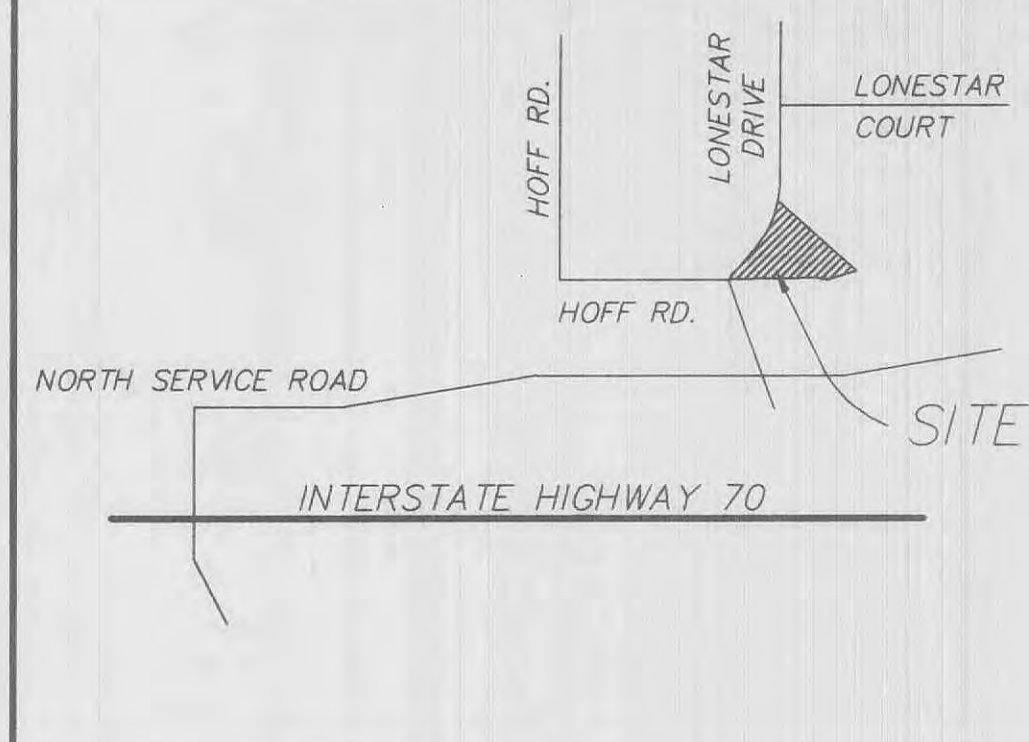
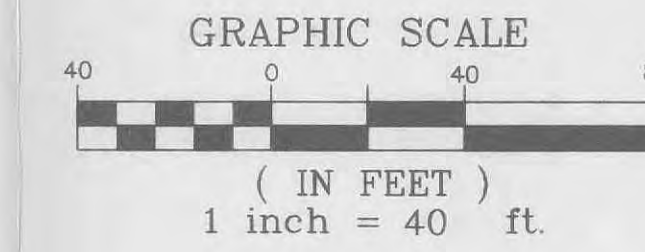
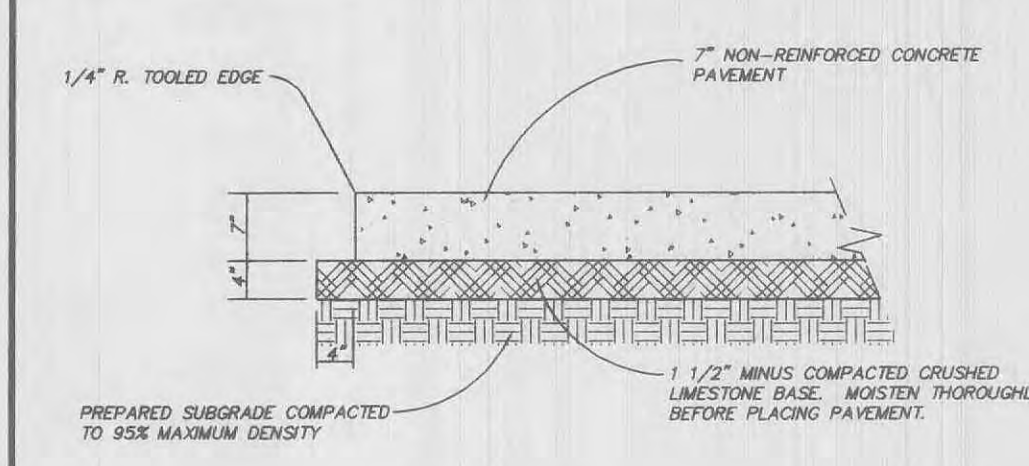


ADVANCED DRAINAGE SYSTEMS, INC.

