

PROPERTY n/1
T.C. ST. LOUIS #9
1271/1110-1113
30/51
ZONED I-1

PROPERTY n/1
COUNTRY HOME
IMPROVEMENT CENTER
893/1282
ZONED I-1

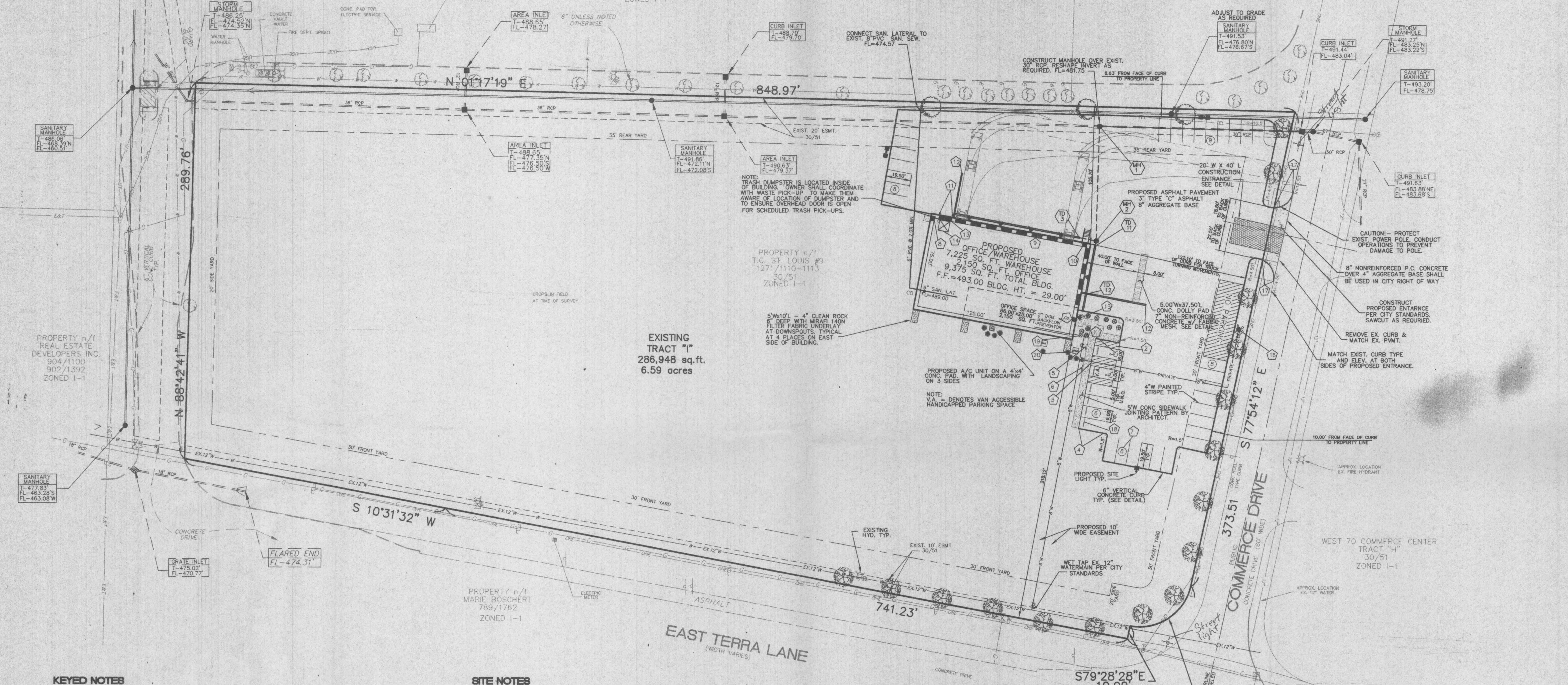
PROPERTY n/1
DISTRIBUTION FACILITIES I
DB 1342 / PG 326
ZONED I-1

PROPERTY n/1
T.C. ST. LOUIS #9
1271/1110-1113
30/51
ZONED I-1

PROPERTY n/1
REAL ESTATE
DEVELOPERS INC.
904/1100
902/1392
ZONED I-1

PROPERTY n/1
MARIE BOSCHERT
789/1762
ZONED I-1

EXISTING
TRACT "I"
286,948 sq.ft.
6.59 acres



KEYED NOTES

- ① Handicapped parking symbol (Typical)
- ② Handicapped stripping symbol (Typical)
- ③ Flush pavement / No curb
- ④ Transition from 0" to 6" vertical concrete curb in 19.00' typical on both outer sides of H.C. spaces.
- ⑤ Handicapped parking sign (Typical)
- ⑥ Van Accessible Handicapped parking sign (Typical)
- ⑦ Number of proposed parking spaces
- ⑧ Man door
- ⑨ Overhead door (Typical)
- ⑩ Man door with steps. Stair design by architect.
- ⑪ Install concrete filled pipe bollard.
- ⑫ Concrete retaining wall. Wall design by structural engineer.
- ⑬ Overhead door at grade for trash dumpster pick-up
- ⑭ Proposed trash dumpster
- ⑮ Wall mounted light (Typical)
- ⑯ Proposed fire hydrant (Typical)
- ⑰ Transition from 3" rolled concrete curb to 6" vertical concrete curb in 20.00' typical on both sides of proposed entrance.
- ⑱ Install concrete wheel stop (Typical)
- ⑲ Proposed 1 1/2" Water meter
- ⑳ Electric transformer. Install landscaping as shown.

SITE NOTES

1. All dimensions shown are to back of curb and face of building unless noted otherwise.
2. DO NOT SCALE DRAWINGS. USE DIMENSIONS AS SHOWN.
3. Additional siltation control may be required as directed by the City of O'Fallon.
4. Owner shall be advised that any signage requires a separate permit and shall comply Article 14.04 and Ordinance 1288.
5. All onsite utilities shall be located underground.
6. Contractor to notify the engineer if discrepancies are found in the field compared to the design plans.
7. Reference points, such as survey monuments, bench marks, stakes, etc., shall be preserved, but if disturbed or destroyed, shall be replaced as directed, at the expense of the contractor.
8. All concrete and asphalt concrete pavement to be removed shall be sawcut on a straight line along the contact line with the existing pavement to remain. Concrete walks and curbs to be removed shall be sawcut at the nearest contraction or expansion joint.
