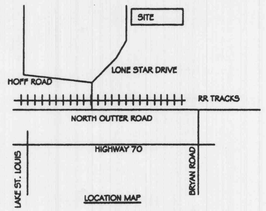
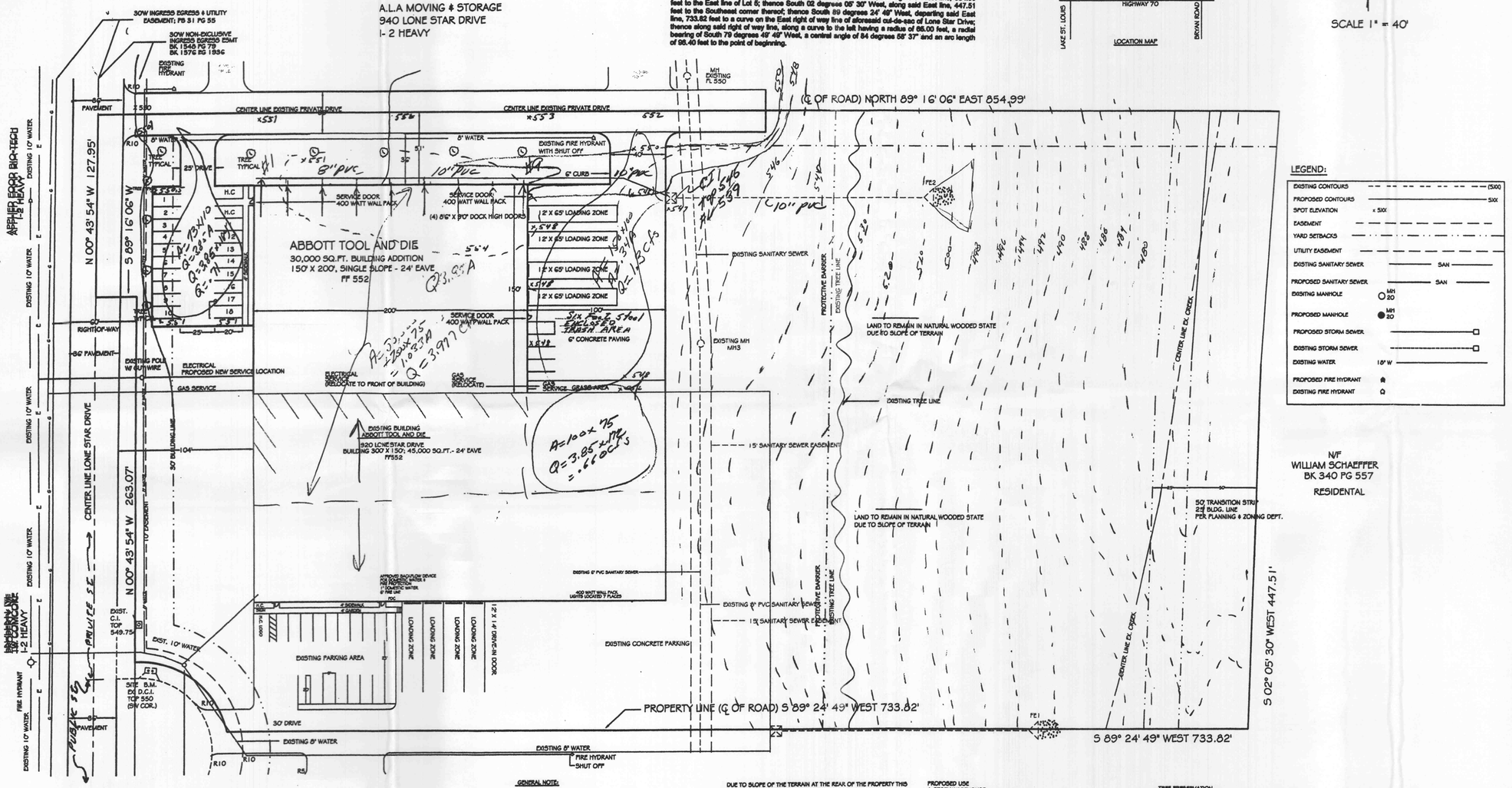
LEGAL DESCRIPTION

