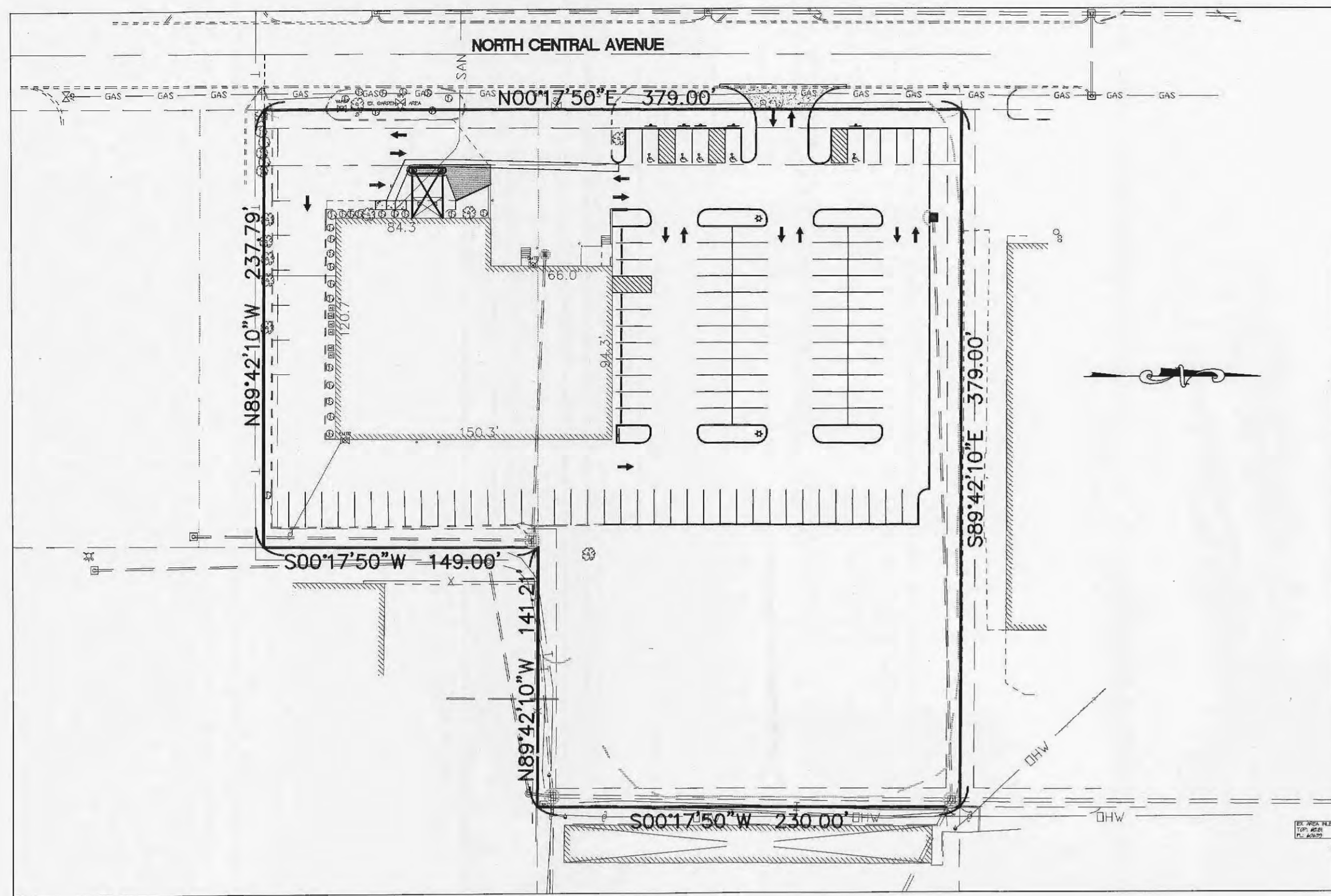
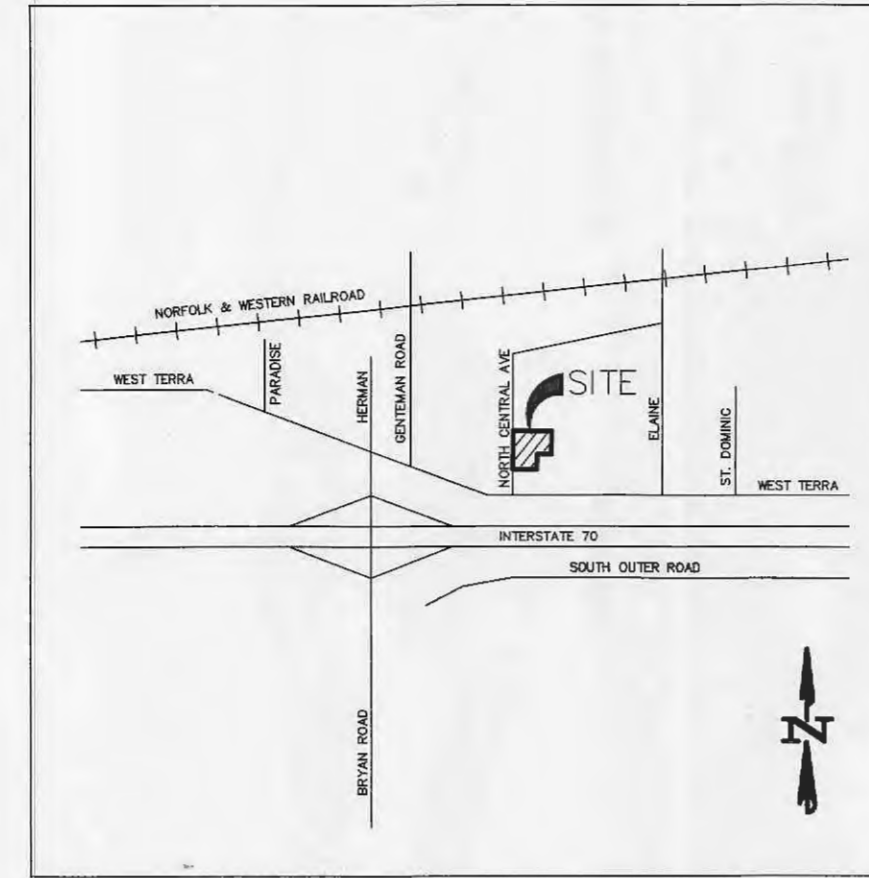


