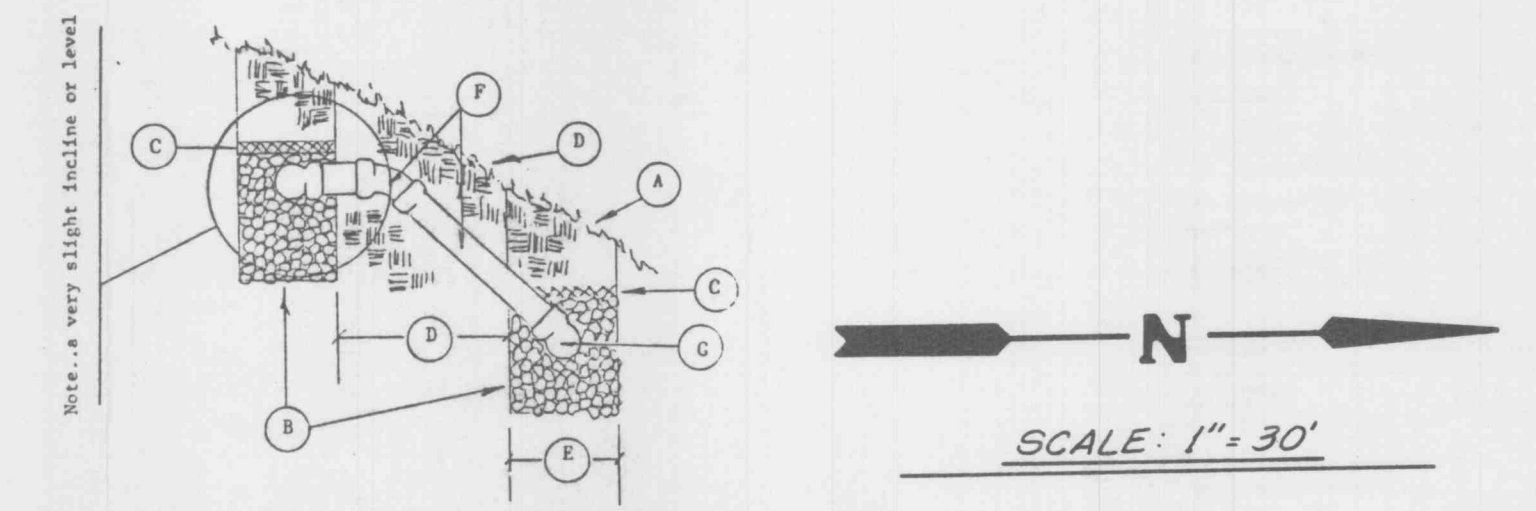
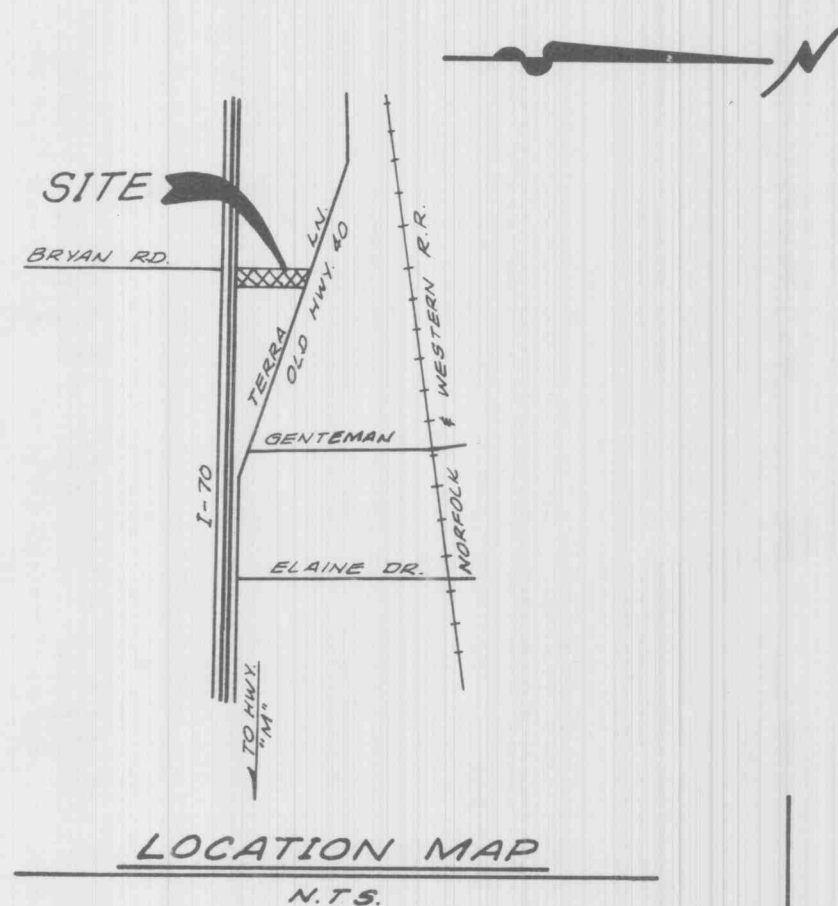