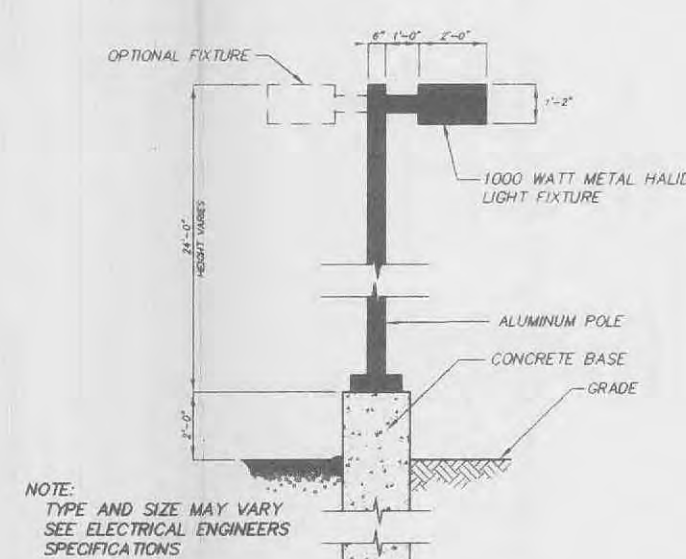
A TRACT OF LAND BEING LOT 11B
OF LONE STAR INDUSTRIAL PARK
PHASE TWO, PLAT TWO
AS RECORDED IN PLAT BOOK 30 PAGE 182
T. 47 N., R. 2 E., ST. CHARLES COUNTY, MISSOURI



