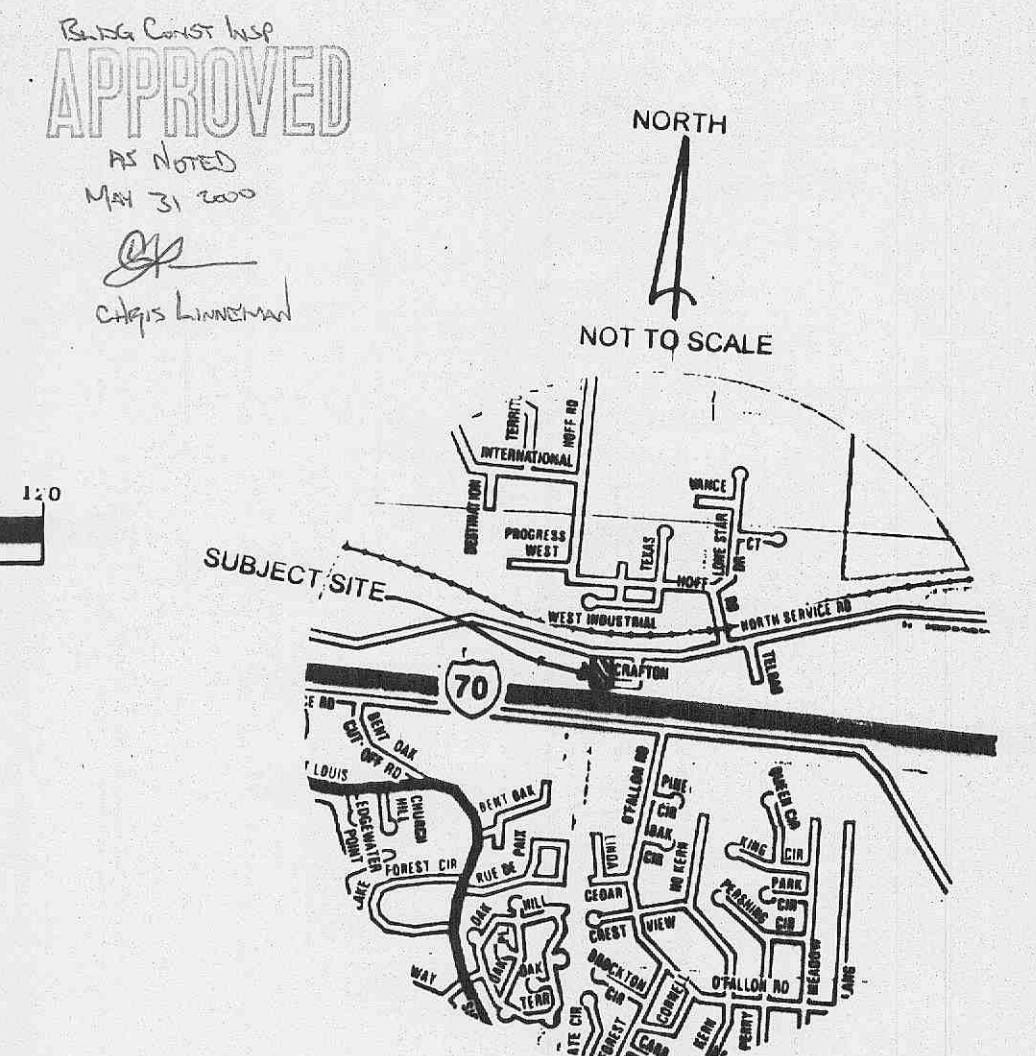
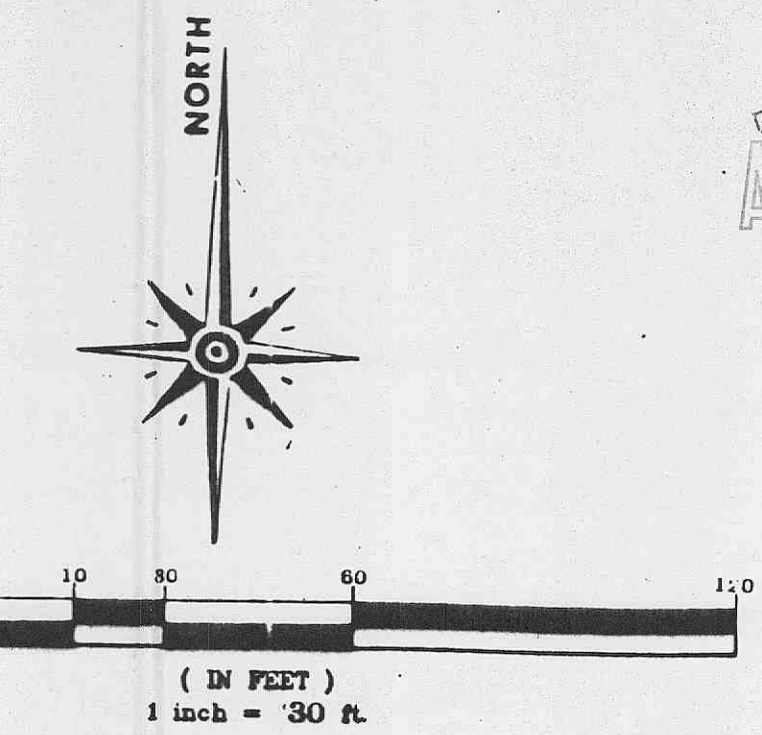
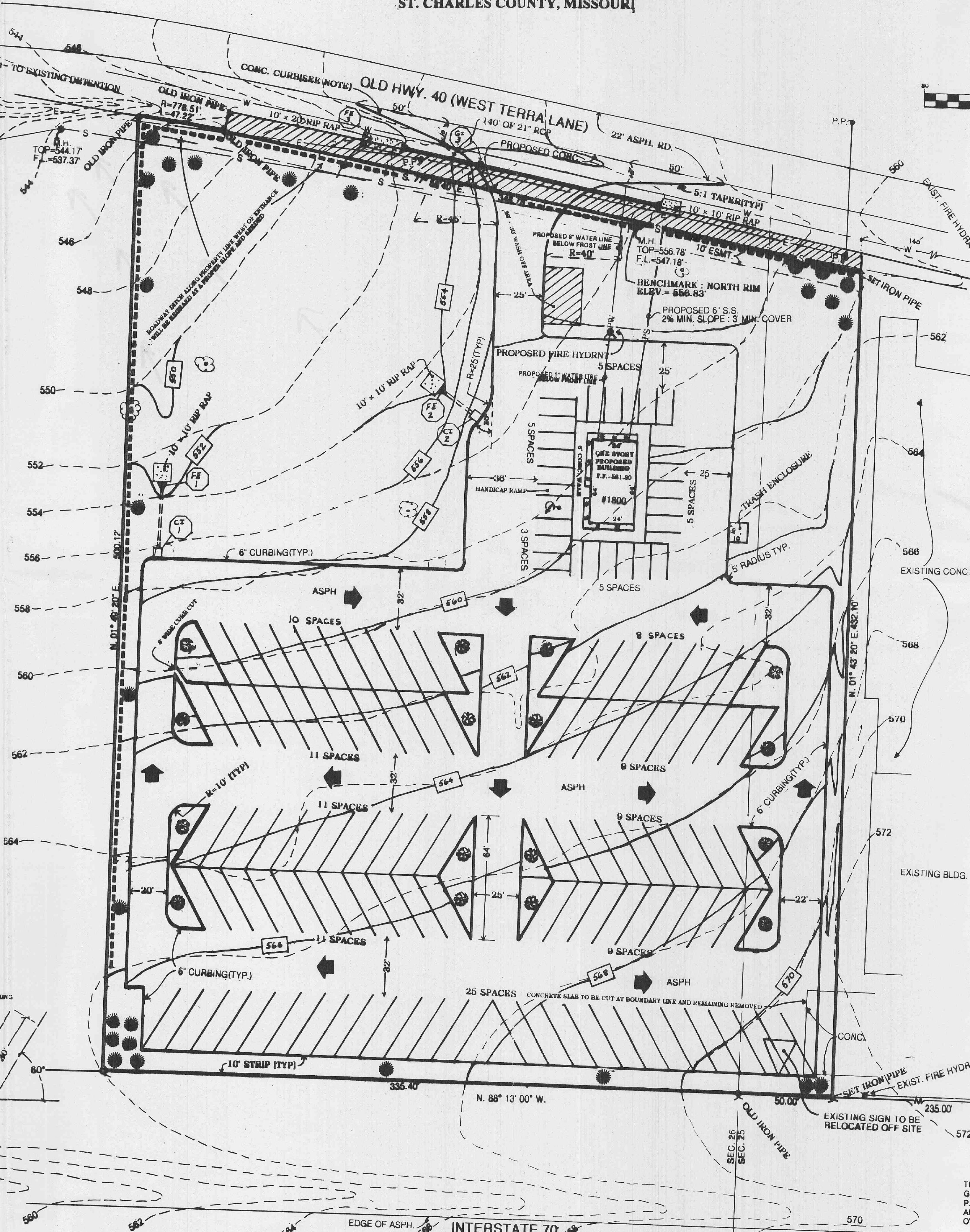


