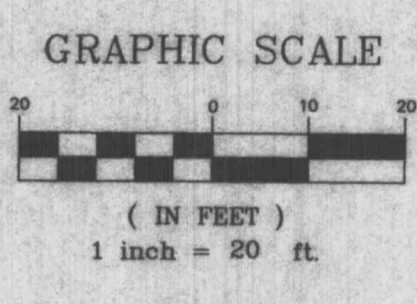
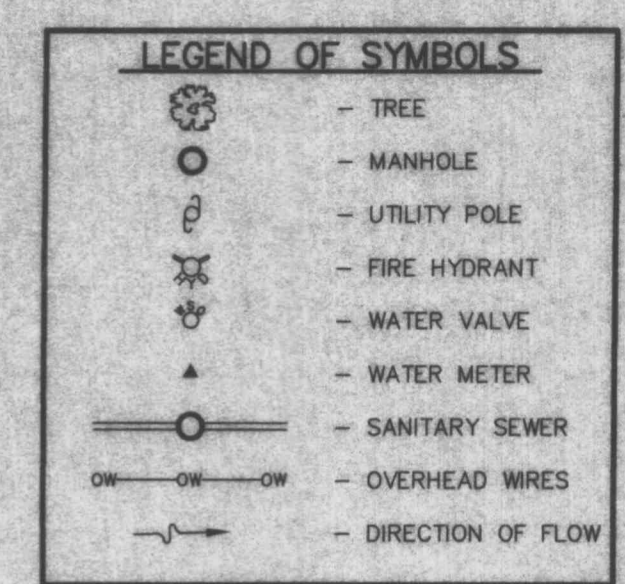
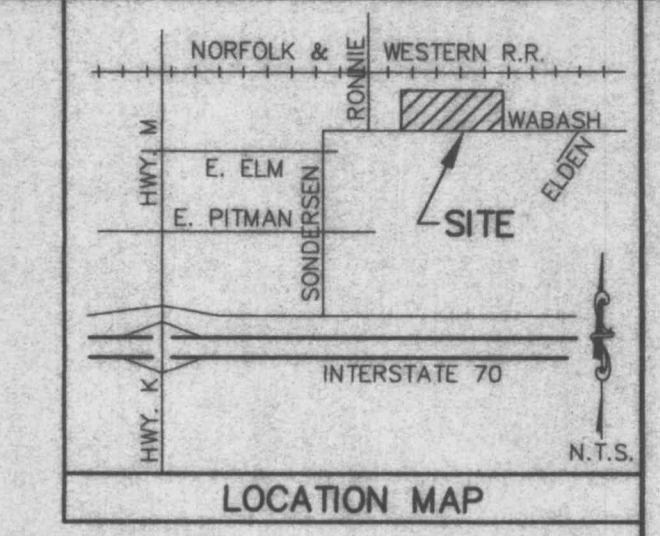


