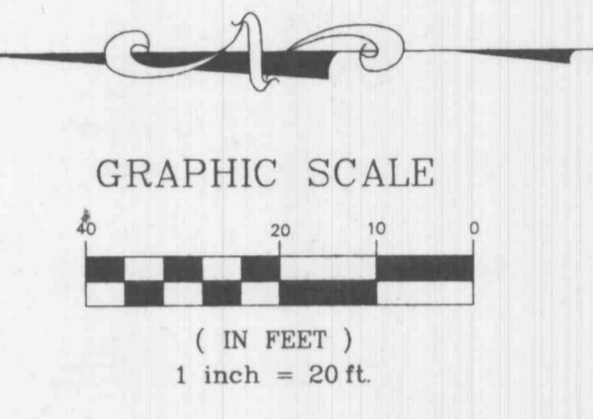


A CONSTRUCTION PLAN FOR A BUILDING ADDITION FOR
CWE/JRS
A TRACT OF LAND BEING THE RESUBDIVISION OF LOT 23
OF NORTH CENTRAL INDUSTRIAL PARK
PLAT BOOK, 28, PAGE 15
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

LEGEND	
	-UTILITY POLE
	-IRON PIPE
	-BENCH MARK
	-SANITARY MANHOLE
	-SANITARY SEWER
	-STORM SEWER
	-OVERHEAD ELECTRIC/CABLE
	-GAS LINE
	-WATER LINE
	-GAS VALVE



LANDSCAPE LEGEND	
	QTY. (5) ~ INDICATES PROPOSED HARDWOOD TREE (oaks, oaks, maples, birches, sweet gum)
	- INDICATES EXISTING TREE
	- INDICATES EXISTING SHRUBS
	LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

- 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. D-998).
 - ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE BACKFILLED WITH WITH 1" CLEAN ROCK 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.
 - NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
 - ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
 - NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
 - ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
 - ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
 - PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
 - SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
 - ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE.
STREET TREES: $\frac{230 \text{ L.F.}}{1 \text{ TREE} / 40 \text{ L.F.}} = 5.75 \sim 6 \text{ TREES}$
OPEN SPACE TREES: $\frac{12,769.38 \text{ S.F.}}{1 \text{ TREE} / 3,000 \text{ S.F.}} = 4.25 \sim 5 \text{ TREES}$
INTERIOR PARKING: $34 \times 270 \times (6\%) = 550.80 \text{ S.F.}$
REQUIRED: 550.80 S.F.
PROPOSED: 618.66 S.F.
 - TOTAL TREES PROPOSED:
(SEE TREE INVENTORY & LANDSCAPE LEGEND)
 - THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCES.
 - THE DEVELOPER SHALL COMPLY WITH ARTICLE 26 PERFORMANCE STANDARDS.
 - THE DEVELOPER SHALL COMPLY WITH THE CURRENT COMPREHENSIVE PLAN FOR THE CITY OF O'FALLON.
 - ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE AND GAS METERS, SATELLITE DISHES, AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEWS OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS REVIEWED AND APPROVED BY THE PLANNING DIVISION.
 - EXISTING LIGHTING SHALL BE UTILIZED ON SITE.
 - ALL UTILITIES TO BE SERVED THROUGH EXISTING BUILDING, EXCEPT THE SANITARY LATERAL.
 - ALL CONSTRUCTION PRACTICES SHALL CONFORM TO THE CURRENT OSHA STANDARDS.

DOYLE SHOCKLEY
 501 FIRST CAPITAL DRIVE
 ST. CHARLES, MISSOURI 63301
 (314) 946-9753

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized by my seal are limited to the project 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.



