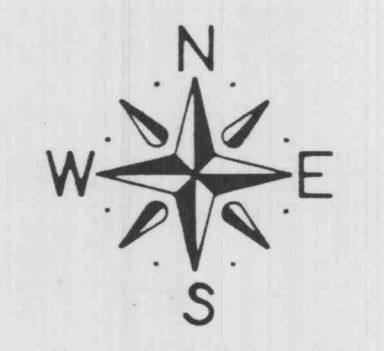


Developer or owner shall obtain an offsite easement for grading of swale across Lot 11A to existing area inlet. (as shown on PE4's plans)

Swale
0.75' deep
4' wide

North Central Industrial Park

RESUBDIVISION OF LOTS 11 & 12
PART OF SECTION 30, T. 47 N., R. 5 E., ST. CHARLES COUNTY, MISSOURI
(Recorded in Bl. 30, Pg. 74)



GRADING NOTES:

- The contractor shall restore offsite construction areas to an equal or better condition than existing prior to commencement of construction.
- Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by a "Modified Proctor Test", (ASTM D-1557), and must be inspected and approved by a City Representative, before paving may commence.
- 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.
- Owner to assume full responsibility for the performance of the grading operation. All city property and roads will be protected adequately.
- The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same in his bid.
- No area shall be cleared without permission of the developer.
- All existing improvements & elevations (contours) are from available information & shall be field verified prior to construction.

GENERAL NOTES:

- Present Zoning: I-1, Light Industrial
- Total Area: 1,220 Acres
- Building Use: office & manufacturing
- This tract is in or served by:
 - Union Electric
 - City of O'Fallon Water
 - City of O'Fallon Sewer
 - O'Fallon Gas Co.
 - Continental Telephone
 - O'Fallon Fire Protection Dist.
- Total Parking:

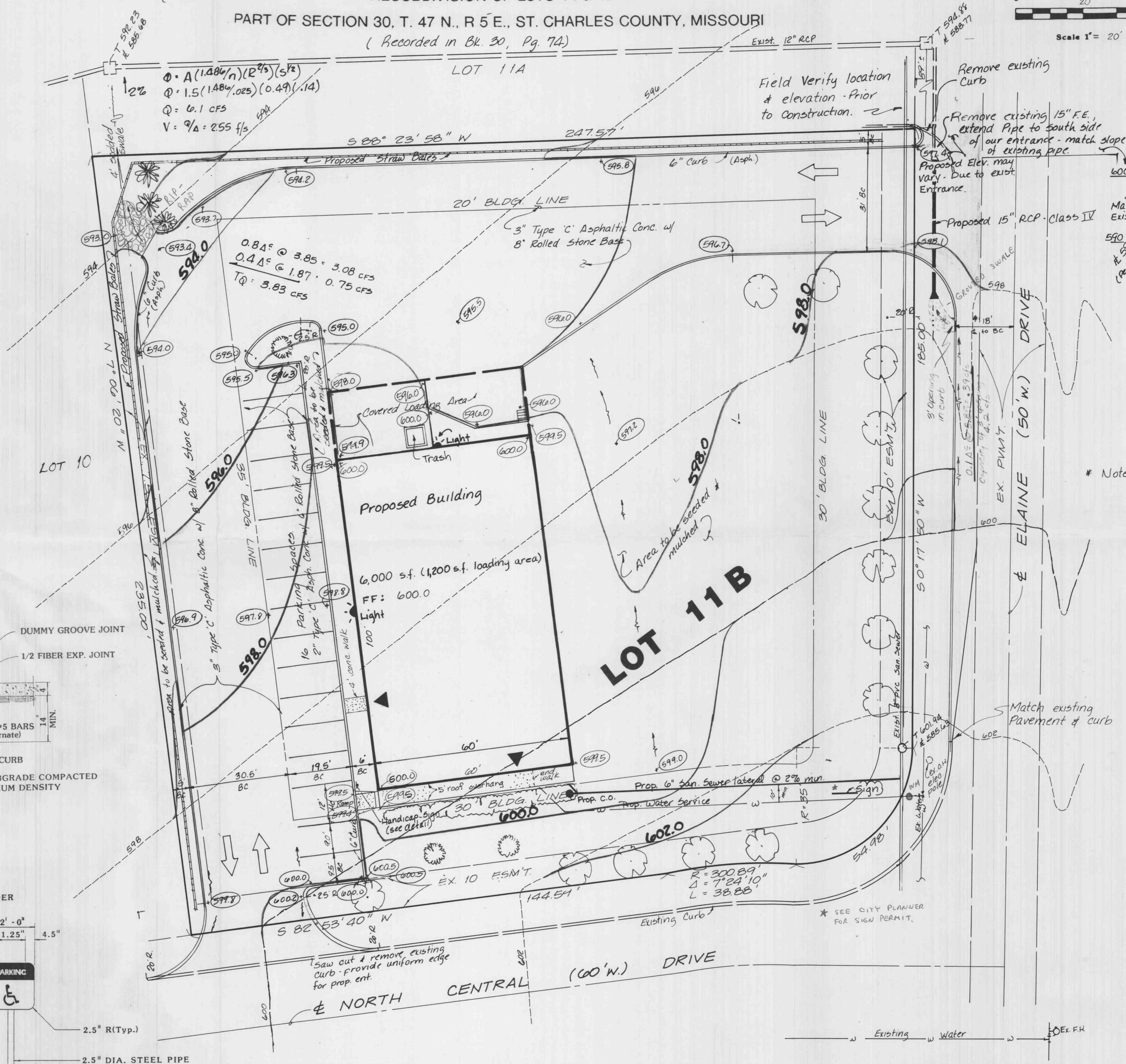
(Parking required per Section 25.05, City of O'Fallon)

