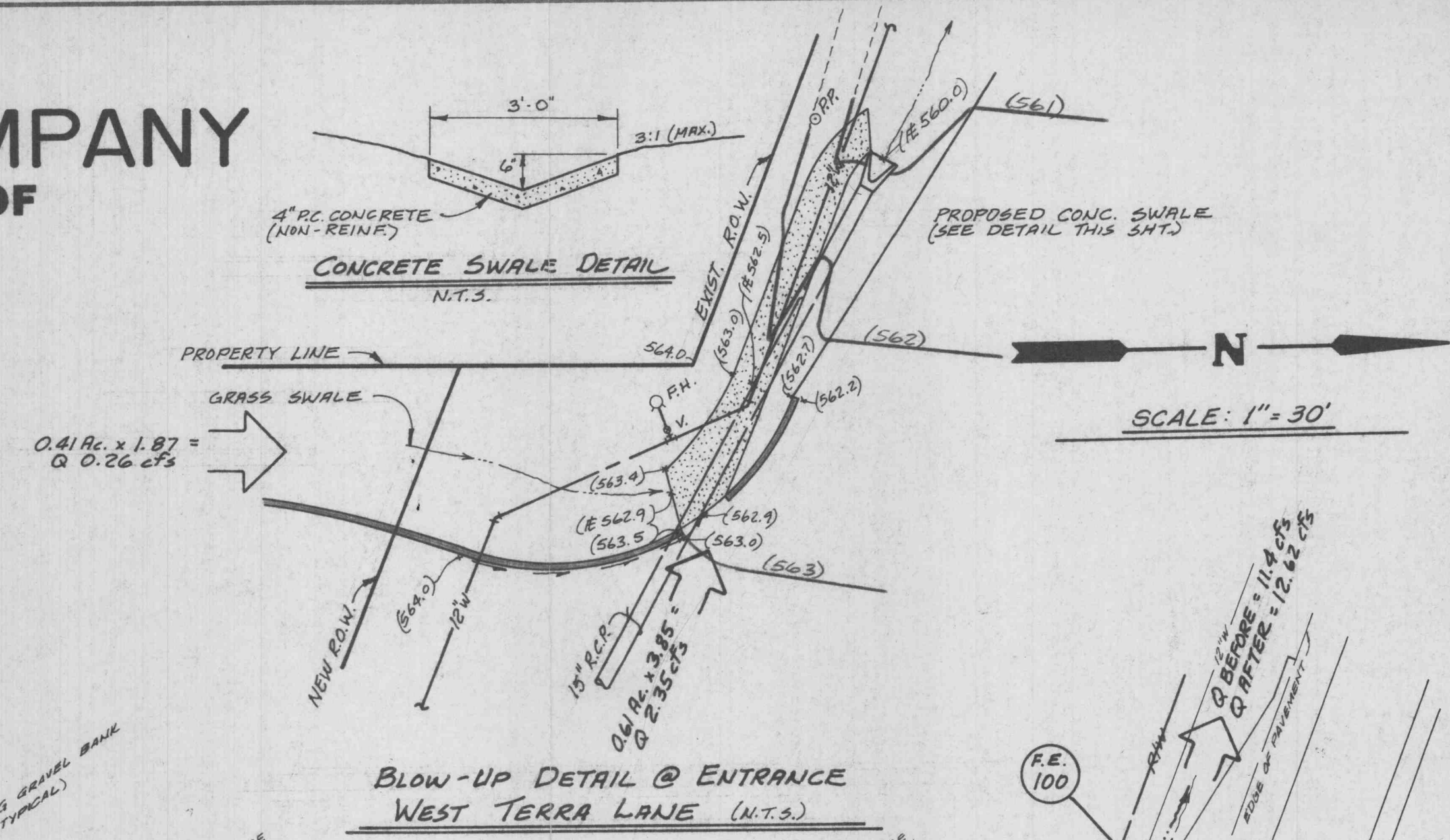
