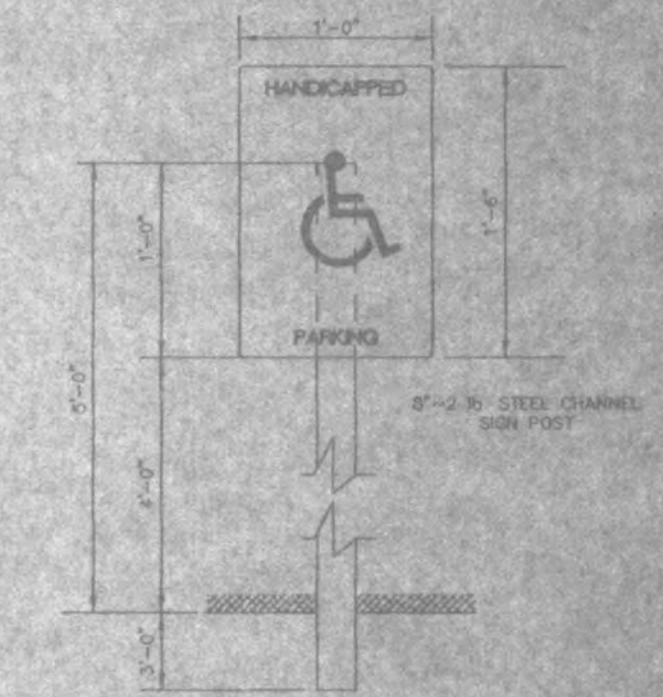


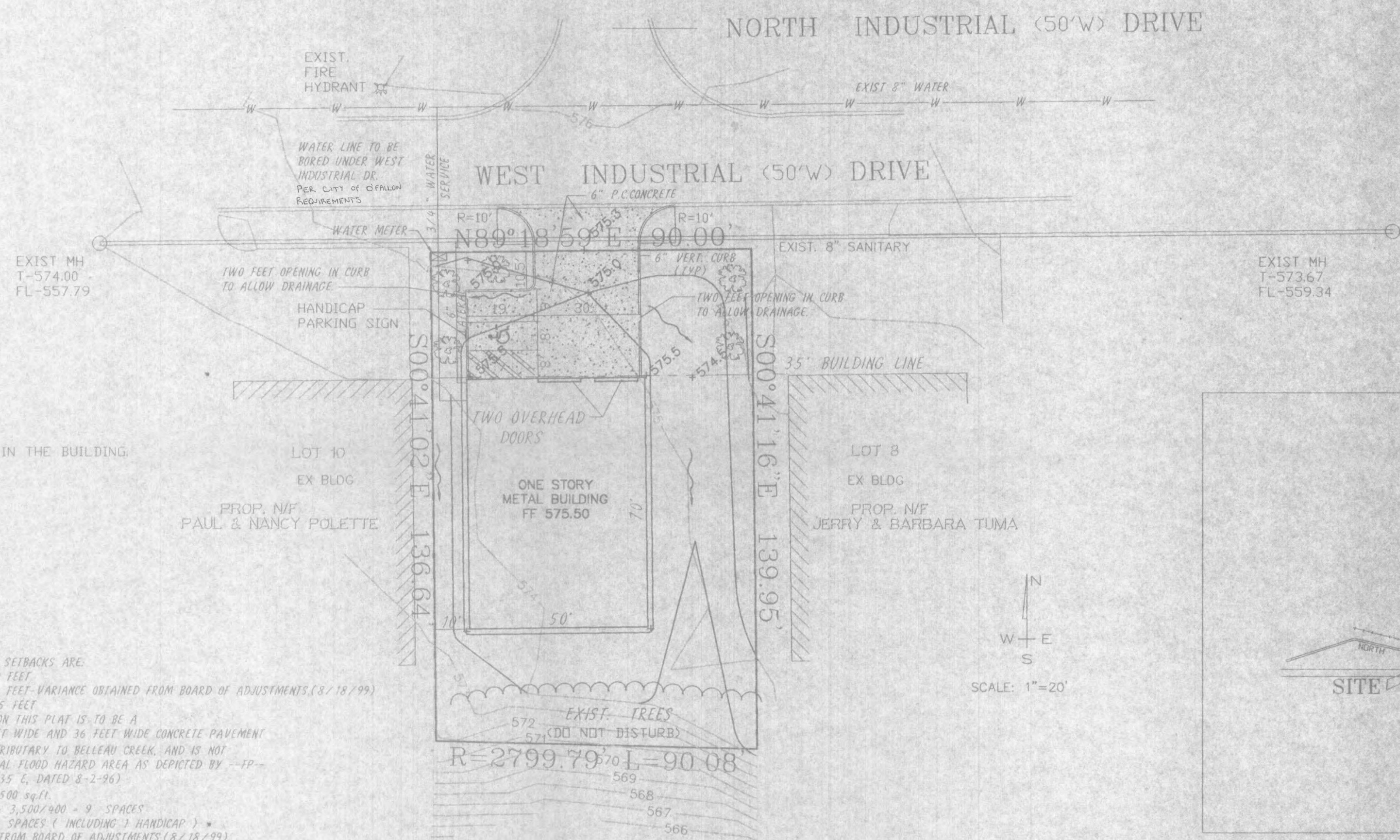
# SITE PLAN

## LOT 9 OF RESUBDIVISION OF "CHARLESTOWN WEST" INDUSTRIAL PARK ST. CHARLES COUNTY, MISSOURI



PROVIDE ONE SIGN PER HANDICAPPED SPACE  
NO STOPS AT BUILDING ENTRANCES  
PROVIDE STOPS OR SIGN CLIPS AT HANDICAPPED SPACES  
PROVIDE 60" X 80" AREA OUTSIDE ENTRANCE FOR WHEELCHAIR MANEUVERABILITY