A SITE PLAN FOR WABASH INDUSTRIAL CENTER TWO TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

NORFOLK & WESTERN RAILROAD

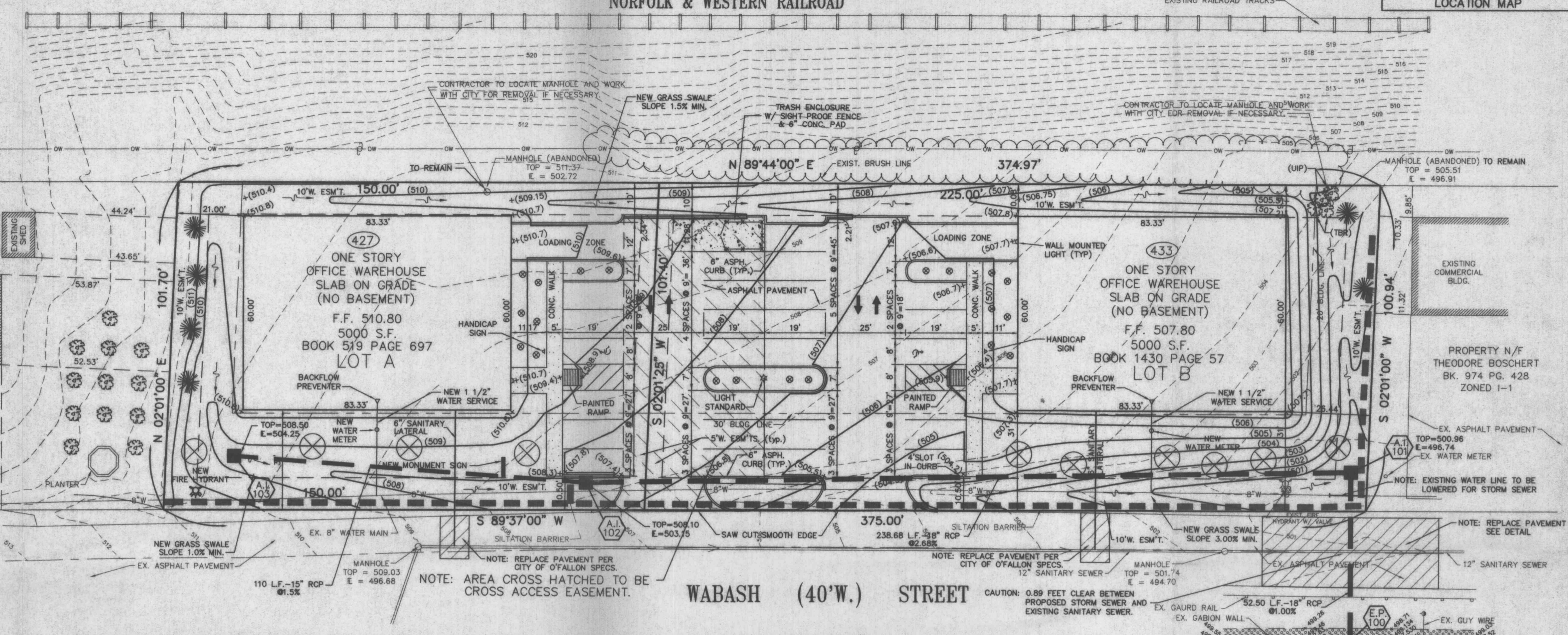
LANDSCAPE LEGEND

- 2" CALIPER BRADFORD PEAR (11)
6" HIGH SCOTCH PINE (5)
24" JUNIPER (20)



RONNIE DRIVE

PROPERTY N/F ANTHONY M. & ANN MOLITOR BK. 286 PG. 569 ZONED I-1



DELORA BECKERLE 129 DOUBLE EAGLE DRIVE ST. CHARLES, MO 63303 PHONE: (314)946-9771

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY: I hereby certify 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 survey.



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Table with 2 columns: Date and Description. Includes entries for City Comments and Storm Sewers.

