

A PRELIMINARY SITE PLAN FOR INQUIRY INTELLIGENCE SYSTEMS

A TRACT OF LAND BEING PART OF "RESUBDIVISION OF ADJUSTED LOT 19A AND ADJUSTED LOT 18A OF 'RESUBDIVISION OF LOTS 18, 19-A AND 19-B OF NORTH CENTRAL INDUSTRIAL PARK' PLAT BOOK 34, PAGE 309 AND BEING WITHIN SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

LANDSCAPE LEGEND

QTY. (22) -	INDICATES PROPOSED EVERGREEN OR ORNAMENTAL SHRUB (mugo pines, yews, junipers, hollies, boxwoods) (spirea, Forsythia, barberries, privets, Ilex)
QTY. (9) -	INDICATES PROPOSED DECIDUOUS HARDWOOD TREE (oaks, oaks, maples, birches, sweet gum)
QTY. (7) -	INDICATES EXISTING TREES TO REMAIN OR RELOCATED
QTY. (23) -	INDICATES EVERGREEN OR ORNAMENTAL SHRUB

LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

LEGEND

○	IRON PIPE/ROD
×	FOUND CROSS
—	GAS LINE
—	SANITARY LINE
—	WATER LINE
—	OVERHEAD WIRE
—	TELEPHONE LINE
—	UTILITY POLE
—	GUY WIRE
EMTR	ELECTRIC METER
○	SANITARY MANHOLE
○	CLEANOUT
○	STORM MANHOLE
○	GRATE INLET
○	AREA/CURB INLET
WMTR	WATER METER
○	FIRE HYDRANT
○	WATER VALVE
○	GAS METER
○	GAS VALVE
○	6" BOLLARD
○	SIGN/TYPE
○	CANOPY COLUMN
○	TREE
○	BUSH
○	FENCE
○	HIGH-DENSITY POLYETHYLENE
○	PVC
○	REINFORCED CONC. PIPE
○	CORRUGATED METAL PIPE
○	TELEPHONE CABLE PEDESTAL

- ### DEVELOPMENT NOTES
- Average of Tract: 2.814 Acres
Area of Disturbance: 1.407 Acres
 - Existing Zoning: I-1 (City of O'Fallon)
 - Proposed Use: Office/Warehouse/Recreation
 - Setbacks: 30' Front
20' Side
35' Rear
50' Maximum Building Height
 - Current Owner of Property: Karen S. and Michael G. Moss
10 Crows Nest
Lake St. Louis, MO 63367
 - Site is served by:
Ameren UE
Laclede Gas Company
City of O'Fallon Water
Century Telephone Company
O'Fallon Fire Protection District
City of O'Fallon Sewer

