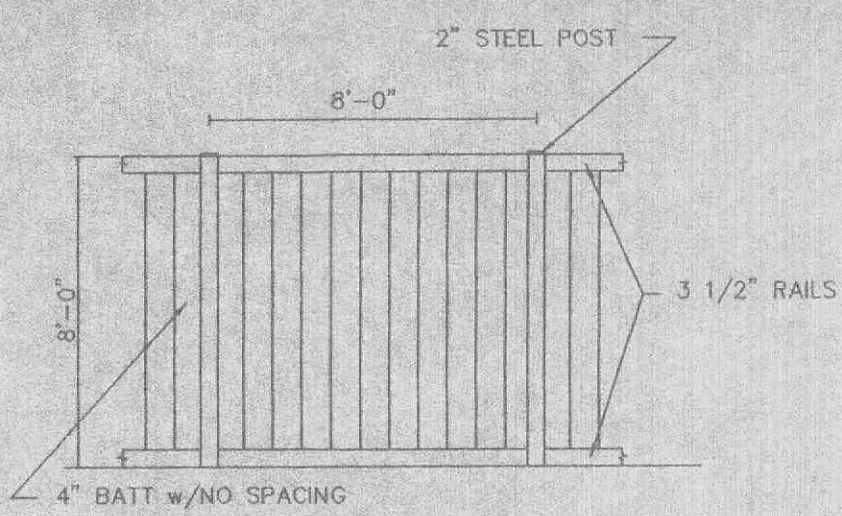


SITE PLAN

PLUMBERS SUPPLY/REISCH BUILDING

PART OF LOT 25 NORTH CENTRAL INDUSTRIAL PARK
PART OF SECTION 30, T. 47 N., R. 3 E.
OFALLON, MISSOURI



CEDAR STOCKADE FENCE

NOTE: REPLACE EXIST. 6' HIGH CEDAR STOCKADE FENCE WITH 8' HIGH CEDAR STOCKADE FENCE (SIGHT PROOF) FENCE TO BE BUILT ON LOT 25-A.

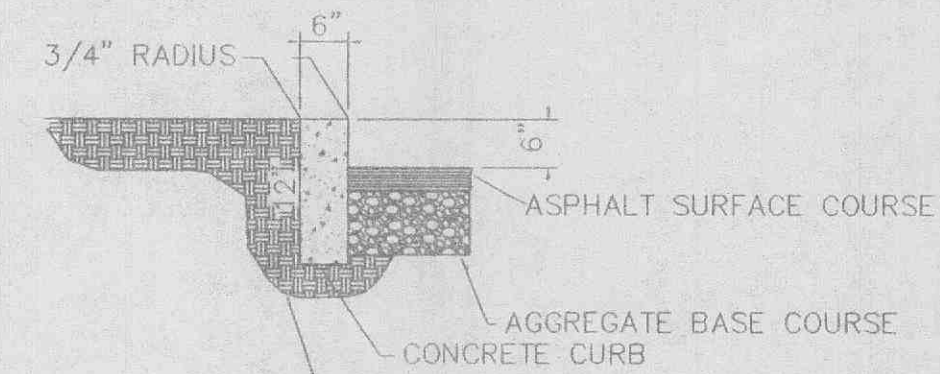
EASEMENTS FOR STORM AND SANITARY SEWERS WILL BE SHOWN ON RECORD PLAT.