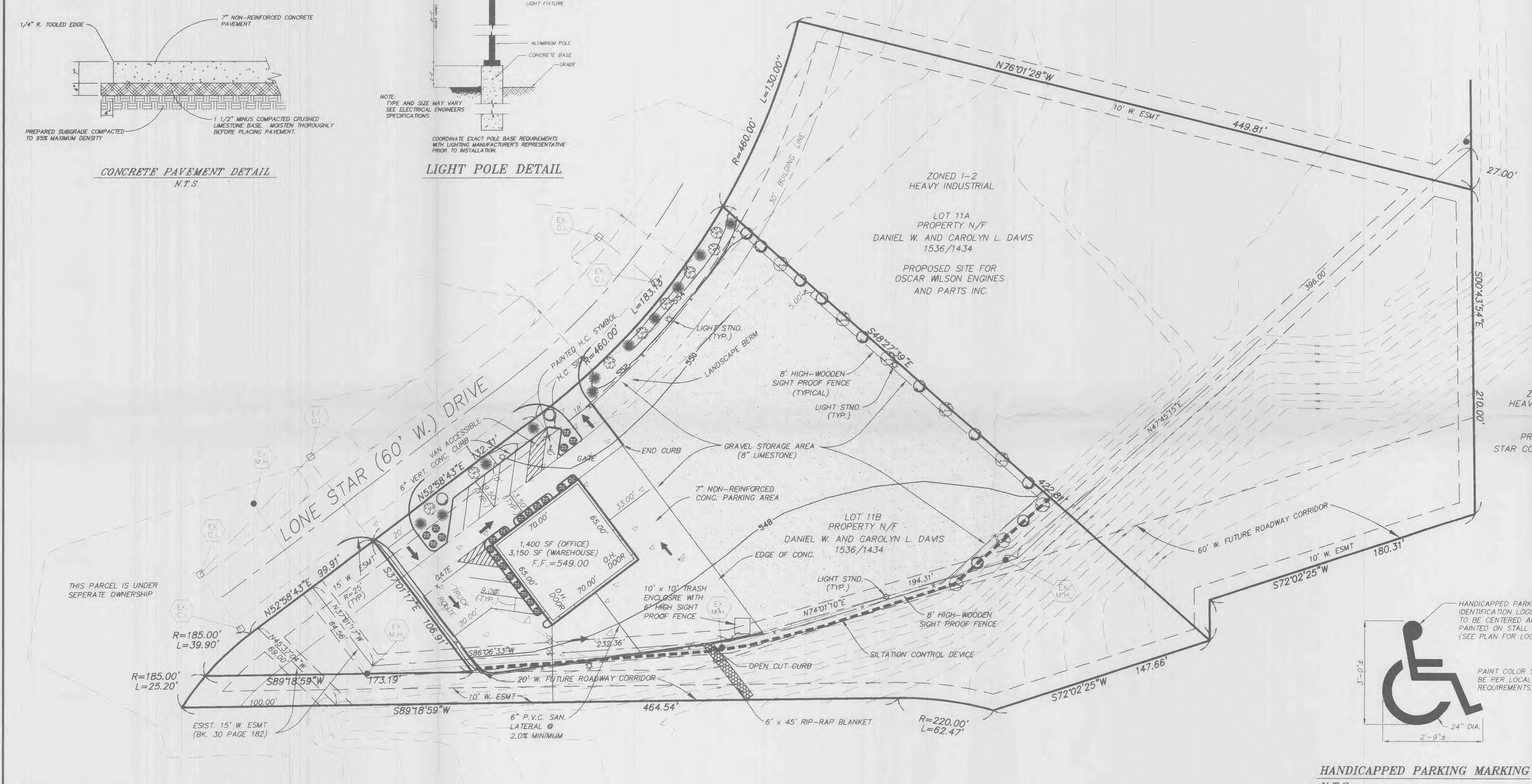
LOCATION MAP



CONCRETE PAVEMENT DETAIL
N.T.S.



LIGHT POLE DETAIL
N.T.S.



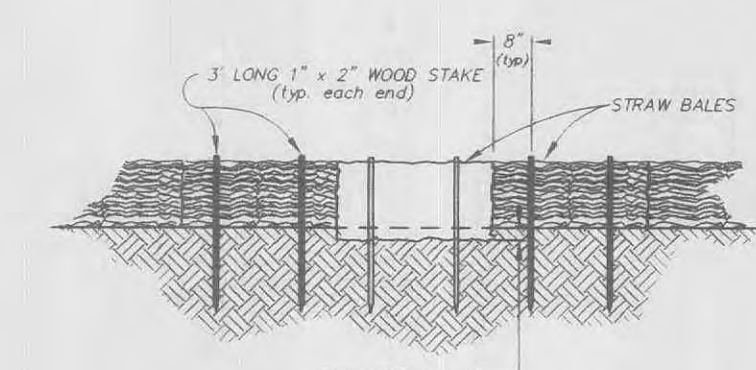
NOTE: THIS IS A PRELIMINARY PLAN. THIS PLAN IS TO BE UTILIZED FOR CONCEPTUAL PLANNING AND ESTIMATING. IT HAS BEEN PREPARED FROM RECORD INFORMATION AND IS NOT TO BE USED FOR CONSTRUCTION.

GENERAL NOTES

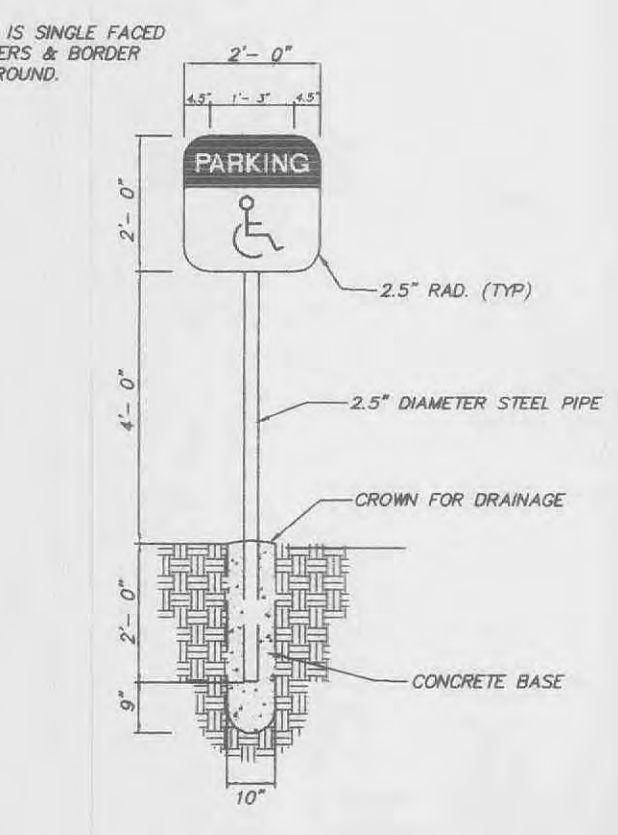
- Present Zoning: I-1, Light Industrial
- Proposed Use: Office/Storage
- Area of Tract: 2.26 Acres
- According to the flood insurance rate map of St. Charles County, Missouri, (community panel number 29183C0240E dated August 2, 1996) this property lies within Zone X. Zone X denotes areas of minimal flood hazard.
- Project is Served By:
 - A. City of O'Fallon (sewers and water)
 - B. St. Charles Gas Company
 - C. G.T.E. Telephone Company
 - D. O'Fallon Sewer District
 - E. Union Electric Company
 - F. O'Fallon Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- Storm water detention has been provided for the entire Lone Star Industrial Park in the existing detention basin shown on approved improvement plans prepared by Pickett, Ray & Silver, dated September, 1988.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
- Lighting shall be directed down and shielded so as not to overflow onto adjacent properties or streets.
- For exact building dimensions, see architectural plans.
- Setback and yard requirements:
 - Front - 30 feet
 - Side - 25 feet
 - Rear - 50 feet
- Grading and drainage shall be per City of O'Fallon requirements.
- Exterior lighting details to be provided with building plans.
- Site shall comply with Article 26 of the O'Fallon Zoning Ordinance.
- No existing trees are being removed.
- Roof drainage will be provided by downspouts and discharge at grade.
- Topographic information was obtained from record.
- Boundary information was obtained from Bax Engineering and Surveying.
- All new utilities shall be located underground.
- All outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes, and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the view of rights-of-way and/or adjacent properties as reviewed and approved by the Planning Division.
- All storage materials and equipment shall be within a fully enclosed building or in a side or rear yard so screened by berms, dense vegetative plantings, wooded fences, or brick walls, or combinations of these materials at least eight (8) feet in height so that said materials and equipment are not visible at eye level within 1,000 feet of the property line.



