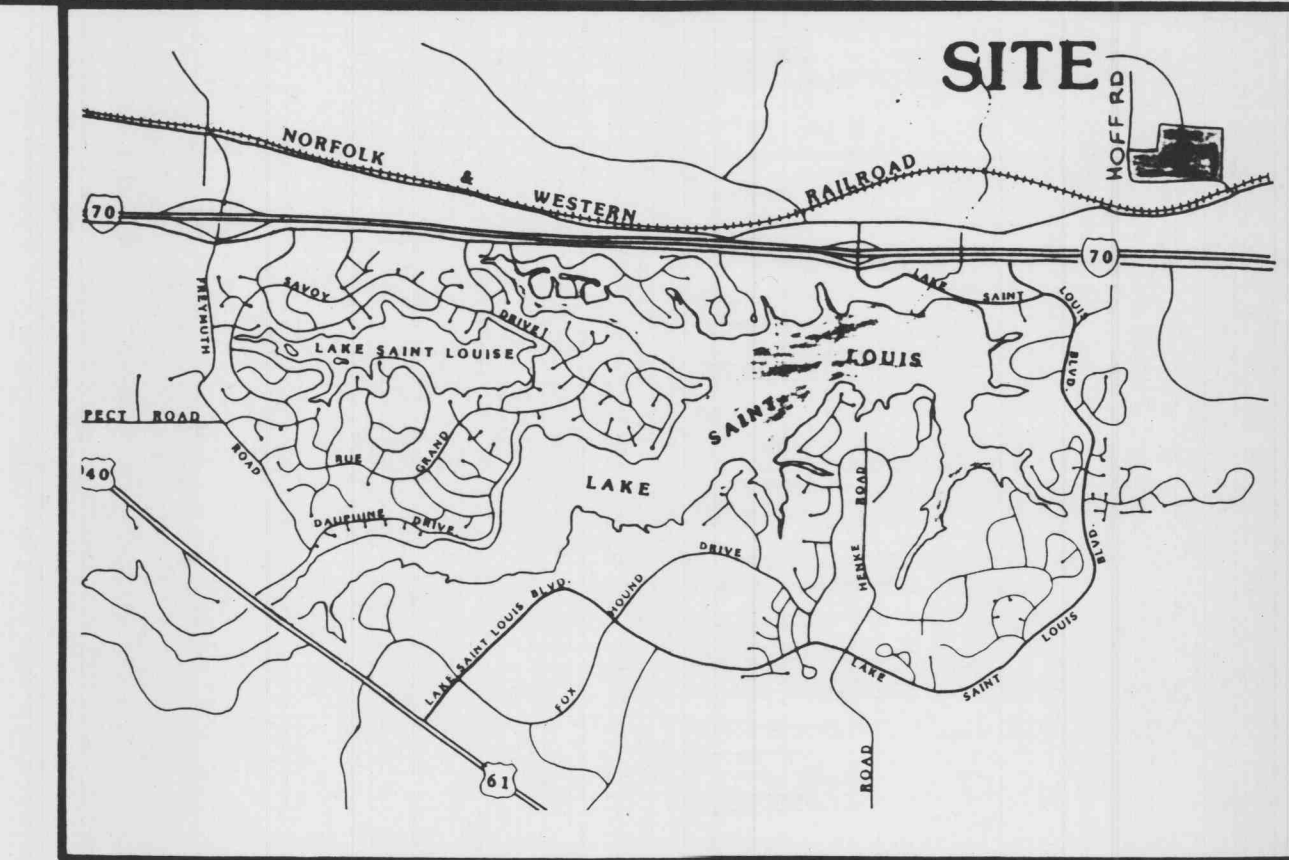


# J & D TOOL MANUFACTURING COMPANY

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 25 AND  
PART OF U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST,  
ST. CHARLES COUNTY, MISSOURI

LOT 11 OF LONE STAR INDUSTRIAL PARK  
PLAT ONE  
PLAT BOOK 28, PAGE 58

S. 89°18'59"W. 300.00'



## LOCATION MAP

REV. 9/26/88 CIVIL COMMENTS  
REV. 10-10-88 FIN. FLOOR ELEV. + PROP. GRADES PER SCOTT REICHMANN  
REV. 10-11-88 PARKING PER CHUCK BLOSSOM DR