**HANDICAPPED PARKING SIGN**



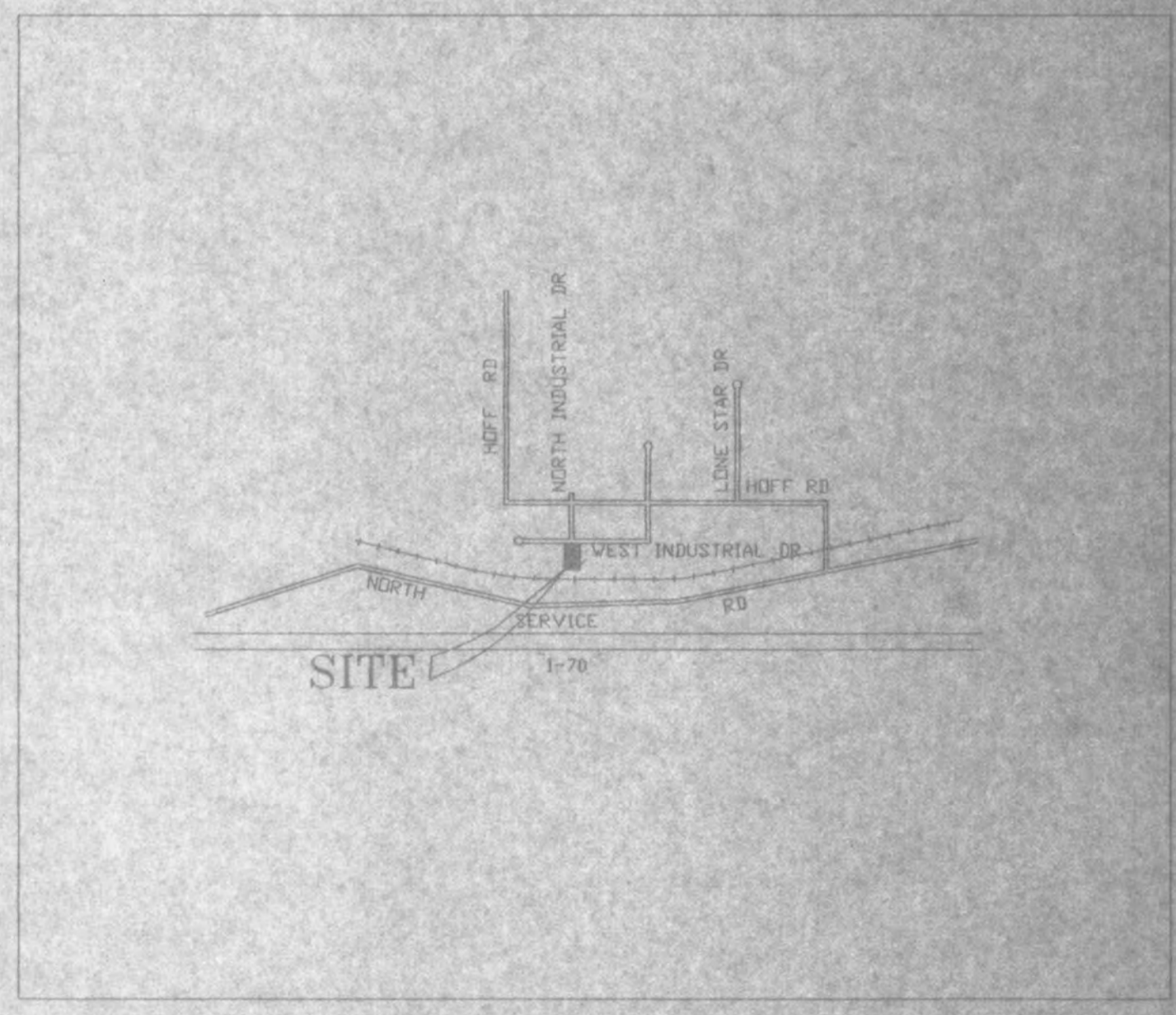
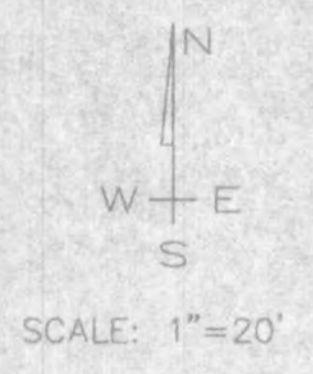
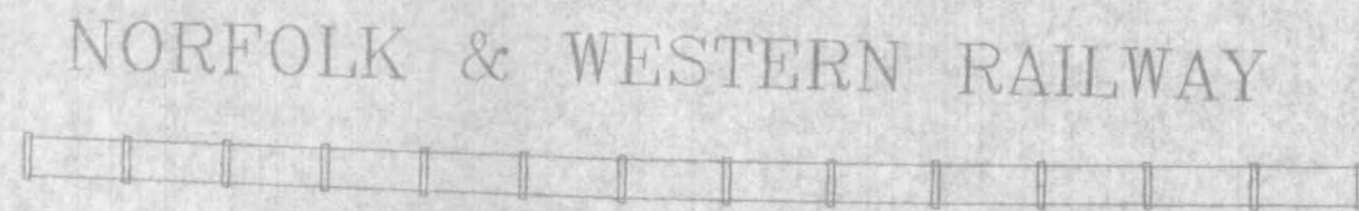
NOTE: TRASH CONTAINER WILL BE KEPT IN THE BUILDING.

