

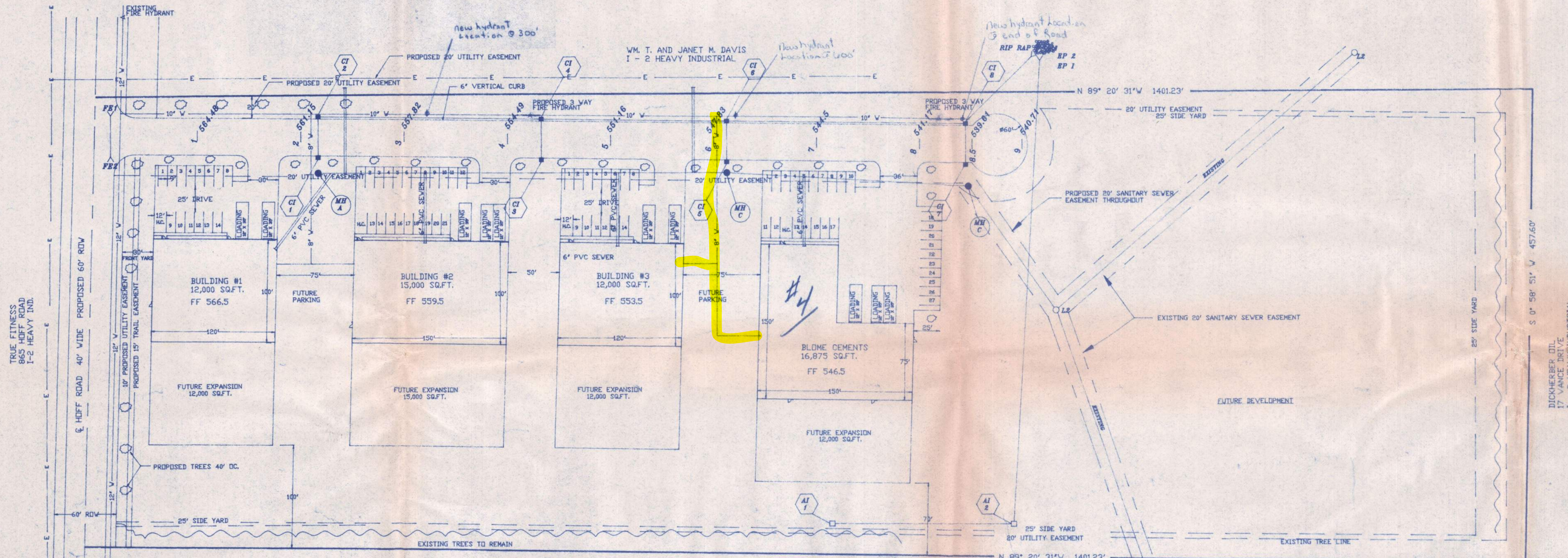
LAKE ST. LOUIS
HOFF ROAD
N
SITE
LONE STAR INDUSTRIAL PARK
BRYAN ROAD
1-70 WEST
NORTH SERVICE ROAD
O'FALLON

LEGAL DESCRIPTION
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 24 TOWNSHIP 47 RANGE 2 EAST
ST. CHARLES COUNTY, MISSOURI

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THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 24 TOWNSHIP 47 RANGE 2 EAST
ST. CHARLES COUNTY, MISSOURI

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - UTILITY EASEMENT
 - SANITARY SEWER
 - EXISTING MANHOLE
 - PROPOSED MANHOLE
 - PROPOSED STORM SEWER
 - EXISTING WATER
 - PROPOSED WATER
 - PROPOSED TREE
 - RED SUNSET MAPLES
 - BRADFORD PEARS

SCALE 1" = 60'



