

Bart

O'FALLON BUSINESS PARK

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI CITY OF O'FALLON

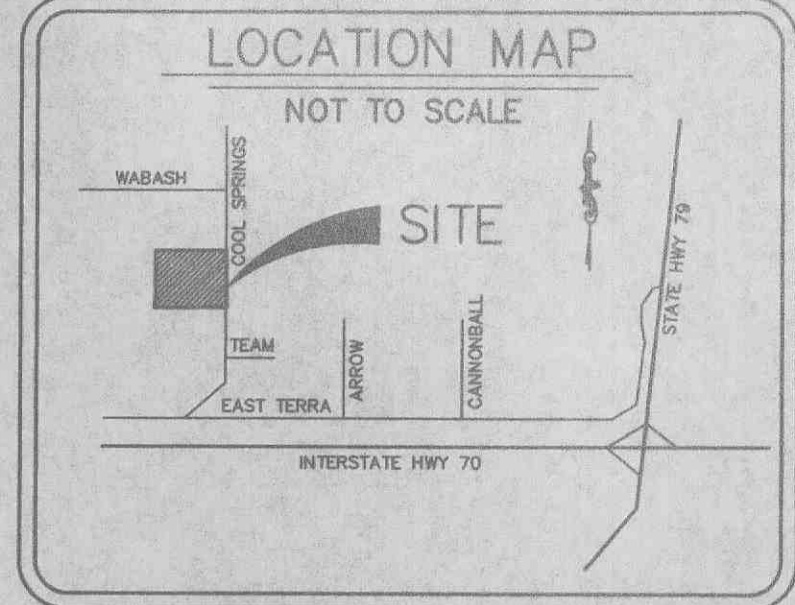
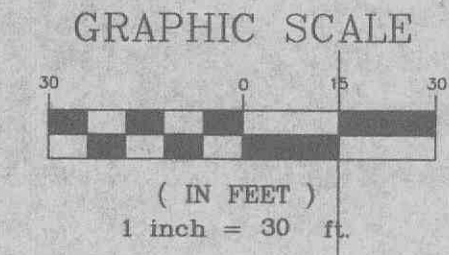
PROPERTY N/F WILLIAM T. AND JANET M. DAVIS BK.1505 PG.852 "TELEFLORA" ZONED I-1 LIGHT INDUSTRIAL

PROPERTY N/F MARY JO EVERHART AND SUSAN WEISSINGER BK.1802 PG.731 LOT 3 3.27 ACRES

PROPERTY N/F MARY JO AND TRACY GLEN EVERHART BK.1829 PG.1841 "UNITED STENCIL" LOT 1 1.13 ACRES

LEGEND

- OHW — OVERHEAD UTILITY WIRES
- — AREA INLET
- — GUY WIRE
- — UTILITY POLE
- ⊗ — SANITARY MANHOLE
- ⊕ — STORM MANHOLE
- ⊖ — WATER VALVE
- — FENCE
- — CLEANOUT



GENERAL NOTES

- 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.
- ALL MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
- ALL STORM SEWERS SHALL BE A.S.T.M. C-76, CLASS III UNLESS OTHERWISE SHOWN ON THE PLANS.
- 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% MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
- ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL, AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M. D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE PLANS.
- ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF O'FALLON.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- THERE ARE NO EXISTING TREES ON SITE.
- 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.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- NO FLOOD PLAIN EXISTS WITHIN THE BOUNDARY OF THIS TRACT PER F.I.R.M. #2918300241 E. DATED: AUGUST 2, 1996.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.
- CONTRACTOR TO NOTIFY THE CITY OF O'FALLON 48 HOURS PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
- PRIOR TO CONSTRUCTION PLAN APPROVAL OWNER AND CONTRACTOR TO PROVIDE APPROPRIATE LIGHTING INFORMATION SUCH AS DOWNCASTING, WATTAGE, SPREAD, AND TYPE OF SCREENING.
- CONTRACTOR AND OWNER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING ORDINANCE.
- THE STORMWATER DETENTION EASEMENT IS HEREBY GRANTED TO THE LOT OWNERS OF "O'FALLON BUSINESS PARK", THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR FOR USE AS A STORMWATER DETENTION EASEMENT, TO CONSTRUCT, REPAIR AND MAINTAIN STORM SEWER AND DRAINAGE FACILITIES. THE MAINTENANCE OF SAID DETENTION EASEMENT SHALL BE THE RESPONSIBILITY OF THE O'FALLON BUSINESS PARK BOARD OF GOVERNORS AS PROVIDED FOR IN THE PROTECTIVE COVENANTS OF O'FALLON BUSINESS PARK REFERENCED BELOW.

LANDSCAPE LEGEND

- (14) 2" CALIPER RED SUNSET MAPLES
- (6) 15" CALIPER DWARF SPIREA

DEVELOPMENT NOTES

- AREA OF TRACT: 5.58 ACRES
- PRESENT ZONING: I-1 LIGHT INDUSTRIAL
- PROPOSED USE: COMMERCIAL/INDUSTRIAL
- SITE IS LOCATED IN/SERVED BY: CITY OF O'FALLON SEWER CITY OF O'FALLON WATER GTE TELEPHONE UNION ELECTRIC COMPANY LACLEDE GAS COMPANY O'FALLON FIRE PROTECTION DISTRICT
- MINIMUM BUILDING SETBACKS: FRONT SETBACK: 30' MINIMUM SIDE SETBACK: 20' MINIMUM REAR SETBACK: 35' MINIMUM
- PROPERTY OWNER: MARY JO EVERHART AND SUSAN WEISSINGER 2209 DROSTE ROAD ST. CHARLES, MO 63301 BOOK 1802 PAGES 731

APPROVED
8/29/96
Cullen [Signature]

WILLIAM T. DAVIS
2209 DROSTE ROAD
ST. CHARLES, MO 63301

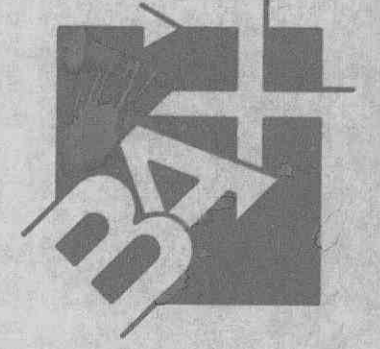
PREPARED FOR:

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RICHARD L. FRANCIS
REGISTERED PROFESSIONAL ENGINEER
E-25531

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REVISIONS
5-14-96 WATER LINE - L.S.S.
8-2-96 CITY COMMENTS
8-20-96 CITY COMMENTS
8-28-96 MOVE WATER METER



ENGINEERING
PLANNING
SURVEYING

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St. Peters, MO, 63376-6445
314-928-5552
FAX 928-1718

6-27-96
DATE
95-7941
PROJECT NUMBER
1 OF 4
SHEET OF
7941CON.DWG
FILE NAME
CAL RLF
DRAWN CHECKED