LOT 19
PROP. N/E
KAREN MOSS & MICHAEL MOSS
ZONED I-1

LOT 21
PROP. N/E
WILLIAM T. DAVIS & JANE DAVIS
ZONED I-1

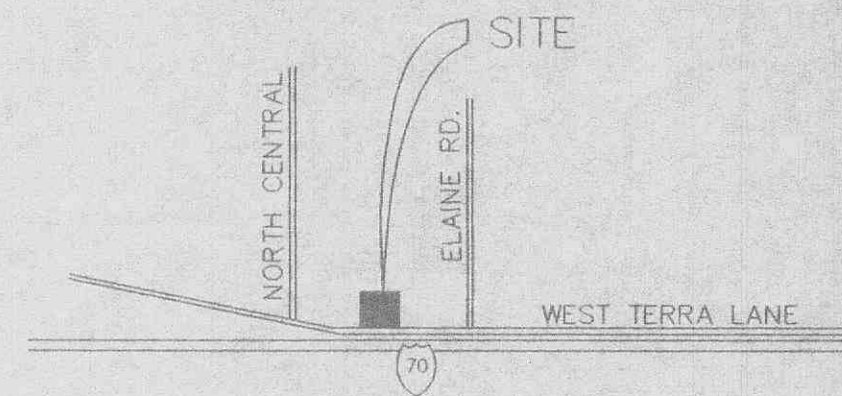
OPEN 3 SIDES
EX. A1
T-818.26
FL-815.47

SYNTHETIC FILTER BARRIERS
FOR URBAN DEVELOPMENT SITES
