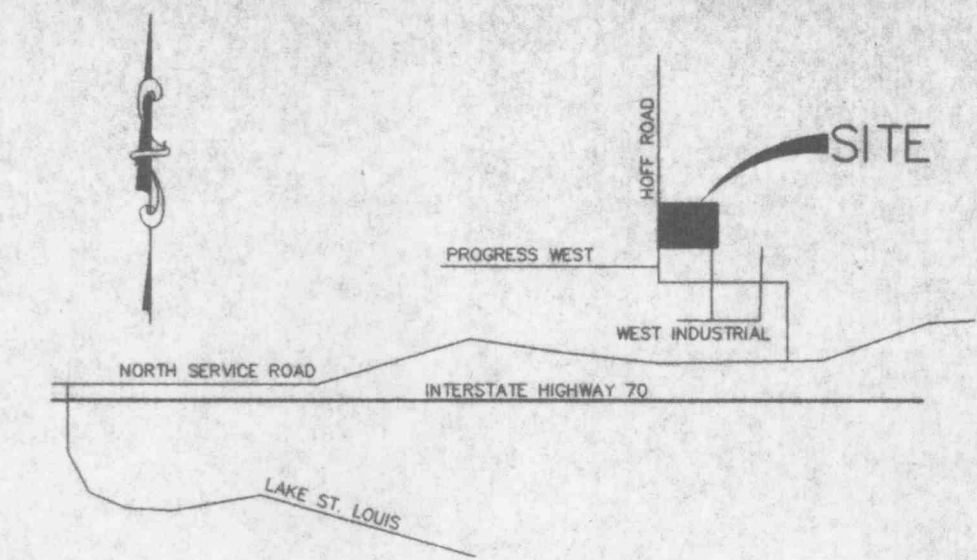


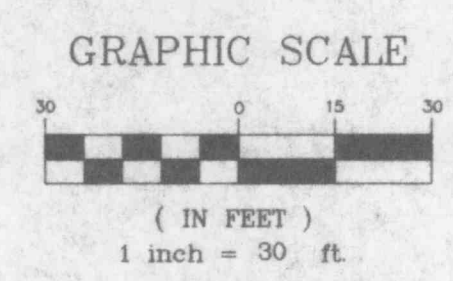
A SITE PLAN FOR THE BECKER GROUP INC.

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 25 TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

PROP N/F
ROBERT F ROETIGER & GRACE J ROETIGER
BK 877 PG 1561
ZONED RESIDENTIAL/AGRICULTURAL



LOCATION MAP
NO SCALE



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 under buildings and 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 construction and materials used shall conform to current City of O'Fallon Standards.
- Detention for this site has been provided previously.
- Contractor shall be responsible for complying with or obtaining a soils analysis.

DEVELOPMENT NOTES

- AREA OF TRACT: 7.99 ACRES
- PRESENT ZONING: I-1 LIGHT INDUSTRIAL
- EXISTING USE: 1 STORY WAREHOUSE
- SITE IS LOCATE IN/SERVED BY:
CITY OF O'FALLON SEWER
CITY OF O'FALLON WATER
OTE TELEPHONE
UNION ELECTRIC COMPANY
LACLEDE GAS COMPANY
O'FALLON FIRE PROTECTION DISTRICT
- MINIMUM BUILDING SETBACKS:
FRONT YARD - 30'
SIDE YARD - 20'
REAR YARD - 35'
- PROPERTY OWNER: BECKER GROUP, INC.
18125 E. TEN MILE ROAD,
ROSEVILLE, MI. 48066

PREPARED FOR:

BECKER GROUP inc.
BECKER TECHNOLOGY GROUP
18125 E. TEN MILE ROAD,
ROSEVILLE, MI. 48066

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 relating to or intended to be used for any part or parts of the architectural or engineering project or activity.

