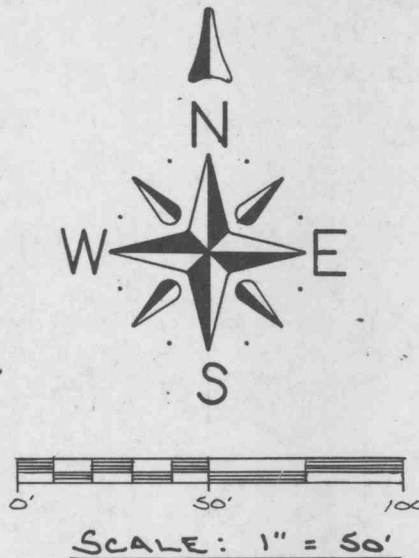
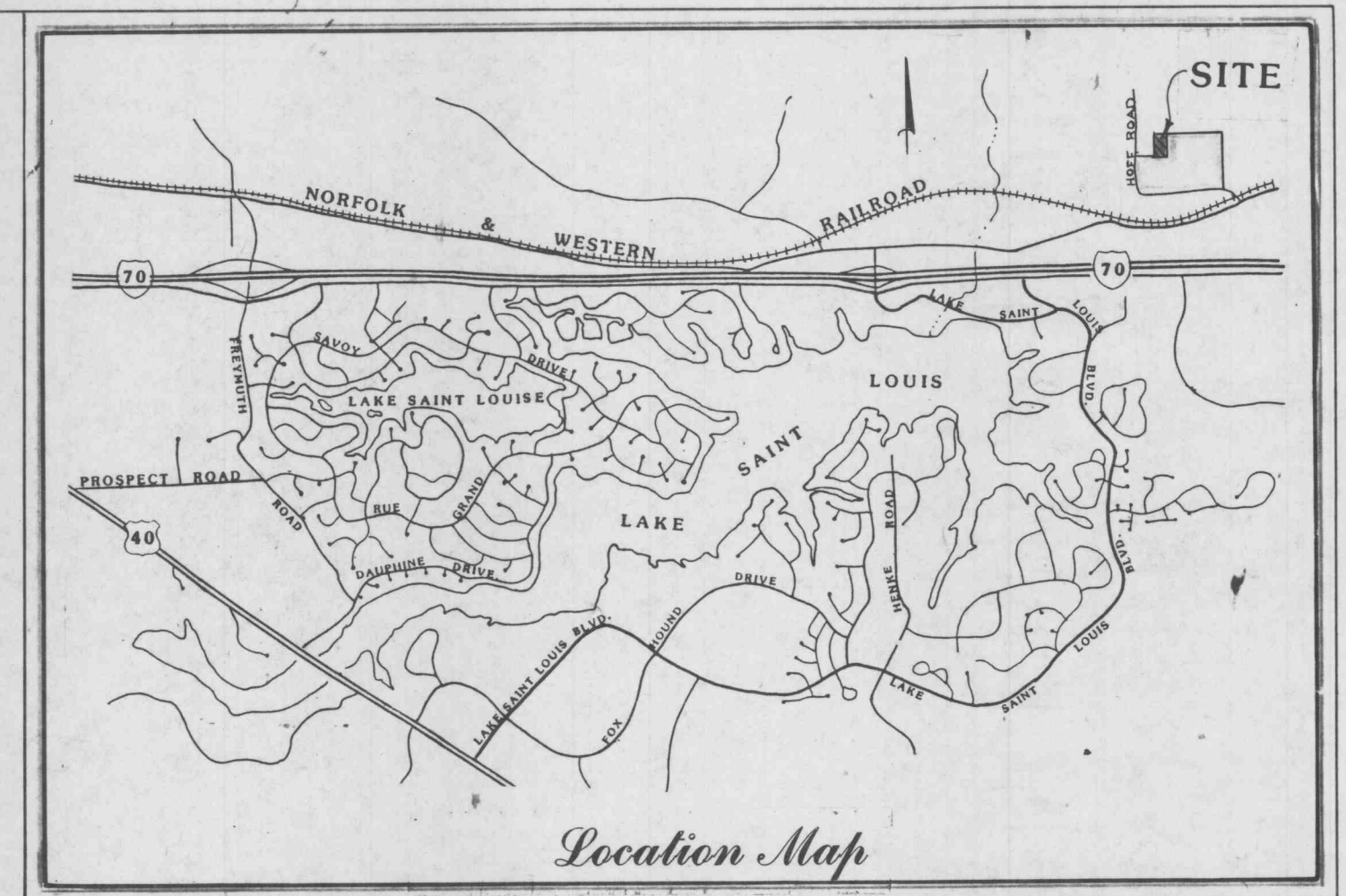