A tract of land being part of a tract of land known as Lot 6 of Lone Star Industrial Park within Section 24, Township 47 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at a point on a curve on the Northern right of way line of the cul-de-sac of Lone Star Drive marking its intersection with the East line of a 60 foot wide Ingress and Egress Easement described in Deed Book 1299 page 56 all as shown on Lone Star Industrial Park Phase Two, Plat Three, a subdivision filed for record in Plat Book 31 page 55 of the St. Charles County Recorder's Office; thence North 00 degrees 43' 54" West, along said East line of 60 foot wide easement, 263.02 feet to a point; thence South 89 degrees 16' 06" West, 30.00 feet; thence North 00 degrees 43' 54" West, 127.95 feet; thence North 89 degrees 16' 06" East, leaving said West line, 854.99 feet to the East line of Lot 5; thence South 02 degrees 05' 30" West, along said East line, 447.51 feet to the Southeast corner thereof; thence South 89 degrees 24' 49" West, departing said East line, 733.82 feet to a curve on the East right of way line of aforesaid cul-de-sac of Lone Star Drive; thence along said right of way line, along a curve to the left having a radius of 65.00 feet, a radial bearing of South 79 degrees 49' 49" West, a central angle of 84 degrees 58' 37" and an arc length of 96.40 feet to the point of beginning.

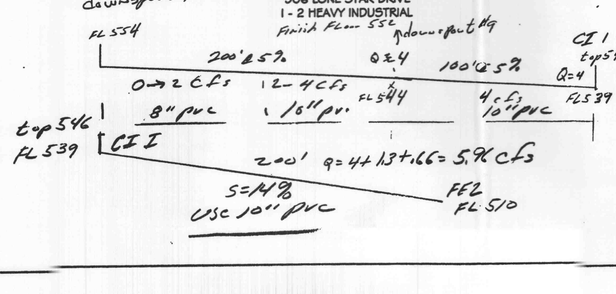


SCALE 1" = 40'



LEGEND:

- EXISTING CONTOURS (500)
- PROPOSED CONTOURS 500
- SPOT ELEVATION x 500
- EASEMENT
- YARD SETBACKS
- UTILITY EASEMENT
- EXISTING SANITARY SEWER SAN
- PROPOSED SANITARY SEWER SAN
- EXISTING MANHOLE MH 20
- PROPOSED MANHOLE MH 20
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- EXISTING WATER 10" W
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT



GENERAL NOTE:

1. UTILITIES:
   A. WATER - CITY OF O'FALLON - 8" WATER
   B. SEWER - CITY OF O'FALLON - 10" SEWER
   C. ELECTRIC - UNION ELECTRIC - OVERHEAD TO BUILDING
   D. TELEPHONE - GTE
   E. GAS - ST. CHARLES GAS
   F. FIRE DISTRICT - O'FALLON FIRE PROTECTION DISTRICT
2. PARKING PROVIDED -
   18 SPACES PLUS 2 H.C. PROVIDED
   300 SQ.FT. OFFICE SPACE / 400 SQ.FT.
   2 SPACES REQUIRED
   15 EMPLOYEES, 1 SPACE EACH = 15 SPACES
   17 SPACES TOTAL REQUIRED

   NUMBER OF LOADING / UNLOADING SPACES REQUIRED.
   OVER 5,000 SQ.FT. OF GROSS FLOOR AREA 1 SPACE REQUIRED AND FOR EVERY ADDITIONAL 20,000 SQ.FT. OF GROSS FLOOR SPACE, 1 ADDITIONAL SPACE.

   LOADING / UNLOADING SPACES PROVIDED
   TOTAL AREA BLDG. - 30,000 SQ.FT.
   4 LOADING SPACES PROVIDED

   ALL MANUEVERING OF TRUCKS, ETC. SHALL TAKE PLACE ON THE SITE AND NOT WITHIN A PUBLIC RIGHT-OF-WAY.
3. AREA DISTRIBUTION
   GROSS ACREAGE - 346,915 (160,000 SQ.FT. DEVELOPABLE)
   BUILDING - 30,000 SQ.FT.
   PAVED AREA - 25,140 SQ.FT.
   GREEN AREA - 293,775 SQ.FT. (DEVELOPABLE) 160,000 (UNDEVELOPABLE)

DUE TO SLOPE OF THE TERRAIN AT THE REAR OF THE PROPERTY THIS LAND WILL REMAIN UNDEVELOPED.

DEVELOPER SHALL ADHERE TO THE TREE PRESERVATION ORDINANCE NO. 1689 OF THE CITY OF O'FALLON, MISSOURI.

