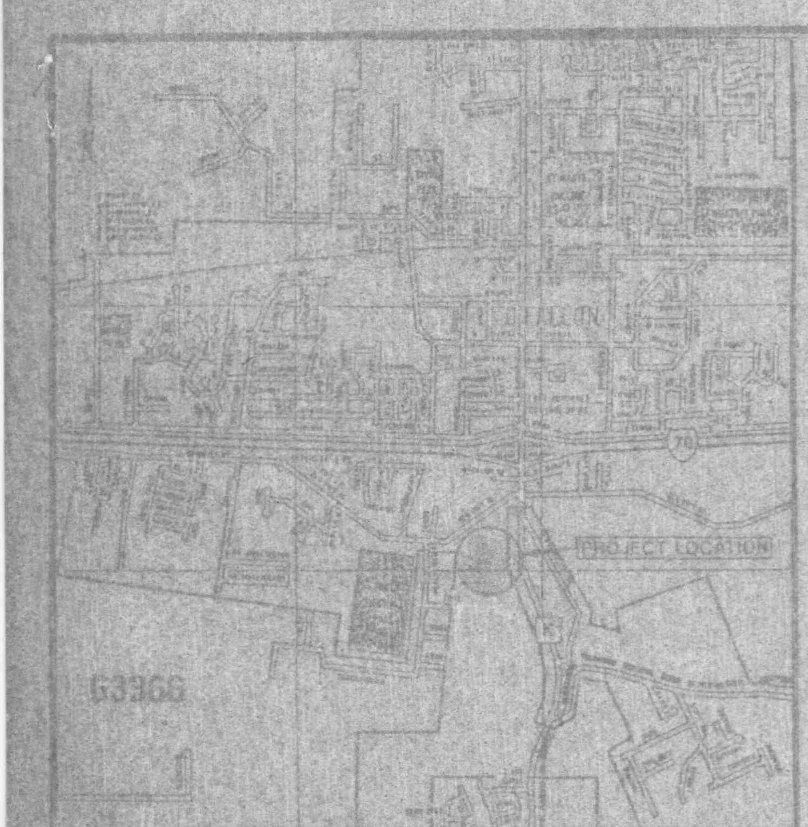


Note: Existing underground and overhead utilities and drainage structures have been plotted from available information and their locations must be considered approximate only. It is the responsibility of the contractor to notify the utility companies and to verify the locations of existing utilities 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

