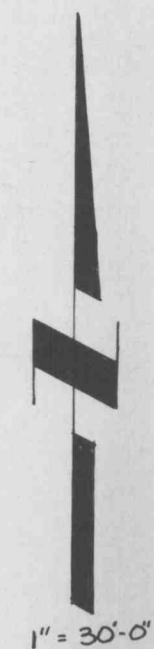
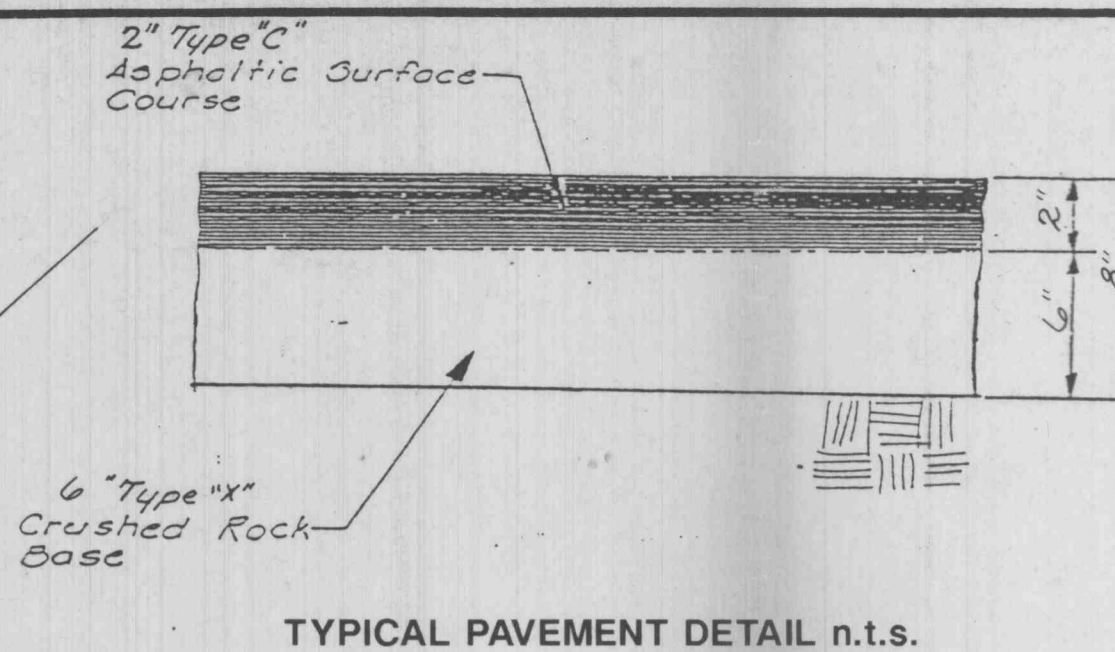


