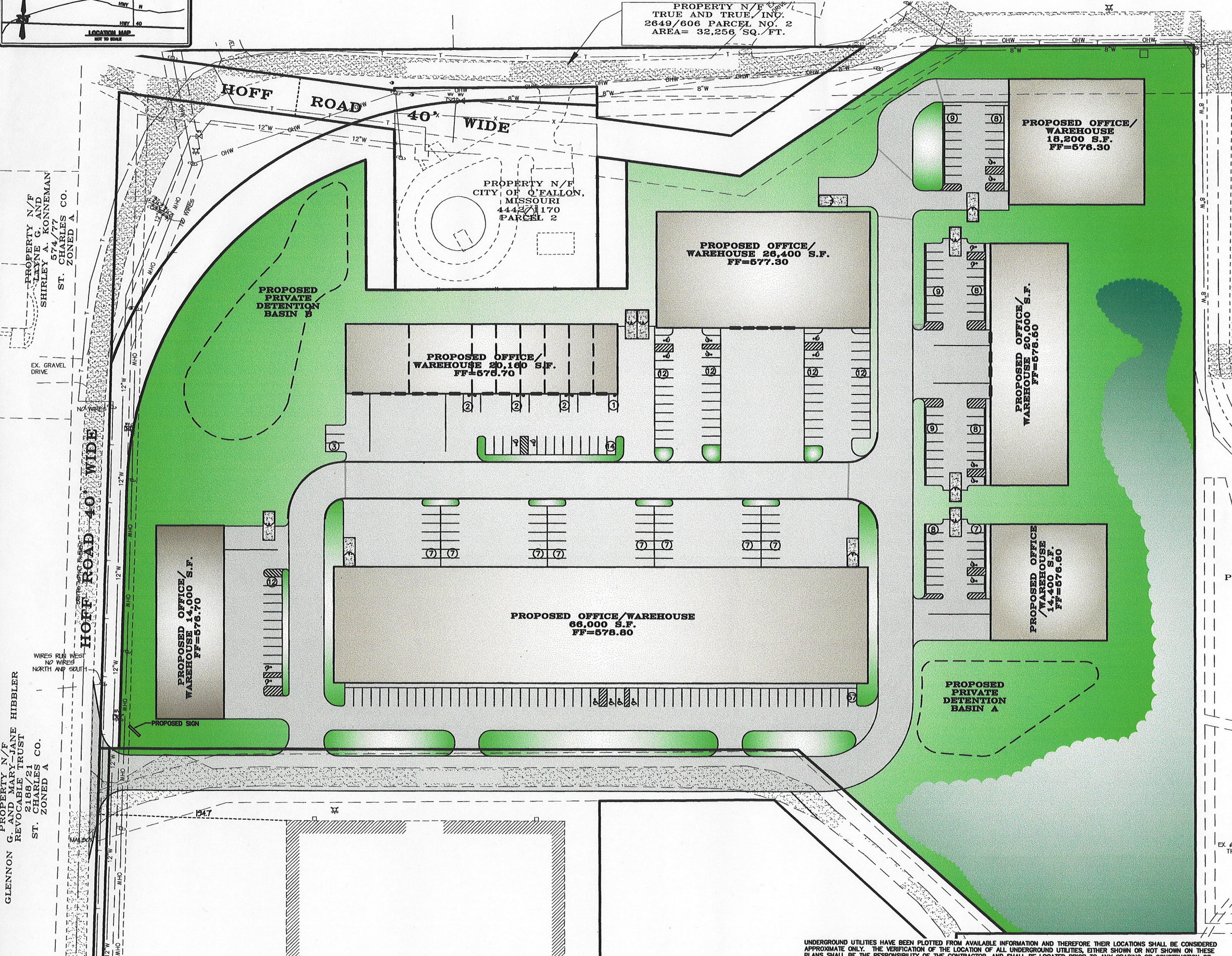
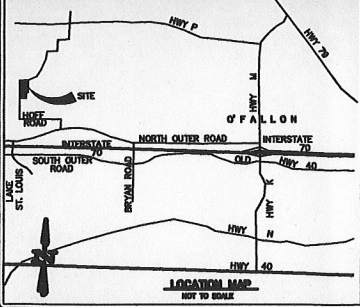
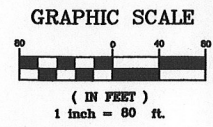


**A COLOR EXHIBIT FOR  
"GRANT INDUSTRIAL PARK"**  
A TRACT OF LAND BEING PART OF THE NORTH  
HALF OF THE SOUTHWEST QUARTER OF SECTION 24,  
TOWNSHIP 47 NORTH, RANGE 2 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
ST. CHARLES COUNTY, MISSOURI

DENOTES PROPERTY TO BE  
DEDICATED TO CITY OF O'FALLON  
TOTAL AREA = 2.17 ACRES  
DENOTES PROPERTY TO BE DEDICATED  
FOR INGRESS/EGRESS EASEMENT AREA



