1. All straw bales must be countersunk a minimum of 3", and

grading or construction of improvements.

additional straw bales shall be placed at the direction of the

2. Underground utilities have been plotted from available information

and therefore their locations must be considered approximate

utilities, either shown or not shown on these plans shall be the

responsibility of the contractor, and shall be located prior to

only. The verification of the location of all underground

3. The contractor shall restore offsite construction areas to an

GRADING NOTES:

PROP. NIF

UNZONED

WUBKER, SYLVESTER ! JEAN

BRAKE REBUILDERS

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 25 AND PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

## LOT 13 OF HOFF ROAD INDUSTRIAL COMPLEX

EXIST. OFFICE

18" SANITARY SEWER

3,320 Sq. FT.

A tract of land being part of U.S. Survey 1780 lying north of Hoff County Road (formerly Mexico Road) all within Township 47 North, Range 2 East, St. Charles County, Missouri, being more particularly described as follows:

COMMENCING at an old axle marking the west quarter corner of Section 24, Township 47 North, Range 2 East; thence with the quarter section line North 89026'21" East, 858.68 feet to an iron rod on the southeast right-of-way line of Hoff County Road, 40 feet wide, as recorded in Road Plat Book 1, Page 74 of the St. Charles County Records; thence continuing with said quarter section line North 89°26'21" East, 327.41 feet to an iron rod; thence departing said quarter section line South 00017'20" East, 360.36 feet to an iron rod; thence North 89042'40" East, 964.00 feet to an iron rod; thence North 00017'20" West, 361.50 feet; to an iron rod on the north line of the north half of the southwest quarter of Section 24; thence with said north line North 89042'40" East, 705.02 feet to an old stone marking the center quarter corner of Section 24; thence with the quarter section line South 0205'30" West, 3,274.74 feet to the north line of U.S. Survey 1780; thence with said north line North 89042'19" East, 105.17 feet to an old iron pipe; thence departing said north line 37'03" West, 390.77 feet to the north right-of-way line of the Norfolk and Western Railroad; thence with said right-of-way line the following: Along an arc of a curve southwesterly, said curve having a radius of 11, 549.19 feet an arc length of 192.52 feet, a chord of South 72031'04" West, 192.52 feet to an iron rod marking the feet to an iron rod; South 00°17'41" East, 26.24 feet to an iron rod; South 7202'25" West, 147.66 feet to an iron rod on the north rightof-way line of Hoff County Road, 40 feet wide; thence departing said Norfolk and Western Railroad right-of-way line with the north right-ofway line of Hoff County Racd, 40 feet wide, along an arc of a curve northwesterly, said curve having a radius of 220.00 feet an arc length of 62.47 feet a chord of North 82 32'56" West, 62.26 feet to an iron rod marking the point of tangency of said curve; thence South the POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE, North 2003'10" East, 573.38 feet; THENCE, South 89020'44" East, 375.00 feet; THENCE, South 01°21'23" West, 511.54 feet; THENCE, along a circular curve to the left having a radius of 65.00 feet, an arc length of 102.34 feet with a chord of South 46 15'08" West, 92.09 feet to a point; THENCE, North 88°51'07" West, 316.94 feet to the Point of reginning, said tract containing 4.918 acres.

Subject to easements, rights-of-way, possessory rights, prescriptive rights, covenants, conditions and restrictions and zoning

A. Electric - Union Electric B. Water - City of O'Fallon Water

C. Sewer - O'Fallon Sewer Gas - St. Charles Gas Company E. Telephone - Continental Telephone

1. Present Zoning: I-1, Light Industrial

2. Proposed Zoning: I-2, Heavy Industrial

4. Building Use: Office and Manufacturing

3. Total Area: 4.92 Acres

5. This tract is in or served by:

GENERAL NOTES

F. Fire - O'Fallon Fire District G. R-2 Fort Zumwalt School District

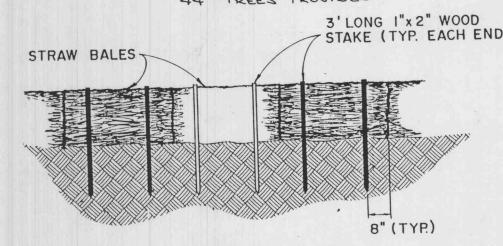
6. Total Parking: <a href="#">17 spaces</a>
(Parking required per Section 25.02 City of O'Fallon) Manufacturing: 1 space per employee - 65 employees = 45 spaces Office: 1 space per 300 sq. ft. floor area - 3,320 ÷ 300 = 11 spaces

