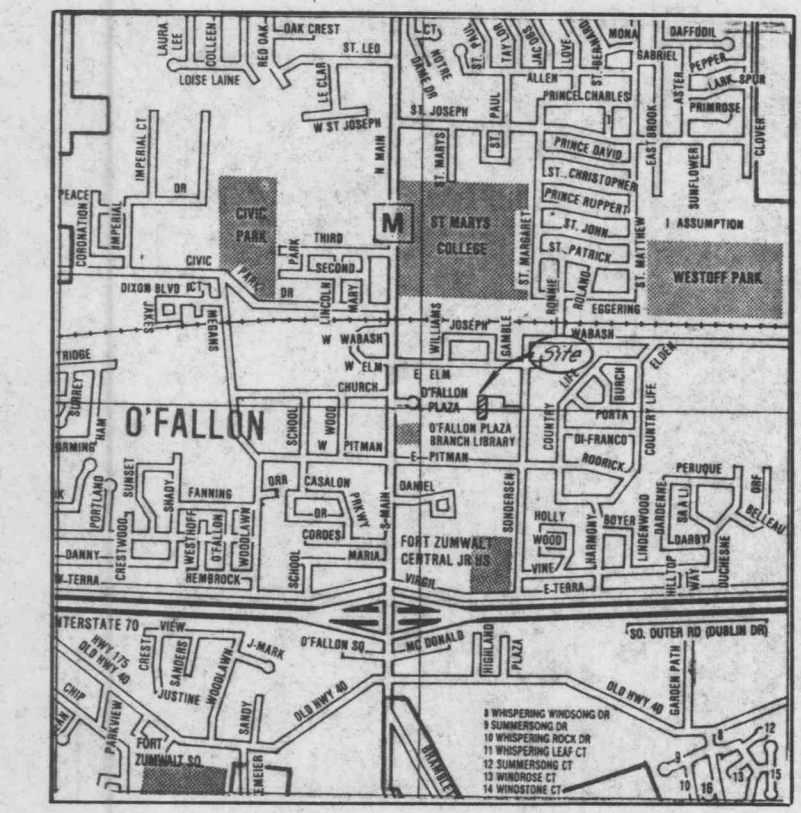
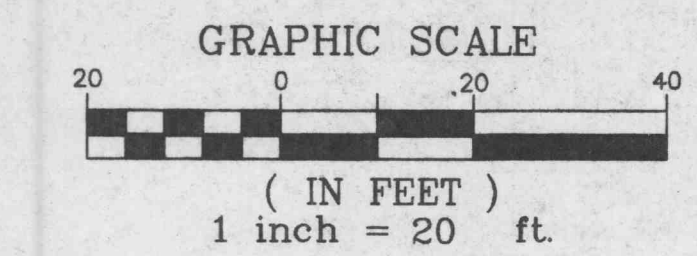
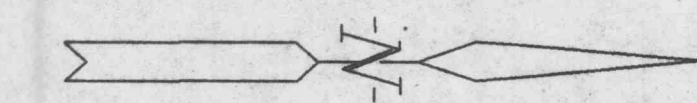