BECKER MANUFACTURING
864 HOFF ROAD
1-2 INDUSTRIAL

GENERAL NOTES

- UTILITIES:
A. WATER - CITY OF O'FALLON - 18" WATER
B. SEWER - CITY OF O'FALLON - 18" SEWER
C. ELECTRIC - UNION ELECTRIC - UNDERGROUND TO BUILDING
D. TELEPHONE - GTE
E. GAS - ST. CHARLES GAS
F. FIRE DISTRICT - O'FALLON FIRE PROTECTION DISTRICT
- AREA DISTRIBUTION
GROSS ACREAGE - 625,472 SQ. FT.
BUILDINGS - 55,875 SQ. FT.
PAVED AREA - 73,650 SQ. FT.
GREEN AREA - 495,947 SQ. FT.
DEVELOPER SHALL ADHERE TO THE TREE PRESERVATION ORDINANCE NO. 1689 OF THE CITY OF O'FALLON, MISSOURI.
- LANDSCAPING SCHEDULE
ONE TREE FOR EVERY 40 FEET OF STREET FRONTAGE AND ONE TREE FOR EVERY 4,000 SQ. FT. OF OPEN SPACE.
495,947 SQ. FT. OPEN SPACE = 123,987 TREES REQUIRED.
1264' OF STREET FRONTAGE, 32 TREES REQUIRED.
TOTAL TREES REQUIRED - 155
EXISTING TREES - TOTAL 152, 2 1/2" CALIBER OR GREATER.
TOTAL NEW TREES TO BE PLANTED - 32
ALL AREAS TO BE SEEDED AND STRAWED
ALL BUILDING TO INCLUDE A 3' FRONT GARDEN
LOW SHRUBS TO INCLUDE: BURNING BUSH, BAR BERRY & SPERIA
ALL CONIFER TREES TO BE A MIN OF 6' TALL
DECIDUOUS TREES MUST BE MINIMUM OF 2"
4. EXTERIOR LIGHTS - 400 WATT WALL PACKS
EXTERIOR LIGHTS TO BE LOCATED AT EXTERIOR DOORS.
5. TRACT OWNED AND PREPARED FOR
UNDER CONTRACT
SUSAN WEISSINGER
2209 DROSTE ROAD, ST. CHARLES, MO. 63301
314 949-0680 FAX 314 949-6706
BUILDINGS AND LAND TO BE OWNED BY SUSAN WEISSINGER
PROPERTY OWNER
BILL DAVIS
2209 DROSTE ROAD, ST. CHARLES, MO. 63301
314 949-0680 FAX 314 949-6706
- ALL PAVING 6" PORTLAND CONCRETE ON PARKING AND DRIVE AREAS.
7. PRESENT ZONING: I-2 HEAVY INDUSTRIAL
YARD REQUIREMENTS
FRONT YARD 30', SIDE YARD 25', REAR YARD 50'
- FLOOD PLAIN FIRM
THE SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.
- ALL METHODS & MATERIALS OF CONSTRUCTION TO CONFORM TO THE CITY OF O'FALLON SPECIFICATIONS.
- TRASH ENCLOSURES TO BE KEPT ENCLOSED OR LOCATED INSIDE OF THE BUILDING.
- ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH THE CITY OF O'FALLON STANDARDS.
- CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
- STORM SEWER 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C-14.
- ALL FILLED AREAS, INCLUDING TRENCHES, UNDER BUILDINGS PROPOSED, STORM AND SANITARY LINES SHALL BE COMPACTED TO 90% MAX DENSITY.
- SILTATION CONTROL SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON.
- STORM WATER DETENTION IS PROVIDED AS PART OF LONE STAR IND. PARK.

