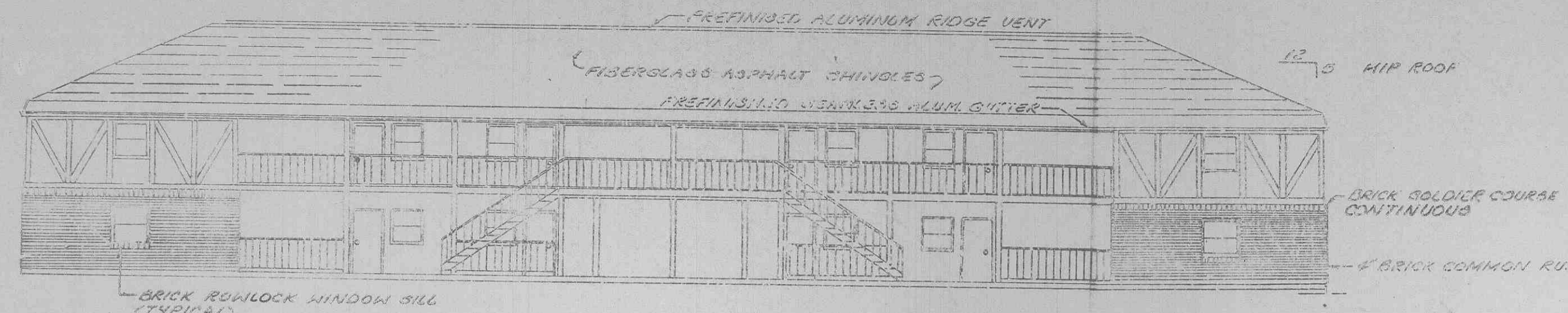
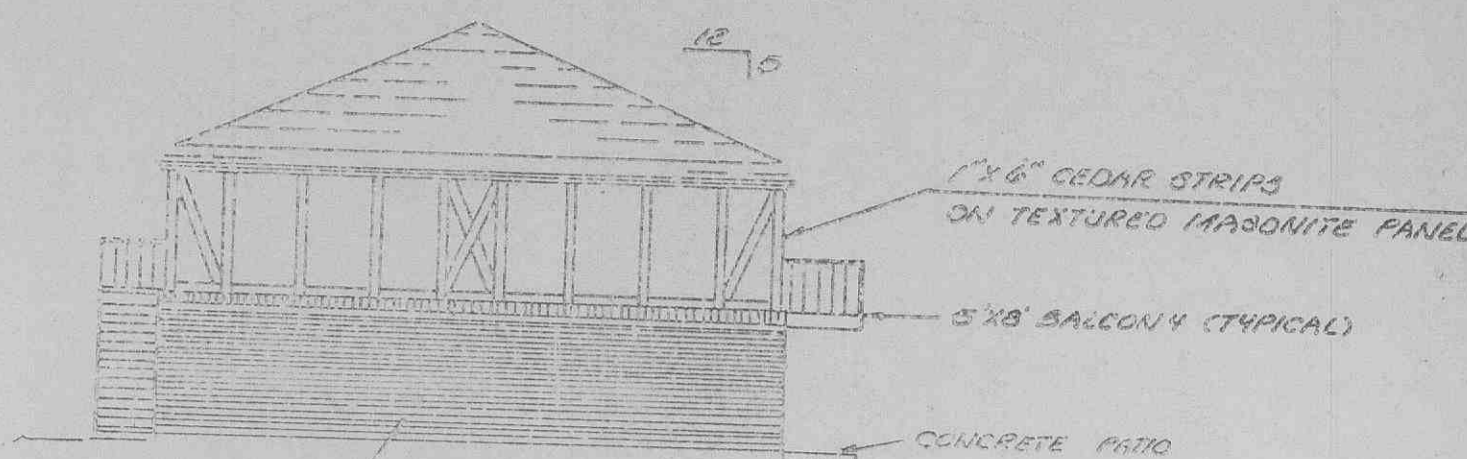


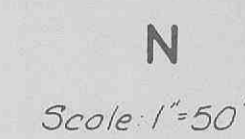
Typical 12 Unit Building
(Brick and Frame Const.)



Typical Side Elevation
Scale: 1/8" = 1'-0"



