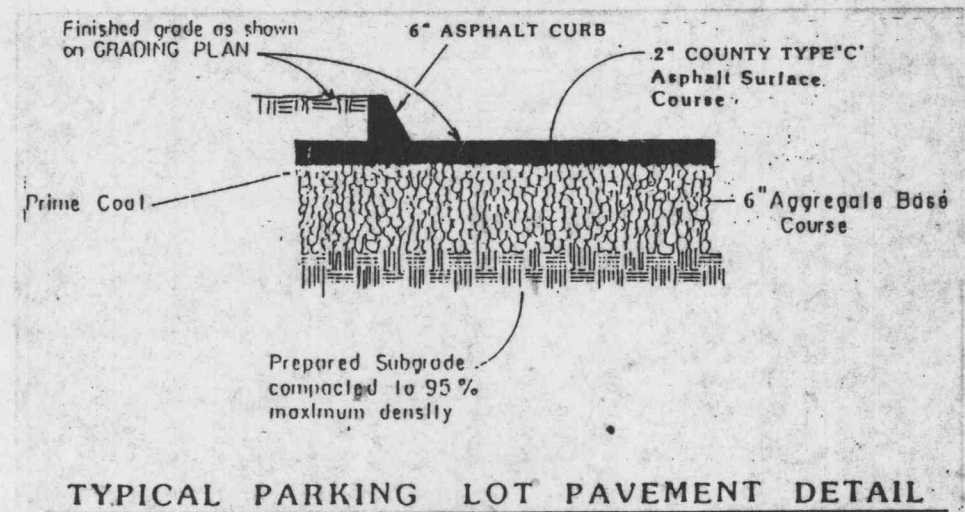
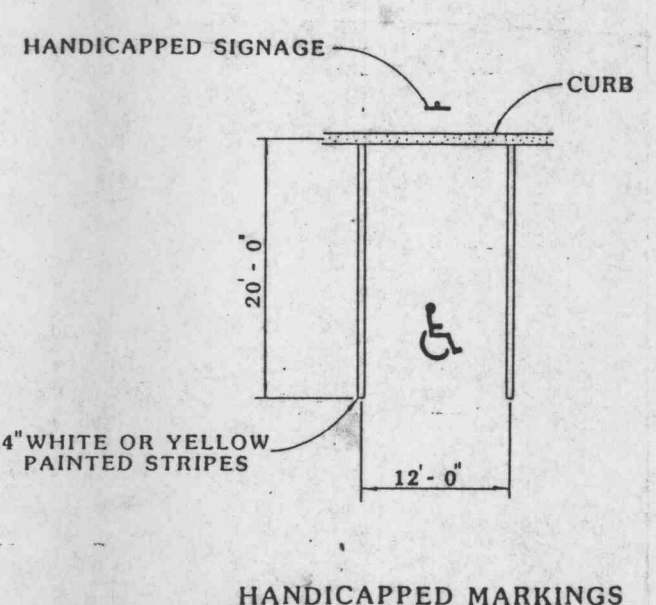
