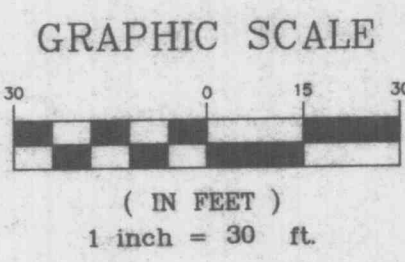


A SITE PLAN FOR

INQUIRY INTELLIGENCE SYSTEMS

A TRACT OF LAND IN SECTION 30,
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN,
ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
- ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-150 COMPACTION TEST" (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL, AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-150 COMPACTION TEST" (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OFALLON STANDARDS.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:
STREET TREES: 37' FRONTAGE = 10 TREES
1 TREE / 40 L.F.
ADDITIONAL TREES: 21,670 S.F. OPEN SPACE = 6 TREES
1 TREE / 4,000 S.F.
- TOTAL TREES PROPOSED: 16 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF OFALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 26 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL COMPLY WITH THE COMPREHENSIVE PLAN.
- DETENTION FOR THIS INDUSTRIAL PARK HAS BEEN PROVIDED PREVIOUSLY.
- EASMENTS SHOWN CROSS-HATCHED HAVE BEEN VACATED BY INSTRUMENTS RECORDED IN 1964/1804, 1964/1806, 1964/1808 & 1964/1810.
- BENCHMARK: (U.S.G.S.)
"M" IN MUELLER ON FIRE HYDRANT, 300' WEST OF ELAINE ROAD & 50' NORTH OF SERVICE ROAD. ELEVATION = 631.42.
SITE BENCHMARK: (U.S.G.S.)
IRON PIPE AT THE NORTHWEST CORNER OF PROPERTY
ELEVATION = 624.98

DEVELOPMENT NOTES

- AREA OF TRACT: 2.815 ACRES
- EXISTING ZONING: I-1 LIGHT INDUSTRIAL (CITY OF OFALLON)
- PROPOSED USE: 2 STORY OFFICE/WAREHOUSE
- AREA OF BUILDING: 32,900 SQ. FT.
- THE REQUIRED HEIGHT AND BUILDING SETBACKS ARE AS FOLLOWS:
Minimum Front Yard: 30 FEET
Minimum Side Yard: 20 FEET
Minimum Rear Yard: 35 FEET
Maximum Height of Building: 50 FEET/3 STORIES
- CURRENT OWNER: Karen S. Moss
10 Crows Nest
Lake St. Louis, MO 63367
- SITE IS SERVED BY:
CITY OF OFALLON WATER
UNION ELECTRIC COMPANY
CITY OF OFALLON SEWER
LACLEDE GAS COMPANY
GTE TELEPHONE COMPANY
FORT ZUMWALT SCHOOL DISTRICT
OFALLON FIRE PROTECTION DISTRICT
- ACCORDING TO FLOOD INSURANCE RATE MAP OF OFALLON, MISSOURI COMMUNITY PANEL - NUMBER 290316 0240 E DATED: AUG. 2, 1998 THIS PROPERTY LIES WITHIN ZONE X, DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD.
- Topographic Information is per Topographic Survey By BAX Engineering.
- Parking Required:
Warehouse - One space per employee = 23
one space per each 400 Sq. Ft. of office area
5,000 sq. ft. of useable office space/400 = 15 spaces
38 spaces required
parking provided = 44 spaces (includes 2 handicap spaces)
- LOADING-UNLOADING SPACES REQUIRED:
32,900 SQ. FT. - 5,000 SQ. FT. = 27,900 SQ. FT. (1 SPACE)
27,900 SQ. FT. - 20,000 SQ. FT. = 1,395 (2 SPACES)
3 SPACES REQUIRED
- SITE COVERAGE CALCULATIONS:
NEW BUILDING = 32,900 SQ. FT.
NEW PAVEMENT = 56,439 SQ. FT.
NEW GREEN SPACE = 21,670 SQ. FT.
- PARKING LOT LANDSCAPE CALCULATIONS:
44 PARKING SPACES x 270 x 6% = 712.8 sq.ft. REQUIRED.
5' STRIP ON NORTH SIDE OF BLDG. = 942 sq.ft.
2 ISLANDS ALONG HIGHWAY = 166 sq.ft.
1 ISLAND ON WEST SIDE OF BLDG. = 281 sq.ft.
TOTAL PROVIDED = 1,389 sq.ft.

