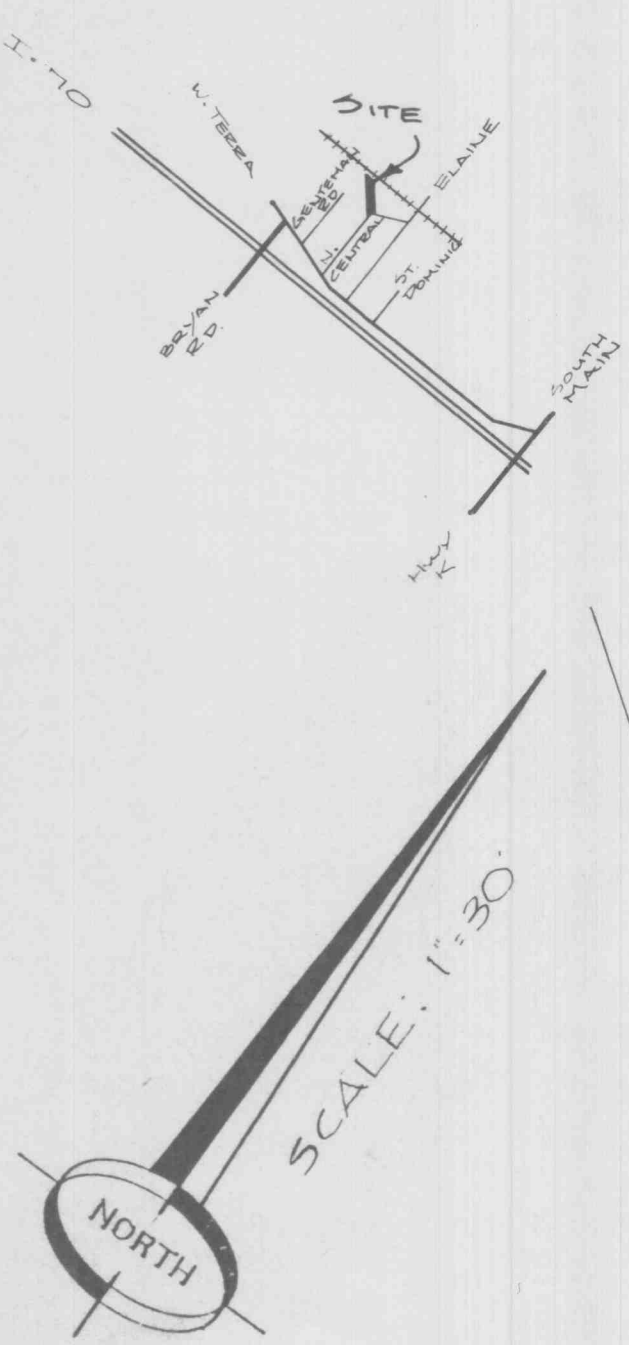
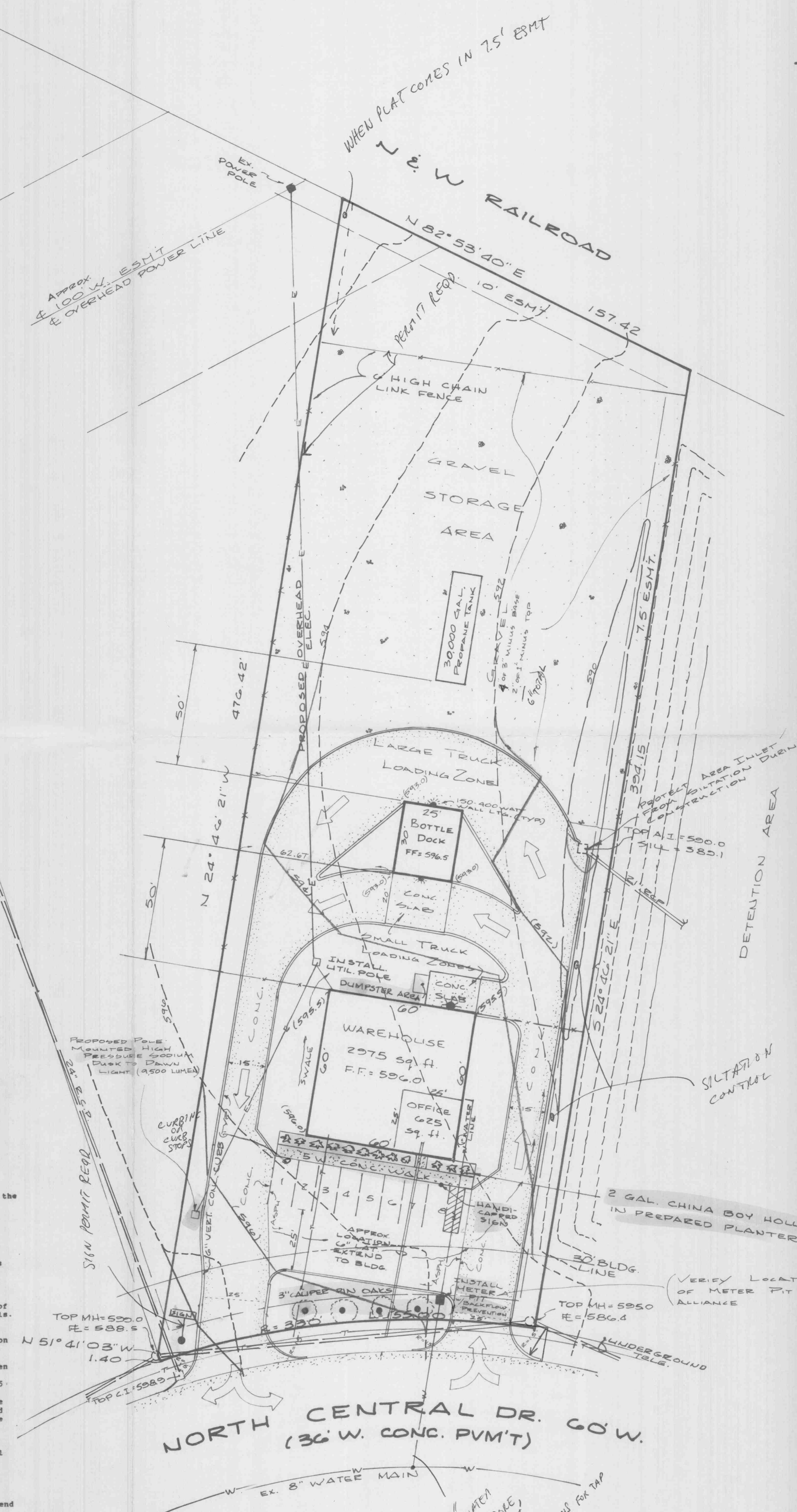


