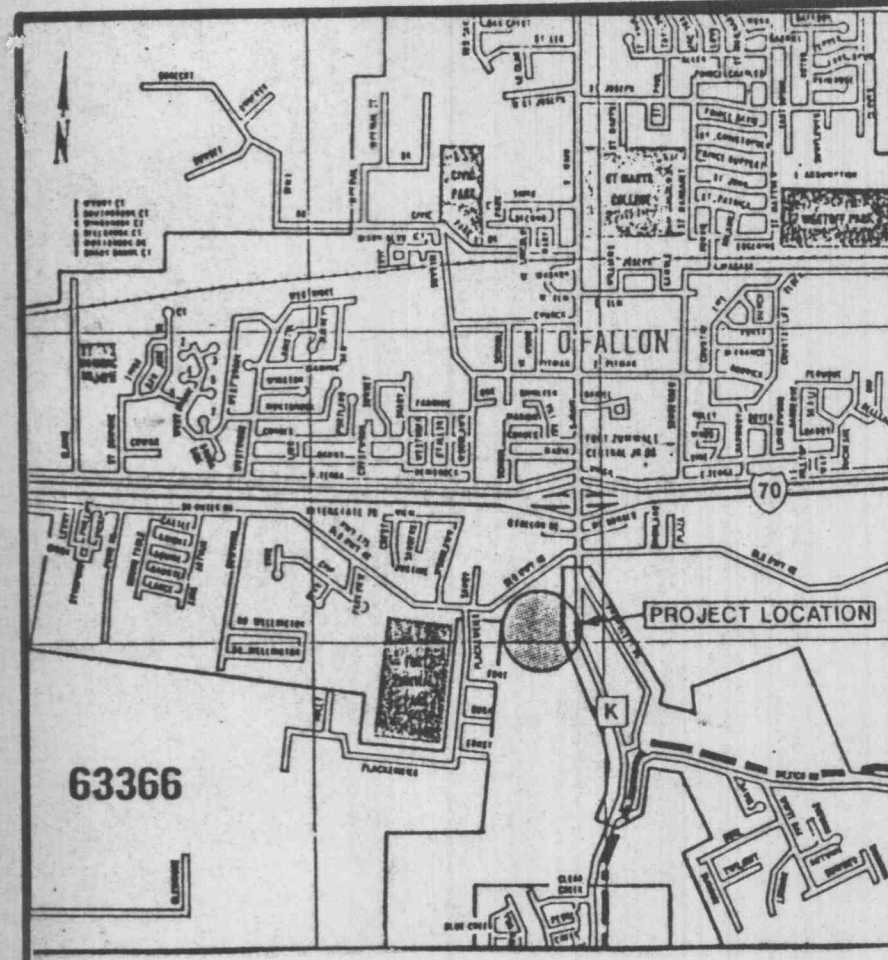
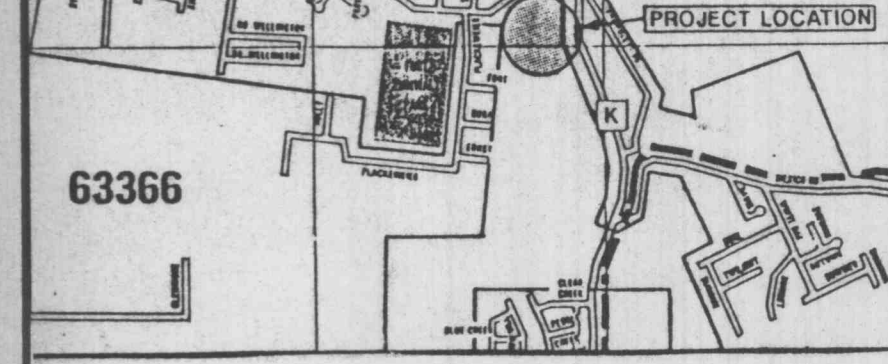


<b>GBA</b> GEORGE BUTLER ASSOCIATES, INC. Engineers / Architects / Landscape Architects / Planners Kansas City, Mo. / Lenexa, Ks. / O'Fallon, Mo. / Ames, Ia. / Oklahoma City, Ok.		DATE: 3-28-95
DESIGN BY: J. J. C.		
DRAWN BY: B. N. H.		
PROJECT NO: 7171		
SHEET NO:		TOTAL SHEETS:
CI		C4
REVISIONS	BY	DATE



Note: Existing underground and overhead utilities and drainage structures have been plotted from available information and their locations must be considered approximate only. It is the responsibility of the contractor to notify the utility companies and to verify the locations of existing utilities before actual construction begins. Any discrepancies should be reported to the Engineer immediately.

