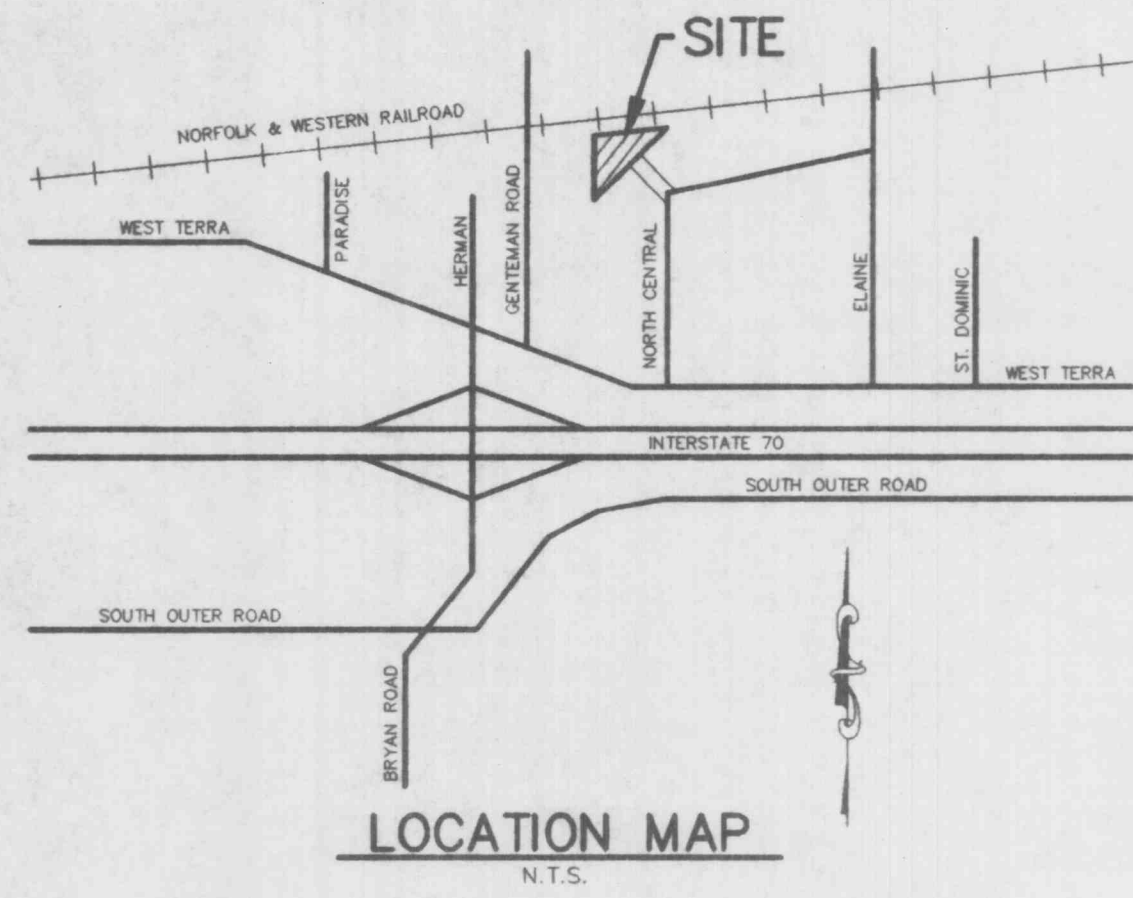


A SITE PLAN FOR

R. L. SMITH TRUCK BROKERS, INC

A TRACT OF LAND BEING LOT 8B OF
NORTH CENTRAL INDUSTRIAL PARK
TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI
PLAT BOOK 32 PAGE 89



