

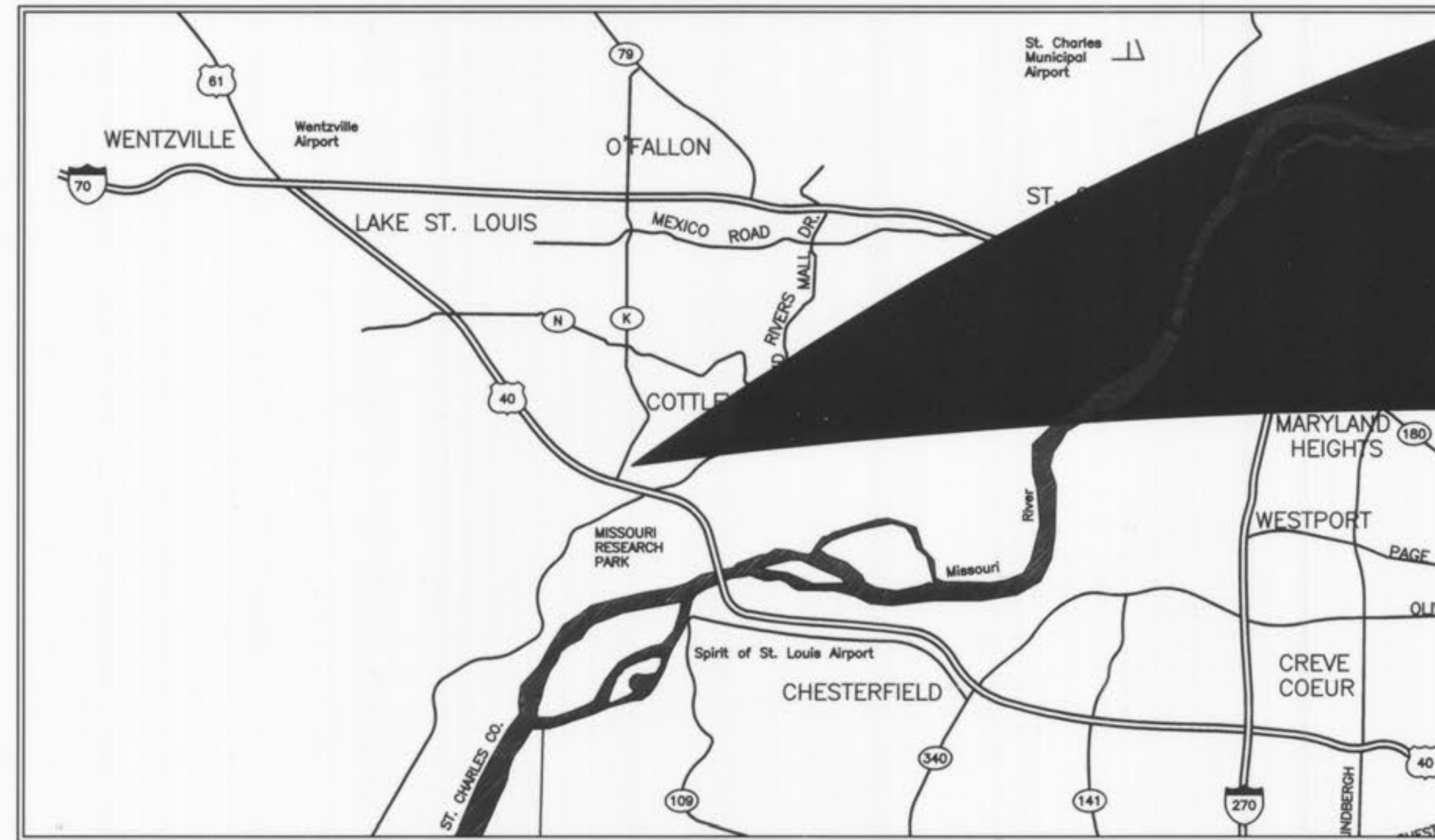
PROPOSED FACILITY FOR RESIDENCE INN AT LOTS 3 AND 4 OF PROGRESS POINT VILLAGE

A TRACT OF LAND BEING ADJUSTED LOT A OF BOUNDARY ADJUSTMENT PLAT OF
LOTS 3 AND 4 OF PROGRESS POINT VILLAGE AS RECORDED IN PLAT BOOK 43, PAGE 164
LOCATED IN U.S. SURVEYS 1669 AND 1796, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS ASBUILTS 05-22-07

LEGEND

EXISTING CONTOURS		120
PROPOSED CONTOURS		120
EXISTING SANITARY SEWERS		
EXISTING STORM SEWERS		
PROPOSED SANITARY SEWERS		
PROPOSED STORM SEWERS		
EXISTING RIGHT-OF-WAY		
PROPOSED RIGHT-OF-WAY		
CENTERLINE		
EASEMENT		
NON-REINFORCED CONCRETE PAVEMENT		
EXISTING SPOT ELEVATION		+ EX. 120.15
PROPOSED SPOT ELEVATION		+ 120.10
SWALE		
TO BE REMOVED		T.B.R.
TO BE REMOVED & RELOCATED		T.B.R. & R.
TO BE USED IN PLACE		U.I.P.
BACK OF CURB		B.C.
FACE OF CURB		F.C.
TRASH ENCLOSURE		
LIGHT STANDARD		
GAS MAIN		G
WATER MAIN		W
UNDERGROUND TELEPHONE		T
FIRE HYDRANT		
POWER POLE		
HAY BALE		
SILTATION CONTROL		
PROPOSED		PR



LOCATION MAP
(NOT TO SCALE)