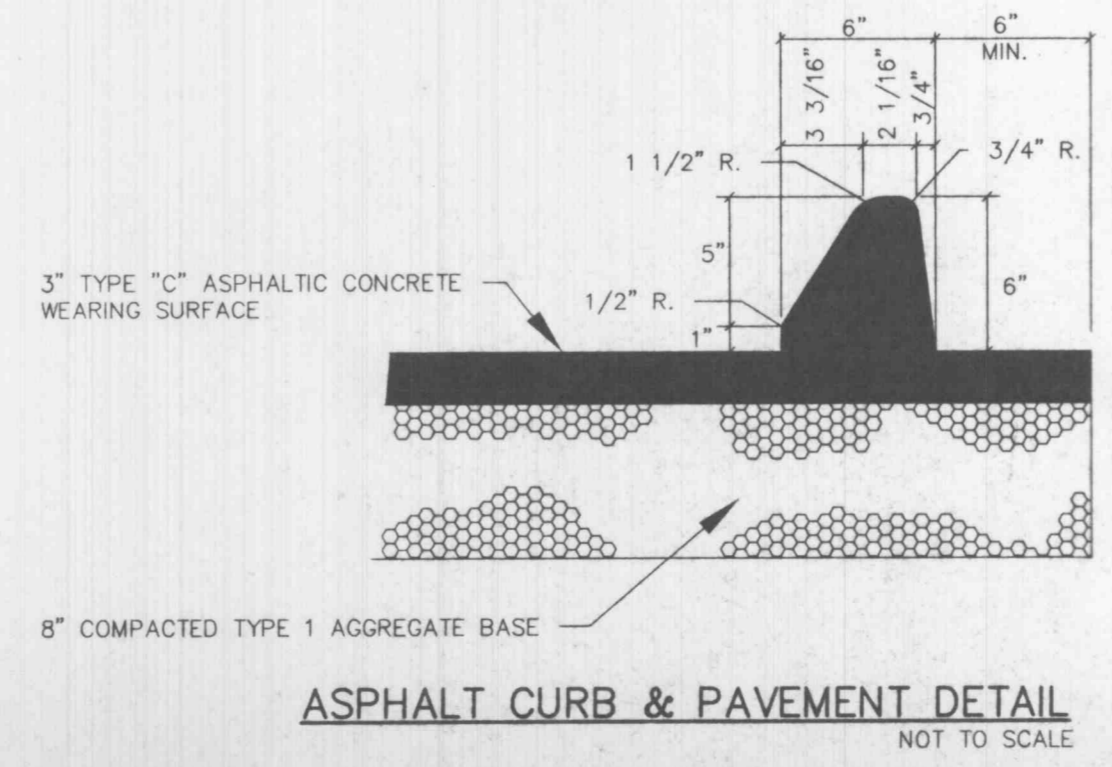
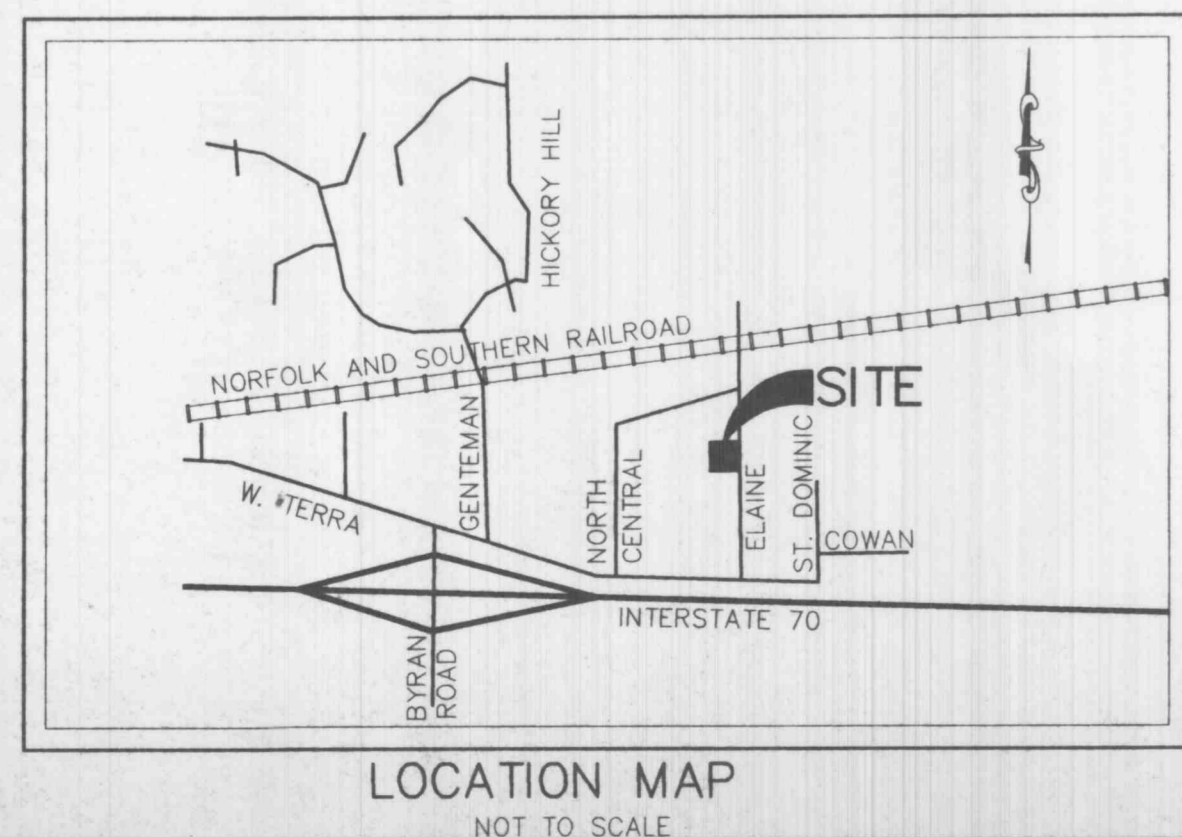