BRAKE REBUILDERS

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 25 AND PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI
LOT 13 OF HOFF ROAD INDUSTRIAL COMPLEX



DESCRIPTION
 A tract of land being part of U.S. Survey 1780 lying north of Hoff County Road (formerly Mexico Road) all within Township 47 North, Range 2 East, St. Charles County, Missouri, being more particularly described as follows:

COMMENCING at an old axle marking the west quarter corner of Section 24, Township 47 North, Range 2 East; thence with the quarter section line North 89°26'21" East, 858.68 feet to an iron rod on the southeast right-of-way line of Hoff County Road, 40 feet wide, as recorded in Road Plat Book 1, Page 74 of the St. Charles County Records; thence continuing with said quarter section line North 89°26'21" East, 327.41 feet to an iron rod; thence departing said quarter section line South 00°17'20" East, 360.36 feet to an iron rod; thence North 89°42'40" East, 864.00 feet to an iron rod; thence North 00°17'20" West, 361.50 feet; to an iron rod on the north line of the north half of the southwest quarter of Section 24; thence with said north line North 89°42'40" East, 705.02 feet to an old stake marking the center quarter corner of Section 24; thence with the quarter section line South 02°05'30" West, 3,274.74 feet to the north line of U.S. Survey 1780; thence with said north line North 89°42'19" East, 105.17 feet to an old iron pipe; thence departing said north line South 00°37'03" West, 390.77 feet to the north right-of-way line of the Norfolk and Western Railroad; thence with said right-of-way line the following: Along an arc of a curve easterly, said curve having a radius of 11,549.19 feet an arc length of 192.52 feet, a chord of South 72°31'04" West, 192.52 feet to an iron rod marking the point of tangency of said curve; thence South 77°02'18" West, 543.94 feet to an iron rod; South 00°17'41" East, 26.24 feet to an iron rod; South 72°02'25" West, 147.66 feet to an iron rod on the north right-of-way line of Hoff County Road, 40 feet wide; thence departing said north line of Hoff County Road, 40 feet wide; thence with said East line North 01°41'34" East, 698.79 feet to an iron rod; thence, departing said East line North 89°39'49" East, 600.88 feet to an iron rod at the POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; thence, North 02°03'10" East, 373.38 feet; thence, South 89°20'44" East, 375.00 feet; thence, South 01°21'23" West, 511.54 feet; thence, along a circular curve to the left having a radius of 65.00 feet, an arc length of 102.34 feet with a chord of South 46°15'08" West, 92.09 feet to a point; thence, North 88°11'07" West, 316.94 feet to the Point of Beginning, said tract containing 4.918 acres.

GENERAL NOTES

- Present Zoning: I-1, Light Industrial
- Proposed Zoning: I-2, Heavy Industrial
- Total Area: 4.92 Acres
- Building Use: Office and Manufacturing
- This tract is in or served by:
 - A. Electric - Union Electric
 - B. Water - City of O'Fallon Water
 - C. Sewer - O'Fallon Sewer
 - D. Gas - St. Charles Gas Company
 - E. Telephone - Continental Telephone
 - F. Fire - O'Fallon Fire District
 - G. R-2 Port Zumwalt School District
- Total Parking: 77 spaces
 (Parking required per Section 25.02 City of O'Fallon)
 Manufacturing: 1 space per employee - 65 employees = 65 spaces
 Office: 1 space per 300 sq. ft. floor area - 3,320 ÷ 300 = 11 spaces
 76 spaces

Subject to easements, rights-of-way, possessory rights, prescriptive rights, covenants, conditions and restrictions and zoning ordinances.