PERTINENT DATA

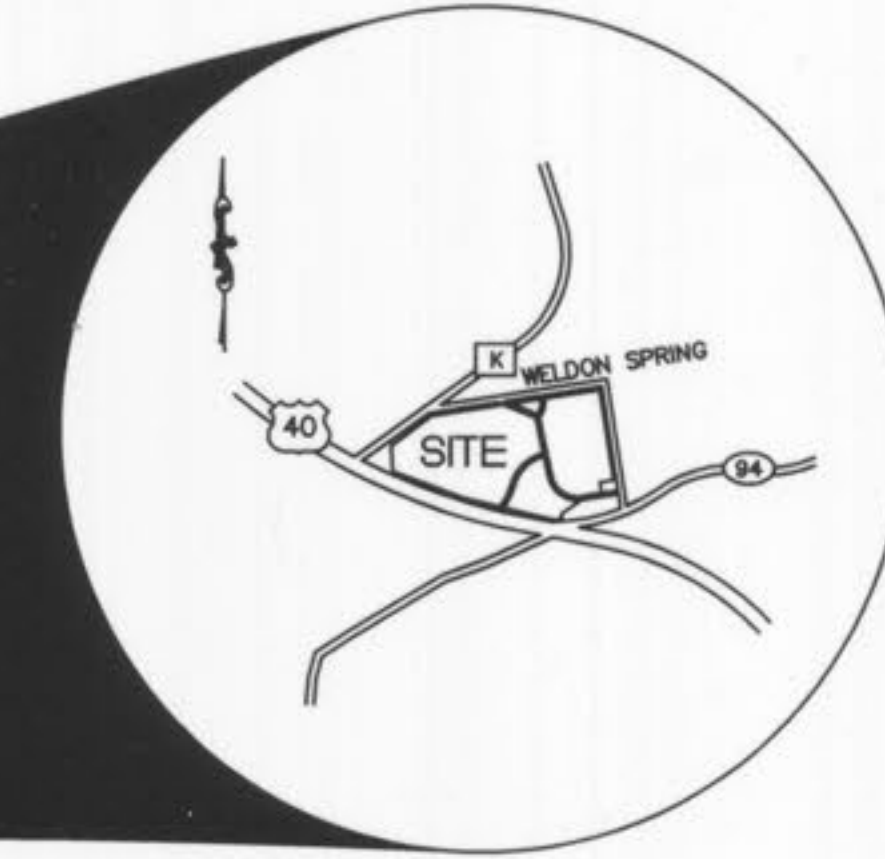
OWNER	- CPX O'FALLON GATEWAY OPAQ, LLC
ZONING	- 'C-2' COMMERCIAL DISTRICT
SITE ACREAGE	- 3.42 ± Acres
SITE ADDRESS	- 101 PROGRESS POINT COURT O'FALLON, MISSOURI 63368
FIRE DISTRICT	- COTTLEVILLE FIRE PROTECTION DISTRICT
SEWER DISTRICT	- DUCKETT CREEK SEWER DISTRICT
WATER SHED	- DARDENNE CREEK
WATER SERVICE	- MISSOURI AMERICAN WATER COMPANY
GAS SERVICE	- LACLEDE GAS COMPANY
ELECTRIC SERVICE	- AmerenUE ELECTRIC COMPANY
PHONE SERVICE	- SOUTHWESTERN BELL TELEPHONE
PARCEL ID#	- 3-157E-9466-00-3 & 3-157E-9466-00-4
F.I.R.M. MAP	- 29183C0430 E (REVISED AUGUST 2, 1996)
WUNNENBERG'S	- PG. 55, GRID SS-23-24

These "AS-BUILTS" STORM SEWER plans are based on actual field observations conducted during MAY, 2007 and the results are shown hereon.

By: 5-22-07
JAMES R. CHERVAK, P.L.S., #22211
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D



MoDOT 314-340-4100



ABBREVIATIONS

C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FH	- FIRE HYDRANT
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
D.I.P.	- DUCTILE IRON PIPE
SQ.	- SQUARE
T	- TELEPHONE CABLE
TS	- TALLSTAKE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
N.T.S.	- NOT TO SCALE

INDEX

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C4	SITE AND GRADING PLAN
C5	UTILITY PLAN
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C7	SEWER PROFILES, DETAILS AND HYDRAULICS
C8	SITE IMPROVEMENT DETAILS
C9	DRAINAGE AREA MAP
C10	EROSION AND SEDIMENT CONTROL PLAN
C11	EROSION CONTROL DETAILS
C12	EROSION CONTROL DETAILS & WARPING DETAILS

PREPARED FOR:
CPX O'FALLON GATEWAY OPAQ, LLC
ATTN: MR. JAMES KLEIN
100 EAST RIVERCENTER BOULEVARD, SUITE 1100
COVINGTON, KY 41011-1602
PHONE: (859) 292-5562
FAX: (859) 292-5588

DNR BENCHMARK

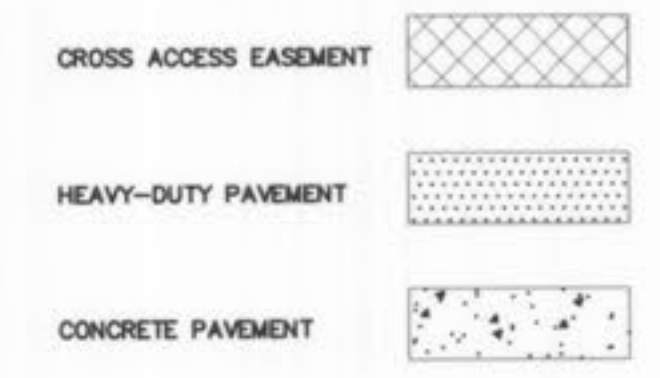
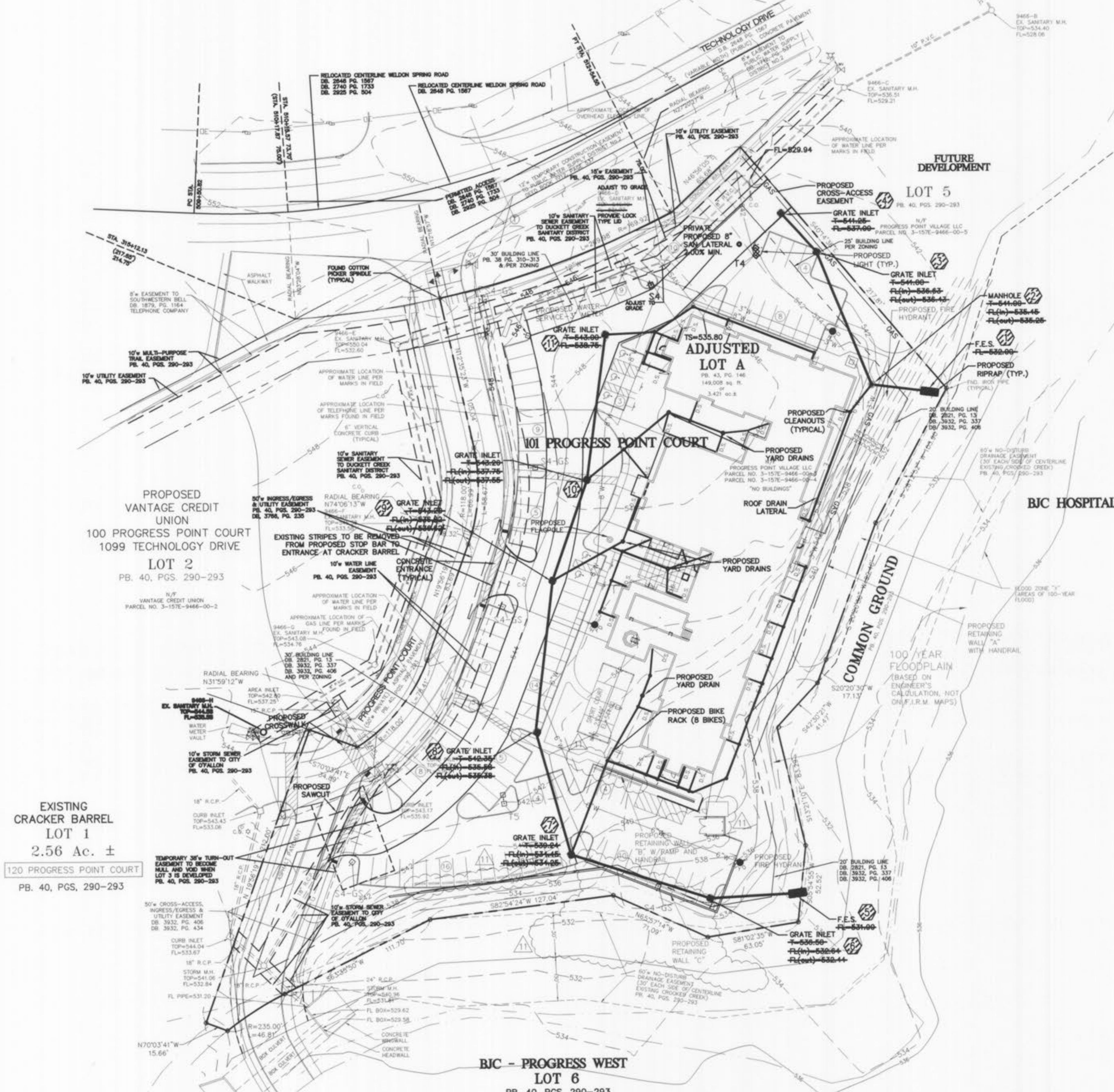
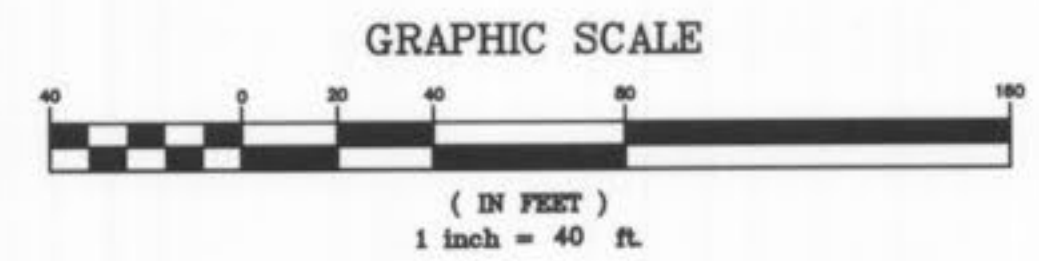
BENCHMARK STATION: SC-18
ELEVATION = 611.55