- This tract is served by:
- Sewers - City of O'Fallon (Alliance Water Resources) - 281-2858
  - Water - City of O'Fallon (Alliance Water Resources) - 281-2858
  - Electric - Union Electric Company - 1-800-552-7583
  - Gas - St. Charles Gas Company - 946-8937
  - Telephone - GTE, Inc. - 1-800-483-4400
  - Fire - O'Fallon Fire Protection District - 272-3493



63366

N/F  
O'FALLON CHRISTIAN CHURCH  
BK. 740, PG. 1047  
C-2

N/F  
KAMADA, TSUTOMU KAMADA  
BK. 781, PG. 1438  
C-2

N/F  
O'FALLON MANAGEMENT CORP.  
BK. 1567 PG. 711  
(WALGREENS)  
C-2

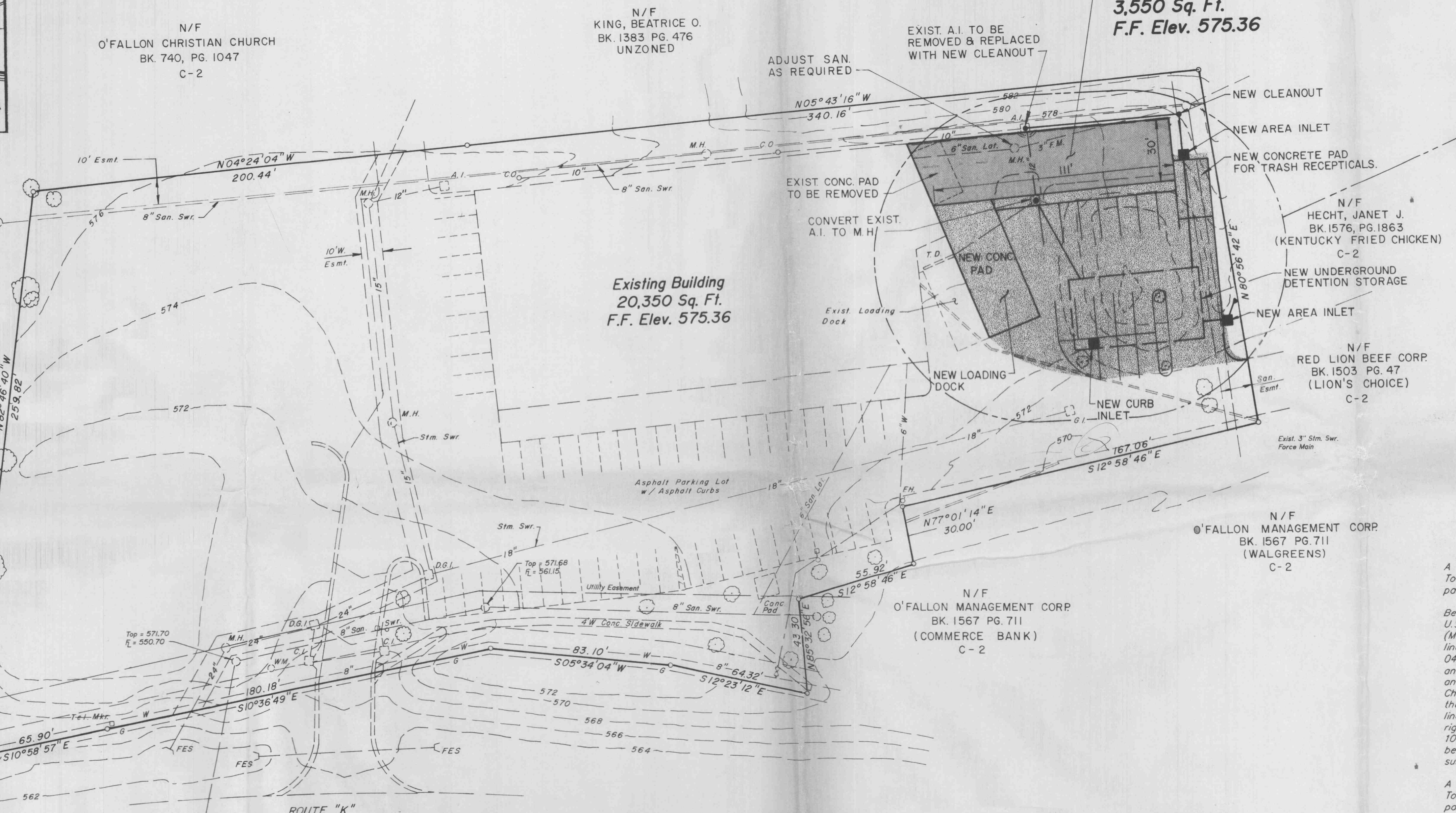
N/F  
O'FALLON MANAGEMENT CORP.  
BK. 1567 PG. 711  
(COMMERCE BANK)  
C-2

N/F  
HECHT, JANET J.  
BK. 1576, PG. 1863  
(KENTUCKY FRIED CHICKEN)  
C-2

N/F  
RED LION BEEF CORP.  
BK. 1503 PG. 47  
(LION'S CHOICE)  
C-2

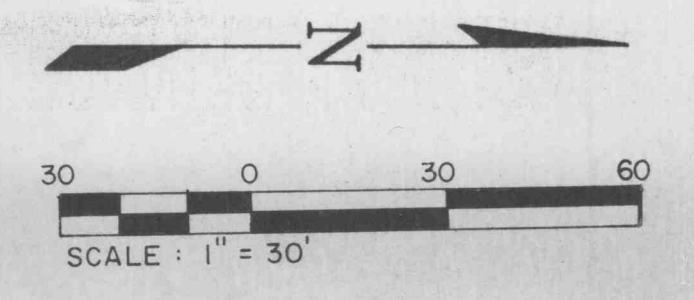
**GENERAL NOTES**

- Total area of property - 2.8943 acres.
- Present Zoning - C-2, General Business
- Proposed Use - Hardware store addition
- Owner/Developer: O'Fallon True Value Hardware  
921 Highway K  
O'Fallon, Missouri 63366
- Temporary Facilities: Light, power, water, toilet facilities shall be provided by the General Contractor.
- Protection: Each contractor shall protect his excavations. All excavations shall be kept free of water and lighted barricades maintained.
- Clean-Up: The General Contractor shall remove all debris from site and building broom cleaned. Tools, equipment, and scaffolding not in active use shall be removed.
- Topsol, soil and debris is to be removed from area of new construction. This includes existing concrete, asphalt and retaining walls.
- Excavate to produce an undisturbed soil bearing surface at required levels. Remove all soft spots in subgrade and fill with compacted granular fill.
- Fill soils shall not contain organic material, vegetation, rubbish, cinders or frozen material. Fill soils shall be clay or granular fill. Remove all unacceptable or excess excavated material from site.
