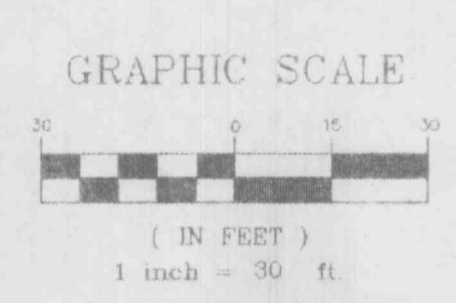
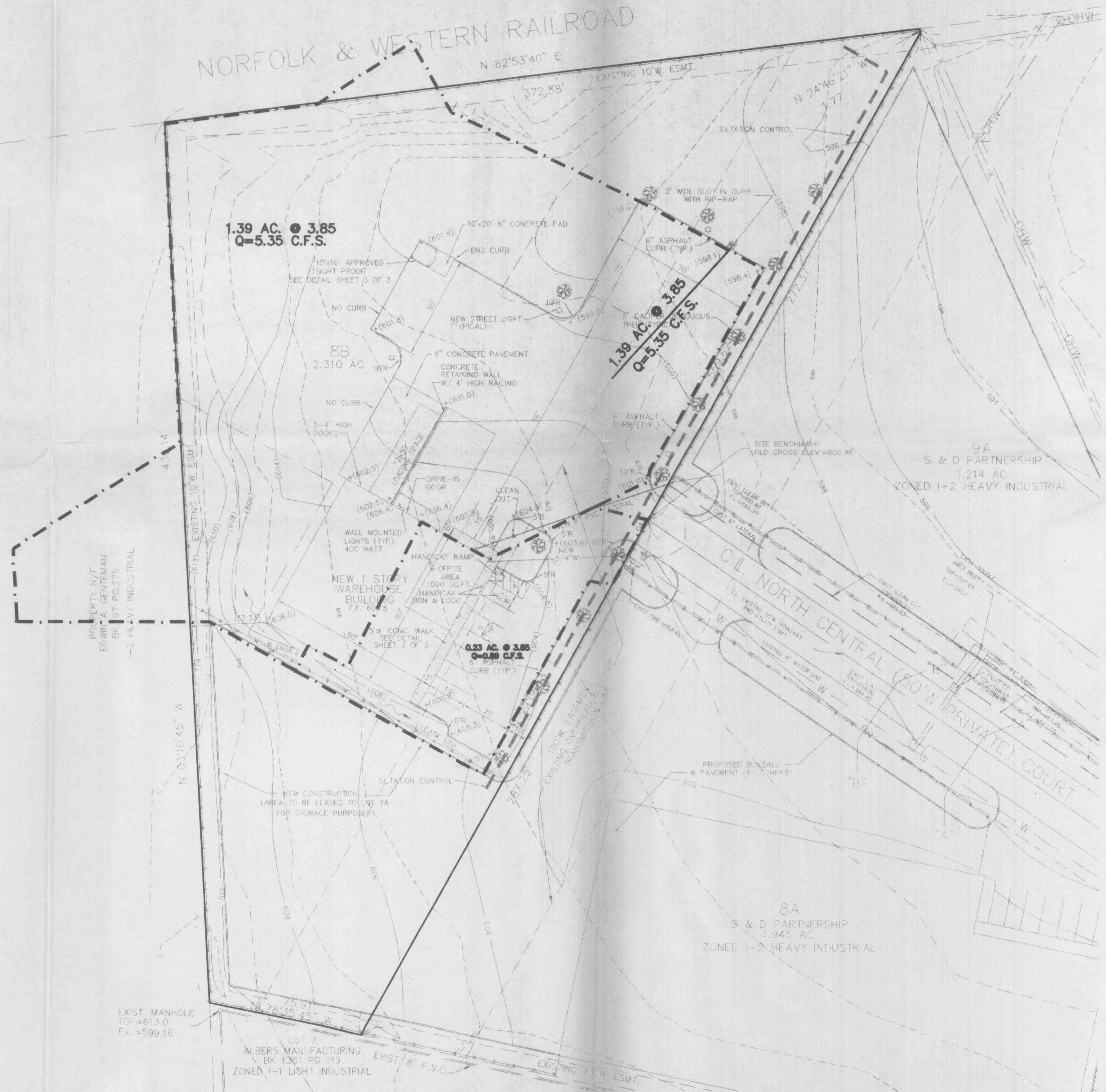
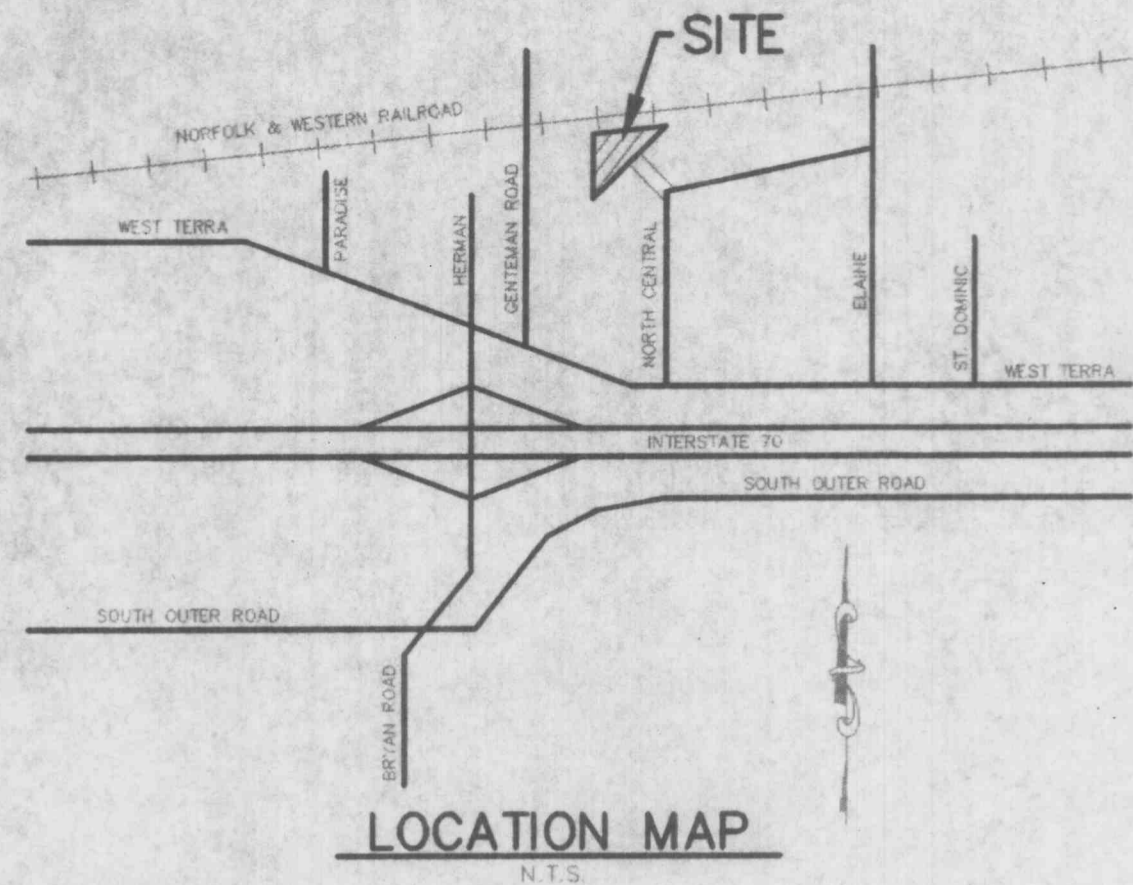