Office & Manufacturing area: 400 + 400 = 800 spaces required

Total Parking Shown: 16

Front - 30 feet
Side - 20 feet
Rear - 35 feet
- Existing sewer information shown was obtained from as-built drawings and should be considered approximate only. Actual flowlines and locations of existing structures should be field verified prior to construction.

- 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.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-1034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- 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-75, 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 98% of maximum density as determined by the "Modified A.A.S.H.O. T-190 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 98% of maximum density as determined by the "Standard Proctor Test for A.A.S.H.O. T-99" (ASTM D-1557) unless otherwise specified by the 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.
- The minimum vertical distance from the low point of the basement to the flowing line of a sanitary sewer at the corresponding house connection shall not be less than the diameter of the sanitary sewer plus a vertical distance of not less than 2-1/2 feet.
- Water lines, valves, sleeves, meters and 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 PVC sanitary sewer pipe shall be DR-15 or equal with crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" above the top of the pipe.
- All streets must meet the specifications and installation requirements of the City of O'Fallon.
- The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
- Back shall not be used on manholes.



PROPERTY N/E
BROOKS, RALPH C.
ETAL
BK. 1003, PG. 1003

Note: Widen Elaine Dr. to 15' from centerline to back of curb
Use 3" Type 'C' Asph. Conc. on 6" Rolled Stone base.
6" vert curb.