- Horizontal site. All existing underground utilities and services that are to remain are to be protected throughout construction.
- Clayey Material: Deposit fill in 8" lifts, breakdown oversized lumps and mix to secure a uniform moisture content and compaction. After each lift has been spread and sprinkled if required, roll or tamp that lift uniformly over its entire area. Compact clayey fill to not less than 95% of maximum density at optimum moisture as determined by compaction tests.



**APPROVED**  
With contingencies listed on Approval letter.  
Todd Linnell  
5-18-95

See Sheet 2 of 4  
For Proposed  
Construction Area



**LEGAL DESCRIPTION:**

A tract of land being part of the Southeast Quarter of Fractional Section 29, Township 47 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at a found old iron pipe marking the intersection of the North line of U.S. Survey 55, with the West right-of-way line of Relocated State Highway "K" (M.S.H.D. Job No. 6-U-K-562); thence North 82°46'51" West, along said North line of U.S. Survey 55, 259.68 feet to an old iron pipe; thence North 04°24'49" West departing said survey line, 121.53 feet to a point from which an old iron pipe marking the Southeast corner of a tract conveyed to Ambrose R. and Beatrice O. King per deed recorded in Deed Book 465, page 632 of the St. Charles County Recorder's Office bears North 04°24'49" West, 78.91 feet; thence North 77°01'15" East, 233.93 feet to a point on the West right-of-way line of aforementioned Relocated State Highway "K" from which point a right-of-way marker bears North 10°42'30" West, 36.24 feet; thence South 10°42'30" East, along said right-of-way line, 210.00 feet to the point of beginning and as calculated in August, 1990 from a survey executed by Landmark Surveying, Inc., during June, 1990.

