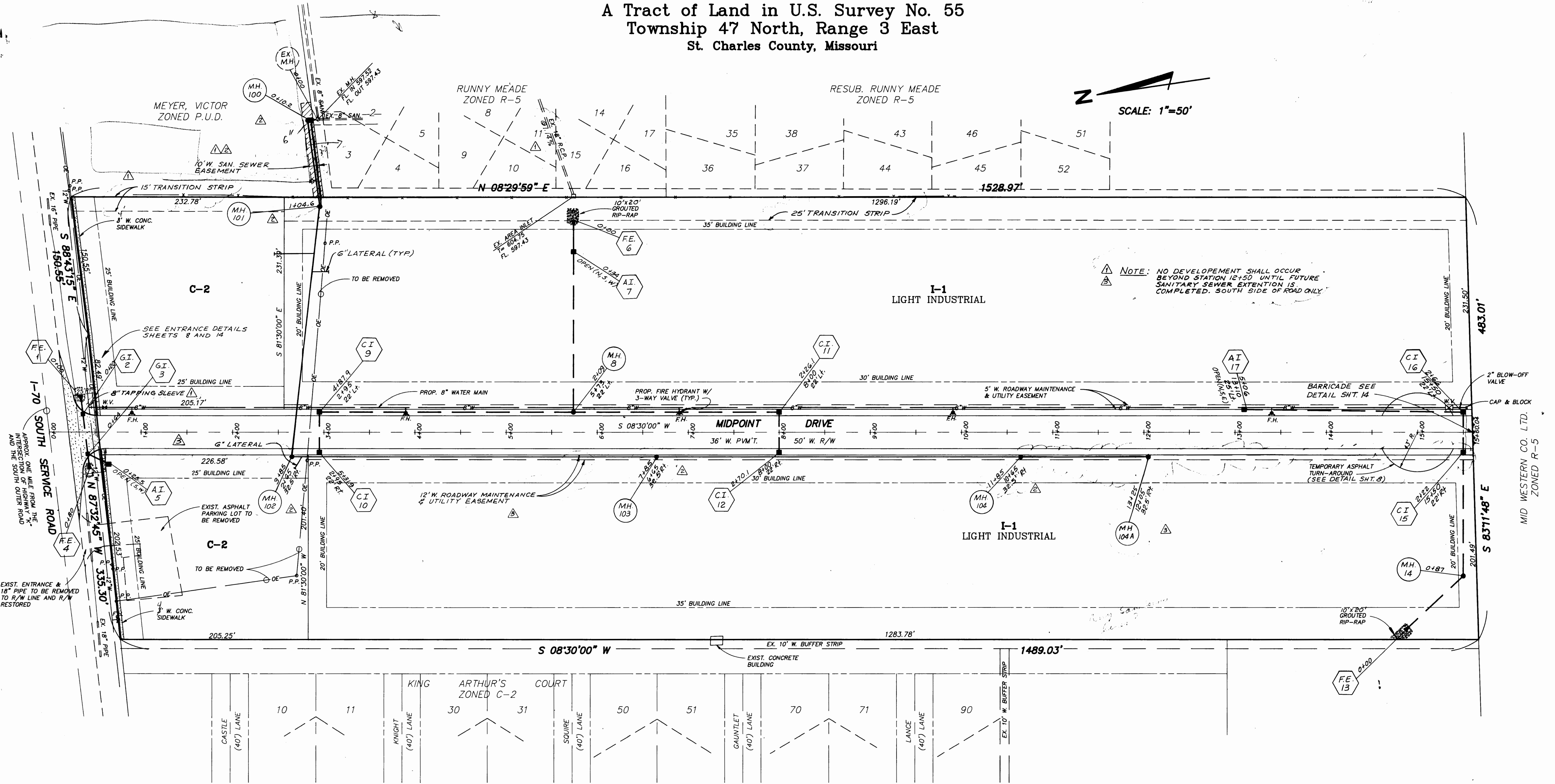


# O'FALLON INDUSTRIAL PARK

A Tract of Land in U.S. Survey No. 55  
Township 47 North, Range 3 East  
St. Charles County, Missouri



**NOTE:** NO DEVELOPMENT SHALL OCCUR BEYOND STATION 12+50 UNTIL FUTURE SANITARY SEWER EXTENSION IS COMPLETED. SOUTH SIDE OF ROAD ONLY.

EXIST. ENTRANCE & 18" PIPE TO BE REMOVED TO R/W LINE AND R/W RESTORED

**GENERAL NOTES:**

1. Acreage of Tract: 16.71 Acres Total  
C-2: 2.15 Acres  
I-1: 14.56 Acres
2. Present Zoning: C-2 General Business  
I-1 Light Industrial
3. Setback Requirements  
C-2 General Business:  
Front Yard - Not Less Than 25'  
Side Yard - None required, except where side line abuts the side line of any residential or office district, a side yard shall be provided the same as required in the district it abuts. A side yard of not less than 25' shall be provided on the street side of a corner lot.  
Rear Yard - None required, except where rear line abuts lots zoned residential or office, a rear yard of not less than 10' shall be provided.  
I-1 Light Industrial:  
Front Yard - Not Less Than 30'  
Side Yard - Not Less Than 20' except in the case of a corner lot where the side yard on street side shall not be less than 30'.  
Rear Yard - Not Less Than 35'.
4. This tract served by:  
Sewers - City of O'Fallon Sewer District  
Water - City of O'Fallon Electric - Union Electric Gas - St. Charles Gas Company Telephone - Continental Telephone Fire - O'Fallon Fire District
5. Individual site plans and detention will be required on each tract when ready for submittal.

**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.

FLAT PLAN

<b>PICKETT RAY &amp; SILVER</b>	
Civil Engineers Planners Land Surveyors	333 Mid Rivers Mall Dr. St. Peters, MO 63376 441-1211 278-1211
Prepared For: <b>COLLIER BUILDING CORP.</b> <b>ARTHUR BRYAN BUILDING</b> 1480 Woodstone Drive St. Charles, Missouri 63301 Mr. Don Collier (314) 441-3245	
DRAWN J.E.S. DATE 9-25-89	2
CHECKED D.W.B. DATE 9-25-89	13
FIELD BOOK 422	PROJECT # 88-134 JOB ORDER # 5827

NOT APPROVED FOR CONSTRUCTION