DESCRIPTION: BOTH THE STATION AND THE AZIMUTH MARK ARE STANDARD MO DNR ALUMINUM GRIS DISK. THE STATION IS STAMPED "SC-18, 1999". THE AZIMUTH IS STAMPED "SC-12, 1990". BOTH DISK ARE SET IN 12 INCH DIAMETER BY 30 INCH DEEP CONCRETE MONUMENTS FLUSH WITH THE GROUND.

STATION, AZIMUTH MARKS AND REFERENCE TIES: THE STATION IS LOCATED AT THE AUGUST A. BUSH WILDLIFE AREA. IT IS IN THE GRASSY AREA WEST OF THE PAVED PARKING LOT FOR THE MAIN BUILDING OF THE BUSH WILDLIFE AREA. THE STATION IS 24 FT. SOUTH OF THE CENTER OF THE ENTRANCE ROAD; 18 FT. WEST OF THE SERVICE DRIVE TO THE BACK OF THE BUILDING.

THE AZIMUTH MARK IS ABOUT 0.25 MILES WEST OF THE STATION AND NEAR THE SOUTHEAST CORNER OF THE PARKING LOT FOR THE ARDEN KNIGHT HAMPTON MEMORIAL LAKE. IT IS 89.0 FT. SOUTHWEST OF THE NORTHWEST CORNER POST OF A RAIL FENCE AROUND THE PARKING LOT; 46.2 FT.

P&Z NOS: 99-104.12 APPROVED ON 12/15/2005		TITLE SHEET RESIDENCE INN - PROGRESS POINT VILLAGE	
04-26-06		STOCK & ASSOCIATES Consulting Engineers, Inc.	
		257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
DRAWN BY: J.P.P.	DATE: 1/13/06	CHECKED BY: G.M.S.	DATE: 1/13/06
JOB NUMBER: 205-3718		SHEET: C1 of 12	



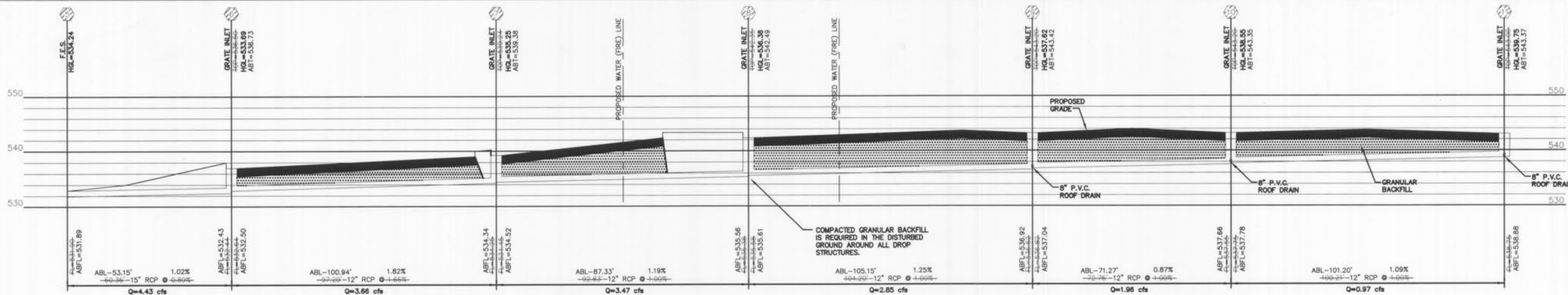
- NOTES:
- PAVEMENT SECTIONS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
 - BOUNDARY ADJUSTMENT PLAT OF LOTS 3 AND 4, PROGRESS POINT VILLAGE, WAS RECORDED IN PLAT BOOK 43, PAGE 164.