A tract of land being part of the Southeast Quarter of Fractional Section 29, Township 47 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:

Commencing at a found old iron pipe marking the intersection of the North line of U.S. Survey 55, with the West right-of-way line of Relocated State Highway "K" (M.S.H.D. Job No. 6-U-K-562); thence North 82°46'51" West, along said North line of U.S. Survey 55, 259.68 feet to an old iron pipe; thence North 04°24'49" West departing said survey line, 121.53 feet to THE TRUE POINT OF BEGINNING of the tract of land herein described; thence continuing North 04°24'49" West, 78.91 feet to an old iron pipe marking the Southeast corner of a tract conveyed to Ambrose R. and Beatrice O. King per deed recorded in Deed Book 465, page 632 of the St. Charles County Recorder's Office; thence North 05°42'51" West, along the East line of said King tract, 340.17 feet to an old iron pipe marking the Southwest corner of a tract conveyed to William B. and Janet J. Hecht per deed recorded in Deed Book 875, page 70 of aforesaid Recorder's Office; thence North 80°57'17" East, along the South line of said Hecht tract, 124.23 feet to an old iron pipe marking the Southwest corner of a tract conveyed to Carol Ann Lewis per deed recorded in Deed Book 1163, page 1791 of aforesaid Recorder's Office; thence continuing North 80°57'17" East, along the South line of said Lewis tract, 38.00 feet to the Southwest corner of Lot 2 of K's Crossing, a subdivision filed for record in Plat Book 29, page 6 of aforesaid Recorder's Office; thence continuing North 80°57'17" East, along the South line of said Lot 2, 30.08 feet to a set P.K. Nail marking the most Western Corner of Lot 1 of said K's Crossing; thence South 12°58'32" East, along the West line of said Lot 1, 2°29.94 feet to a set iron rod marking the Southwest corner of said Lot 1; thence North 85°39'28" East, along the South line of Lot 1, 43.28 feet to a set iron rod on the West right-of-way line of aforementioned Relocated State Highway "K"; thence along said right-of-way line, the following courses and distances: south 12°21'43" West, 64.44 feet to a right-of-way marker; South 05°40'26" West, 82.73 feet to a right-of-way marker; South 10°42'30" East 36.24 feet; thence South 77°01'15" West, departing said right-of-way line, 233.93 feet to the point of beginning as calculated by Landmark Surveying, Inc. during September, 1990.

13. Granular Material: Deposit fill in 1' lifts and compact as specified for clayey materials. Pudding of granular material will not be permitted. Compact granular fill to not less than 95% of maximum density at optimum moisture of 70% relative density as determined by compaction tests.
14. Under slabs on grade, construct a leveling course over leveled and compacted subgrade. Use sand, stone screenings or pea gravel compacted with hand or mechanical tampers. Continue compaction until no further reduction in leveling course is apparent as tamper is advanced.
15. Provide bituminous concrete paving where indicated on drawings. Paving shall be placed on base compacted to 95% optimum density as indicated above.
16. All top, flowline, and invert elevations shown have been established from the grade plan and/or topographic survey. The General Contractor shall verify all elevations upon grading completion to insure continuity with proposed and existing utilities.
17. All construction and materials shall conform to City of O'Fallon specifications.
18. Exterior lighting shall be mounted 24' high, 400 watts.
19. Parking Requirements: Building Area - 20350 SF (Existing)  
3550 SF (Proposed)  
23900 SF Total  
10 P.S. for first 2000 SF = 10  
1 PS x 21900 = 55  
400 SF Additional  
Parking spaces required = 65  
Parking spaces provided = 54 (Existing)  
15 (Proposed)  
69 Total  
Handicap spaces provided = 2
20. Loading Spaced Required: 1 = 1  
5000 SF  
18900 SF - 20000 SF = 0.95  
Total Required = 1  
Loading spaces provided = 2
21. Interior Landscaping Required: 15 new P.S. x 270 SF = 4050 SF  
6% x 4050 = 243 SF  
Additional Interior Landscaping Provided = 450 SF
22. Required Trees: Open Space: 16200 SF -  
1 Tree x 16200 SF = 5.4 Trees  
3000 SF of Open Space  
1 Tree x 220 LF = 5.5 Trees  
40 LF of Street Frontage  
Total Trees Required = 11 Trees  
Existing Trees = 8  
Proposed Trees = 3  
Total Trees = 11
23. Building materials and height of the building shall be the same as the existing building.
24. No Trees Shall Be Removed Due To This Construction.
25. Setback Requirements:  
Front Yard: 25 Feet  
Side Yard: 0  
Back Yard: 0