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 manhole tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- 8" P.V.C. sanitary sewer pipe shall meet the following standards: A.S.T.M.-D-3034 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- 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).
- 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.
- All sanitary manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resources specifications 10 CSR-8.120 (7E).
- All construction and materials used shall conform to current City of O'Fallon Standards.
- Brick will not be used in the construction of sanitary sewer manholes.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- BENCHMARK: (U.S.G.S.)
"M" in Mueller on fire hydrant, 300'+/- West of Elaine Road & 50'+/- North of Service Road. ELEVATION = 631.42
SITE BENCHMARK: (U.S.G.S.)
old cross "+" at the C.L. existing pavement at the end of North Central Court. ELEVATION = 600.46
- All new utilities to be underground.
- All dimensions are to back of curb unless otherwise noted.
- Detention for this industrial park has been provided previously.
- Backflow preventer to be located inside the building.
- Contractor shall be responsible for complying with or obtaining a soils analysis.

PREPARED FOR: R.L. SMITH TRUCK BROKERS, INC
& OWNER
2809 OETTING DRIVE
ST. CHARLES, MISSOURI 63303
(314) 441-1835

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this 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 or survey.

RECEIVED
MAY 10 1995
ENGINEERING DEPT

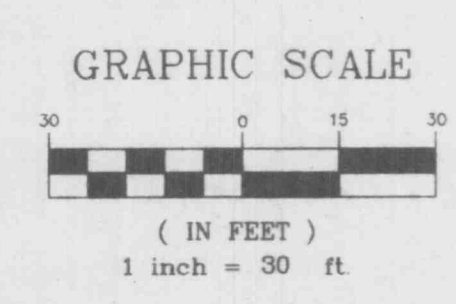
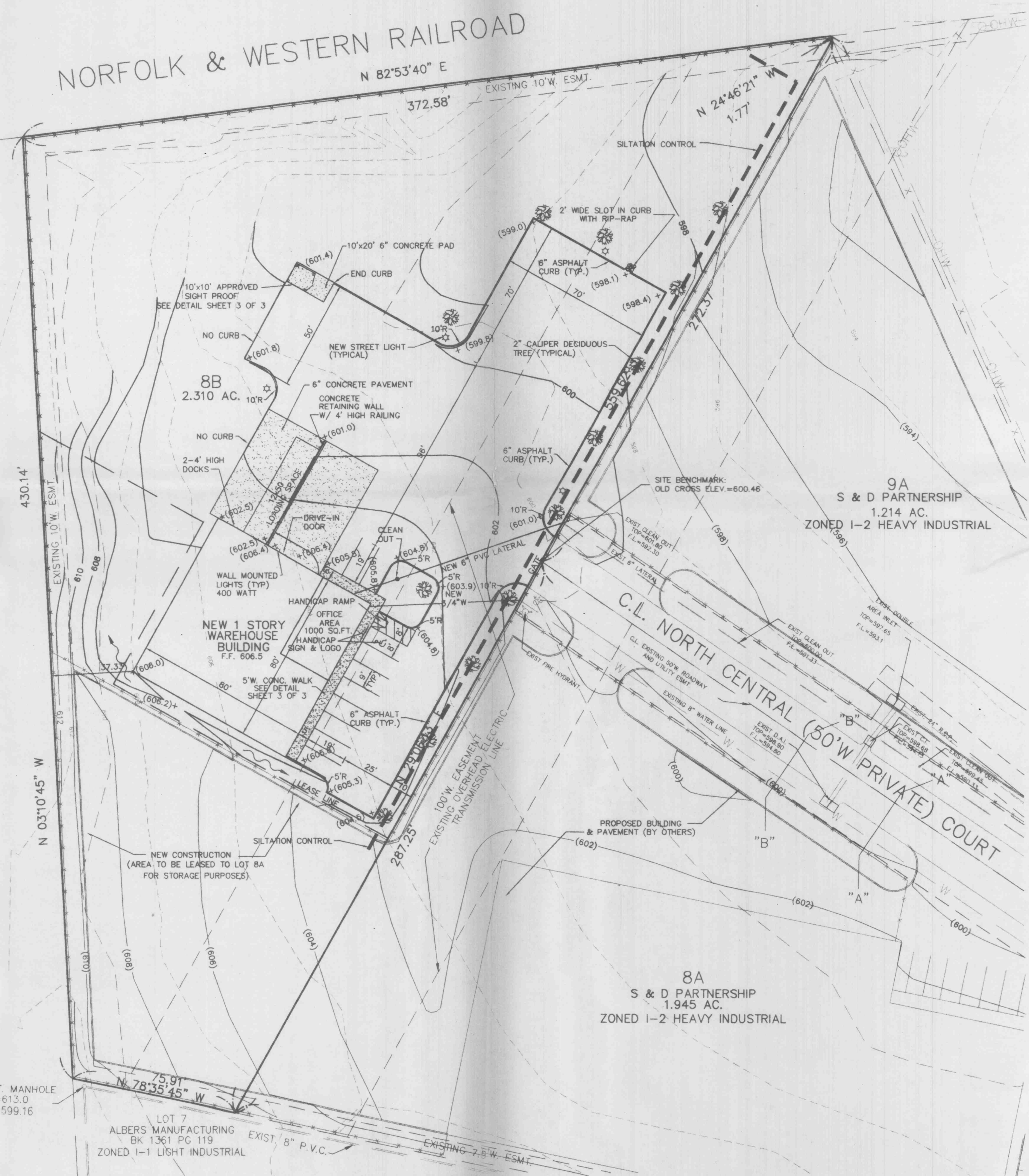
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REVISIONS	
DATE	COMMENTS
4/18/95	

