

# A SITE PLAN FOR STORAGE MASTERS OF O'FALLON

## A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 26, TOWNSHIP 47 NORTH, RANGE 3 EAST, OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

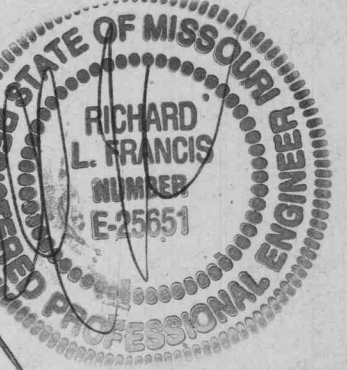
### GENERAL NOTES

- 1) 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.
- 2) 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).
- 3) 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.
- 4) NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- 5) ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- 6) NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODED OR SEEDED AND MULCHED.
- 7) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- 8) ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- 9) PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- 10) SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- 11) ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- 12) ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 13) MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:  
STREET TREES: 500.15 L.F. = 13 TREES  
ADDITIONAL TREES: 49,223 S.F. OPEN SPACE = 16 TREES  
1 TREE / 3,000 S.F.  
TOTAL REQUIRED: 29 TREES
- 14) TOTAL TREES PROPOSED: 29 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- 15) THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- 16) THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 13 PERFORMANCE STANDARDS.
- 17) ALL BUILDINGS ARE 12' IN HEIGHT.
- 18) ALL UTILITIES TO BE UNDERGROUND.

**JOHN BURROWS**  
**STORAGE MASTERS**  
**30251 VIA FESTIVO**  
**SAN JUAN CAP, CA**  
**(714) 443-0993**

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY  
 I hereby certify that the documents intended to be submitted by me and 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 architecture or engineering project or survey.



