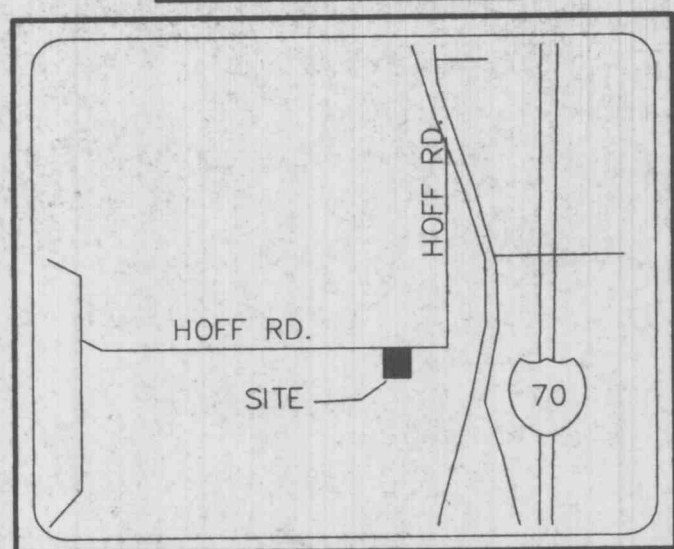
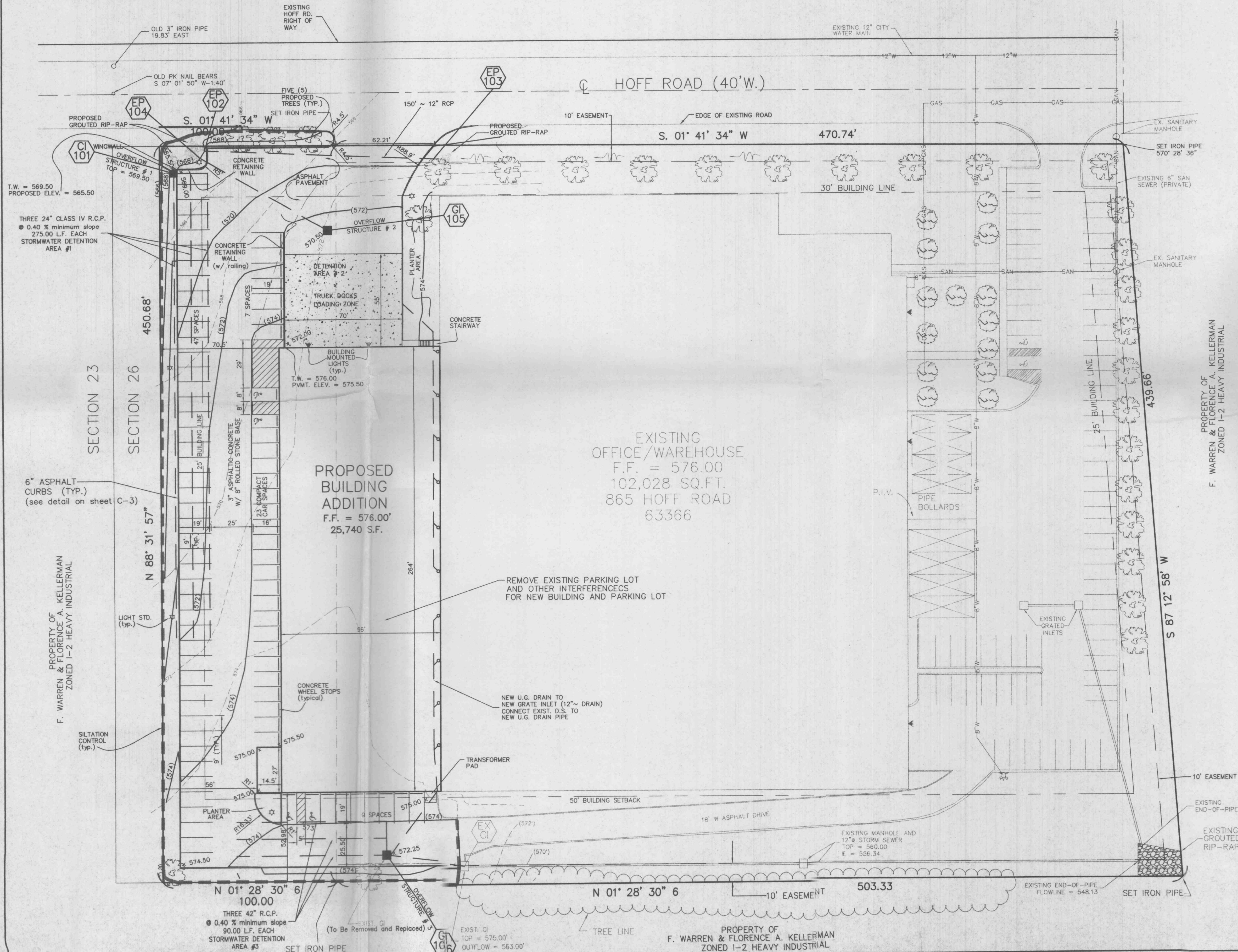
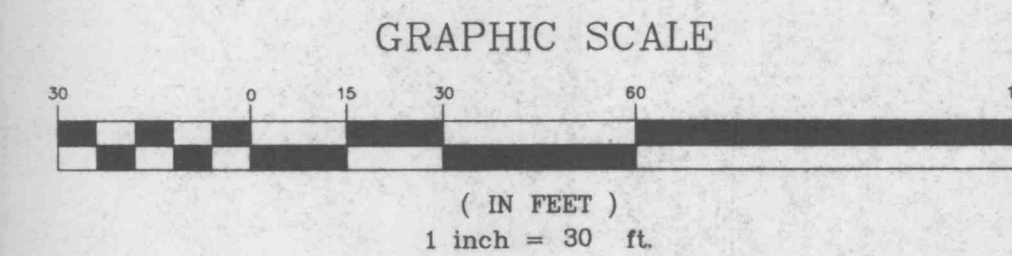
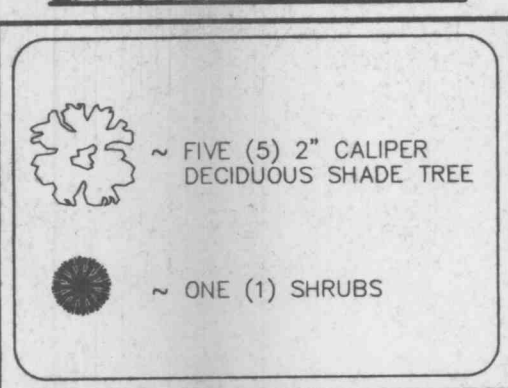