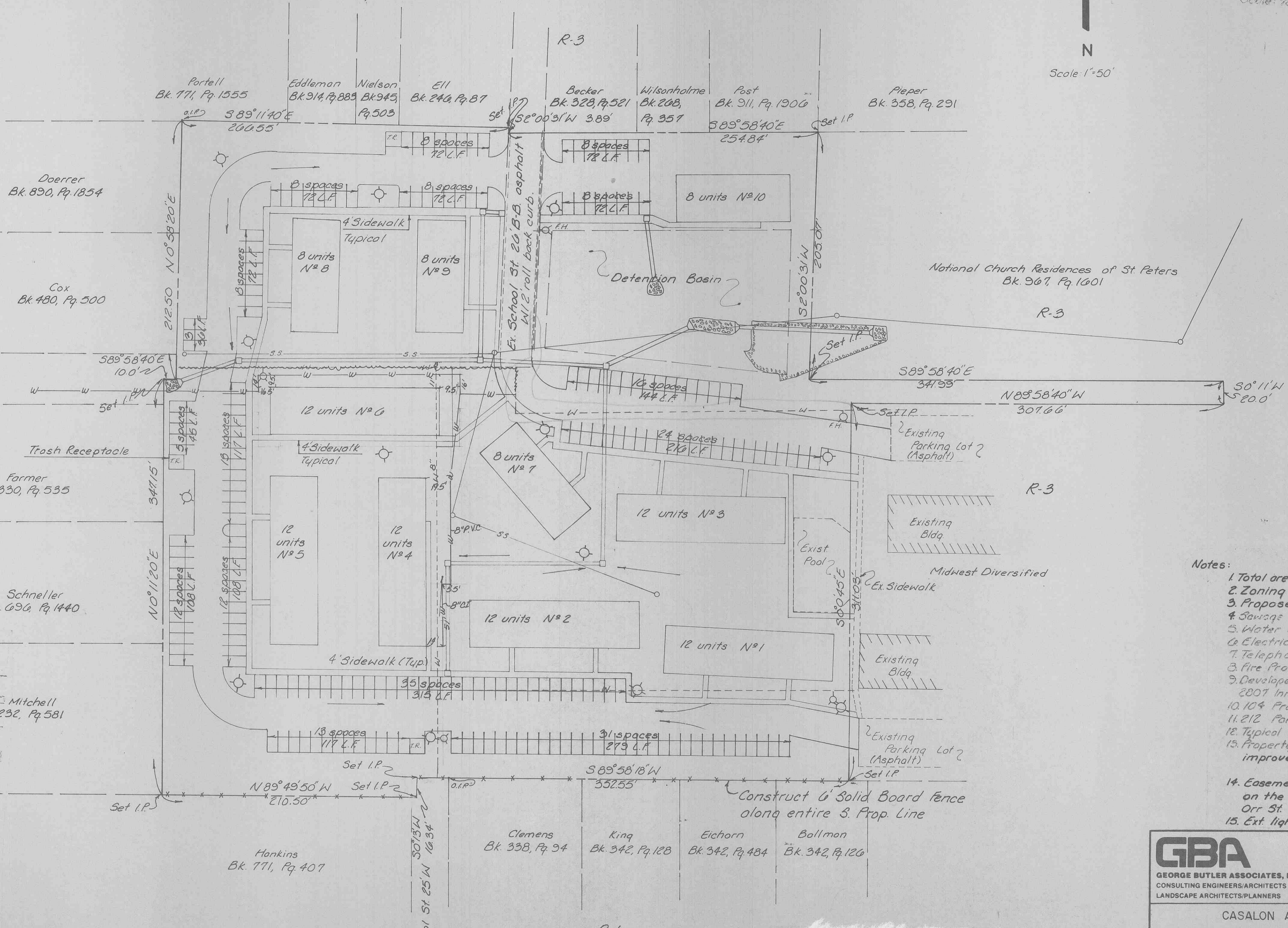
Typical Side Elevation
Scale: 1/8" = 1'-0"



Scale: 1" = 50'

Casalon Apartments
A tract of land in the Southeast quarter of the Northeast quarter of Section 29, Township 47 North, Range 3 East, City of O'Fallon, Missouri, and being more particularly described as:

Beginning at a point in the centerline of Orr Street, 40 feet wide, said point being South 89 degrees 58 minutes 40 seconds East 190.00 feet from the East line of Woodlawn Avenue, thence along said centerline South 89 degrees 58 minutes 40 seconds East 10.00 feet to a point, thence leaving said centerline North 0 degrees 55 minutes 20 seconds East 212.50 feet to a point, thence South 89 degrees 11 minutes 40 seconds East 266.55 feet to a point in the West line of School Street 30.00 feet wide, thence along said West line, South 2 degrees 00 minutes 31 seconds West 3.89 feet to a point, thence South 89 degrees 58 minutes 40 seconds East 254.82 feet to a point, thence South 2 degrees 00 minutes 31 seconds West 205.07 feet to a point in the centerline of Orr Street, 40 feet wide, thence along said centerline, South 89 degrees 58 minutes 40 seconds East 341.39 feet to a point, thence South 0 degrees 11 minutes 00 seconds West 20.00 feet to a point in the South line of Orr Street, 40 feet wide, thence North 89 degrees 58 minutes 40 seconds West 307.66 feet to a point, thence South 0 degrees 00 minutes 45 seconds East 311.03 feet to a point, thence South 89 degrees 58 minutes 00 seconds West 357.55 feet to a point, thence South 0 degrees 13 minutes 00 seconds West 16.34 feet to a point, thence North 89 degrees 49 minutes 50 seconds East 205.50 feet to a point, thence North 0 degrees 11 minutes 20 seconds East 347.15 feet to the point of beginning and containing 6.9641 acres.

