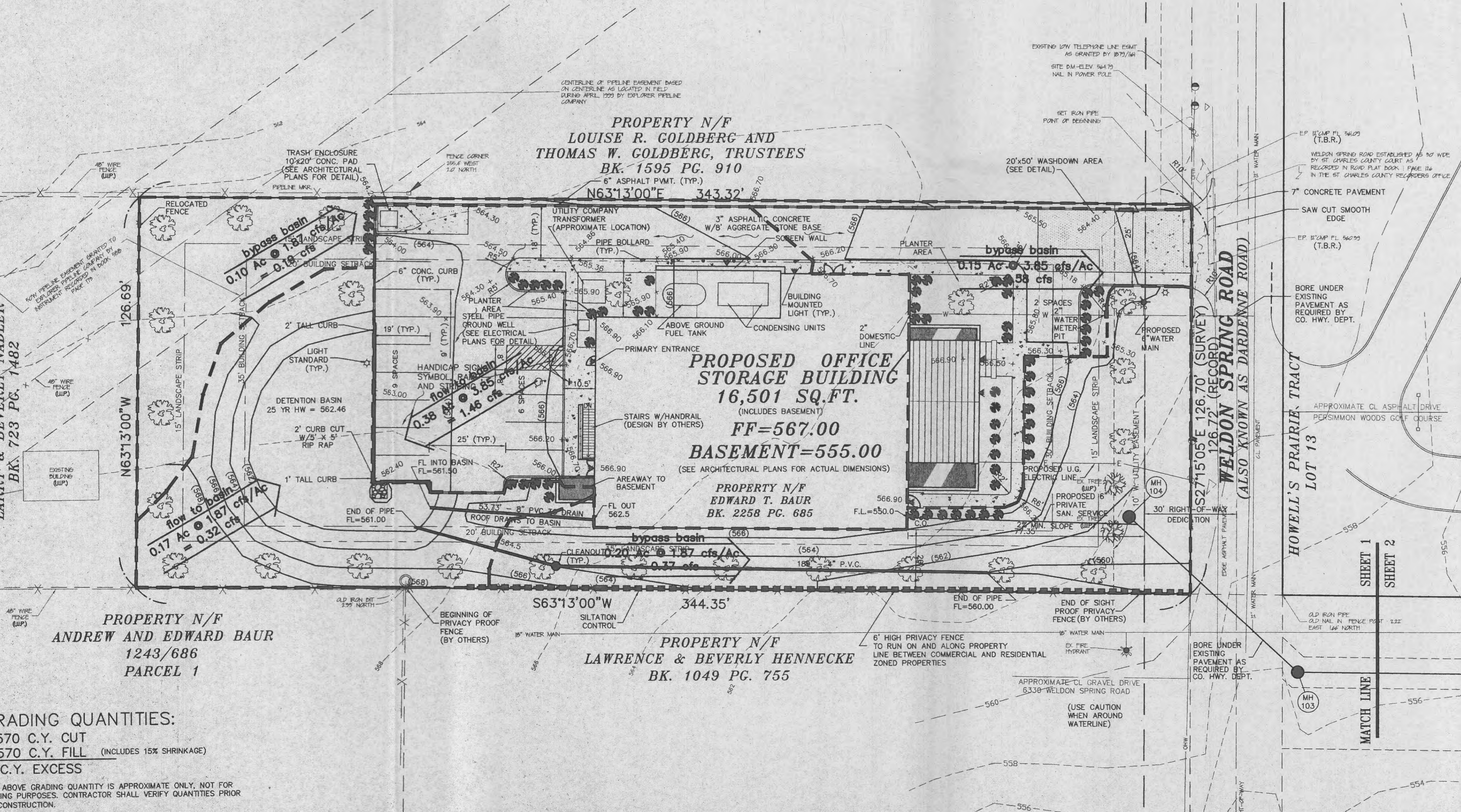


# SOUTHWESTERN BELL TELEPHONE

## A TRACT OF LAND BEING PART OF LOT 16 OF "JOHN D. COALTERS PRAIRE TRACT", IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

### LANDSCAPE LEGEND

- QTY. 23 INDICATES PROPOSED HARDWOOD TREE (ashes, oaks, maples, birches, sweet gum)
  - QTY. 60 INDICATES PROPOSED EVERGREEN SHRUB (mugho pines, yews, junipers, hollies, boxwoods)
  - QTY. 2 INDICATES EXISTING TREES
- LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER



PROPERTY N/F LARRY & BEVERLY NADLER BK. 723 PG. 1482

PROPERTY N/F ANDREW AND EDWARD BAUR 1243/686 PARCEL 1

PROPERTY N/F LOUISE R. GOLDBERG AND THOMAS W. GOLDBERG, TRUSTEES BK. 1595 PG. 910

**PROPOSED OFFICE STORAGE BUILDING**  
16,501 SQ.FT.  
(INCLUDES BASEMENT)  
FF=567.00  
BASEMENT=555.00  
(SEE ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONS)

PROPERTY N/F EDWARD T. BAUR BK. 2258 PG. 685

PROPERTY N/F LAWRENCE & BEVERLY HENNECKE BK. 1049 PG. 755

**GRADING QUANTITIES:**  
2,570 C.Y. CUT  
2,570 C.Y. FILL (INCLUDES 15% SHRINKAGE)  
0 C.Y. EXCESS

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.  
IT IS THE INTENTION OF THE ENGINEER FOR THE EARTHWORK TO GENERATE 11,595 CU. YDS. EXCESS CUT TO BE PLACED ON THE TRACT TO THE SOUTH OF THIS SITE. ENGINEER SHALL BE NOTIFIED IF ANY DIFFICULTIES ARISE IN ACHIEVING THE REQUIRED EXCESS.

### DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match preconstruction conditions.
- The contractor shall prevent storm, surface water, mud and construction debris from entering the existing sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
- All construction and materials shall conform to the current construction standards of the Duckett Creek Sanitary District.
- The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination of inspection.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Dept. of Natural Resources specification 10 CSR-8.120(7)(E).
- All PVC sanitary sewer pipe shall conform to the requirements of ASTM D-3034 Standard Specification for PSM Polyvinyl Chloride Sewer Pipe, SDR-35 or equal, with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate backfill over pipe shall consist of some size "clean" or "minus" stone from springline of pipe to 6 inches above the top of pipe.
- All sanitary and storm sewer trench backfills shall be water jetted. Granular backfill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
- Brick shall not be used on sanitary sewer manholes.
- Existing sanitary sewer service shall not be interrupted.
- Maintain access to existing residential driveways and streets.
- Pre-manufactured adaptors shall be used at all PVC to DIP connections. Rubber boot/Mission-type couplings will not be allowed.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

### 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 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 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 TRENCH BACKFILLS UNDER PAVED AREAS INCLUDING SIDEWALKS SHALL BE GRANULAR FILL. ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OR LARGE CLODS OR STONES).
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OFFALLON STANDARDS.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:  
STREET TREES: 127 L.F. FRONTAGE  
1 TREE / 40 L.F. = 4 TREES  
ADDITIONAL TREES: 20,400 S.F. OPEN SPACE  
1 TREE / 3000 S.F. = 7 TREES  
TOTAL TREES REQUIRED: 11 TREES
- TOTAL TREES PROPOSED: 23 TREES + 2 SAVED TREES = 25 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 16.09 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF OFFALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 13 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
- ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH OSHA STANDARDS.

### DEVELOPMENT NOTES

- Area of Tract: 1.00 Acres
- Existing Zoning: HTCD - High Tech Corridor District
- Proposed Use: Telephone Communications
- Area of Building: 16,501 sq.ft.
- The required height and building setbacks are as follows:  
Minimum Front Yard: 30 feet  
Minimum Side Yard: 20 feet  
Minimum Rear Yard: 35 feet  
Maximum Height of Building: 50 feet
- Site is served by:  
Duckett Creek Sanitary Sewer District  
Union Electric Company  
Laclede Gas Company  
Missouri American Water Company  
Southwestern Bell Telephone Company  
Offallon Fire Protection District
- Address of property: 6356 Weldon Springs Rd. St. Charles, MO 63304  
This tract is determined to be outside the 500 year flood plan per F.I.R.M. #29183 CO 430 E, dated Aug. 2, 1996.
- Parking Required: Total building area = 16,501 sq.ft.  
30% Office Space = 4950 sq.ft./300 = 17 spaces  
70% telephone equipment, mechanical equipment, and storage = 0 spaces  
Total Parking Required: 17 spaces  
Total Parking Provided: 17 spaces (including 1 handicap space)
- Site Coverage Calculations:  
Building = 8,251 sq.ft.  
Pavement = 12,840 sq.ft.  
Green Space = 22,469 sq.ft.
- Landscape Calculations:  
Required: 270 s.f. X total number of parking spaces X 6% = total s.f. of landscaping required  
270 X 18 X 6% = 292 s.f. required  
Provided: 2,047 s.f. of landscaping required  
Existing Trees: 19  
Saved Trees: 2  
Total Removed: 17  
Proposed Trees: 23 + 2 EXISTING = 25 TREES  
Proposed Shrubs: 60

THIS SHEET FOR DRAINAGE PURPOSES ONLY.....NOT TO BE USED FOR CONSTRUCTION

Date issued:  
6-10-99

Revisions:  
6/30/99 CITY COMMENTS  
7/07/99 REVISIONS  
8/26/99 REVISIONS

9/29/99 REVISIONS  
11/18/99 CITY COMMENTS  
2/22/00 SANITARY

Consultants:  
Wedemeyer Cernik Corrubia, Inc. Architects  
707 N. Second St., Ste 300  
St. Louis, Mo. 63102  
Heideman & Associates, Inc. Engineers  
13545 Barrett Pkwy. Dr., Ste 200  
St. Louis, Mo. 63201  
Box Engineering Co. Inc.  
1052 South Cloverleaf Drive  
St. Peters, Mo. 63376-6445

MWH PROJECT NO.  
99019.048

MWH ALLIANCE  
A Joint Venture LLC  
Wedemeyer Cernik Corrubia, Inc. Architects  
707 N. Second Street, St. Louis, MO  
Heideman + Associates, Inc. Engineers  
13545 Barrett Parkway Drive, St. Louis, MO

SWBT  
WELDON SPRING CENTRAL OFFICE  
NEW TELEPHONE EQUIPMENT BUILDING  
WELDON SPRING ROAD  
ST. CHARLES COUNTY, MISSOURI

BAX PROJECT NO 98-10453

SHEET  
C-4  
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