

Planned District Narrative

McDonough Horseshoe Service Center

Prepared for:

ZGSX, LLC
1177 Bella Vista Drive
St. Louis, MO 63131

Prepared in cooperation with:

Helmkamp Construction Services, LLC
1177 Bella Vista Drive
St. Louis, MO 63131

Project information:

McDonough Horseshoe Service Center
1001 & 1003 McDonough Lake Road
Collinsville, IL 62234

Oates Project Number: 224169

March 2025



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1. Project Summary

ZGSX, LLC proposes to develop a new multi-tenant warehouse facility location in Collinsville. The project site is located on the west side of McDonough Lake Roda, approximately 1,500 feet north of Horseshoe Lake Road in Collinsville, Madison County, Illinois. The proposed site for the new Service Center is on two parcels (Parcel ID 13-1-21-20-00-000-013.001 and Parcel ID 13-1-21-19-00-000-008.001) for a total site area of approximately 9.38 acres. The project includes construction of two warehouse buildings, each 48,000 sq. ft. Of that area, up to 10% of the building area will be reserved for office space. A 16,800 sq. ft. outdoor storage area is also proposed between the two buildings. The project will also include paved parking, entrances, access aisles, wet retention basin, and related utility connections to make it a fully functioning site. The current zoning of the two parcels is Business Park District (BP-3). The purpose of this proposal is to request rezoning to a Planned District P-BP-3.

A project location map has been included in **Attachment A**. A proposed site plan has been included in **Attachment C**. Architectural Renderings and Building Elevations are included in **Attachment F**.

2. Legal Description

The land referred to herein below is situated in the County of Madison, State of Illinois, and is described as follows:

A tract of land in U.S. Survey 509, Claim 1653, Township 3 North, Range 8 West of the Third Principal Meridian, Madison County Illinois, being more particularly described as follows, to-wit:

Commencing at the northeast corner of U.S. Survey 509, Claim 1653; thence north 87 degrees 24 minutes 53 seconds west (based on Grid North, Illinois State Plane Coordinate System West Zone) along the north line of said U.S. Survey 64.99 feet to a railroad spike set on the centerline of Sugar Loaf Road; thence south 22 degrees 40 minutes 07 seconds west along the centerline of said road 336.68 feet to the point of beginning of the tract herein described; thence continuing south 22 degrees 40 minutes 07 seconds west along said centerline 358.25 feet; thence north 87 degrees 24 minutes 53 seconds west and parallel with the north line of said U.S. Survey 1845.65 feet to an iron rod on the west line of the east half of said U.S. Survey; thence north 2 degrees 03 minutes 18 seconds east 336.48 feet to an iron rod; thence south 87 degrees 24 minutes 53 seconds east and parallel with the north line of said U.S. Survey 1971.78 feet to the point of beginning.

EXCEPT THEREFROM that portion conveyed to JZJ Holdings, L.L.C. by deed recorded July 21, 2005 as document 2005R40324, described as follows, to-wit:

Commencing at the northeast corner of U.S. Survey 509, Claim 1653; thence on an assumed bearing of north 87 degrees 24 minutes 53 seconds west on the north line of said U.S. Survey 509, Claim 1653 a distance of 64.99 feet to the centerline of Sugar Loaf Road; thence south 22 degrees 40 minutes 47 seconds west on said centerline of Sugar Loaf Road a distance of 694.93 feet; thence north 87 degrees 24 minutes 53 seconds west parallel to said northerly line of U.S. Survey 509 Claim 1653 a distance of 1178.32 feet to the point of beginning.

From said point of beginning thence north 87 degrees 24 minutes 53 seconds west on the northerly line of a tract of land described in deed book 4359 page 2704 a distance of 667.38 feet to the westerly line of a tract of land described in deed book 3222 on page 2318; thence north 02 degrees 03 minutes 18 seconds east on said westerly line of a tract of land described in deed book 3222 on page 2318 a distance of 336.46 feet; thence south 87 degrees 24

minutes 53 seconds east a distance of 667.38 feet; thence south 02 degrees 03 minutes 18 seconds west a distance of 336.46 feet to the point of beginning.

Except the coal, oil, gas and other minerals as may have been heretofore excepted, reserved or conveyed and all rights and easements in favor of said mineral estate.

Situated in Madison County, Illinois.

3. Relationship to Surrounding Land Use and Zoning

The proposed McDonough Horseshoe Service Center location is located north of Horseshoe Lake Road on the west side of McDonough Lake Road. The existing Gateway Truck & Refrigeration site to the west and the vacant agricultural field to the south of the property are currently zoned P-CP-2. The vacant agricultural field to the north of the property is also zoned BP-3. Directly across, on the east side of McDonough Lake Road, is zoned R-1. However, this parcel is the existing Saint Louis Scott Gallagher Collinsville Soccer Complex.

The proposed land use, NAICS 493 – Warehousing and Storage, is a permitted use in BP-3 in Section 17.050.010 Table 5. NAICS 494 – Outdoor Storage, is an allowable accessory use in a Planned BP-3 District. It is intended that the Planned Business District as proposed and further described in this narrative will allow the proposed development.

A list of properties and property owners within 250 feet of the subject property has been provided by Collinsville Township and is included as **Attachment D**.

4. Conformance to Comprehensive Plan and Future Land Use Map

The proposed use fits the City's Comprehensive Plan and Future Land Use.

5. Traffic Impacts and Parking

The proposed development is expected to have a minimal impact on traffic. The new Service Center will be primarily used for office staff and warehouse staff of up to 10 tenants. Loading docks provided for each tenant will generate some truck traffic.

A traffic circulation exhibit is included as **Attachment G**. The design vehicle used in the exhibit is a P/B – Car and Boat Trailer from ILDOT 2002. This is a 19' long vehicle with a 20' trailer. This is used to represent the anticipated use of a pickup truck that tows a trailer that could be used to transport items stored between the buildings. The storage area will have controlled one-way traffic as the entrance gate with access will only be provided at the north end. The south end will have a detection loop from the inside to open and allow vehicles to leave the storage area.

The truck court allows for 120 feet of pavement from the north face of the building which is sufficient to allow trucks to back into the docks and pull out of the site. This is also shown in **Attachment G**.

The proposed site plan includes 129 parking spaces, including 5 ADA accessible parking spaces. The provided parking count meets the parking requirements for use NAICS 493 – Warehousing and Storage.

Table 1: Parking Requirements

| Building Size | Parking Requirement | Use Area | Spaces Required | Spaces Provided |
|---------------|--------------------------------|------------------|-----------------|-----------------|
| 96,000 SF | 4 spaces / 1000 SF Office | 10% or 9,600 SF | 82 | 129 |
| | 0.5 spaces / 1000 SF Warehouse | 90% or 86,400 SF | | |

6. Impact on Infrastructure and Public Services

The proposed development is expected to have a minimal impact on infrastructure and public services. Utility usage and loading requirements are expected to be comparable to existing facilities in the area. Stormwater and drainage impacts are proposed to be minimized with the use of a wet detention basin to mitigate additional runoff generated and mimic pre-development drainage conditions. Additionally, a water quality basin will be provided on the east end of the site to provide treatment for all of the proposed impervious area.

7. Reason and Justification for Deviations from Requirement of the Zoning District

The Proposed Development will largely comply with the current BP-3 Zoning requirements such as Setbacks, Parking, Building Design Features, and Landscaping.

However, the following deviations are proposed to the current BP-3 Zoning, which require a Zoning change to P-BP-3.

Section: Section 17.110.030

Two (2) or more principal structures on a single lot of any size is proposed.

We are requesting a variance to allow for 2 buildings on the site.

Due to the rectangular nature of the site, the East/West orientation of the building was the only viable layout.

Section: 17.040.210 F.4 of the Zoning Code states "The primary floor area of each principal building shall contain at least (4,000) square feet and no more than fifty thousand (50,000) square feet.

We have proposed (2) buildings of 48,000 SF which are below the (50,000) SF limit. If we had proposed (1) building of 96,000 SF, we would still be required to Rezone due to the (50,000) SF size limit.

We are proposing that the area between the (2) buildings will be used as outside storage. The beneficial impact is that the outside storage will be screened from any view, by the buildings, a 6' sight proof fence, and landscaping screening.

The (2) building Scenario results in a more open and balanced site plan for Prospective Users.

Section: 17.040.210 F.3 .

Lot coverage: maximum total lot coverage by structures and parking shall be no greater than sixty-five (65) percent of lot area.

The Proposed Development Coverage is 71.9%.

We are requesting a variance of 6.9% on the maximum lot coverage requirement on the 9.38 acres.

We have reevaluated the coverage requirement several times and have reduced the building footprint and parking to the lowest acceptable level to provide an economic return on the Project.

While not included in the site coverage requirement, we have included (4) 10'W x15'H green wall Trellis's on the East elevation of Building 1, which faces McDonough Lake Road. To meet the Ordinance required Coverage of 65%, we would need to reduce the buildings and/or Parking by an additional 28,000 SF (.64 acres).

Note that the Dayton Freight Facility one parcel to the north is zoned BP-4 with a 75% coverage ratio.

Meeting the code requirement of 65% would make the Project not economically viable.

Section 17.050.010.C

Outdoor Storage Planned uses: Uses identified in a zoning district column of the Use Table with a "P" are "Planned Uses" and shall be permitted in such zoning district if reviewed and approved in accordance with the Planned District Procedures.