STANDARD SYMBOLS

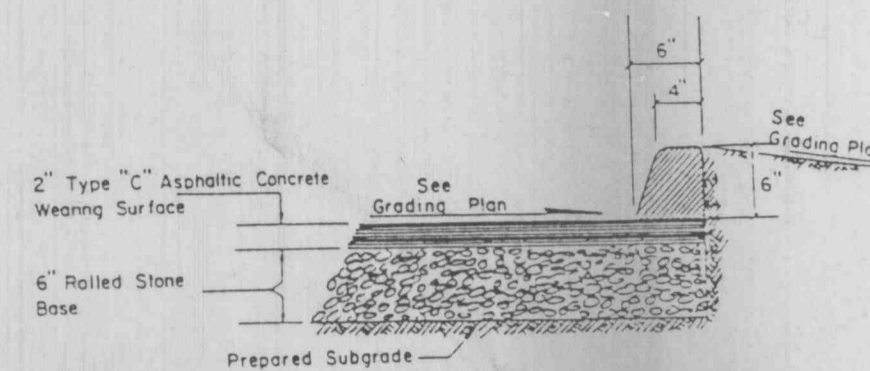
CURB INLET		TREE	
JUNCTION BOX or DROP INLET		PINE or CEDAR	
MANHOLE		BUSH	
END SECTION		SPREADER	
HEADWALL		STUMP	
FIRE HYDRANT		HEDGE	
WATER METER or VALVE		STREAM or DRAINAGE COURSE	
GAS METER or VALVE		TOP BANK	
TRAFFIC SIGNAL		FENCE	
POWER POLE		GUARDRAIL	
TELEPHONE POLE		RAILROAD TRACK	
STREET LIGHT		MAILBOX	
QUI WIRE		STREET SIGN	
STORM SEWER		YARD LIGHT	
SANITARY SEWER		RAILROAD SIGN	
WATER MAIN		RAILROAD SIGNAL LIGHT	
GAS MAIN		GATE	
UNDERGROUND TELEPHONE CABLE		PEDESTAL	
UNDERGROUND TELEPHONE CONDUIT		BORING HOLE	
FORCE MAIN		SECTION CORNER	
UNDERGROUND ELECTRIC CABLE		EXISTING CONTOUR	
COUNTY LINE		PROPOSED CONTOUR	
TOWNSHIP or RANGE		PROFILE	
SECTION LINE		EXISTING GROUND	
BOUNDARY LINE		PROPOSED GRADE	
CITY LIMIT LINE		EARTH	
PROPOSED R/W LINE		BORING HOLE REFUSAL	
EXISTING R/W LINE		BORING HOLE NO REFUSAL	
LOT LINE		CONCRETE ENCASEMENT	
BASE LINE		FINISH FLOOR	
PROJECT CENTERLINE			
CONSTRUCTION LIMITS			
TEMPORARY EASEMENT			
PERMANENT EASEMENT			



Property N/F
Richard Meyer
Book 1074 Page 1726
Zoning: I1
Vacant



TYPICAL PAVEMENT DETAIL n.t.s.



TYPICAL 6" VERTICAL CURB DETAIL n.t.s.

- GENERAL NOTES**
- Zoning Classification: I-2, Light Industrial
 - Setback Requirements: Front Yard - 30'
Side Yard - 20'
Rear Yard - 35'
 - Total Acreage - 5.1 Acres
 - Property Owners: Wesley M. Rather
1545 North Highway 67
Florissant, Missouri 63301
 - Parking Requirements:

Total Sales Lot Area	= 13,150 sq. ft.
1 space/3000 sq. ft.	= 4.38 spaces
1 space/employee	= 10 spaces
Total	= 15 spaces

 Handicapped Space Requirements: 1 space
Handicapped Space Provided: 1 space
 - Parking Spaces Provided - 32 spaces
 - Loading Space Requirements:

Total Building Area	= 12,500 sq. ft.
1 Loading space first 5,000 sq. ft.	= 1 space
1 space/each additional 20,000 sq. ft.	= 0 spaces
Total	= 1 space

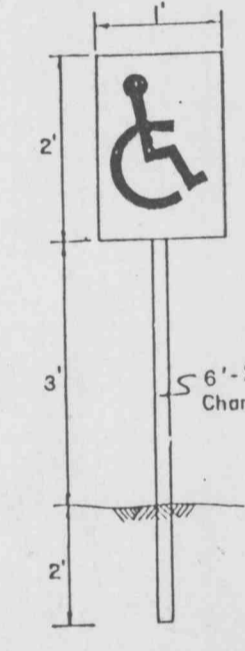
 Loading Spaces Provided - 1 Space
 - Existing underground (U/G), overhead (O.H.) utilities and drainage structures have been plotted from available information and therefore, their locations must be considered approximate only. It is the responsibility of the individual Contractors to notify the utility companies before actual construction.
 - Landscaping Requirements:

Required Trees Along Frontage:	406.61' x 1 Tree = 12.16 Trees = 12 Trees
40'	
Frontage Trees Provided	= 13 Trees
Required Trees for Open Space:	5.1 Ac. x 43,500 Sq. Ft. = 222,156 Sq. Ft.
	= 12,500 Sq. Ft. Buildings
	209,656 Sq. Ft. x 1 Tree = 52.414 Trees
	4000 Sq. Ft. = 53 Trees

