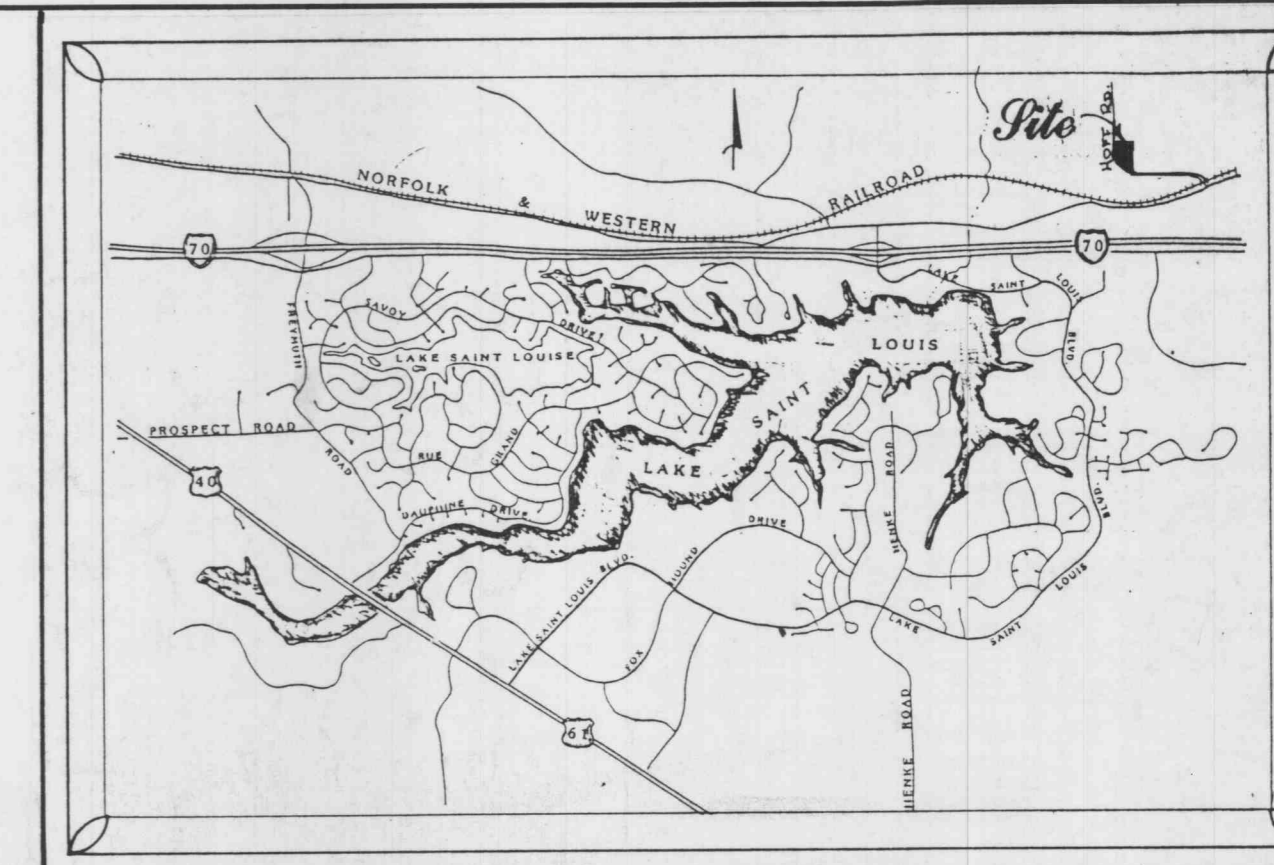


DONALD & DENNIS SAPPINGTON

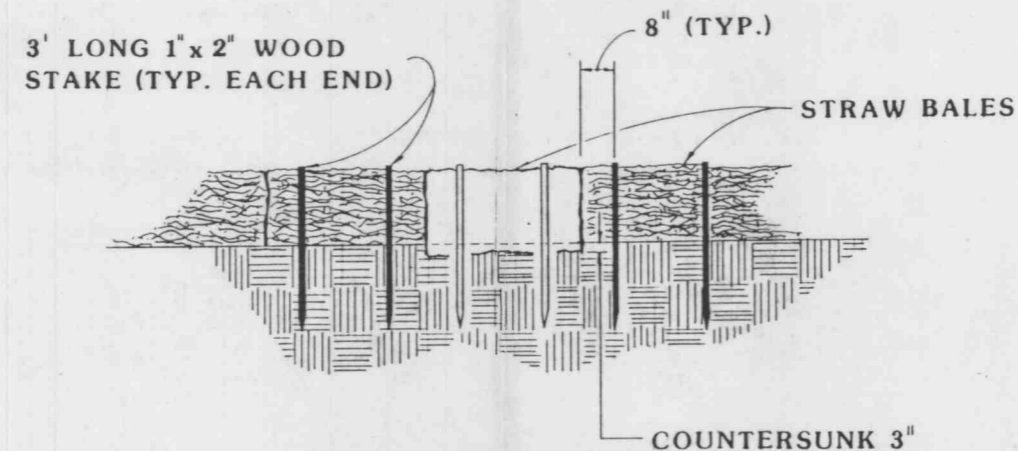
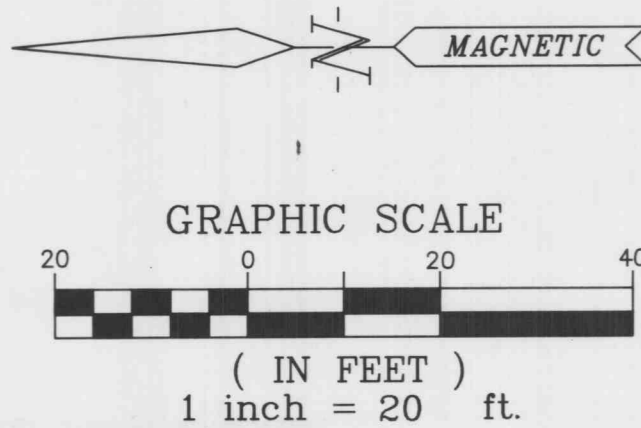
LOT 16A OF LONE STAR INDUSTRIAL PARK PLAT TWO
 PART OF FRACTIONAL SECTION 25 AND U.S. SURVEY 1780
 TOWNSHIP 47 NORTH, RANGE 2 EAST,
 ST. CHARLES COUNTY, MISSOURI



Location Map

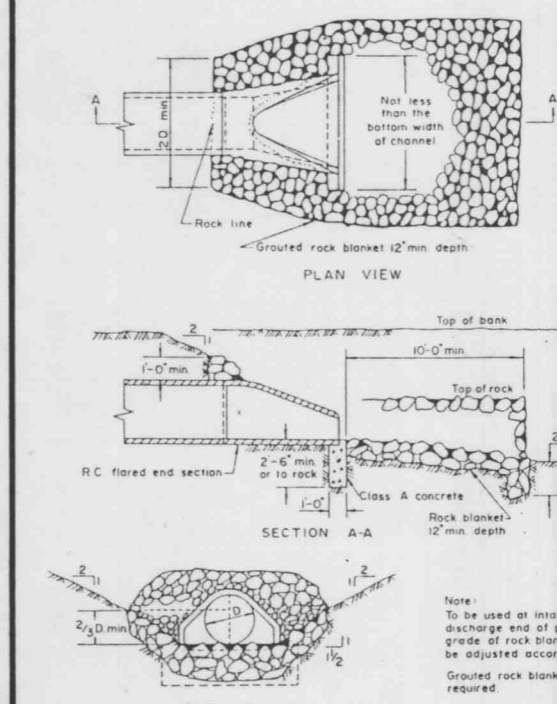
Filtration Control

SITUATION CONTROL SHALL CONSIST OF TEMPORARY BEAMS AND GRADES TO DIVERT STORM WATER RUNOFF TO A NATURAL DISCHARGE POINT. (SEE GRADING PLAN FOR LOCATIONS.) AT EACH POINT THERE SHALL BE A DOUBLE ROW OF STRAW BALES WITH FOUR FEET OF SEPARATION BETWEEN ROWS. THE STRAW BALES SHALL BE PLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND STRAW BALES SHALL BE STAGGERED. IN AREAS WHERE A BEAM AND GRADE ARE NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED END TO END TO PROTECT ADJACENT PROPERTY AND RIGHT-OF-WAYS (THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR DEVELOPER IF SO AGREED). UPON COMPLETION OF STORM SEWERS, STRAW BALES SHALL BE PLACED ON ALL SIDES OF APPROPRIATE STRUCTURES TO KEEP SILE OUT OF STORM SEWERS (THIS SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR ON THE DEVELOPER IF SO AGREED). ALL STRAW BALES SHALL BE STRICTLY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION ESTABLISHED.



STAKED BALE DETAIL

LOT 16B
 LONE STAR INDUSTRIAL PARK
 PLAT TWO



STRAW BALES FOR FILTRATION CONTROL (TYP.)

