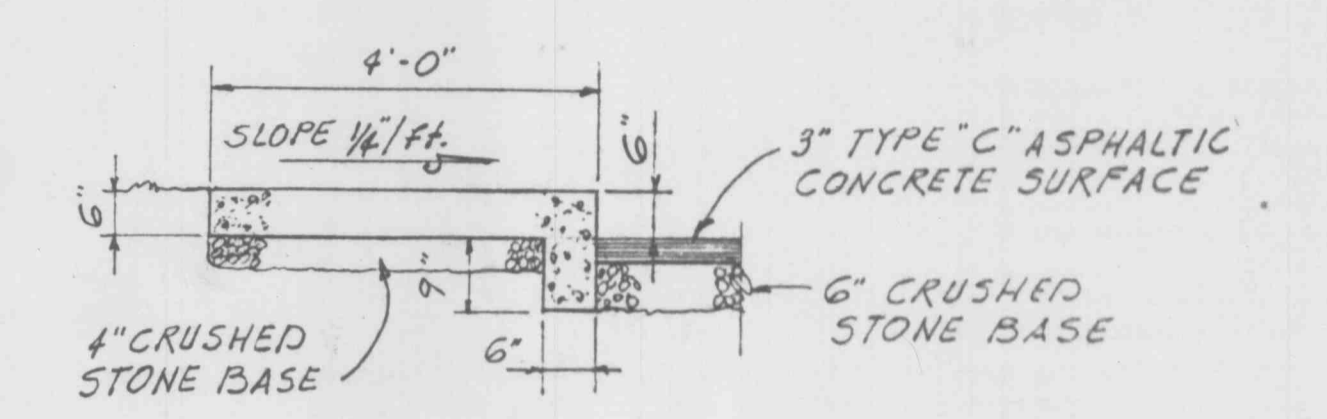