We are requesting Zoning Approval of the screened outside storage portion of this project.

One of the key design features of this Project is that the outside storage component of the Project is well screened by its location between the buildings.

It is further screened by a 6' high Architectural Metal Fence and Gate system.

A 10' w landscaped area in front of the fence line on the South side of the outside storage.

(2) landscaped islands and dumpster enclosures on the North side of the outside storage.

The outside storage will be secured with the use of video cameras, and an Access Control System through an APP on a user's cell phone.

The income from the rental of the outside storage is significant towards the financial viability of the Project.

8. Overview

The Proposed Project has been designed to offer modern warehouse service/center rental space with outside storage and provide the Community with an attractive Site and Building through thoughtful design, materials, colors, plantings and access.

We believe that our Proposed Project meets 7 out of the 8 specific objectives identified under Section 17.040.230.B of the Planned Development District. Since the site is a low-lying agriculture property, Objective #4 - to preserve natural topography and geologic features, does not apply.

We do not believe that there is any other Project in the Metro East area that provides a high-quality rental project for Tenants in the +-10,000 SF range.

The Proposed Project consists of (2) 48,000 SF Warehouse/Service Center Buildings on approximately 9.3 acres of agricultural ground currently planted in Horseradish.

The surveyed lot is zoned BP-3 and is almost 4/10 of an acre smaller in size than marketing material and Madison County records originally indicated as 9.7 acres.

Tax ID Parcel 13-1-21-19-00-000-008.001

Tax ID Parcel 13-1-21-20-00-000-013.001

The Project is designed to provide rental space for up to (10) Tenants of approximately 9,600 SF per Tenant Bay. We believe that this location, with the addition of the upgraded McDonough Lake Road improvements and McDonough/Horseshoe Intersection will be a draw for new businesses serving the Metro East.

The East Elevation is the Primary Façade facing McDonough Lake Road is appropriately set back from the road and offers expansive Landscaped greenspace. The Building Façade is Painted Tilt up Construction with various stepped heights of the exterior elevation. The Gray Paint is broken up in (3) shades. The façade is further enhanced with Insulated Glass windows and a Red Brick wainscot. The remaining wall space is covered with (4) 10'W x 15 H Green Trellis.

The South Elevation is the entry for tenants and their clients. This elevation includes multiple windows and a pair of 6'W x 7'H aluminum and glass entry doors. Brick wainscot below the windows and Historic Color painted entries. The South Elevation Tilt up panels are at an offset plane and taller to accentuate the (5) entries per building. Each entry has an 8'W x 5'D metal canopy over the entry.

The North Elevation is the loading dock elevation and is painted Tilt-up with the 3-gray bands. There are (10) overhead doors per building with (5) 3'W x 7'H exit doors and galvanized stairs. The roof drains to the North Elevation and is collected by a 10" gutter and 6" downspouts. Roof access is by exterior caged ladder

Project Exterior Design

- Extensive Landscaping
- Exterior Tilt Up Panels with panels set at different heights and planes with inset Brick Wainscot.
- Building Color Palette was selected from Sherwin Williams Historic Colors for separate entry identity.
 - SW 2821 Downing Stone
 - SW 2844 Roycroft Mist Grey
 - SW 2849 Westchester Grey
 - SW 2839 Roycroft Red
 - SW 2847 Roycroft Bottle Green
 - Brick SW 2802 Rockwood Red
- The East Elevation includes (4) 10'w x 15'h Green Trellis.
- The outside storage area is hidden between the buildings with Security Cameras and Cell Phone Access through an APP.

- The area will be fenced and gated with a 6' high architectural metal fence in a color to accentuate the Building Palette.
- 120' Deep Truck Service Court on the North side of the property.
- Large Wet Basin on the West End of the Property with a 3'W x 375'L concrete Bypass Swale for offsite water.
- 129 Parking Space provided, with 82 parking spaces required by code based on 10% office use.
- Building Entry and Monument signs.

Tenant Spaces

- Tenant Space 80'W x 120'D
- Full height insulated drywall demising walls with a fire taped finish.
- Pair of 6'W x 7'H aluminum and glass entry doors.
- Exterior metal entry canopies 8'W x 5' D.
- Energy efficient insulated aluminum and 1" Solar Gray Tinted Glass.
- R-30 Roof Insulation.
- 40'x40' Column Grid
- 22' clear height to bottom of the Bar Joists
- LED Warehouse lighting with 30 FC
- (2) 9'W x 10'H Dock Doors- (1) with a 6'x6' Dock Leveler and Shield, (1) with Bumpers.
- Additional OH door knock out available.
- (1) Rear Man Door 3' x 7' and exterior galvanized stair to truck court.
- Fully Sprinklered.
- Each Tenant Space has (1) Natural Gas unit heater and separate Gas Meter.
- Includes separate electric meter with 200 amp 277/480V electric panel, (1) 30 KVA step down transformer to 100-amp 120/208 panel.
- Gravity drained sanitary lines (No Pump Station required).
- (1) Building Meter for Water and Sewer.
- 10% Office Finish Allowance.

Tenant Profile

- Small to medium sized sales and service businesses that need delivery truck and 55' truck access to loading docks, with a small to medium sized warehouse requirement.
- 10% Office/Sales area.
- Assume 70% or more of Tenants are Sales Tax Generating Businesses.
- Local and National Credit - Service and Sales Businesses.
- Standard Lease Term 5-7 Years NNN.
- Estimated employee counts are 5-10 employees per business use. Maximum 10 businesses multiplied by per employee count = 50-100 employees.

Necessary Incentives

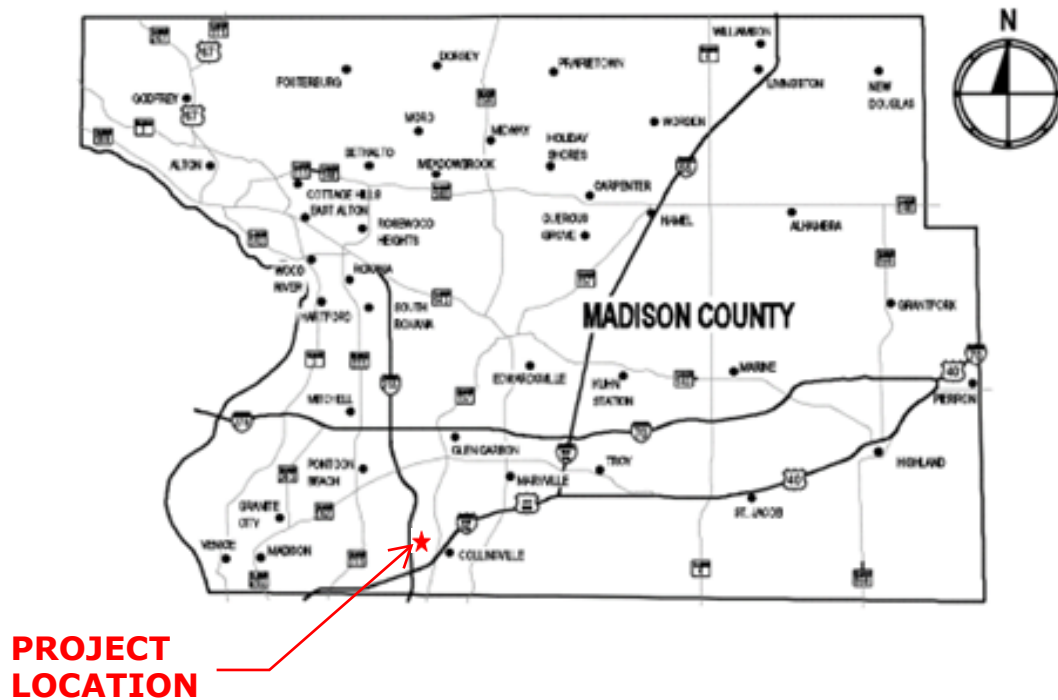
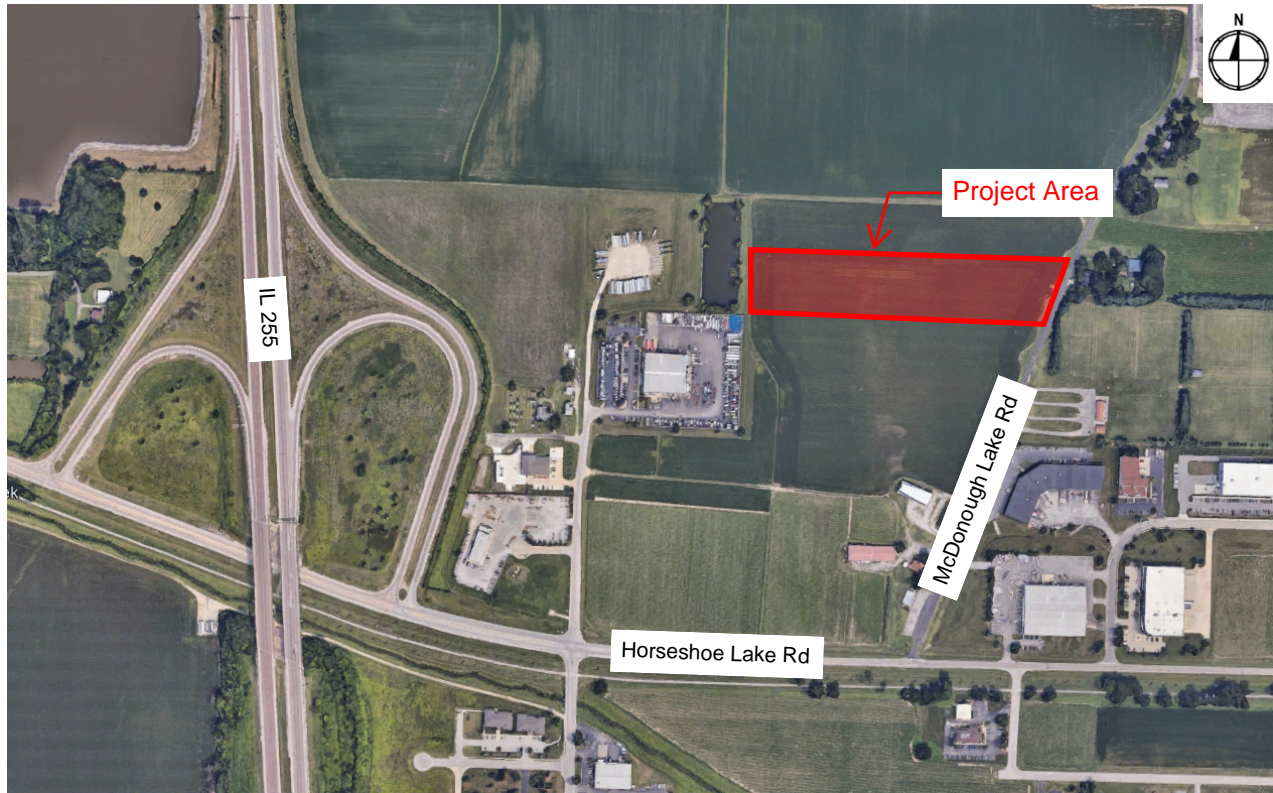
Due to the extraordinary site development and building costs, the Developer will need all financial incentives available to make this Development an attractive investment and a benefit for the Community.

