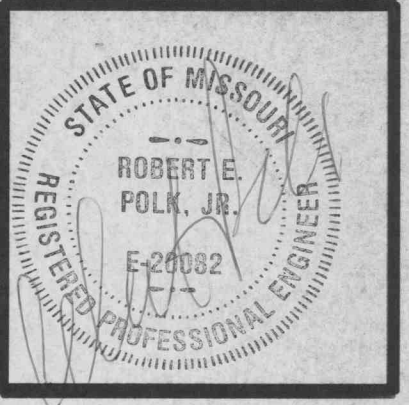


# LAYOUT AND PAVEMENT PLAN

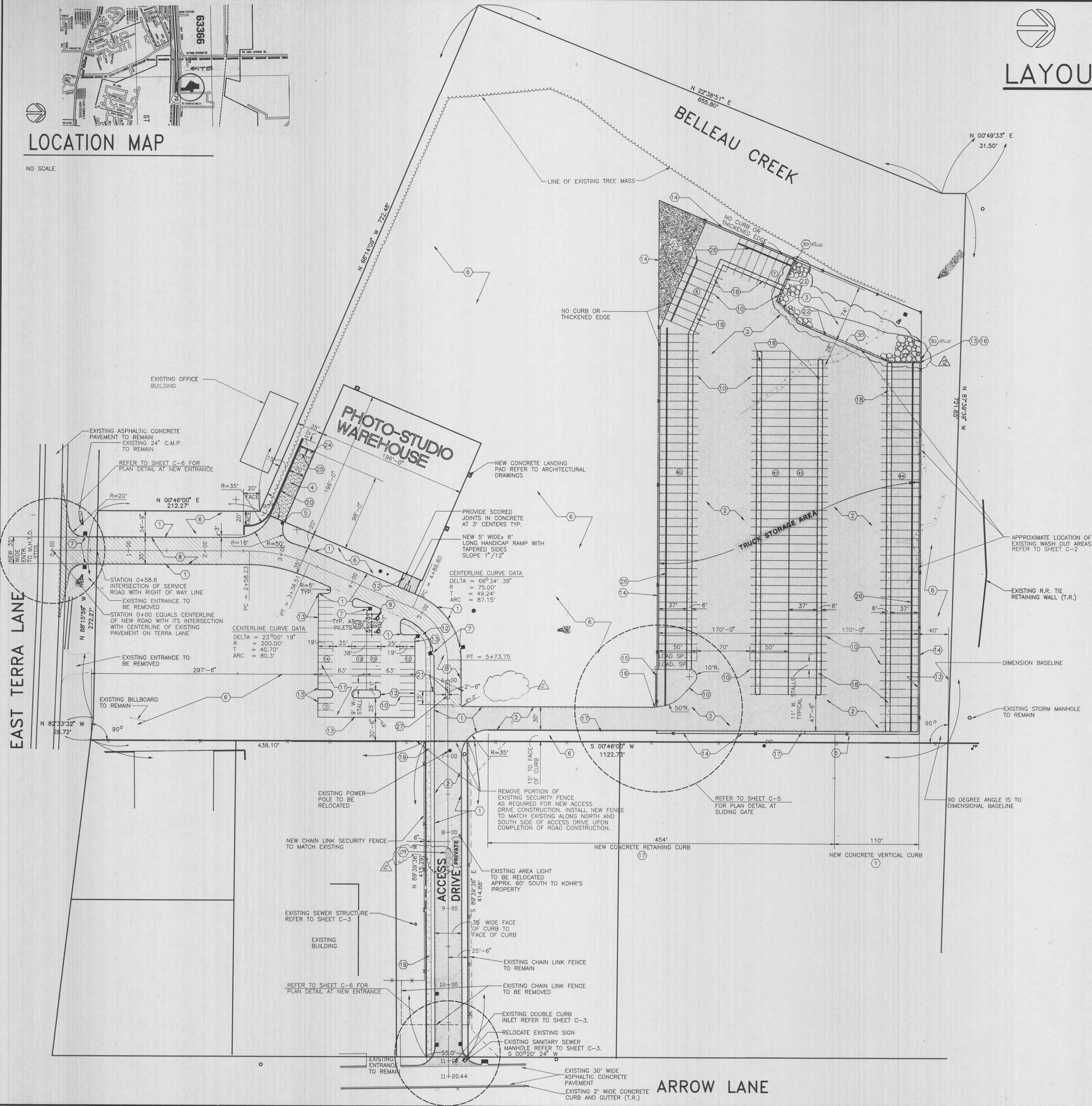
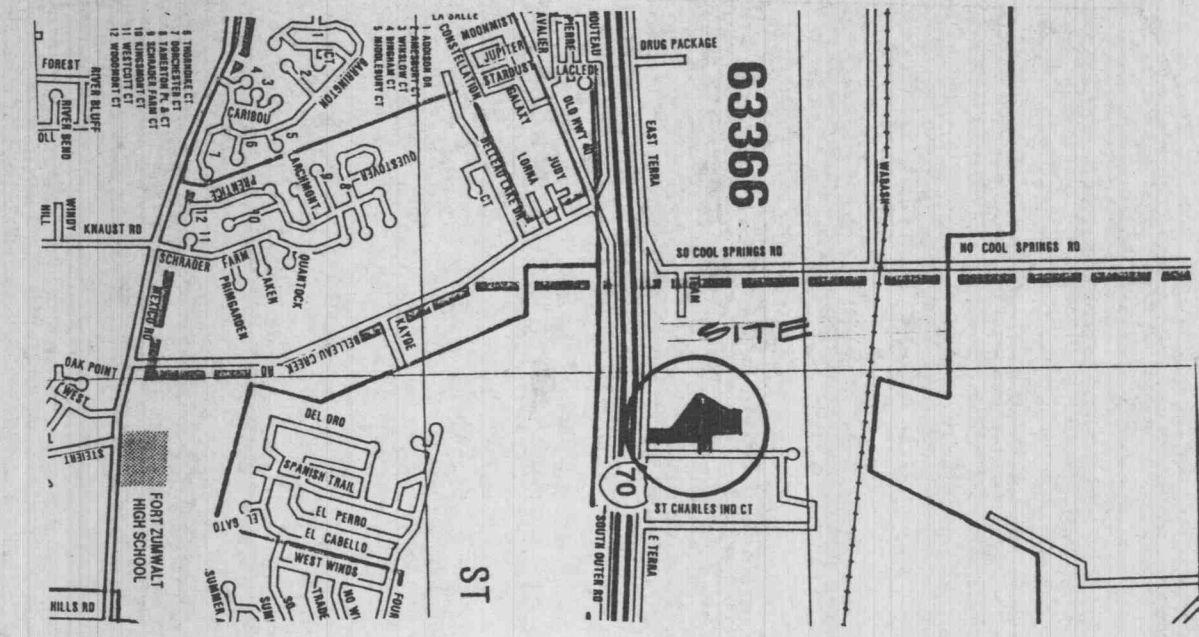
SCALE 1" = 50'