> + 2 Handicapped 77 Parking Spaces Total

7. Setback and Yard requirements: Front - Not less than 30 feet Side - 25 feet Rear - 50 feet

Exterior Planting Schedule				
SYMBOL	QUANTITY	BOTANTICAL NAME	COMMON NAME	SIZE
**	14	PINUS SYLVESTRIS	SCOTCH PINE	6' TALL
3	14	QUERCUS ALBA	WHITE OAK	172" CA1
淼	140	QUERCUS PALUSTRIS	PIN OAK	1 1/2" CA

132,000 Sq. FT. OPEN AREA : 3000 = 44 TREES REQ'D. 44 TREES PROVIDED



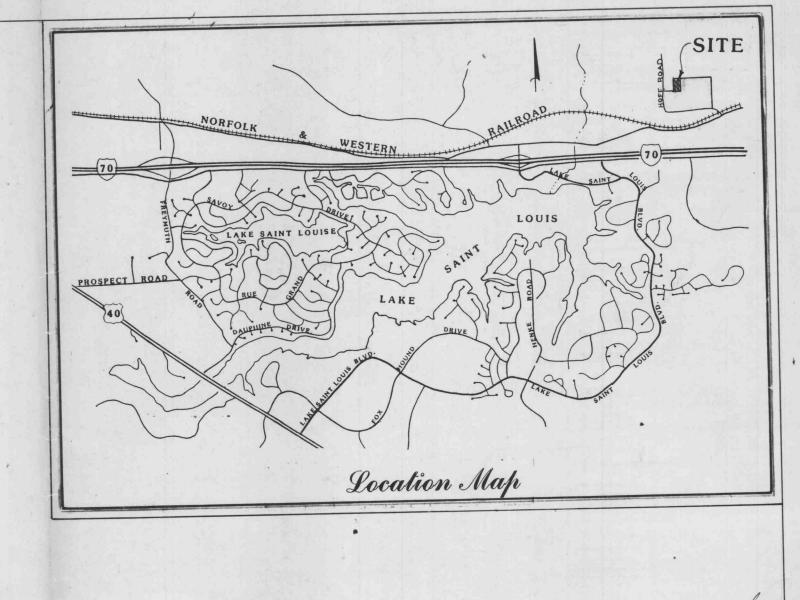
Liliation Control

Siltation control shall be straw bales placed end to end and anchored with no less than 2 1/2" x 4' reinforcing rods. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are

All grade shall be within 0.2 feet more or less of those shown on 7. No slope shall be greater than 3:1 and shall be either sodded or

seeded and mulched. 8. Owner to assume full responsibility for the performance of the grading operation. All city property and roads will be protected