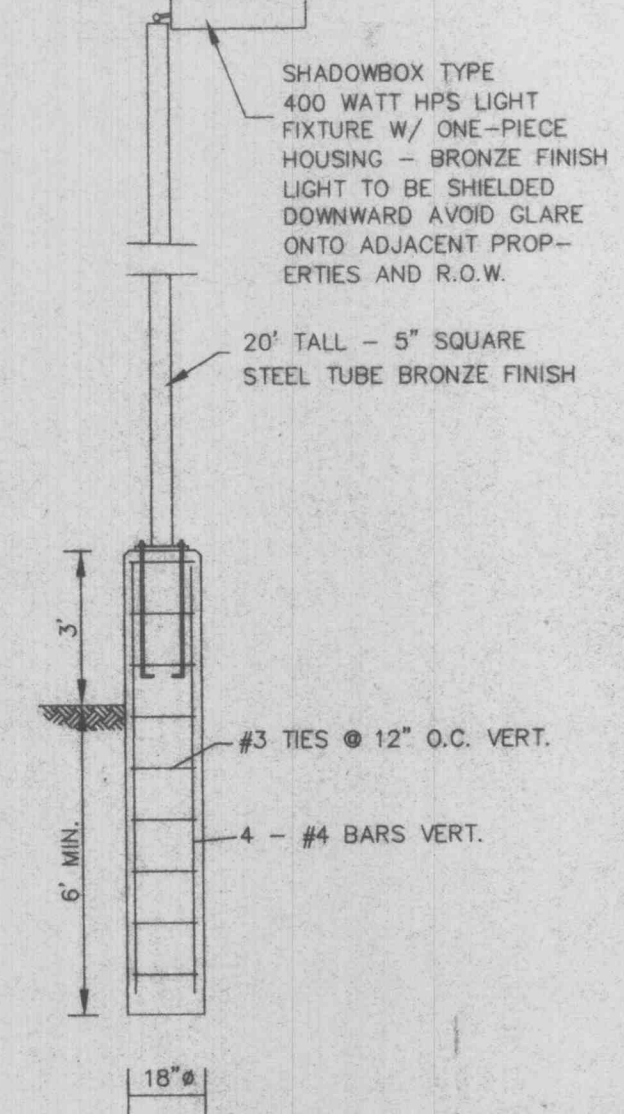
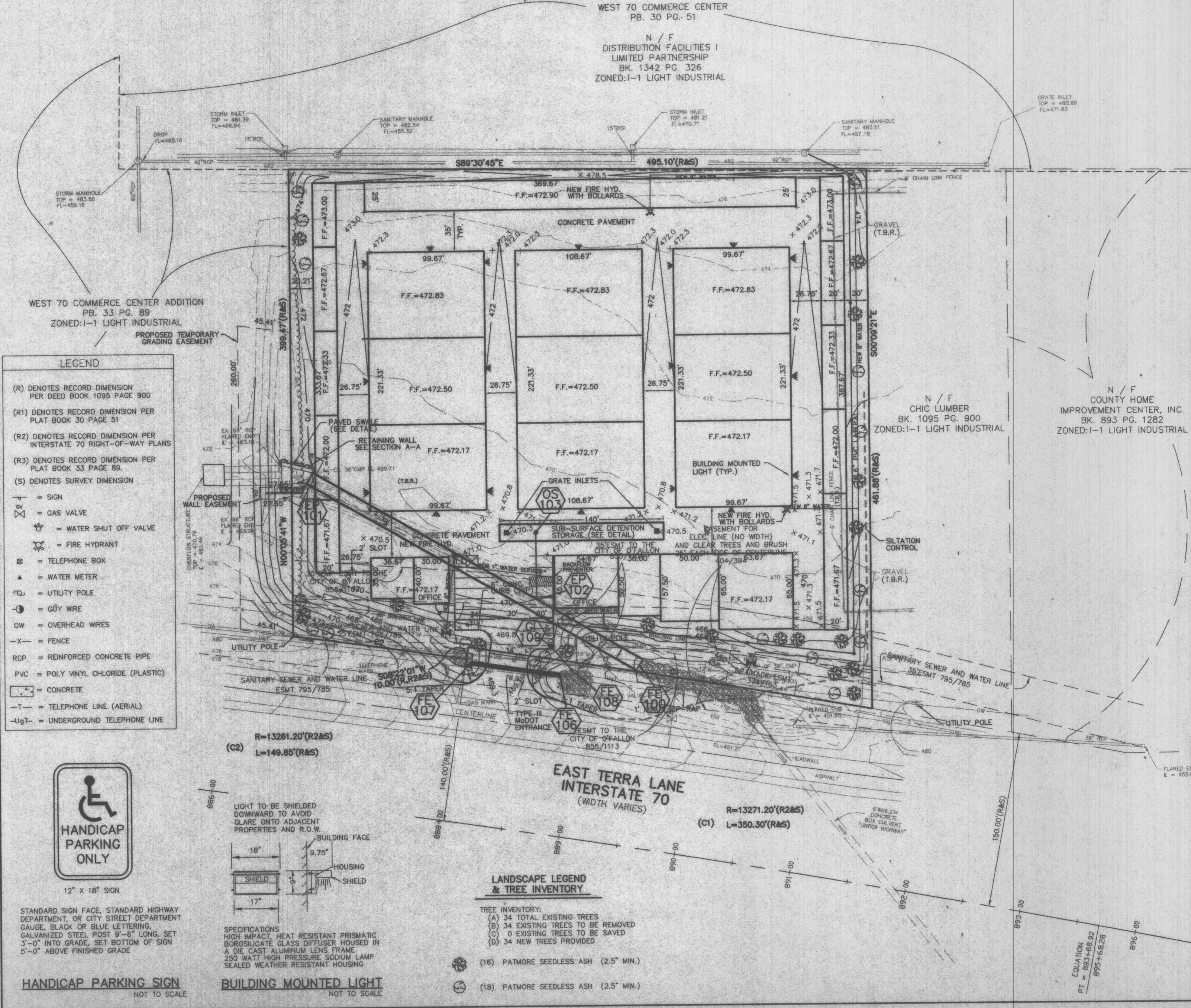
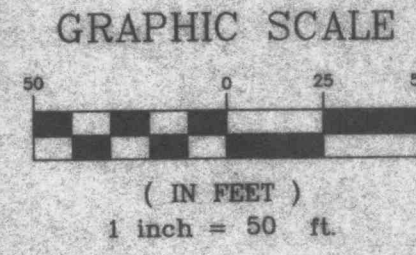
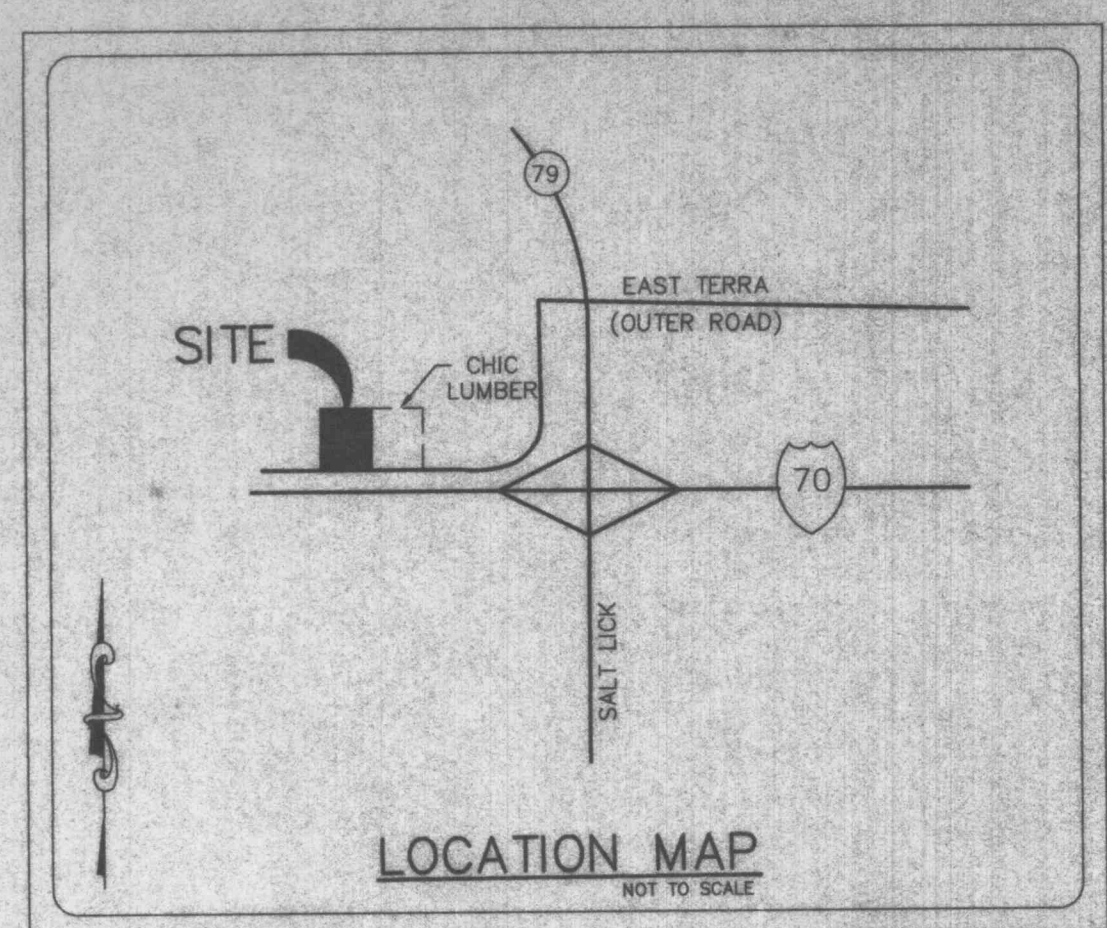
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REVISIONS
5-14-97 CITY OF O'FALLON
7-18-97 FIRE DEPT.
8-18-97 BLDG LAYOUT
8-27-97 STATE ENTRANCE
10-22-97 STATE ENTRANCE
11-03-97 BUILDING #1
12-11-97 DETENTION
12-16-97 CITY COMMENTS