### GENERAL NOTES

- Present Zoning: I-2, Heavy Industrial
- Total Area: 3.36 Acres
- Building Use: Office and Manufacturing
- This tract is in or served by:
  - A. Electric - Union Electric
  - B. Fire District - O'Fallon Fire District
  - C. Gas - St. Charles Gas Company
  - D. Sewer - O'Fallon Sewer
  - E. Telephone - Continental Telephone
  - F. Water - City of O'Fallon Water
  - G. R-2 Fort Zumwalt School District
- Total Parking: 40 spaces includes 1 handicapped  
Office: 1 space per 300 sq. ft. floor area  
3150 ÷ 300 = 11 spaces required  
Manufacturing, Warehouse: 1 space per employee; 29 employees = 29 spaces required  
Total Spaces required: 40
- Setback and Yard Requirements:
  - Front - Not less than 30 feet
  - Side - 25 feet
  - Rear - 50 feet
- Exterior lighting details to be shown on building plans

**NOTE:**  
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	9	PIRUS CALLERYANA	BRADFORD PEAR	6' TALL
	8	QUERCUS PALUSTRIS	PIN OAK	6' TALL
	7	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	6' TALL
	4	EUONYMUS ALATUS	WINGED BURNING BUSH	2 GAL.
	2	MALUS IDENSIS 'PLEIA'	BECKHOLD'S FLOWERING CRAB	4' TALL
	2	JUNIPERUS ARMSTRONGII	ARMSTRONG JUNIPER	2 GAL.
	2	PINUS MUGUS	MUGO PINE	2 GAL.
	2	HOSTA FORTUNEI	VARIATED PLANTAIN-LILY	6'-12" TALL

