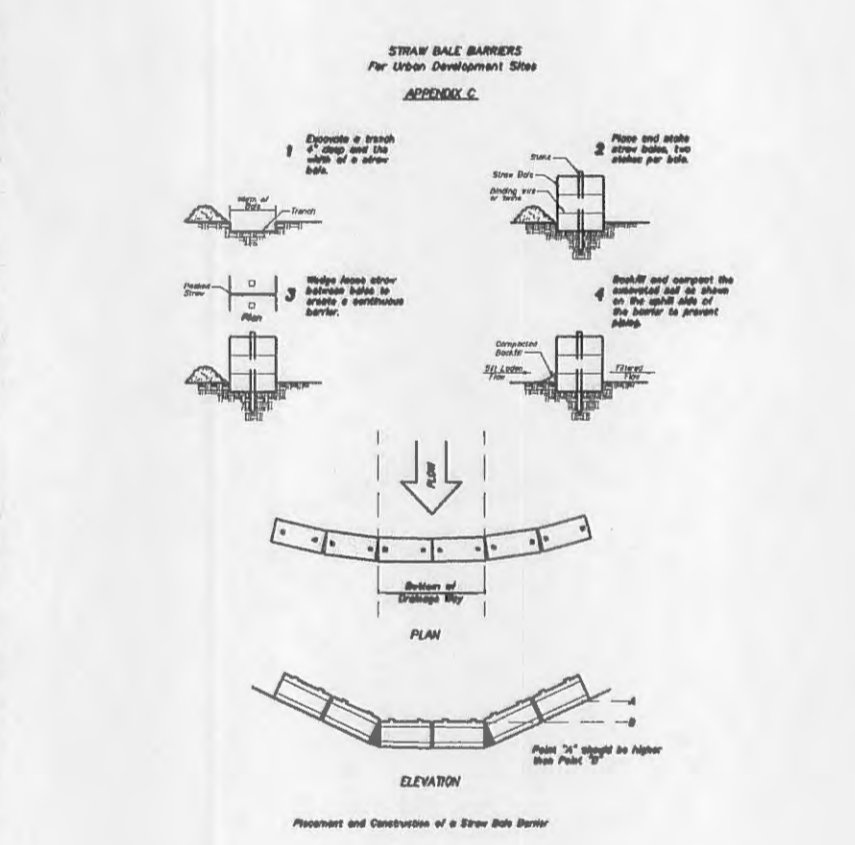


DESCRIPTION
1.41 ACRES

A tract of land being part of Fractional Section 22, Township 47 North, Range 3 East city of O'Fallon, St. Charles County, Missouri, and being more particularly described as follows:

BEGINNING at point marking the northeast corner of Country Side Carpets at The Crossings a subdivision recorded in Plat Book 38, Page 90 of the St. Charles County, Missouri Records said point also being the northeast corner of property now or formerly of Bright Star, L.P., as recorded in Book 2460, Page 638 of the said St. Charles County, Missouri Records and being a point on the southern line of property now or formerly of O'Fallon, Missouri Elks Lodge as recorded in Book 2356, Page 523 of the said St. Charles County, Missouri Records; thence leaving said corner along the northern line of said Bright Star, L.P. property and being a point on the southern line of property now or formerly of O'Fallon, Missouri Elks Lodge as recorded in Book 2356, Page 523 of the said St. Charles County, Missouri Records; thence leaving said corner along the northern line of said Bright Star, L.P. property and being a point on the western line of property now or formerly of St. Charles County, Missouri property South 01'36"25" West a distance of 283.61 feet to a point on the northern right-of-way line of Tom Ginnever Avenue (variable width) as widened said per Deed Book 2884, Page 1080 of the said St. Charles County, Missouri Records; thence along the northern right-of-way line of said Tom Ginnever Avenue North 88°26'37" West a distance of 216.51 feet to a point on the eastern line of the aforementioned Country Side Carpets at The Crossings; thence leaving the northern right-of-way line of said Tom Ginnever Avenue along the eastern line of said Country Side Carpets at The Crossings North 01'36'25" East a distance of 283.80 feet back to the POINT OF BEGINNING and containing 61,424 square feet or 1.41 acres more or less.



