

A TRACT OF LAND BEING PART OF THE NORTHWEST
1/4 OF SECTION 27, TOWNSHIP 47 NORTH RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

2" = 3" on
1" = 5"

7"

75° R.TYP

5/8" X 6" REBAR PIN - 30" O.C.

4" TYPICAL

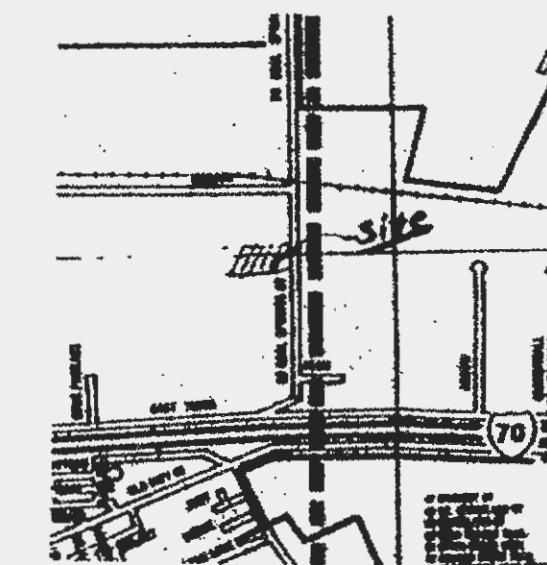
6" Concrete Curb

3" Type 'C' Asphalt

8" Rolled Stone Base

IF EPOXY IS USED
ONLY 1-1/4 BAR IS REQUIRED

TE TO REBAR



LEGEND:

EXISTING CONTOURS -----

EXISTING ELEVATIONS (4xxx)

PROPOSED TIE LINES -----

PROPOSED ELEVATIONS xxx

PROPERTY LINES =====

1. UTILITIES:
 - A. WATER - CITY OF D'FALLON
 - B. SEWER - CITY OF D'FALLON
 - C. ELECTRIC - UNION ELECTRIC OVERHEAD TO BUILDING
 - D. TELEPHONE - GTE
 - E. GAS - ST. CHARLES GAS
 - F. FIRE DISTRICT - D'FALLON FIRE PROTECTION DISTRICT
2. PARKING PROVIDED:
 - 17 SPACES PLUS 1 H.C. SPACES PROVIDED
 - 1 SPACE PER EMPLOYEE, PLUS 1 SPACE PER 4,000 SQFT OF GROSS FLOOR AREA
 - 10 EMPLOYEES, 1 SPACE EACH = 10 SPACES
 - 2810.3 SQFT. / 4,000 SQFT. = 7 SPACES
 - 21 SPACES TOTAL REQUIRED PLUS 1 H.C.
 - NOTE: AREA TO THE WEST IS FOR ADDITIONAL IF NEEDED.
- NUMBER OF LOADING / UNLOADING SPACES REQUIRED.
 - OVER 5,000 SQFT. OF GROSS FLOOR AREA 1 SPACE REQUIRED AND FOR EVERY ADDITIONAL 20,000 SQFT. OF GROSS FLOOR SPACE, 1 ADDITIONAL SPACE.
- LOADING / UNLOADING SPACES PROVIDED:
 - TO N.L. BLDG. 28,620 SQFT.
 - 3 SPACES REQUIRED FOR ADDITION
 - 3 SPACES PROVIDED FOR ADDITION
- ALL MANEUVERING OF TRUCKS, ETC. SHALL TAKE PLACE ON THE SITE AND NOT WITHIN A PUBLIC RIGHT-OF-WAY.
3. AREA DISTRIBUTION:
 - GROSS ACRES: 4.678 ACRES; 203,773 SQFT. TOTAL LAND AREA
 - TOTAL BLDG. W/ ADDITION - 98,620 SQFT.
 - TOTAL PARKING & LOADING AREA 26,300 SQFT.
 - GREEN AREA - 78,853 SQFT.
4. LANDSCAPING SCHEDULE:
 - ONE TREE FOR EVERY 40 FEET OF STREET FRONTAGE
 - AND ONE TREE FOR EVERY 4,000 SQFT. OF LANDSCAPED OPEN SPACE
 - 340 FEET OF STREET FRONTAGE, 9 TREES REQUIRED, EXISTING.
 - 78,853 SQFT. OPEN SPACE, 78,853 SQFT. / 4,000 SQFT. = 20 TREES REQUIRED.
 - TOTAL TREES REQUIRED = 29, NEW TREES PROPOSED, 19
- PLANTING SCHEDULE:
 - FLOWERING CRABS / BRADFORD PEAR / RED MAPLE
 - LOW SHRUBS TO INCLUDE: BURNING BUSH, BAR BERRY, SPERDIA AND FLOWERING BULBS
- DEVELOPER SHALL ADHERE TO THE TREE PRESERVATION ORDINANCE NO. 1689 OF THE CITY OF D'FALLON, MISSOURI.
5. LIGHTS, 400 WATT WALL PACKS, 3 PLACES
6. TRACT OWNED AND PREPARED FOR:

	PROPOSED USE:
BILL DAVIS	1 STORY WAREHOUSE/OFFICE BLDG.
2209 IRDSTE ROAD	28,620 SQFT.
ST. CHARLES, MO. 63301	
(314) 949-0680	
7. ALL PAVING 6" PORTLAND CONCRETE, ON PARKING & DRIVE AREA.
8. PRESENT ZONING: I - 1 LIGHT INDUSTRIAL.
9. ALL METHODS & MATERIALS OF CONSTRUCTION TO CONFORM TO THE CITY OF D'FALLON SPECIFICATIONS.
10. TRASH ENCLOSURE SHALL BE SCREENED WITH 6' HIGH SIGHT PROOF FENCE.
11. ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF D'FALLON STANDARDS.
12. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
13. STORM SEWER 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C - 14.
14. ALL FILLED AREAS, INCLUDING TRENCHES, UNDER BUILDINGS PROPOSED STORM AND SANITARY LINES SHALL BE COMPACTED TO 90% MAXIMUM DENSITY.
15. SILTATION CONTROL SHALL BE PROVIDED AS REQUIRED BY THE CITY OF D'FALLON.
16. DETENTION POND WILL BE REGRADED AS PART OF THE PROJECT.
17. All trees are proposed

Panel # 29183C 0235E
Zone X Aug 2, 1996

S 89° 40' 46"E 190

SEE CONSTRUCTION PLANS FOR
DETAILS ON STORM DRAINAGE

tee gotten
into storm
PVC

APPROVED

3/7

to deliver
1 more
10 more

Const. Inspector