A SET OF CONSTRUCTION PLANS FOR INQUIRY INTELLIGENCE SYSTEMS

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
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

DEVELOPMENT NOTES

- Area of Tract: 2.814 Acres.
- Area of Disturbance: 1.58 Acres (DNR Permit # MORA04770)
- Existing Zoning: I-1 (City of O'Fallon)
- Proposed Use: Office/Warehouse/Recreation/Banquet Center
- Current Owner of Property: Karen S. and Michael G. Moss, 10 Crows Nest, Lake St. Louis, MO 63367
- 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.
- Landscape requirements: 1 tree per 40' of street frontage, 190' / 40' = 4.75 ~ 5 trees required. Not less than 6% of the interior of the parking lot shall be landscaped. 113 spaces x 270 sq. ft. = 30,510 sq. ft. Required = 1,830.60 sq. ft. Interior landscaping provided = 2,033.94 sq. ft.
- Site Coverage Calculations: 122,600.69 s.f. Building area: 16,396.07 s.f. - 13.38% Greenspace area: 46,004.35 s.f. - 37.52% Pavement area: 60,200.27 s.f. - 49.10%
- Maximum slopes allowed are 3:1.
- Prior to Construction Plan approval, a photometric lighting plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting. Lighting values will be reviewed onsite prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards.
- All new utilities will be located underground.
- All proposed fencing requires a separate permit through the Planning Department.
- All sign locations and sizes must be approved separately through the Planning Dept.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All 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.
- All sign posts, 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 of O'Fallon). Signs designating street names shall be located on the traffic control signs.
- This site will be in compliance with Phase 2 Illicit Stormwater Discharge Guidelines per Ordinance 5082. Detention provided in original overall development of the North Central Industrial Park. It is proposed that a storm inlet filter be installed in the existing inlet as shown for site to comply with the Stormwater Quality Ordinance.
- 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; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof; 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.
- Accessible Parking symbol and striping are to be painted blue.