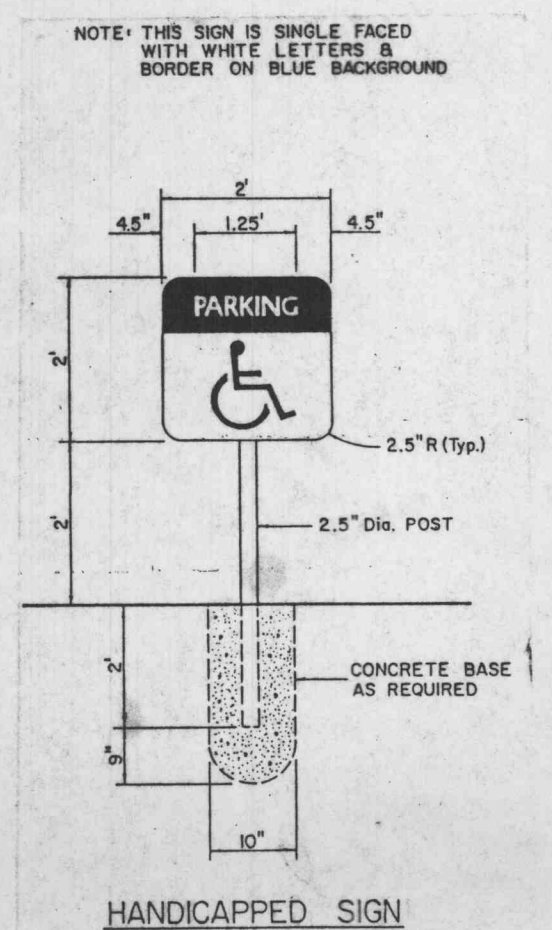
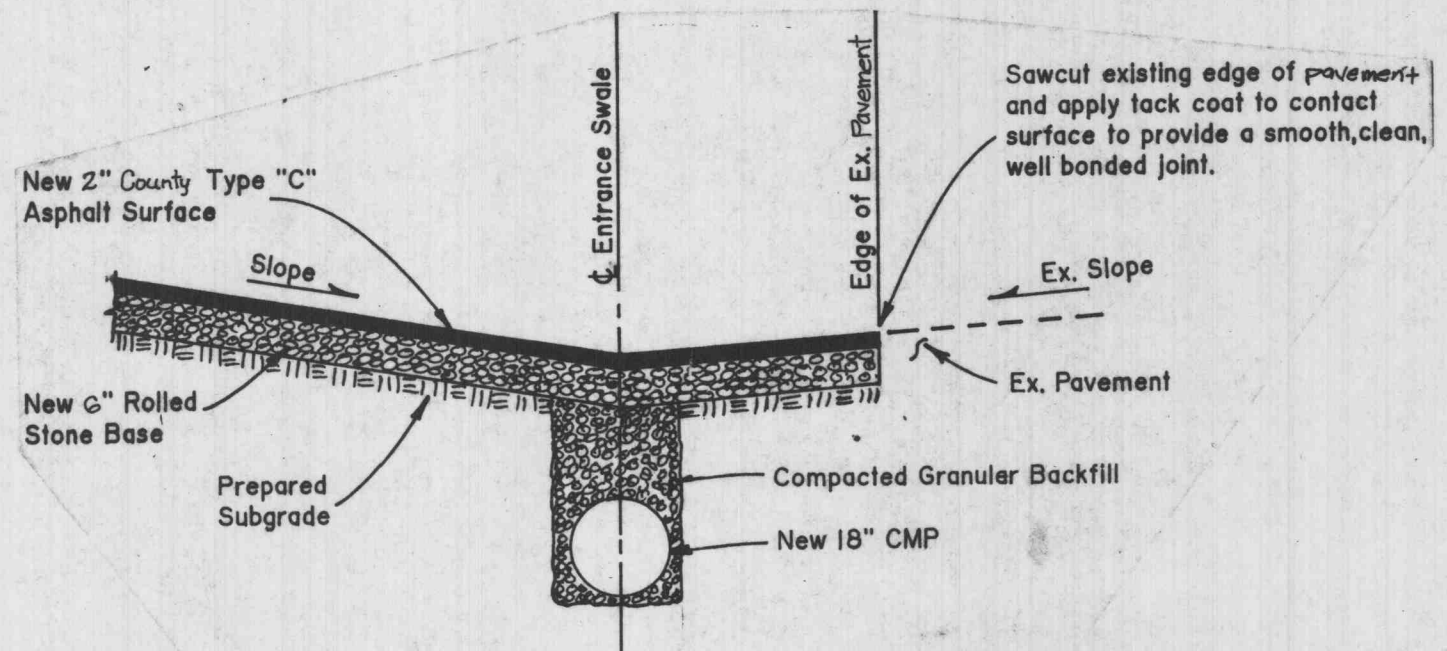