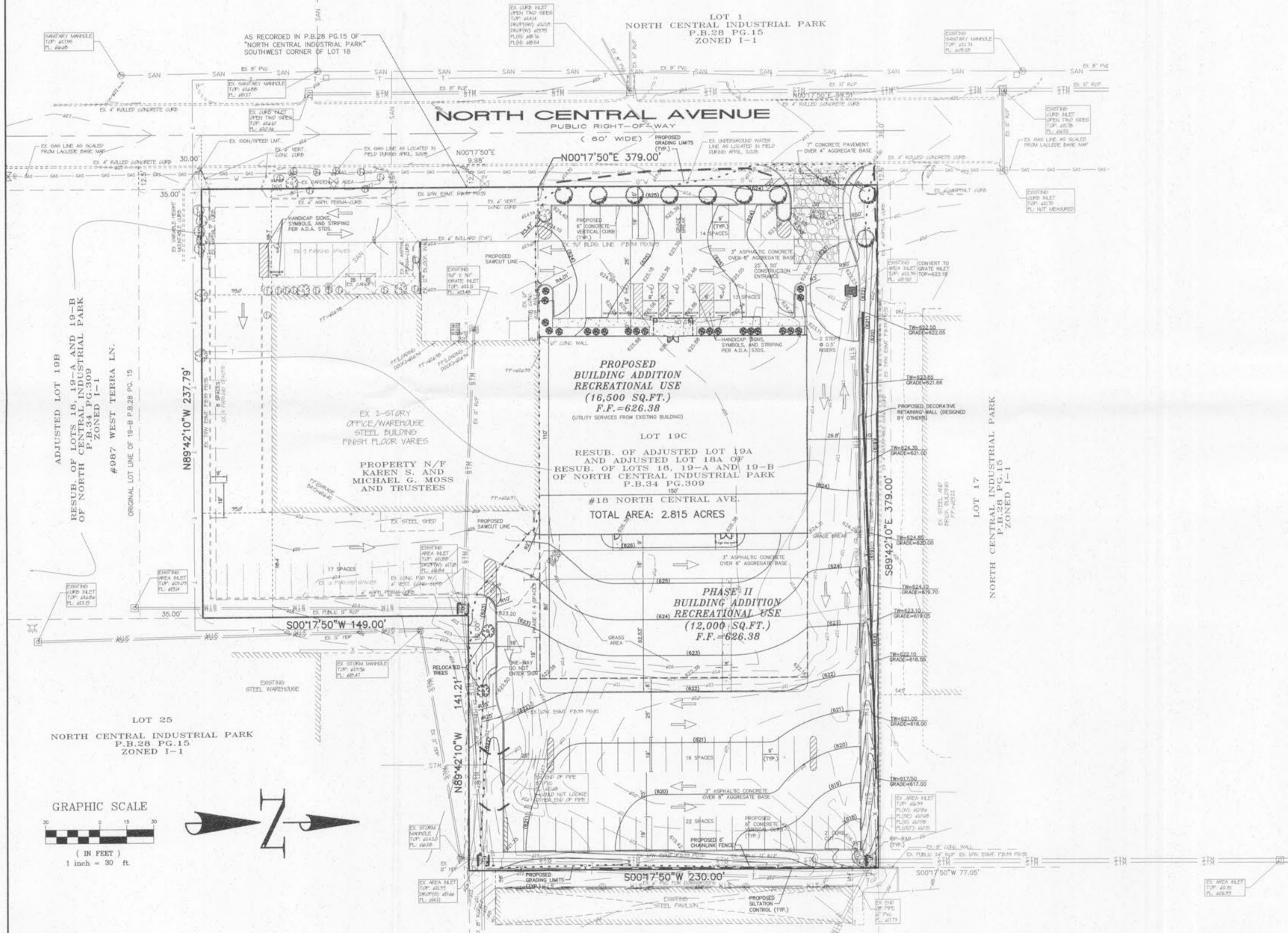
JUL 02 2008
2nd SUBMITTAL

7. According to the Flood Insurance Rate Map of the City of O'Fallon, Missouri, (Community Panel Number 290316 0240 E Dated August 2, 1996), Subject property is shown as being part of Zone X. Zone X is defined as being an area determined to be outside the 500 Year Floodplain.

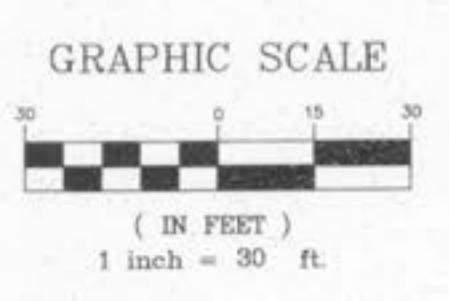
DATE APPROVED
APR 17 2008
P&Z

- Parking Requirements: See Parking Study
- Landscaping requirements:
1 tree per 40' of street frontage
379' / 40' = 10 trees required
Not less than 6% of the interior of the parking lot shall be landscaped.
103 spaces x 270 sq. ft. = 27,810 sq. ft. = 1,668.60 sq. ft.
Required = 1,668.60 sq. ft.
Interior landscaping provided = 2,861.54 sq. ft.
- Phase I Site Coverage Calculations: 122,600.69 s.f.
Building area: 33,270.68 s.f. - 27.14%
Landscape area: 24,636.62 s.f. - 20.10%
Pavement area: 64,693.39 s.f. - 52.76%
- Phase II Site Coverage Calculations: 122,600.69 s.f.
Building area: 45,270.68 s.f. - 36.93%
Landscape area: 15,199.07 s.f. - 12.39%
Pavement area: 62,130.94 s.f. - 50.68%

- All new or relocated utilities shall be placed underground.
- All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; 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.
- All signage to be approved by separate permit.
- Improvements are to be made to the adjacent right-of-way of all developments to meet City of O'Fallon standards and specifications. Any adjustments in the grading of right-of-way whether it be existing conditions or caused by the construction of the development shall be approved by the City of O'Fallon upon inspection of the site.
- Estimated existing sanitary contribution: 375 g.p.d.
Estimated overall sanitary contribution: 1,225 g.p.d.
Estimated increase in sanitary contribution: 850 g.p.d.
- Site shall be in compliance with Phase II Illicit Stormwater discharge guidelines per Ordinance 5082.
- No new trash enclosure proposed, existing enclosure to serve building addition.
- Detention provided in original overall development of the North Central Industrial Park.
- All siltation control to be per St. Charles County Soil and Water Conservation District Erosion and Sediment Control Guidelines.
- All sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current proposed "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
- Lighting values will be reviewed on site prior to final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon Ordinances.
- Existing and proposed downspouts to be sheet flow no piping is proposed.



LOT 25
NORTH CENTRAL INDUSTRIAL PARK
P.B.28 PG.15
ZONED I-1



BENCHMARKS:
REFERENCE BENCHMARK: ELEVATION: 631.42 - "M" IN MUELLER ON FIRE HYDRANT, 300 FEET WEST OF ELAINE ROAD AND 50 FEET NORTH OF SERVICE ROAD.
SITE BENCHMARK: ELEVATION: 622.30 - CHISELED CROSS IN CURB CUT ALONG EAST RIGHT-OF-WAY OF NORTH CENTRAL AVENUE, SAID CROSS ALSO BEING 12.5' WEST OF NORTHWEST CORNER OF SUBJECT PROPERTY.



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

PREPARED FOR:
 INQUIRY INTELLIGENCE SYSTEMS
 18 NORTH CENTRAL AVENUE
 O'FALLON, MO 63366
 (636) 240-1800
 LOT 19C NORTH CENTRAL IND. PARK

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



REVISIONS

NO.	DATE	DESCRIPTION
6-30-08		City Comments

BAT

ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

5-28-08
DATE
95-6653C
PROJECT NUMBER
1 OF 2
SHEET OF
6653CPRE
FILE NAME
ALJ
DRAWN
ALJ LDW
DESIGNED CHECKED