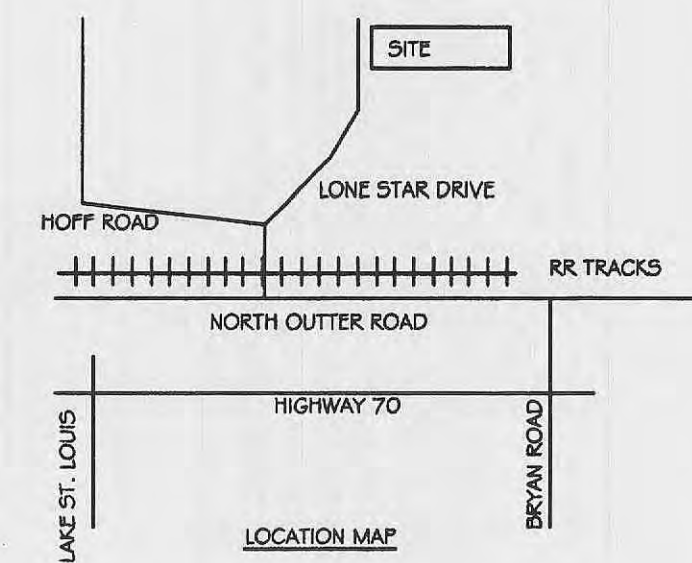


**LEGAL DESCRIPTION**

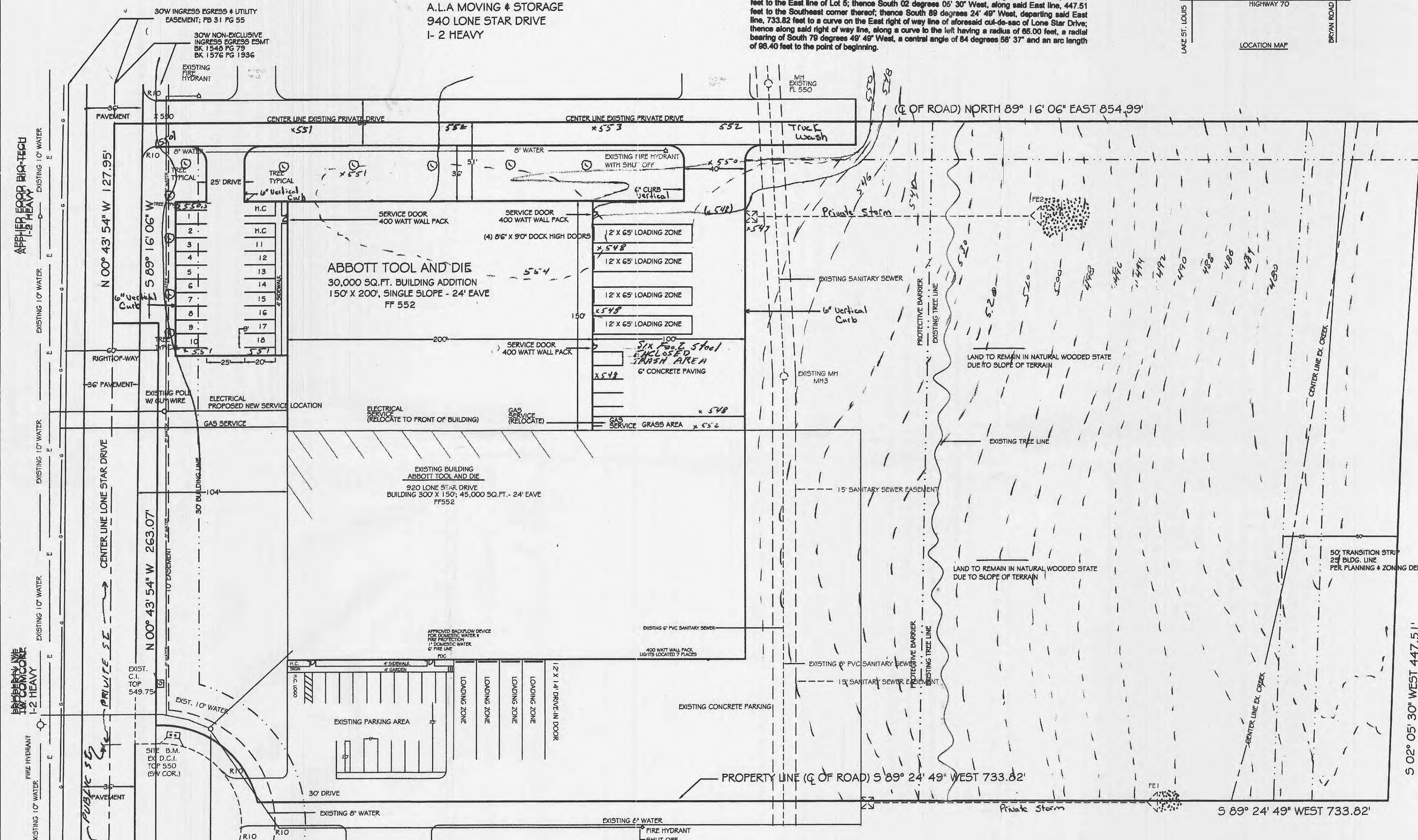
A tract of land being part of a tract of land known as Lot 6 of Lone Star Industrial Park within Section 24, Township 47 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at a point on a curve on the Northern right of way line of the cut-de-ase 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 58 all as shown on Lone Star Industrial Park Phase Two, Plat Three, a subdivision filed for record in Plat Book 31 page 15 of the St. Charles County Recorder's Office; thence North 00 degrees 43' 54" West, along said East line of 60 foot wide easement, 283.02 feet to a point; thence South 89 degrees 18' 05" West, 30.00 feet; thence North 00 degrees 43' 54" West, 127.95 feet; thence North 89 degrees 18' 05" 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 cut-de-ase 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 48' West, a central angle of 84 degrees 58' 37" and an arc length of 55.40 feet to the point of beginning.