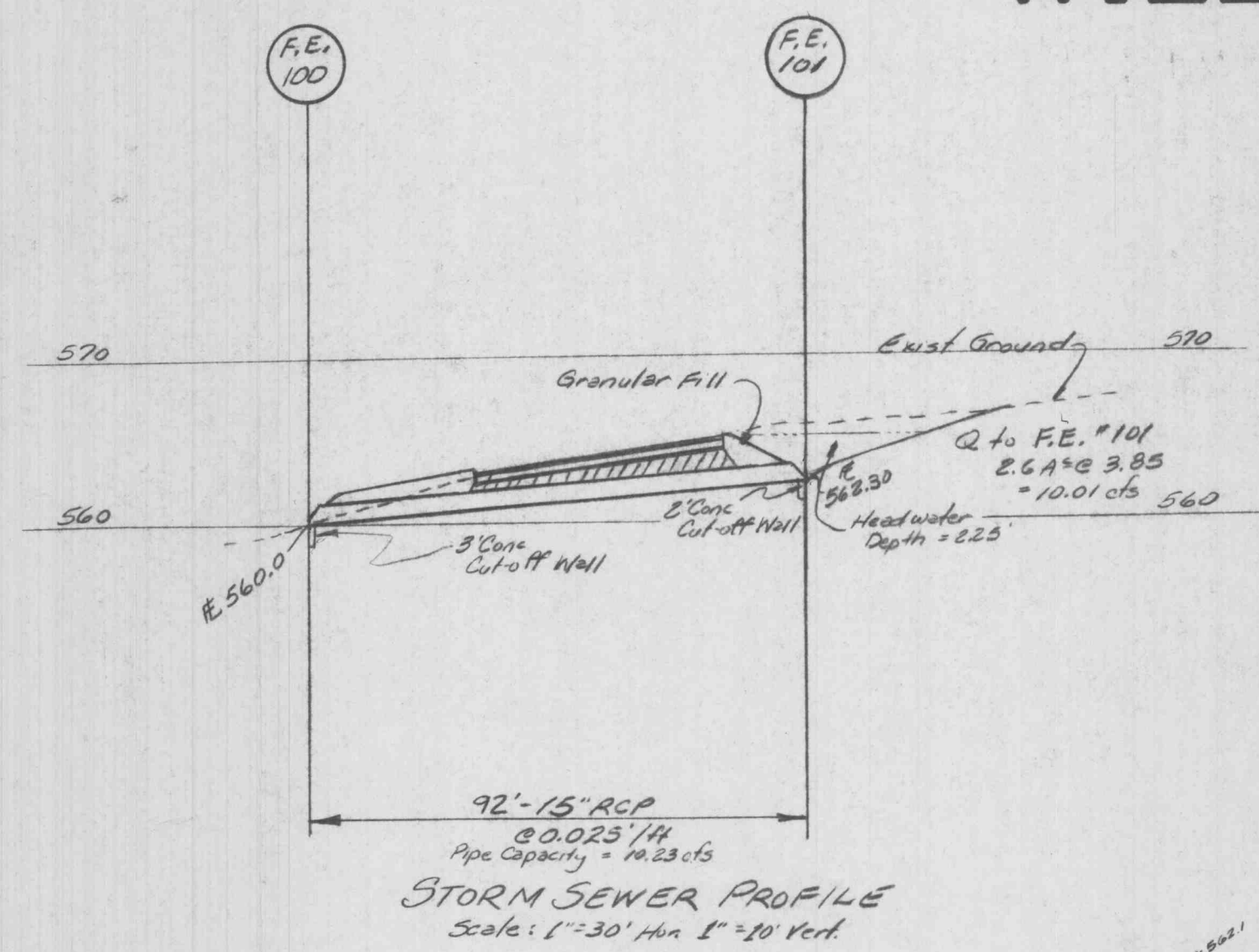