LANDSCAPE LEGEND

- QTY. (7) ~ INDICATES PROPOSED SERVICE BERRY (MATURE HEIGHT = 15-20 FT TALL) (MIN. 2" CALIFER)
 - QTY. (21) ~ INDICATES PROPOSED BOXWOOD SHRUB
- **LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL**
 DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

GRADING QUANTITIES:

2,320 C.Y. CUT (INCLUDES SUBGRADE)
 2,320 C.Y. FILL (INCLUDES 8% SHRINKAGE)
 BALANCED

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY. NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

Drawing Index

- COVER SHEET
- NOTES
- DEMO PLAN
- SITE PLAN
- GRADING PLAN
- PRE-DEVELOPED DRAINAGE AREA MAP
- POST-DEVELOPED DRAINAGE AREA MAP
- DETAILS

Benchmarks Project

BENCHMARK: ELEV. 631.42
 "M" IN MUELLER ON FIRE HYDRANT, 300 FEET± WEST OF ELAINE ROAD AND 50 FEET± NORTH OF SERVICE ROAD.

Site

BENCHMARK: ELEV. 622.12
 TOP OF EXISTING GRATE INLET LOCATED APPROXIMATELY 6 FEET WEST OF WEST FACE OF EXISTING BUILDING IN TRUCK DOCK AREA.

Legend

600.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	GUY WIRE
EP	END PIPE	LIGHT STANDARD
CP	CONCRETE PIPE	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	WATER METER
CMP	CORRUGATED METAL PIPE	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
-----	SLOPE LIMITS	TREE
-----	DRAINAGE SWALE	
-----	EXISTING STORM SEWER	
-----	EXISTING SANITARY SEWER	
-----	EXISTING WATER LINE	
-----	EXISTING FIBER OPTIC LINE	
-----	EXISTING GAS LINE	
-----	EXISTING UNDERGROUND ELECTRIC	
-----	EXISTING OVERHEAD ELECTRIC	
-----	EXISTING CABLE TV LINE	
-----	EXISTING TELEPHONE LINE	
-----	PROPOSED STORM SEWER	
-----	PROPOSED SANITARY SEWER	
-----	FENCE LINE	
-----	SAWCUT LINE	

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:

PERMANENT:
 Tall Fescue - 150 lbs./ac.
 Smooth Brome - 100 lbs./ac.
 Combined - Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.

TEMPORARY:
 Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
 Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)

SEEDING PERIODS:
 Fescue or Brome - March 1 to June 1
 August 1 to October 1
 Wheat or Rye - March 15 to November 1
 Oats - March 15 to September 15

MULCH RATES:
 100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)

FERTILIZER RATES:
 Nitrogen 30 lbs./ac.
 Phosphate 30 lbs./ac.
 Potassium 30 lbs./ac.
 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
 7:00 A.M. To 7:00 P.M. Monday Through Sunday
 June 1 Through September 30
 6:00 A.M. To 8:00 P.M. Monday Through Friday
 7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 2.814 Acres
 The area of land disturbance is 1.12 Acres
 Building setback information. Front 30 feet
 Side 20 feet
 Rear 35 feet
 Max. Bldg Height 50 feet

* The estimated sanitary flow in gallons per day is 4,100 GPD. (Total)
 Existing = 450 GPD
 Additional = 3,650 GPD

* Parking calculations:
 (2nd Floor) Banquet Hall: 1 space per 100 s.f. floor area
 4,400 s.f. / 100 = 44 spaces
 (1st Floor) Kitchen: 1 space per 100 s.f. floor area
 540 s.f. / 100 = 5.4 ~ 6 spaces
 (1st Floor) Printing Service: 1 space per 200 s.f. floor area
 1,600 s.f. / 200 = 8 spaces
 (1st Floor) Laser Tag/Cyber Ball: (14,260 s.f.)
 1 space per each 3 people @ maximum capacity
 100 / 3 = 34 spaces
 Total Parking Required = 92 spaces
 Total Parking Provided = 113 spaces (including 5 accessible spaces)

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.
 All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.
 Lighting values will be reviewed on site prior to the final occupancy inspection.