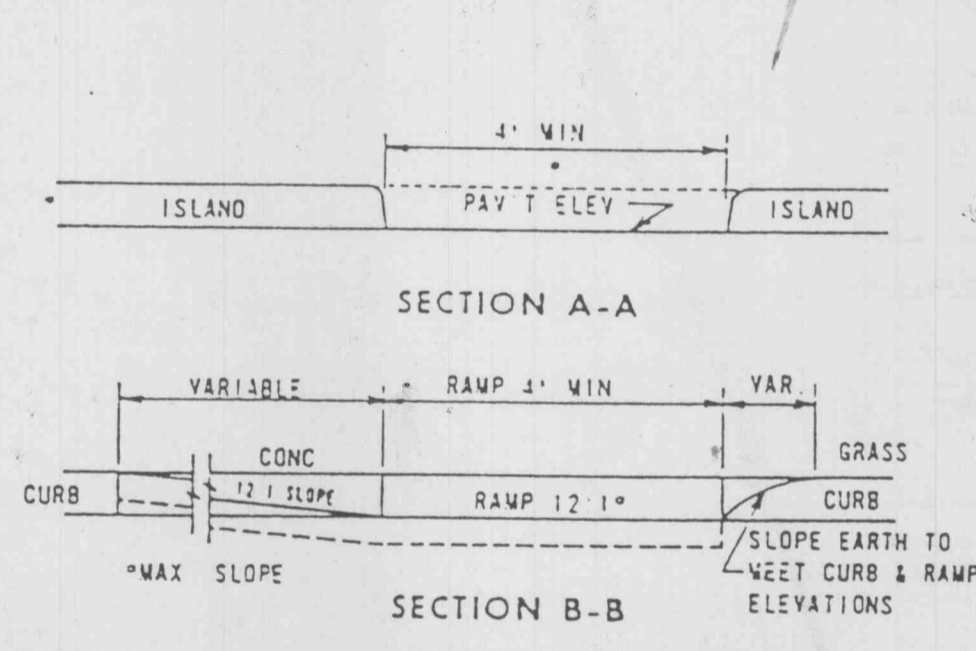
 Trees for open space are provided by saving existing trees at the North end of the site.
 - Required Interior Parking Lot Landscaping:

13,150 sq. ft.	x .06	= 789 sq. ft.
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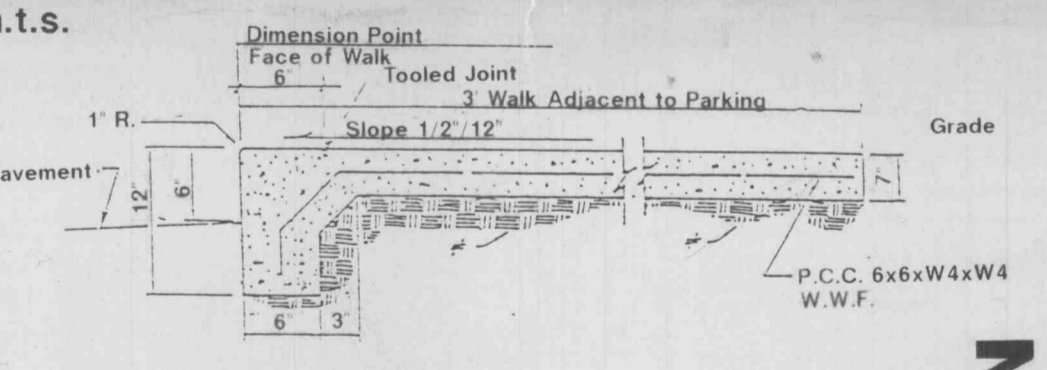
 Interior Parking Lot Landscaping Provided = 1,729 sq. ft.
 - * No transition strip required.
 - Detention wall not required. Contribution to the Storm Water Management Fund will be made.