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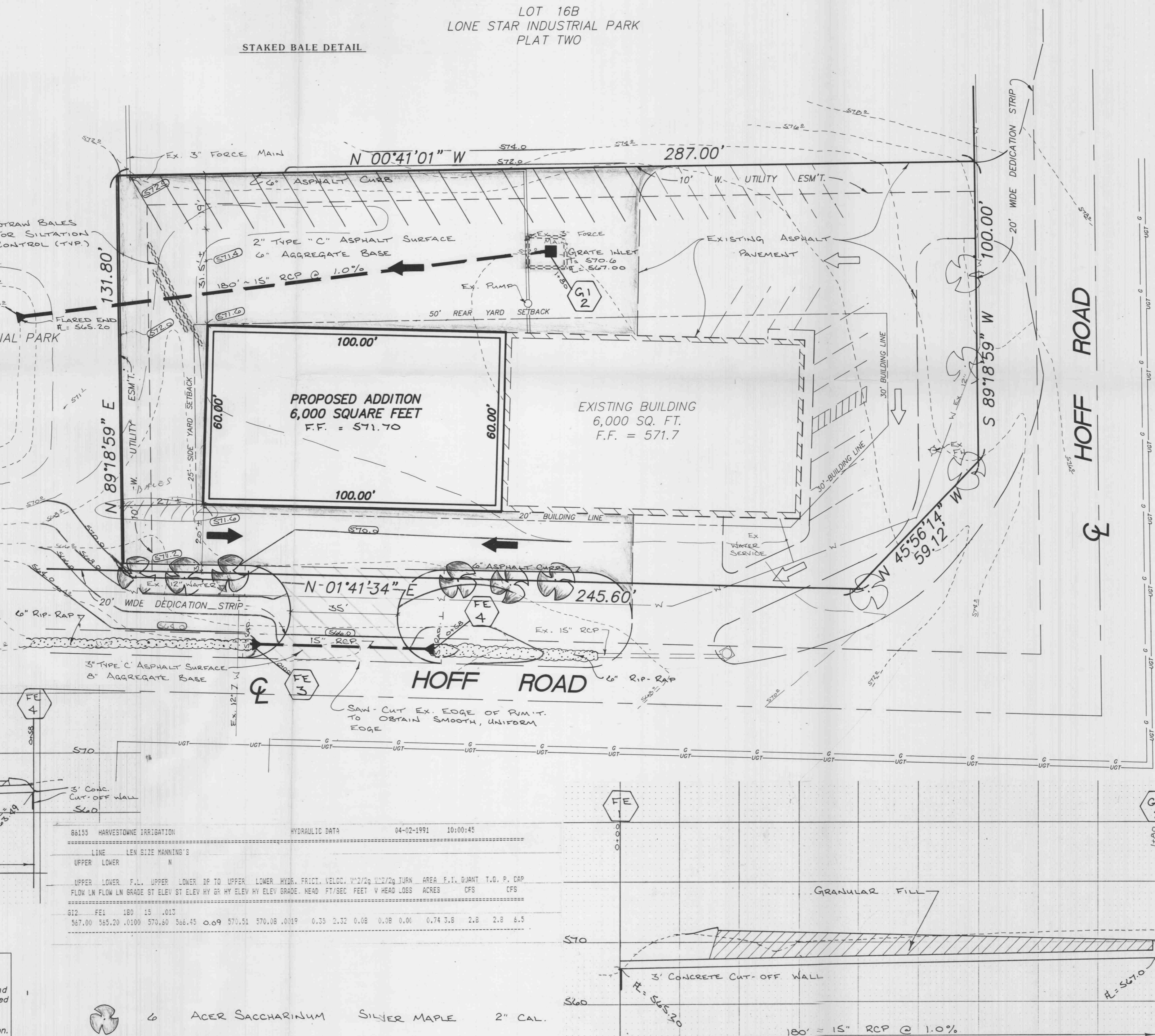
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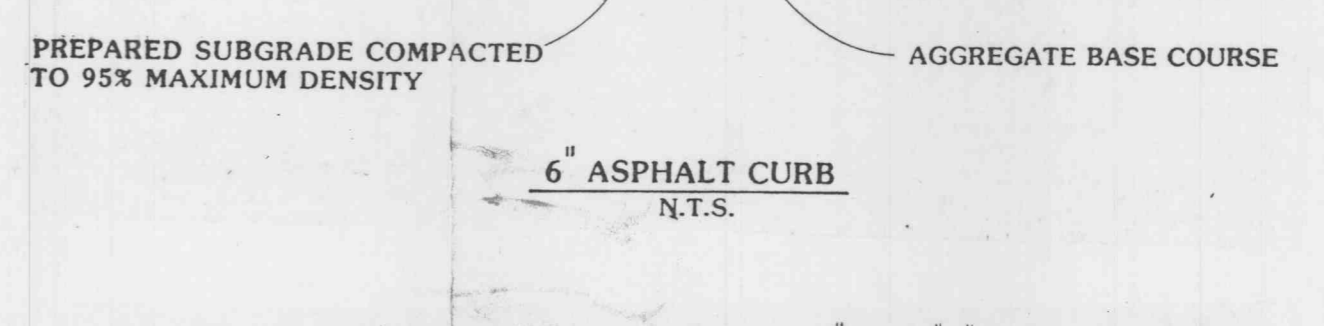
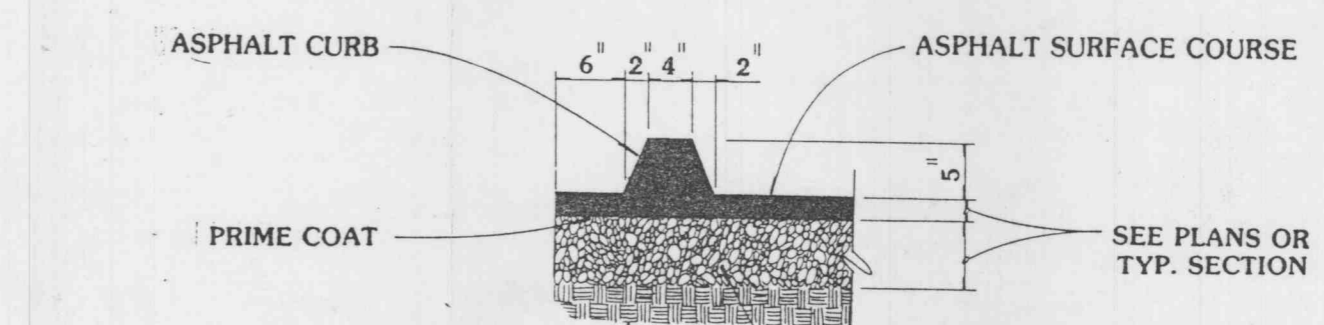
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- GENERAL NOTES
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including house laterals.
 - Underground utilities have been plotted from available 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.
 - Storm sewers 18" in diameter or smaller shall be ASTM C-14.
 - 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.
 - All filled places under buildings, 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 90% 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, sanitary 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.
 - All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
 - All pavement must meet the specifications and installation requirements of the City of O'Fallon.