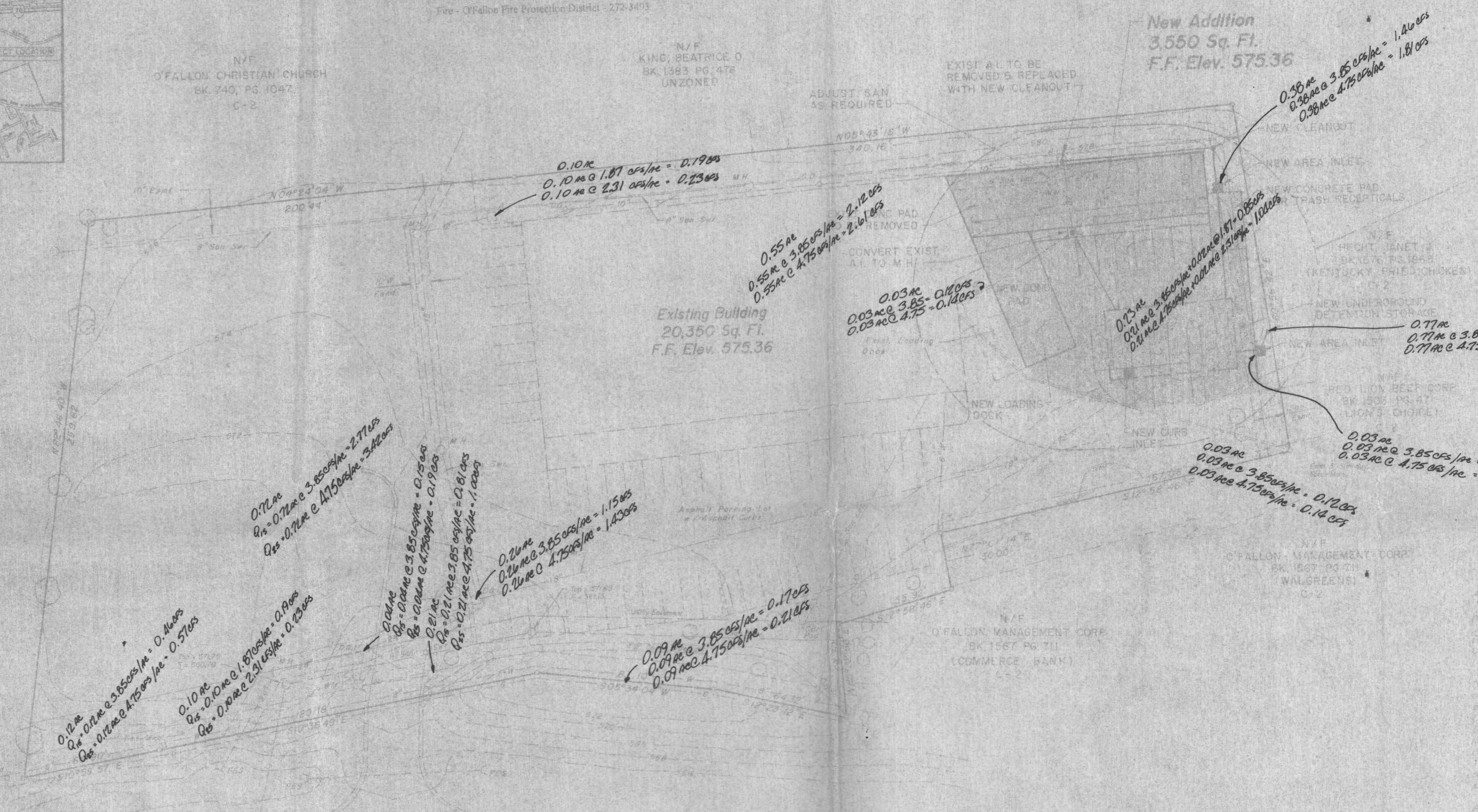
GBA
GEORGE BUTLER ASSOCIATES, INC.

TRUE VALUE HARDWARE ADDITION

DRAINAGE AREA

O'FALLON, MO.

C3 | C4



See Sheet 2 of 4 For Proposed Construction Area

GENERAL NOTES

1. Total area of property = 2.8943 acres
2. Present Zoning - C-2, General Business
3. Proposed Use - Hardware store addition
4. Owner/Developer: O'Fallon True Value Hardware, 921 Highway K, O'Fallon, Missouri 63366
5. Temporary Facilities - Light, power, water, toilet facilities shall be provided by the General Contractor.
6. Protection - Each contractor shall protect his excavations. All excavations shall be kept free of water and lighted barricades maintained.
7. 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.
8. Topsoil and [illegible] shall be removed from area of new construction. This includes existing [illegible], asphalt and retaining walls.
9. Excavate to produce an undisturbed soil bearing surface at required levels. Remove all soil spoils in subgrade and fill with compacted granular fill.
10. Fill soils shall not contain organic material, vegetation, rubbish, cinders or frozen material; may be clay or granular fill. Remove all unacceptable or excess excavated material [illegible] site.
11. All existing underground utilities and services that are to remain are to be protected throughout construction.
12. Clayey Materials: 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, [illegible] that fill uniformly over its entire area. Compact clayey fill to not less than 95% maximum density at optimum moisture as determined by compaction tests.
13. Granular Materials: Deposit fill in [illegible] lifts and compact as specified for clayey materials. Puddling 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 P.S. 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 Spaces Required: 1 / 5000 SF; 18900 SF - 20000 SF = 0.95 [illegible]; Total Required = [illegible]; Loading spaces provided = 2
21. Interior Landscaping Required: [illegible] P.S. x 270 SF = 4050 SF; [illegible] = 213 SF; Additional Interior Landscaping Provided = 430 S.F.
22. Required Trees: Open Space = 16200 SF. 1 Tree / 5000 SF of Open Space x 16200 SF = 3.4 Trees. 1 Tree / 40 LF of Street Frontage x 220 LF = 5.5 Trees. 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

LEGAL DESCRIPTION

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

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

STATE OF MISSOURI — JOHN J. CHOINKA — NUMBER E-24748 — REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION - FOR DRAINAGE PURPOSES ONLY