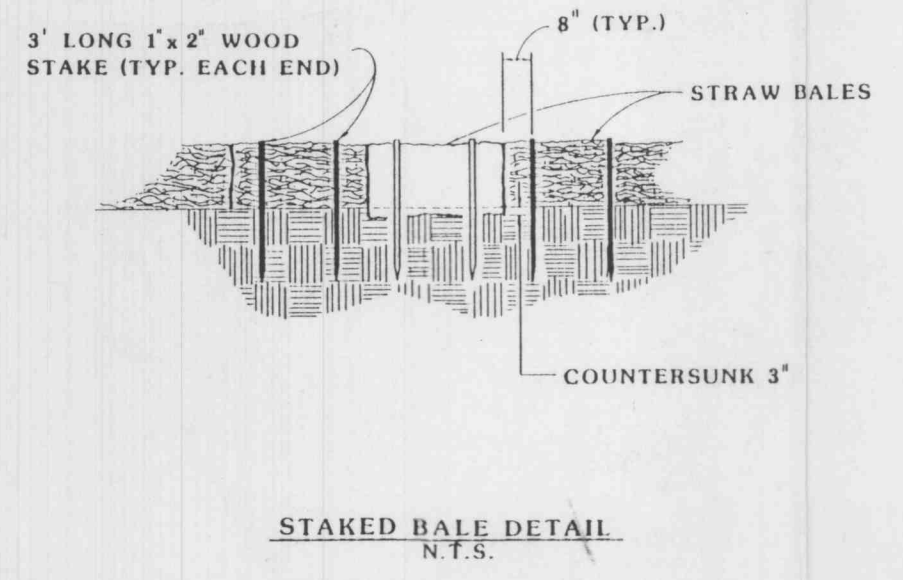
Exterior Planting Schedule

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	16 *	Acer rubrum	Red Maple	1 1/2" Cal
	3	Pinus sylvestris	Scotch Pine	5' tall
	3	Hibiscus syriacus	Rose of Sharon	1" Cal
	20	Berberis thunbergii atropurpurea	Red Barberry	1 gal

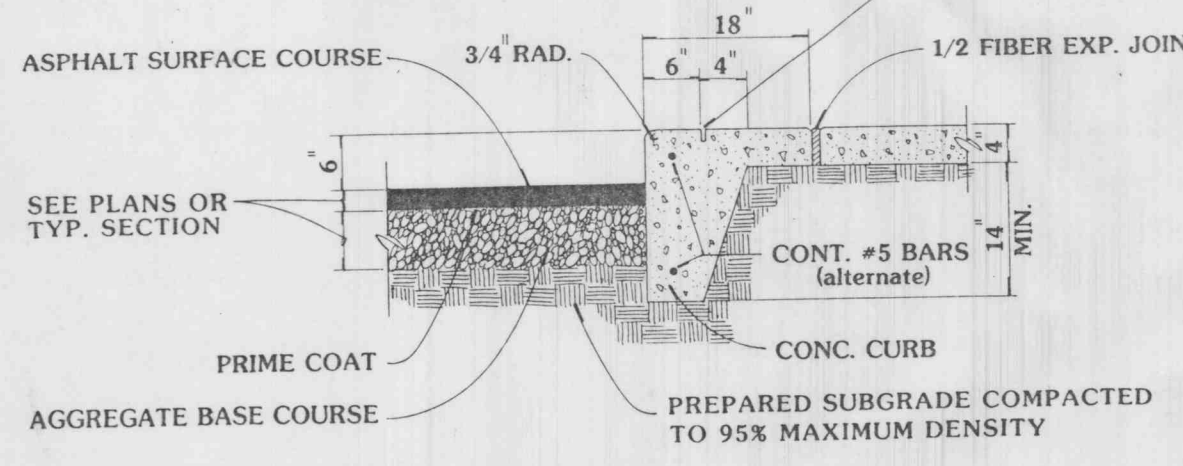
* Per the ordinance, we have 424 lf. of frontage @ 1/40' = 106 trees
we have approx 19,800 sf (open) = 400 * 5 trees (16 req'd)

Erosion Control

SEPARATION CURBS SHALL BE CONSTRUCTED TO PREVENT SPILLAGE FROM VEHICLES FROM 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 STAPLED. IN AREAS WHERE A ROW AND STRAW BALE IS NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED AND TO DO TO PROTECT ADJACENT PROPERTY AND SAFETY OF TRAFFIC (THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR DEVELOPER IF SO ORDERED). UPON COMPLETION OF STORM SEWERS, STRAW BALES SHALL BE PLACED ON ALL SPOTS OF APPROPRIATE STRUCTURES TO KEEP THEM OUT OF STORM SEWERS (THIS SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR OR THE DEVELOPER, SO AGREED). ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION ESTABLISHED.