UTILITY NOTES:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

BENCH MARKS
B.M. RM#727 (USGS) Sta. on north wingwall at east end of Mexico Rd. over Dardenne Creek.
ELEVATION = 462.06

SITE BM 1: "Sq." on the concrete base of the west gate post at the center entrance to Fort Zumwalt North High School 40'± south of the centerline of Tom Ginnever Ave.
ELEVATION = 497.89

INTERIOR GREEN SPACE CALCS

PARKING AREA	26,091 SF
REQ. INT. GREEN SPACE	1,565 SF
PROVIDED INTERIOR GREEN SPACE	1,986 SF

TREE PRESERVATION

15 TREES PER ACRE REQUIRED
1.41 ACRES/1 x 15 = 21 TREES REQUIRED
25 TREES PROVIDED

LANDSCAPE CALCULATIONS

Street: Trees = 1 tree per every 40.00' of public or private street frontage. Placed at 40.00' intervals inside the landscape setback

Site Trees = 1 tree per every 4,000 S.F. of landscape open space

216.5' LIN. FT. STREET FRONTAGE/ 40 = 6 TREES REQUIRED / 6 TREES PROVIDED

16,361 OPEN LANDSCAPED AREA/4000 = 4 SITE TREES REQUIRED

PLANT SCHEDULE (NOTE LANDSCAPING NOT SHOWN TO SCALE)

3	WHITE PINE	Pinus strobus	6' TALL
10	RED SUNSET MAPLE	Acer rubrum 'Red Sunset'	2" CAL
12	BECHTELS FLOWERING CRAB	Molus ioensis 'Plena'	2" CAL
13	MUGO PINE	Pinus mugo mughus	2 GAL
6	EMERALD N' GOLD EUONYMUS	Euonymus fortunei 'Emerald 'n Gold'	2 GAL

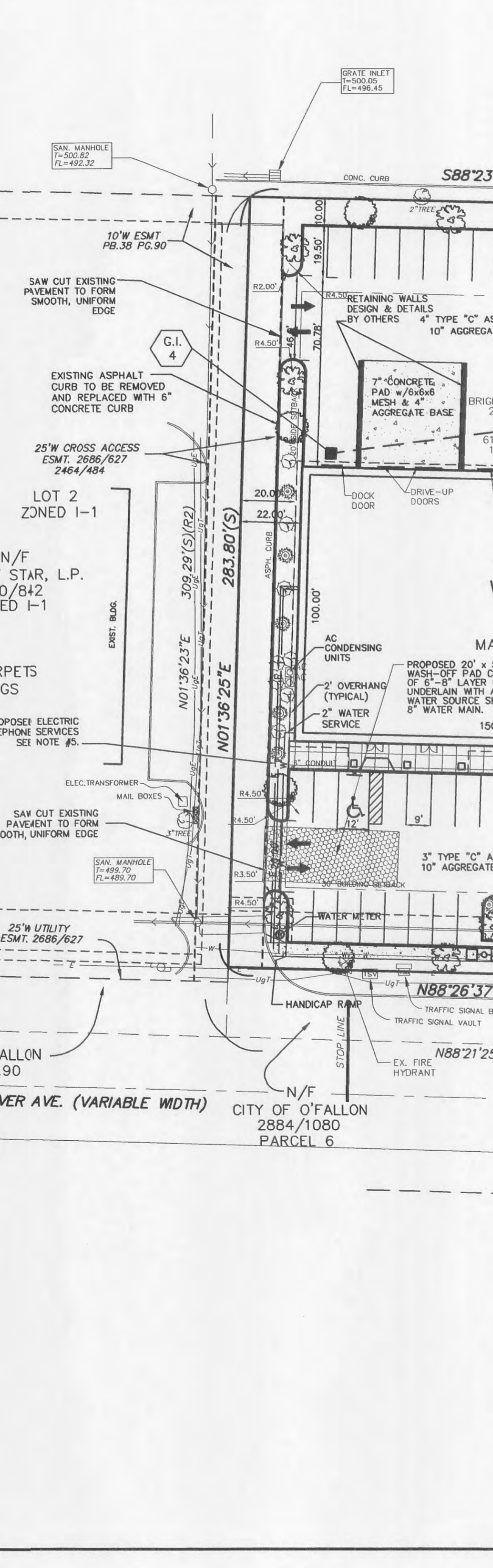
**CONFER TREES MUST BE A MINIMUM OF 6' IN HEIGHT.
**DECIDUOUS TREES MUST BE A MINIMUM OF 2" IN CALIPER

PROJECT DATA

BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
16,100 (26.2%)	26,091 (42.5%)	19,233(31.3%)	61,424