9. No work shall be done which will affect existing utilities prior to having ascertained that the utilities have been properly capped, plugged, or otherwise abandoned in a manner acceptable to the affected utility company. The appropriate agency shall be notified prior to the commencement of any work which will affect any existing utility. Removals or relocations by utility companies are to be initiated and coordinated by the Contractor.
10. All site construction and sewer construction to be per City of O'Fallon standards and specifications.
11. No existing trees are proposed for removal for this project.
12. Backflow preventer for 2" dom. water shall be located inside of proposed building. Refer to M.E.P. plans for exact location at the backflow preventer inside of building.
13. Building dimensions as shown are to outside face of building and are per architectural plans received during October 2001. See architectural plans for locations of building area walks, walls, etc. If overall building dimensions vary from those shown on these plans, contact the engineer prior to proceeding with site construction.
14. Conduct operations to prevent injury to adjacent buildings, structures, other facilities and persons. Signs, lights, and barricades shall be installed at all locations as necessary to guard against accident. Promptly repair damages caused to facilities by operations, as directed by the engineer and at no cost to the Owner.
15. Maintenance of finished asphalt and concrete surfacing will be required until acceptance of work by Owner.
16. Contractor shall verify size and location of downspouts and sanitary sewer laterals prior to construction.
17. See lighting plans by others for site lighting details and exact locations of proposed lighting standards. Lighting Standards shown are for reference use only. Lighting contractor shall design a lighting system per the requirements of the City of O'Fallon.
18. All onsite storm sewers are private unless otherwise noted.
19. All sewer and utility services shown on this plan extend to within 5' of the building see plumbing plans for construction flowlines shown at connection point are 5' from building.
20. All sewer and utility services shown on this plan extend to within 5' of the building see plumbing plans for construction flowlines shown at connection point are 5' from building.
21. All sewer and utility services shown on this plan extend to within 5' of the building see plumbing plans for construction flowlines shown at connection point are 5' from building.
22. All sewer and utility services shown on this plan extend to within 5' of the building see plumbing plans for construction flowlines shown at connection point are 5' from building.
23. HVAC equipment will not be permitted to be placed on top of the phase 1 building.