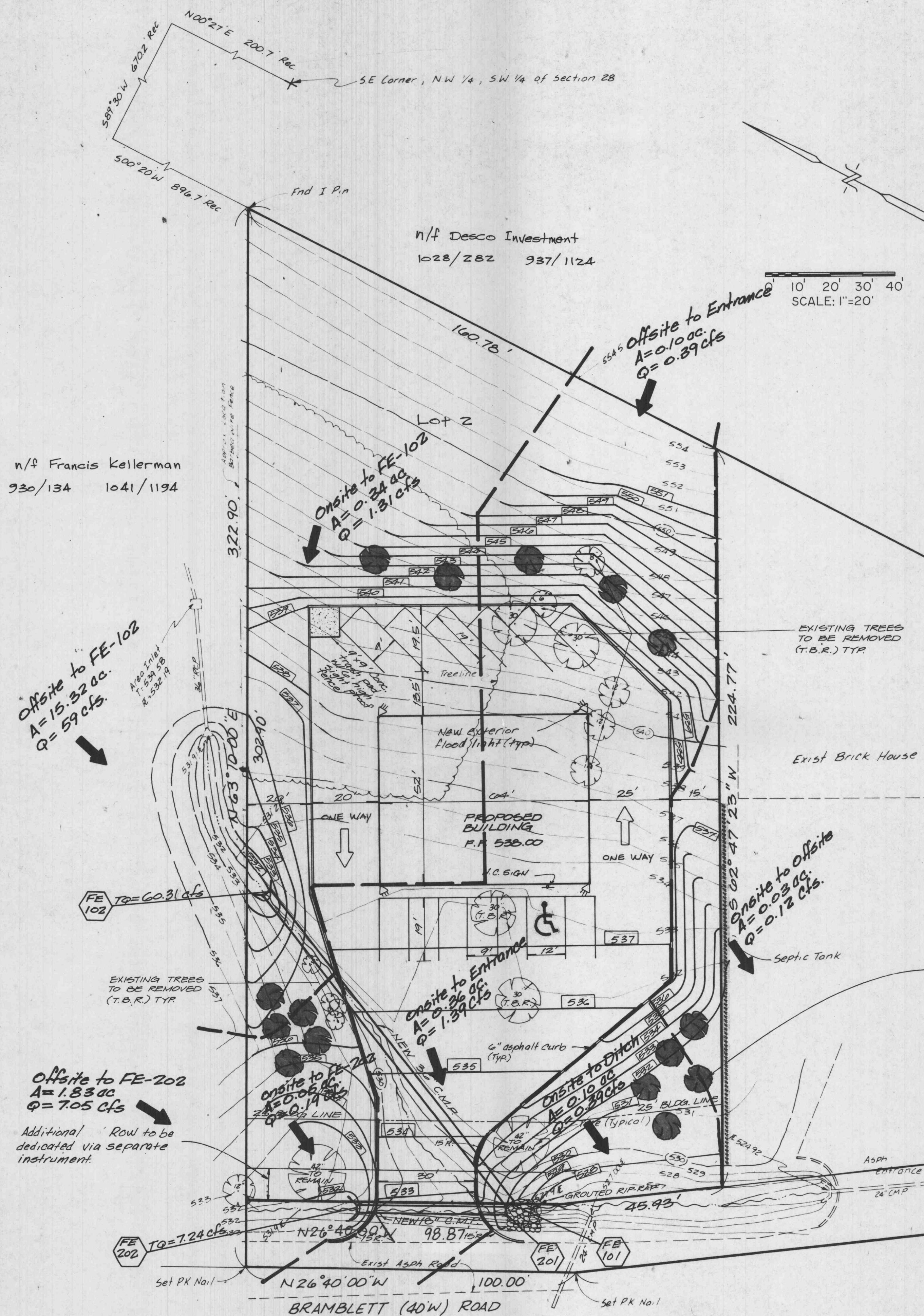
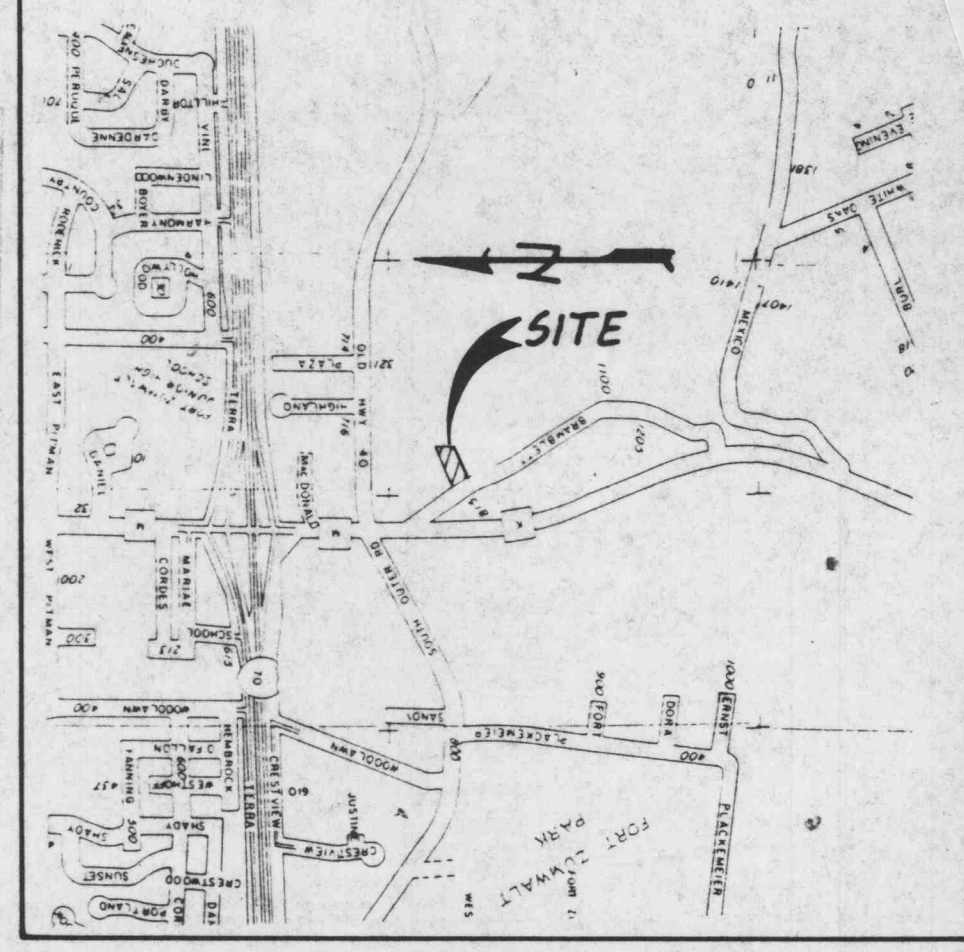