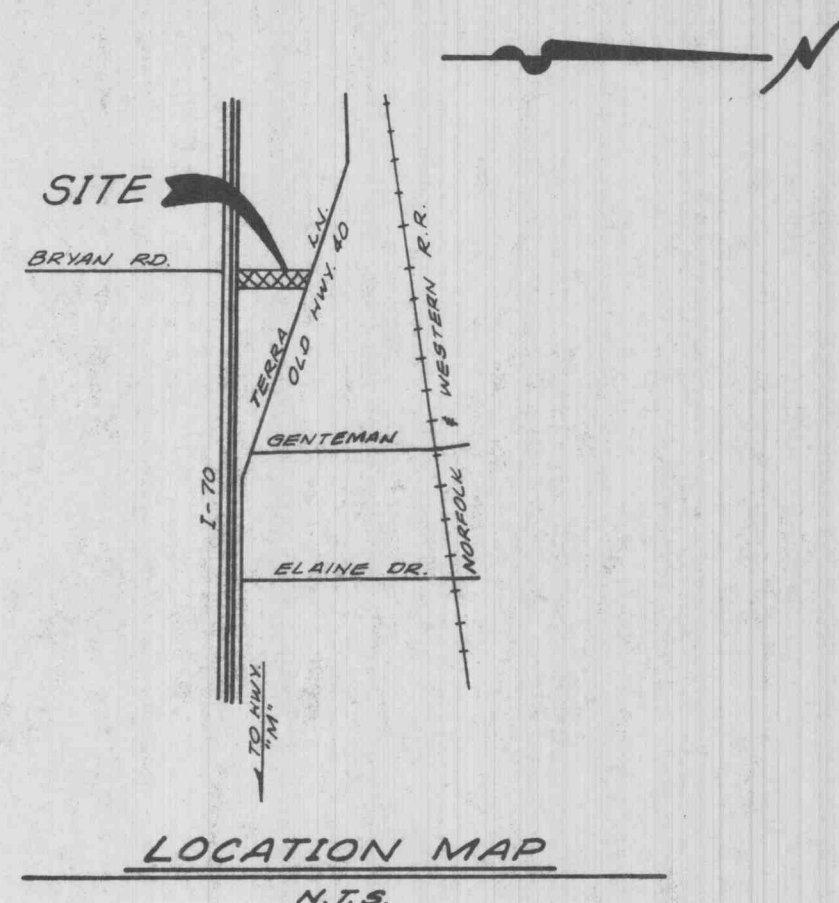