APPENDIX D

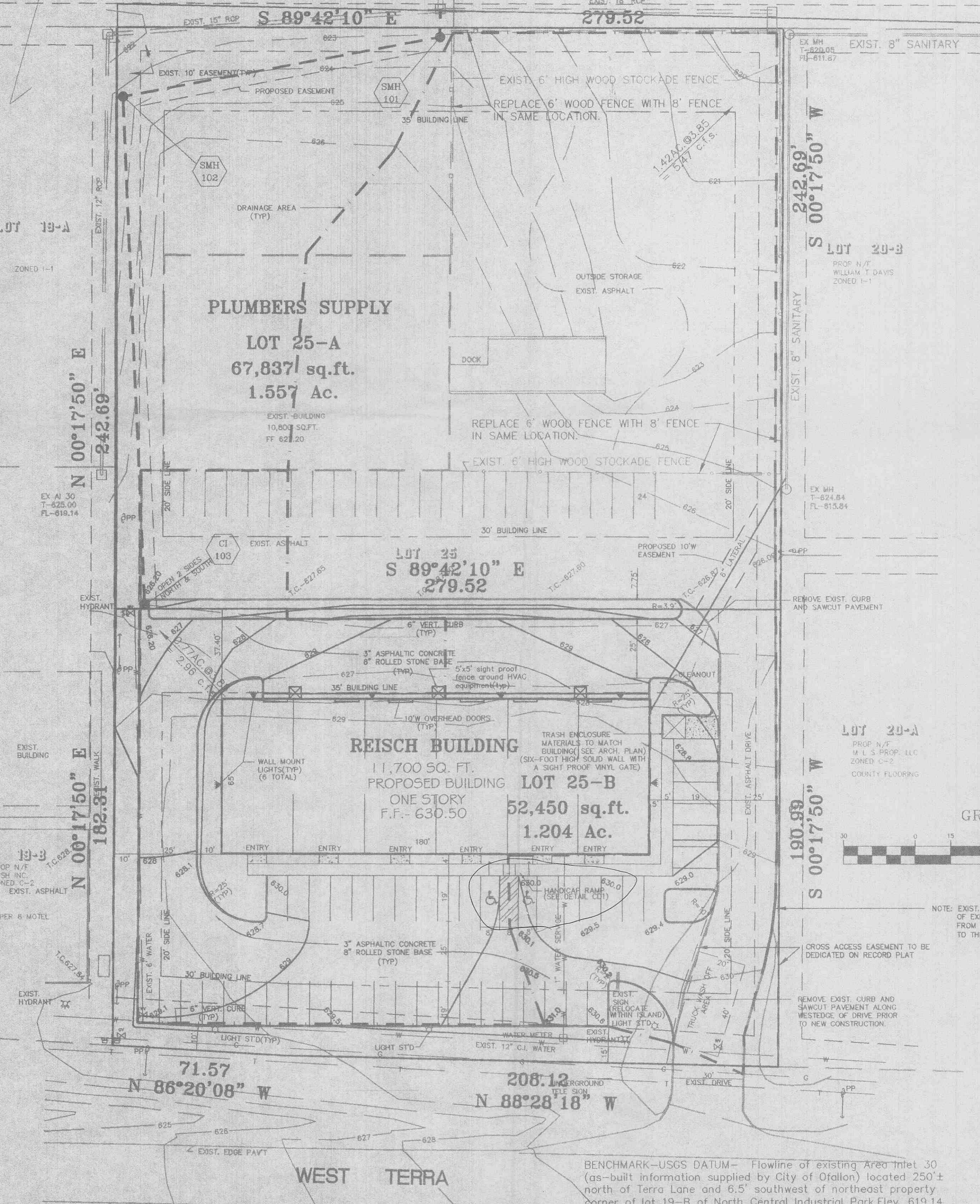


PREPARED SUBGRADE COMPACTED TO 95% MAXIMUM DENSITY

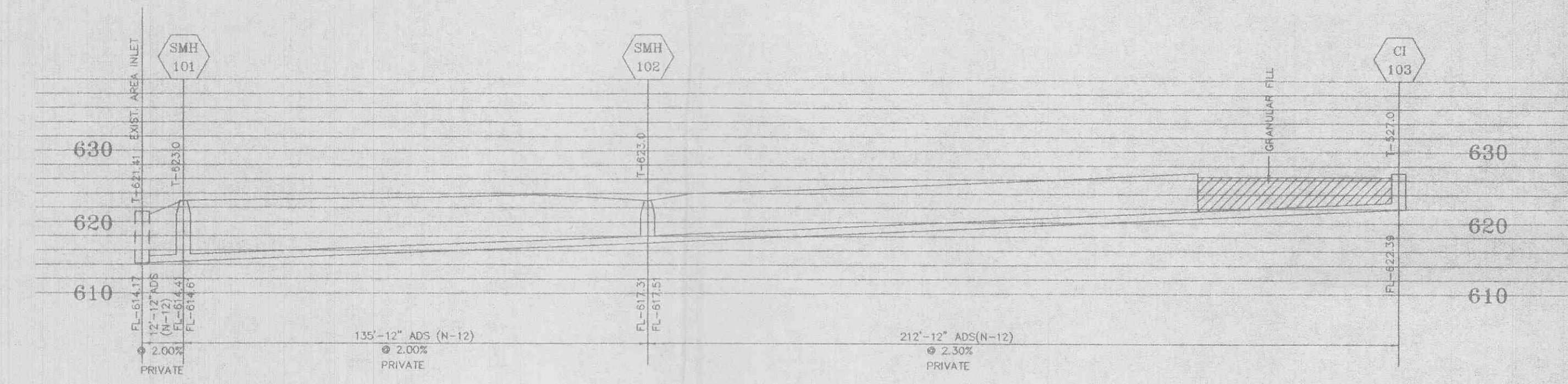
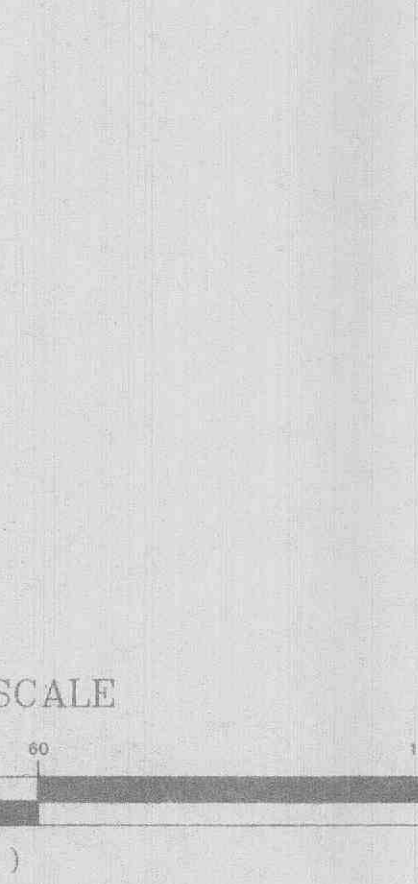
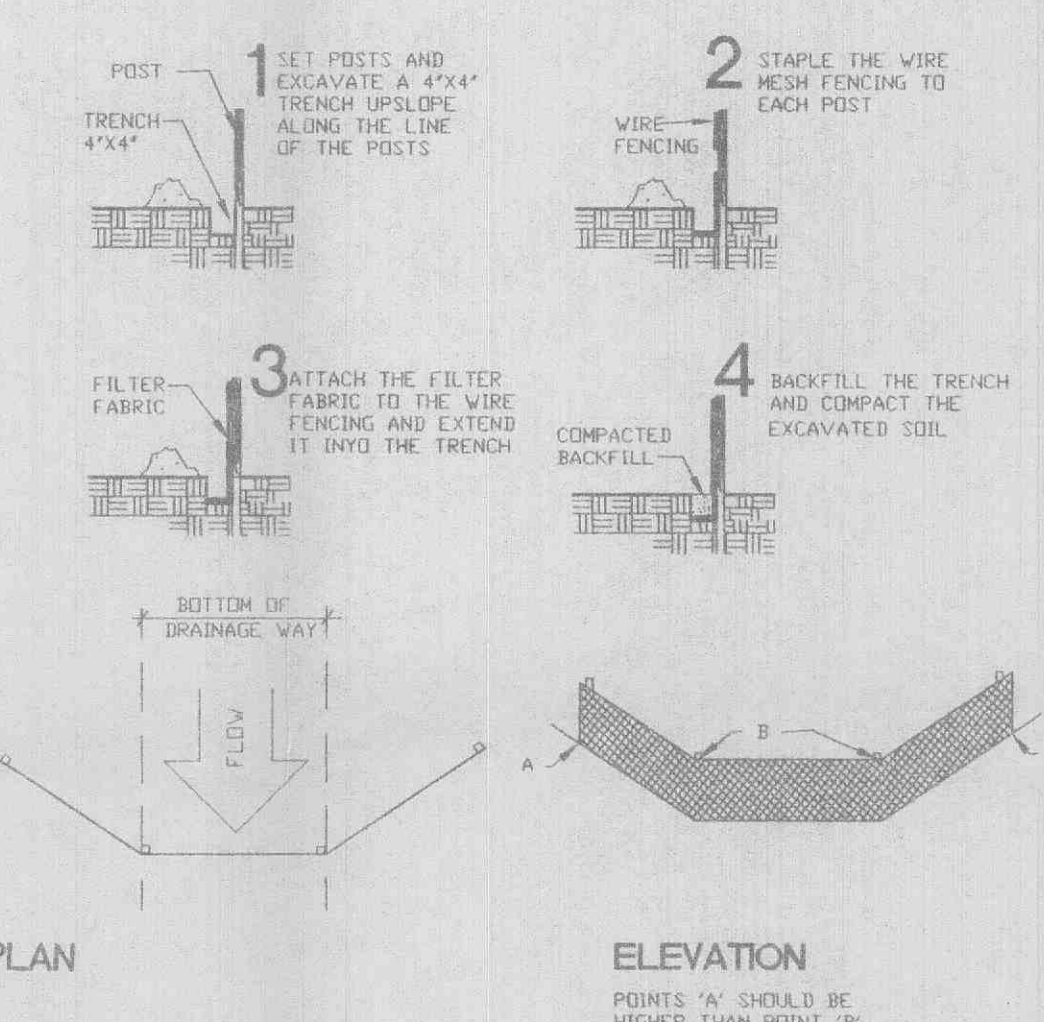
6" VERTICAL CONCRETE CURB