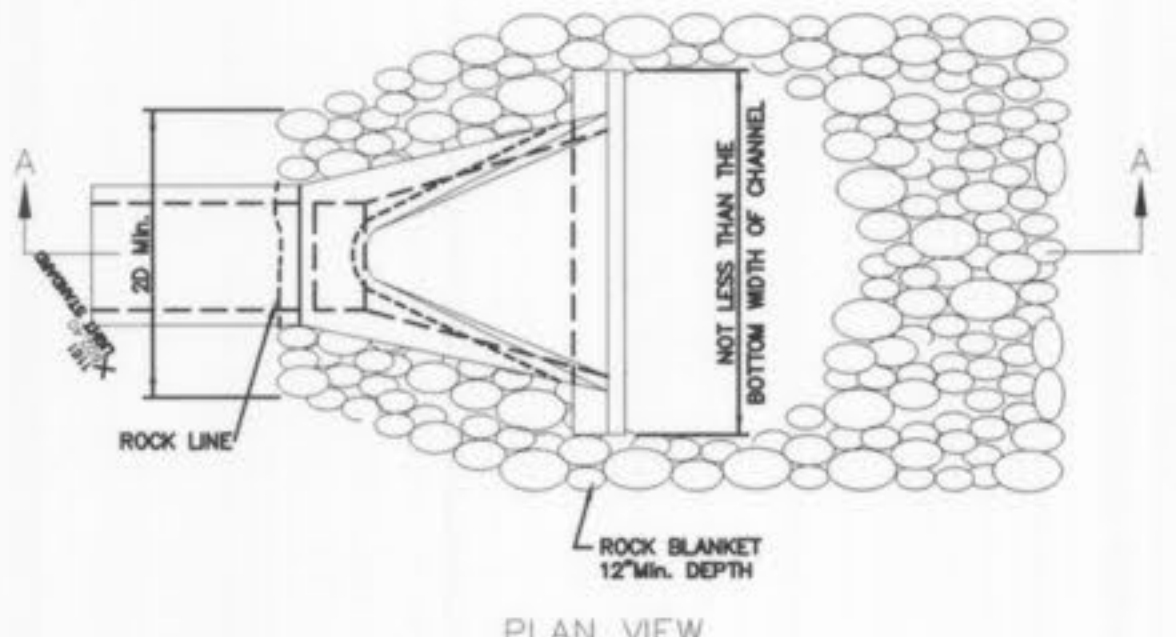
ASBUILTS 05-22-07

P&Z NOS: 99-104.12 APPROVED ON 12/15/2005		SITE AND GRADING PLAN	
		RESIDENCE INN - PROGRESS POINT VILLAGE	
257 Chesterfield Business Parkway St. Louis, MO 63005 PH: (636) 530-9100 FAX: (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com		DATE: 04-26-06 SHEET: C4 of 12	
DRAWN BY: J.P.P. CHECKED BY: G.M.S.	DATE: 1/13/06 DATE: 1/13/06	JOB NUMBER: 205-3718	SHEET: C4 of 12

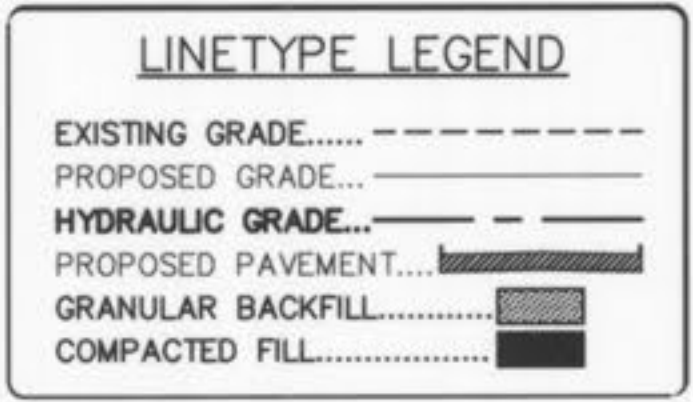
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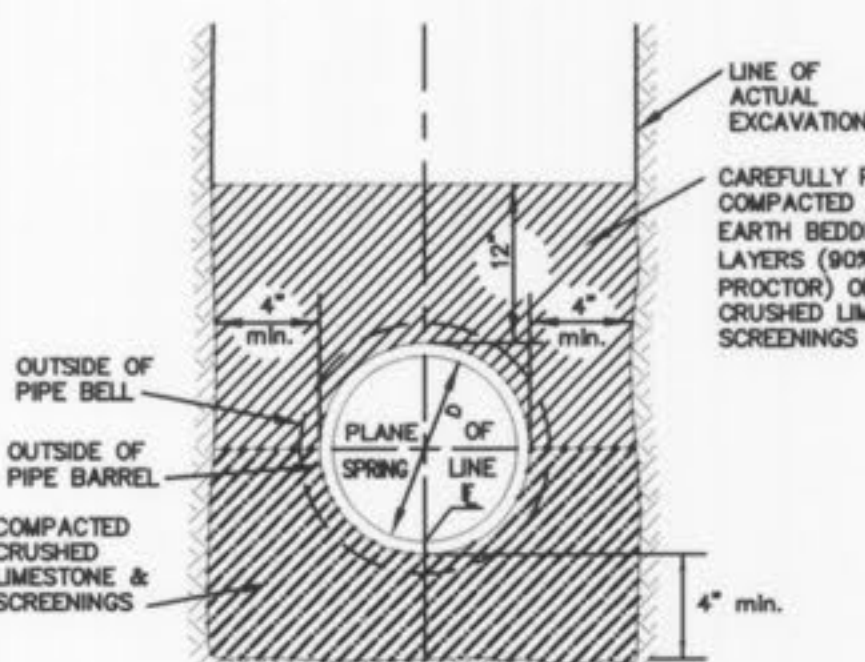
STORM SEWER PROFILE (PRIVATE)
 HORIZONTAL SCALE: 1"=40'
 VERTICAL SCALE: 1"=10'