NO.	DATE	DESCRIPTIONS
1	10/27/92	PRELIMINARY
2	1/14/93	REVISED

## LOCATION MAP

NO SCALE



### SITE INFORMATION

Zoning	I-1 Light Industrial
Total Area of Lot	Acres
Developed Area	32,565 sq. ft. or 7.43 acres
Building Area	38,416 sq.ft.
Parking Space Calculations Required	1 space per employee + 2 spaces per 3 visitors = 27 + 20 = 47
Provided	48(9'x19') + 2(10'x19) = 50 spaces
Loading Space Calculations Required	1 space for first 5000 + 1 for each additional 20,000 = 1 + 2 = 3
Provided	3(12'x35') spaces

### LEGEND

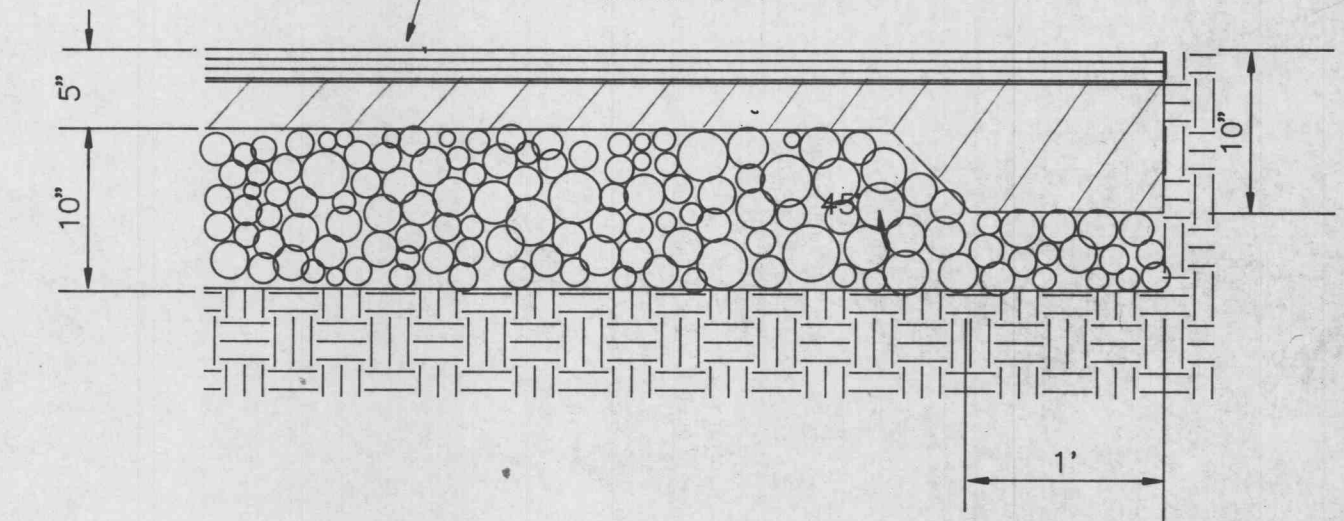
- ① DENOTES KEYED NOTE DESIGNATOR
- Ⓢ DENOTES PARKING COUNT
- (T.R.) TO REMAIN
- (T.B.R.) TO BE REMOVED
- [Hatched Box] DENOTES HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- [Dotted Box] DENOTES MODERATE DUTY ASPHALTIC CONCRETE PAVEMENT