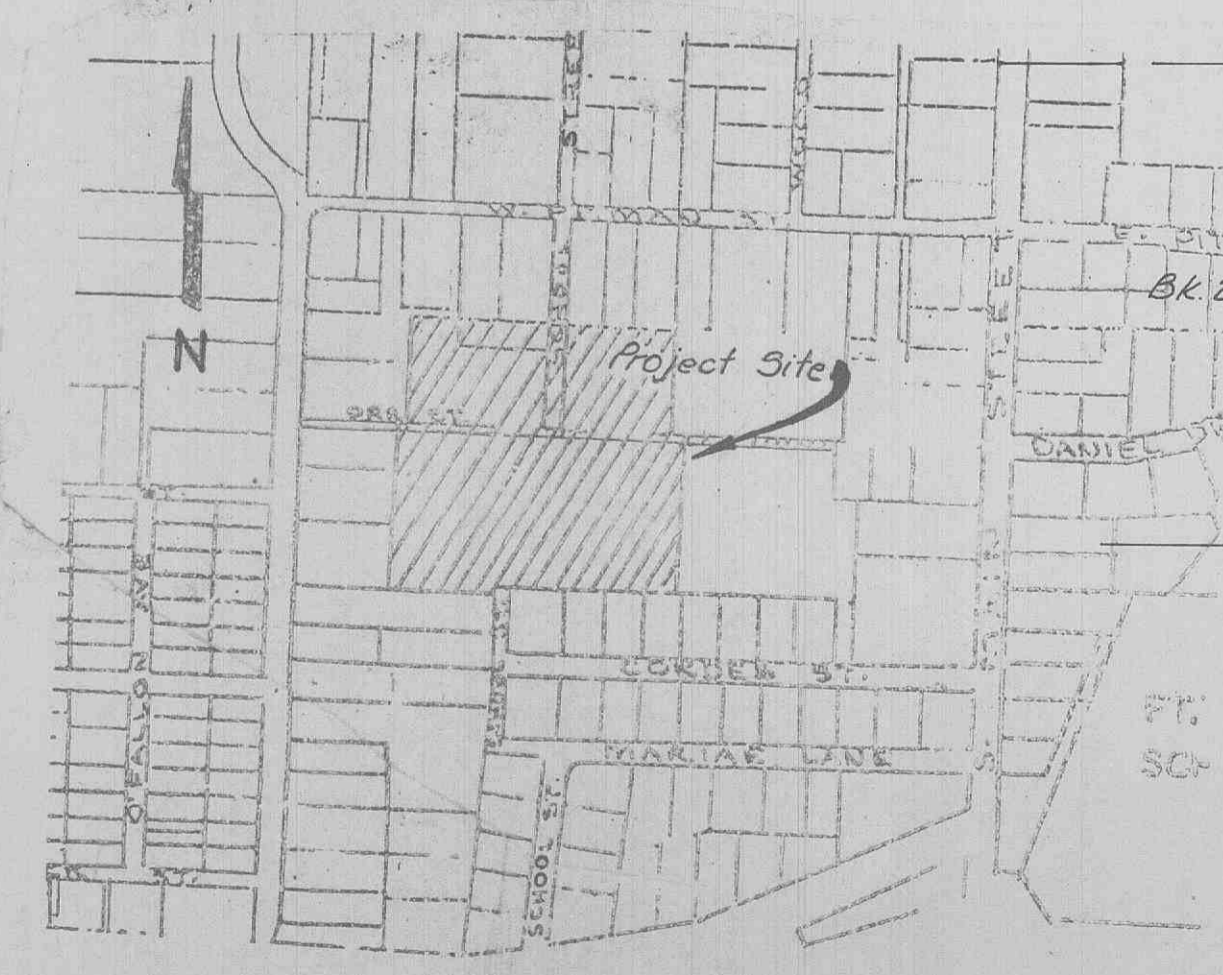


INDEX

1. Site Plan
2. Dimension and Utility Plan
3. Grading Plan
4. Boundary Plat
5. Sanitary Sewer Profile
6. Storm Sewer Profile
7. Drainage Area Map
8. Landscape Plan
9. Sanitary Sewer Details
10. Water Details
11. Miscellaneous Details

Legend

1. Existing contour
2. Proposed contour
3. Existing sanitary sewer
4. Proposed " "
5. Existing storm sewer
6. Proposed " "
7. Existing water
8. Drainage Direction of flow
9. Exterior Lighting
10. Proposed Fire Hydrant



Location Map
Scale: 1" = 400'