LANDSCAPE LEGEND & TREE INVENTORY

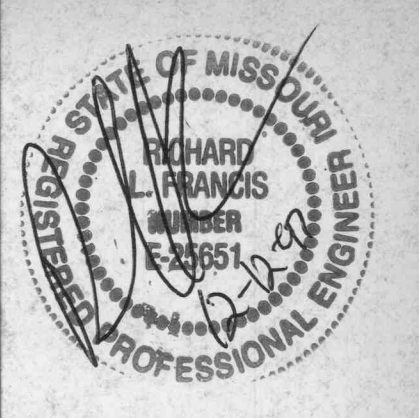
TREE INVENTORY:
(A) NO EXISTING TREES ON SITE
(B) 16 NEW TREES PROVIDED

- ~SIXTEEN (16) ~2" CALIPER RED MAPLE
- ~TWENTY-SEVEN (27) ~18" CHINA GIRL HOLLY

Building
APPROVED
12/16/97
Dean Callup

PREPARED FOR:
 INQUIRY INTELLIGENCE SYSTEMS
 12842 PENNRIDGE
 BRIDGETON, MISSOURI
 (314) 298-0599

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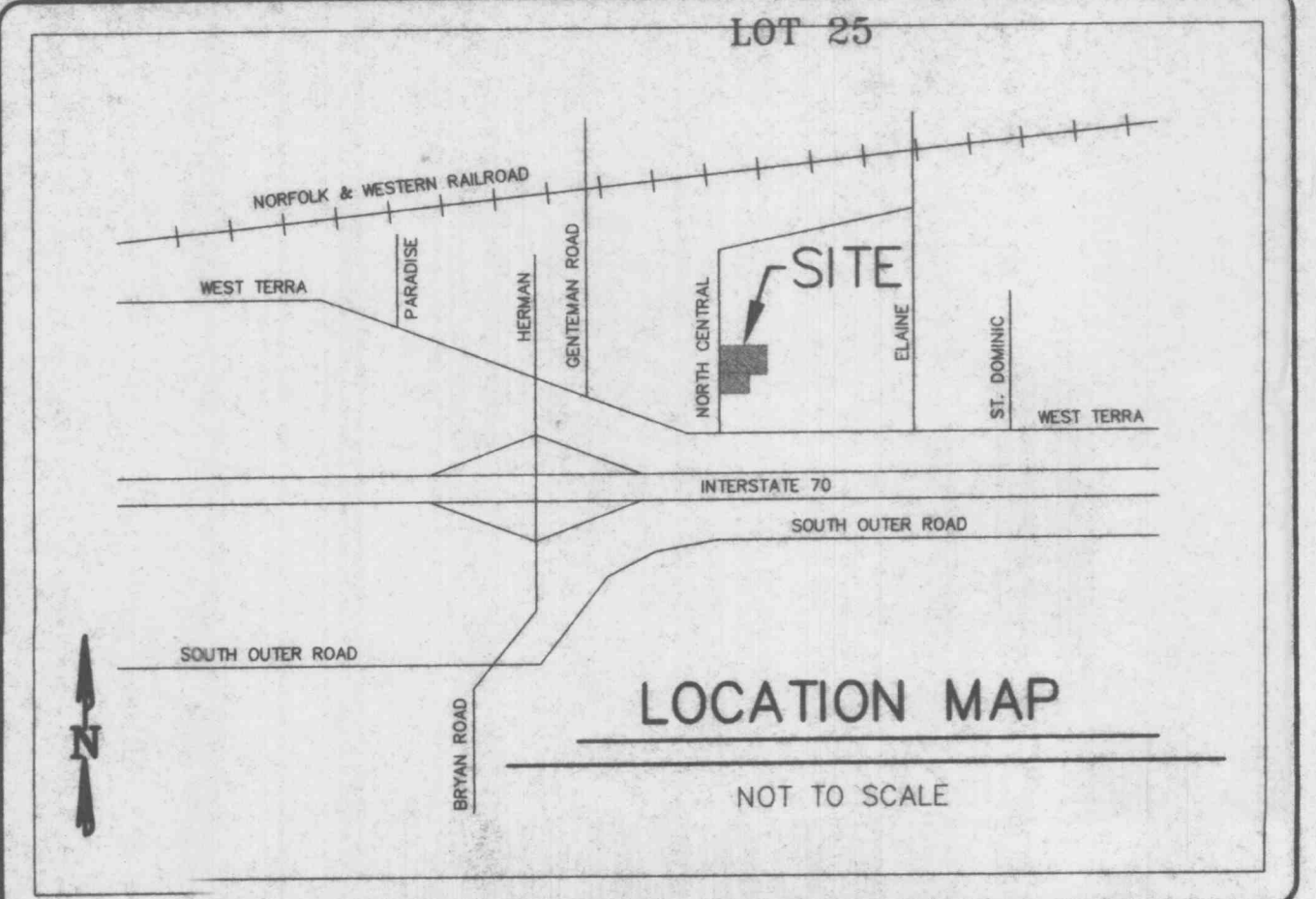
