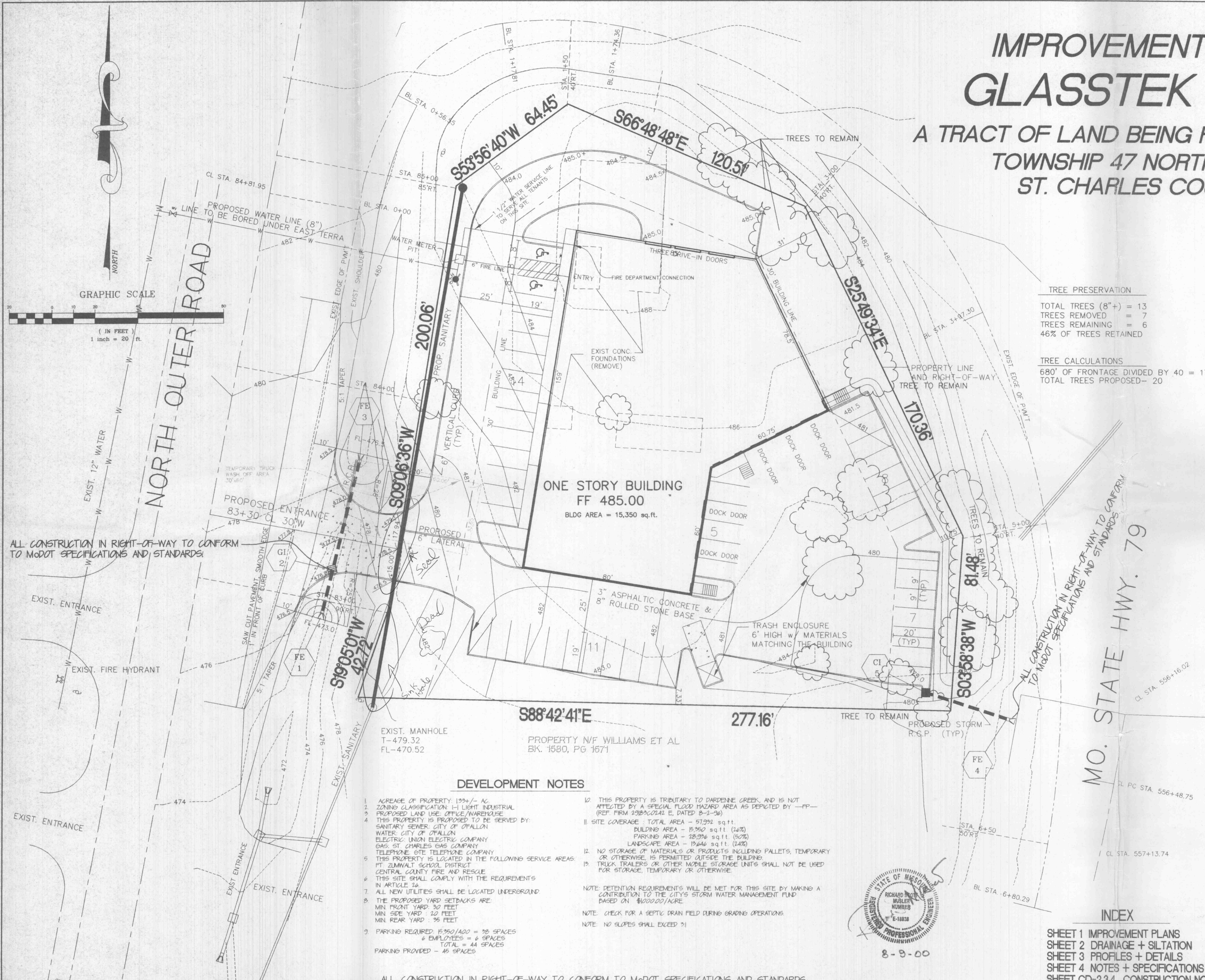


IMPROVEMENT PLANS FOR GLASSTEK BUILDING

A TRACT OF LAND BEING PART OF U.S. SURVEY 731,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