9. The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and



REV. 1-15-91 REV. WATER LINE + FH De

REV. 9-25-90 PER O'FALLON P+Z DA

507 Civic Park Drive O'Fallon, Missouri 63366

CHECKED D. BYRD DATE 8-31-9

PROJECT # 86-155

JOB ORDER #\_

REV. 11-5-90 ADD F.H. DR

Brake Rebuilders

ВООК

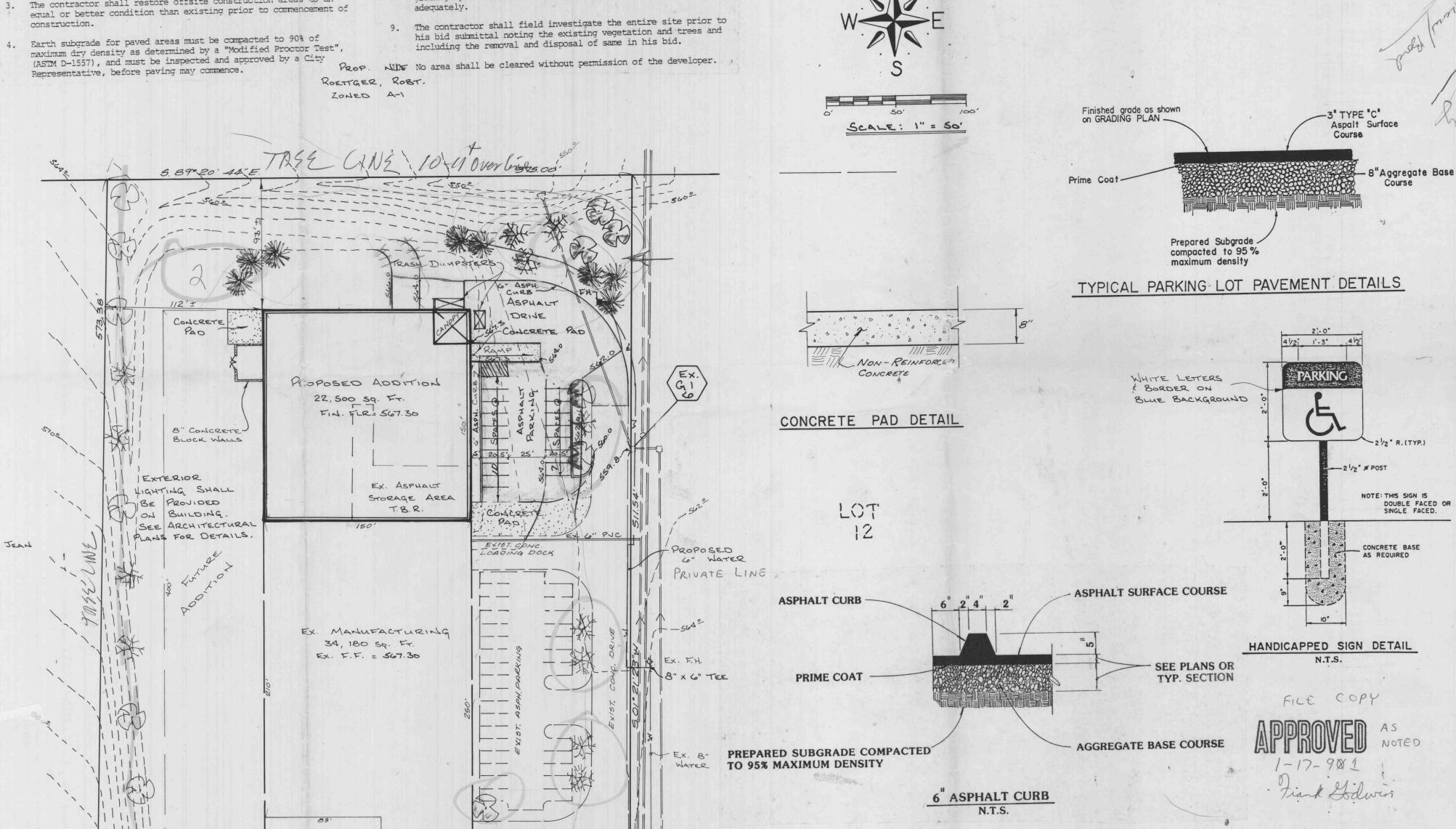
(314) 272-3211

PREPARED FOR:

Ray &

PETERS MO 63376 441-121

REV. 10-17-90 PER O'FALLON DP



EX. FIRE HYDRANT

**ENGINEERS AUTHENTICATION** 

reauthenticated.

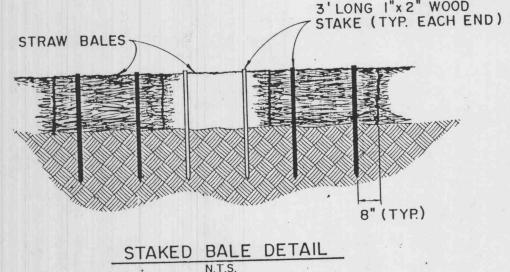
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the

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

PICKETT, RAY & SILVER, INC.



SILEATION CONTROL SHALL CONSIST OF TEMPORARY BEEMS AND SWALLS TO SILIATION CONTROL SHALL CONSIST OF TEMPORARY BETMS AND SWALES TO DIVERT STORM WATER RUNCFF TO A NATURAL DISCHARGE POINT. (SEE GAADING PLAN FOR LOCATIONS.) AT WHICH POINT THERE SHALL BE A DOUBLE FOW OF STRAW BALLES WITH FOUR FEET OF SEPARATION BETWEEN ROWS. THE STRAW BALLS SHALL BE FLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND STRAW BALES SHALL BE STRAGERED. IN AREAS WHIRE A BETM AND SWALE ARE NOT FRATELE, A SINGLE NOW OF STRAW BALES SHALL BE PLACED END TO DD TO PROTECT ADJACENT PROPERTY AND RIGHT-OF-WAYS (THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR DEVELOPER IF SO AGREED). UPON COMPLETION OF STORM SEWERS, STRAW BALES SHALL BE PLACED ON ALL SIDES OF APPROPRIATE STRUCTURES TO KEEP SILT OUT OF STORM SEWER (THIS SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR OR THE DEVELOPER IF SO AGREED). ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY SO AGREED). ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.