

SITE DEVELOPMENT NOTES:

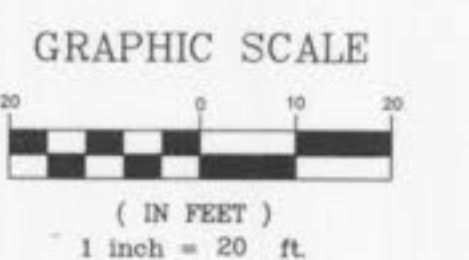
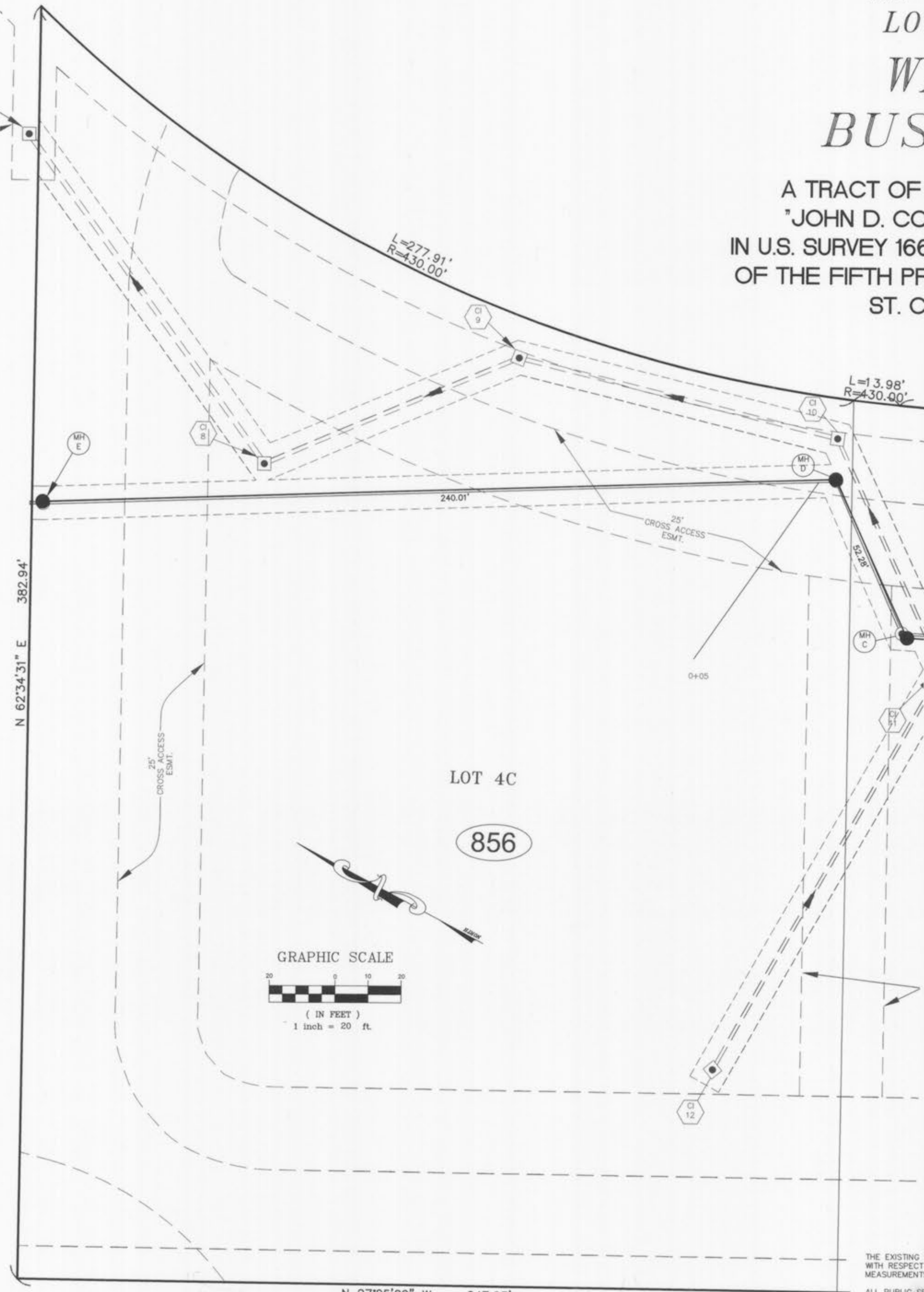
1. THE SITE AREA IS: 5.295 AC.
2. PROPOSED USE: OFFICE BUILDING
3. ACCOUNT/PARCEL #: 5882404000
MAP ID #: 3-157C-1669-00-4.2
4. CURRENT ZONING: C-0 PUD
5. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN ORDINANCES BY THE CITY OF O'FALLON, ST. CHARLES COUNTY AND THE STATE OF MISSOURI.
6. BENCHMARKS:
U.S.G.S. BENCHMARK STATION: SC-18, ELEV.=611.55.
BOTH THE STATION AND THE AZIMUTH MARK ARE STANDARD MD DNR ALUMINUM ORS DISK. THE STATION IS STAMPED "SC-18, 1999". THE AZIMUTH IS STAMPED "SC-12, 1999". BOTH DISK ARE SET IN 12 INCH DIAMETER BY 30 INCH DEEP CONCRETE MONUMENTS FLUSH WITH THE GROUND.
PROJECT BM: TOP OF SANITARY MANHOLE, EASTERN SIDE OF LOT E, ALONG WATERBURY FALLS DRIVE ELEV.=544.88
7. PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAVRADINOS PROFESSIONAL SERVICES, INC., DATED OCTOBER, 2004. ADDITIONAL INFORMATION PROVIDED BY THE CITY OF O'FALLON AND ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE.
8. UTILITIES/DISTRICTS:
WATER: MISSOURI AMERICAN WATER CO. - (314) 996-2286
GAS: LACLEDE GAS CO. - (314) 621-6960
TELEPHONE: CENTURY-TEL TELEPHONE - (800) 201-4102
ELECTRIC: AMEREN UE - (800) 552-7583
SANITARY SEWER: DUCKETT CREEK SEWER DIST. - (636) 441-3836
SCHOOL DISTRICT: FRANCIS HOWELL SCHOOL DISTRICT
FIRE DISTRICT: COTTEVILLE FIRE PROTECTION DISTRICT - (636) 447-6655
WATER/SEWER: PUBLIC WATER DISTRICT #2 - (636) 561-3737
9. TRACT IS LOCATED IN:
WELDON SPRING, MO USGS QUADRANGLE MAP
WUNNENBURG MAP PAGE 56, SECTION RR-23
10. SITE ADDRESS: BLDG. 1 - 856 WATERBURY FALLS DRIVE
BLDG. 2 - 844 WATERBURY FALLS DRIVE
BLDG. 3 - 830 WATERBURY FALLS DRIVE
11. BUILDING SETBACKS: FRONT YARD - 25'
SIDE YARD - 10'
REAR YARD - 35'
12. BUILDING HEIGHT: PROPOSED BUILDING NOT TO EXCEED 50' OR 3-STORIES.
13. ALL SIGNAGE TO REQUIRE SEPARATE REVIEW, APPROVAL AND PERMITS. MONUMENT SIGN TO BE PROPOSED WHEN TENANT HAS BEEN ACQUIRED.
14. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOILS REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
15. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNERS AND/OR THE CITY OF O'FALLON AND MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON.
16. TREE PRESERVATION CALC'S. BARE SITE. NO EXISTING TREES. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTINGS.
17. ALL UTILITIES WILL BE LOCATED UNDERGROUND.
18. DETENTION PROVIDED FOR IN OVERALL WATERBURY DEVELOPMENT, DRAINAGE AREA PLANS BY BAX ENGINEERING PLANNING SURVEYING.
19. CROSS ACCESS EASEMENT TO TRAVERSE LOTS 4A, 4B & 4C AND CONTINUE THRU ENTRANCES TO WATERBURY FALLS DRIVE.
20. ALL HVAC UNITS WILL BE ROOFTOP MOUNTED AND WILL BE SCREENED BY PARAPETS FROM VIEW. PARAPET WILL BE AS HIGH AS THE TALLEST UNIT.
21. THE FOLLOWING SYSTEMS SHALL BE USED TO ENHANCE THE EROSION CONTROL. IMPACT TO THE DETENTION BASIN WITHIN THE WATERBURY SUBDIVISION: "SOCK" STYLE SILTATION SYSTEM TO BE UTILIZED. ADDITIONAL SILTATION BASINS AT ALL OFFSITE DRAINAGE COURSES. SURVEYS TO CHECK SILTATION LEVELS IN THE SILTATION BASIN PRE AND POST CONSTRUCTION, AND WEEKLY REPORTS OF SILTATION TURNED INTO THE CITY.
22. SHOULD GRADING OR CONSTRUCTION OPERATIONS ON THIS PROPERTY ADVERSELY EFFECT THE EXISTING RETENTION LAKES IN THE WATERBURY DEVELOPMENT, THIS DEVELOPER SHALL BE RESPONSIBLE FOR CLEANING THE BASINS PRIOR TO OCCUPANCY PERMITS BEING ISSUED FOR ANY OF THE OFFICE BUILDINGS.
23. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
24. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
25. THE CITY OF O'FALLON TO BE CONTACTED FOR UTILITY LOCATED UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY, STORM AND TRAFFIC LOCATES.
26. ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISH GRADE NOT TO EXCEED A 3:1 SLOPE (3 HORIZONTAL TO 1 VERTICAL) (33%) UNLESS SPECIFICALLY APPROVED OTHERWISE.
27. GRADES FOR ENTRANCES SHOULD NOT EXCEED 2% AT WALKS, 4% FROM STREET AND 10% OVERALL. TYPICAL 2% FROM FROM BACK OF CURB THROUGH THE RIGHT OF WAY IS DESIRED.
28. STRIPING ALONG WATERBURY FALLS DRIVE TO BE COMPLETED DURING BUILDING THREE CONSTRUCTION. IF BUILDING THREE IS DELAYED, THE NEXT ENSUING BUILDING WILL BE REQUIRED TO ADD PROPOSED STRIPING ALONG WATERBURY FALLS DRIVE.