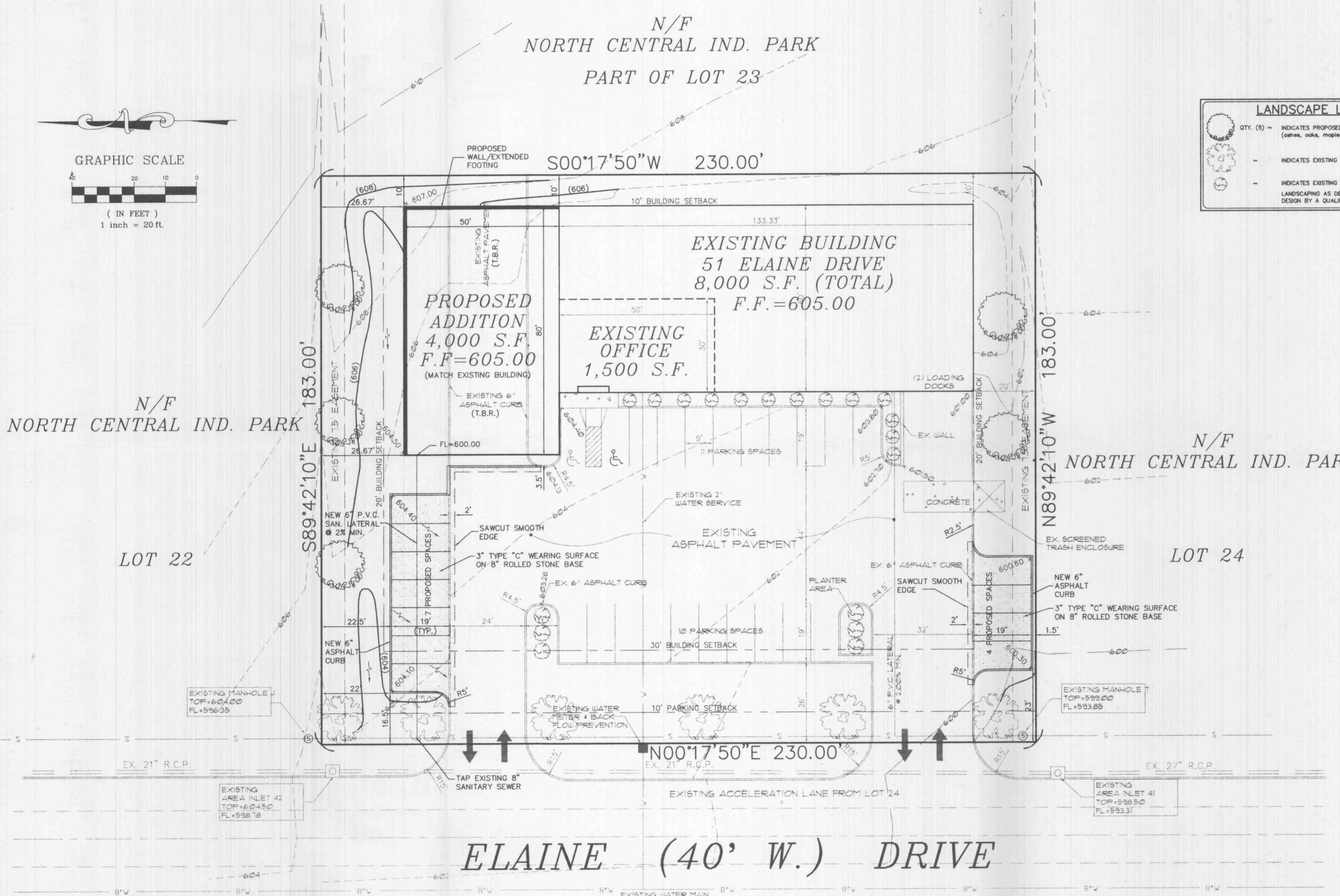
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REVISIONS	