DEVELOPMENT NOTES: LOT A

- 1. AREA OF TRACT: 0.349 AC.
2. PRESENT ZONING: I-1 LIGHT INDUSTRIAL
3. PROPOSED USE: OFFICE WAREHOUSE
4. SITE IS LOCATED IN/SERVED BY: CITY OF OFALLON SEWER, CITY OF OFALLON WATER, GTE TELEPHONE, UNION ELECTRIC COMPANY, LACLEDE GAS COMPANY, OFALLON FIRE PROTECTION DISTRICT
5. MINIMUM BUILDING SETBACKS: FRONT YARD - 30', SIDE YARD - 20', REAR YARD - 0' PER ARTICLE 19.03-H OF THE CITY OF OFALLON ZONING ORDINANCE
6. PARKING REQUIRED: 1 SPACE PER EMPLOYEE PLUS 1 SPACES PER 400 S.F. OF PUBLIC ACCESS FLOOR AREA
7. PROPOSED PARKING: FOR BOTH LOTS, 25 SPACES PLUS 2 HANDICAP SPACES = 27 SPACES.
8. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF OFALLON TREE PRESERVATION ORDINANCE NO. 1689. NO EXISTING TREES ON-SITE.
9. TREE REQUIREMENTS: 1 TREE FOR 40 FT. ROAD FRONTAGE, 150 FT. FRONTAGE/40 FT. = 4 TREES, 4 TREES REQUIRED, 1 TREE FOR 4000 SQ. FT. OPEN SPACE, 15,020 SQ. FT./4000 = 4 TREES, 4 TREES REQUIRED, TOTAL 8 TREES PROPOSED
10. PROPERTY OWNER/DEVELOPER: DELORA BECKERLE, 129 DOUBLE EAGLE DRIVE, ST. CHARLES, MO 63303
11. NO EXISTING EASEMENTS HAVE BEEN FOUND FROM AVAILABLE INFORMATION.
12. SITE COVERAGE CALCULATIONS: BUILDING = .11 AC. (33%), PAVEMENT = .07 AC. (19%), GREEN SPACE = .17 AC. (48%)
13. LOADING SPACES REQUIRED: 1 PER 5,000 S.F. OF GROSS FLOOR AREA, 5,000 S.F. PROPOSED BUILDING = 1 LOADING SPACE
14. LOADING SPACES PROVIDED: 1 LOADING SPACE PROVIDED.

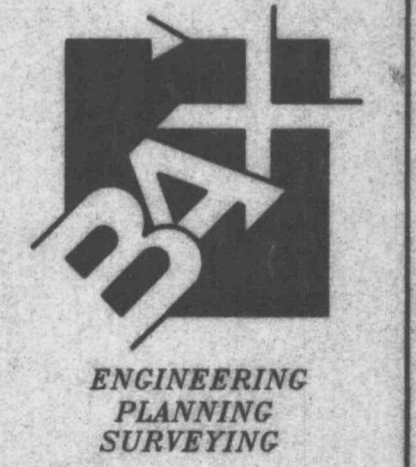
DEVELOPMENT NOTES: LOT B

- 1. AREA OF TRACT: 0.522 AC.
2. PRESENT ZONING: I-1 LIGHT INDUSTRIAL
3. PROPOSED USE: OFFICE WAREHOUSE
4. SITE IS LOCATED IN/SERVED BY: CITY OF OFALLON SEWER, CITY OF OFALLON WATER, GTE TELEPHONE, UNION ELECTRIC COMPANY, LACLEDE GAS COMPANY, OFALLON FIRE PROTECTION DISTRICT
5. MINIMUM BUILDING SETBACKS: FRONT YARD - 30', SIDE YARD - 20', REAR YARD - 0' PER ARTICLE 19.03-H OF THE CITY OF OFALLON ZONING ORDINANCE
6. PARKING REQUIRED: 1 SPACE PER EMPLOYEE PLUS 1 SPACES PER 400 S.F. OF PUBLIC ACCESS FLOOR AREA
7. PROPOSED PARKING: FOR BOTH LOTS, 25 SPACES PLUS 2 HANDICAP SPACES = 27 SPACES.
8. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF OFALLON TREE PRESERVATION ORDINANCE NO. 1689. NO EXISTING TREES ON-SITE.
9. TREE REQUIREMENTS: 1 TREE FOR 40 FT. ROAD FRONTAGE, 225 FT. FRONTAGE/40 FT. = 6 TREES, 6 TREES REQUIRED, 1 TREE FOR 4000 SQ. FT. OPEN SPACE, 8996.5 SQ. FT./4000 = 2 TREES, 2 TREES REQUIRED, TOTAL 8 TREES PROPOSED
10. PROPERTY OWNER/DEVELOPER: DELORA BECKERLE, 129 DOUBLE EAGLE DRIVE, ST. CHARLES, MO 63303
11. NO EXISTING EASEMENTS HAVE BEEN FOUND FROM AVAILABLE INFORMATION.
12. SITE COVERAGE CALCULATIONS: BUILDING = .11 AC. (22%), PAVEMENT = .21 AC. (40%), GREEN SPACE = .20 AC. (38%)
13. LOADING SPACES REQUIRED: 1 PER 5,000 S.F. OF GROSS FLOOR AREA, 5,000 S.F. PROPOSED BUILDING = 1 LOADING SPACE
14. LOADING SPACES PROVIDED: 1 LOADING SPACE PROVIDED.