- Madison County Discovery Enterprise Zone – Sales Tax Exemption
- Madison County Discovery Enterprise Zone – .5% IL Investment Tax Credit
- Madison County Discovery Enterprise Zone – Real Estate Tax Abatement
- Fournier 1% Sales Tax District
- ILL C-Pace incentives

Attachment A

Project Location Map

Project Location Map



Attachment B

Legal Description

Legal Description

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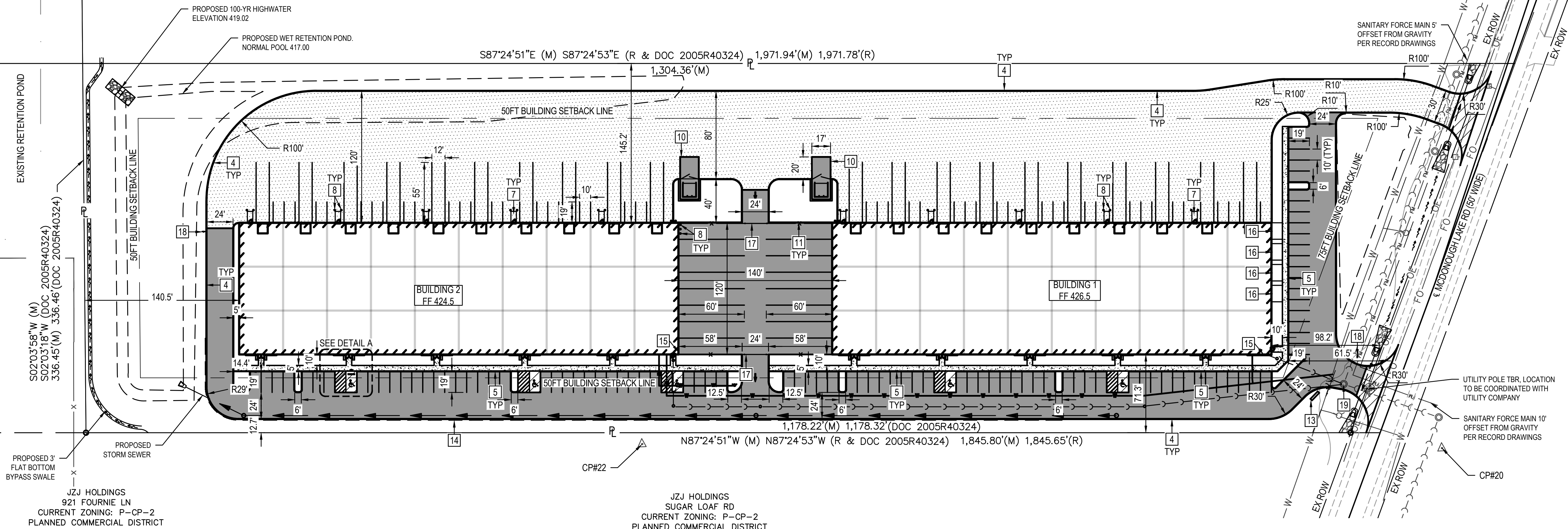
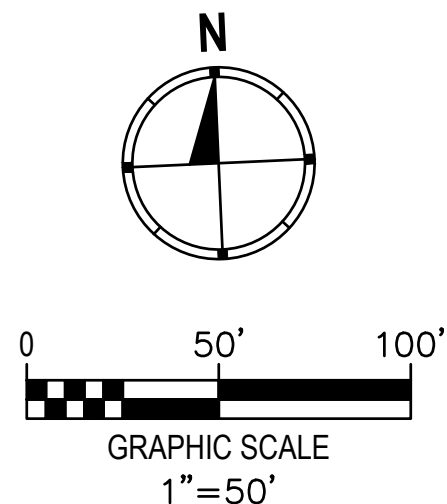
Attachment C

Site Plan

H:\P\224169 - MCDONOUGH HELIX\MP\PS\T\DWG\224169 - DESIGN.DWG - 3/25/2025

JZJ HOLDINGS
921 FOURNIE LN
CURRENT ZONING: P-CP-2
PLANNED COMMERCIAL DISTRICT

WAYNE BARBER JT REVOCABLE TRUST
MCDONOUGH LAKE AT FOURNIE LN
CURRENT ZONING: BP-3 BUSINESS PARK DISTRICT



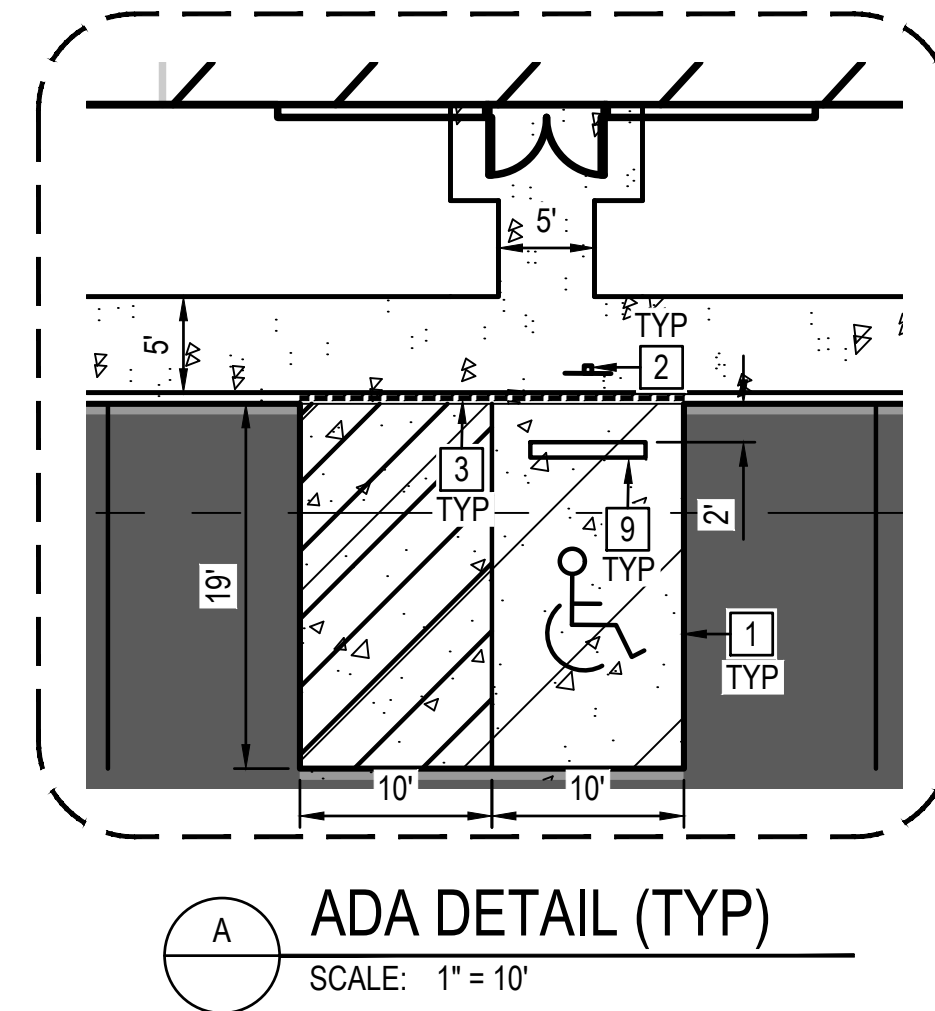
LEGEND

- NEW ASPHALT PAVEMENT, SEE DETAIL 1 ON SHEET C2.2
- NEW HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL 2 ON SHEET C2.2
- NEW PC CONCRETE SIDEWALK, SEE DETAIL 7 AND 8 ON SHEET C2.2
- NEW PCC PAVEMENT, SEE DETAIL 3 ON SHEET C2.2
- NEW PLUS DUTY CONCRETE PAVEMENT, SEE DETAIL 1 ON SHEET C2.4
- CONSTRUCTION LIMITS

| | |
|--|---|
| SITE COVERAGE: | INCLUDING EX ROW. = 300,135 SF / 417,620 SF = 71.86% EXCLUDING EX ROW. = 293,798 / 408,663 SF = 71.90% |
| TOTAL PARKING REQUIRED BASED ON ASSUMED 10% OFFICE SPACE: | 82 SPACES |
| PARKING SPACES PROVIDED: | 129 TOTAL NORTH LOT = 29 REGULAR PARKING SPACES SOUTH/EAST LOT = 95 REGULAR SPACES / 5 ADA |
| SPACES PROVIDED | 16 STORAGE SPACES |