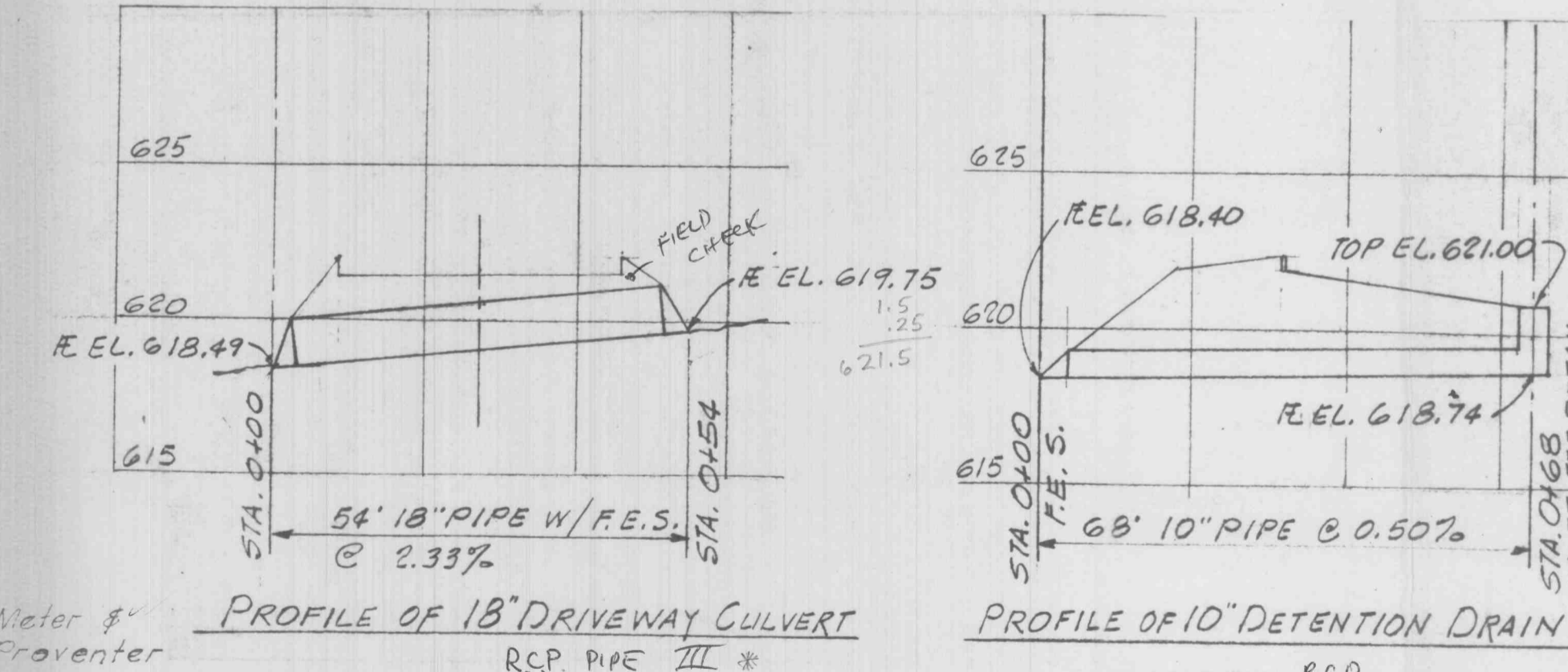
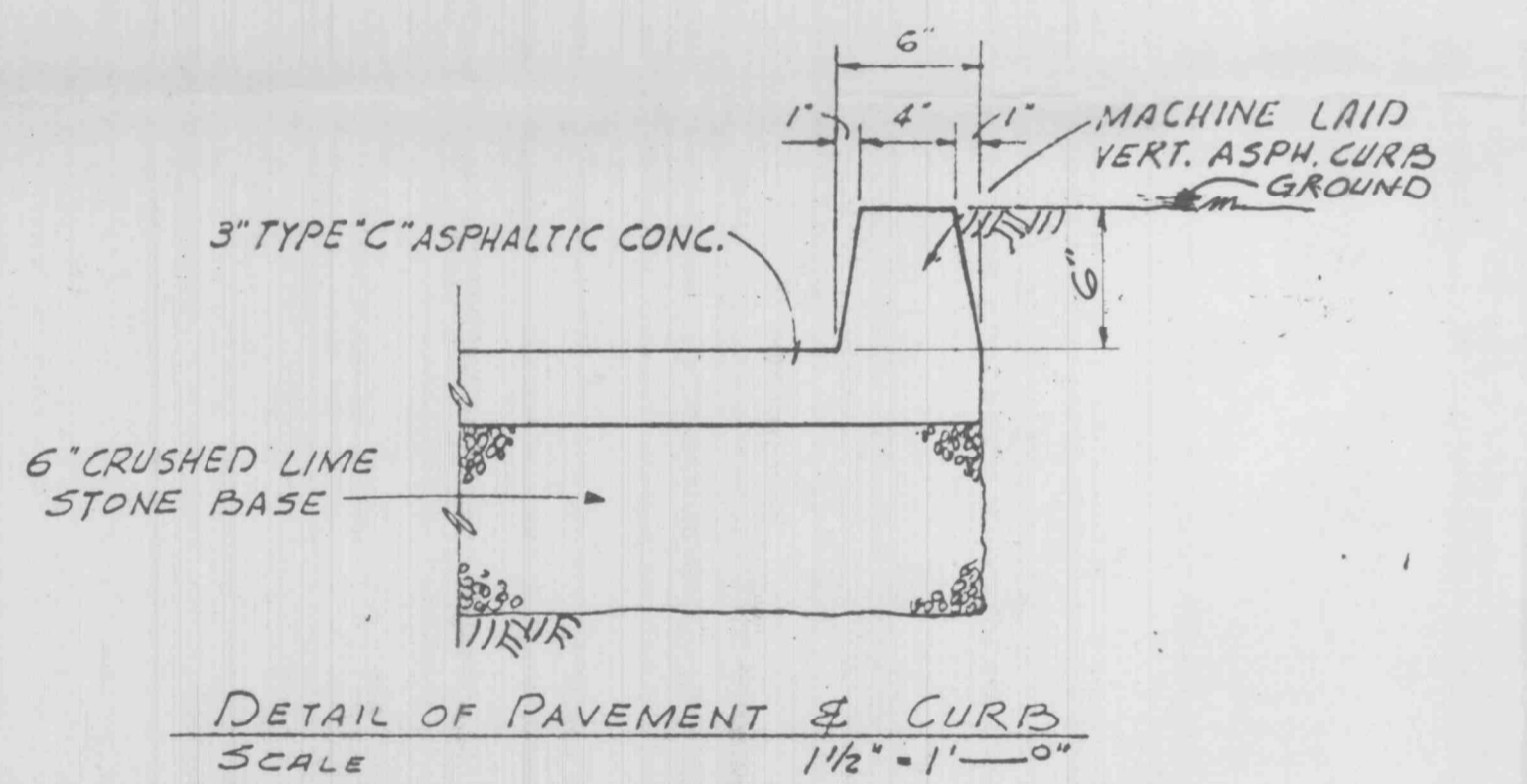
