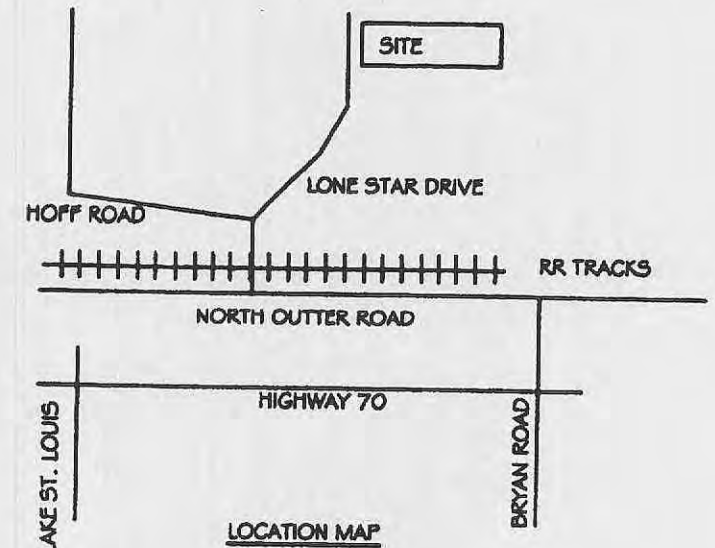


LEGAL DESCRIPTION

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-sec of Lone Star Drive marking its intersection with the East line of a 80 foot wide Ingress and Egress Easement described in Deed Book 1299 page 88 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 80 foot wide easement, 233.02 feet to a point; thence South 89 degrees 16' 06" West, 30.00 feet; thence North 00 degrees 43' 54" West, 127.98 feet; thence North 89 degrees 16' 06" East, along said West line, 854.99 feet to the East line of Lot 6; thence South 02 degrees 05' 30" West, departing said East line, 733.82 feet to a curve on the East right of way line of aforesaid cut-de-sec 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' 48" West, a central angle of 84 degrees 58' 37" and an arc length of 88.40 feet to the point of beginning.



SCALE 1" = 40'

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

ABBOTT TOOL AND DIE
30,000 SQ.FT. BUILDING ADDITION
150' X 200', SINGLE SLOPE - 24' EAIVE
FF 552

EXISTING BUILDING
ABBOTT TOOL AND DIE
920 LONE STAR DRIVE
BUILDING 300' X 150'; 45,000 SQ.FT. - 24' EAIVE
FF 552

LEGEND:

EXISTING CONTOURS	---	(500)
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"
EXISTING STORM SEWER	---	
PROPOSED STORM SEWER	---	
EXISTING WATER	---	18" W
PROPOSED FIRE HYDRANT	●	
EXISTING FIRE HYDRANT	○	

N/W
WILLIAM SCHAEFFER
BK 340 PG 557
RESIDENTIAL

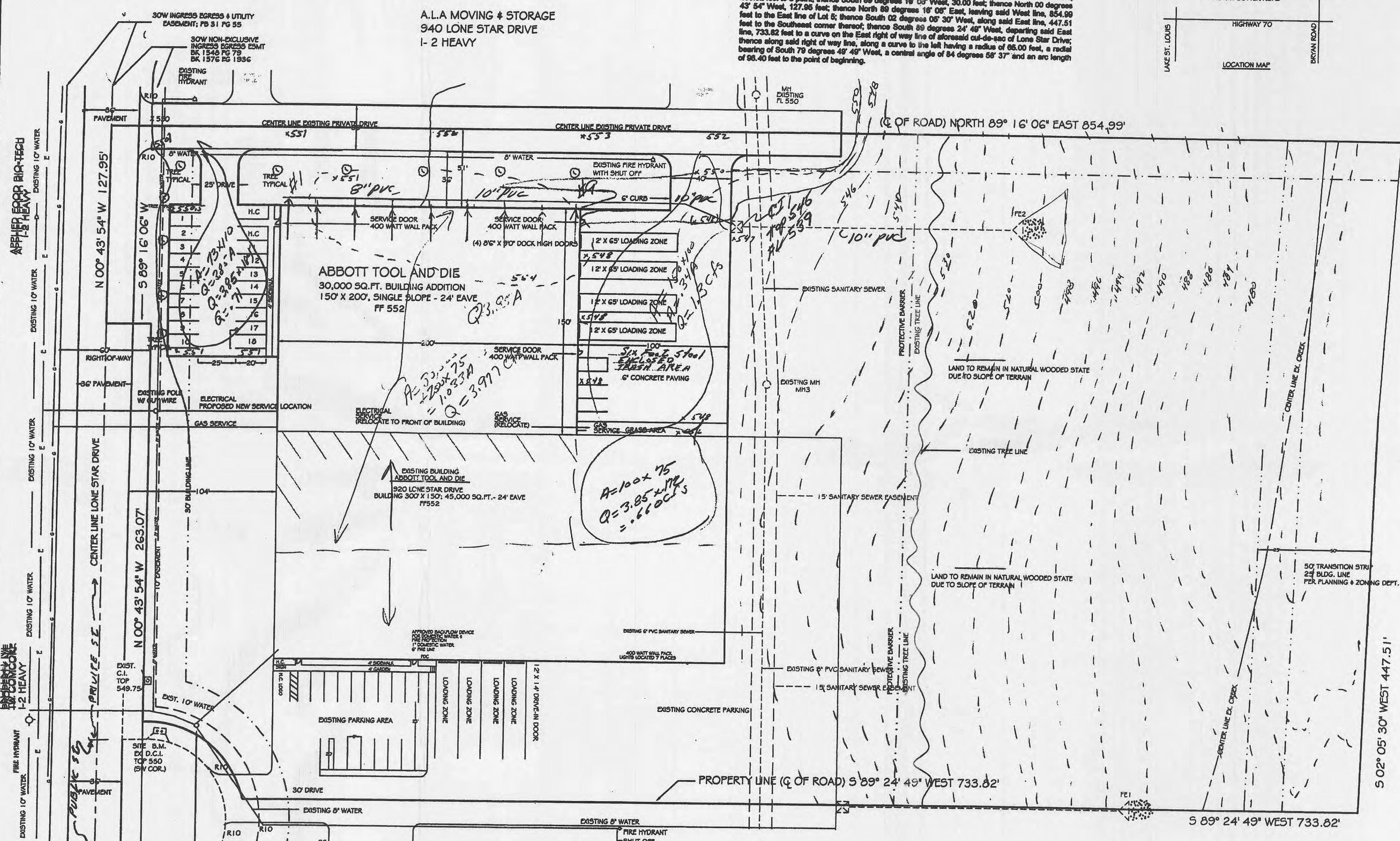
A NEW 30,000 SQ.FT. ADDITION
ABBOTT TOOL AND DIE
920 LONE STAR DRIVE
O'FALLON, MO. 63366
DRAWING PLAN