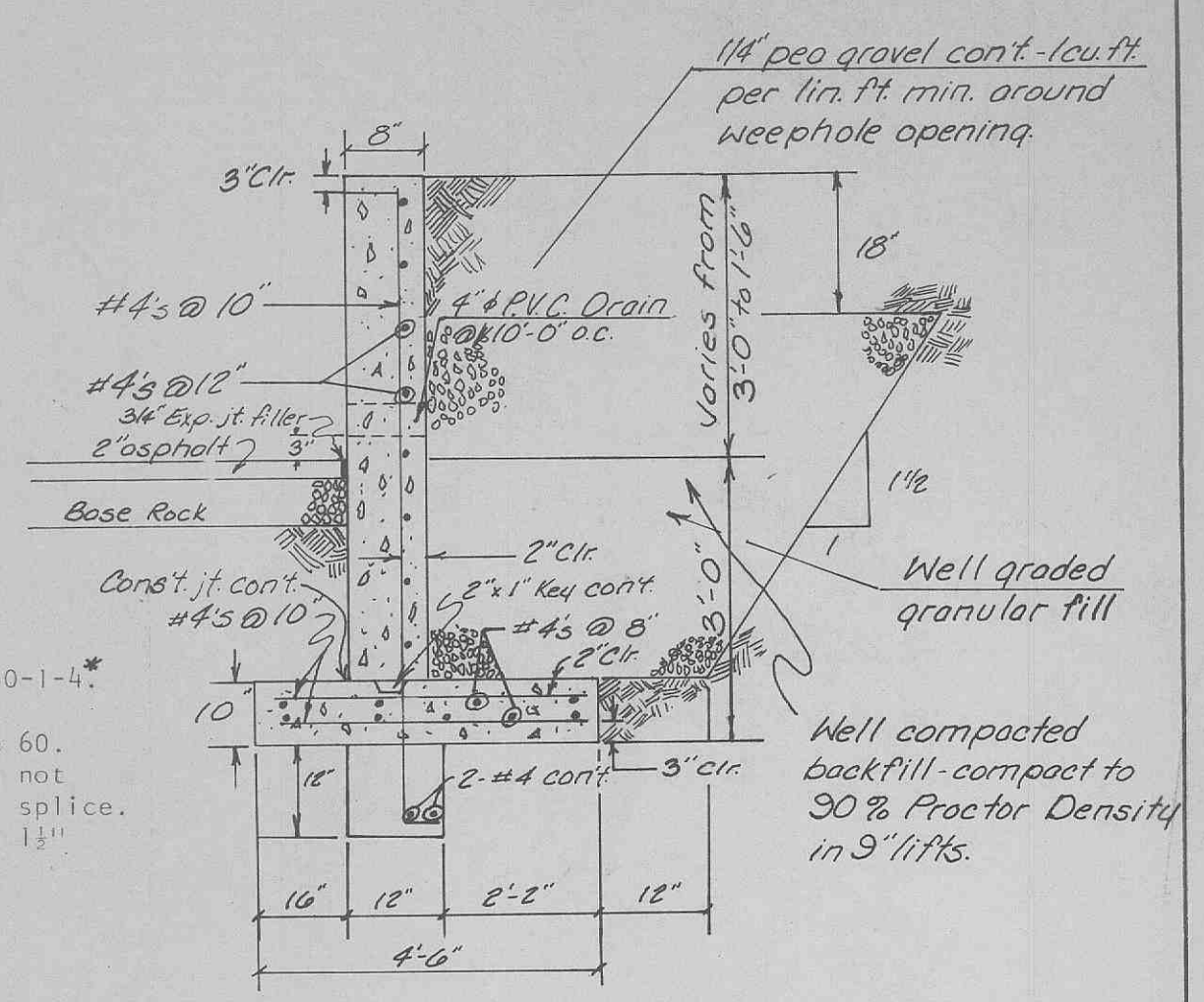
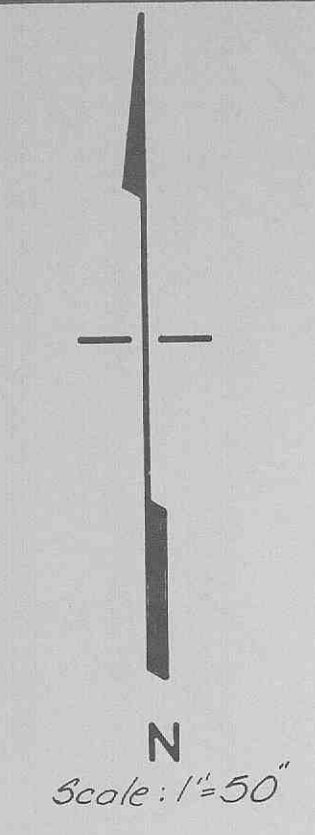
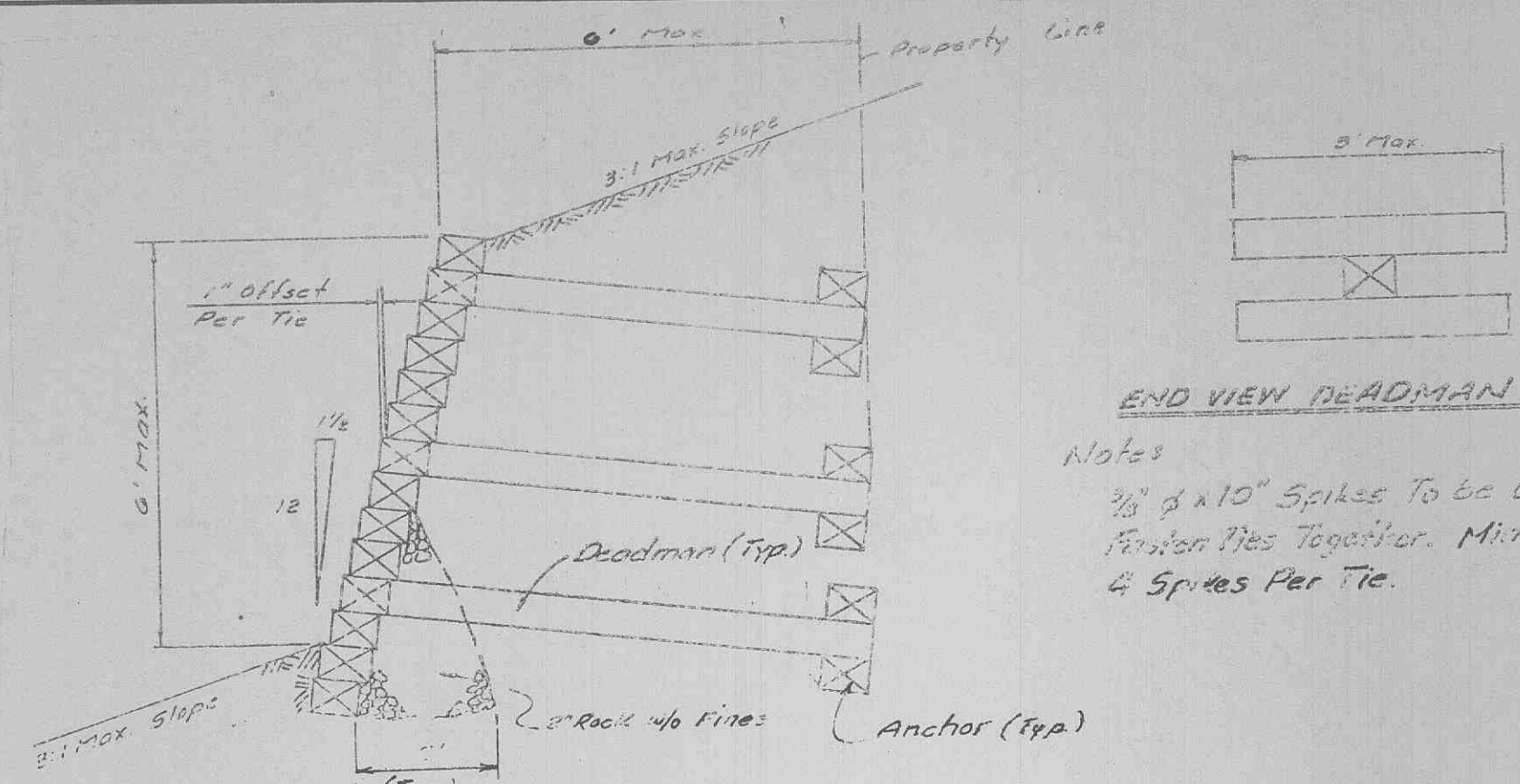
- Notes:
1. Total area of property 6.964 Acres.
 2. Zoning: R-3
 3. Proposed use: Apartment Complex
 4. Sewage disposal: City of O'Fallon system.
 5. Water source: " "
 6. Electric: Union Electric
 7. Telephone: ConTel
 8. Fire Protection: O'Fallon fire Protection Dist.
 9. Developer/Owner: Midwest Diversified Properties
2807 Innabruok Drive St. Louis, Mo. 63129
 10. 104 Proposed units
 11. 212 Parking spaces
 12. Typical Parking space: 3x15 - Shall be approp striped white.
 13. Property owner to not hold City responsible on improvements over existing easements.
 14. Easements will be dedicated to the City on the existing water main located in the Orr St. R.O.W.
 15. Ext. lighting shall be typical dusk to dawn, 24/ht-100w.