KEYED NOTES

- NEW ACCESSIBLE PARKING SPACE, SEE DETAIL 1 ON SHEET C2.3
- NEW ACCESSIBLE SIGN AND POST, SEE DETAIL 2 ON SHEET C2.3
- NEW COMBINATION CONC DEPRESSED CURB AND SIDEWALK, SEE DETAIL 8 ON SHEET C2.2
- NEW CONC BARRIER CURB, SEE DETAIL 6 ON SHEET C2.2
- NEW COMBINATION FULL HEIGHT CURB AND SIDEWALK, SEE DETAIL 7 ON SHEET C2.2
- RESERVED
- NEW STAIRS, SEE ARCHITECTURAL PLANS
- NEW PIPE BOLLARD, SEE DETAIL 3 ON SHEET C2.3
- NEW PARKING BLOCK, SEE DETAIL 7 ON SHEET C2.3
- NEW DUMPSTER ENCLOSURE, SEE DETAIL 2 ON SHEET C2.4
- NEW SITE PROOF FENCING, SEE DETAIL 2 ON SHEET C2.5
- RESERVED
- NEW MONUMENT SIGN, TO BE SUBMITTED UNDER SEPARATE PERMIT
- NEW CONC RETAINING WALL, SEE DETAIL 3 ON SHEET C2.4
- NEW FIRE DEPARTMENT CONNECTION, SEE SPRINKLER PLANS FOR DETAILS
- 10' X 15' GREEN SCREEN, SEE LANDSCAPING PLANS FOR DETAILS
- NEW 20' SLIDING GATE, SEE DETAIL 1 ON C2.5
- NEW SIGN "NO TRUCKS"
- EXISTING SAN MANHOLE, ADJUST TO GRADE



03/26/2025 - DESIGN DEVELOPMENT

| REVISIONS: | DATE: | REMARKS: |
|------------|-------|----------|
| NO.: | | |

100 Lanter Court, Suite 1
Collinsville, IL 62234
618.345.2200
www.oatesassociates.com
Collinsville St. Louis Belleville St. Charles
ILLINOIS DESIGN FIRM LICENSE NO. 184.001115



MCDONOUGH HORSESHOE
SERVICE CENTER
SITE PLAN

NOT FOR
CONSTRUCTION

EXP. 11/30/2025

PROJECT NO.:
224169

DATE:
03/26/25

SHEET NO.:

C2.1

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Attachment D

Adjacent Property Owners within 250ft

Properties Located with 250'
13-1-21-19-00-000-008.001 & 13-1-21-20-00-000-013.001
McDonough Horseshoe Service Center
Site: McDonough Lake Rd
Collinsville, IL 62234

13-1-21-19-00-000-008

Wayne Barber Jr Revocable Trust
Site: McDonough Lake Rd
Collinsville, IL 62234
Mailing: 219 Eden Park Blvd
O'Fallon, IL 62269

13-1-21-20-00-000-014.001

Collinsville Soccer Assn Inc
Site: 960 McDonough Lake Rd
Collinsville, IL 62234
Mailing: PO Box 64
Collinsville, IL 62234-7400

13-1-21-19-00-000-008.002

JZJ Holdings LLC
Site & Mailing: 921 Fournie Ln
Collinsville, IL 62234

13-1-21-19-00-000-008.005

JZJ Holdings LLC
Site: McDonough Lake Rd
Collinsville, IL 62234
Mailing: 921 Fournie Ln
Collinsville, IL 62234

13-1-21-20-00-000-013

Wayne Barber Jr Revocable Trust
Site: McDonough Lake Rd
Collinsville, IL 62234
Mailing: 219 Eden Park Blvd
O'Fallon, IL 62269

13-1-21-20-00-000-013.002

JZJ Holdings LLC
Site: McDonough Lake Rd
Collinsville, IL 62234
Mailing: 921 Fournie Ln
Collinsville, IL 62234

13-1-21-20-00-000-014

Judith A Johnson TTEE Trust: DTD 6 1
2004
Site & Mailing: 1008 McDonough Lake Rd
Collinsville, IL 62234

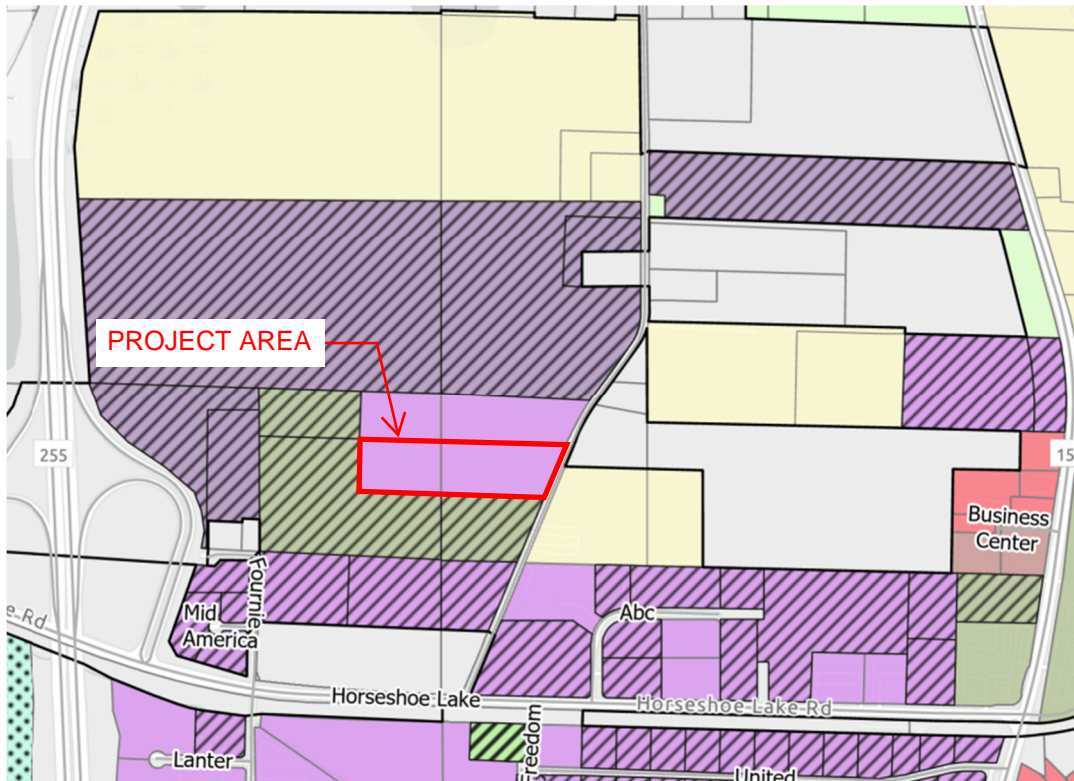
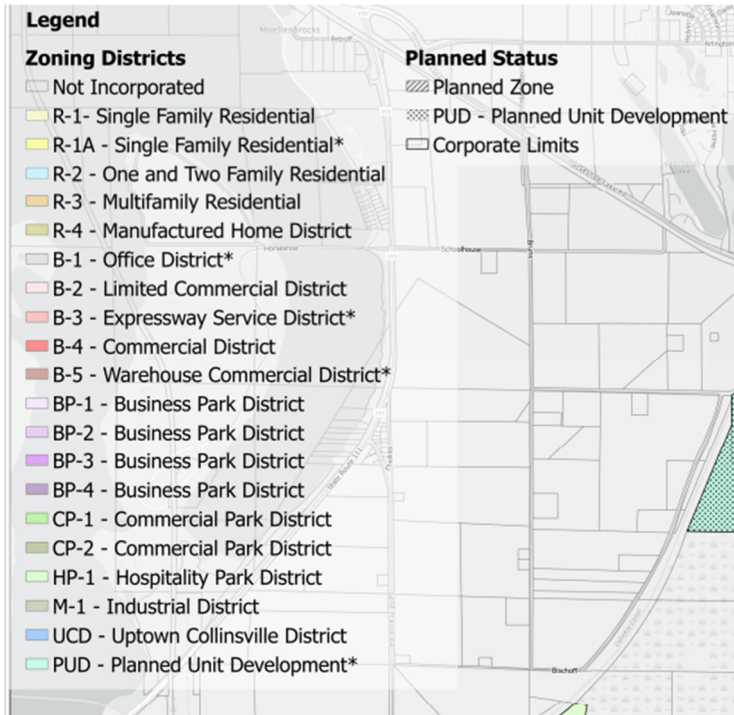
Attachment E