LOCATION MAP  
N.T.S.



# SITE PLAN COMMERCIAL PROPANE, INCORPORATED

PART OF LOT 9 OF NORTH CENTRAL INDUSTRIAL PARK



LOT 8  
I-2 ZONING  
VACANT

**GRADING NOTES**

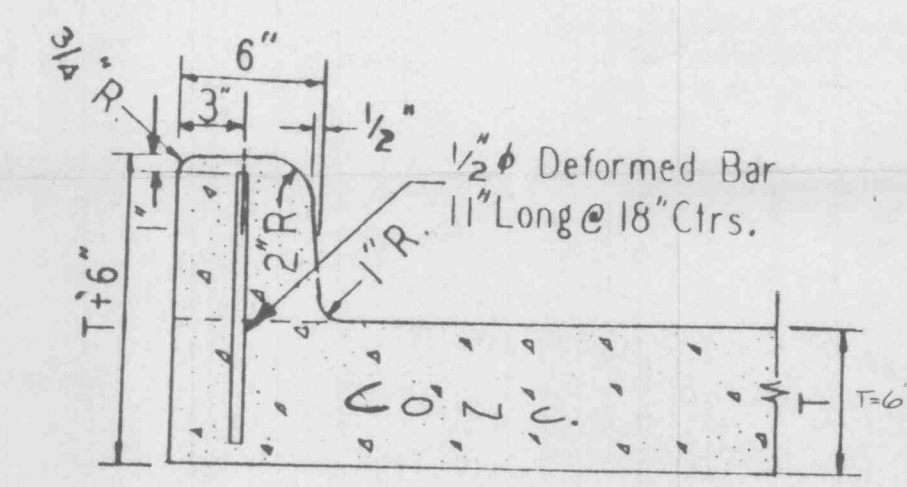
A Geotechnical Engineer shall be employed by the owner and be on site during grading operations.  
All areas will be allowed to drain. All low points should be provided with temporary ditches.  
A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage systems.  
No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.