29. "DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOILS REPORT PRIOR TO OR DURING SITE SOIL TESTING." THE SOIL REPORT WILL BE REQUIRED TO CONTAIN THE FOLLOWING INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS) FOR PROJECTS WITHIN THE CITY:
 - 1) MAXIMUM DRY DENSITY
 - 2) OPTIMUM MOISTURE CONTENT
 - 3) MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
 - 4) CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED ASHTO T-180 COMPACTION TEST" (A.S.T.M.-D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST ASHTO T-99, METHOD C" (A.S.T.M.-D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
 - 5) CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT
 - 6) SPECIFIC GRAVITY
 - 7) NATURAL MOISTURE CONTENT
 - 8) LIQUID LIMIT
 - 9) PLASTIC LIMIT
30. REFER TO SOILS REPORT BY QUALITY TESTING AND ENGINEERING, INC. DATED JULY 2005, PROJECT NO. 05-0339-G FOR ALL SOILS INVESTIGATION INFORMATION.
31. RECEIVING STORM SYSTEM; BASIN "A"-100 YEAR H.W.=519.02
NORMAL ELEV.=518.50
CROOKED CREEK 100 YEAR H.W.=515.93

Missouri One Call System, Inc.
Call Before You Dig!
1-800-DIG-RITE
(1-800-344-7483)