Zoning Map

Official Zoning Map of the City of Collinsville

Approved March 26, 2024

Ordinance no. 24-48

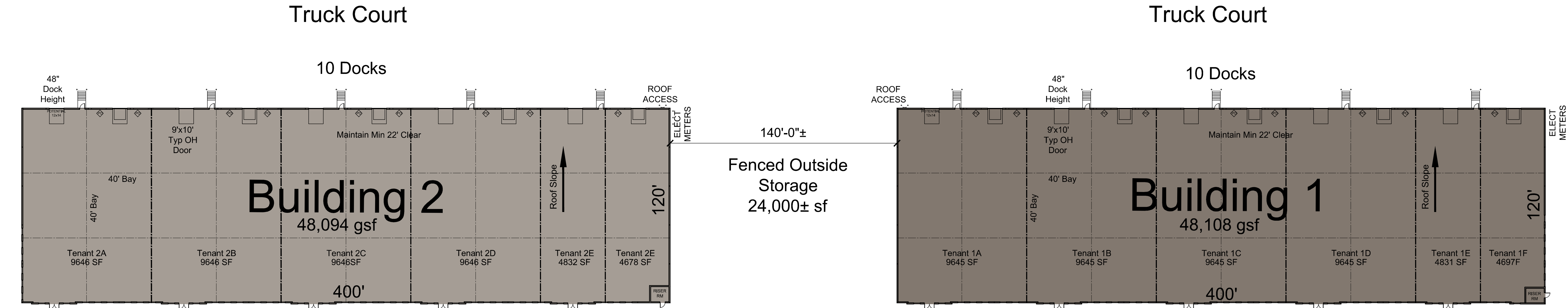


Attachment F

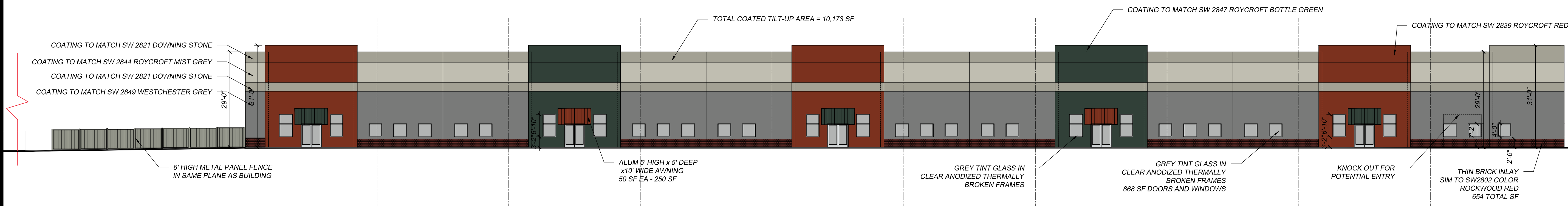
Architectural Renderings and Building Elevations

| Building 2 Square Footage Summary | | | |
|---|-----------|-------------|-----------|
| Space | GSF | Load Factor | RSF |
| Tenant 2A | 9,619 sf | 1.0028 | 9,646 rsf |
| Tenant 2B | 9,619 sf | 1.0028 | 9,646 rsf |
| Tenant 2C | 9,619 sf | 1.0028 | 9,646 rsf |
| Tenant 2D | 9,619 sf | 1.0028 | 9,646 rsf |
| Tenant 2E | 4,818 sf | 1.0028 | 4,832 rsf |
| Tenant 2F | 4,665 sf | 1.0028 | 4,678 rsf |
| Riser Room | 135 sf | | |
| Total | 48,094 sf | | |
| Load Factor = 48094 / 47959 (gsf-riser room) = 1.0028 | | | |

| Building 1 Square Footage Summary | | | |
|---|-----------|-------------|-----------|
| Space | GSF | Load Factor | RSF |
| Tenant 1A | 9,619 sf | 1.0027 | 9,645 rsf |
| Tenant 1B | 9,619 sf | 1.0027 | 9,645 rsf |
| Tenant 1C | 9,619 sf | 1.0027 | 9,645 rsf |
| Tenant 1D | 9,619 sf | 1.0027 | 9,645 rsf |
| Tenant 1E | 4,818 sf | 1.0027 | 4,831 rsf |
| Tenant 1F | 4,684 sf | 1.0027 | 4,697 rsf |
| Riser Room | 130 sf | | |
| Total | 48,108 sf | | |
| Load Factor = 48108 / 47978 (gsf-riser room) = 1.0027 | | | |

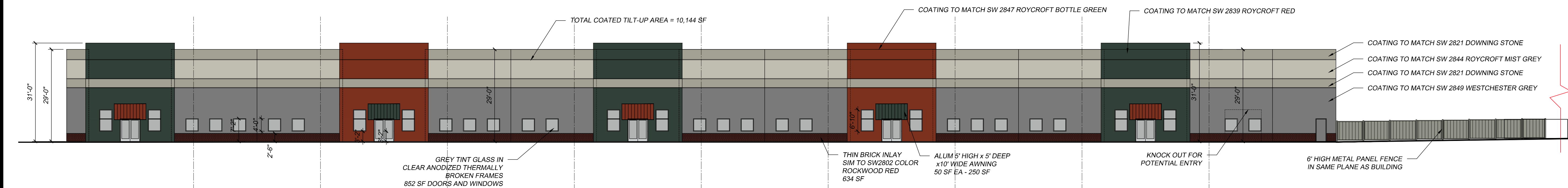


CONFIDENTIAL
FOR HCS
USE ONLY



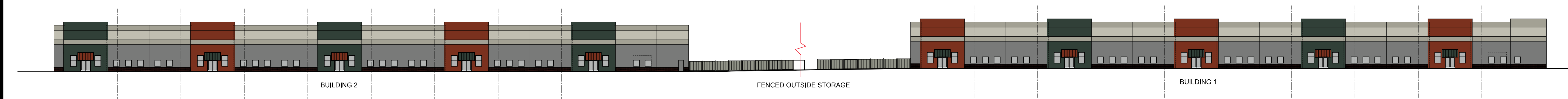
Building 1 South Elevation

1/16" = 1'-0"



Building 2 South Elevation

1/16" = 1'-0"



Proposed South Elevations

1/32" = 1'-0"

Proposed Development

**McDonough
Horseshoe
Service
Center**

1001-1003 McDonough Lake Road
Collinsville, IL

2-18-25
3-25-25

Proposed
Elevations

A2.0

McDonough Horseshoe
Service Center
2024.187

CONFIDENTIAL
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USE ONLY

Proposed Development

McDonough Horseshoe Service Center

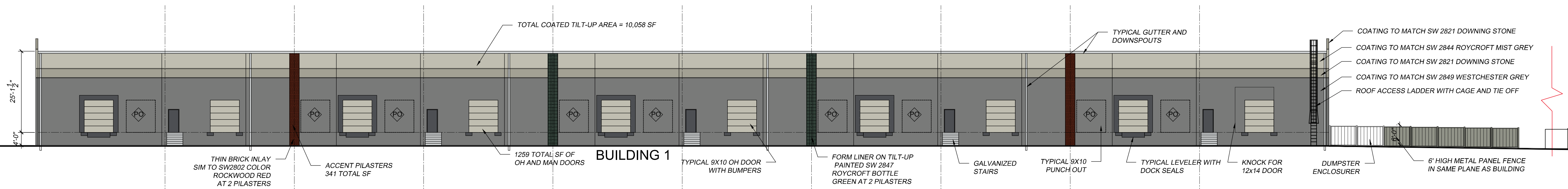
1001-1003 McDonough Lake Road
Collinsville, IL

2-18-25
3-25-25

Proposed
Elevations

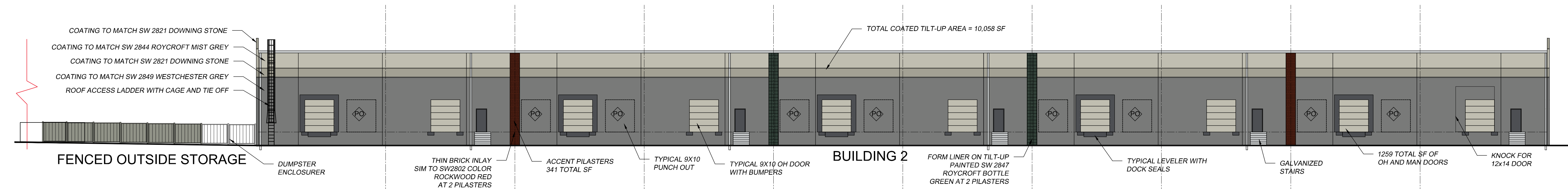
A2.1

McDonough Horseshoe
Service Center
2024.187



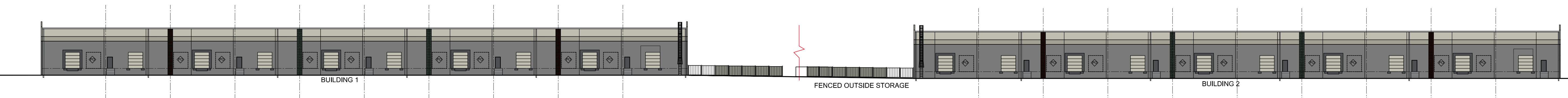
Building 1 North Elevation

1/16" = 1'-0"