AUTOBODY SHOP DRAINAGE AREA MAP

- GENERAL NOTES:**
1. Present Zoning: C-2 General Business District
 2. Proposed Zoning: C-2 General Business District
 3. Site Area: 0.876 Acres
 4. Proposed Use: Auto Body Shop
 5. This tract is served by:
 - A. Electric - Union Electric
 - B. Water - Private
 - C. Sewer - Private
 - D. Gas - St. Charles Gas Co.
 - E. Telephone - Continental Telephone Co.
 - F. Fire - O'Fallon Fire District
 - G. School - Ft. Sumner School District
 6. Parking Requirements: Auto Repair Garage
 - Building Area = 3,328 sq. ft.
 - Parking Required = 3,328 ÷ 500 = 6.66 spaces
 - Handicap Parking Required: 1 space
 - Parking Provided: 6 regular + 1 handicap = 7 spaces
 7. Setback Requirements:
 - Front - 25 Ft.
 - Side - None
 - Rear - None
 8. All workmanship and materials associated with the new construction in the Bramblett Road right-of-way and on the site shall conform to the current standards and specifications of the City of O'Fallon.
 9. Detention to be coordinated with the City Engineer.
 10. Sanitary sewer system to be coordinated with the City Engineer.
 11. Siltation control to be provided as required by the City of O'Fallon.
 12. No slope shall be greater than 3:1 and shall be sodded or seeded and mulched.