HANDICAPPED PARKING SIGN
One sign to be placed at each handicapped parking place. All handicapped parking spaces shall be level with walk and the main entrances to a building shall be level with the walks.



WHEELCHAIR RAMP DETAIL n.t.s.



CURB & SIDEWALK DETAIL n.t.s.

Parcel No. 1: A tract of land being part of the East fractional one-half of the Northwest quarter of Section 27, Township 47 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:
Beginning at an old iron pipe marking the common corner to lands now or formerly owned by Carl Berthold, Nigophossian and Albert Berthold, and also being the Northwest corner of a tract of land as described in a deed recorded in Book 198 at Page 490 of the Office of Recorder of Deeds of St. Charles County; thence South 00 degrees 27 minutes West with line of said Albert Berthold tract, 1005.03 feet to an old iron pipe, which old iron pipe marks the true point of beginning of the tract of land herein described; thence North 56 degrees 05 minutes 38 seconds East 548.76 feet to an old iron pipe; thence South 02 degrees 42 minutes 06 seconds East 608.64 feet to an iron pipe on the Northern right-of-way line of Interstate Highway 1-70; thence North 88 degrees 29 minutes 03 seconds West 109.03 feet to a right-of-way line North 88 degrees 17 minutes 55 seconds West 282.72 feet to an iron pipe; thence North 00 degrees 27 minutes 00 seconds East 283.34 feet to the point of beginning.

Parcel No. 2: A tract of land being part of the East fractional one-half of the Northwest Quarter of Section 27, Township 47 North, Range 3 East, St. Charles County, Missouri, and being more particularly described as follows:
Beginning at an old iron pipe marking the common corner to lands now or formerly owned by Carl Berthold, Nigophossian and Albert Berthold, and also being the Northwest corner of a tract of land as described in a deed recorded in Book 198, Page 490 of the Office of Recorder of Deeds of St. Charles County; thence South 00 degrees 27 minutes West with line of said Albert Berthold tract, 1005.03 feet to an old iron pipe which marks the true point of beginning of the tract of land herein described; thence North 02 degrees 41 minutes 06 seconds West 37.61 feet to an iron pipe; thence South 89 degrees 52 minutes 26 seconds East 74.80 feet to a point; thence South 22 degrees 29 minutes 27 seconds West 175.62 feet to an old iron pipe; thence North 02 degrees 41 minutes 06 seconds West 105.00 feet to the point of beginning.

T.B.M. - Top of Exist Manhole. Elev. 466.02

Exist. 15' Wide Perm. Esm't.

Property N/F
John R. & Carol R. Matlick
Book 1074 Page 1726
Zoning: C-7
Team Glass

Property N/F
Drury Displays, Inc.
Book 1127 Page 985
Zoning: I-1
Billboard

Property N/F
Airport Investment Co.
Book 610 Page 344
Zoning: I1
Printing Shop

Landscape Legend
Bradford Pear

Approved
10/11/88
[Signature]

OFFICES:
8007 MELROSE DRIVE
P.O. BOX 1000
LEWIS & CLARK 64635
1000 MAIN STREET
SUITE 200
KANSAS CITY, MISSOURI 64105
4008 CLASSEN BOULEVARD
OKLAHOMA CITY, OKLAHOMA 73118
4000 W. 100th

GBA
GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS/ARCHITECTS
LANDSCAPE ARCHITECTS/PLANNERS

MISSOURI REGISTERED PROFESSIONAL ENGINEER
MISSOURI REGISTERED PROFESSIONAL ARCHITECT
MISSOURI REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
Gerald R. Hurlbert
Professional Number E-98844

BRINKER TRACTOR SALES

JOB NO 5288.01
DATE 6-14-88
10/10/88

DESIGNED BY GRH
DRAWN BY CJO
CHECKED BY GRH

SHEET NO
1 OF 4

SITE AND GRADING PLAN