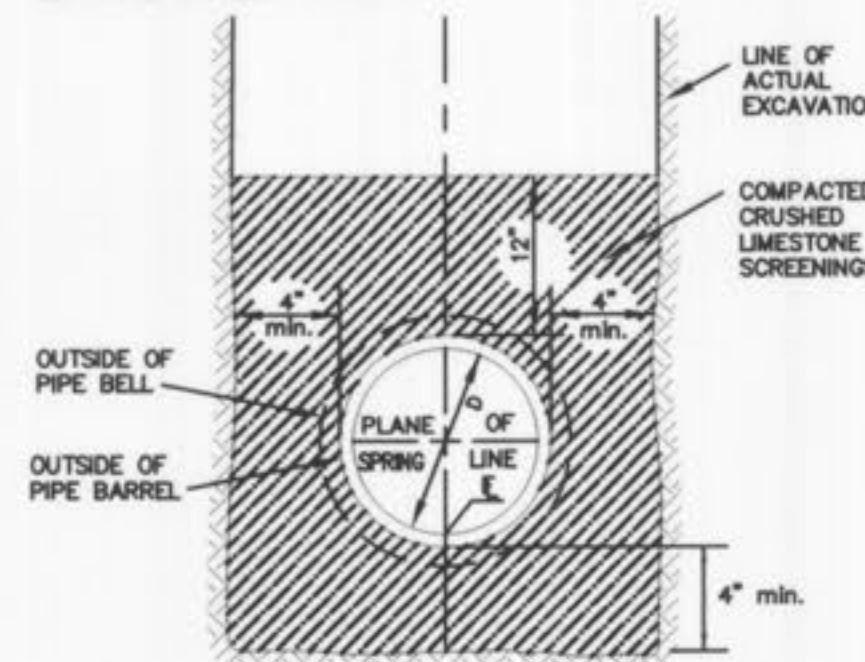
PLAN VIEW



LINETYPE LEGEND

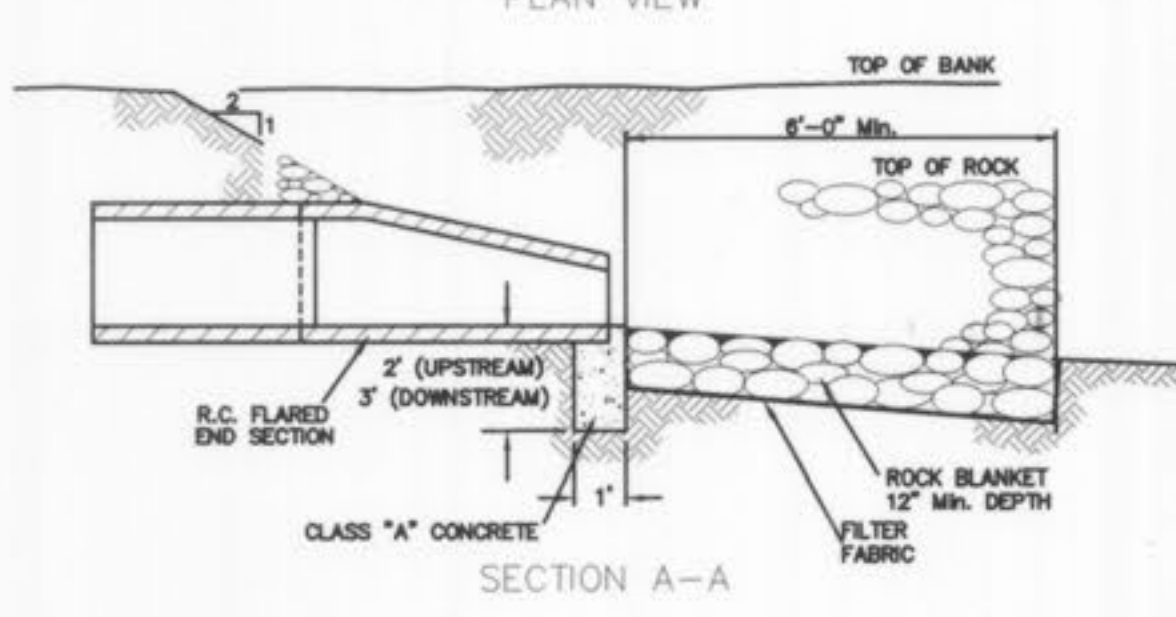


PIPE BEDDING CLASS "C"
 (MODIFIED FOR REINFORCED CONCRETE PIPE)

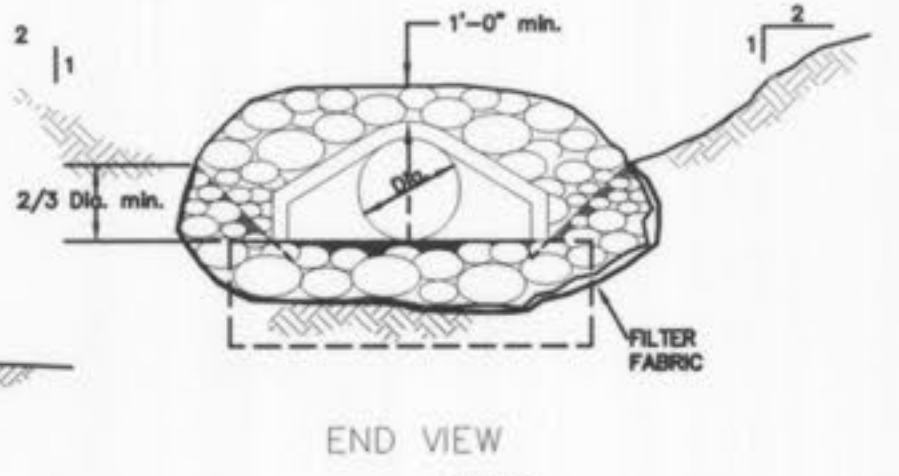


PIPE BEDDING CLASS "C"
 (FOR ALL PIPE EXCEPT REINFORCED CONCRETE PIPE)

PIPE BEDDING DETAILS
 (n.t.s.)