**SPECIFICATIONS**

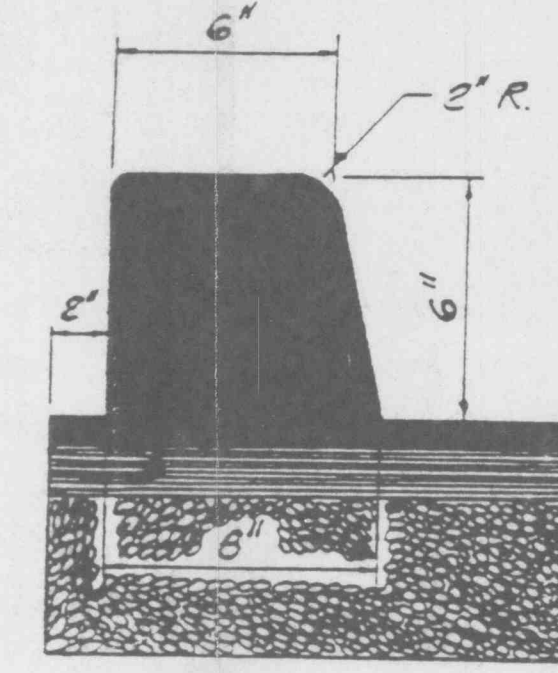
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unusable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operations.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted to at least 95 percent of the maximum density as determined by the Modified AASHTO T-1800 Compaction Test (ASTM-D-1557). Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture control.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, surface shall be finished smooth. If the surface has been finished with the placement of succeeding lifts, fill shall be scarified before placing subsequent filling operations continue when the temperature is such as to permit the layer to be placed on frozen ground, under placement to freeze.

**NOTES**

- OWNERS:** Doyel Shockley, William Davis, Fred Dyer and Ernest Dempsey  
C/O Doyel Shockley Real Estate  
501 First Capitol  
St. Charles, Mo. 63301  
946-9753
- DEVELOPER:** Commercial Propane, Inc.  
C/O Ned Deighton  
P.O. Box 428  
O'Fallon, Mo. 63366  
St. Louis 447-6818  
Denver, Co. 1-800-521-8103
- Landscaping Requirements:**
  - Street frontage: 1 tree per 40 feet. frontage=153.0 feet trees provided=4
  - Interior parking lot square footage required=130 Square footage provided=400
  - No additional trees have been provided as there are no interior landscaping open spaces
- Parking requirements:**
  - One space per employee=6
  - One space per 400 square feet open space=2
  - Total spaces provided=8
  - Parking spaces are 9'x19'. Handicapped space is 13'x19'. Drive aisle is 25' wide
- Current zoning:** I-2 Heavy Industrial
- Minimum yard requirements:**
  - Front yard 30 feet
  - Side yard 25 feet
  - Rear yard 50 feet



**INTEGRAL VERTICAL CURB**  
N.T.S.



**Asphalt Curb & Pavement Section**  
N.T.S.



**LAND DESCRIPTION**  
1.480 Acres

A tract of land being part of Lot 9 of North Central Industrial Park, a subdivision recorded in Plat Book 28, Page 15 of the St. Charles County, Missouri Recorder's Office and being more particularly described as follows: Commencing at a point on the North line of North Central Drive at the common corner of lots 8 and 9; thence North 51 degrees 41' 03" North, along the common line between Lots 8 and 9, 1.40 feet; thence North 24 degrees 46' 21" West, leaving said line, 476.42 feet to the North line of said Lot 9; thence North 82 degrees 53' 40" East, along said North line 157.42 feet to the Northeast corner thereof; thence South 24 degrees 46' 21" East, along the East line of Lot 9, 394.15 feet to the North line of North Central Drive; thence along said North line, along a curve to the left having a radius of 330.00 feet, a central angle of 26 degrees 54' 42" and an arc length of 155.00 feet to the point of beginning.

APPROVED  
DATE 3/16/94

FILE COPY APPROVED AS NOTED  
3-18-94  
Frank Johnson

STATE OF MISSOURI  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DALE WALKER  
MEMBER  
1981

Landmark Surveying & Engineering, Inc.  
802 E. Main, Wentzville, MO 63385  
327-5853 • 928-7603  
Troy, MO 622-5452

**SITE PLAN**

Drawn	WJ	Date	1-20
Ckd.		Date	
Rev.	JKM	Date	3-18-94