DEVELOPMENT NOTES

- AREA OF TRACT: 2.310 ACRES
- PRESENT ZONING: I-2 HEAVY INDUSTRIAL
- PROPOSED USE: 1 STORY OFFICE/WAREHOUSE
- SITE IS LOCATED IN/SERVED BY:
CITY OF O'FALLON WATER
CITY OF O'FALLON SEWER
G.T.E. TELEPHONE
UNION ELECTRIC COMPANY
ST. CHARLES GAS COMPANY
O'FALLON FIRE PROTECTION DISTRICT
- MINIMUM BUILDING SETBACKS:
FRONT YARD - 30 FEET
SIDE YARD - 25 FEET
REAR YARD - 50 FEET
- PARKING REQUIRED: 1 SPACE PER 400 SQ.FT. OFFICE AREA
+ 1 SPACE PER EMPLOYEE
(1000 SQ.FT./400) + 6 EMPLOYEES = 9 SPACES REQUIRED
- PARKING PROVIDED: 11 SPACES PROVIDED INCLUDES 1 HANDICAP SPACE
- LOADING SPACES REQUIRED: 1 SPACE PER 5000 SQ.FT. GROSS FLOOR SPACE
+ 1 SPACE PER EACH ADDITIONAL 20,000 SQ.FT.
OF GROSS FLOOR SPACE.
- LOADING SPACE PROVIDED: 1 SPACE PROVIDED (6700 SQ.FT. GROSS FLOOR SPACE)
- ALL LANDSCAPING SHALL CONFORM TO THE CITY OF O'FALLON TREE PRESERVATION ORDINANCE.
- TREE REQUIREMENTS:
1 TREE FOR 4000 SQ.FT. OPEN SPACE
45000 SQ.FT. / 4000 = 11 TREES
13 TREES PROVIDED

APPROVED
Todd Curran
6-5-95



PROPERTY N/F
EDWIN A. GENTEMAN
BK 197 PG 275
I-2 HEAVY INDUSTRIAL

EXIST. MANHOLE
TOP=613.0
F.L.=599.16

LOT 7
ALBERS MANUFACTURING
BK 1361 PG 119
ZONED I-1 LIGHT INDUSTRIAL

BPA
ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

3-3-95
DATE
94-6486B
PROJECT NUMBER
1 OF 3
SHEET OF
6486-8B.DWG
FILE NAME
DJB RLF
DRAWN CHECKED