SITE PLAN FOR RYDER VEHICLE SALES A TRACT OF LAND BEING IN SECTION 25 & 26, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI



DETENTION BASIN NOTES:
 1. REPAIR EROSION DAMAGE ALONG SERVICE ROAD & BANKS OF THE DETENTION BASIN
 2. REPAIR CONC. PIPE WHICH HAS BEEN UNDERCUT & FALLEN INTO BASIN. ADD 3' CONC FLUME FROM SAID PIPE.
 3. CLEAN OUT TREES & OVERGROWN VEGETATION IN DETENTION BASIN.
 4. ADDITIONAL 1" COVER TO TOP OF DETENTION OUTFLOW PIPE.
 5. ADD 10X20' GROUTED RIP-RAP TO CONTROL EROSION AT OUTFLOW PIPE.
 6. RESEED ANY BARE AREAS.



LEGEND

CL	CENTERLINE
GND	GROUND
M.H.	MANHOLE
ASPH.	ASPHALT
CONC.	CONCRETE
P.P.	POWER POLE
---	EXISTING ELECTRICAL LINE
---	EXISTING WATER LINE (8")
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER (8")
---	PROPOSED SANITARY SEWER LATERAL
---	PROPOSED WATER LINE
TYP	TYPICAL
○	EXISTING MANHOLE
□	STRAW BALES FOR SILTATION CONTROL
□	PROPOSED LIGHT STANDARD (SHADOW STYLE BOX)
---	PROPOSED CONTOURS
---	EXISTING CONTOURS
---	PROPOSED GRADE
---	RIGHT-OF-WAY DEDICATION

LANDSCAPE LEGEND

●	PROPOSED 2 INCH CALIPER MEDIUM OR LARGE DECIDUOUS
●	PROPOSED 4 FEET HIGH SMALL DECIDUOUS
●	PROPOSED SHRUB
●	EXISTING TREES
●	GROUND COVER PLANTS
●	FIRE HYDRANT

GENERAL INFORMATION

PRESENT ZONING	1-1 LIGHT INDUSTRIAL
LOT AREA	4.128 ACRES +/-
LANDSCAPED OPEN SPACE	= 73,100 FT ² = 40.7% OF TOTAL SITE
PAVED AREA	= 105,573 FT ² = 58.7%
BUILDING AREA	= 1,056 FT ² = 0.60%
TOTAL AREA	= 179,729 FT ² = 100%

1 TREE PER 40 FOOT OF ROAD FRONTAGE
 784.2 FT FRONTAGE = 20 TREES (10-WEST TERRA LANE) (10-INTERSTATE 70)

1 TREE FOR EVERY 4000 FT² OF LANDSCAPE OPEN SPACE
 73,100 FT² = 19 TREES
 4,000 FT

FOUR 12" OR LARGER EXISTING TREES TO REMAIN ON SITE
 THESE ARE CREDITED TOWARD TREE REQUIREMENTS PER CODE.

TREES REQUIRED = 19 TREES
 CREDIT TREES = 4 TREES
 15 TREES REQUIRED

N/F GITTEMEYER BK. 1335 PG. 21
 ZONED I-2

SITE DISTANCES:
 - 650 FEET TO THE EAST
 - 410 FEET TO THE WEST

- GRADING SPECIFICATIONS**
- GENERAL
 - No area shall be cleared without authorization from the project engineer.
 - All grading work performed shall be within a 0.2 feet tolerance of the grades shown on the grading plan.
 - A Geotechnical Engineer shall be employed by the owner and be on site during grading operations.
 - The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably imposed therefrom, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
 - Before the grading begins, the Owner shall employ a competent, licensed surveyor to establish all lines and grades.
 - The Contractor shall notify the soils engineer at least two days in advance of the start of the grading operation.
 - Trench backfills within the road right-of-way will be water jetted and granular backfill will be used under paved areas.
 - All areas will be allowed to drain. All low points should be provided with temporary ditches.
 - A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silt up existing downstream storm drainage system.
 - Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
 - Any existing trash and debris currently on the property must be removed and disposed of off-site.
 - Soft soil in the bottom and banks of any existing or former pond site should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.
 - No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.