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

02-24-00
 DATE
 00-10936
 PROJECT NUMBER
 1 OF 1
 SHEET OF
 10936CON.DWG
 FILE NAME
 ALJ DJB
 DRAWN CHECKED



- DEVELOPMENT NOTES**
- Area of Tract: 0.966 Acres
 - Existing Zoning: I-1 LIGHT INDUSTRIAL
 - Area of Building Addition: 4,000 Sq. Ft.
 - The required height and building setbacks are as follows:
Minimum Front Yard: 30 feet
Minimum Side Yard: 20 feet
Minimum Rear Yard: 30 feet (Variance on project is 10 feet)
Maximum Height of Building: 50 feet
 - Owner under contract: Doyle W. Shockley
501 First Capital Drive
Saint Charles, MO 63301
 - Parking Required: 1 spa. per employee plus 1 spa. per 400 s.f. of bldg.
6 employees plus 10,500/400 = 32 spaces required
Parking provided = 32 spaces with 2 handicap spaces
 - ABOVE GROUND UTILITIES WHICH HAVE BEEN LOCATED ARE SHOWN ON THIS PLAT. UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON THE RESPECTIVE UTILITY COMPANY BASE MAPS ONLY. THESE UTILITIES SHOULD BE VERIFIED BEFORE DESIGN OR CONSTRUCTION, IF ANY BEGINS ON THIS PROJECT.
 - THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITY COMPANIES.
A. AMEREN UE
B. CONTINENTAL TELEPHONE
C. CITY OF O'FALLON WATER
D. CITY OF O'FALLON SEWER
E. LACLEDE GAS
 - ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF O'FALLON, MISSOURI (COMMUNITY PANEL NUMBER 29183C0240-E DATED AUGUST 2, 1996), THIS PROPERTY LIES WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE OF THE 500 YEAR FLOOD PLAIN.
 - SITE BENCHMARK: ELEV. 631.42 "M" IN MUELLER ON FIRE HYDRANT, 300' + WEST OF ELAINE ROAD & 50' + NORTH OF SERVICE ROAD.
SITE BENCHMARK: ELEV. 623.92 "M" IN MUELLER ON FIRE HYDRANT, 400' + EAST OF WEST PROPERTY LINE & 50' + NORTH OF SERVICE ROAD.

Approved
 MHI 15 2000
 [Signature]
 Chris L...