GBA GEORGE BUTLER ASSOCIATES, INC. CONSULTING ENGINEERS/ARCHITECTS LANDSCAPE ARCHITECTS/PLANNERS	OFFICES: ONE PINE RIDGE PLAZA SUITE 200 801 MELROSE DRIVE LENEXA, KANSAS 66224 1000 CITY CENTER SQUARE SUITE 4 ONE E. ELK KANSAS CITY, MISSOURI 64105	THE ENTERPRISE BUILDING 4300 ENTERPRISE ROAD KANSAS CITY, MISSOURI 64120 COLONIAL PLAZA SUITE 4 ONE E. ELK O'FALLON, MISSOURI 63366
	CASALON APARTMENTS PHASE 5 SITE PLAN FOR MIDWEST DIVERSIFIED PROPERTIES INC.	
DESIGNED BY GRH DRAWN BY REB CHECKED BY GRH	JOB NO 85-4159 DATE 8-30-85 SCALE As shown SHEET NO 1 OF 11	

3/86 "As-Built's" O.R.P.
NOT APPROVED

GENERAL NOTES

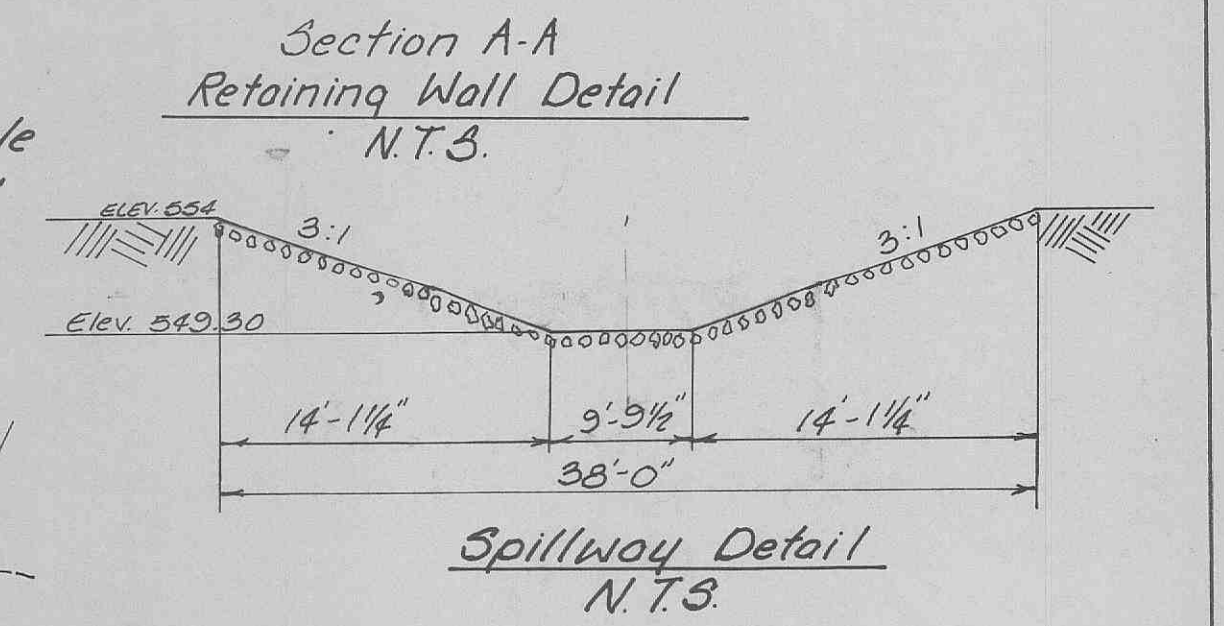
- The verification of the location of all underground utilities, either shown or not shown, shall be the responsibility of the contractor, and shall notify all utility companies prior to construction to have existing utilities located prior to grading or construction improvements.
- Water, gas and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers, including house laterals.
- All P.V.C. water pipe shall be Class 200 or SDR-21. Maximum deflection on water lines shall not exceed 5". If greater than 5" is required, then fittings will be used.
- All P.V.C. sanitary sewer pipe to be SBR-35 conforming to ASTM-D-3034 with a Class B bedding. (See Sheet No. 9).
- All storm sewer pipes within proposed right of way to be reinforced concrete pipe (ASTM C76 Class III minimum unless otherwise shown on the plans.)
- Storm or sanitary lines constructed above the original ground line shall have the fill under the lines compacted to 90% maximum dry density as determined by modified ASSHD compaction test (Current A.S.T.M. Specification D-1557).
- All trench backfill below pavement for storm, water or sanitary lines shall be granular material compacted to a minimum of 95% as determined by standard proctor test.
- Storm sewers 18" and smaller shall be A.S.T.M. C-14 unless otherwise shown on plans or specified herein with type "R" bedding when in rock (See Sheet No. 11).
- Storm sewers 21" and larger shall be A.S.T.M. C-76 Class III minimum, unless otherwise shown on the plans with Type "R" bedding when in rock (See Sheet No. 11).
- All curb inlets to have front of inlet one foot behind the curb.
- The minimum allowable vertical distance from the lowest point of a basement to the flowline of a sanitary sewer at the wye location shall be less than the diameter of the main sewer plus 2 1/2 feet.
- Easements have been provided for sanitary and storm sewers and all utilities and are shown on the record plat. See record plat for size and location of easements provided. No easements have been returned for house laterals.
- All rough grading shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be steeper than 3:1 and shall be either seeded and mulched or sodded.
- No graded areas shall remain without being seeded and mulched as necessary to maintain erosion control.
- All construction and materials required shall conform to the City of O'Fallon standards.
- Erosion control measures will be taken to prevent erosion occurring to the downstream properties.