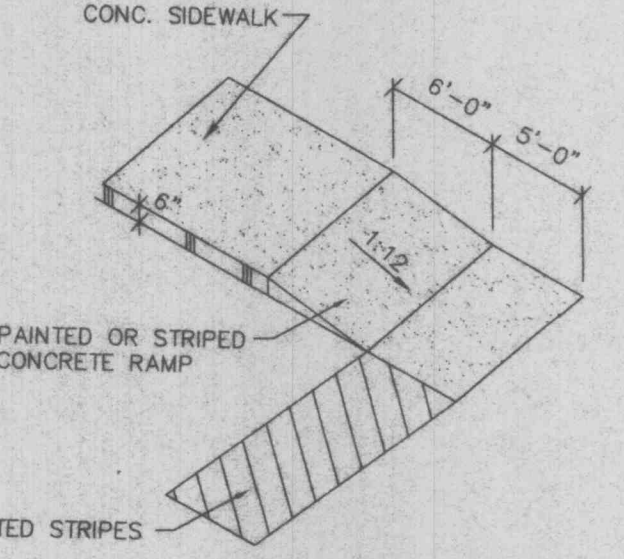


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 SURVEYING  
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 FAX 928-1718

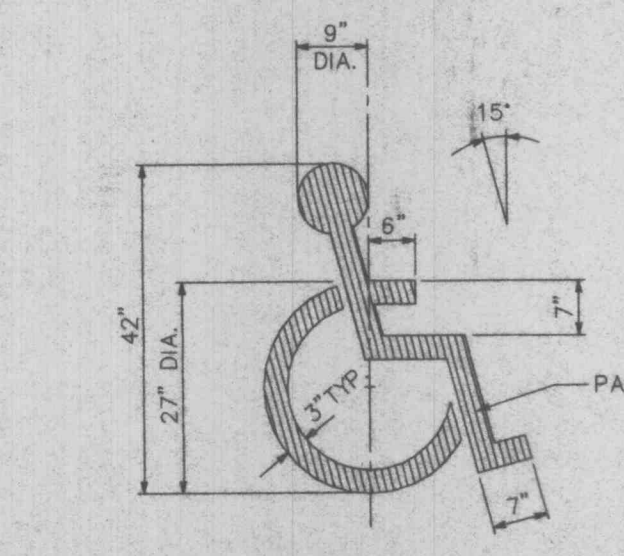
Contingent upon  
 obtaining conditions  
 we permit the  
 areas used as  
 apartment.  
 Building  
**APPROVED**  
 12/19/97  
 Joan Callop



**LIGHT POLE & BASE**  
NOT TO SCALE



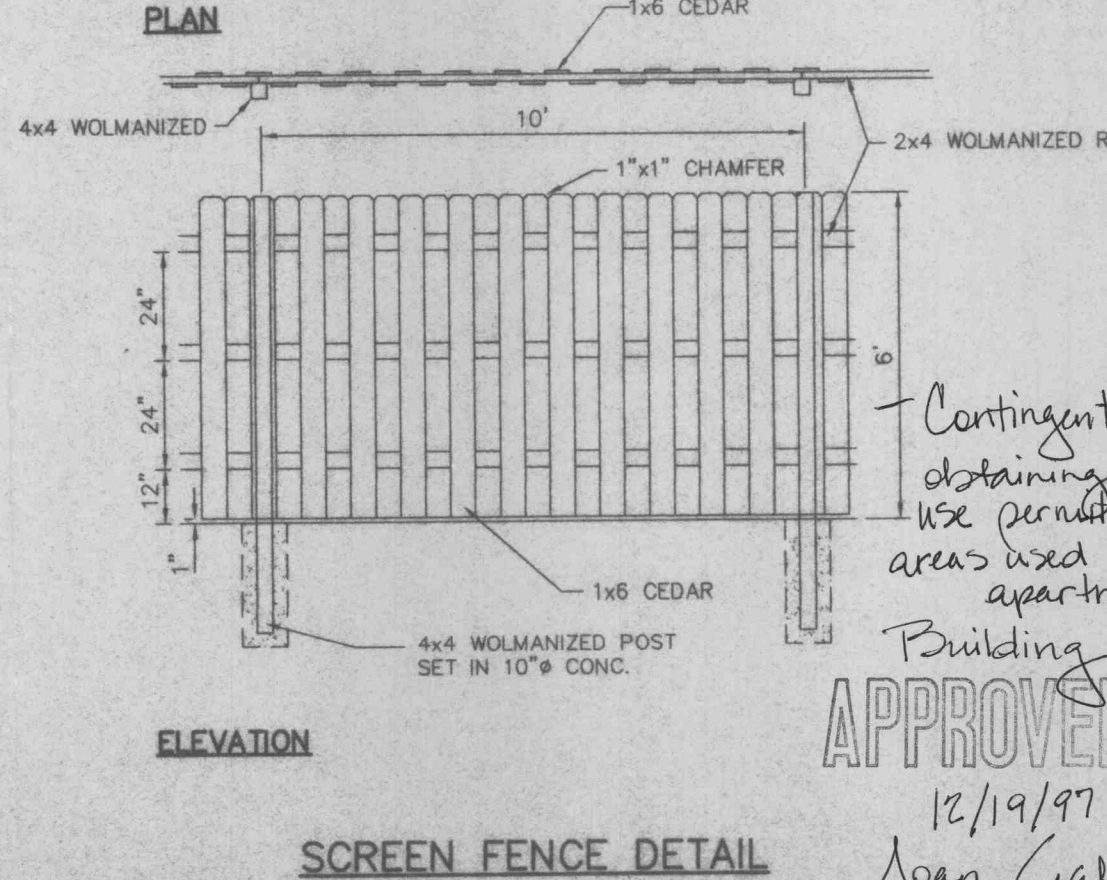
**HANDICAPPED RAMP DETAIL**  
NOT TO SCALE