GENERAL NOTES

- Present Zoning: P.U.D. I-1 Light Industrial
- Proposed Use: Warehouse
- Area of Tract: 1.41 Acres
- Project is Served By:
 - City of O'Fallon Water
 - St. Charles Gas Company
 - CenturyTel Telephone Company
 - City of O'Fallon Sewers
 - Ameren UE
 - O'Fallon Fire Protection District
- All utilities shall be located underground. All Utility services shall be coordinated with utility companies prior to installation.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- All dimensions taken from back of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
- Setback and yard requirements:
 - Front - 30 feet
 - Side - 20 feet
 - Rear - 35 feet
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
- All easements shall be provided for on record plat.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties. Wall pack lighting shall not be permitted. Lighting details and photometrics in accordance with the City's standards shall be submitted and approved prior to construction approval.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #2918300235E August 2, 1996, site is not located within the 100 Year Flood Plain.
- Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture. Enclosures shall have vinyl gates matching building colors.
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately. "All sign locations and sizes must be approved separately through the Planning Division."
- Building and parking shall be in conformance with City of O'Fallon's requirements for I-1 zoning.
- Backflow prevention devices for water service shall be located inside the building.
- Location of backflow preventer and water services shall be addressed with architectural drawings. Water meter locations shall be coordinated with water company.
- Detention has been provided for in existing basin on east property line.
- All trash pick up and loading and unloading operations will not occur between the hours of 9:00 p.m. and 7:00 a.m.
- All handicap sidewalk ramps shall be concrete and shall meet ADA color requirements. Development will remain as one lot, no subdividing of lot is proposed.
- No outdoor display of materials or products, temporary or otherwise, shall occur beyond the area between the front of the building and the driveway aisle. No such materials shall be attached or affixed to any exterior wall.
- Lighting values will be reviewed on site prior to final occupancy inspection.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
- All rooftop mounted HVAC and mechanical units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof. All ground mounted HVAC and mechanical units shall be screened by fencing, vegetation, or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit being screened.
- Utility contractor shall coordinate utility connections with general contractor.
- There shall be a 5/8" trash bar on all curb and area inlets.
- No existing trees are being removed from this site.
- Trucks making deliveries will be small delivery type trucks.
- Maintenance agreement & easement for detention basin shall be provided prior to construction approval.
- Retail uses will not be permitted on site. In addition, this facility is being parked as an industrial use; if at any time that use should change and a retail entertainment use is operated within the facility (restaurant, bar, nightclub, etc), this Site Plan will have to be brought back before the Commission for review to determine if the existing parking can accommodate the new use.



LANDSCAPE CALCULATIONS

Street: Trees = 1 tree per every 40.00' of public or private street frontage. Placed at 40.00' intervals inside the landscape setback

Site Trees = 1 tree per every 4,000 S.F. of landscape open space

216.5' LIN. FT. STREET FRONTAGE/ 40 = 6 TREES REQUIRED / 6 TREES PROVIDED

16,361 OPEN LANDSCAPED AREA/4000 = 4 SITE TREES REQUIRED

PARKING CALCULATIONS

WAREHOUSE SPACES PROVIDED (INCLUDES 2 ACCESSIBLE SPACES)

WAREHOUSE 1 SPACE PER EMPLOYEE PLUS 1 SPACE
PER 400 SQ. FT. OF FLOOR AREA
16,100/400 = 40.25

8 EMPLOYEES/ 1 = 8
PARKING REQUIRED = 49 SPACES
PARKING PROVIDED = 51 SPACES

LOADING SPACE CALCULATIONS

1 SPACE FOR FIRST 5,000 SQ. FT. OF BUILDING
1 SPACE FOR EVERY ADDITIONAL 20,000 SQ. FT. OR FRACTION THEREOF.

16,100 SQ. FT. 2 SPACES

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PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

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

CROSSINGS SPEC. BUILDING #2

O'FALLON, MO

Prepared For:
BRIGHT STAR, L.C.

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.

ERIC SCOTT KIRCHNER
E-200100481
Professional Engineer

REVISIONS NO.	DATE	PER CITY OF O'FALLON	PER CITY OF O'FALLON
1	9-21-04		
2	10-21-04		

DRAWN	DATE
B.L.P.	08-12-04

CHECKED	DATE
D.L.S.	08-12-04

PROJECT # 01212.BRST.OOC
TASK # 1 FIELD BOOK 826A

CROSSINGS SPEC BLDG #2
SITE PLAN

SHEET 2 OF 7

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