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

Conditions of Approval From Planning and Zoning

STAFF RECOMMENDATIONS:
 1. The applicant shall abide by the Municipal Code Requirements.

MUNICIPAL CODE REQUIREMENTS:
 1. The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at <http://www.ofallon.mo.us/engineering>.
 2. A photometric lighting plan shall be submitted prior to Construction Plan approval.

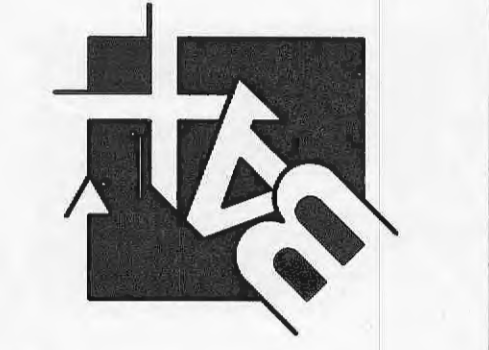
Conditions of Approval For Conditional Use Permit

- The holder of this conditional use permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit.
- This Conditional Use Permit is granted solely to the current owners of the facility. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department.
- This Conditional Use Permit shall be revoked upon: i) breach or failure to comply with the conditions of this permit, ii) disciplinary action or other action affecting the status of the holder's state or city licenses, and iii) as otherwise provided by ordinance or other applicable law.
- The occurrence of activities which are deemed to disturb the peace is defined in Title II, Public Health, Safety and Welfare of the Municipal Code shall prompt the City to revoke the Conditional Use Permit.
- Outdoor storage of equipment related to this business shall be prohibited.
- Trash and grease dumpsters used as part of this business shall remain screened within an enclosure.
- Should this conditional use cease operations for a period of over one (1) year, the conditional use shall be revoked.

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: *JLH* DATE *6/2/15*
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
INQUIRY INTELLIGENCE SYSTEMS

ENGINEERING PLANNING SURVEYING
 221 Point West Blvd.
 St. Charles, MO 63301
 636-626-6662
 FAX 636-626-1716



DISCLAIMER OF RESPONSIBILITY
 I hereby specify 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.

Larry David Walker
 Civil Engineer
 2007020343
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 Engineering Authority No. 000655
 Surveying Authority No. 000144
 All Rights Reserved

REVISIONS

DATE	CITY COMMENTS
05/01/14	CITY COMMENTS
05/13/14	CITY COMMENTS

Utility Contacts

Sanitary Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO 63366
 Contact: 636-281-2858

Water
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO 63366
 Contact: 636-281-2858

Storm Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO 63366
 636-281-2858

Ameren UE
 200 Callahan Road
 Wentzville, MO 63385
 636-639-8312

Gas
 Laclede Gas Company
 6400 Graham Road
 St. Louis, MO 63134
 314-522-2297

Telephone
 Century Tel
 1151 Century Tel Dr.
 Wentzville, MO 63385
 636-332-7261

Charter Communications
 941 Charter Commons
 Town & Country, MO 63017
 1-888-438-2427

Fire Department
 O'Fallon Fire Protection District
 119 E. Elm St.
 O'Fallon, MO 63366
 636-272-3493

Developer / Owner:
INQUIRY INTELLIGENCE SYSTEMS
 18 NORTH CENTRAL AVENUE
 O'FALLON, MO 63366
 (636) 240-1800

P+Z No. #20-14-01
 City No. #14-163

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