75 Regular
 + 2 Handicapped
 77 Parking Spaces Total

- Setback and Yard requirements:
 - Front - Not less than 30 feet
 - Side - 25 feet
 - Rear - 50 feet

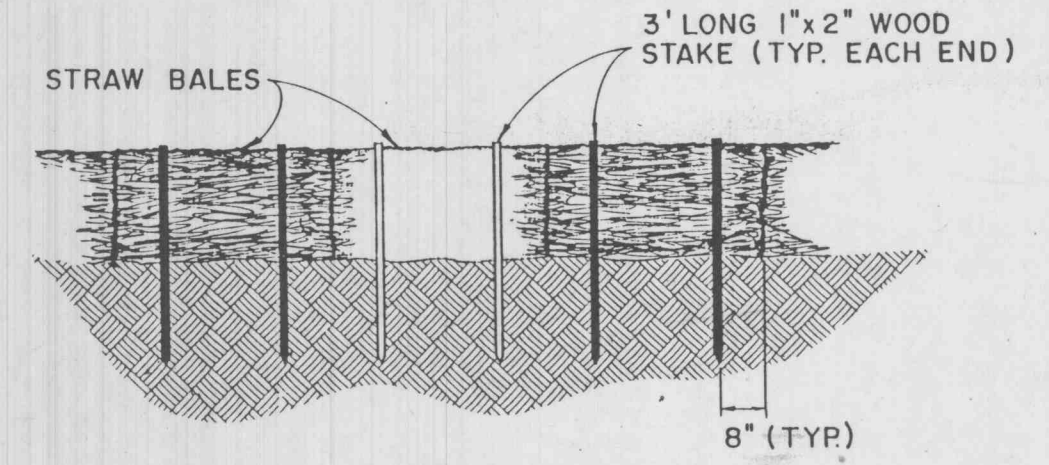
GRADING NOTES:

- All straw bales must be countersunk a minimum of 3", and additional straw bales shall be placed at the direction of the city.
- Underground utilities have been plotted from available information and therefore their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to grading or construction of improvements.
- The contractor shall restore offsite construction areas to an equal or better condition than existing prior to commencement of construction.
- Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by a "Modified Proctor Test", (ASTM D-1557), and must be inspected and approved by a City Representative, before paving may commence.
- Siltation control shall be straw bales placed end to end and anchored with no less than 2 1/2" x 4" reinforcing rods. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
- All grade shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
- Owner to assume full responsibility for the performance of the grading operation. All city property and roads will be protected adequately.
- The contractor shall field investigate the entire site prior to his bid submission noting the existing vegetation and trees and including the removal and disposal of same in his bid.
- No area shall be cleared without permission of the developer.

PROP. NIF
 ROETZGER, ROET.
 ZONED A-1

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	14	Pinus Sylvestris	SCOTCH PINE	6" TALL
	14	Quercus Alba	WHITE OAK	1 1/2" CAL.
	16	Quercus Palustris	PIN OAK	1 1/2" CAL.