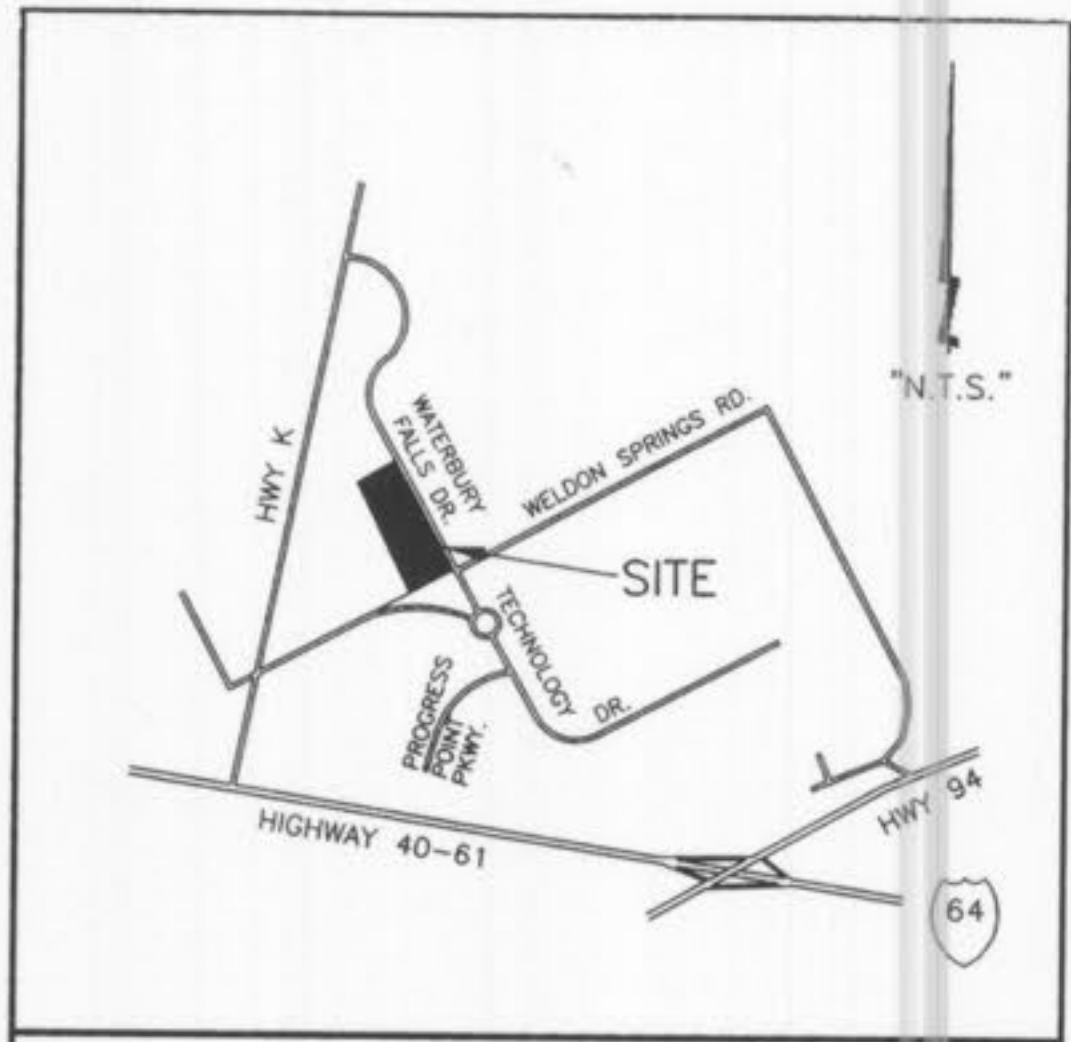
All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, maintenance, elevation, size, type, number or location of these or other improvements, facilities, or utilities. The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way absolve any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 339, RSMo.

CALL MISSOURI ONE-CALL, 1-800-DIG-RITE.



**AS-BUILT PLANS FOR
LOT 4A, BLDG. 3 OF
WATERBURY
BUSINESS PARK**

A TRACT OF LAND BEING A PART OF LOT 15 OF
"JOHN D. COALTER'S HOWELL'S PRAIRIE TRACT"
IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI



SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	PROFILES

SURVEYORS NOTE

THESE AS-BUILT DRAWINGS HAVE BEEN PREPARED BASED ON A COPY OF THE ORIGINAL SITE PLAN BY OTHERS AS PROVIDED FROM THE CLIENT TO THE SURVEYOR. THE PROPERTY LINES AND DIMENSIONS SHOWN WERE ESTABLISHED BASED ON EXISTING BUILDING TIES SHOWN ON SAID SITE PLAN AND WERE NOT VERIFIED. THE ORIGINAL APPROVED SITE PLAN PREPARED BY OTHERS WAS NOT RELEASED TO THE SURVEYOR FOR PREPARATION OF THESE AS-BUILTS AND THEREFORE SAID ORIGINAL SITE PLAN SHOULD BE REFERRED TO FOR PROJECT NOTES AND DETAILS. NOTES AS SHOWN HEREON ARE AS SHOWN ON THE ORIGINAL SITE PLAN. EXISTING/NEW IMPROVEMENTS (PAVEMENT, CURBS, SIDEWALK, ETC.) WERE NOT LOCATED OR VERIFIED.