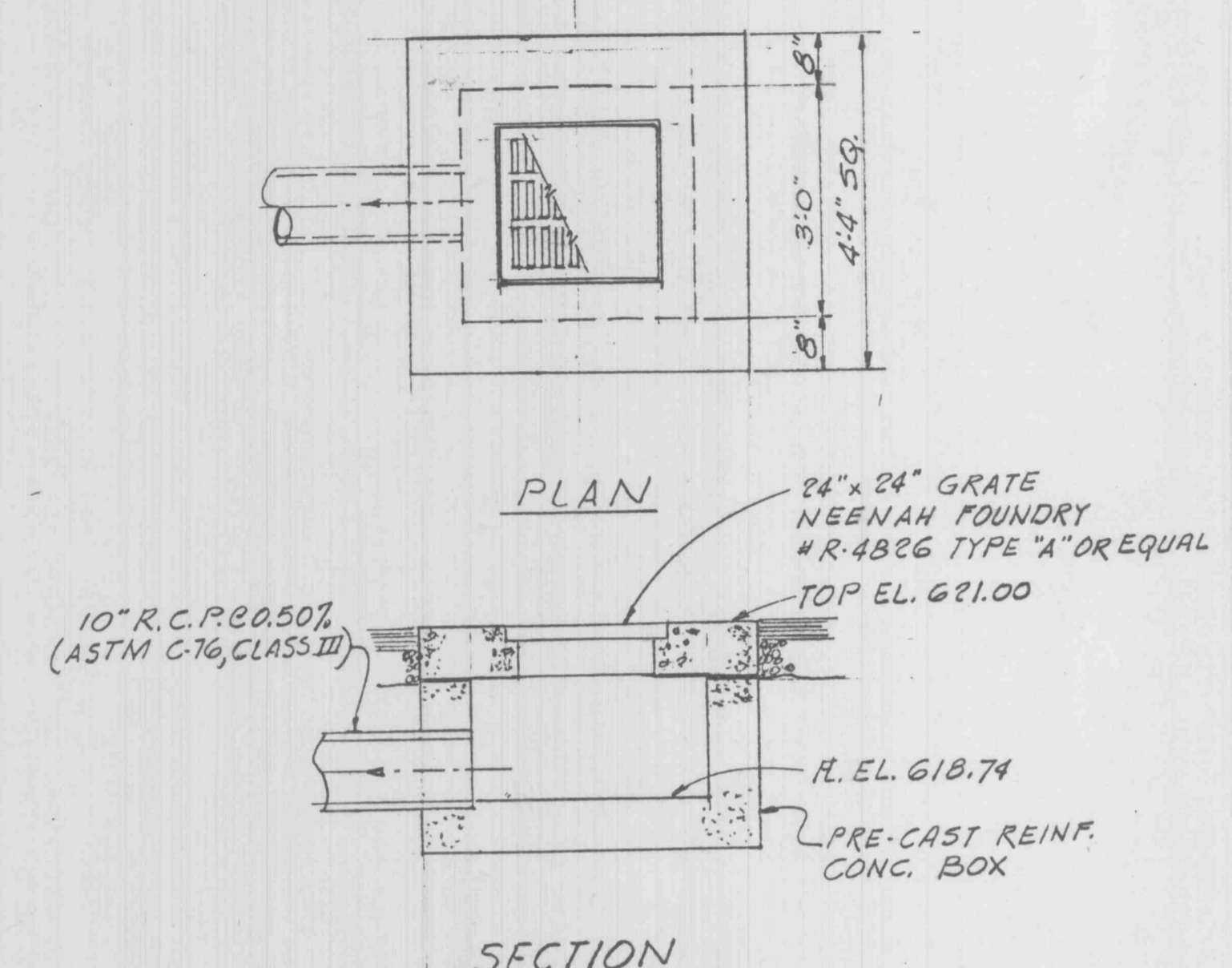