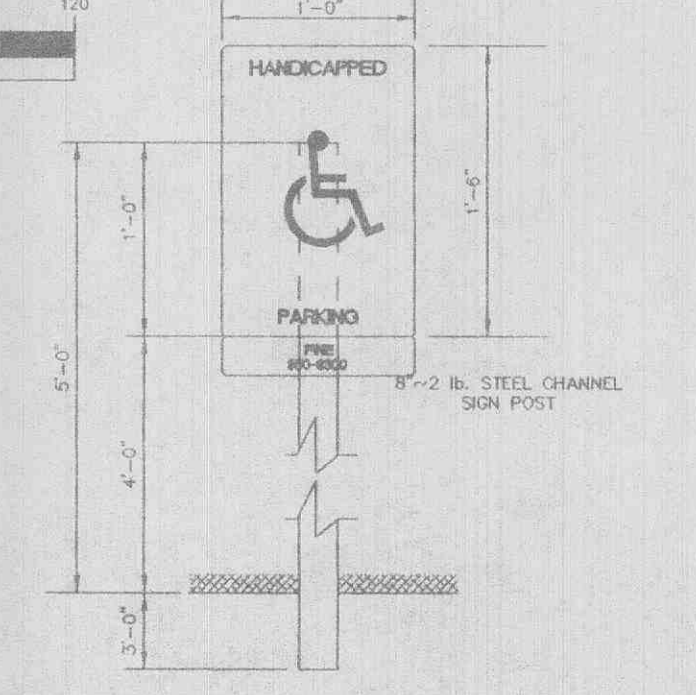
LOCATION MAP



- MAINTENANCE**
- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
 - Should the fabric decompose or become ineffective prior to the end of the expected life and the barrier still be required to conform, the fabric shall be replaced promptly.
 - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
 - Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.