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

SIGNED: _____ DATE: _____
P.E./S.



PREPARED FOR: B.J. SUNG
4122 KEATON CROSSING BLVD., STE. 105
O'FALLON, MISSOURI 63366
636-300-1810

A SET OF AS-BUILT PLANS FOR
WATERBURY BUSINESS PARK, LOT 4A, BLDG. 3

DISCLAIMER OF RESPONSIBILITY
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REVISIONS

DATE	REVISIONS
5/30/07	Duckett Comments
3/18/08	City Comments

**ENGINEERING
PLANNING
SURVEYING**

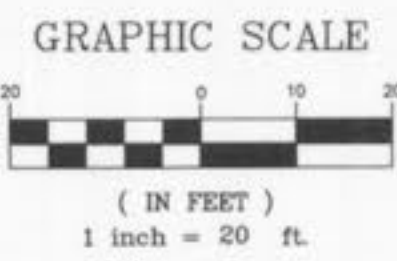
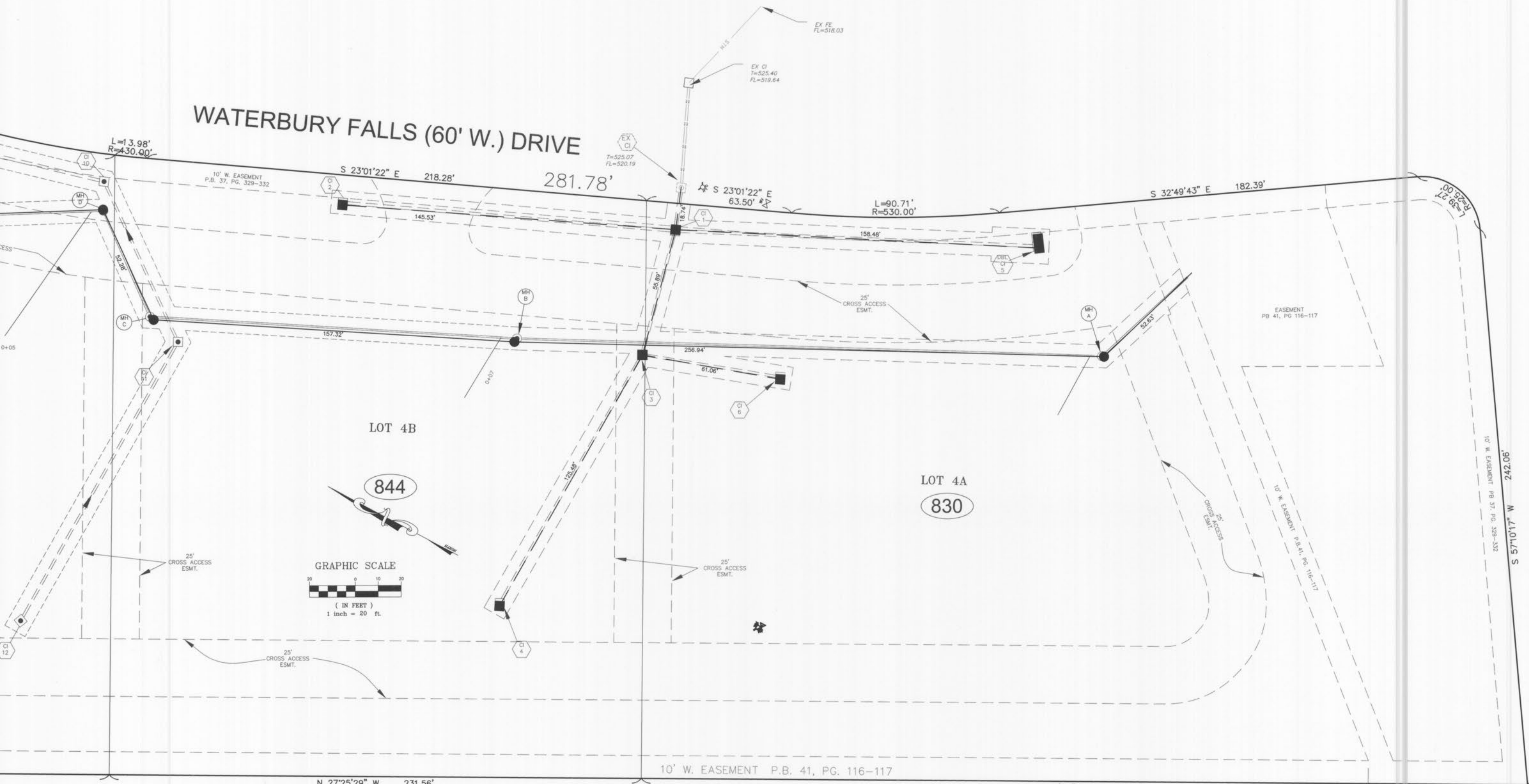
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