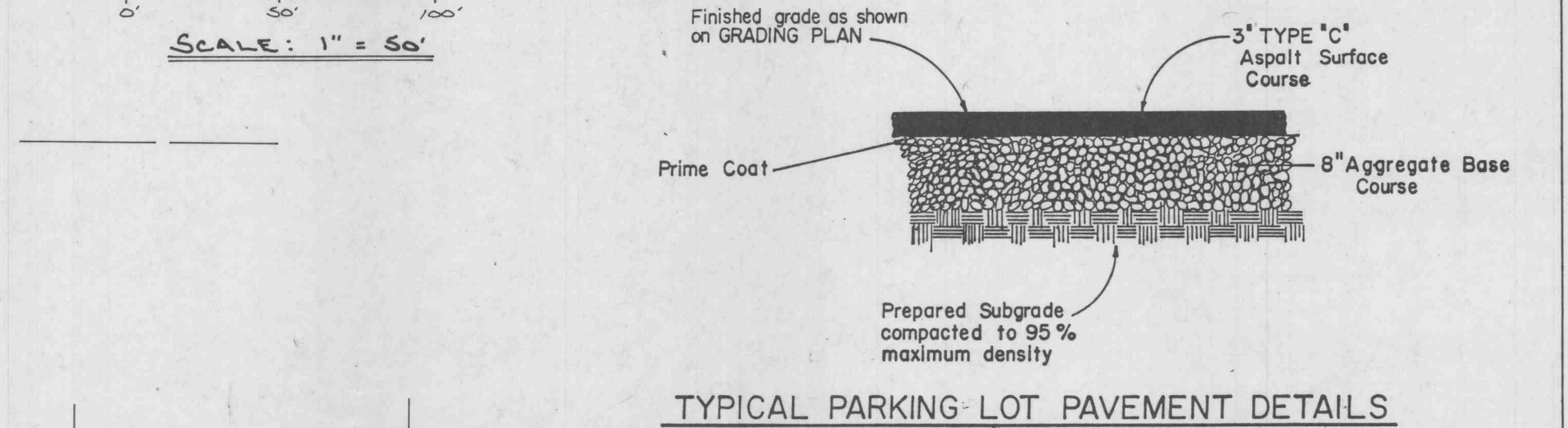
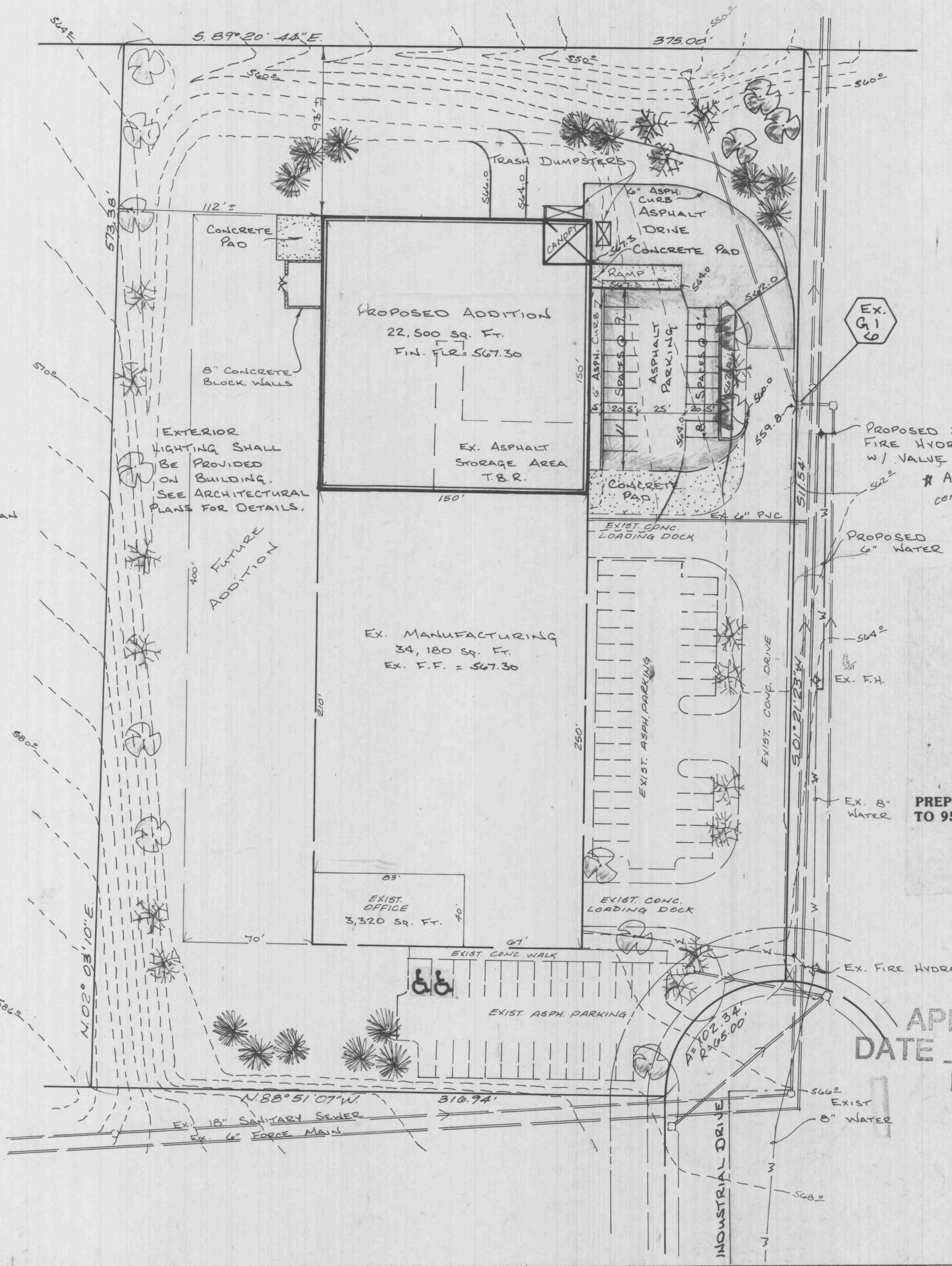
132,000 Sq. Ft. OPEN AREA ÷ 3000 = 44 TREES REQ'D.
 44 TREES PROVIDED



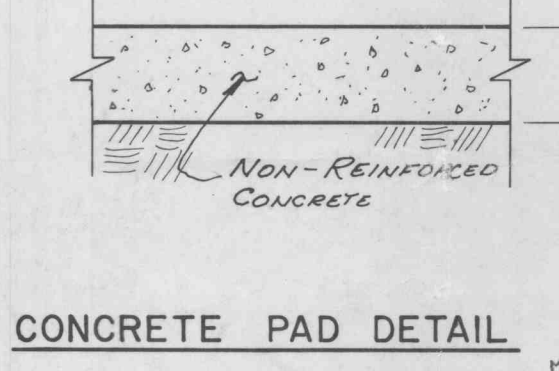
STAKED BALE DETAIL
 N.T.S.

