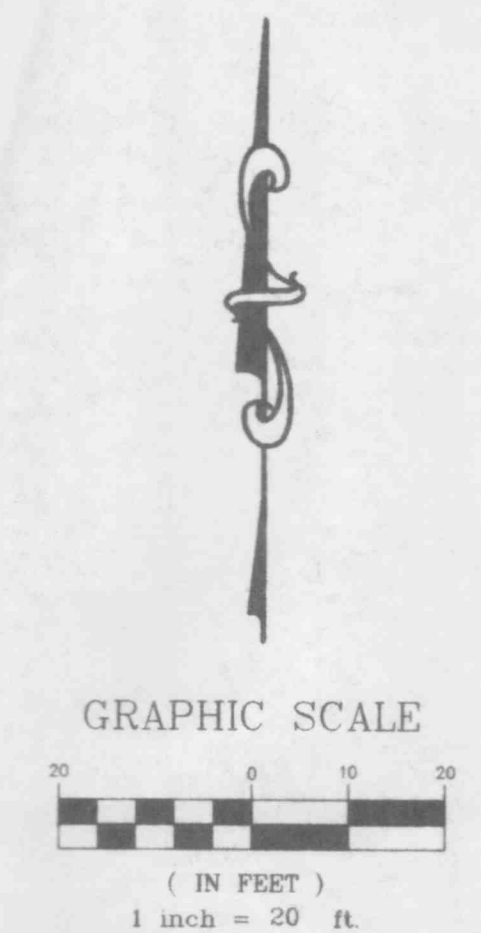
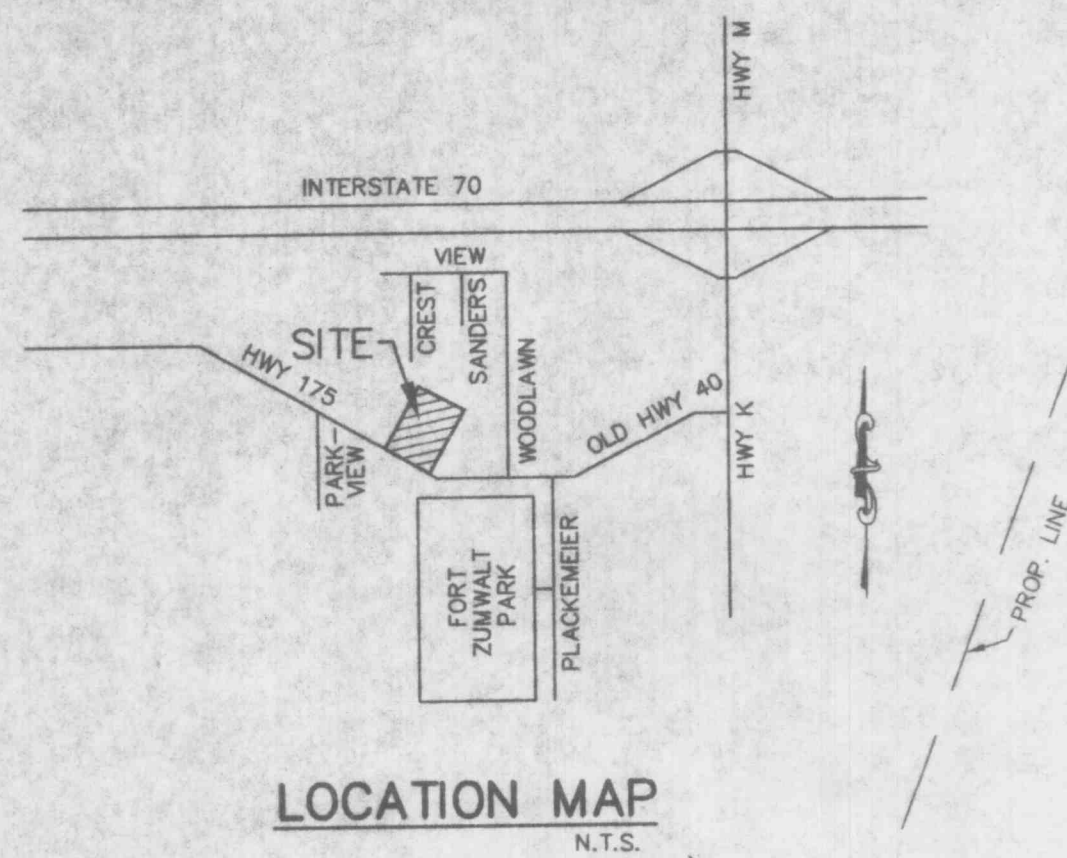


# A SITE PLAN FOR ALVEY'S SIGNS, INC.

A TRACT OF LAND BEING PART OF THE  
SOUTH HALF OF FRACTIONAL SECTION 29,  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN,  
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP  
N.T.S.