### DEVELOPMENT NOTES

1. ACREAGE OF PROPERTY: 0.29 +/- AC
2. ZONING CLASSIFICATION: I-1 LIGHT INDUSTRIAL
3. PROPOSED LAND USE: WAREHOUSE
4. THIS PROPERTY IS PROPOSED TO BE SERVED BY:  
SANITARY SEWER: CITY OF O'FALLON  
WATER: CITY OF O'FALLON  
ELECTRIC: UNION ELECTRIC COMPANY  
GAS: ST. CHARLES GAS COMPANY  
TELEPHONE: GTE TELEPHONE COMPANY
5. THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:  
PT. ZUMWALT SCHOOL DISTRICT  
O'FALLON FIRE PROTECTION DISTRICT
6. THIS SITE SHALL COMPLY WITH THE REQUIREMENTS IN ARTICLE 26.
7. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
8. THE PROPOSED YARD SETBACKS ARE:  
MIN. FRONT YARD: 30 FEET  
MIN. SIDE YARD: 20 FEET-VARIANCE OBTAINED FROM BOARD OF ADJUSTMENTS (8/18/99)  
MIN. REAR YARD: 35 FEET
9. THE STREET SHOWN ON THIS PLAN IS TO BE A PUBLIC STREET, 50 FEET WIDE AND 36 FEET WIDE CONCRETE PAVEMENT
10. THIS PROPERTY IS TRIBUTARY TO BELLEAU CREEK, AND IS NOT AFFECTED BY A SPECIAL FLOOD HAZARD AREA AS DEPICTED BY --FP-- (REF. FIRM 29183C0035 E, DATED 8-2-96)
11. BUILDING AREA - 3,500 sq.ft.
12. PARKING REQUIRED - 3,500/400 = 9 SPACES  
PARKING SHOWN: 2 SPACES (INCLUDING 1 HANDICAP) \*  
VARIANCE OBTAINED FROM BOARD OF ADJUSTMENTS (8/18/99)
13. SITE COVERAGE - TOTAL AREA - 12,450 sq.ft.  
PARKING AREA - 1,529 sq.ft. (12.3%)  
BUILDING AREA - 3,500 sq.ft. (28.1%)  
LANDSCAPE AREA - 7,421 sq.ft. (59.6%)
14. NO STORAGE OF MATERIALS OR PRODUCTS INCLUDING PALLETS, TEMPORARY OR OTHERWISE, IS PERMITTED OUTSIDE THE BUILDING.
15. TRUCK TRAILERS OR OTHER MOBILE STORAGE UNITS SHALL NOT BE USED FOR STORAGE, TEMPORARY OR OTHERWISE.
16. LANDSCAPE REQUIREMENTS (TREES): 1/40' STREET FRONTAGE PLUS 1/4,000 sq.ft. OPEN SPACE - 90'/40-2.5(3) = 7,421/4,000=1.86(2). TOTAL - 5 TREES

DIFFERENTIAL RUN-OFF REPORT  
25 YEAR STORM  
4.75-2.31(0.29) = 0.71 c.f.s.  
NO DETENTION REQUIRED PER O'FALLON CITY CODE  
ARTICLE V, SECTION 405.240 (C.1.b.)

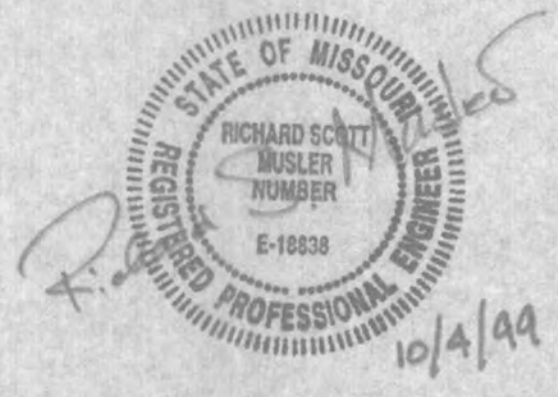
LANDSCAPING: 5 SUGAR MAPLE (2 1/2" CAL.)



**LOCATION MAP**

Birkemeier Investment  
**APPROVED**  
As Noted  
10.7.99  
Richard Schmitt  
Professional Engineer

PREPARED FOR: BIRKEMEIER INVESTMENT  
1541 NORWOOD HILLS DR  
O'FALLON, MO 63366  
TELEPHONE: 978-9988



10/4/99	1	PER CITY COMMENTS	
8/23/99	1	PER CITY COMMENTS	
DATE:	NO.:	REVISION:	
<b>MUSLER ENGINEERING COMPANY</b>			
CIVIL ENGINEERING - PLANNING - LAND SURVEYING			
32 Portwest Court, St. Charles Missouri 63303 Telephone: (636) 916-0444			
DATE:	DRAWN:	CHECKED:	PROJECT NO.:
7/20/99	JDN	RSM	99-423
			SHEET NO.:
			1