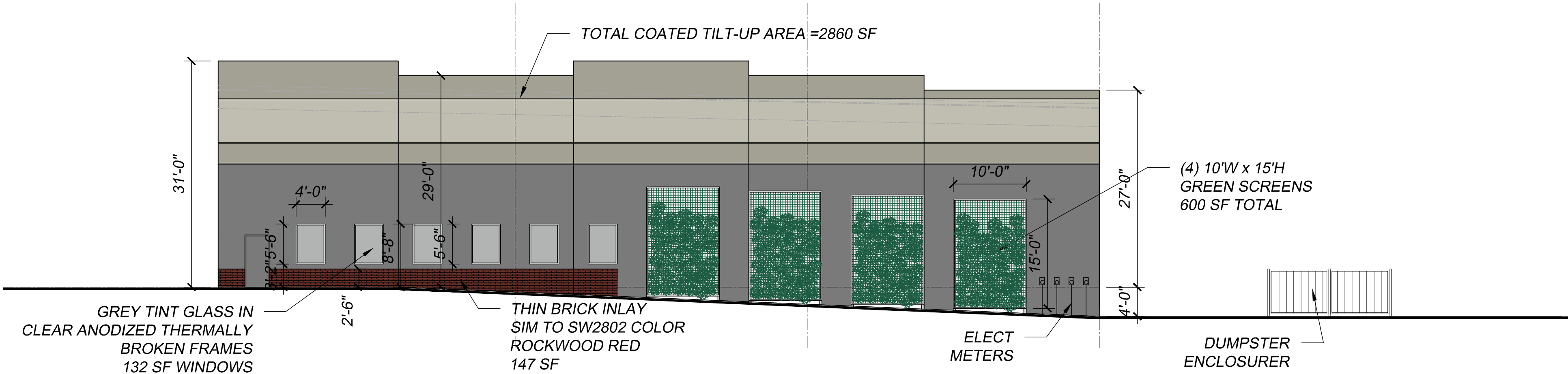
Building 2 North Elevation

1/16" = 1'-0"

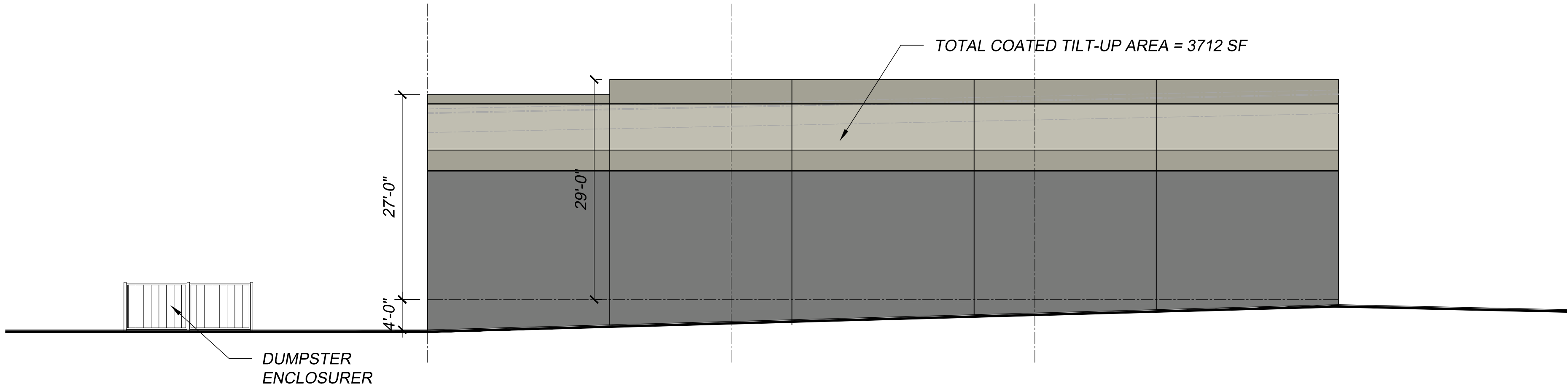


Proposed North Elevations

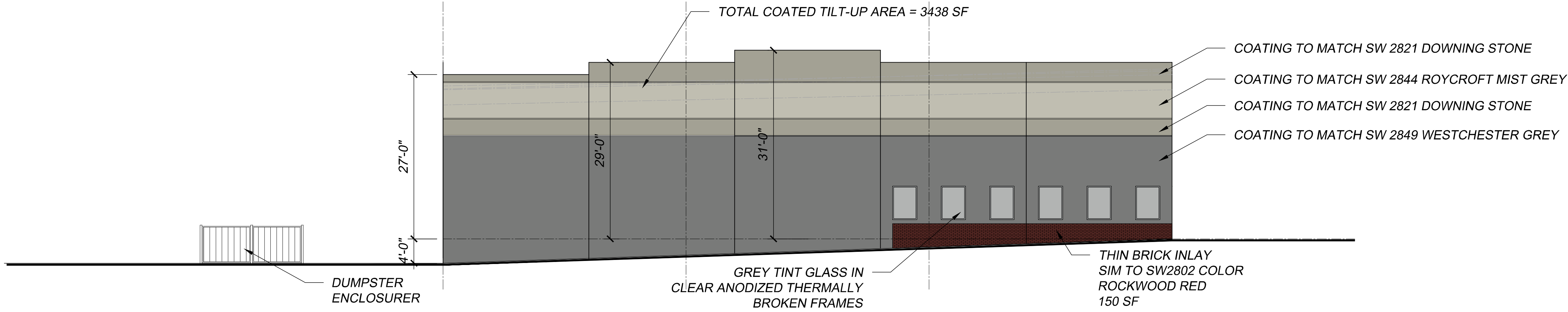
1/32" = 1'-0"



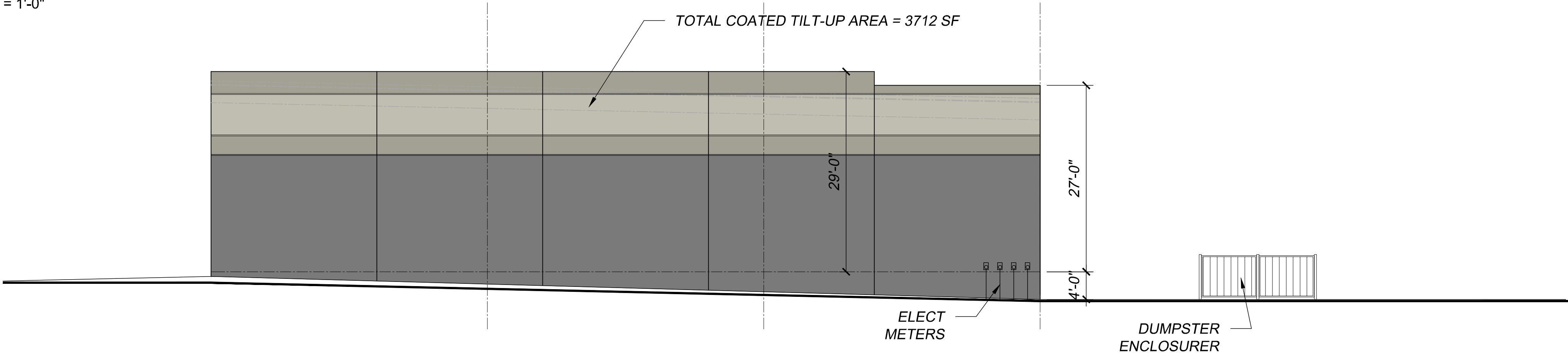
Building 1 East Elevation
1/16" = 1'-0"



Building 1 West Elevation
1/16" = 1'-0"



Building 2 West Elevation
1/16" = 1'-0"



Building 2 East Elevation
1/16" = 1'-0"

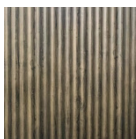
DESIGNER METAL



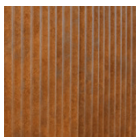
Dimensions:
48" H x 36.25" W
72" H x 36.25" W
96" H x 36.25" W



Vintage Pine



Dark Wood



Corten Rust



Corten Moss



Galvalume

DESIGNER
METAL
COMES IN

FIVE
COLORS

Order samples to see
true colors



- ✓ 29 gauge galvanized corrugated steel panel
- ✓ Most cost effective infill option offered at Perimtec
- ✓ Low maintenance
- ✓ Coated on both side creating an appearance of different textures like wood grain, rust, and moss

