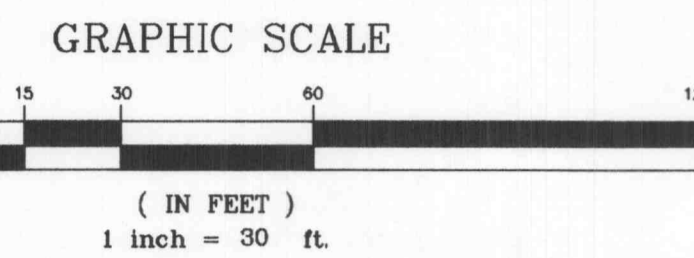


O'FALLON CORPORATE CENTRE LOT 7A-2
 PB.38 PG.147
 A TRACT OF LAND BEING PART OF U.S. SURVEY 1669,
 TOWNSHIP 46 NORTH, RANGE 3 EAST,
 ST. CHARLES COUNTY, MISSOURI

SITE ADDRESS:
 3851 CORPORATE CENTRE DRIVE
 ST. CHARLES, MISSOURI 63304

PREPARED FOR:
 PAUL WILSON & CO.
 S.M. WILSON & CO.
 2185 HAMPTON AVE.
 ST. LOUIS, MO 63139
 phone: (314) 645-9595
 fax: (314) 645-1700



PROPOSED OFFICE/LIGHT MANUFACTURING
 72,910 S.F.
 FF-527.00
 BLDG. HGT.=45'-11 1/8"

- GENERAL NOTES
1. Present Zoning: HTCD-High Tech Corridor District (Primary Use)
 2. Proposed Use: Office/Light Manufacturing
 3. Area of Tract: 4.31 Acres
 4. Project is Served By:
 A. Missouri American Water Company
 B. St. Charles Gas Company
 C. Verizon Telephone Company
 D. Duckett Creek Sewer District
 E. AmerenUE Electric Company
 F. O'Fallon Fire Protection District
 5. All utilities shall be located underground.
 6. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
 7. All dimensions taken from back of curb unless otherwise noted.
 8. Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
 9. Setback and yard requirements:
 Front - 30 feet
 Side - 20 feet
 Rear - 35 feet
 10. Grading and drainage shall be per the requirements of the City of O'Fallon.
 11. Architectural treatment to be provided on all sides of buildings.
 12. All easements shall be provided for on record plat.
 13. Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
 14. Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties and at final grade.
 15. No slope shall be greater than 3:1 during construction and at final grade.
 16. Per F.I.R.M. #2918300430E; August, 1996, this site is not located within the 100 Year Flood Plain.
 17. Trash enclosures shall be a minimum of 6 feet high and shall be constructed of materials that match or complement building architecture.
 18. All sign locations and sizes approved separately through the Planning Division.
 19. Building and parking shall be in conformance with City of O'Fallon's requirements for HTCD zoning.
 20. 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 to rights-of-way and/or adjacent properties.
 21. Backflow prevention devices for water service shall be located inside the building.
 22. Location of backflow preventer and water meter shall be addressed with construction drawings.
 23. Stormwater detention is provided by O'Fallon Corporate Centre.
 24. Retaining wall and vinyl fence details shall be submitted and approved prior to construction plan approval.
 25. Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
 26. Development shall comply with General Standards set forth in Article 5, Section 415.170 of the Flood Hazard Prevention Ordinance 1437.
 27. All site construction and sewer construction to be per City of O'Fallon and Duckett Creek Sanitary District standards and specifications.
 28. Variances have been approved for reduced number of parking spaces and placement of retaining wall within the building setback. FILE #502.01

NOTE: SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.

SANITARY SEWER NOTE:
 CONNECTION TO THE EXISTING SANITARY SEWER MAIN REQUIRES DUCKETT CREEK SANITARY DISTRICT INSPECTION. CONTACT STEVE OVERBY, DCSD CHIEF INSPECTOR @ (636) 441-1244 TO SCHEDULE INSPECTION. 24 HOUR ADVANCE NOTICE REQUIRED.

SITE COVERAGE CALCULATIONS

AREA OF SITE=	4.31 ACRES
AREA OF BUILDING=	1.67 ACRES = 38.7%
AREA OF PAVEMENT=	1.35 ACRES = 31.3%
LANDSCAPED OPEN SPACE=	1.29 ACRES = 30%

PARKING CALCULATIONS

MANUFACTURING = 1 SPACE PER EMPLOYEE
 + 1 SPACE PER 400 S.F. GROSS BUILDING AREA

TOTAL BUILDING AREA= 72,910 S.F.
 72,910 / 400 = 183 SPACES
 + 30 EMPLOYEES = 30 SPACES
 = 213 TOTAL REQUIRED SPACES

TOTAL SPACES PROVIDED = 106 SPACES
 3 HANDICAPPED SPACES ARE REQUIRED
 4 HANDICAPPED SPACES ARE PROVIDED

NOTE: A VARIANCE FOR THE REQUIRED NUMBER OF PARKING SPACES HAS BEEN APPROVED.

LOADING SPACE CALCULATIONS

1 SPACE FOR FIRST 5,000 SQ. FT. OF BUILDING
 1 SPACE FOR EVERY ADDITIONAL 20,000 SQ. FT.
 1 SPACE + (72,910-5,000)/20,000 = 5 LOADING SPACES

NOTE: LOADING SPACES ARE LOCATED AT TRUCK DOCK DOORS.

- FIRE DISTRICT NOTES:
1. MINIMUM FIRE FLOW FROM SINGLE FIRE HYDRANT SHALL BE 1500 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.
 2. EACH HYDRANT SHALL HAVE NOT LESS THAN TWO 2 1/2 INCH OUTLETS AND ONE 4 1/2 INCH OUTLET, A 5 1/4 INCH VALVE, A 6 INCH BARREL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
 3. IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADELINE. THE CENTER OF A HOSE NOZZLE OUTLET SHALL NOT BE LESS THAN EIGHTEEN INCHES ABOVE GRADE AND THE OUTLET MUST FACE THE STREET OR ACCESS DRIVE.
 4. THERE SHALL BE NO OBSTRUCTION, I.E., PLANTINGS, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX FEET OF ANY FIRE HYDRANT AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM, NOR SHALL THEY BE OBSCURED FROM VIEW OR HAVE ACCESS RESTRICTED TO THEM.

NOTE
 Underground utilities and structures have been plotted from available information and therefore, their location the responsibility of the individual contractors to notify the utility companies before actual construction.

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS

333 Mid Rivers Mall Drive
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

CON-FORM INTERNATIONAL, INC.
 O'FALLON CORPORATE CENTRE LOT 7A-2
 SITE PLAN

O'FALLON, MISSOURI

Property Owner:
CON-FORM INTERNATIONAL, INC.

REVISIONS	NO.	DATE	DESCRIPTION
	01	03-03	PER CITY OF O'FALLON
	02	03-03	PER CITY OF O'FALLON & FIRE DISTRICT
	03	03-18-03	PER DEVELOPER
	04	03-25-03	PER CITY OF O'FALLON

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.
 HAROLD J. BARTCH
 LICENSE NUMBER
 17751

DRAWN	D.STOSZ	DATE	08-02-02
CHECKED	D.W.B.	DATE	08-02-02

PROJECT # 95144.SMW.OOC
 TASK # 1 FIELD BOOK

CON-FORM INTERNATIONAL, INC.
 SITE PLAN

SHEET 2 OF 8
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