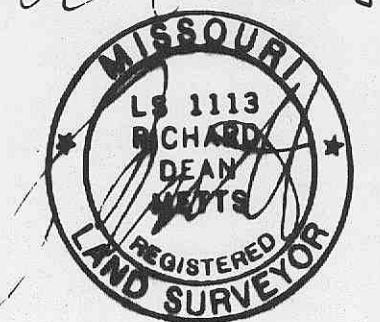
- SPECIFICATIONS**
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds, the grubbing and removal of rocks and other surface obstructions from the site, and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly diced prior to the placement of any fill. The soils engineer shall approve the dicing operation.
 - Compaction equipment shall consist of tamper rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the soils engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
 - The soils engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
 - The soils engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the soils engineer of its acceptance prior to the placement of additional fill.
 - All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted to at least 90 percent of the maximum density as determined by the Modified AASHTO T-180 Compaction Test (ASTM D-1557). Natural slopes steeper than 1:1 vertical to 5:1 horizontal to receive fill shall have horizontal benches cut into the slopes before the placement of any fill. The width and height to be determined by the soils engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The soils engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
 - The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture content.
 - The surface of the fill shall be finished so that it will not impound water. If at the end of a day's work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to prevent the layer under placement to freeze.

-THIS SITE PLAN IS NOT IN A FLOOD HAZARD ACCORDING TO F.E.M.A. MAP NUMBER 29183C0220 E DATED AUGUST 2, 1996
 SITE BENCHMARK ESTABLISHED FROM REFERENCE MARK (RM45) FROM SAID MAP