SCALE 1" = 40'

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



**LEGEND:**

EXISTING CONTOURS	---	(500)
PROPOSED CONTOURS	---	50X
SPOT ELEVATION	x 5X	
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	○	

N/F  
WILLIAM SCHAEFFER  
BK 340 PG 557  
RESIDENTIAL

A NEW 30,000 SQ. FT. ADDITION  
ABBOTT TOOL AND DIE  
920 LONE STAR DRIVE  
OFALLON, MO. 63366

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 12/10/00  
1/29/01  
Rev: 2/10/01  
Scale 1" = 40'

Sheet  
2/5

**GENERAL NOTE:**

- UTILITIES:  
A. WATER - CITY OF OFALLON - 6" WATER  
B. SEWER - CITY OF OFALLON - 10" SEWER  
C. ELECTRIC - UNION ELECTRIC - OVERHEAD TO BUILDING  
D. TELEPHONE - GTE  
E. GAS - ST. CHARLES GAS  
F. FIRE DISTRICT - OFALLON FIRE PROTECTION DISTRICT
- PARKING PROVIDED:  
16 SPACES PLUS 2 H.C. PROVIDED  
800 SQ. FT. OFFICE SPACE / 1400 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 MANEUVERING OF TRUCKS, ETC. SHALL TAKE PLACE ON THE SITE  
AND NOT WITHIN A PUBLIC RIGHT-OF-WAY.
- AREA DISTRIBUTION  
GROSS ACREAGE - 349.915 (160,000 SQ. FT. DEVELOPABLE)  
BUILDING - 30,000 SQ. FT.  
PAVED AREA - 25,140 SQ. FT.  
GREEN AREA - 259,775 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 OFALLON, MISSOURI.
- 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  
100 FEET OF STREET FRONTAGE, 5 TREES REQUIRED  
TOTAL TREES REQUIRED - 45
  - EXISTING TREES - TOTAL DB, 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 & SPERKA.  
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, OFALLON, 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
- ALL PAVING 6" PORTLAND CONCRETE, ON PARKING & DRIVE AREA.
  - PRESENT ZONING: 1-2  
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 OFALLON SPECIFICATIONS.
  - ALL TRASH ENCLOSURES TO BE SCREENED FROM VIEW
  - ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH THE  
CITY OF OFALLON STANDARDS.
  - CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. EXACT LOCATIONS  
TO BE DETERMINED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE  
IMPROVEMENTS.
  - STORM SEWER 10" 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.
  - SILTATION CONTROL SHALL BE PROVIDED AS REQUIRED BY THE CITY  
OF OFALLON.
  - FLOOD PLAIN: 2903 I.G. PANEL 240, AUGUST 2, 1996  
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  
ORIGINAL DEVELOPMENT OF LONE STAR INDUSTRIAL PARK.

- TREE PRESERVATION**
- THERE ARE APP. 60 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 = 60 TREES
- ARTICLE 26:**  
OCCUPANTS 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  
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 UNDERTAKEN AND MAINTAINED  
IF ACCEPTABLE MEASURES AND SAFEGUARDS ARE EMPLOYED TO LIMIT DANGEROUS  
AND OBJECTIONABLE ELEMENTS TO ACCEPTABLE LIMITS AS ESTABLISHED BY THE  
FOLLOWING PERFORMANCE REQUIREMENTS:  
(SEE 26.02 - 26.10, PAGE 103; OFALLON ZONING CODE.
- GENERAL NOTES:**
- RAILINGS REQUIRED BY BOCA WILL BE INSTALLED AT LOADING AREAS.
  - ALL GRADING WILL BE IN COMPLIANCE WITH THE MODEL SEDIMENT &  
EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST.  
CHARLES SOIL & WATER CONSERVATION DISTRICT.
  - THE PARKING LOT AND DRIVE AREAS TO BE OUTLINED WITH A 6" VERTICAL CURB.  
concrete