PANELS PER SECTION

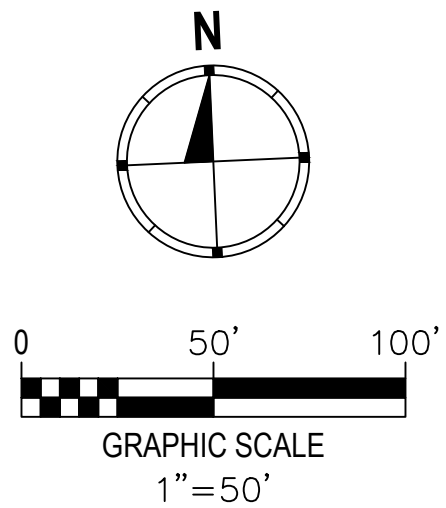
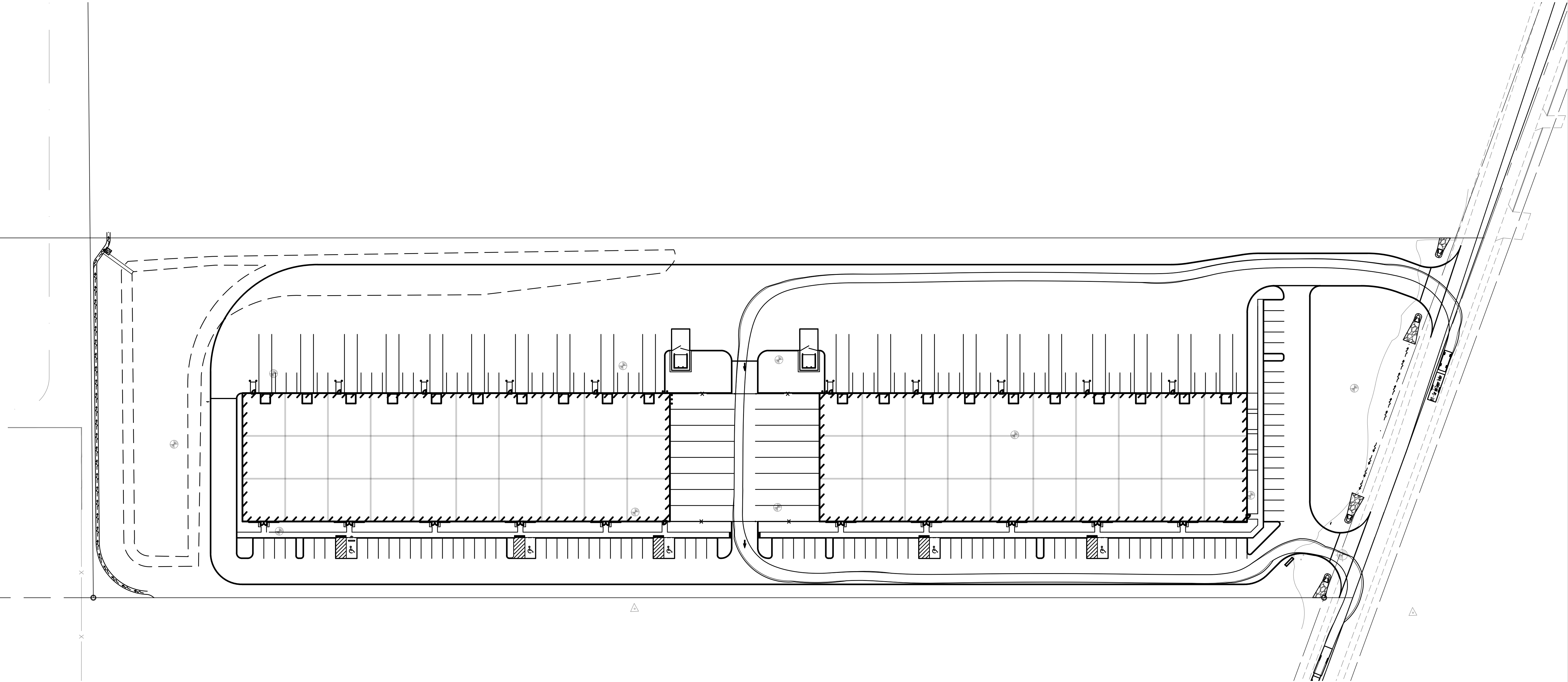
| Designer Metal Section Size | Horizontal # of panels | Vertical # of panels |
|--------------------------------|---------------------------|-------------------------|
| 4'H x 6'W | 2 | 2 |
| 4'H x 8'W | 2 | 3 |
| 6'H x 6'W | 2 | 2 |
| 6'H x 8'W | 2 | 3 |
| 8'H x 6'W | 3 | 2 |

*Do not recommend 8 ft horizontal because of warping, wind load issues & instability in middle of section.

Attachment G

Traffic Circulation Exhibit

H:\P\224169 - MCDONOUGH HELIKAMP SITE\DWG\224169 - TURNING MOVEMENTS.DWG - 2/28/2025

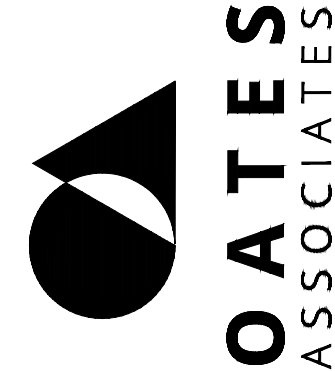


02/28/2025 - DESIGN DEVELOPMENT

NOT FOR
CONSTRUCTION

EXP. 11/30/2025
PROJECT NO.:
224169
DATE:
02/28/25
SHEET NO.:

MCDONOUGH HORSESHOE
SERVICE CENTER
TURNING MOVEMENT EXHIBIT -
TRUCK & TRAILER



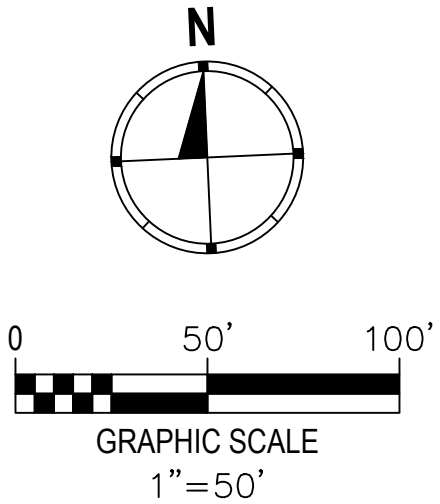
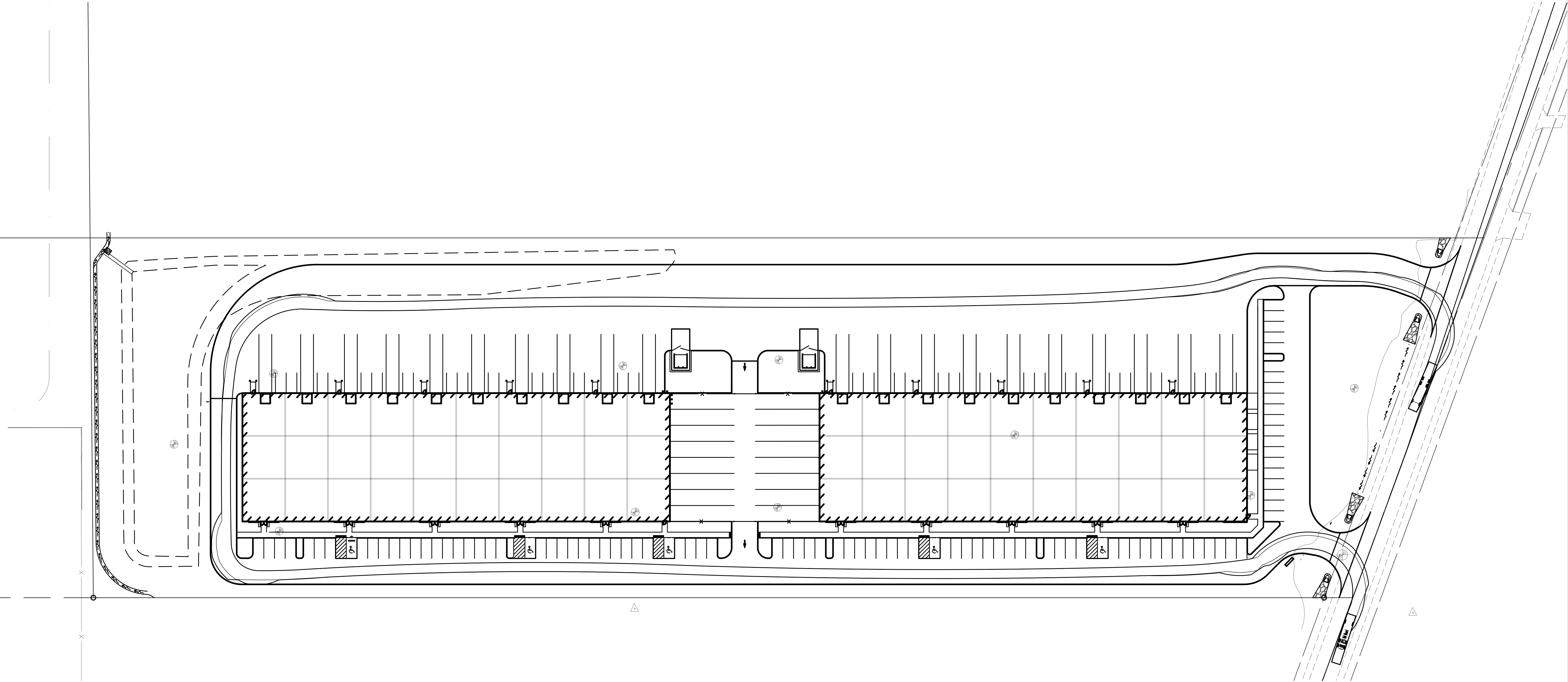
100 Lanter Court, Suite 1
Collinsville, IL 62234
618.345.2200
www.oatesassociates.com
Collinsville St. Louis Belleville St. Charles
ILLINOIS DESIGN FIRM LICENSE NO.: 184-01115

| REVISIONS: | NO.: | DATE: | REMARKS: |
|------------|------|-------|----------|
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Exhibit 1