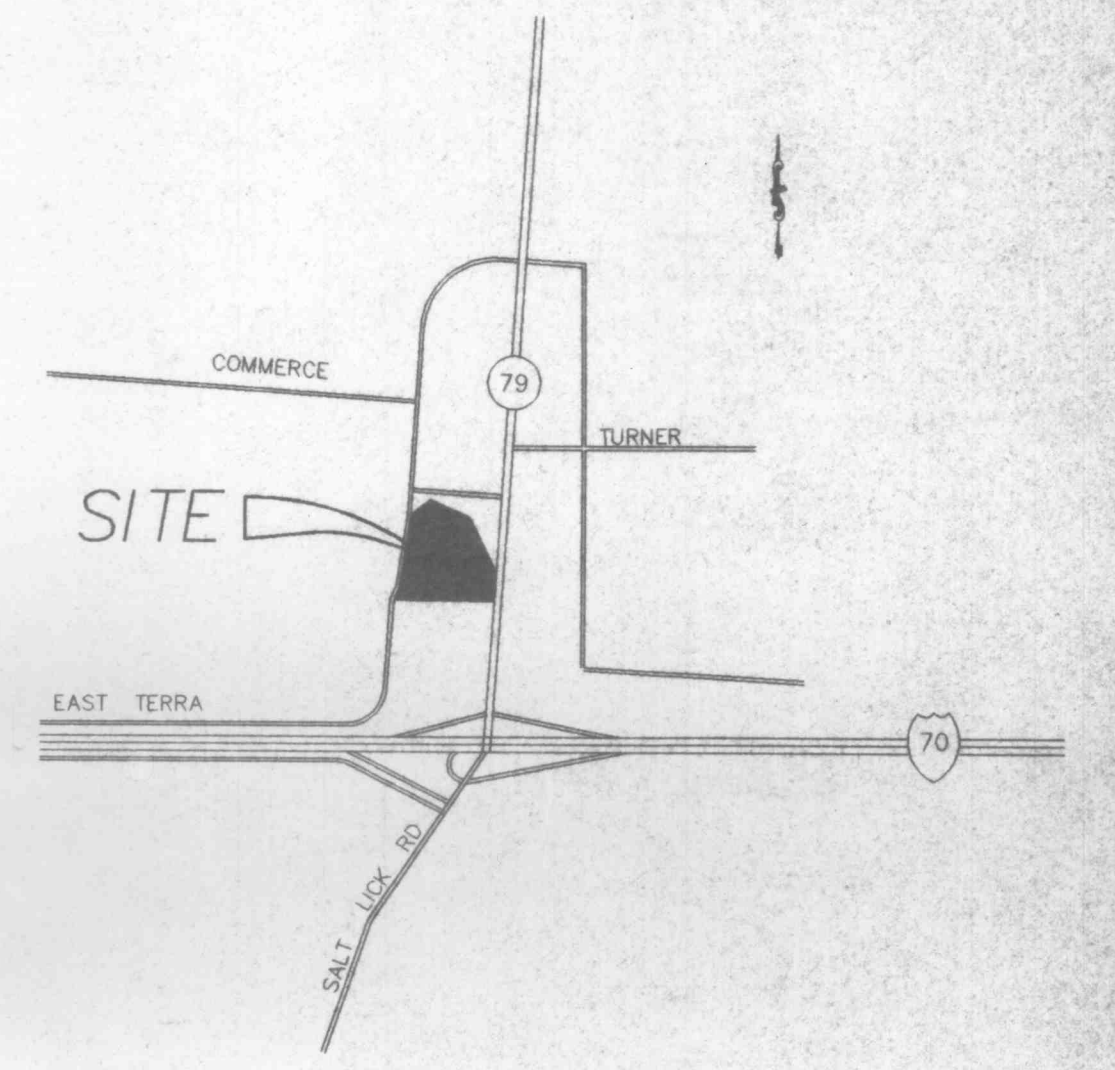


TREE PRESERVATION

TOTAL TREES (8"+) = 13
TREES REMOVED = 7
TREES REMAINING = 6
46% OF TREES RETAINED

TREE CALCULATIONS

680' OF FRONTAGE DIVIDED BY 40 = 17
TOTAL TREES PROPOSED = 20



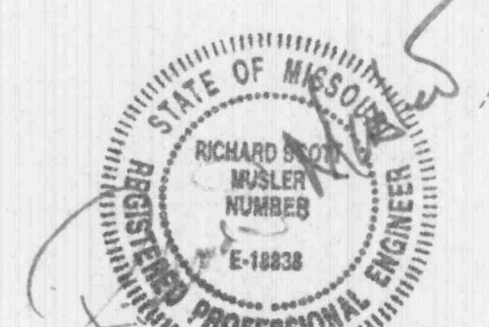
LOCATION MAP

APPROVED
8/9/00
August 10, 2000
Richard D. Musler
Professional Engineer

PREPARED FOR:
**MR. ROGER SANDBOTHE
FRIEDENS LLC
28 PATMOS COURT
ST. PETERS, MISSOURI 63376
TELEPHONE: 636.928.4444**

DEVELOPMENT NOTES

- ACREAGE OF PROPERTY 1.924 - AC
 - ZONING CLASSIFICATION: I-1 LIGHT INDUSTRIAL
 - PROPOSED LAND USE: OFFICE/WAREHOUSE
 - THIS PROPERTY IS PROPOSED TO BE SERVED BY: SANITARY SEWER: CITY OF OFALLON WATER: CITY OF OFALLON ELECTRIC: UNION ELECTRIC COMPANY GAS: ST. CHARLES GAS COMPANY TELEPHONE: GTE TELEPHONE COMPANY
 - THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS: FT. ZUMWALT SCHOOL DISTRICT CENTRAL COUNTY FIRE AND RESCUE
 - THIS SITE SHALL COMPLY WITH THE REQUIREMENTS IN ARTICLE 24
 - ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND
 - THE PROPOSED YARD SETBACKS ARE:
MIN. FRONT YARD: 30 FEET
MIN. SIDE YARD: 20 FEET
MIN. REAR YARD: 35 FEET
 - PARKING REQUIRED: 15,350/100 = 153 SPACES
& EMPLOYEES = 6 SPACES
TOTAL = 159 SPACES
PARKING PROVIDED = 46 SPACES
 - THIS PROPERTY IS TRIBUTARY TO DARDENNE CREEK, AND IS NOT AFFECTED BY A SPECIAL FLOOD HAZARD AREA AS DEPICTED BY -FP- (REF. FIRM 2302/0242 E, DATED 8-1-98)