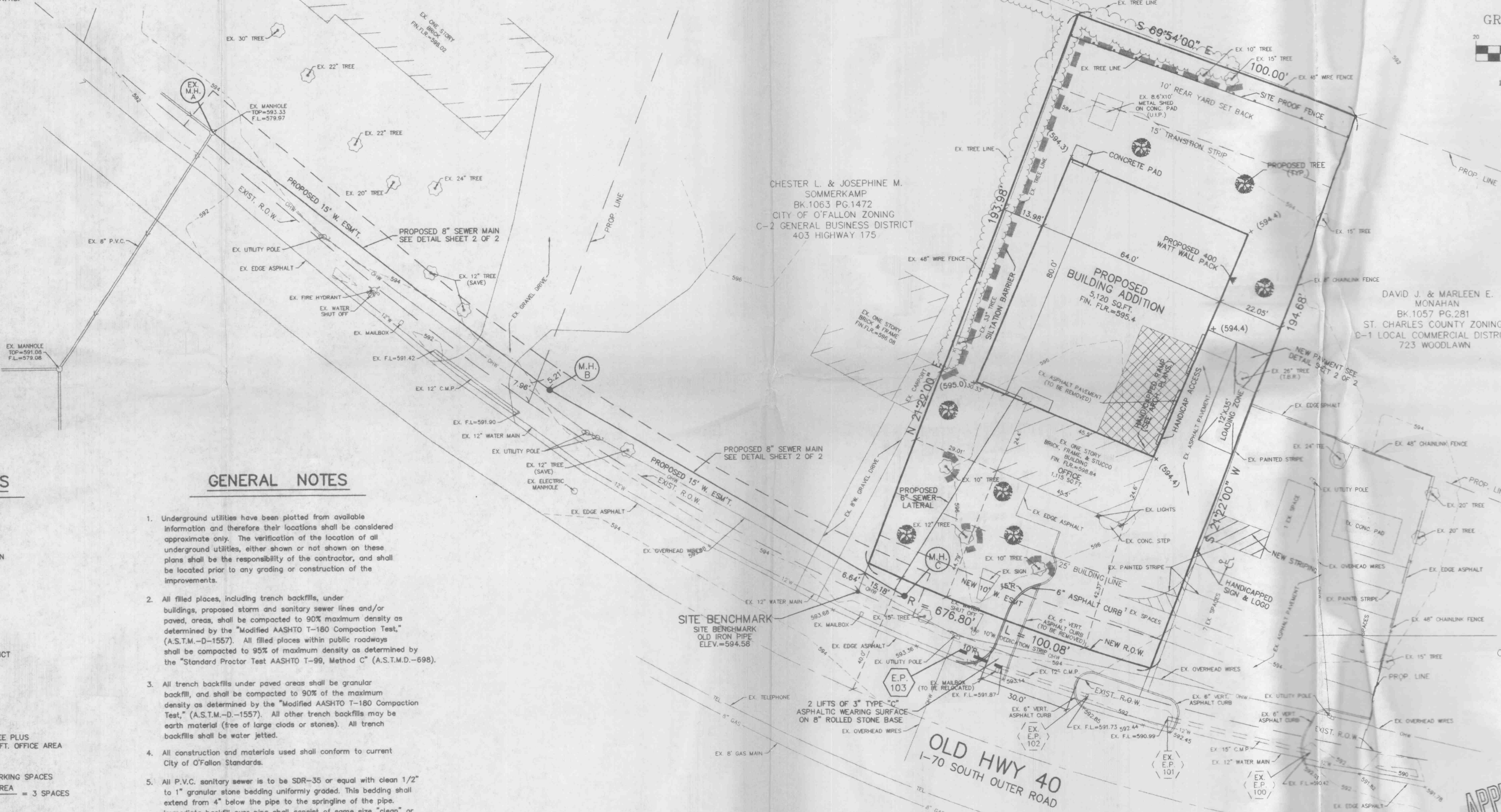
CHESTER L. & JOSEPHINE M.  
SOMMERKAMP  
BK.240 PG.632

JOHN B. & MELBA D.  
MONNEY  
BK.569 PG.71  
ST. CHARLES COUNTY ZONING  
R-1E SINGLE FAMILY RESIDENTIAL DISTRICT  
721 WOODLAWN

CHESTER L. & JOSEPHINE M.  
SOMMERKAMP  
BK.1063 PG.1472  
CITY OF O'FALLON ZONING  
C-2 GENERAL BUSINESS DISTRICT  
403 HIGHWAY 175

DAVID J. & MARLEEN E.  
MONAHAN  
BK.1057 PG.281  
ST. CHARLES COUNTY ZONING  
D-1 LOCAL COMMERCIAL DISTRICT  
723 WOODLAWN

ARTHER C. & CATHERINE L.  
ORLANDO  
BK.1252 PG.1795  
ST. CHARLES COUNTY ZONING  
C-1 LOCAL COMMERCIAL DISTRICT  
399 HIGHWAY 175