- GENERAL NOTES
- PRESENT ZONING: I-2, HEAVY INDUSTRIAL
 - TOTAL AREA: 0.89 ACRES
 - BUILDING USE: WAREHOUSE
 - THIS TRACT IS IN OR SERVED BY:
 - A. ELECTRIC-UNION ELECTRIC
 - B. WATER-CITY OF O'FALLON WATER
 - C. SEWER-O'FALLON SEWER
 - D. GAS-ST. CHARLES GAS COMPANY
 - E. TELEPHONE-CONTINENTAL TELEPHONE
 - F. FIRE-O'FALLON FIRE DISTRICT
 - G. R-2 FORT ZUMWALT SCHOOL DISTRICT
 - TOTAL PARKING: 32 SPACES (PARKING REQUIRED PER SECTION 25.02 CITY OF O'FALLON)
 - WAREHOUSE: 1 SPACE PER 400 SQUARE FEET FLOOR AREA
 - 12,000 : 400 = 30 SPACES REQUIRED
 - SETBACK AND YARD REQUIREMENTS:
 - FRONT-NOT LESS THAN 30 FEET
 - SIDE-25 FEET
 - REAR-50 FEET



FINISHED GRADE AS SHOWN ON GRADING PLAN

TYPICAL PARKING LOT PAVEMENT DETAILS
 N.T.S.

File Copy
APPROVED AS NOTED
 4-18-91
 Frank Kellman

SITE PLAN

PICKETT RAY & SILVER

Civil Engineers Planners Land Surveyors		333 Mid Rivers Mall Dr. St. Peters, MO 63376 441-1211 278-1211
PREPARED FOR: DENNIS SAPPINGTON 796 HOFF ROAD O'FALLON, MISSOURI 63366 (314) 928-4557		
DRAWN	D. POTTHAST	DATE 03-28-91
CHECKED		DATE
FIELD BOOK	PROJECT #	86-155V
	JOB ORDER #	

66155 HARVESTONNE IRRIGATION		HYDRAULIC DATA		04-02-1991		10:00:45	
LINE	LEN	SIZE	MANNING'S	UPPER	LOWER	N	
UPPER	LOWER	F.L.	UPPER	LOWER	DP	UPPER	LOWER
FLOW IN	FLOW LN	GRADE	ST ELEV	BY ELEV	GRADE	HEAD	FT/SEC
FEET	FEET					FEET	FEET
812	180	15	.013				
567.00	565.20	.0100	570.60	566.45	.009	570.51	570.08
						.0019	0.39
						2.32	0.08
						0.08	0.00
						0.74	3.8
						2.8	2.8
						6.5	

NOTE:
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

6 ACER SACCHARINUM SILVER MAPLE 2" CAL.