**DEVELOPMENT NOTES**

- Area of Tract: 28.88 Acres (Parcel 1)  
0.74 Acres (Parcel 2)  
Total Area 30.72 Acres  
R/W Dedication=2.17 Acres  
Net Area=28.55 Acres
- Existing Zoning: I-1 Light Industrial
- Proposed Use: Office/Warehouse  
(City of O'Fallon)
- Area of Proposed Buildings: 179,160 sq.ft. (7 Buildings)
- 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
- Site is served by:  
City of O'Fallon Sewer: 636-281-2858  
AmerenUE Company: 636-639-8312  
Laclede Gas Company: 636-946-8937  
City of O'Fallon Water: 636-281-2858  
Century Tel: 636-332-3011  
O'Fallon Fire Protection District: 636-272-3493  
Fort Zumwalt School District: 636-272-6820
- According to the Flood Insurance Rate Map of St. Charles County, (Community Panel number 29183 03220 F dated March 17, 2003) this property lies within zone X. Zone X is defined as an area outside the 500 year Flood Plain Limits.
- Parking Required:  
Office: 1 space per 300 s.f.  
Warehouse: 1 space per 1,000 s.f. warehouse space plus 1 space per employee  
Total Parking Required: See Table

**PARKING TABLE**

LOT	OFFICE SQ. FT.	WAREHOUSE SQ. FT.	PARKING REQUIRED	# OF EMPLOYEES	TOTAL
1	Existing				
2	Undeveloped				
3	3,000		10		10
4	600	83,000	2	14	16
5	1,500	18,660	5	19	24
6	1,200	25,200	4	26	30
7	600	13,800	2	14	16
8	1,200	18,600	4	19	23
9	600	17,600	2	14	16
Total parking required					259
Total parking provided (including 22 Handicap Spaces)					263

- Landscaping Required: I-1 District  
A) 1 Tree/40 L.F. of Street Frontage  
Length of frontage = 5,700 L.F./40 = 143 Trees  
Total Trees Provided: 143  
B) 1 Tree/4,000 S.F. of Landscaped Open Space  
272,039 S.F./4,000 = 68 Trees  
Total Trees Provided: 68  
C) Parking lot landscaping required for parking areas over 65' wide  
Required areas: Rear of Lot 3 and Lot 6  
Rear of Lot 3: 56 spaces x 270 SF/each x 6% = 908 SF required  
Landscape area provided = 1,032 SF  
Lot 6: 48 spaces x 270 SF/each x 6% = 778 SF required  
Landscape area provided = 1,683 SF  
D) Tree preservation: 15 Trees per Acre Cleared  
0.03 Ac. x 15 = 0.45  
Total required and proposed: 1 Tree
  - Bufferyard requirement adjacent to residential areas:  
5 Plant units every 100' w/5' high berm in 50' wide bufferyard area  
Plant unit shall be per Section 400.4250, see detail Sheet 3
  - Site Coverage Calculations: (Lots 1 & 2 Excluded)
- | LOT | TOTAL LOT SQ. FT. | BUILDING SQ. FT. | % OF LOT | PAVEMENT SQ. FT. | % OF LOT | GREENSPACE SQ. FT. | % OF LOT |
|-----|-------------------|------------------|----------|------------------|----------|--------------------|----------|
| 3   | 173,075.04        | 66,000           | 38.13%   | 89,441.70        | 51.88%   | 17,633.34          | 10.19%   |
| 4   | 47,480.07         | 14,000           | 29.49%   | 17,106.10        | 36.03%   | 16,373.97          | 34.48%   |
| 5   | 67,232.09         | 28,160           | 41.89%   | 28,344.11        | 42.16%   | 18,697.88          | 27.82%   |
| 6   | 94,410.95         | 28,400           | 30.08%   | 46,193.14        | 48.93%   | 21,817.81          | 23.11%   |
| 7   | 49,892.55         | 14,400           | 28.86%   | 11,956.93        | 23.97%   | 23,535.62          | 47.17%   |
| 8   | 89,447.79         | 18,929           | 21.27%   | 23,994.48        | 26.83%   | 46,524.31          | 52.09%   |
| 9   | 56,248.26         | 18,200           | 32.36%   | 13,566.76        | 24.12%   | 24,481.50          | 43.52%   |
- Estimated sanitary flow contributed by this site is 21,090 g.p.d.
  - Property Owner: True and True, Inc.  
885 Hoff Road  
O'Fallon, MO 63366
  - Contract Purchaser: Bill Davis, Inc.  
2209 Droste Road  
St. Charles, MO 63301  
(636) 949-0680
  - 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.
  - Maximum slopes allowed are 3:1.
  - 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 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.
  - Detention for this site will be for the 100 year storm and will be provided with the initial phase of development.
  - This site will be in compliance with Phase 2 Illicit Stormwater Discharge Guidelines per Ordinance 5092.
  - The City of O'Fallon currently does not have the capacity to accept the sanitary effluent from this site. Until such time as the city will be able to provide capacity, any development on this site will be required to establish a contract for Pump and Treat.

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.

**PREPARED FOR:** BILL DAVIS  
2209 DROSTE ROAD  
ST. CHARLES, MO 63301  
(636) 949-0680

**GRANT INDUSTRIAL PARK**

**REVISIONS**

NO.	DATE	DESCRIPTION

**347**  
ENGINEERING  
PLANNING  
SURVEYING

221 Patent West Blvd.  
St. Charles, MO 63301  
636-928-5562  
FAX 636-1718

02-13-08  
DATE  
01-11691B  
PROJECT NUMBER  
1 OF 1  
SHEET  
11691BPRE-COLOR  
FILE NAME  
JCM  
DRAWN  
JCM CLH  
DESIGNED CHECKED