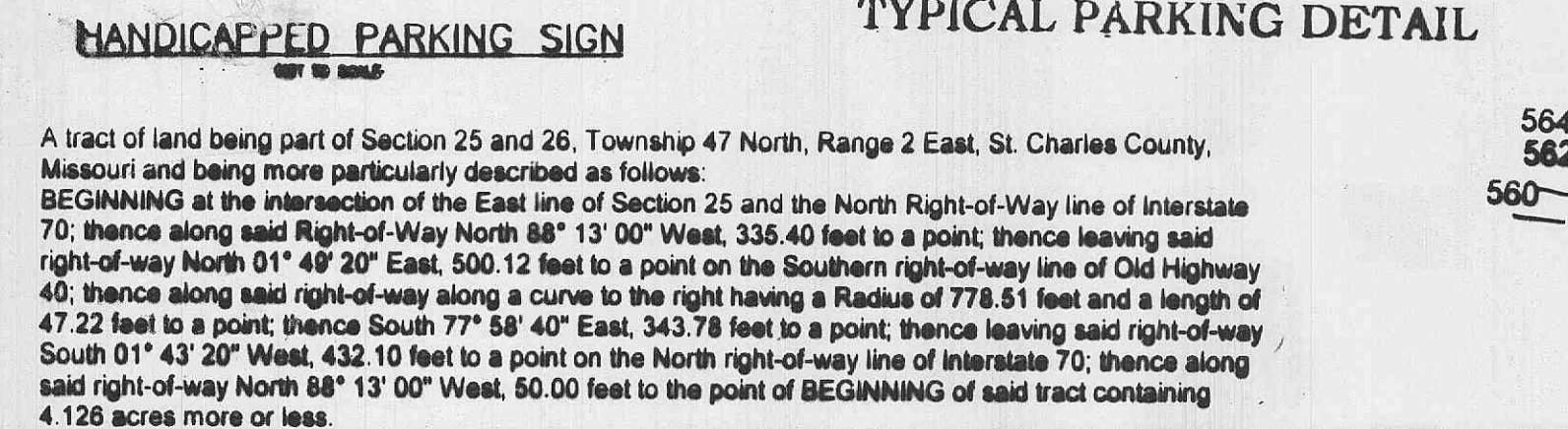
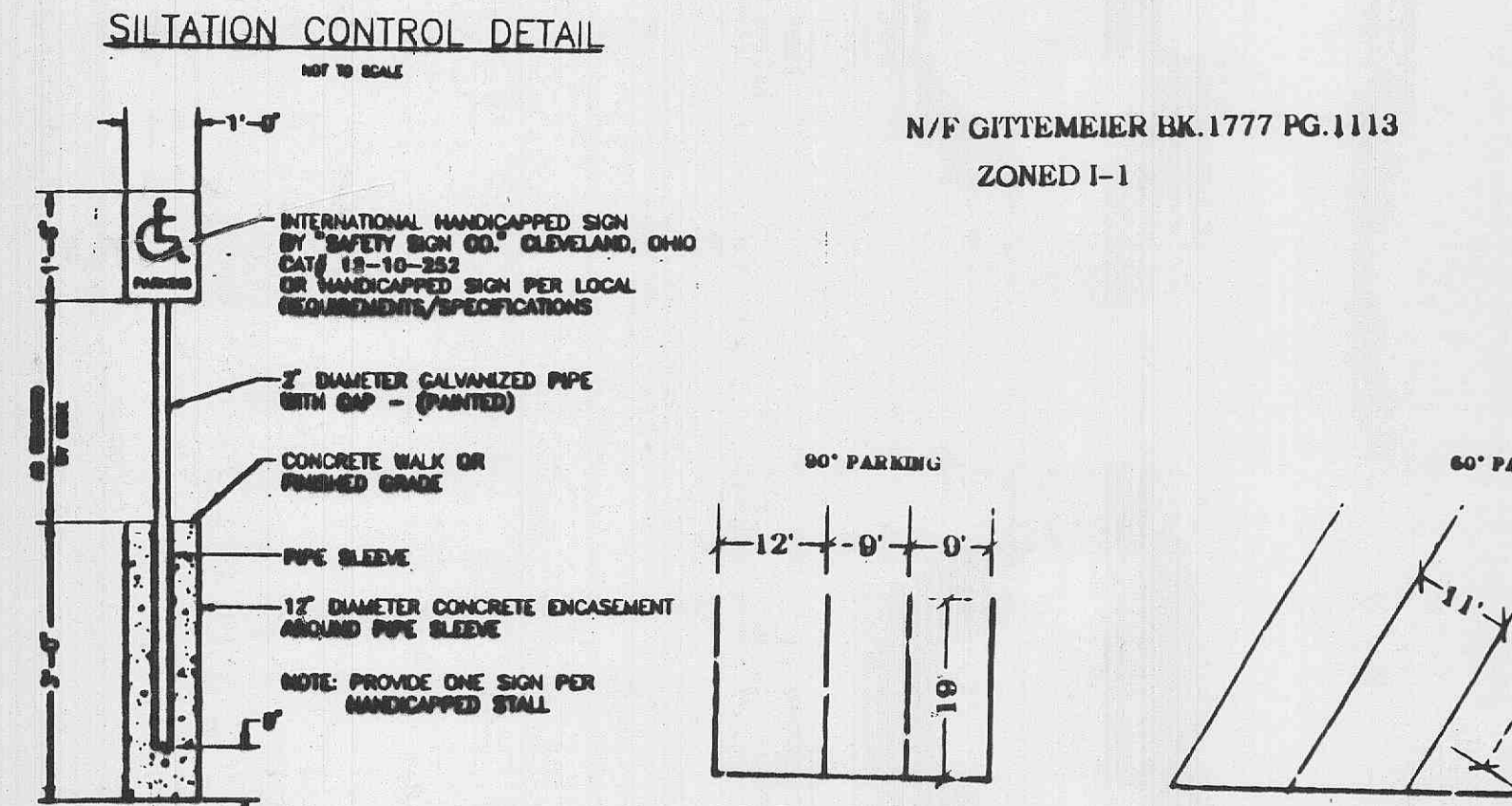
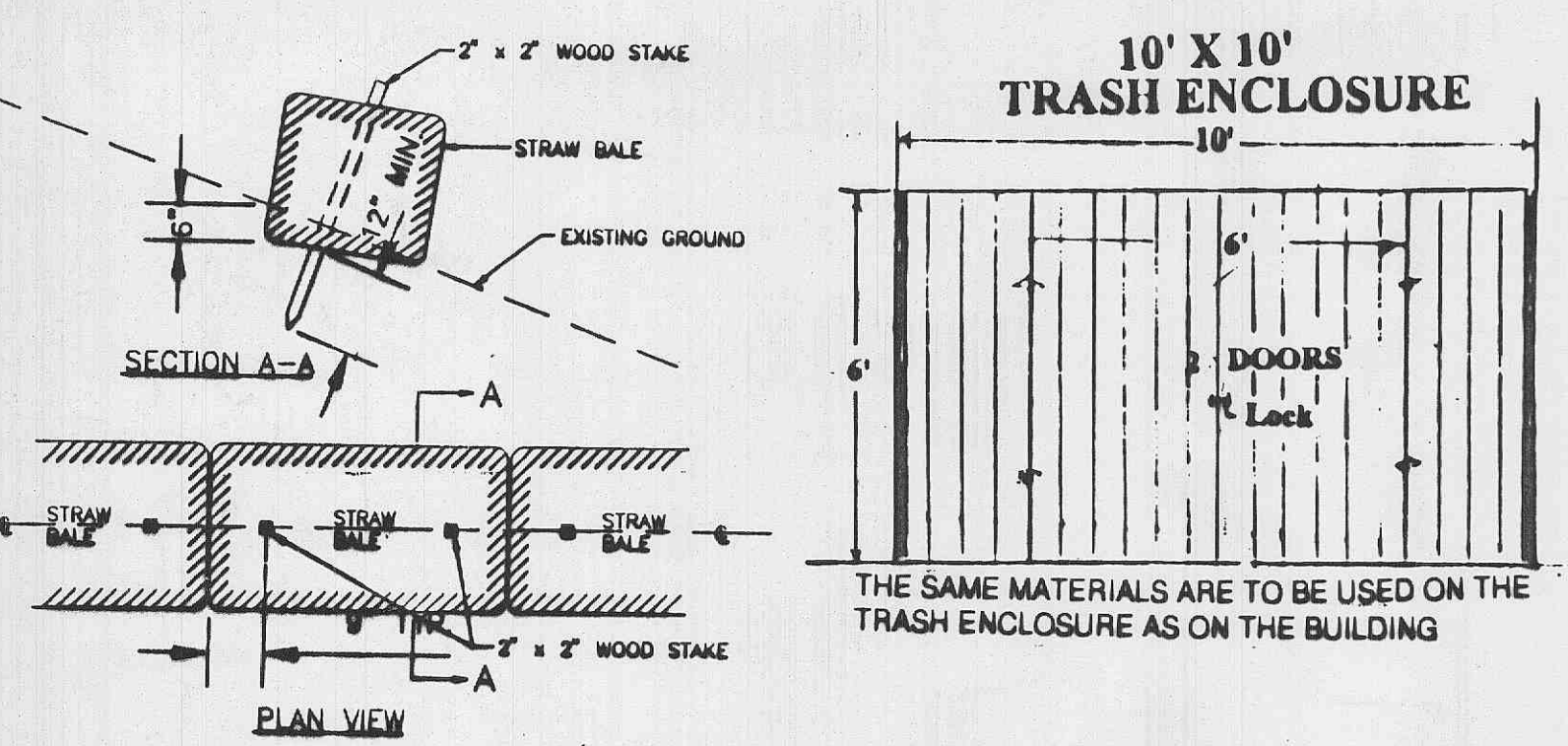
REVISED APRIL 27, 2000
 REVISED MARCH 2000
 REVISED MARCH 27, 2000
 REVISED APRIL 13, 2000

