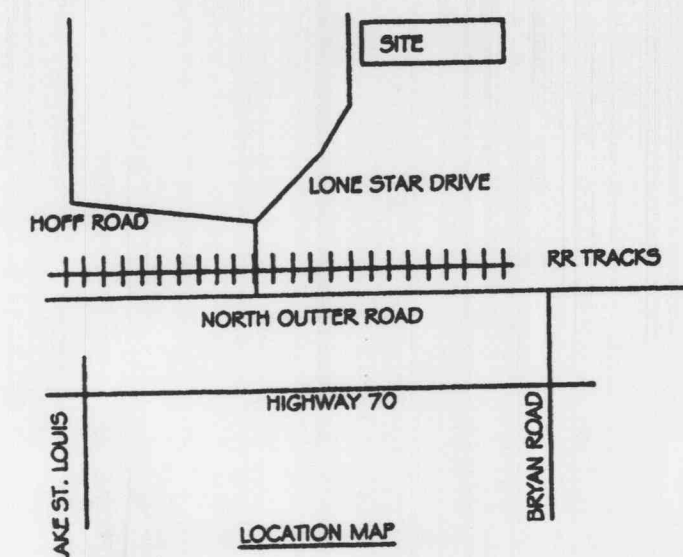


**LEGAL DESCRIPTION**

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:

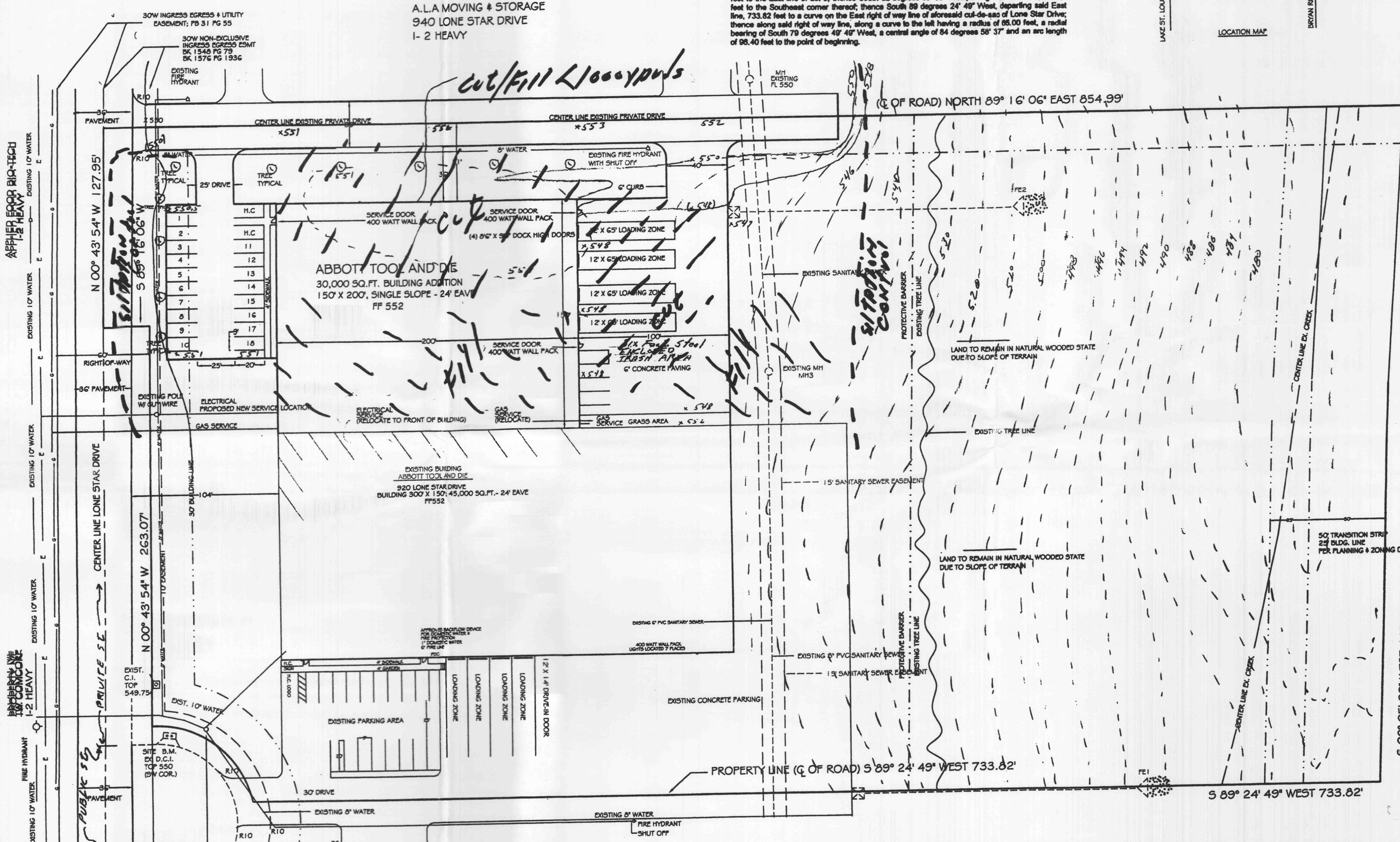
Beginning at a point on the Northern right of way line of the cut-de-sec of Lone Star Drive marking its intersection with the East line of a 60 foot wide Ingress and Egress Easement described in Deed Book 1299 page 56 all as shown on Lone Star Industrial Park Phase Two, Plat Three, a subdivision filed 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, 293.02 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 arescaled cut-de-sec of Lone Star Drive; thence along said right of way line, along a curve to the left having a radius of 85.00 feet, a radial bearing of South 79 degrees 46' 46" West, a central angle of 84 degrees 58' 37" and an arc length of 98.40 feet to the point of beginning.