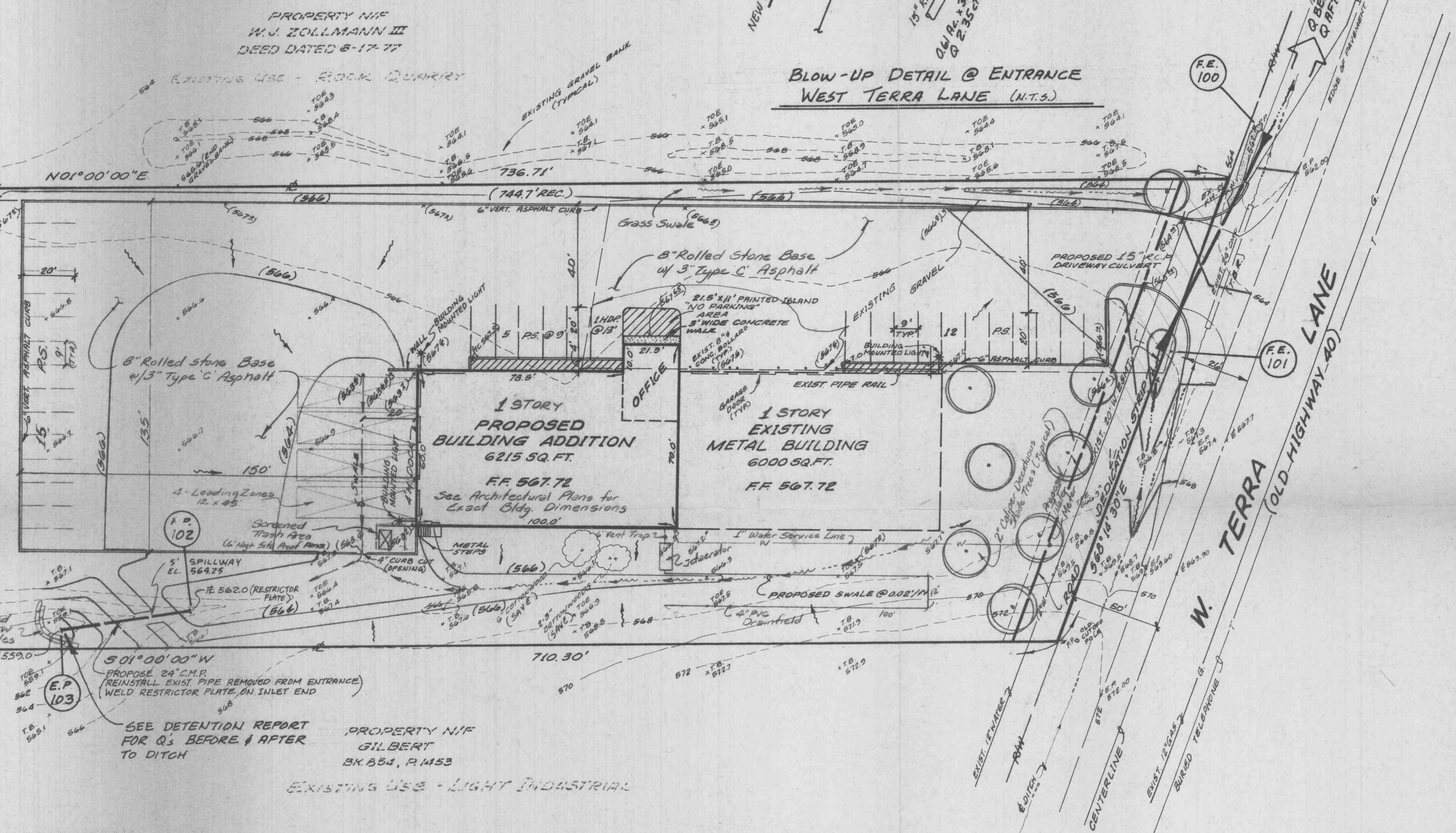