GENERAL NOTES: LOT A & B

- 1. 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.
2. ALL MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
3. STORM SEWERS MUST BE A.S.T.M. C-76 CLASS III
4. 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-190 COMPACTION TEST." (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
5. ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL, AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-190 COMPACTION TEST." (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER TIGHT.
6. NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
7. ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OFALLON STANDARDS.
8. ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF OFALLON.
9. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
10. PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
11. SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
12. ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.
13. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
14. CONTRACTOR TO NOTIFY THE CITY OF OFALLON 48 HOURS PRIOR TO ANY CONSTRUCTION CONSTRUCTION IN OR OUT OF THE RIGHT-OF-WAY.
15. PRIOR TO CONSTRUCTION PLAN APPROVAL OWNER AND CONTRACTOR TO PROVIDE APPROPRIATE LIGHTING INFORMATION SUCH AS DOWNCASTING, WATTAGE, SPREAD AND TYPE OF SCREENING.
16. ALL PEDESTRIAN WALKWAYS TO BE HANDICAPPED ACCESSIBLE.
17. BENCHMARK: U.S.G.S. STANDARD DISK MARKED F149 1935, NEAR THE S.W. CORNER OF ST. MARY INSTITUTE. U.S.G.S. ELEV. = 542.86. SITE BENCHMARK: IRON PIPE 150' EAST OF THE S.W. CORNER OF PROPERTY, ELEV. = 506.68
18. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH OR OBTAINING A SOILS ANALYSIS.
19. THIS SITE CONTAINS AREAS WITHIN THE ZONE-X 500 YEAR FLOOD PLAIN. THIS SITE IS NOT LOCATED WITHIN THE ZONE-A SPECIAL FLOOD HAZARD AREA PER F.I.R.M. 29183C0237E, DATED AUGUST 2, 1996.
20. ALL EXISTING UTILITIES ON SITE TO REMAIN AND ADJUSTED TO GRADE.
21. DEVELOPER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF OFALLON ZONING ORDINANCE.
22. DEVELOPER SHALL COMPLY WITH CITY OF OFALLON COMPREHENSIVE PLAN
23. LOTS A & B REQUIRE NO DETENTION PER ARTICLE 511.2-A.2 OF THE CITY OF OFALLON SUBDIVISION ORDINANCE. PRE-DEVELOPED: 0.871 Ac. @ 1.87 = 1.63 C.F.S. POST-DEVELOPED: 0.500 Ac. @ 3.85 = 1.93 C.F.S. 0.371 Ac. @ 1.87 = 0.69 C.F.S. TOTAL = 2.62 C.F.S. 2.62 C.F.S.(POST-DEV.) - 1.63 C.F.S. (PRE-DEV.) = 0.99 ADDITIONAL C.F.S. (LESS THAN 1.00 C.F.S. ADDITIONAL Q)
24. DEVELOPER TO CONTRIBUTE \$971.00 TO THE CITY OF OFALLON IMPROVEMENT FUND.

Revisions APPROVED Contingent upon Fire District Approval. 1/24/97 Colleen Kuamale * Supersedes 12/2/96 Approval.



ENGINEERING PLANNING SURVEYING 1082 South Cloverleaf Drive St. Peters, MO. 63376-6445 314-928-5552 FAX 928-1718

Table with 2 columns: Date and Description. Includes entries for Project Number (95-7726), Sheet (1 OF 3), File Name (7726.DWG), and Drawn/Checked (DJB/RLF).