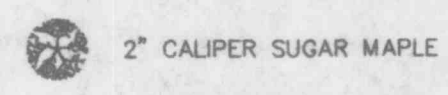
## DEVELOPMENT NOTES

- AREA OF TRACT: 0.448 ACRES
- PRESENT ZONING: C-2 GENERAL BUSINESS
- PROPOSED USE: 1 STORY BUILDING ADDITION STORAGE WAREHOUSE
- SITE IS LOCATED IN/SERVED BY:  
CITY OF O'FALLON SEWER  
CITY OF O'FALLON WATER  
GTE TELEPHONE  
UNION ELECTRIC COMPANY  
ST. CHARLES GAS COMPANY  
O'FALLON FIRE PROTECTION DISTRICT
- MINIMUM BUILDING SETBACKS:  
FRONT YARD - 25 FEET  
SIDE YARD - 0 FEET  
REAR YARD - 10 FEET
- PARKING REQUIRED: 1 SPACE PER EMPLOYEE PLUS  
1 SPACE PER 400 SQ.FT. OFFICE AREA
- PARKING PROVIDED: 4 EMPLOYEES = 4 PARKING SPACES  
1,115 SQ.FT. OFFICE AREA = 3 SPACES  
400 SQ.FT.  
PARKING SPACES REQUIRED = 7 SPACES  
PARKING SPACES PROVIDED = 14 SPACES  
INCLUDES 1 HANDICAPPED SPACE  
DEVELOPER TO ENTER AN AGREEMENT FOR OFF-SITE PARKING AND HAVE APPROVED BY THE CITY OF O'FALLON
- ALL LANDSCAPING SHALL CONFORM TO THE CITY OF O'FALLON TREE PRESERVATION ORDINANCE.
- TREE REQUIREMENTS:  
1 TREE FOR 40 FT. ROAD FRONTAGE  
100 FT. FRONTAGE/40 FT. = 3 TREES  
3 TREES PROPOSED  
1 TREE FOR 3000 SQ.FT. OPEN SPACE  
10188 SQ.FT./3000 = 4 TREES  
4 TREES PROPOSED  
TOTAL 7 TREES PROVIDED
- PROPERTY OWNER:  
KENNETH M. & HELEN J. ALVEY  
401 HIGHWAY 175  
O'FALLON, MO. 63366  
LOCATOR NO.2-057D-S029-00-29.1  
BK.1694 PG.1844

## 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% maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-698).
- All trench backfills under paved areas shall be granular backfill, 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 backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- All construction and materials used shall conform to current City of O'Fallon Standards.
- All P.V.C. sanitary sewer is to be SDR-35 or equal with clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to the springline of the pipe. Immediate backfill over pipe shall consist of same size "clean" or minus stone from springline of pipe to 6" above the top of pipe.
- All PVC water pipe 6" and larger in size shall be Class C-900 per City of O'Fallon Specifications. All other mains shall have a minimum pressure rating of PR-200 or SDR-21.
- All water hydrants and valves shall be ductile iron and installed in accordance with plans and details. All ductile iron pipe for water mains shall conform to A.W.W.A. Specifications C-106 and/or C-108. The ductile iron fittings shall conform to A.W.W.A. Specification CC-110. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. Specification C-111.
- Brick will not be used in the construction of sanitary sewer manholes.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- SITE BENCHMARK: (U.S.G.S.)  
ELEVATION=594.58  
TOP OF OLD IRON PIPE AT THE SOUTHWEST CORNER OF PROPERTY
- All new utilities to be underground.
- All dimensions are to back of curb, unless otherwise noted.

## LANDSCAPE LEGEND



- City of O'Fallon Storm Water Fund (\$1,000/acre) 0.448 acres x \$1,000 = \$448.0
- A main extension to the city sewer will be installed. The current septic tank will be closed off and filled as required.
- Any additional electric service will be handled through existing service. There will be no additional water service needed to the new addition.
- No trash enclosure proposed, all trash cans shall be stored inside building.
- No existing sidewalk, and no sidewalk proposed.

APPROVED  
*John C. ...*  
1-9-96  
RDB

ALVEY'S SIGNS  
401 HIGHWAY 175  
O'FALLON, MISSOURI 63366  
(314) 978-4937

PREPARED FOR  
AND OWNED BY:

DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby 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.

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REVISIONS	
9-18-95	STATE
10-11-95	CITY OF O'FALLON
12-22-95	OWNER
12-29-95	OWNER



1052 South Cloverleaf Drive  
St. Peters, MO. 63376-6445  
314-928-5552  
FAX 928-1718

AUGUST, 1995  
DATE  
95-7098  
PROJECT NUMBER  
1 OF 3  
SHEET OF  
7098.DWG  
FILE NAME  
DJB RLF  
DRAWN CHECKED