RICHARD FRANCIS L. BECKER
REGISTERED PROFESSIONAL ENGINEER
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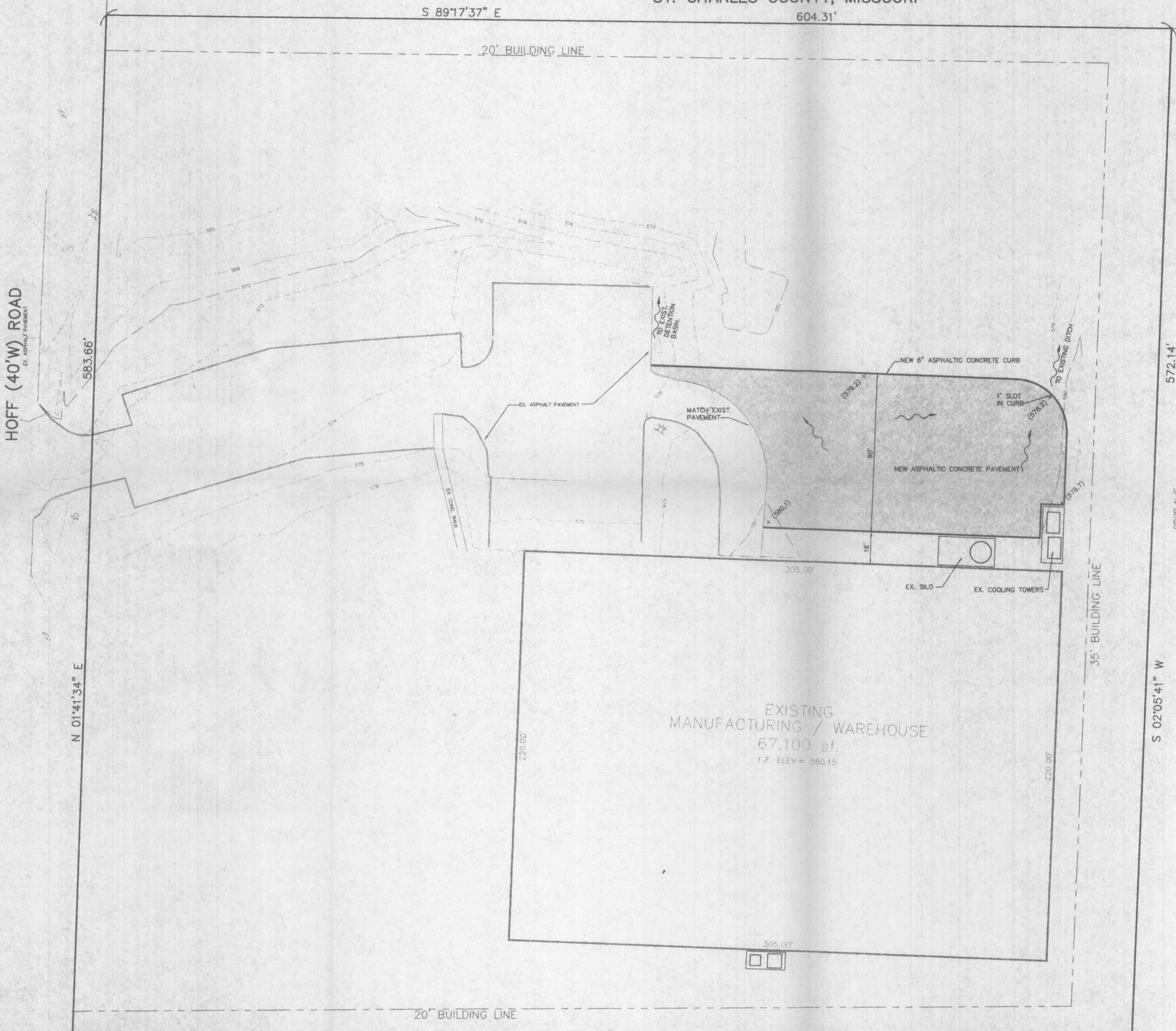
4-25-96
DATE

96-8133
PROJECT NUMBER

1 OF 1
SHEET OF

8133TOP0.DWG
FILE NAME

PJS
DRAWN CHECKED



HOFF (40'W) ROAD
EX. ASPHALT PAVEMENT

N 01°41'34" E

583.66'

S 89°17'37" E

604.31'

20' BUILDING LINE

572.14'

PROP N/F ESTATE
SIGMUND REAL ESTATE
BK 1426 PG 184
ZONED C-1 COMMERCIAL

35' BUILDING LINE

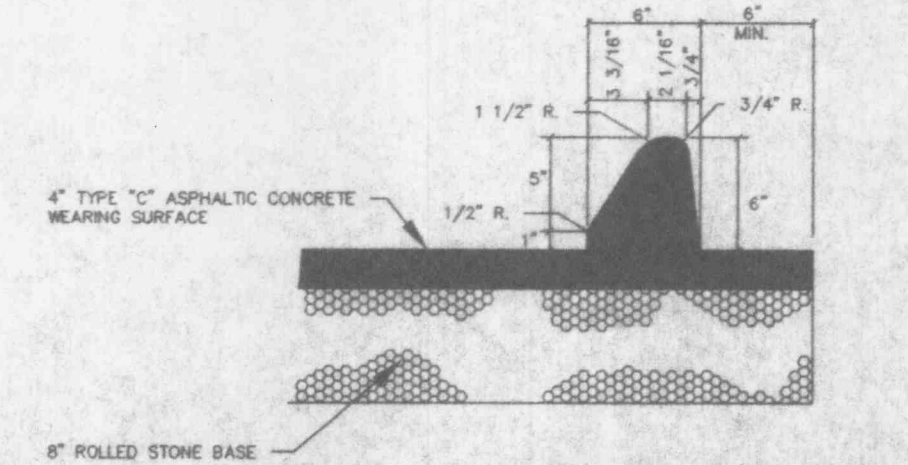
S 02°05'41" W

S 89°35'58" W

600.61'

PROP N/F
SIGMUND REAL ESTATE
BK 1414 PG 782
ZONED
C-1 COMMERCIAL

PROP N/F
SIGMUND REAL ESTATE
BK 1426 PG 184
ZONED
C-1 COMMERCIAL



ASPHALT CURB & PAVEMENT DETAIL
N.T.S.

APPROVED
Contingent upon
Complying w/ all I-1
zoning ordinances +
all other applicable
ordinances.
6/5/96
Colleen Kramore

EG4 Hoff Rd.