A SITE PLAN OF WILLERDING WELDING COMPANY PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 30, T.47 N., R.3 E. ST. CHARLES COUNTY, MISSOURI



INTERSTATE 70

RESERVATION AREA FOR FUTURE BRYAN ROAD
EXACT LIMITS OF ROW AND/OR EASEMENTS TO BE DETERMINED UPON FINAL DESIGN OF INTERCHANGE BY THE CITY OF O'FALLON



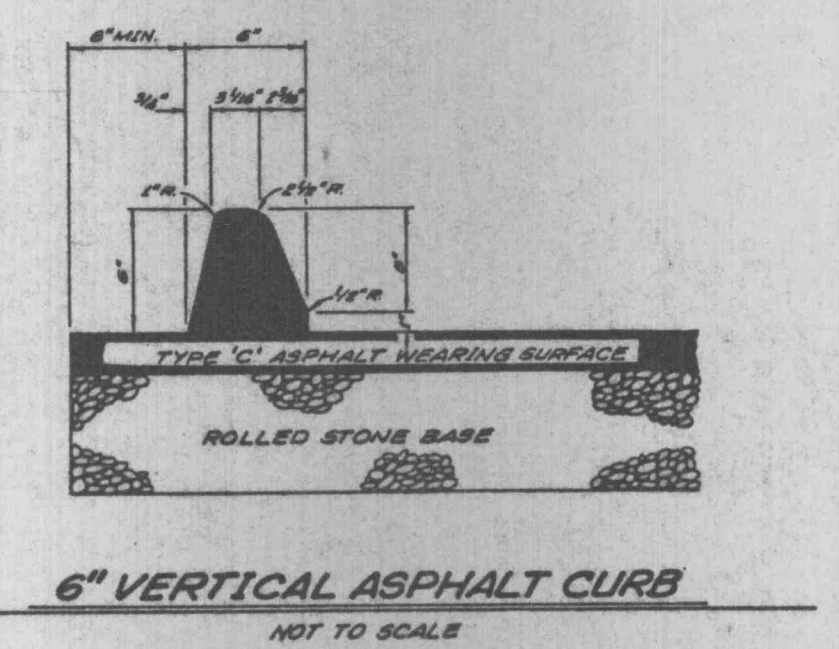
DEVELOPMENT NOTES

- 1) Area of Tract: 2.95 Acres
- 2) Existing Zoning: I-1 Light Industrial
- 3) Proposed Building Areas:

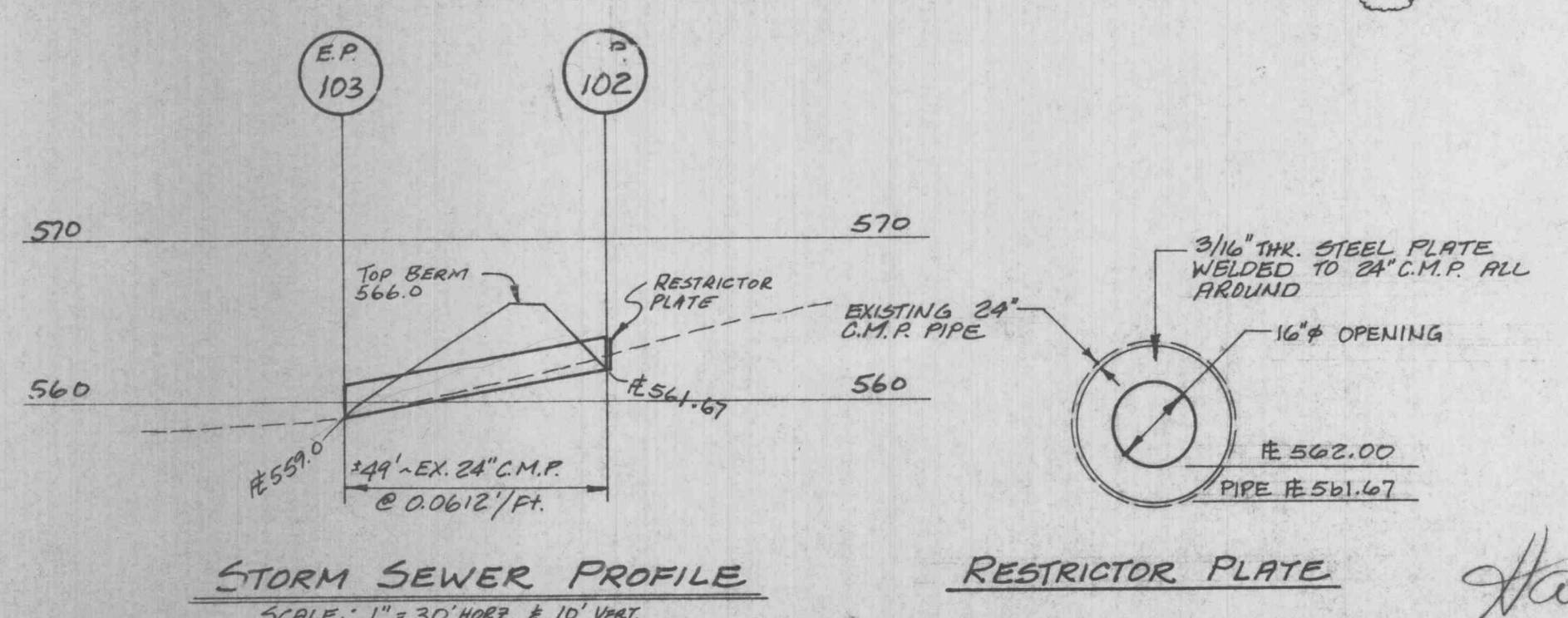
Existing Building:	6,000 Sq. Ft.
Proposed Building:	6,215 Sq. Ft.
TOTAL	12,215 Sq. Ft.
- 4) Parking Spaces Required: 12,215 ÷ 400 = 31 spaces
- 5) Parking Spaces Proposed: 32 spaces
- 6) Landscaping Required:

