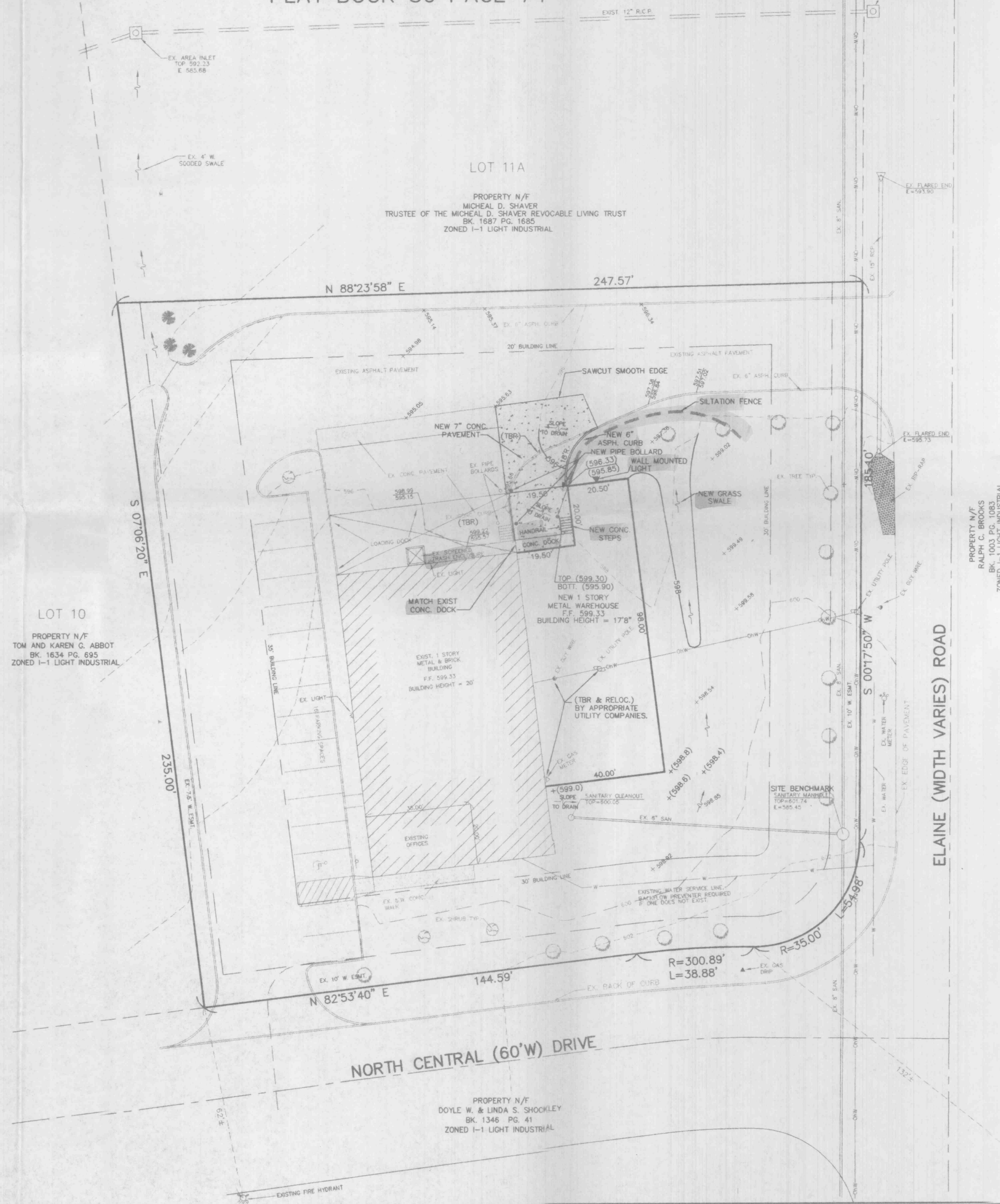
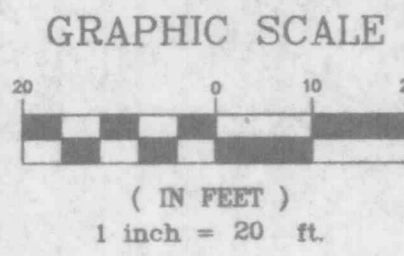


A SITE PLAN FOR
FLETCHER REINHARDT SERVICE COMPANY
 LOT 11B NORTH CENTRAL INDUSTRIAL PARK
 A TRACT OF LAND BEING PART OF SECTION 30,
 TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI
 PLAT BOOK 30 PAGE 74