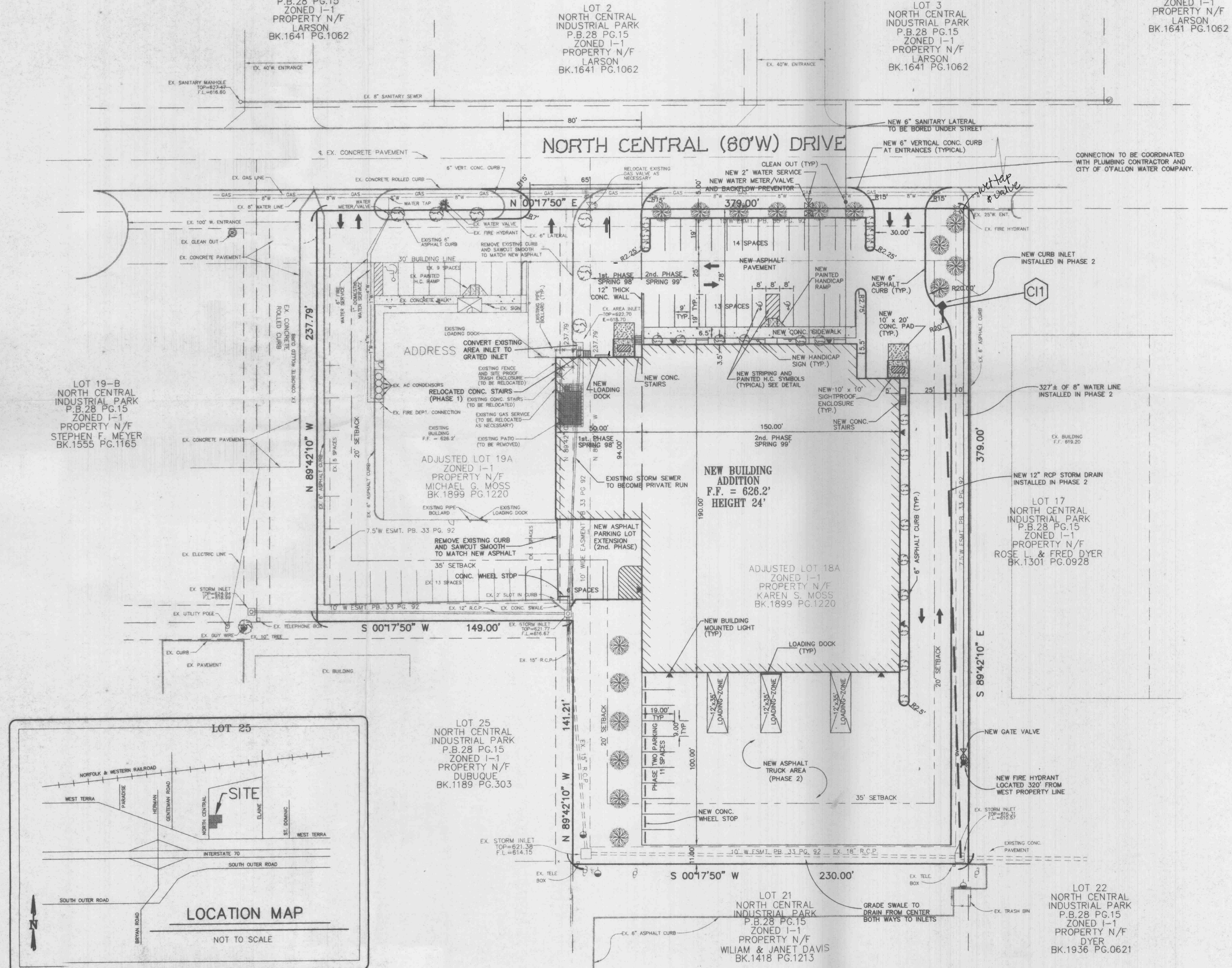
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REVISIONS	COMMENTS-CITY
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12-11-97	COMMENTS-CITY



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10-06-97
DATE
95-6653C
PROJECT NUMBER
SHEET 1 OF 5
6653CCON.DWG
FILE NAME
PDH RLF
DRAWN CHECKED



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