Frontage:	187 ft. + 40 = 5 trees
Landscaped Area:	11,000 s.f. + 4000 = 3 trees
TOTAL	8 trees
- 7) Landscape Provided: 8 trees
- 8) Site is Served by or located in the following:
 - Gas: St. Charles Gas Company
 - Water: City of O'Fallon
 - Sewer: Private Septic System
 - Telephone: Continental Telephone Company
 - Electric: Union Electric Company
 - Fire: O'Fallon Fire Protection District
- 9) Septic Tank and drainfield design has previously been approved by the City of O'Fallon, 7-1-88, Permit #07-88-SU106
- 10) The existing underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities shown or not shown, and shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
- 11) All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of maximum density as determined by the "Modified AASHO T-180 compaction test", (A.S.T.M. D-1557)
- 12) All grades shall be within 0.2 feet more or less of those shown on the grading plan.
- 13) No slope shall be greater than 3:1, and shall be either sodded or seeded and mulched.
- 14) Siltation Control devices shall be as shown on the plans, and approved by the local governing authority. Additional siltation control, if required, will be placed at the direction of the soils engineer on site and the local governing authority prior to placement.
- 15) Polyvinyl chloride (PVC) sanitary sewer pipe shall meet the following requirements: A.S.T.M. D-3034 SDR-35, with wall thickness compression joint A.S.T.M. D-3212. An appropriate waterstop as approved by the sewer district shall be installed between PVC pipe masonry (concrete and brick) structures.
- 16) Storm sewers 18" diameter or smaller shall be A.S.T.M. C-14, unless otherwise shown on plans.
- 17) All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (A.S.T.M. C-76, Class III) unless noted on the plans.
- 18) All P.V.C. water pipe shall have minimum pressure rating of P.R.-200 or SDR-21.
- 19) Water lines, valves, meters, etc. shall meet all specifications and installation requirements of the local governing authority.
- 20) The City of O'Fallon shall be notified at least 48 hour prior to construction of sanitary sewers for coordination and inspection.
- 21) All construction methods and materials shall conform to current City of O'Fallon standards.
- 22) Differential Runoff Report

Undeveloped P.I.:	1.87 (15 YEAR)
Developed P.I.:	3.85 (15 YEAR)
Area of Tract Being Developed:	1.14 Acres
Differentiated Runoff:	1.14 Acres x (3.85 - 1.87) = 2.26 cfs
- 23) AT SUCH TIME AS SANITARY SEWERS ARE AVAILABLE TO THE SITE THE DEVELOPER AGREES TO GRANT NECESSARY EASEMENTS ACROSS THE PROPERTY.



- LEGEND**
- Existing Contour
 - Proposed Contour
 - Existing Spot Elevation
 - Proposed Spot Elevation
 - Polyvinyl Chloride Pipe
 - Reinforced Concrete Pipe
 - Corrugated Metal Pipe
 - To Be Removed
 - Water Line
 - Gas Line
 - Telephone Line
 - Proposed Deciduous Shade Tree
 - Existing Trees



SITE BENCH MARK:
"O" OPEN ON FIRE HYDRANT RIM.
ELEVATION = 565.87

OWNED BY & PREPARED FOR:
WILLERDING WELDING COMPANY, INC.
P.O. BOX 9492
O'FALLON, MO. 63366
272-2366

PREPARED BY: **BAX ENGINEERING CO., INC.**

221 Point West Blvd. St. Charles, Missouri 63301
946-6588 724-3330
Date: OCT. 25, 1988 Order No.: 88-2987

APPROVED
G.B.A.-G.R.H.
11/23/88

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