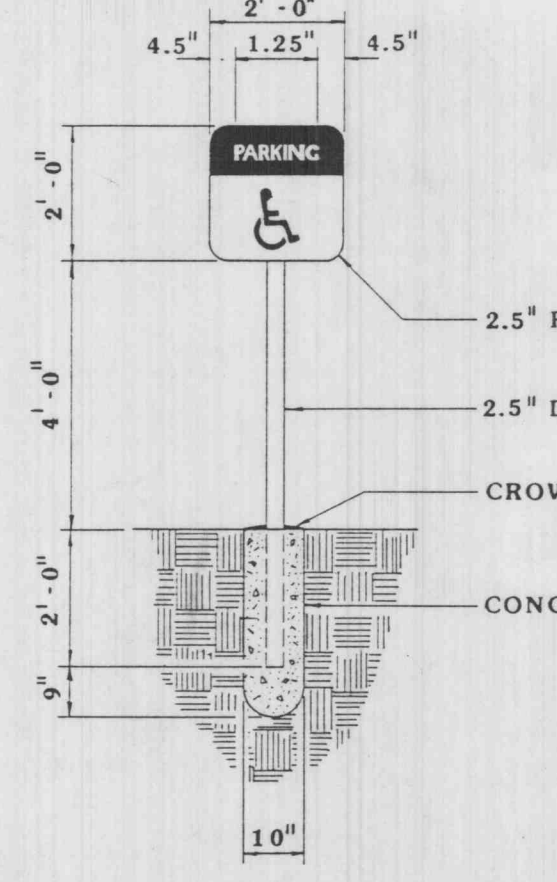


STAKED BALE DETAIL
N.T.S.

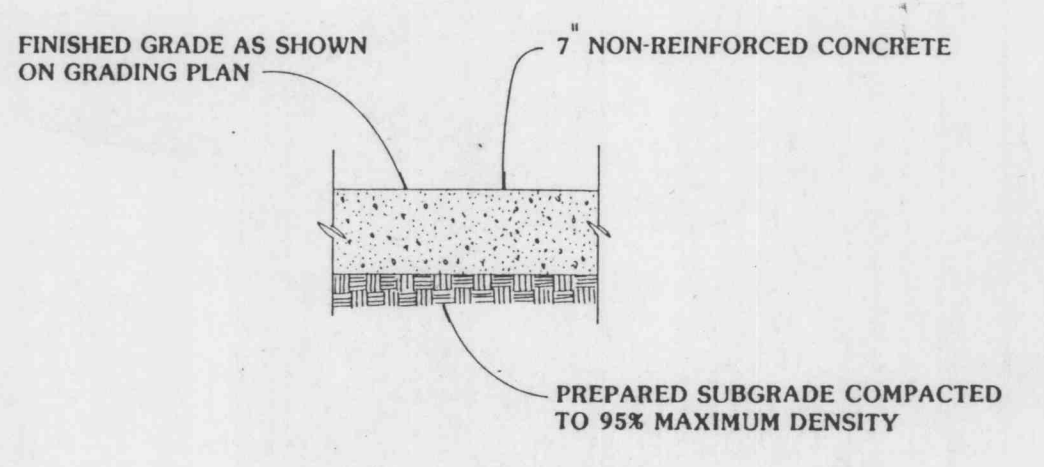


Detail for Conc Curb & Sidewalk

NOTE: THIS SIGN IS SINGLE FACED WITH WHITE LETTERS & BORDER ON BLUE BACKGROUND



HANDICAPPED SIGN DETAIL
N.T.S.



TYPICAL PARKING LOT PAVEMENT DETAILS
N.T.S.

STANDARD FLOODLIGHT FS Series

Features: 1. Cast aluminum housing. 2. Medium pressure, active dome lens. 3. 100 watt 120 volt 1000 hour life. 4. 100 watt 120 volt 1000 hour life. 5. 100 watt 120 volt 1000 hour life.

Options: 1. Cast aluminum housing. 2. Medium pressure, active dome lens. 3. 100 watt 120 volt 1000 hour life. 4. 100 watt 120 volt 1000 hour life. 5. 100 watt 120 volt 1000 hour life.

FILE COPY
APPROVED AS NOTED
4-25-91
Frank Gehring
APPROVED
DATE 3/19/91
P & Z

Approved By O'Fallon Planning & Zoning 11-29-90

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the seal of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.

Civil Engineers
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
441-1211 278-1211

PREPARED FOR:
Quality Building Systems
P.O. Box 635
St. Peters, MO. 63376 (441-0486)

DRAWN R.W. [Signature] DATE 10/31/90
CHECKED [Signature] DATE []

FIELD BOOK PROJECT # 86-182-D
JOB ORDER # []