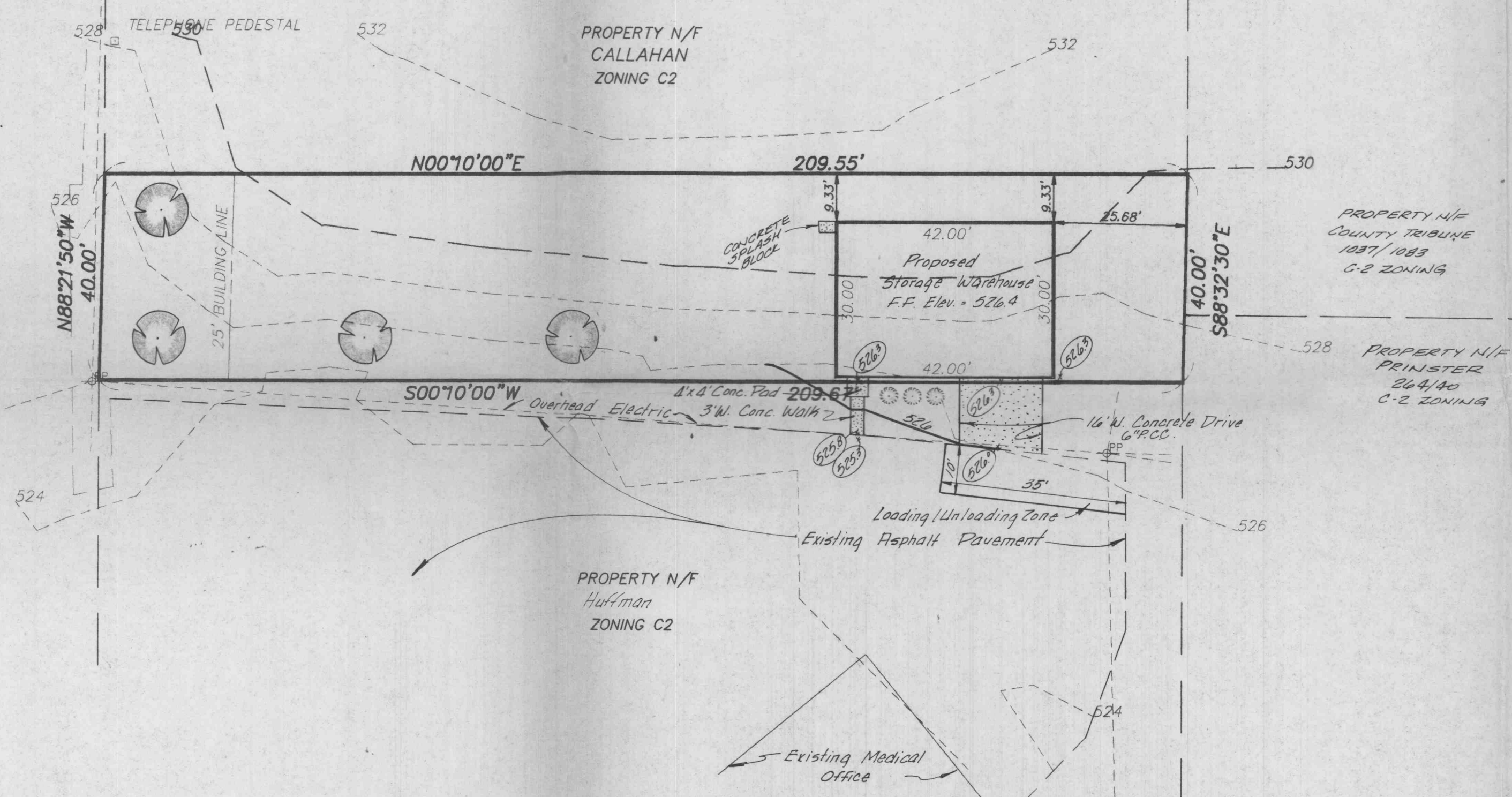
**CONSTRUCTION NOTES**

- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including house laterals.
- The existing underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, non-existence, 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 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 filled places in public right-of-way (State, County or City roads) shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test A.A.S.H.T.O. T-99" Method C (A.S.T.M. D-698) unless otherwise specified by local governing authority specifications, or by soils report for this project. All tests shall be verified by the inspecting soils engineer.
- All filled places under buildings, proposed storm and sanitary sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications or by soils report for this project. All tests shall be verified by a Soils Engineer.
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test," (A.S.T.M. D-1557). All trench backfills may be earth material free of large clods or stones and will be water jetted.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- Siltation control devices shall be shown on plans and approved by the local governing authority. Additional siltation control, if required, will be placed at the direction of the soils engineer on site and the local governing authority prior to placement.
- Future storm drainage easement will be granted in lieu of compliance with detention requirements.

# A SITE PLAN OF 305 O'FALLON PLAZA A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI



O'FALLON PLAZA  
ZONING C2



**GENERAL NOTES**

- Total Area: 8,382 square feet (.19 acres)
- Present Zoning: C-2, General Business
- Building Use: Storage Warehouse
- Setback and Yard Requirements  
Front - 25 Feet  
Side - None  
Rear - None
- No additional parking is required.
- Load-Unloading Spaces Required:  
1 space per 20,000 square feet of gross floor space  
1260/20,000 = 1 space provided
- This tract is in or served by:  
Water - City of O'Fallon  
Sewers - City of O'Fallon  
Electric - Union Electric  
Gas - St. Charles Gas Company  
Telephone - G.T.E. of Missouri  
School District - Fort Zumwalt School District  
Fire Protection - O'Fallon Fire Protection District
- Landscape Requirements  
1 tree per 40 feet of frontage  
1 tree per 4,000 square feet open space  
40/40 = 1 tree  
7122/4000 = 2 trees  
Total = 3 trees required

PREPARED FOR  
**DR. LARRY HUFFMAN**  
305 O'FALLON PLAZA  
O'FALLON, MO. 63366  
(314) 272-8989

FILE COPY  
**APPROVED**  
10-6-92  
Frank Johnson

**Exterior Planting Schedule**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	4	<i>Quercus Palustris</i>	Pin Oak	2 1/2" Cal.
	3	<i>Berberis Thunbergii</i> <i>Atropurpurea</i>	Eed Barberry	1" Cal.

**ENGINEERS AUTHENTICATION**  
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.  
PICKETT, RAY & SILVER, INC.  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**PICKETT RAY & SILVER**  
Civil Engineers  
Planners  
Land Surveyors  
333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
441-1211 278-1211

DRAWN J.L.K. DATE 9-23-92  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FIELD BOOK PROJECT # 92-181  
JOB ORDER # 26939

**NOTE:**  
Underground utilities and structures have been plotted from available information and therefore, their location is approximate only. It is the responsibility of the individual contractor to notify the utility companies before actual construction.

92181235