## DRAINAGE AREA MAP NOT FOR CONSTRUCTION

### PICKETT RAY & SILVER

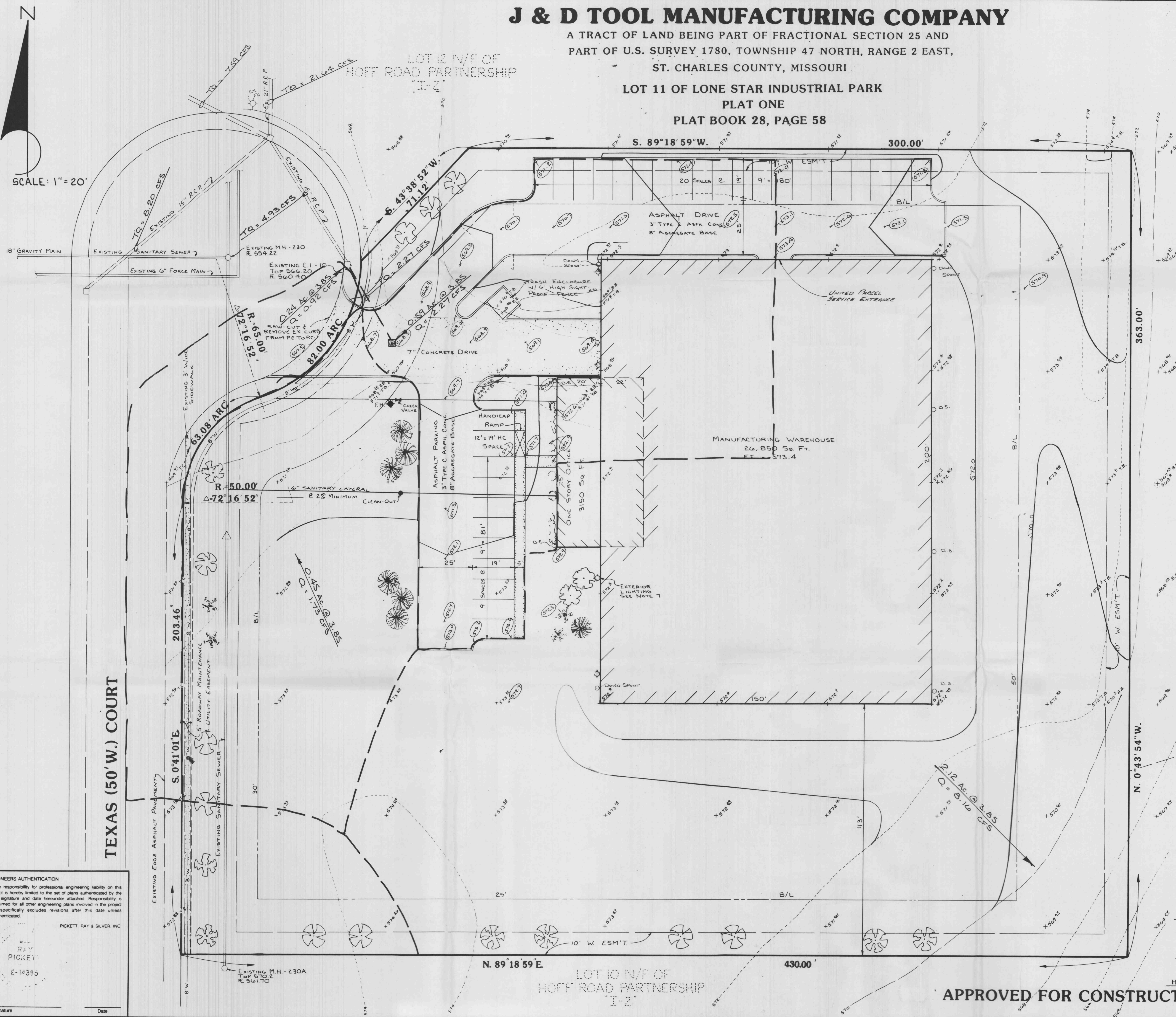
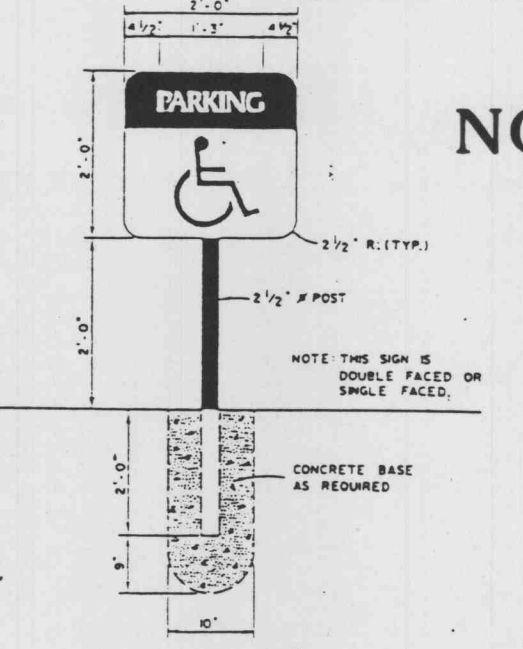
Civil Engineers  
Planners  
Land Surveyors

333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
441-1211 278-1111

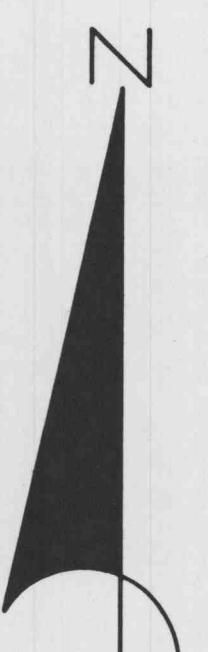
PREPARED FOR:  
J & D TOOL MFG CO.  
1334 CHARLESTOWN INDUSTRIAL DRIVE  
ST. CHARLES, MO. 63303  
(314) 946-4080

DRAWN SM DATE SEPT, 1988  
CHECKED \_\_\_\_\_ DATE \_\_\_\_\_  
FIELD BOOK PROJECT # 86-155G  
JOB ORDER # \_\_\_\_\_

HANDICAPPED SIGN DETAIL N.T.S.



SCALE: 1" = 20'



TEXAS (50' W.) COURT

**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 the project and specifically excludes revisions after this date unless reauthenticated.  
PICKETT RAY & SILVER, INC.  
RAY  
PICKETT  
E-14395  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED FOR CONSTRUCTION**

2  
3