ADDITIONAL NOTES

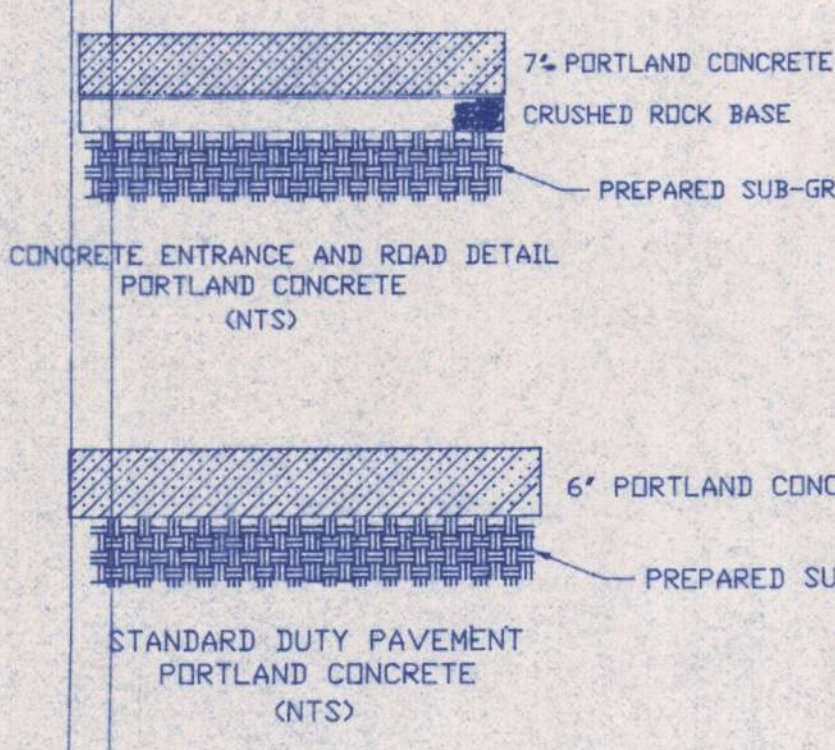
- RAILINGS REQUIRED BY BOCA WILL BE INSTALLED AT LOADING AREAS.
 - ALL GRADING WILL BE IN COMPLIANCE WITH THE MODEL SEDIMENT & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL & WATER CONSERVATION DISTRICT.
 - WATER SERVICE LINES WILL EXTEND FROM THE MAIN FOR EACH BUILDING.
 - THE FIRE HYDRANT WILL BE A 3-WAY MULLER & A VALVE INSTALLED. FIRE HYDRANTS TO BE LOCATED EVERY 300'. ADDITIONAL FIRE HYDRANTS TO BE INSTALLED PER THE CITY OF O'FALLON AND O'FALLON FIRE DISTRICT. FIRE HYDRANTS TO INCLUDE A SHUT AT BASE.
 - SEE CONSTRUCTION DRAWINGS FOR DETAILS.
 - ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM VIEW.
 - PHASE 1 OF CONSTRUCTION TO INCLUDE BUILDING #4 (BLOME CEMENTS) AND BUILDING #2. APP. COMPLETION DATE: JANUARY 1999.
PHASE 2 OF CONSTRUCTION TO INCLUDE BUILDING #1 AND #3.
APP. COMPLETION DATE: SPRING 1999.
 - ALL TO DRIVE TO HAVE A 6" VERTICAL CURB.
 - IF DESIRED A UNIFORM SIGN PACKAGE FOR THE ENTIRE SITE SHALL BE SUBMITTED FOR PLANNING AND ZONING APPROVAL.
 - ALL EXTERIOR LIGHTING TO CONFORM TO SECTION 400.277, EXTERIOR LIGHTING STANDARDS.
 - ALL MANUEVERING OF TRUCKS, ETC. SHALL TAKE PLACE ON THE SITE AND NOT WITHIN A PUBLIC RIGHT-OF-WAY.
- ARTICLE 26**
OCCUPANCIES SHALL CONFORM WITH ARTICLE 26 OF THE ZONING CODE.
NO PARCEL, LOT, BUILDING OR STRUCTURE IN ANY DISTRICT SHALL BE USED OR OCCUPIED IN ANY MANNER SO AS TO CREATE ANY DANGEROUS INJURIES, NOXIOUS, OR OTHER VICE OBJECTIONABLE ELEMENT OR CONDITION SO AS TO ADVERSELY AFFECT THE SURROUNDING AREA OR ADJOINING PROPERTIES PROVIDED THAT ANY USE PERMITTED BY THIS ORDINANCE MAY BE UNDERTAKEN AND MAINTAINED IF ACCEPTABLE HEADQUARTERS AND EMPLOYEES ARE EMPLOYED TO LIMIT DANGEROUS AND OBJECTIONABLE ELEMENTS TO ACCEPTABLE LIMITS AS ESTABLISHED BY THE FOLLOWING PERFORMANCE REQUIREMENTS:
SEE 26.02 - 26.06, PAGE 1031, O'FALLON ZONING CODE.