NOTE: The use of High Density Polyethylene Corrugated pipe, ADS N-12 or equal will be permitted as an acceptable alternative to reinforced concrete pipe. ADS N-12 HC shall be used for all ADS pipe greater than 36". Pipe shall meet ASTM-D-2321 and AASHTO M-294-291.



PROVIDE ONE SIGN PER HANDICAPPED SPACE.
NO STEPS AT BUILDING ENTRANCE.
PROVIDE RAMP OR GRIP CURBS AT HANDICAPPED SPACES.
PROVIDE 60" X 60" AREA OUTSIDE ENTRANCE FOR WHEELCHAIR MANEUVERABILITY.



12-18-02
APPROVED

PREPARED FOR : JOHN DUBUQUE
12012 MANCHESTER RD.
ST. LOUIS, MO 63131
PHONE: 314-984-0440

JIM REISCH
501 FIRST CAPITOL #5
ST. CHARLES, MO 63301
PHONE: 636-946-9753

DEVELOPMENT NOTES

- TOTAL AREA OF TRACT 2.76± AC.
- ZONING CLASSIFICATION I-1
- PROPOSED USE OFFICE AND WAREHOUSE
- PARKING REQUIRED :
REISCH BUILDING - 11,700/400 = 29 SPACES
18 EMPLOYEES@ ONE EACH = 18 SPACES
PLUMBERS SUPPLY - 10,800/400 = 27 SPACES
5 EMPLOYEES@ ONE EACH = 5 SPACES
- PARKING PROVIDED:
REISCH BUILDING - 47 SPACES (INCL. 2 HDCCP.)
PLUMBERS SUPPLY - 32 SPACES (INCL. 2 HDCCP.)
- THIS PROPERTY IS SERVED BY:
SANITARY SEWER - CITY OF OFALLON
WATER - CITY OF OFALLON
ELECTRIC - AMEREN U E
GAS - ST. CHARLES GAS COMPANY
TELEPHONE - GTE TELEPHONE COMPANY
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
FT. ZUMWALT SCHOOL DISTRICT
OFALLON FIRE PROTECTION DISTRICT
- THIS PROPERTY IS NOT AFFECTED BY A SPECIAL FLOOD HAZARD AREA AS DEPICTED BY -FP-- (REF. FIRM 29183C0237 E, DATED AUGUST 2, 1996)
- SITE COVERAGE: REISCH BUILDING
BUILDING - 11,700 sq.ft. (22%)
PARKING - 31,530 sq.ft. (60%)
LANDSCAPE AREA - 9,220 sq.ft. (18%)
PLUMBERS SUPPLY
BUILDING - 10,800 sq.ft. (16%)
PAVED AREA - 40,064 sq.ft. (59%)
OPEN AREA - 16,973 sq.ft. (18%)
- NO SLOPES SHALL BE STEEPER THAN 3(HOR.) : 1(VERT.)
- NO ROOFTOP MECHANICAL EQUIPMENT WILL BE USED ON THIS BUILDING.
- PROPERTY OWNER: JOHN G. DUBUQUE (TRUSTEE)
- STORM WATER DETENTION PROVIDED BY SUBDIVISION BASIN.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- DEVELOPER MUST SUPPLY CITY OF OFALLON INSPECTORS WITH SOIL REPORTS DURING TESTING.
- NO SLOPES SHALL BE STEEPER THAN 3:1.
- NO OUTDOOR STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED ON LOT 25-B.
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO FINAL OCCUPANCY. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- TRANSFORMER FOR ELECTRIC SERVICE WILL BE ON EXIST. POWER POLE THEN FED UNDERGROUND TO BUILDING.

INDEX

SHEET 1	SITE PLAN
SHEET 2	NOTES & SPECS.
SHEET 3	LANDSCAPE PLAN
SHEET 4	DETAILS(CD-1)
SHEET 5	DETAILS(CD-2)

12/13/02	3	CITY COMMENTS
11/20/02	2	CITY COMMENTS
08/20/02	1	COMBINE PLUMBERS SUPPLY AND REISCH BUILDING
DATE:	NO. 2	REVISION:

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 Portwest Court, St. Charles, Missouri 63303
Telephone: (314) 916-0444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
JUNE 02	JDN	ESM	02-641	10P1

Bldg. Inspector