A SITE PLAN OF WILLERDING WELDING COMPANY PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 30, T.47 N., R.3 E. ST. CHARLES COUNTY, MISSOURI

LANDBLOCK ABSORPTION FIELD SYSTEM



- A. Maximum earth coverage sixteen (16) inches; minimum twelve (12) inches.
- B. Eighteen (18) inches washed "B" gravel under approved corrugated, perforated plastic drain pipe; two (2) inches over drain pipe.
- C. Two (2) inches of compacted straw.
- D. Ten (10) feet of undisturbed earth between trenches.
- E. Twenty-four (24) inch wide trenches.
- F. Solid pipe/fitting connection.
- G. Four (4) inch ninety degree (90°) ell.

Note: Elevation of the overflow pipe must be at least four (4) inches lower than the elevation of the septic tank outlet.

LOCATION MAP
N.T.S.

INTERSTATE 70

DEVELOPMENT NOTES

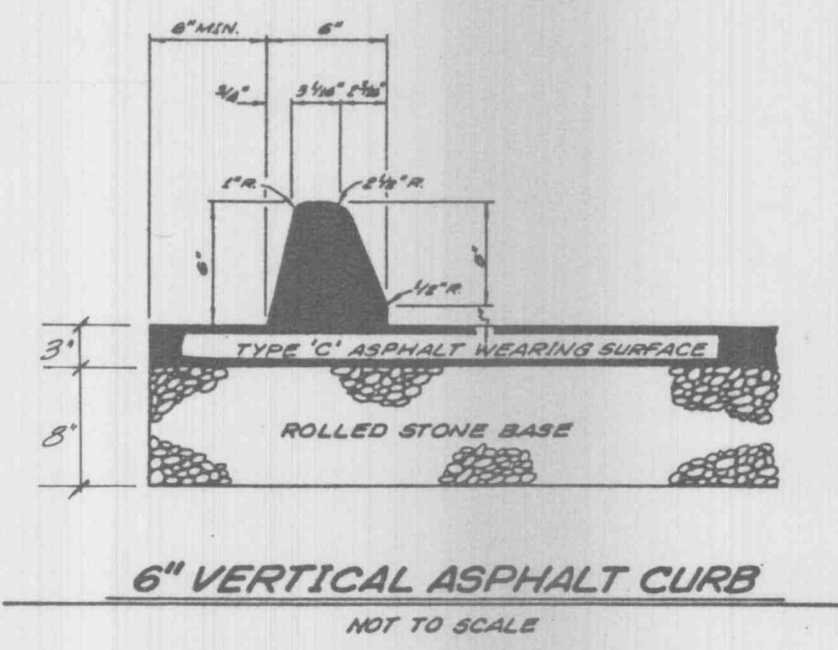
- 1) Area of Tract: 2.95 Acres
- 2) Existing Zoning: I-1 Light Industrial
- 3) Proposed Building Areas:

Existing Building:	12,215 sq ft
Proposed Building (warehouse only)	25,700 sq ft
(office)	2,400 sq ft
TOTAL	40,315 sq ft
- 4) Parking Spaces Required: $14,615 \div 400 = 37$ spaces
- 5) Parking Spaces Proposed: 42 spaces
- 6) Landscaping Required:

Frontage:	187 ft. \div 40 = 5 trees
Landscape Area:	11,000 s.f. \div 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 AASHTO 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, sleeves, 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	6.81 cfs (234)
Developed	12.16 cfs (4234)
Area of Tract Being Developed	2.19 Acres
Differentiated Runoff	5.35 cfs - To be determined on-site
- 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

- 24) The existing buildings as well as all proposed additions shall be protected with an internal fire protection sprinkler system. Sprinkler contractor shall secure all necessary approvals from the water company and fire protection district.
- 25) 18" D.P. storm sewer shall remain in service until the 66" R.C.P. by others is constructed and in service.

PREPARED FOR:
WILLERDING WELDING Co., INC.
P.O. Box 9492
O'FALLON Mo. 63366
(314) 272-2366

PREPARED BY:
BAX ENGINEERING CO., INC.
221 Point West Blvd. St. Charles, Missouri 63301
946-6588 724-3330
Date: JULY 1990 Order No.: 88-2987
Rev. B 23-90 Rev. 9-5-90