Siltation Control
 Siltation control shall consist of temporary berms and stakes to divert storm water runoff to a natural discharge point. (SEE GRADING PLAN FOR LOCATIONS.) NO MORE THAN THREE ROWS OF STRAW BALES SHALL BE PLACED WITH FOUR FEET OF SEPARATION BETWEEN ROWS. THE STRAW BALES SHALL BE PLACED WITH A ONE FOOT SEPARATION BETWEEN BALES AND ROWS. BALES SHALL BE STAGGERED. IN AREAS WHERE A BERM AND STAKE ARE NOT FEASIBLE, A SINGLE ROW OF STRAW BALES SHALL BE PLACED END TO END TO PREVENT WINDUP CURRENTS AND BLOCKAGES. THIS SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR OR DEVELOPER (IF SO AGREED). UPON COMPLETION OF STORM SEWERS, STRAW BALES SHALL BE PLACED ON ALL SIDES OF APPROPRIATE STRUCTURES TO KEEP SOIL OUT OF STORM SEWERS (THIS SHALL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR OR DEVELOPER IF SO AGREED). ALL STRAW BALES SHALL BE SECURELY ANCHORED AND PROPERLY MAINTAINED UNTIL ALL DISTURBED AREAS ARE PAVED OR VEGETATION ESTABLISHED.

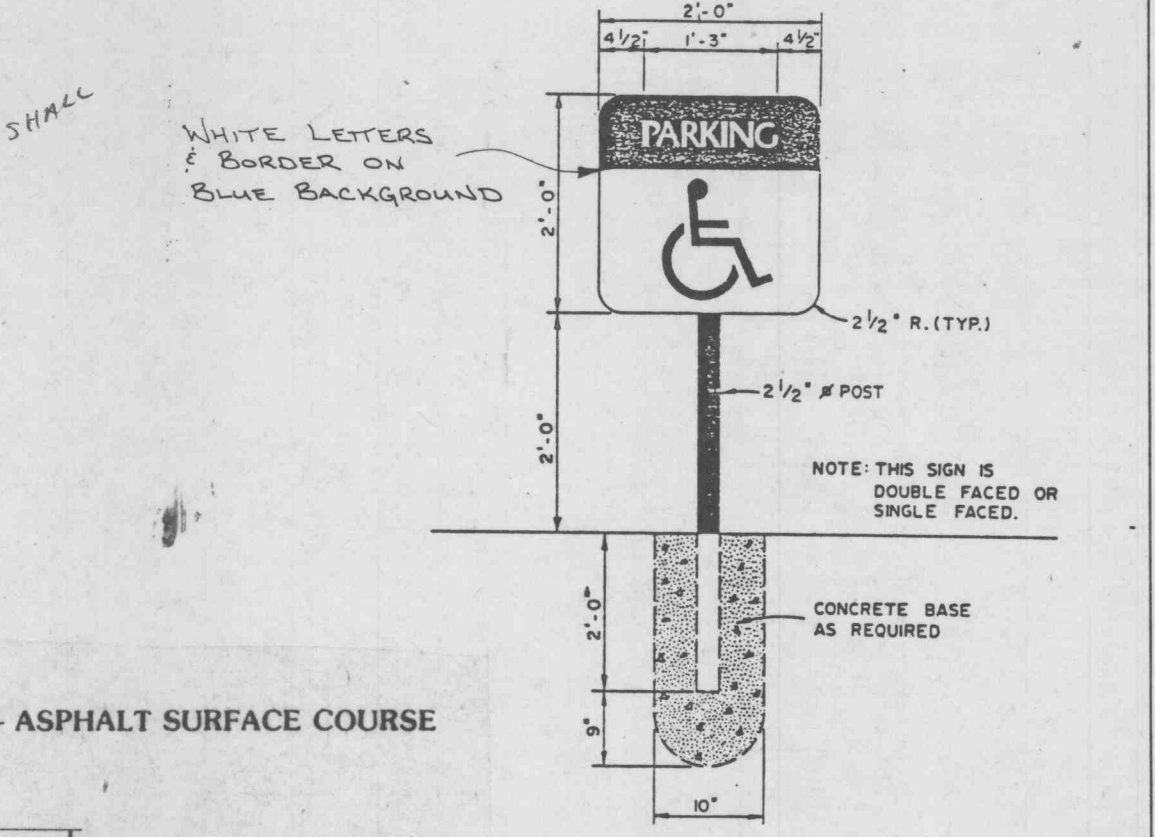
NOTE:
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