SCALE 1" = 40'

A.L.A. MOVING & STORAGE  
940 LONE STAR DRIVE  
1-2 HEAVY

*cut/fill 1000 yds*



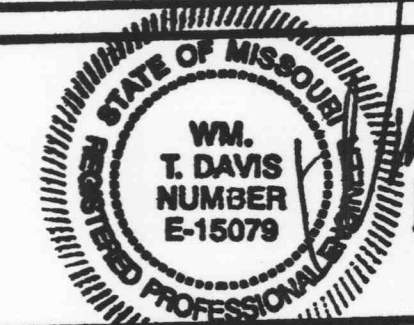
**LEGEND:**

EXISTING CONTOURS	-----	1500
PROPOSED CONTOURS	-----	500
SPOT ELEVATION	x 50x	
EASEMENT	-----	
YARD SETBACKS	-----	
UTILITY EASEMENT	-----	
EXISTING SANITARY SEWER	-----	SAN
PROPOSED SANITARY SEWER	-----	SAN
EXISTING MANHOLE	○	20
PROPOSED MANHOLE	●	20
PROPOSED STORM SEWER	-----	
EXISTING STORM SEWER	-----	
EXISTING WATER	1" W	
PROPOSED FIRE HYDRANT	●	
EXISTING FIRE HYDRANT	○	

N/F  
WILLIAM SCHAEFFER  
BK 340 PG 557  
RESIDENTIAL

A NEW 30,000 SQ. FT. ADDITION  
ABBOTT TOOL AND DIE  
920 LONE STAR DRIVE  
OFFALON, MO. 63366  
*Grading Plan 15 Jan 01*  
PRELIMINARY SITE PLAN

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



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

Project: ABBOTT TOOL  
Date: 12/1/00  
Scale: 1" = 40'  
Sheet: 4/5

**GENERAL NOTE:**

- UTILITIES:  
A. WATER - CITY OF OFFALON - 8" WATER  
B. SEWER - CITY OF OFFALON - 10" SEWER  
C. ELECTRIC - UNION ELECTRIC - OVERHEAD TO BUILDING  
D. TELEPHONE - GTE  
E. GAS - ST. CHARLES GAS  
F. FIRE DISTRICT - OFFALON FIRE PROTECTION DISTRICT
- PARKING PROVIDED -  
10 SPACES PLUS 2 H.C. PROVIDED  
500 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 3,000 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.  
A. LOADING SPACES PROVIDED  
ALL MANEUVERING OF TRUCKS, ETC. SHALL TAKE PLACE ON THE SITE  
AND NOT WITHIN A PUBLIC RIGHT-OF-WAY.
- AREA DISTRIBUTION  
GROSS AREA - 348,915 (160,000 SQ.FT. DEVELOPABLE)  
BUILDING - 30,000 SQ.FT.  
PAVED AREA - 23,140 SQ.FT.  
GREEN AREA - 293,775 SQ.FT. (DEVELOPABLE) 160,000 (ANDEVELOPABLE)