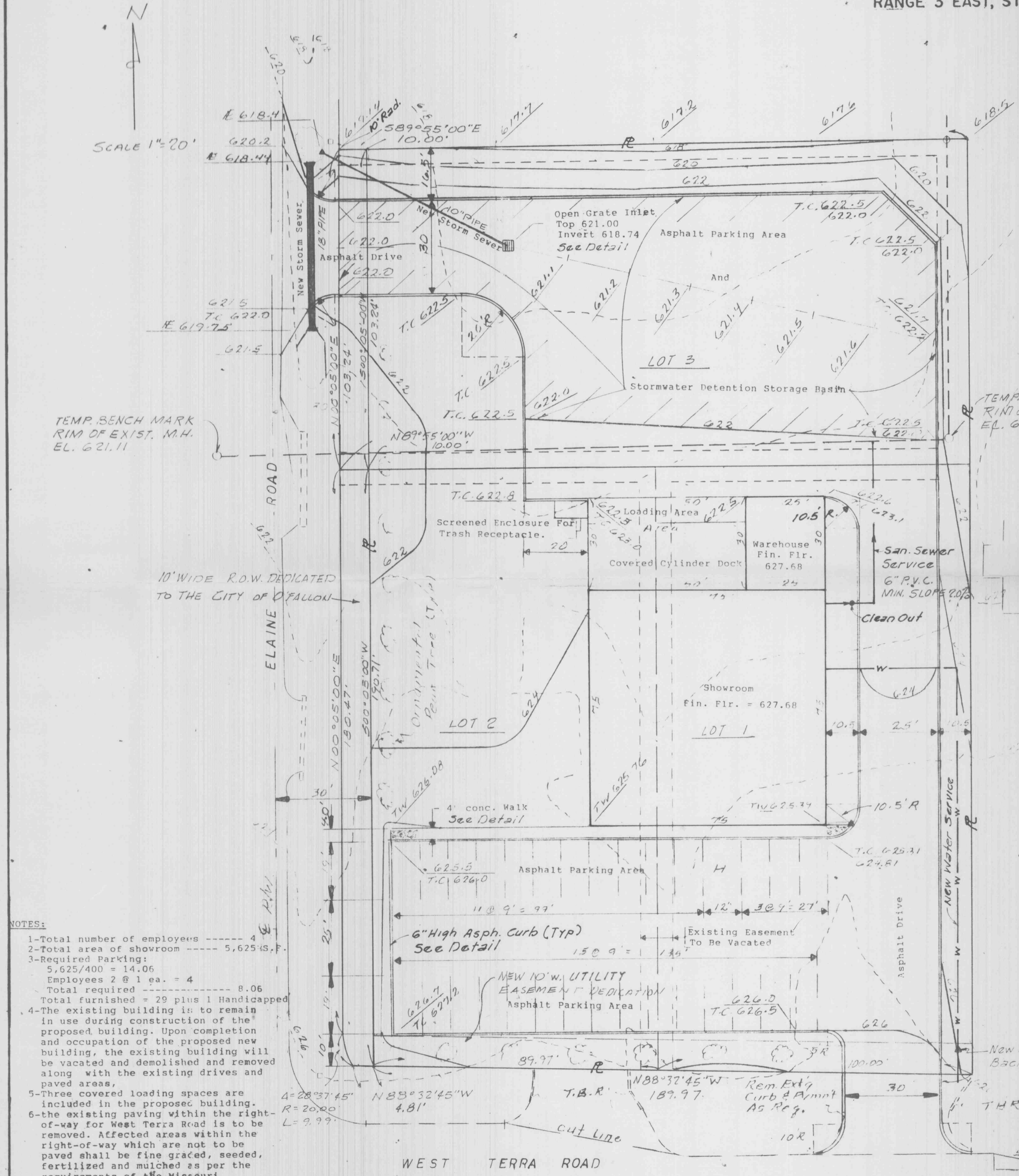