 - SITE COVERAGE: TOTAL AREA - 57,992 sq. ft.
BUILDING AREA - 15,350 sq. ft. (26%)
PARKING AREA - 28,996 sq. ft. (50%)
LANDSCAPE AREA - 13,646 sq. ft. (24%)
 - NO STORAGE OF MATERIALS OR PRODUCTS INCLUDING PALLETS, TEMPORARY OR OTHERWISE, IS PERMITTED OUTSIDE THE BUILDING.
 - TRUCK TRAILERS OR OTHER MOBILE STORAGE UNITS SHALL NOT BE USED FOR STORAGE, TEMPORARY OR OTHERWISE.
- NOTE: DETENTION REQUIREMENTS WILL BE MET FOR THIS SITE BY MAKING A CONTRIBUTION TO THE CITY'S STORM WATER MANAGEMENT FUND BASED ON \$1000.00/ACRE.
- NOTE: CHECK FOR A SEPTIC DRAIN FIELD DURING GRADING OPERATIONS.
- NOTE: NO SLOPES SHALL EXCEED 3%



8-9-00

INDEX

- SHEET 1 IMPROVEMENT PLANS
- SHEET 2 DRAINAGE + SILTATION
- SHEET 3 PROFILES + DETAILS
- SHEET 4 NOTES + SPECIFICATIONS
- SHEET CD-2,3,4 CONSTRUCTION NOTES

8/9/00	2	COMMENTS FROM CITY AND MoDOT
7/26/00	1	COMMENTS FROM CITY AND MoDOT
DATE:	NO.:	REVISION:

MUSLER ENGINEERING COMPANY
CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 Portwest Court, St. Charles, Missouri 63303
Telephone: 636.916.0444 Fax: 636.916.3444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
MAY 2000	MWN	RSM	93-431	1 OF 4

ALL CONSTRUCTION IN RIGHT-OF-WAY TO CONFORM TO MoDOT SPECIFICATIONS AND STANDARDS.

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