:1 and shall be either seeded or sodded and mulched.
5. The minimum vertical distance from the low point of the basement to the flowing of a sanitary sewer at the corresponding house connection shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than 1 1/2 feet.
6. Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
7. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
8. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
9. All PVC water pipe shall have a minimum pressure rating of PR-200 or 500-21.
10. All PVC sanitary sewer pipe shall be DW-35 or equal with crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" inches above the top of the pipe.
11. All grading on city right-of-way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
12. All sanitary manholes shall have a 31 mil. thick coat of coal tar pitch waterproofing.
13. All sanitary services lines shall have a 6" diameter for multi-family and a 4" diameter for single family developments.
14. City of O'Fallon shall be notified at least 48 hours prior to construction starts for coordination and inspection.
15. Brick shall not be used on manholes.

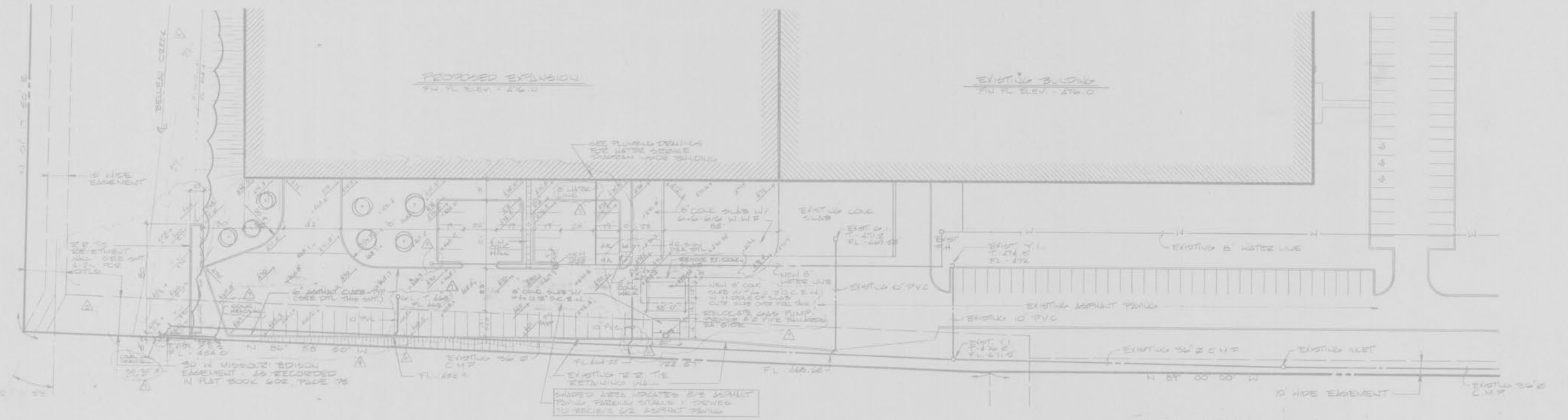
16. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
17. All manhole and inlet tops built without elevations furnished by the Engineer will be the responsibility of the Sewer Contractor.
18. All standard curb inlets to have front of inlet 2' (feet) behind curb.
19. Storm sewers 18" diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
20. Storm sewers 21" diameter and larger shall be A.S.T.M. C-70, Class II minimum, unless otherwise shown on the plans.
21. All fill-in 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-1557).
22. All trench backfills within the public right-of-way shall be granular backfill. Granular backfill shall be water jetted to attain proper compaction. Trench backfills under paved areas, outside of public right-of-way may be granular backfill in lieu of the earth backfill compacted to 90% of the Modified AASHTO Compaction Test.
23. No area shall be cleared without the permission of the Project Engineer.
24. All grades shall be within 0.2 feet of those shown on the grading plan.
25. No slope shall be steeper than 3:1. All slopes shall be seeded or sodded and mulched.
26. All construction and materials used shall conform to current City of O'Fallon and St. Charles County Highway Department Standards.
27. All P.V.A. sanitary pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" of crushed stone bedding above top of pipe.
28. All silt tests shall be verified by a Soils Engineer concurrent with the grading and backfilling operations.
29. A 25' building line shall be established along all public right-of-way.
30. Basements shall be provided for storm sewers, sanitary sewers, and all utilities on the ground slab. See record plat for location and size of basements.

31. All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such a elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be protected over the sewer line to be crossed so that the joints will be equally distant from the sewer and as readily observable as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
32. All P.V.C. water pipe shall have a minimum pressure rating of PR-200 or 500-21.
33. Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
34. All ductile iron pipe for water mains shall conform to A.S.T.M. Specification C-115. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.S.T.M. Specification C-111.
35. All water hydrants and valves shall be ductile iron and installed in accordance with plans and details.
36. The City of O'Fallon shall be notified 48 hours prior to start of construction of sanitary sewers for coordination and inspection.
37. All grading on City and County right-of-way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
38. Brick will not be used in the construction of sanitary sewer manholes and all sanitary sewer manholes shall have 31 mil. thick coat of coal tar pitch waterproofing.
39. The developer shall comply with current tree preservation ordinance No. 1680 and erosion landscaping as set forth in Article 23 of the City of O'Fallon zoning ordinance.



NO.	DESCRIPTION	DATE
1	ADD SIGN	11/18/03
2	ADD SIGN	11/18/03
3	ADD SIGN	11/18/03
4	ADD SIGN	11/18/03
5	ADD SIGN	11/18/03
6	ADD SIGN	11/18/03
7	ADD SIGN	11/18/03
8	ADD SIGN	11/18/03
9	ADD SIGN	11/18/03
10	ADD SIGN	11/18/03
NO.	DESCRIPTION	DATE

REVISIONS	
NO.	DESCRIPTION



PARTIAL SITE PLAN
SCALE: 1" = 40'

- PLANTING REQUIREMENTS**
- INTERIOR PARKING SPACES - 20
 - 20' x 7'0" = 1400 SF
 - 10'0" x 6'0" = 324 SF UNIMPAVED AREA REQUIRED
 - UNIMPAVED AREA PROVIDED - 6766 SF
 - ALL NEW TREES TO BE 2" CALIBER @ 6' ABOVE GROUND
 - NEW TREES TO BE DECIDUOUS SHADE TREES

"AS BUILT"

STRUCTURAL SYSTEMS, INC.
DESIGN CONTRACTORS

314 986-5920
100 SOUTH WASHINGTON AVENUE
ST. LOUIS, MISSOURI 63102

BUILDING ADDITION TO ARROW LANE PARTNERSHIP
595 ARROW LANE
O'FALLON, MO. 63366

PARTIAL SITE PLAN, GENERAL NOTES & DETAILS

DESIGNED BY	
CHECKED BY	
DATE AS NOTED	
DATE	
SCALE	
PROJECT NO.	
DATE	
DRAWN BY	