**A SET OF CONSTRUCTION PLANS FOR
TRUE FITNESS TECHNOLOGY
BEING A TRACT OF LAND IN THE
NORTHEAST QUARTER OF FRACTIONAL
SECTION 26, TOWNSHIP 47 NORTH,
RANGE 2 EAST OF THE FIFTH PRINCIPAL
MERIDIAN IN ST. CHARLES COUNTY, MISSOURI**

LOCATION MAP



LANDSCAPE LEGEND



GENERAL NOTES

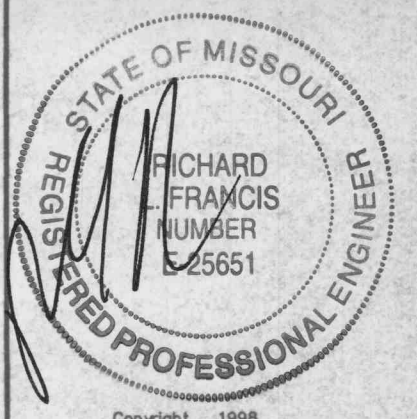
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE 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," (ASTM-D-1557). ALL TRENCH BACKFILLS UNDER PAVED AREAS INCLUDING SIDEWALKS SHALL BE GRANULAR FILL. ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF 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 SOODED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON 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: 570.74' FRONTAGE
1 TREE / 40 L.F. = 15 TREES
TOTAL TREES REQUIRED: 15 TREES
TOTAL TREES PROVIDED: 15 (INCLUDING 10 EXISTING)
- 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)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 13 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
- ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM WITH OSHA STANDARDS.
- UTILITY CONNECTIONS TO NEW BUILDING SHALL BE EXTENDED FROM EXISTING BUILDING.
- EXISTING COUNTOURS, NEW BUILDING AND NEW PARKING LAYOUT, WERE PROVIDED BY AND DESIGNED BY STRUCTURAL SYSTEMS, INC. PER THEIR PLANS DATED 2/29/88, 10/7/88 AND A REVISED PLAN DATED 6/23/98.
- THE DEVELOPER SHALL CONTRIBUTE TO THE STORMWATER MANAGEMENT FUND.

DEVELOPMENT NOTES

- Area of Tract: 6.42 ACRES
- Existing Zoning: 1-2 HEAVY INDUSTRIAL
- Proposed Use: Fitness Store
- Area of Building Addition: 25,740 SQ. FT.
- The required height and building setbacks are as follows:
Minimum Front Yard: 30 feet
Minimum Side Yard: 25 feet
Minimum Rear Yard: 50 feet
Maximum Height of Building: 50 feet
- OWNER OF PROPERTY: True Fitness Tech.
865 Hoff Road
O'Fallon, MO 63366
- Site is served by:
Duckett Creek Sewer District
Union Electric Company
St. Charles Gas Company
Missouri American Public Water District #2
GTE Telephone Company
Fort Zumwalt School District
O'Fallon Fire Protection District
- No Flood Plain exists on this tract per F.I.R.M. #29183 C 0220 E, dated Aug. 2, 1996.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY STRUCTURAL SYSTEMS, INC.
- New Parking Provided: 86 Spaces (including 2 handicap)

PREPARED FOR:
STRUCTURAL SYSTEMS, INC.
816 SOUTH KIRKWOOD ROAD
ST. LOUIS, MO 63122
(314) 966-5920

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized 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 resulting to or intended to be used for any part or parts of the architectural or engineering project on survey.



REVISIONS	
9-21-98	REVISIONS
10-5-98	REVISIONS

BAX

ENGINEERING PLANNING SURVEYING

1062 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5562
FAX 928-1718

Building APPROVED
10/15/98
Joan Callup

9-2-98	DATE
98-10173	PROJECT NUMBER
1	OF 3 SHEET OF
10173PRE.DWG	FILE NAME
SCL	CLH
DRAWN	CHECKED