General Notes:

- Concrete used shall conform to MCIB Mix No. A480-1-4* (3000 PSI).
- All reinforcing bars shall meet ASTM A615 Grade 60.
- Bars marked continuous and vertical reinforcing not otherwise noted shall be lapped 30 diameters at splice.
- Minimum clearance to reinforcing steel shall be 1 1/2" unless otherwise shown.
- Provide 1" bevel on all exposed edges.

Note: See sheet 6 for Profile
X-Section of Spillway
w/ Grouted Rip-Rap

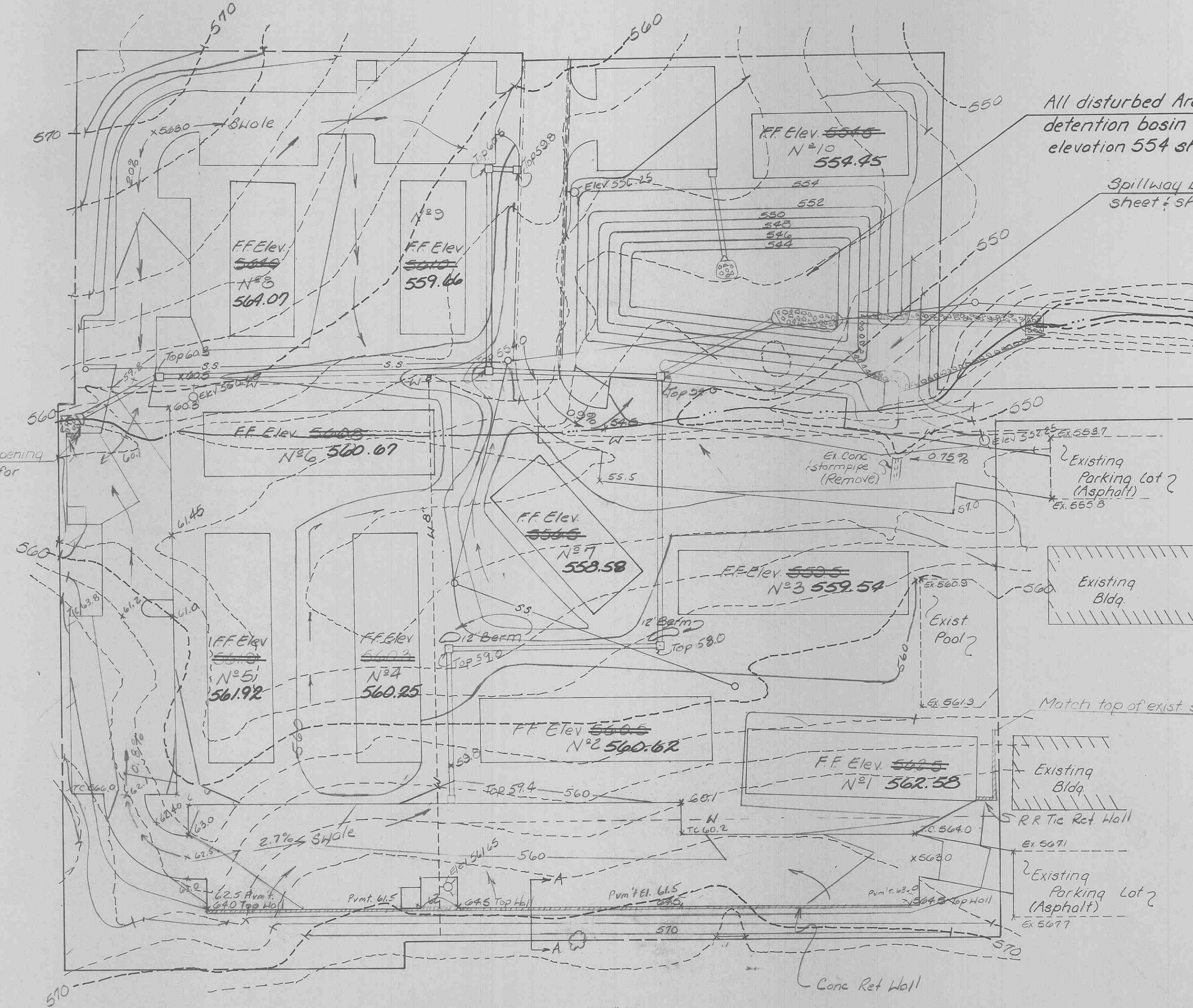
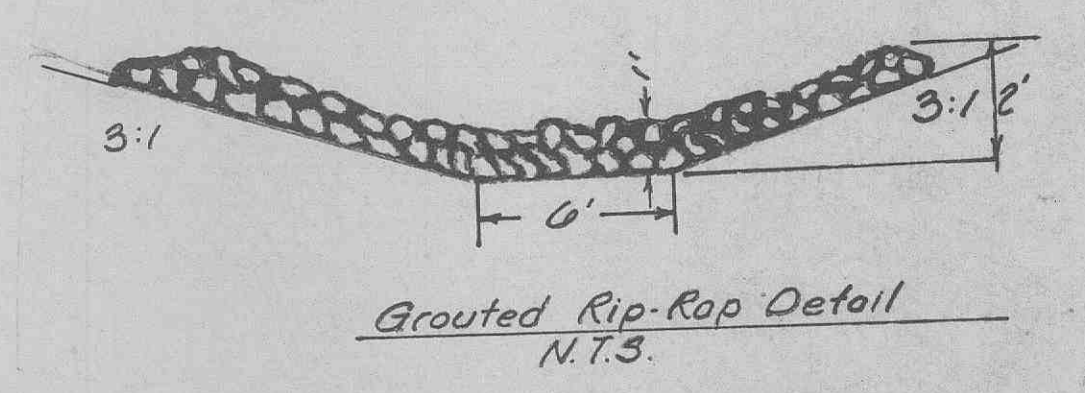