PARKING CALCULATIONS

Warehouse = 1 space per employee, plus 1 space per 400 S.F. of gross floor area
Office = 1 space per 300 S.F. of gross floor area

Warehouse = 5 employees = 5 spaces required
(7,225 s.f. + 400) = 18 spaces required

Office = 2,150 S.F. gross floor area
2,150 ÷ 300 = 8 spaces required

Total Parking Required = 31 spaces including 1 H.C. space
Total Parking Provided = 37 spaces including 2 H.C. spaces

LOADING CALCULATIONS

Warehouse = 1 space for first 5,000 S.F. plus space for every additional 20,000 S.F.

Warehouse = 1 + (2,225 + 20,000) ÷ 20,000 = 2 Loading spaces required
13 Loading spaces provided

SITE COVERAGE CALCULATIONS

BUILDINGS	PAVED AREAS	LANDSCAPED / GREEN AREAS	LOT I-1 TOTAL AREA
9,375 SQ. FT.(3.26%)	45,167 SQ. FT.(15.7%)	232,406 SQ. FT.(80.9%)	286,948 SQ. FT.(100%)

LOT-1 COVERAGE CALCULATIONS

(PRICIPAL BUILDING) ÷ (TRACT "I") = (LOT COVERAGE)
= 9,375 SQ. FT. ÷ 286,948 SQ. FT. = 3.26%

LANDSCAPE CALCULATIONS

Street Trees = 1 tree per every 40.00' of public or private street frontage. Placed at 40.00' intervals inside the landscape setback. To a point 250' South of Commerce Dr. per the Planning and Zoning Commission.

Site Trees = 1 tree per every 4,000 S.F. of landscape open space.

Street Trees = 634 LF. street frontage ÷ 40 = 16 street trees required
Site Trees = 26,238 S.F. of open landscaped area ÷ 4,000 S.F. = 7 site trees required

(*) Open landscape area is shown with future expansion per the Planning and Zoning exhibit, thereby reducing the chance of removing newly planted trees during future construction operations.

LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	COMMON NAME	SIZE
⊙	3 PROPOSED	BECHTELS FLOWERING CRAB	4' TALL
⊙	4 PROPOSED	WINGED BURNING BUSH	2 GAL.
⊙	5 PROPOSED	MUGO PINE	2 GAL.
⊙	16 PROPOSED	PIN OAK	2" CAL.
⊙	8 PROPOSED	ARBORVITAE	3'-4' TALL

SITE ADDRESS
#2 COMMERCE DR.
O'FALLON, MO 63366

UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

383 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

A PROPOSED OFFICE/WAREHOUSE FOR A.C. TRUCKING, INC.

ME. CHRIS ATHANASSIADIS
ST. LOUIS, MISSOURI 63106
(314) 951-1700

Prepared For:
A.C. TRUCKING, INC.

REVISIONS

NO.	DATE	REVISIONS
1	12-04-01	REV. WATER SERVICE PER OWNER REQUEST
2	12-20-01	REV. PER CITY COMMENTS
3	01-14-02	REV. PER CITY COMMENTS
4	06-12-02	REV. W. CURBLINE, PLANTING AND COVERAGE CALC.
5	06-20-02	REV. PARKING, AND GAS METER AND BUSH

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 this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.

DRAWN	DATE
C.L. MERCHANT	11-30-01
CHECKED	DATE
R.J. TAYLOR	11-30-01

PROJECT # 88052.ACTR.OOC
TASK # X FIELD BOOK