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EXP. 11/30/2025
PROJECT NO.:
224169
DATE:
02/28/25
SHEET NO.:

MCDONOUGH HORSESHOE
SERVICE CENTER

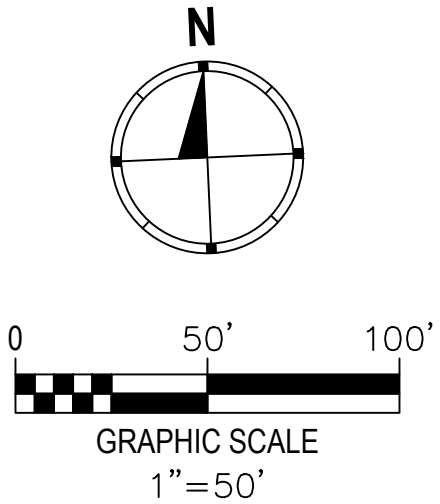
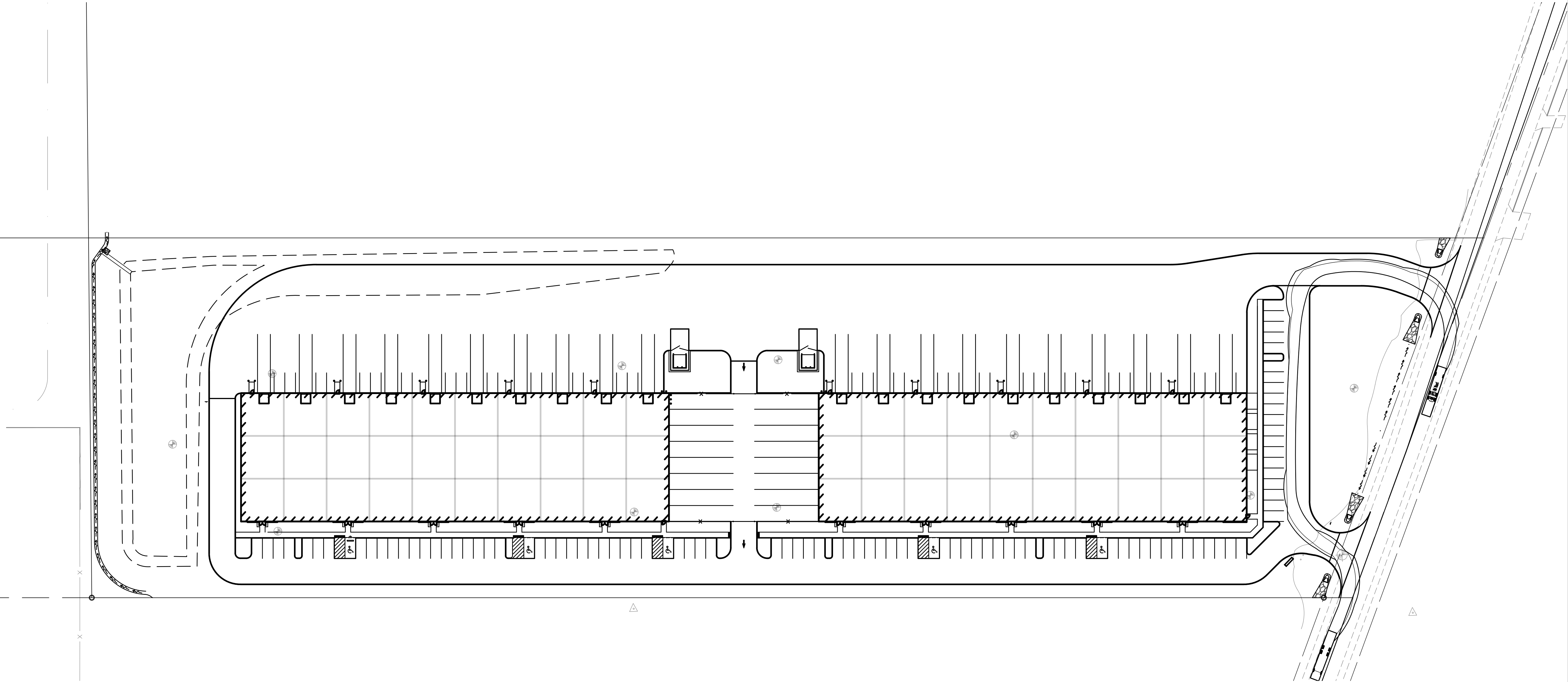


TURNING MOVEMENT EXHIBIT -
FIRE TRUCK

100 Lanter Court, Suite 1
Collinsville, IL 62234
618.345.2200
www.oatesassociates.com
Collinsville St. Louis Belleville St. Charles
ILLINOIS DESIGN FIRM LICENSE NO.: 184-01115

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H:\P\224169 - MCDONOUGH HELIKAMP SITE\DWG\224169 - TURNING MOVEMENTS.DWG - 2/26/2025



02/28/2025 - DESIGN DEVELOPMENT

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PROJECT NO.:
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DATE:
02/28/25
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SERVICE CENTER

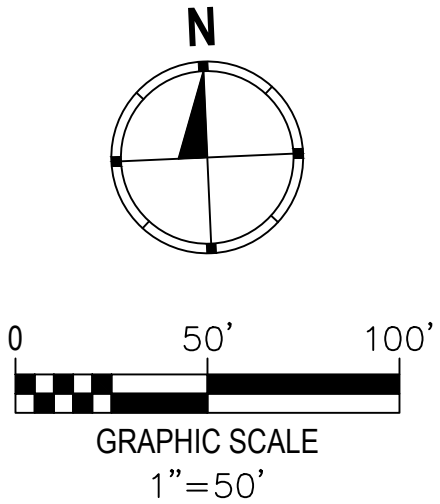
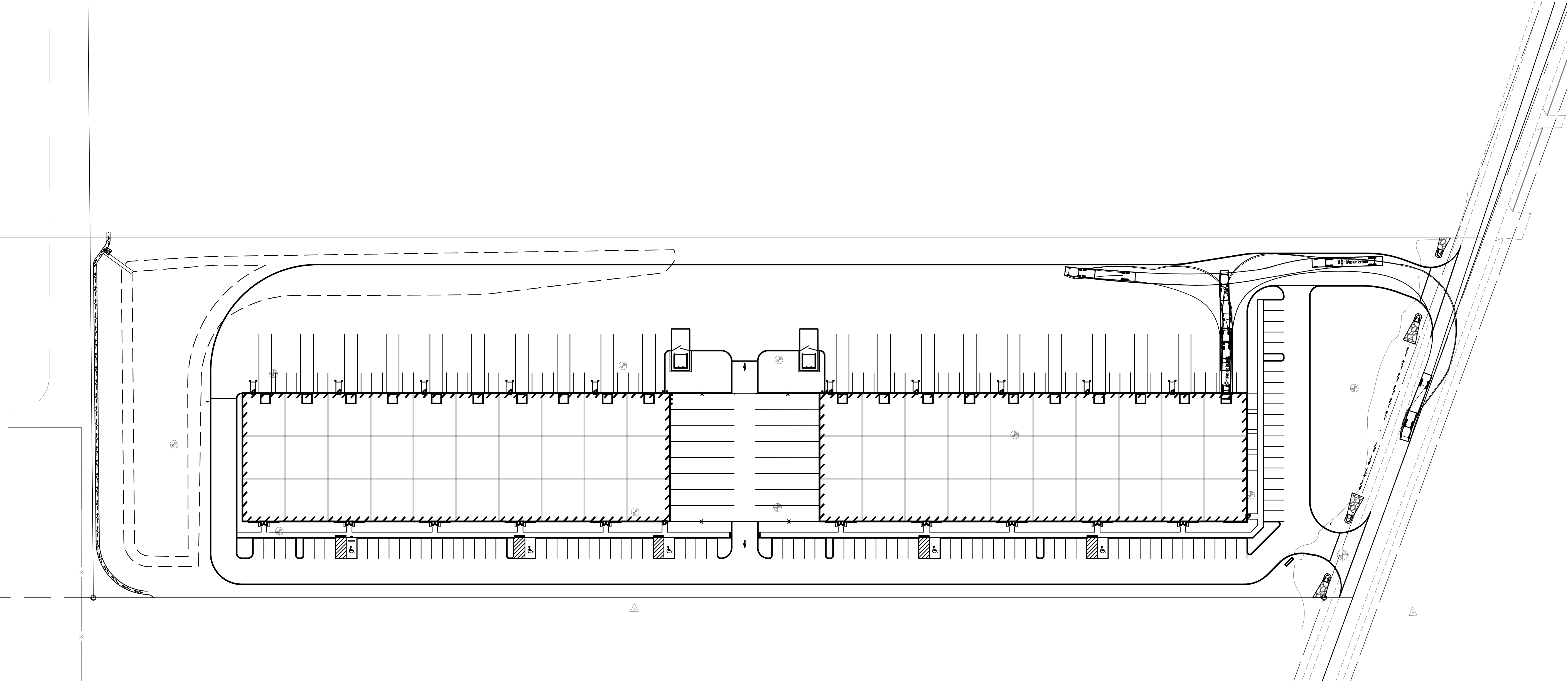


TURNING MOVEMENT EXHIBIT -
FIRE TRUCK

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SERVICE CENTER
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WB-55 SEMI TRUCK



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Exhibit 4

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