- All concrete shall be air entrained and have a min. compressive strength of 3,000 psi.
- Max slump 4"
- Max coarse aggregate size 1"
- Min. cement in pounds 434.
- Cement shall be 5 1/2 sack
- Max. water in pounds 260.
- Water cement ratio not to exceed .54
- Max. gals. per sack 6.12

Notes:

- All grades shown are to finish grade.
- Slopes to receive fill which are steeper than 3:1 should be benched prior to placement fill.
- Fill should be placed in 8-inch loose lifts and mechanically compacted to a minimum dry density of 90 percent of the max. dry density as determined by the modified Proctor compaction test.

16,200 cu. yd.
Excavation
16,512 cu. yd. cut
14,919,37 cu. yd. fill



GBA GEORGE BUTLER ASSOCIATES, INC. CONSULTING ENGINEERS/ARCHITECTS LANDSCAPE ARCHITECTS/PLANNERS	ONE PINE RIDGE PLAZA SUITE 201 6501 WILBURSE DRIVE LENEXA, KANSAS 66241	THE ENTERPRISE BUILDING 6300 ENTERPRISE ROAD KANSAS CITY, MISSOURI 64120	
	100 CITY CENTER SQUARE 110 MAIN KANSAS CITY, MISSOURI 64105	COLONIAL PLAZA SUITE 4 116 ELM O'FALLON, MISSOURI 63366	
GRADING PLAN CASALON APTS. PHASE 5 O'FALLON, MISSOURI			JOB NO. 85-4159 DATE 8-30-85 SCALE As shown SHEET NO. 3 OF 11
DESIGNED BY GRH DRAWN BY REB CHECKED BY GRH.			

Revised: 10-30-85 Revised: 12-4-85
 Revised: 11-6-85 3/86 "As-Builts" G.R.P.

Note: Riprap material to be min 12" depth, well graded riprap with 80% of the rock 6" diam and greater. The riprap shall be placed over MiraPi 140-5. Place smaller stones on the bottom.



Rip-Rap Detail
N.T.S.

MiraPi 140-5 or equivalent

National Church Residences of St Peters, Mo. Bk. 967, Pg. 1401

20 L.F. 8" D.I.P.

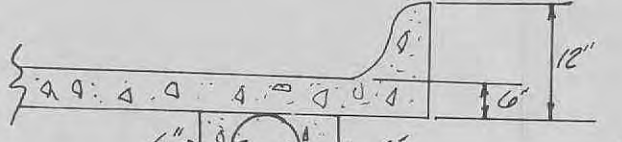
Manhole A-1 = Sta. 0+00 Line "A"

Scale: 1" = 50'

Install 300 L.F. of filter fabric under rip-rap. See Dtl. this sheet.

Manhole A-3 Sta. 3+95.85

Manhole A-2 Sta. 1+13.73



Concrete Swale Detail
N.T.S.

Note: Contractor to remove all weeds in the ditch area. Also contractor to remove exist. R.C.P. that is laying in the ditch.

Manhole A-5 Sta. 9+41.05

Proposed Storm Sewer by others

NIF Midwest Diversified Prop

Manhole A-4 Sta. 6+00 Line "A" Sta. 0+00 Line "B" Sta. 6+93.92

Manhole B-1 Sta. 1+36.76

Manhole B-2 Sta. 3+72.15

NIF Casalon Village



Line B

Line A

Scale: 1" = 10' Vert
1" = 50' Horiz.

GBA
GEORGE BUTLER ASSOCIATES, INC.
CONSULTING ENGINEERS/ARCHITECTS
LANDSCAPE ARCHITECTS/PLANNERS

OFFICES:
THE ENTERPRISE BUILDING
6300 ENTERPRISE ROAD
KANSAS CITY, MISSOURI / 64120
COLONIAL PLAZA
514 E. 4
174 E. EXH.
ST. LOUIS, MISSOURI / 63106

SANITARY SEWER EXTENSION
CASALON APTS. PHASE 5
FOR
MIDWEST DIVERSIFIED PROPERTIES CORP

DESIGNED BY: GRH DRAWN BY: REB CHECKED BY: GRH
Revised 12-4-85

JOB NO. 85-4159
DATE 8-30-85
SCALE As shown
SHEET NO. 5 OF 11

"As-Built" 3/86 C.R.P.