PREPARED FOR:
 CRAFTON CONTRACTING
 CHARLIE GETTEMEIER
 102 CRAFTON DR.
 O'FALLON, MO. 63366

REVISED MAY 2000
 JANUARY 2000 ORDER #366799



THIS SITE TO BE SERVED BY:
 GTE TELEPHONE
 P.W.S.D. NO. 1
 ALLIANCE WATER
 O'FALLON FIRE PROTECTION DISTRICT



A tract of land being part of Section 25 and 26, Township 47 North, Range 2 East, St. Charles County, Missouri and being more particularly described as follows:
 BEGINNING at the intersection of the East line of Section 25 and the North Right-of-Way line of Interstate 70; thence along said Right-of-Way North 88° 13' 00" West, 335.40 feet to a point; thence leaving said right-of-way North 01° 49' 20" East, 500.12 feet to a point on the Southern right-of-way line of Old Highway 40; thence along said right-of-way along a curve to the right having a Radius of 778.51 feet and a length of 47.22 feet to a point; thence South 77° 58' 40" East, 343.78 feet to a point; thence leaving said right-of-way South 01° 43' 20" West, 432.10 feet to a point on the North right-of-way line of Interstate 70; thence along said right-of-way North 88° 13' 00" West, 60.00 feet to the point of BEGINNING of said tract containing 4.128 acres more or less.