- DEVELOPER SHALL ADHERE TO THE TREE PRESERVATION ORDINANCE NO. 1.699 OF THE CITY OF OFFALON, MISSOURI.
- LANDSCAPING SCHEDULES  
ONE TREE FOR EVERY 40 FEET OF STREET FRONTAGE  
AND ONE TREE FOR EVERY 4,000 SQ.FT. OF OPEN SPACE  
40 TREES REQUIRED  
100 FEET OF STREET FRONTAGE, 5 TREES REQUIRED  
TOTAL TREES REQUIRED - 45
  - EXISTING TREES - TOTAL 66, 2 1/2" CALIBER OR GREATER  
TOTAL NEW TREES TO BE PLANTED - 12  
ALL AREAS TO BE SEEDED AND STRAWED  
LOW SHRUBS TO INCLUDE BURNING BUSH, BAR BERRY & SPYRAL  
ALL CONIFER TREES TO BE A MIN OF 6" TALL  
DECIDUOUS TREES MUST BE MINIMUM OF 2".
  - EXTERIOR LIGHTS - 400 WATT WALL PACKS  
BUILDING, TOTAL LIGHTS 4 PLACES
  - TRACT OWNED BY:  
TOM ABBOTT  
920 LONE STAR DRIVE, OFFALON, MO. 63366
  - TRACT PREPARED BY:  
BILL DAVIS - (636) 949-0620  
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
- ALL PAVING 6" PORTLAND CONCRETE, ON PARKING & DRIVE AREA.
  - PERMIT ZONING: I-2  
YARD REQUIREMENTS  
FRONT YARD 30'; SIDE YARD 25'; REAR YARD 50'; TRANSITION STRIP - 50'
  - ALL METHODS & MATERIALS OF CONSTRUCTION TO CONFORM TO THE CITY OF OFFALON SPECIFICATIONS.
  - ALL TRASH ENCLOSED TO BE SCREENED FROM VIEW
  - ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH THE CITY OF OFFALON STANDARDS.
  - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. EXACT LOCATIONS TO BE DETERMINED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
  - STORM SEWER: 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C-14.
  - ALL FILLED AREAS, INCLUDING TRENCHES, UNDER BUILDINGS PROPOSED STORM AND SANITARY LINES SHALL BE COMPACTED TO 90% MAX DENSITY.
  - SEASON CONTROL SHALL BE PROVIDED AS REQUIRED BY THE CITY OF OFFALON.
  - FLOOD PLAN: 290316 PANEL 240; AUGUST 2, 1996  
THE SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN.  
THERE WILL NOT BE WAREHOUSES OF HAZARDOUS MATERIALS  
STORM WATER DETENTION WAS PROVIDED AS PART OF THE ORIGINAL DEVELOPMENT OF LONE STAR INDUSTRIAL PARK.

- TREE PRESERVATION**  
THERE ARE APP. 66 TREES OF SIX 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:**  
CONTRACTOR 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 MANNER SO AS TO CREATE ANY DANGEROUS INJURIES OR OCCUR IN ANY MANNER SO AS TO CREATE ANY DANGEROUS INJURIES TO ADJACENT OR OTHER WISE COLLECTIONABLE ELEMENT OR CONDITION SO AS TO ADVERSELY AFFECT THE SURROUNDING AREA OR ADJOINING PREMISES PROVIDED THAT ANY USE PERMITTED BY THIS ORDINANCE MAY BE UNDERTAKEN AND MAINTAINED IF ACCEPTABLE MEASURES AND SAFEGUARDS ARE EMPLOYED TO LIMIT DANGEROUS AND OBJECTABLE ELEMENTS TO ACCEPTABLE LIMITS AS ESTABLISHED BY THE FOLLOWING PERFORMANCE REQUIREMENTS:  
(SEE 26.02 - 26.10, PAGE 103; OFFALON ZONING CODE.
- GENERAL NOTES:**  
1. RAILINGS REQUIRED BY BOCA WILL BE INSTALLED AT LOADING AREAS.  
2. ALL GRADING WILL BE IN COMPLIANCE WITH THE METROL SCOURING & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL & WATER CONSERVATION DISTRICT.  
3. THE PARKING LOT AND DRIVE AREAS TO BE CURBED WITH A 6" VERTICAL CURB.  
Concrete