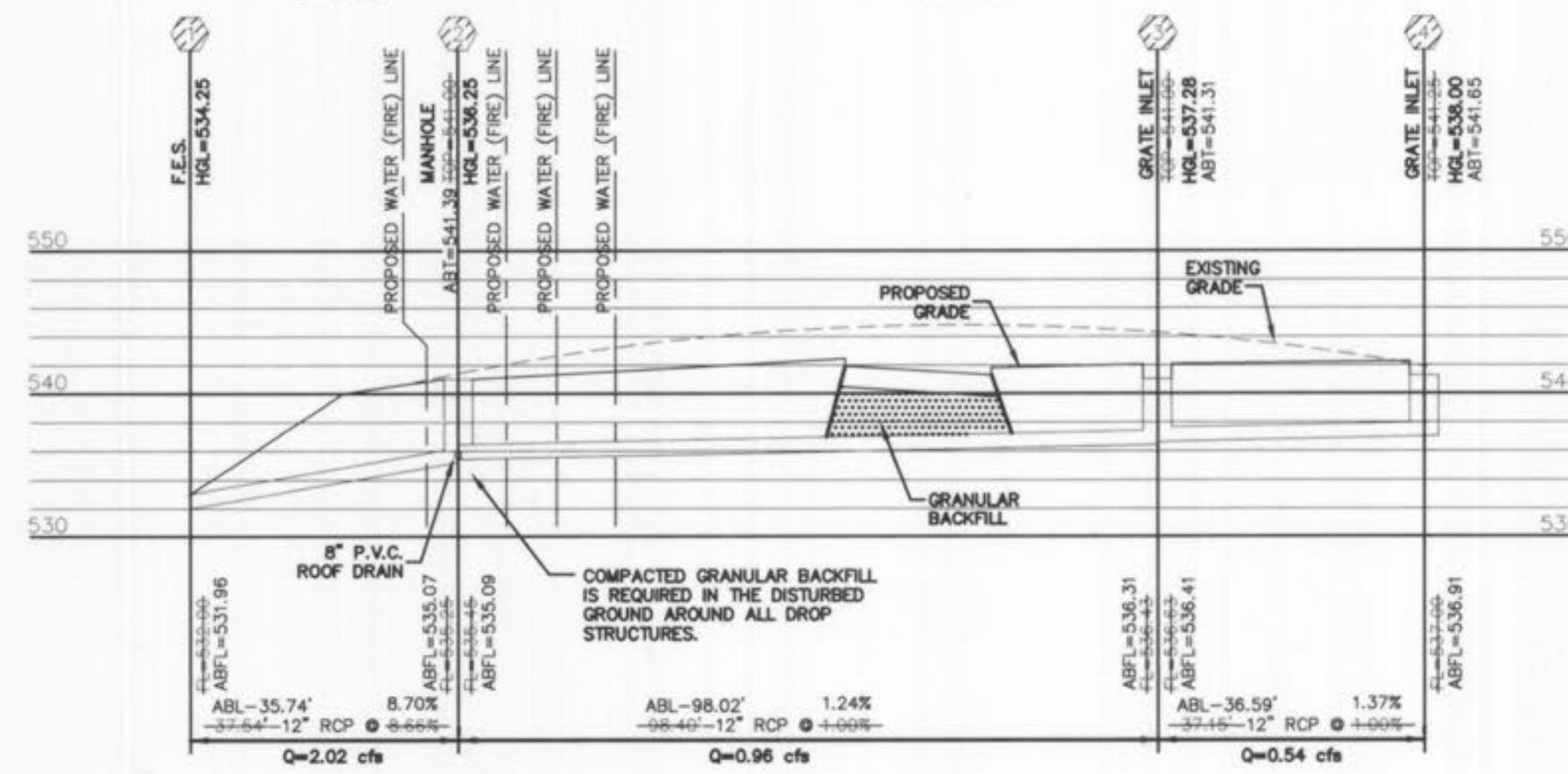
FLARED END SECTION DETAIL
 (n.t.s.)



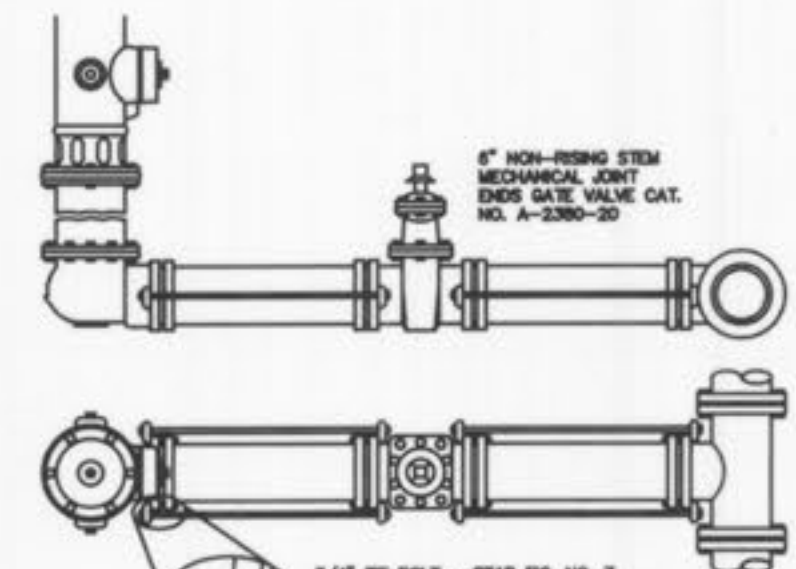
END VIEW

NOTES:
 1. TO BE USED AT INTAKE AND DISCHARGE END OF PIPE. GRADE OF ROCK BLANKET TO BE ADJUSTED ACCORDINGLY.

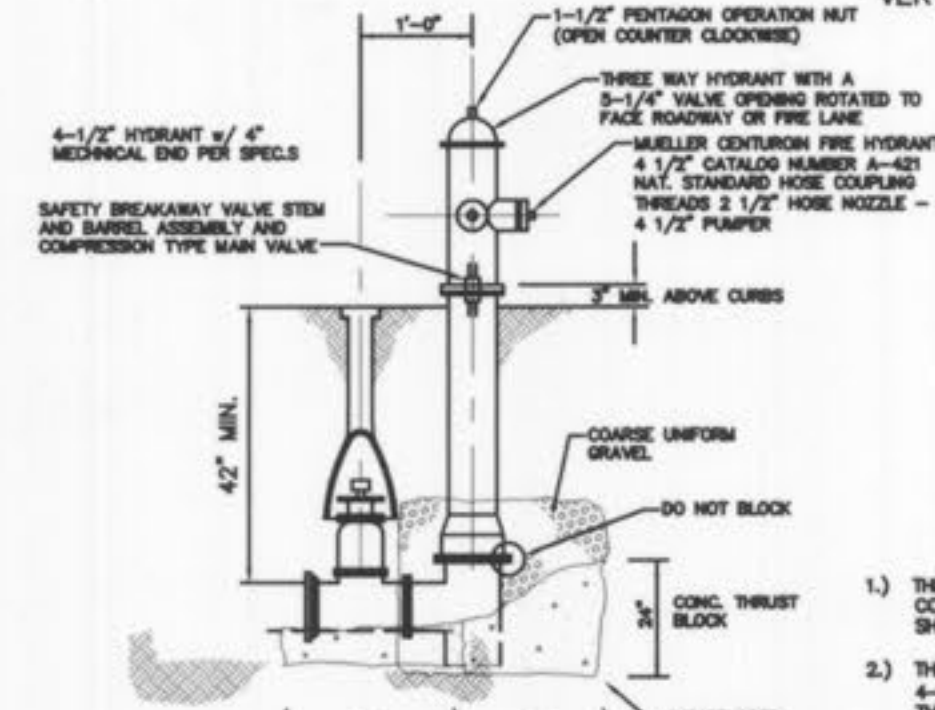
NOTE: CUT-OFF WALL DEPTH ON PROFILES AS APPLICABLE



STORM SEWER PROFILE (PRIVATE)
 HORIZONTAL SCALE: 1"=40'
 VERTICAL SCALE: 1"=10'