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 Rev: 2/3/01
11/09/00
11/01/01
2/16/01
3/5
Scale: 1" = 40'



GENERAL NOTE:

- UTILITIES:
 - WATER - CITY OF O'FALLON - 8" WATER
 - SEWER - CITY OF O'FALLON - 10" SEWER
 - ELECTRIC - UNION ELECTRIC - OVERHEAD TO BUILDING
 - TELEPHONE - RTE
 - GAS - ST. CHARLES GAS
- PARKING PROVIDED:
 - 18 SPACES PLUS 2 H.C. PROVIDED
 - 800 SQ.FT. OFFICE SPACE / 400 SQ.FT.
 - 2 SPACES REQUIRED
 - 15 EMPLOYEES, 1 SPACE EACH = 15 SPACES
 - 17 SPACES TOTAL REQUIRED
- 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 - 348,915 (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)
- TRACT OWNED BY: TOM ABBOTT, 920 LONE STAR DRIVE, O'FALLON, 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.; FIRE-ENGINEERED METAL MANUFACTURING BUILDING
- 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" CALIBER OR GREATER TOTAL NEW TREES TO BE PLANTED - 12
- ALL AREAS TO BE SODDED AND STRAWED
- LOW SHRUBS TO INCLUDE: BURNING BUSH, BAR BERRY & SPERAL
- ALL CONFER 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
- SOIL 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. 11629 OF THE CITY OF O'FALLON, MISSOURI.
- ALL GRADING REFORMED SHALL BE DONE IN COMPLIANCE WITH THE CITY OF O'FALLON 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.
- SITATION CONTROL SHALL BE PROVIDED AS REQUIRED BY THE CITY OF O'FALLON.
- FLOOD PLAN: 2803 (6 PANEL 240, AUGUST 2, 1996) THE SITE IS NOT LOCATED IN THE 100 YEAR FLOOD PLAN.
- CHARLES SOIL & WATER CONSERVATION DISTRICT. 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 5" 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:
OCCUPANES SHALL CONFORM WITH ARTICLE 26 OF THE ZONING CODE. NO PARTS, LOT, BUILDING, OR STRUCTURE IN ANY DISTRICT SHALL BE USED OR OCCUPIED IN ANY MANNER SO AS TO CREATE ANY DANGEROUS SITUATION OR OCCUPY OR OTHERWISE OBSTRUCTIBLE ELEMENT OR CONDITION SO AS TO HINDER, OR OTHERWISE OBSTRUCTIBLE 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 OBSTRUCTIBLE ELEMENTS TO ACCEPTABLE LIMITS AS ESTABLISHED BY THE FOLLOWING PERFORMANCE REQUIREMENTS.
THE SIZE 26.06 - 26.10, PAGE 103; O'FALLON ZONING CODE.

GENERAL NOTES:
1. RAILINGS REQUIRED BY DOCA 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. AC concrete

downspout (d)
FL 554
200' x 57'
0 → 2 CFs
12-4 CFs
FL 544
200' x 57'
0 → 4 CFs
FL 539
8" PVC
10" PVC
4" L
10" PVC
FL 539
200' x 57'
0 → 4 CFs
FL 539
5" H.P.
USE 10" PVC
FL 510