4. LANDSCAPING SCHEDULE:
   ONE TREE FOR EVERY 40 FEET OF STREET FRONTAGE AND ONE TREE FOR EVERY 4,000 SQ.FT. OF OPEN SPACE.
   160,000 SQ.FT. OPEN SPACE / 4,000
   40 TREES REQUIRED
   160 FEET OF STREET FRONTAGE, 5 TREES REQUIRED
   TOTAL TREES REQUIRED - 45

   EXISTING TREES - TOTAL 66, 2 1/2" CALIPER OR GREATER
   TOTAL NEW TREES TO BE PLANTED - 12
   ALL AREAS TO BE SEEDED AND STRAWED
   LOW SHRUBS TO INCLUDE; BURNING BUSH, BAR BERRY & SPIERA.
   ALL COMPER TREES TO BE A MIN OF 6' TALL.
   DECIDUOUS TREES MUST BE MINIMUM OF 2".
5. EXTERIOR LIGHTS - 400 WATT WALL PACKS
   BUILDING, TOTAL LIGHTS 4 PLACES
6. TRACT OWNED BY:
   TOM ABBOTT
   920 LONE STAR DRIVE; O'FALLON, MO. 63366

   TRACT PREPARED BY:
   BILL DAVIS - (636) 949-0680
   2209 DROSTE ROAD, ST. CHARLES, MO. 63301
   FAX: 636-949-6706

PROPOSED USE
1 STORY WAREHOUSE
30,000 SQ.FT.; PRE-ENGINEERED METAL MANUFACTURING BUILDING

7. ALL PAVING 6" PORTLAND CONCRETE, ON PARKING & DRIVE AREA.
8. PESENT ZONING; I-2
   YARD REQUIREMENTS
   FRONT YARD 30'; SIDE YARD 25'; REAR YARD 50'; TRANSITION STRIP - 50'
9. ALL METHODS & MATERIALS OF CONSTRUCTION TO CONFORM TO THE CITY OF O'FALLON SPECIFICATIONS.
10. ALL TRASH ENCLOSURES TO BE SCREENED FROM VIEW
11. ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH THE CITY OF O'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% MAX DENSITY.
15. SILTATION CONTROL SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON.
16. FLOOD PLAIN: 29031C PANEL 240; AUGUST 2, 1995
    THE SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.

THERE WILL NOT BE WAREHOUSING OF HAZARDOUS MATERIALS

STORM WATER DETENTION WAS PROVIDED AS PART OF THE ORGINAL DEVELOPMENT OF LONE STAR INDUSTRIAL PARK

TREE PRESERVATION

THERE ARE APP. 66 TREES OF 30" INCH DIAMETER OR LARGER ALONG THE REAR PORTION OF THE LAND ALL OF WHICH SHALL REMAIN.
THERE IS APP. 160,000 SQ.FT. OF OPEN SPACE
160,000 SQ.FT. / 4,000 SQ.FT. = 40 TREES REQUIRED
TOTAL TREES TO REMAIN = 66 TREES

ARTICLE 26:
DEVELOPMENTS SHALL CONFORM WITH ARTICLE 26 OF THE ZONING CODE.
NO PARCEL, LOT, BUILDING, OR STRUCTURE IN ANY DISTRICT SHALL BE USED OR OCCUPIED IN ANY MATTER SO AS TO CREATE ANY DANGEROUS INJURIES NOXIOUS, OR OTHER WISE OBJECTIONABLE ELEMENT OR CONDITION SO AS TO ADVERSELY AFFECT THE SURROUNDING AREA OR ADJOINING PREMISES PROVIDED THAT ANY USE PERMITTED BY THIS ORDINANCE MAY BE UNDERTAKE AND MAINTAINED IF ACCEPTABLE MEASURES AND SAFEGUARDS ARE EMPLOYED TO LIMIT DANEROUS AND OBJECTABLE ELEMENTS TO ACCEPTABLE LIMITS AS ESTABLISHED BY THE FOLLOWING PERFORMANCE REQUIREMENTS.
(SEE 26.02 - 26.10, PAGE 103; O'FALLON ZONING CODE.

GENERAL NOTES:

1. RAILINGS REQUIRED BY BOCA WILL BE INSTALLED AT LOADING AREAS.
2. ALL GRADING WILL BE IN COMPLIANCE WITH THE MODEL SEDIMENT & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL & WATER CONSERVATION DISTRICT.
3. THE PARKING LOT AND DRIVE AREAS TO BE OUTLINED WITH A 6" VERTICAL CURB. Concrete

A NEW 30,000 SQ.FT. ADDITION
ABBOTT TOOL AND DIE
920 LONE STAR DRIVE
O'FALLON, MO. 63366
Drawn per #2 AM

Bill Davis Inc.
2209 Droste Road
St. Charles, Mo. 63301
(636) 949-0680
Fax (636) 949-6706

STATE OF MISSOURI
WM. T. DAVIS
NUMBER E-15079
REGISTERED PROFESSIONAL ENGINEER

1/15/01 WTD

ABBOTT TOOL AND DIE
PRELIMINARY SITE PLAN
920 LONE STAR DRIVE
A 30,000 SQ.FT. ADDITION

Project	Sheet
ABBOTT TOOL	3/5
Date 12/10/00 Rev #2 3/1/01 11/9/00 WTD 1/15/01 WTD	
Scale 1" = 40'	