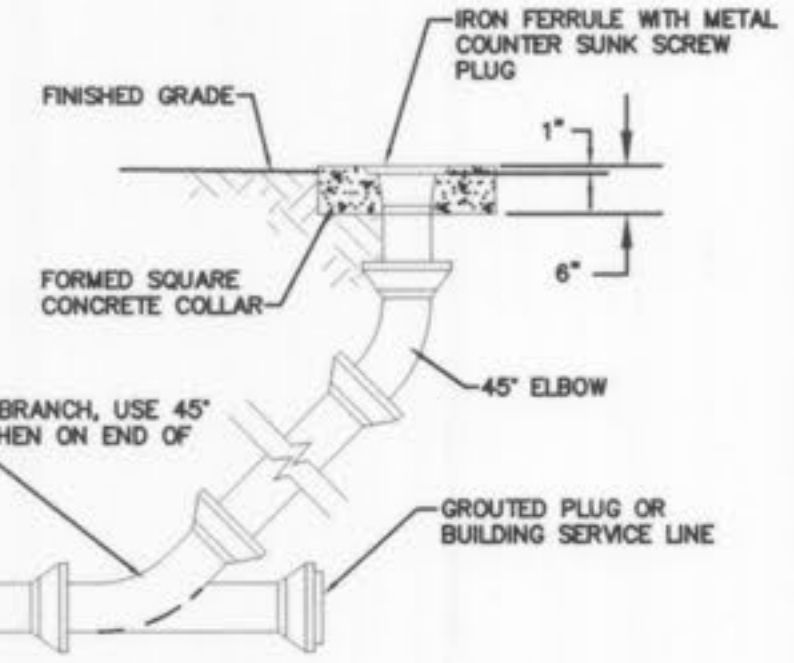


HYDRANT SETTING
 (n.t.s.)

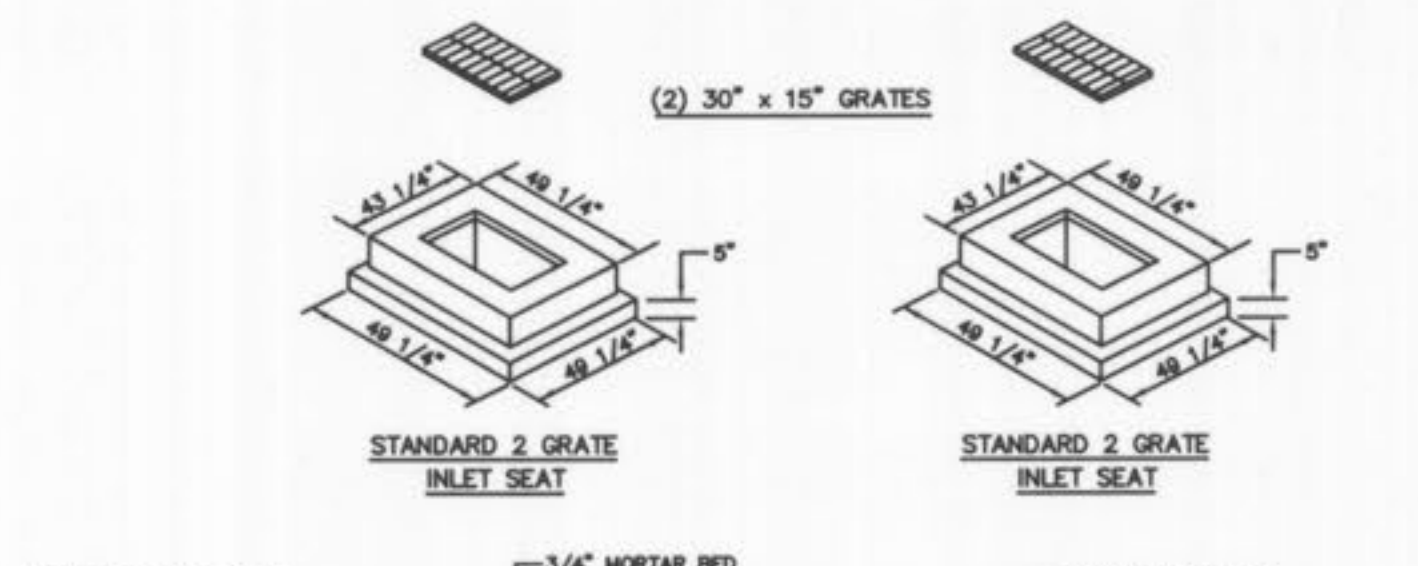


FIRE HYDRANT DETAIL
 SCALE = N.T.S.

FIRE HYDRANT NOTES
 1) THE FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT DRAINING OFF WATER SUPPLY TO OTHER FIRE HYDRANTS.
 2) THE FIRE HYDRANT SHALL HAVE NOT LESS THAN TWO 2-1/2" INCH OUTLETS AND ONE 4-1/2" INCH OUTLET, A 5-1/4" INCH VALVE, A 6" INCH BARREL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.

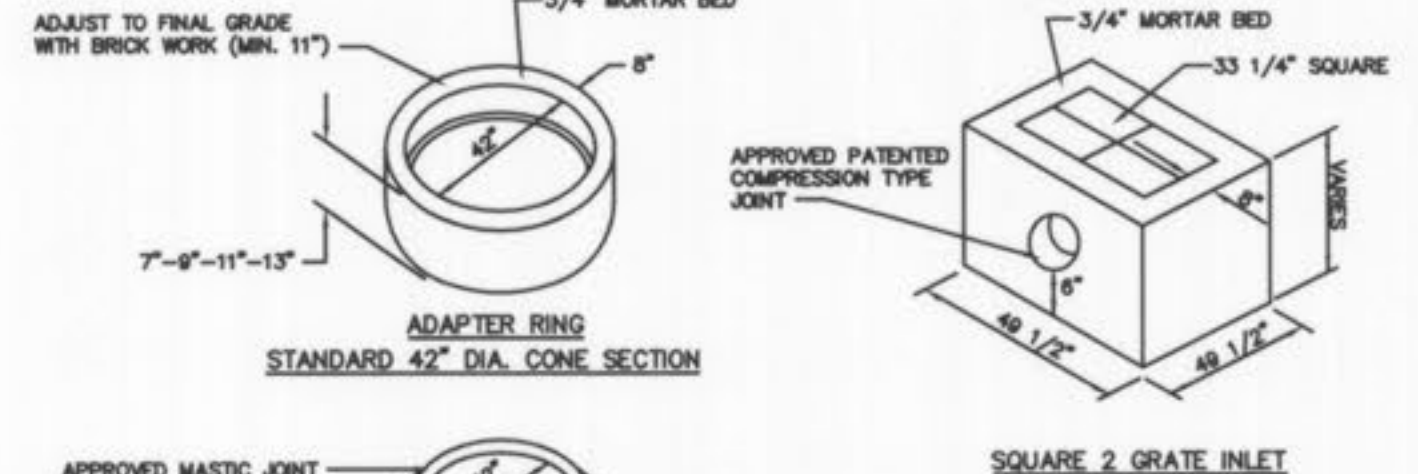


CLEANOUT DETAIL
 (n.t.s.)