A DRAINAGE AREA MAP FOR
R. L. SMITH TRUCK BROKERS, INC
 A TRACT OF LAND BEING LOT 8B OF
 NORTH CENTRAL INDUSTRIAL PARK
 TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI
 PLAT BOOK 32 PAGE 89



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.
- 6" 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 watertight 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-638).
- 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 waterproofered on the exterior in accordance with Missouri Department of Natural Resources specifications 10 CSR-8.120. (7)E
- 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 "t" 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.

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 OFFALON WATER
CITY OF OFFALON SEWER
G.T.E. TELEPHONE
UNION ELECTRIC COMPANY
ST. CHARLES GAS COMPANY
OFFALON 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 OFFALON TREE PRESERVATION ORDINANCE.
- TREE REQUIREMENTS:
1 TREE FOR 4000 SQ.FT. OPEN SPACE
4000 SQ.FT. / 4000 = 11 TREES
13 TREES PROVIDED

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

DISCLAIMER OF RESPONSIBILITY:
 I hereby certify that the documents I am providing to be authorized by my seal are limited to the work shown on the drawings and specifications. I am not responsible for any other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the mechanical or engineering project or survey.

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REVISIONS	DATE	COMMENTS
1	4/18/95	

**ENGINEERING
 PLANNING
 SURVEYING**

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 314-928-5552
 FAX 928-1719

3-3-95
DATE
94-64865
PROJECT NUMBER
2 OF 3
SHEET OF
6486-8B.DWG
FILE NAME
D.S. PLF
DRAWN CHECKED

"THIS SHEET IS FOR DRAINAGE AREA ONLY, NOT TO BE USED AS CONSTRUCTION PLANS."