HANDICAPPED PARKING MARKING
N.T.S.



STAKED BALE DETAIL
N.T.S.



HANDICAPPED SIGN DETAIL
N.T.S.

LANDSCAPE SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	11 PROPOSED	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' TALL
	12 PROPOSED	PIRUS CALLERYANA	BRADFORD PEAR	2" CAL.
	8 PROPOSED	MALUS IOENSIS 'ALENA'	BECHTELS FLOWERING SHAB	4' TALL
	28 PROPOSED	EUONYMUS ALATUS	WINGED BURNING BUSH	2 CAL.
	8 PROPOSED	PINUS NIGRA	WHITE PINE	4' TALL

STREET TREES: 1 TREE PER 40 L.F. = 592.00 ± + 40 = 14.8
ADDITIONAL TREES: 1 TREE PER 4,000 SQ. FT. = 98,445.60 SQ. FT. + 4,000 = 24.6
DECIDUOUS TREES MUST BE A MINIMUM OF 2" IN CALIPER
TOTAL TREES TO BE PROVIDED: 39
NOTE: EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT.

BUILDING	PAVED AREAS	LANDSCAPED/ GREEN AREAS	GRAVEL AREA	TOTAL AREA OF SITE
4,550 SQ. FT. (5.0%)	11,145 SQ. FT. (11%)	30,680 SQ. FT. (31%)	52,070 SQ. FT. (53%)	98,445.60 SQ. FT.

- YARD REQUIREMENTS:
- FRONT YARD: NOT LESS THAN THIRTY (30) FEET.
 - SIDE YARD: LEAST WIDTH OF EITHER YARD SHALL NOT BE LESS THAN TWENTY FEET, EXCEPT IN THE CASE OF A CORNER LOT OR PARCEL WHERE THE SIDE YARD ON THE ROAD OR STREET SIDE SHALL NOT BE LESS THAN THIRTY (30) FEET.
 - REAR YARD: NOT LESS THAN FIFTY (50) FEET.

PARKING CALCULATIONS:
OFFICE: 1 SPACE PER 300 SQ. FT. FLOOR AREA
1400 - 300 = 5 SPACES REQUIRED
MANUFACTURING/WAREHOUSE: 1 SPACE PER EMPLOYEE
4 EMPLOYEES - 4 SPACES REQUIRED
9 SPACES PROVIDED, INCLUDES 1 HANDICAPPED SPACES

NOTE: Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

Building Inspector Copy
4-21-99
Approved by Planning Division



9-Feb-99

REVISION: 2/8/99

OWNER: DANIEL W. DAVIS
12041 AMELING ROAD
ST. LOUIS, MISSOURI 63043
(314) 275-7502

PROJECT: PRELIMINARY PLAN
LONE STAR INDUSTRIAL PARK
LOT 11B

PLANNING - SURVEYING - ENGINEERING - CONSTRUCTION MANAGEMENT
THREE FLAGS CENTER SUITE 266
1380 SOUTH FIFTH STREET
ST. CHARLES, MISSOURI 63301
PH: (314) 946-4059 FAX: (314) 946-4059

DRAWN BY: END
CHECKED BY: JPT
DATE: 01/28/99
JOB NO.: 99110
SCALE: 1"=40'
SHEET: 1 OF 1