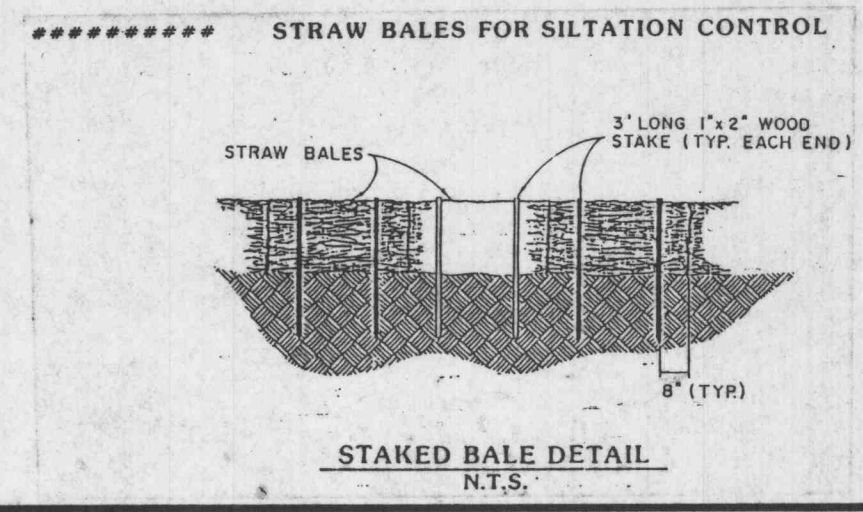


STORMWATER INFORMATION:

Total Site Area: 0.88 ac
Existing 25 yr. PI = 2.31 cfs/ac
Developed 25 yr PI = 4.75 cfs/ac

Impervious Area: 0.36 ac
Grass Area: 0.52 ac

Existing 25 yr. Run-Off = 0.88 x 2.31 = 2.03 cfs
Developed 25 yr. Run-Off = (0.36)(4.75) + (0.52)(2.31) = 2.91 cfs
Increased 25 yr. Run-Off = (2.91-2.31) = 0.88 cfs



DESCRIPTION
LOT 2 OF BUTTON SUBDIVISION

A tract of land being part of the West half of the Southwest quarter of Section 28, Township 47 North, Range 3 East and being described as follows:
COMMENCING at a point marking the Southeast quarter of the Northwest quarter of the Southwest quarter; thence North 0°27' East, 200.7 feet to a point on the South line of Old U.S. State Highway 40; thence South 89°30' West along the South line of said Highway 40; thence South 0°20' West, 896.7 feet to an iron pipe being the POINT OF BEGINNING of the tract herein described; thence continuing South 0°20' West a distance of 160.78 feet to a point; thence South 62°47'23" West, a distance of 224.77 feet to a point on the Eastern line of Bramblett Road, 40 feet wide; thence along the said Eastern line of Bramblett the following courses; North 33°10' West, a distance of 45.93 feet to an angle point; thence North 26°40' West, a distance of 98.87 feet to a point; thence North 60°10' East leaving said Eastern right-of-way line, 302.90 feet back to the POINT OF BEGINNING and containing 38,169 square feet or 0.876 acres more or less according to a survey by Pickett, Ray & Silver completed in September, 1989.

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically requires revisions after this date unless reauthorized.

JAMES T. BENDER
Professional Engineer
No. 13347
Date: 9-27-89

1/1/90 O'Fallon Comments
Rel. 10/23/89 O'Fallon P&E Staff Comments

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
481-1211 278-1211

PREPARED FOR:
MR. ALAN BUTTON
1010 BRAMBLETT ROAD
O'FALLON, MO. 63366

DRAWN 10-2-89 **DATE** K.A.W.
CHECKED DATE
BOOK 1989J **PROJECT** 89-107 **JOB ORDER** 5255

n/f Joseph Wolf
876/1938