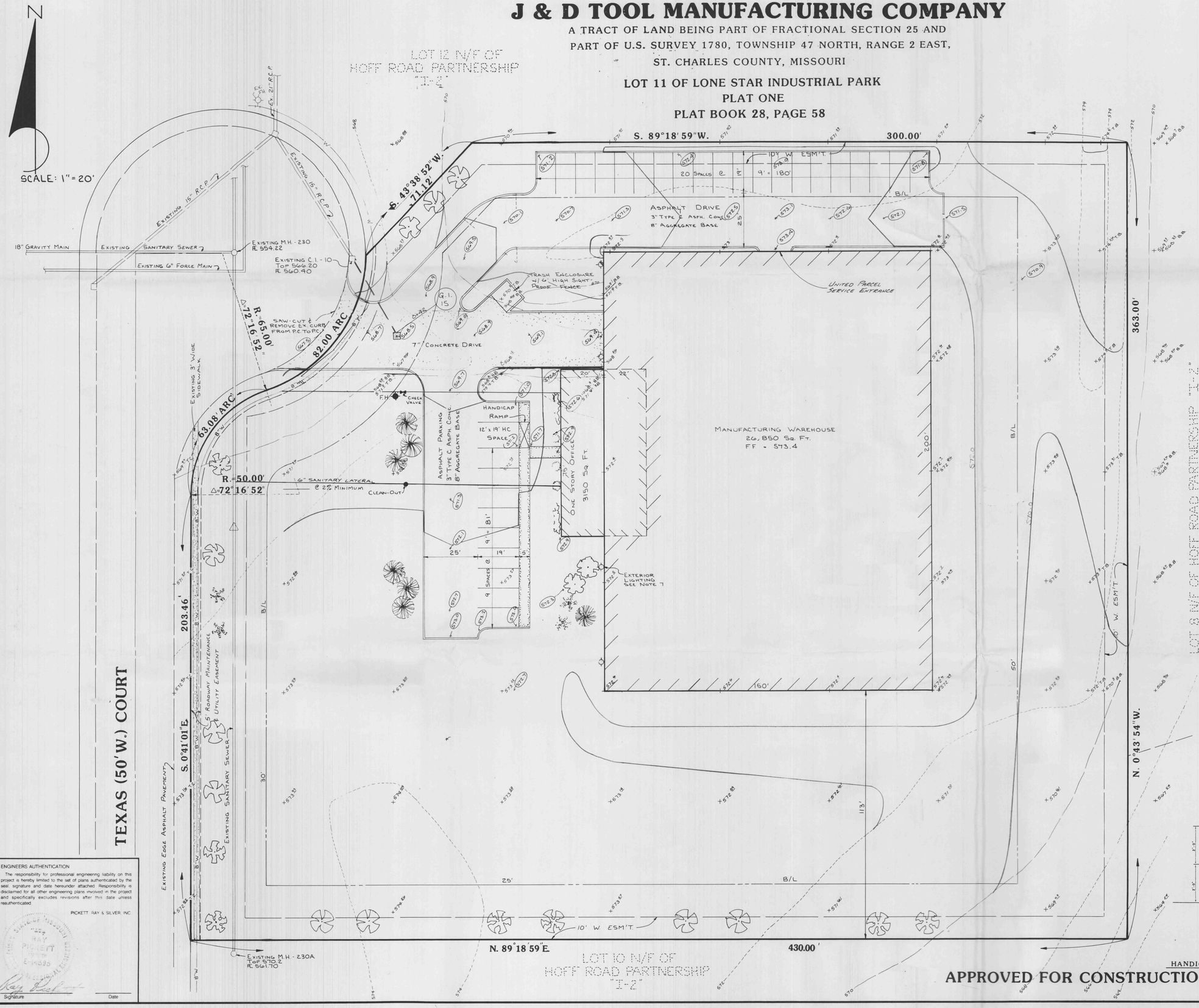
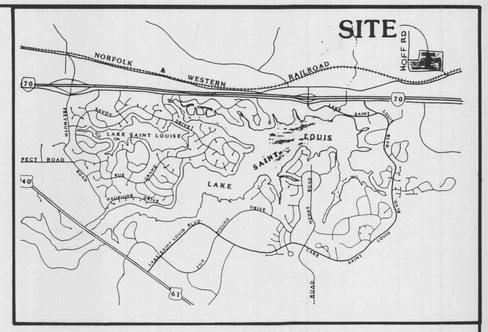
J & D TOOL MANUFACTURING COMPANY

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





LOCATION MAP

Rev. 9/26/88 City's Comments
Rev. 10-10-88 Fin. Floor Elev. + Prop. Grades Per Scott Reichmann
Rev. 10-11-88 Parking Per Chuck Blossom DR
Rev. 11-3-88 Seal + Signature DR

GENERAL NOTES

1. Present Zoning: I-2, Heavy Industrial
2. Total Area: 3.36 Acres
3. Building Use: Office and Manufacturing
4. 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
5. 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
6. Setback and Yard Requirements:

   Front - Not less than 30 feet
   Side - 25 feet
   Rear - 50 feet
7. 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.

Exterior Planting Schedule

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
	9	Pyrus 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 Ioensis "Plena"	Bechtel's Flowering Crab	4' Tall
	2	Juniperus Chinensis Armstrongii	Armstrong Juniper	2 Gal.
	2	Pinus Mugo Mughus	Mugo Pine	2 Gal.
	Ground Cover	Hosta Fortunei-Marginata-Alba	Variegated Plantain-Lily	6"-12" Tall

53,390 Sq. Ft. Of Open Space ÷ 3000 = 19.78
20 Trees Reqd. 26 Provided.

HANDICAPPED SIGN DETAIL
N.T.S.

APPROVED
GSA-GRH
10/21/88
City Copy

APPROVED FOR CONSTRUCTION

GEORGE BUTLER ASSOCIATES, INC.
SUITE 200 - 225 SOUTH MAIN ST.
O'FALLON, MISSOURI 63366

RECEIVED NOV 0 3 1988

SITE PLAN

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

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

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

DRAWN SM/RAP	DATE SEPT. 1988		1/3
CHECKED	DATE		
FIELD BOOK	PROJECT # 86-155G		
	JOB ORDER #		

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.

STATE OF MISSOURI — RAY PICKETT — E-14935

Signature Date