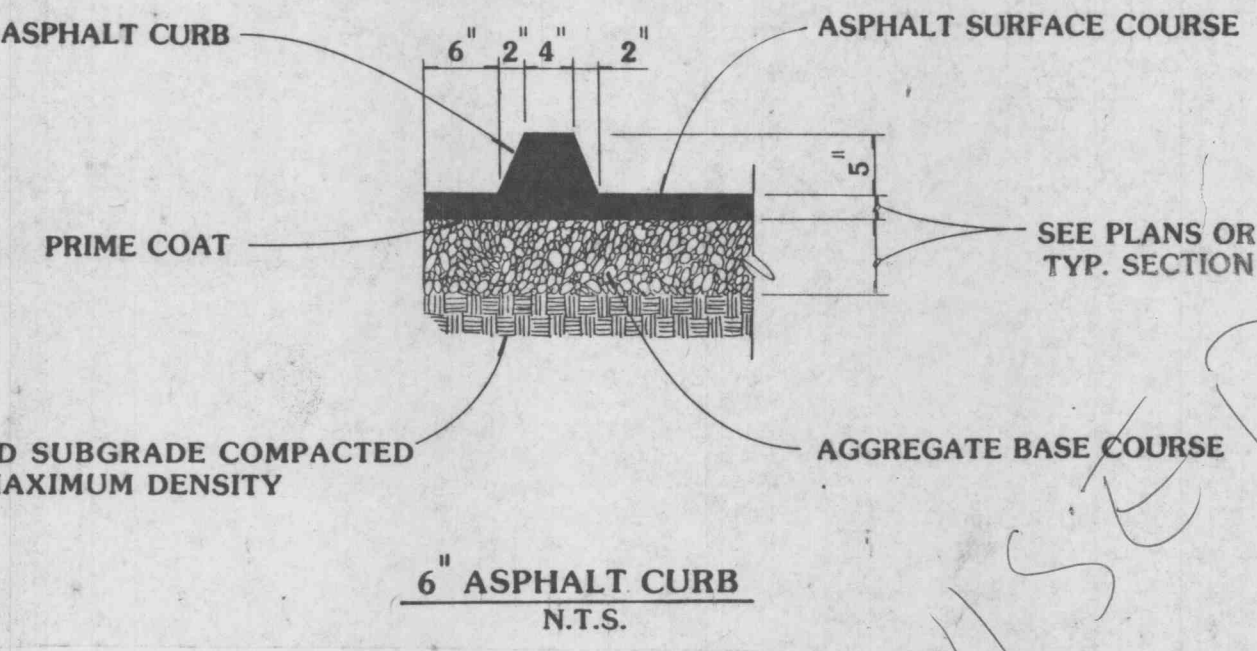
TYPICAL PARKING LOT PAVEMENT DETAILS



CONCRETE PAD DETAIL



HANDICAPPED SIGN DETAIL
 N.T.S.



6" ASPHALT CURB
 N.T.S.

APPROVED
 DATE 10/16/90
 P & Z

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthorized.
 PICKETT, RAY & SILVER, INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 RAY & SILVER, INC.
 330 W. PETERS HALL DRIVE 278-2311
 ST. PETERS, MO 65076 441-2211

Rev. 11-5-90 Add F.H. DP
 Rev. 10-17-90 Per O'Fallon DP
 Rev. 9-25-90 Per O'Fallon P+Z DP
PREPARED FOR:
 Brake Rebuilders
 507 Civic Park Drive
 O'Fallon, Missouri 63366
 (314) 272-3211

SITE PLAN
 DRAWN BY DATE 8-31-90
 CHECKED BY DATE 8-31-90
 FIELD BOOK PROJECT # 81-155-C
 JOB ORDER #