### OWNER/DEVELOPER

VENTURE STORES INCORPORATED  
2001 EAST TERRA LANE  
O'FALLON, MISSOURI 63366

### KEYED NOTES

1. NEW CONCRETE VERTICAL CURB. REFER TO SHEET C-4 FOR DETAILS.
2. NEW HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT. REFER TO SHEET C-4 FOR DETAILS.
3. NEW UNROUTED ROCK BLANKET REFER TO SHEET C-2 FOR EXTENTS.
4. NEW CONCRETE PAVEMENT. REFER TO SHEET C-4 FOR DETAIL.
5. NEW STEEL PROTECTIVE POST. REFER TO SHEET C-4 FOR DETAIL. PAINT TO MATCH BRICK.
6. NEW LANDSCAPE AREA. REFER TO SHEET L-1.
7. NEW PAVEMENT SUMP. REFER TO DETAIL ON SHEET C-4.
8. NEW MODERATE DUTY ASPHALTIC CONCRETE PAVEMENT. REFER TO SHEET C-4 FOR DETAIL.
9. NEW PAINTED HANDICAP PARKING ONLY SYMBOLS. REFER TO SHEET C-4 FOR DETAIL.
10. NEW 4" WIDE PAINTED STRIPES.
11. NEW LIGHT DUTY ASPHALTIC CONCRETE PAVEMENT. REFER TO SHEET C-4 FOR DETAIL.
12. NEW CONCRETE WALK WITH INTEGRAL CURB. REFER TO SHEET C-4 FOR DETAIL.
13. NEW MACHINE LAID ASPHALTIC CONCRETE CURB. REFER TO SHEET C-4 FOR DETAIL.
14. NEW CHAIN LINK FENCE REFER TO SHEET C-5 FOR DETAILS.
15. NEW CHAIN LINK SLIDING GATE WITH ELECTRIC OPERATOR. REFER TO SHEET C-5 FOR DETAIL.
16. TURN CURB DOWN FROM 6" HEIGHT TO 0" HEIGHT IN 12" LENGTH.
17. NEW CONCRETE RETAINING CURB. REFER TO SHEET C-4 FOR DETAIL.
18. NEW CONCRETE LANDING PADS FOR TRUCK TRAILERS. REFER TO SHEET C-4 FOR DETAILS.
19. NEW 66" WIDE CONCRETE SIDEWALK, SET 6" NORTH OF NEW SOUTH RIGHT OF WAY LINE. REFER TO SHEET C-4 FOR DETAIL.
20. NEW LOFFELSTEIN RETAINING WALL WITH CONCRETE CURB. REFER TO SHEET C-4 FOR DETAILS.
21. NEW CONCRETE PROTECTIVE BOLLARD. REFER TO DETAIL ON SHEET C-4.
22. TURN DOWN ASPHALTIC CONCRETE PAVEMENT. REFER TO THIS SHEET FOR DETAIL.
23. NEW 3" THICK M.H.T.D. TYPE 1 CRUSHED LESTONE AGGREGATE. ON MIRAFI 700X (OR EQUAL) GEOTEXTILE.
24. NEW TRANSFORMER PAD REFER TO ELECTRICAL DRAWINGS.
25. NEW DUMPSTER LOCATION.
26. NEW TRAILER WHEEL STOP. REFER TO SHEET C-4 FOR DETAIL.
27. NEW 12" HIGH x 5" WIDE RAISED CONCRETE MEDIAN FROM STATION 6+00 TO 6+25 (SIM. TO TURNED DOWN WALK ON SHEET C-4).
28. NEW HANDICAP PARKING ONLY SIGN. REFER TO SHEET C-4 FOR DETAILS.
29. NEW 12" HIGH x 5" WIDE RAISED CONCRETE MEDIAN FROM STATION 8+20 TO 8+45 (SIM. TO TURNED DOWN WALK ON SHEET C-4).
30. NEW MHTD TYPE A GUARDRAIL. REFER TO SHEET C-7 FOR DETAIL.



TURNED DOWN EDGE AT HEAVY DUTY ASPHALT PAVEMENT  
NO SCALE

**PHOTOGRAPHIC STUDIO WAREHOUSE**  
**VENTURE STORES INCORPORATED**  
**#1835 EAST TERRA**  
**CITY OF O'FALLON, MISSOURI**

**Farnsworth Reinhardt Polk, Inc.**  
 architects & engineers

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 Phone (314)962-7900  
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TITLE: LAYOUT AND PAVEMENT PLAN

DATE: 9-14-92  
PROJECT NO.: 92106

SHEET: C-1