BUILDING NOTES

- BUILDING #1 PARKING AND LOADING REQUIREMENTS**
PROPOSED USE: SPECULATIVE BUILDING
14 SPACES PROVIDED PLUS 1 H.C.
1200 SQ. FT. OFFICE AREA / 400 SQ. FT.
3 SPACES REQUIRED
6 EMPLOYEES, 1 SPACE EACH = 6 SPACES
9 SPACES TOTAL REQUIRED
NUMBER OF LOADING / UNLOADING SPACES REQUIRED:
OVER 5,000 SQ. FT. OF GROSS FLOOR AREA 1 SPACE
REQUIRED AND FOR EVERY ADDITIONAL 50,000 SQ. FT. OF GROSS FLOOR SPACE, 1 ADDITIONAL SPACE.
LOADING / UNLOADING SPACES PROVIDED:
TOTAL BUILDING AREA - 12,000 SQ. FT.
2 LOADING SPACES PROVIDED
- BUILDING #2 PARKING AND LOADING REQUIREMENTS**
PROPOSED USE: SPECULATIVE BUILDING
21 SPACES PROVIDED PLUS 1 H.C.
1500 SQ. FT. OFFICE AREA / 400 SQ. FT.
4 SPACES REQUIRED
12 EMPLOYEES, 1 SPACE EACH = 12 SPACES
16 SPACES TOTAL REQUIRED
NUMBER OF LOADING / UNLOADING SPACES REQUIRED:
OVER 5,000 SQ. FT. OF GROSS FLOOR AREA 1 SPACE
REQUIRED AND FOR EVERY ADDITIONAL 50,000 SQ. FT. OF GROSS FLOOR SPACE, 1 ADDITIONAL SPACE.
LOADING / UNLOADING SPACES PROVIDED:
TOTAL BUILDING AREA - 15,000 SQ. FT.
3 LOADING SPACES PROVIDED

BUILDING NOTES

- BUILDING #3 PARKING AND LOADING REQUIREMENTS**
PROPOSED USE: SPECULATIVE BUILDING
14 SPACES PROVIDED PLUS 1 H.C.
1200 SQ. FT. OFFICE AREA / 400 SQ. FT.
3 SPACES REQUIRED
6 EMPLOYEES, 1 SPACE EACH = 6 SPACES
9 SPACES TOTAL REQUIRED
NUMBER OF LOADING / UNLOADING SPACES REQUIRED:
OVER 5,000 SQ. FT. OF GROSS FLOOR AREA 1 SPACE
REQUIRED AND FOR EVERY ADDITIONAL 50,000 SQ. FT. OF GROSS FLOOR SPACE, 1 ADDITIONAL SPACE.
LOADING / UNLOADING SPACES PROVIDED:
TOTAL BUILDING AREA - 12,000 SQ. FT.
2 LOADING SPACES PROVIDED
- BUILDING #4 PARKING AND LOADING REQUIREMENTS**
PROPOSED USE: A NEW FACILITY FOR BLOME CEMENTS
27 SPACES PROVIDED PLUS 1 H.C.
3000 SQ. FT. OFFICE AREA / 400 SQ. FT.
8 SPACES REQUIRED
17 EMPLOYEES, 1 SPACE EACH
25 SPACES TOTAL REQUIRED
NUMBER OF LOADING / UNLOADING SPACES REQUIRED:
OVER 5,000 SQ. FT. OF GROSS FLOOR AREA 1 SPACE
REQUIRED AND FOR EVERY ADDITIONAL 50,000 SQ. FT. OF GROSS FLOOR SPACE, 1 ADDITIONAL SPACE.
LOADING / UNLOADING SPACES PROVIDED:
TOTAL BUILDING AREA - 16,875 SQ. FT.
3 LOADING SPACES PROVIDED



Construction Site Plan
Hoff Road Project
Site Plan

Dr. J. L. Davis
F. L. Davis

No.	Hydrant Location	8-4-98
Revision/Issue		Date

Bill Davis Inc.
2209 Droste Road
St. Charles, Mo. 63301
(314) 949-0680
Fax 949-6706



Project	Hoff Road	Sheet	2/7
Date	August 26, 1998		
Rev.	Rev. 8-4-98		
Scale	1" = 60'		