**PAINTED HANDICAPPED PARKING SYMBOL**  
NOT TO SCALE

### DEVELOPMENT NOTES

1. Area of Tract: 4.856 Acres
2. Proposed Zoning: I-1 LIGHT INDUSTRIAL
3. Proposed Use: Storage Units
4. 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 (three stories)
5. Current Owners of Property: JOHN BURROWS and developer  
30251 VIA FESTIVO  
SAN JUAN CAP, CA 92675  
(714) 443-0993
6. Site is served by:  
O'Fallon Sewers (314) 639-8210  
Union Electric Company (314) 639-8210  
Loadele Gas Company (314) 698-5418  
O'Fallon Water (314) 272-8618  
OTE Telephone Company (314) 332-7623  
Fort Zumwalt School District (314) 272-6620  
St. Peters Fire Protection District (314) 279-9740
7. No Flood Plain exists on this tract per F.I.R.M. #29183 C 0241 E, dated Aug. 2, 1996.
8. Topographic information is per Topographic Survey by BAX Engineering.
9. Parking Required:  
Office - One for each 300 square feet of floor area.  
1696 SQ. FT. / 300 = 6 parking spaces  
Apartment - 2 spaces per dwelling unit.  
1 dwelling unit x 2 = 2 parking spaces  
8 parking spaces required  
parking provided = 15 spaces including 1 handicap spaces
10. SITE COVERAGE CALCULATIONS:  
BUILDING = 2.43 Acres (49.95%)  
PAVEMENT = 1.49 Acres (30.65%)  
GREEN SPACE = 0.94 Acres (19.36%)

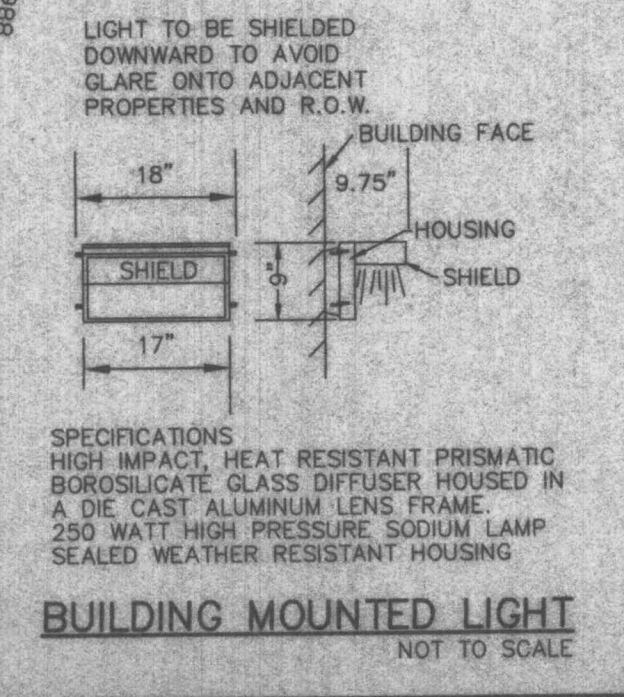


**SCREEN FENCE DETAIL**  
NOT TO SCALE

### LEGEND

(R) DENOTES RECORD DIMENSION PER DEED BOOK 1095 PAGE 900  
 (R1) DENOTES RECORD DIMENSION PER PLAT BOOK 30 PAGE 51  
 (R2) DENOTES RECORD DIMENSION PER INTERSTATE 70 RIGHT-OF-WAY PLANS  
 (R3) DENOTES RECORD DIMENSION PER PLAT BOOK 33 PAGE 59.  
 (S) DENOTES SURVEY DIMENSION

- = SIGN  
 X = GAS VALVE  
 W = WATER SHUT OFF VALVE  
 H = FIRE HYDRANT  
 B = TELEPHONE BOX  
 A = WATER METER  
 U = UTILITY POLE  
 G = GUY WIRE  
 OW = OVERHEAD WIRES  
 X = FENCE  
 RCP = REINFORCED CONCRETE PIPE  
 PVC = POLY VINYL CHLORIDE (PLASTIC)  
 C = CONCRETE  
 T = TELEPHONE LINE (AERIAL)  
 -UGT = UNDERGROUND TELEPHONE LINE



### LANDSCAPE LEGEND & TREE INVENTORY

TREE INVENTORY:  
 (A) 34 TOTAL EXISTING TREES  
 (B) 34 EXISTING TREES TO BE REMOVED  
 (C) 0 EXISTING TREES TO BE SAVED  
 (D) 34 NEW TREES PROVIDED

(16) PATMORE SEEDLESS ASH (2.5' MIN.)  
 (18) PATMORE SEEDLESS ASH (2.5' MIN.)