CEE - KAY SUPPLY

LOTS 2 & 3 OF VICTORIA ACRES, TOWNSHIP 47 NORTH -
RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI.



- NOTES:**
- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
 - Underground utilities have been plotted from available information and, therefore, their locations must 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 grading or construction of improvements.
 - Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standards Specifications for the FSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
 - Storm sewers 18" in diameter or smaller shall be ASTM C-14.
 - Storm sewers 21" in diameter or larger shall be ASTM C-87, Class II.
 - All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM-C-76, Class III) unless noted otherwise on the plans.
 - Corrugated metal pipe shall conform to the standard specifications for corrugated culvert pipe M-36, A.A.S.H.O. See plans for gauge.
 - All filled places under building, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a Soils Engineer.
 - All earthen filled places within State, County or City roads (Highways) shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test A.A.S.H.O. T-99" (ASTM-D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a Soils Engineer.
 - All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
 - Easements shall be provided for storm sewers and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
 - No area shall be cleared without the permission of the developer.
 - All grade shall be within 0.2 feet (more or less) of those shown on the grading plan.
 - No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
 - Water lines, valves, sleeves, meters, etc., shall meet all specifications and installation requirements of the local governing authority.
 - All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
 - All sanitary and Storm sewers shall meet all specifications and installation requirements of the local governing authority.
 - All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
 - All sanitary service lines shall have a 6" diameter for Multi-family and a 4" diameter for single family developments.
 - Parking area to be constructed of 3" type "C" asphaltic concrete and 6" crushed lime stone base.
 - Zoning II light industrial
 - M. E. L. will coordinate water and sewer location and installation specifications. Contact before construction begins.
 - Union Electric City of O'Fallon Sewer District Southwestern Bell Telephone St. Charles Gas Company City of O'Fallon

- NOTES:**
- Total number of employees ----- 4
 - Total area of showroom ----- 5,625 SQ. FT.
 - Required Parking: 5,625/400 = 14.06 Employees 2 @ 1 ea. = 4 Total required ----- 8.06 Total furnished = 29 plus 1 Handicapped
 - The existing building is to remain in use during construction of the proposed building. Upon completion and occupation of the proposed new building, the existing building will be vacated and demolished and removed along with the existing drives and paved areas.
 - Three covered loading spaces are included in the proposed building.
 - The existing paving within the right-of-way for West Terra Road is to be removed. Affected areas within the right-of-way which are not to be paved shall be fine graded, seeded, fertilized and mulched as per the requirements of the Missouri Highway and Transportation Dept.
 - All new paving Terra Road shall consist of 8" of Rolled Stone base, topped with 2" of Type "C" Asphaltic Concrete wearing surface.

- LEGEND-**
- NEW CONTOURS
 - EXIST. CONTOURS
 - PIPE FLARE END SECTION
 - T.C. TOP CURB ELEV.
 - T.B.R. TO BE REMOVED

FILE COPY
APPROVED AS NOTED
7-14-93
Frank Johnson

APPROVED
DATE 7-07-93
P&Z

*pending submittal of easement vacation

OWNER: CEE KAY SUPPLY, INC.
#4 ELAINE DR.
O'FALLON, MO. 63366

DRAWING NUMBER	593-1-1
DRAWN BY	C.E.B.
CHECKED BY	T.E.L.
SCALE	AS NOTED
DATE	JUNE 1993

Kundan Corporation
Land Surveying & Civil Engineering
516 Jackson Street
St. Charles, Missouri 63301
314 / 949-5711

I hereby certify that this drawing was prepared under my direct personal supervision.

Raymond Lewis Schaefer PB678