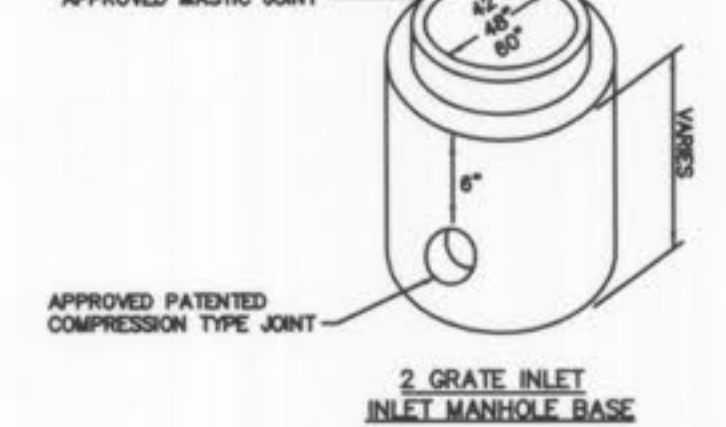


STANDARD 2 GRATE INLET SEAT

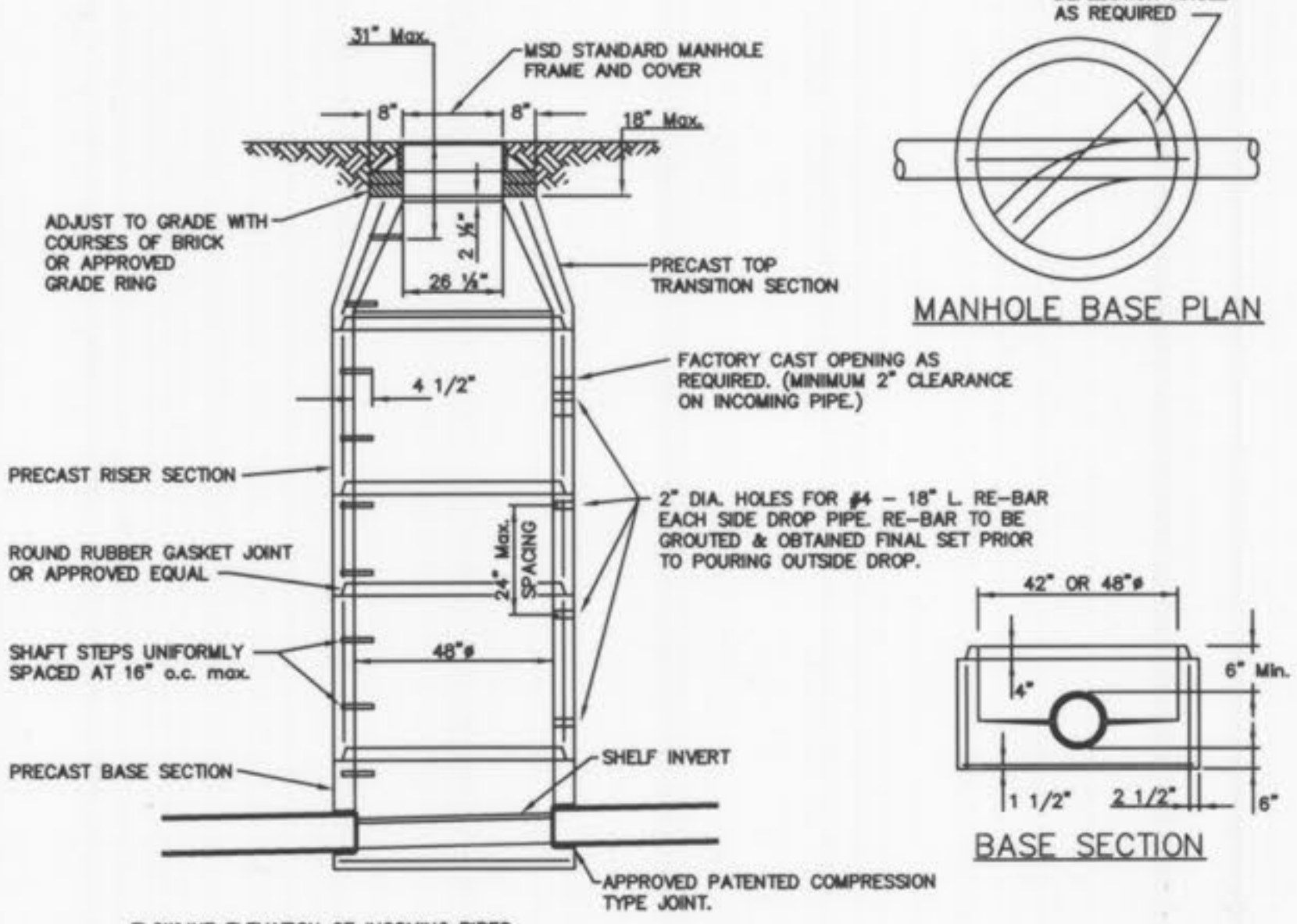
STANDARD 2 GRATE INLET SEAT



SQUARE 2 GRATE INLET



2-GRATE INLET DETAIL
 (n.t.s.)

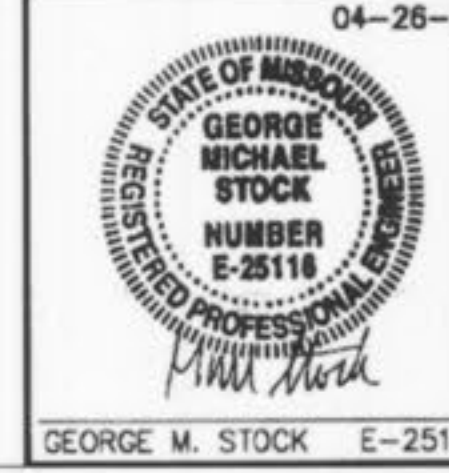


PRECAST MANHOLE
 (n.t.s.)

FLOWLINE ELEVATION OF INCOMING PIPES SHALL BE ONE (1) INCH HIGHER THAN THAN THAT OF OUTGOING PIPE.

SEE A.S.T.M. C-478 FOR MIN. STEEL REQUIREMENTS.

P&Z NOS: 99-104.12
 APPROVED ON 12/15/2005



SEWER PROFILES, DETAILS, AND HYDRAULICS
 RESIDENCE INN - PROGRESS POINT VILLAGE

Stock & Associates
 Consulting Engineers, Inc.

257 Chesterfield Business Parkway
 St. Louis, MO 63005
 PH. (636) 530-9100
 FAX (636) 530-9130
 e-mail: general@stockassoc.com
 Web: www.stockassoc.com

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ASBUILTS 05-22-07