GENERAL NOTES

- 1) 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.
- 2) 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% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
- 3) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- 4) ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE PLANS.
- 5) ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF O'FALLON.
- 6) ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- 7) THE DEVELOPER SHALL COMPLY WITH THE CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCE. NO TREES TO BE REMOVED.
- 8) PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- 9) SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- 10) ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.
- 11) CONTRACTOR TO NOTIFY THE CITY OF O'FALLON 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- 12) PRIOR TO CONSTRUCTION PLAN APPROVAL OWNER AND CONTRACTOR TO PROVIDE APPROPRIATE LIGHTING INFORMATION SUCH AS DOWNCASTING, WATTAGE, SPREAD, AND TYPE OF SCREENING.
- 13) CONTRACTOR AND OWNER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING ORDINANCE.
- 14) DETENTION FOR THIS INDUSTRIAL PARK HAS BEEN PROVIDED PREVIOUSLY.
- 15) NO FLOOD PLAIN EXISTS ON THIS PROPERTY PER F.I.R.M. #29183C0110 D.
- 16) CONTRACTOR TO ASSURE THE MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE SITE AND IN RELATION TO ACCESS STREETS SHALL BE SAFE AND CONVENIENT.
- 17) OWNER TO ASSURE THAT PROVISIONS ARE MADE SO THAT THE PROPOSED DEVELOPMENT WILL NOT BE HARMFUL TO THE EXISTING AND FUTURE USES IN THE IMMEDIATE AREA AND THE VICINITY.
- 18) SITE BENCHMARK: "CENTER OF LID" on sanitary manhole 67'± North of the centerline of North Central Drive and 35'± West of the centerline of Elaine Road. ELEVATION = 601.74.
- 19) LOADING SPACES REQUIRED: HAVING OVER 5,000 SQ.FT. OF GROSS FLOOR AREA, SHALL BE PROVIDED WITH AT LEAST ONE (1) OFF-STREET LOADING-UNLOADING SPACE.
PROPOSED ADDITION = 3,530 SQ.FT. GROSS FLOOR AREA
NO LOADING-UNLOADING SPACES REQUIRED.
- 20) LOADING SPACES PROVIDED: 1 LOADING-UNLOADING SPACE
- 21) BACKFLOW PREVENTER REQUIRED IF ONE DOES NOT EXIST.

DEVELOPMENT NOTES

1. AREA OF TRACT: 1.22 ACRES
2. PRESENT ZONING: I-1 LIGHT INDUSTRIAL
3. PROPOSED USE: 1 STORY 3530 SQ. FT. WAREHOUSE
4. SITE IS LOCATE IN SERVED BY:
CITY OF O'FALLON SEWER
CITY OF O'FALLON WATER
CITY TELEPHONE
UNION ELECTRIC COMPANY
LA CLEDE GAS COMPANY
O'FALLON FIRE PROTECTION DISTRICT
5. MINIMUM BUILDING SETBACKS:
FRONT YARD - 30'
SIDE YARD - 20'
REAR YARD - 30'
6. PROPERTY OWNER: FLETCHER REINHARDT SERVICE CO.
131 NORTH CENTRAL INDUSTRIAL DR.
O'FALLON, MO. 63366
I.D. # 2-057-6641-00-118
BOOK 1367 PAGE 34
7. DEVELOPER: QUALITY BUILDING SYSTEMS
P.O. BOX 635
ST. PETERS, MO. 63376
PHONE (314) 970-1113
8. PARKING SPACES REQUIRED: EXISTING OFFICE: $\frac{700 \text{ s.f.}}{400} = 2$
EMPLOYEES: $\frac{14}{1} = 14$
TOTAL PARKING SPACES REQUIRED: 16 SPACES
TOTAL PARKING SPACES EXISTING: 16 SPACES
9. PARKING SPACES PROPOSED: THE BUILDING ADDITION WILL NOT BE USED FOR PUBLIC USE THEREFORE NO NEW PARKING WILL BE PROPOSED.
10. MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:
STREET TREES: $\frac{424 \text{ L.F.}}{1 \text{ TREE/40 L.F.}} = 11 \text{ TREES}$
ADDITIONAL TREES: $\frac{20,045 \text{ S.F. OPEN SPACE}}{1 \text{ TREE/4000 S.F.}} = 6 \text{ TREES}$
TOTAL TREES REQUIRED: 17 TREES
TOTAL STREET TREES EXISTING: 12 TREES
TOTAL TREES EXISTING: 19 TREES
11. ALL TREES ON THIS SITE ARE EXISTING.

PROPERTY N/F
 RALPH C. BROOKS
 BK. 1003 PG. 1083
 ZONED I-1 LIGHT INDUSTRIAL

ELAINE (WIDTH VARIES) ROAD

APPROVED
 with contingency to
 provide erosion control
 at NW corner
 2/27/96
 Kellan
 Kramel

PREPARED FOR:
 QUALITY BUILDING SYSTEMS
 P.O. BOX 635
 ST. PETERS, MO 63376
 PHONE (314)970-1113

DISCLAIMER OF RESPONSIBILITY
 I hereby specify that the documents intended to be submitted by my seal are limited to the sheet 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 for which my seal is used.



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REVISIONS

DATE	REVISIONS
1/5/96	REVISIONS
2/8/96	REVISIONS
2/19/96	REVISIONS



1062 South Cloverleaf Drive
 St. Peters, MO. 63376-6445
 314-928-6552
 FAX 928-1718

12/8/95	DATE
95-7677	PROJECT NUMBER
1 2	SHEET OF
7677CON.DWG	FILE NAME
ERB	DRAWN
CHECKED	CHECKED