5-9-07	DATE
98-9713J	PROJECT NUMBER
1 OF 3	SHEET OF
9713J-4A-ASB	FILE NAME
SAZ	DRAWN
DRO	DESIGNED
CHECKED	CHECKED

ASBULTS ADDED MAY, 2007

O'FALLON P & Z FILE NO.: (9950.08)

WATERBURY FALLS (60' W.) DRIVE

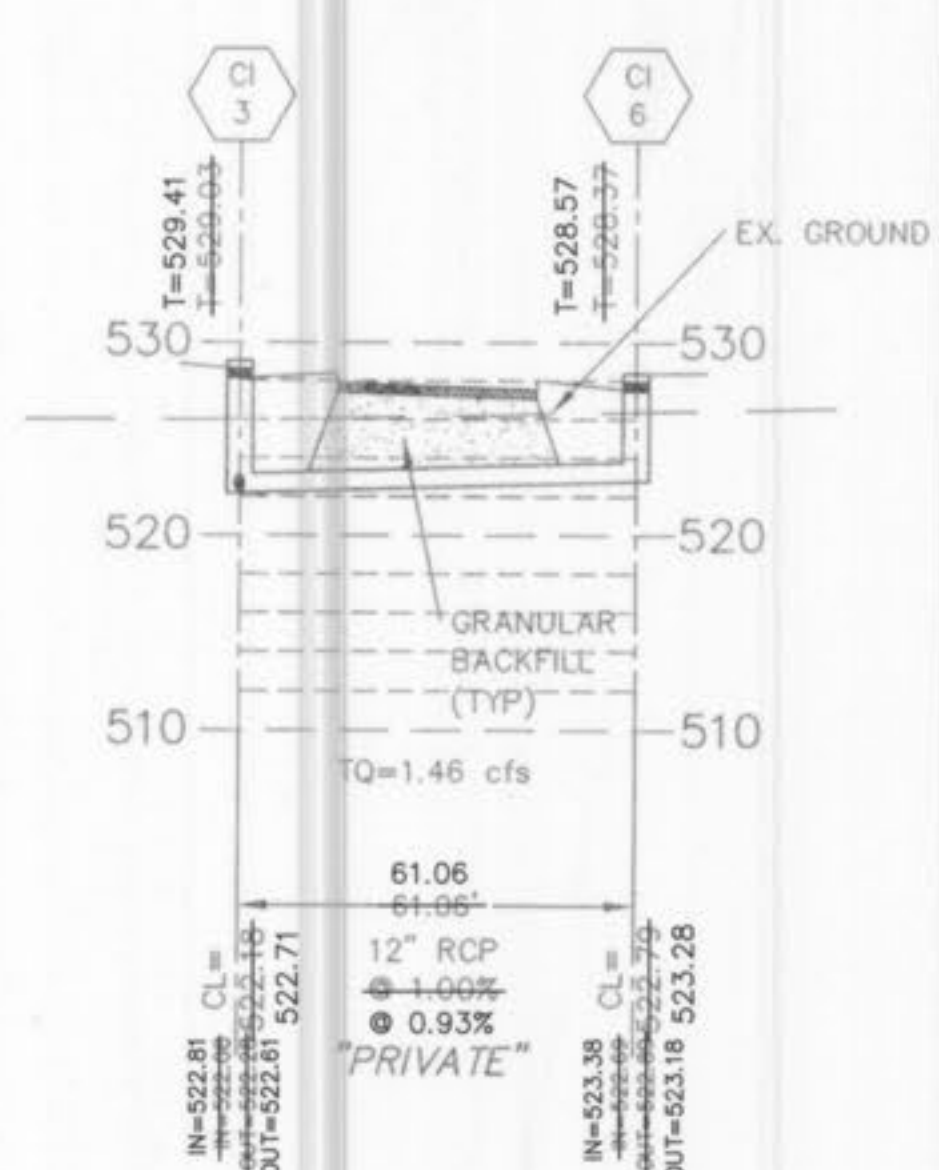
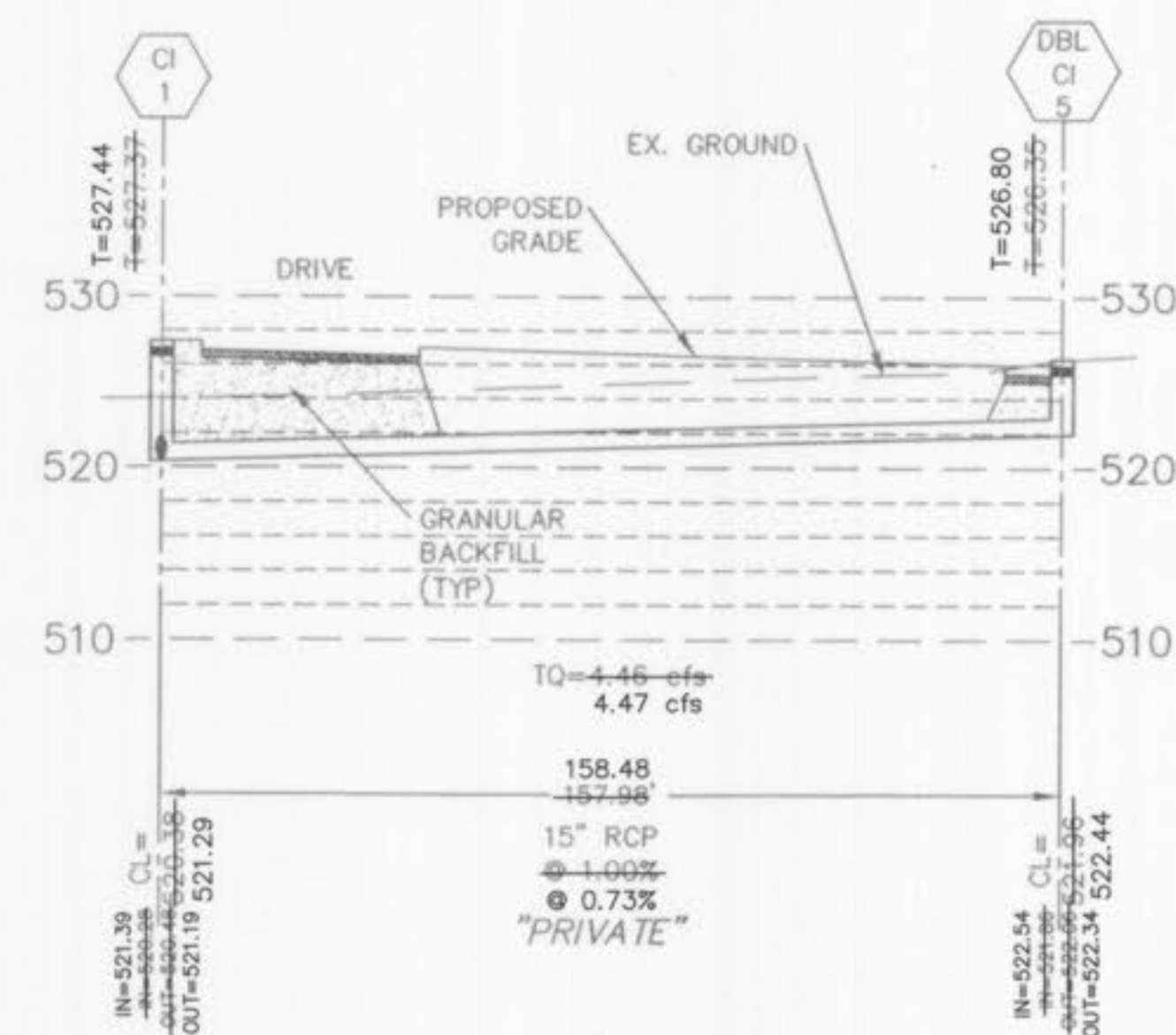
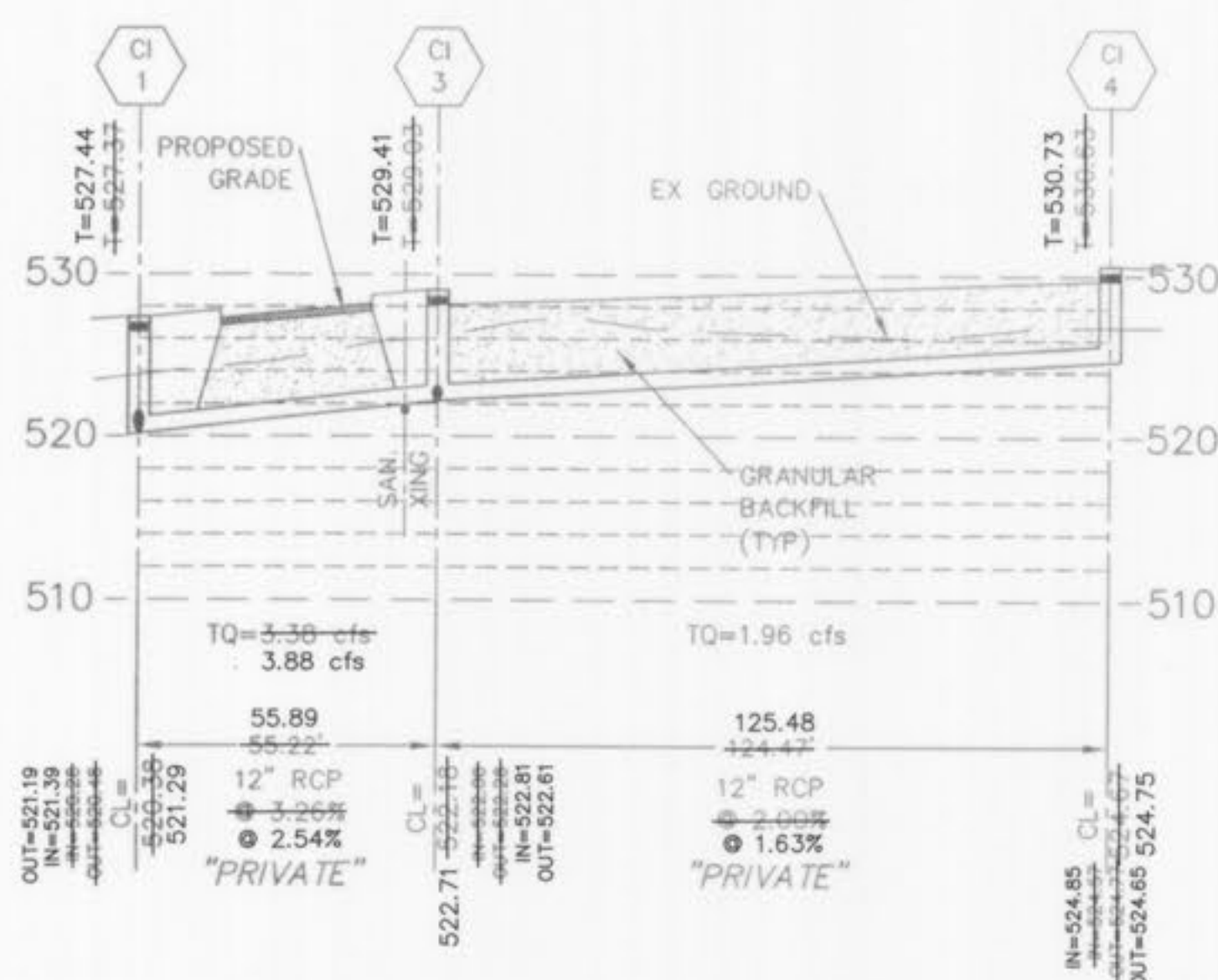
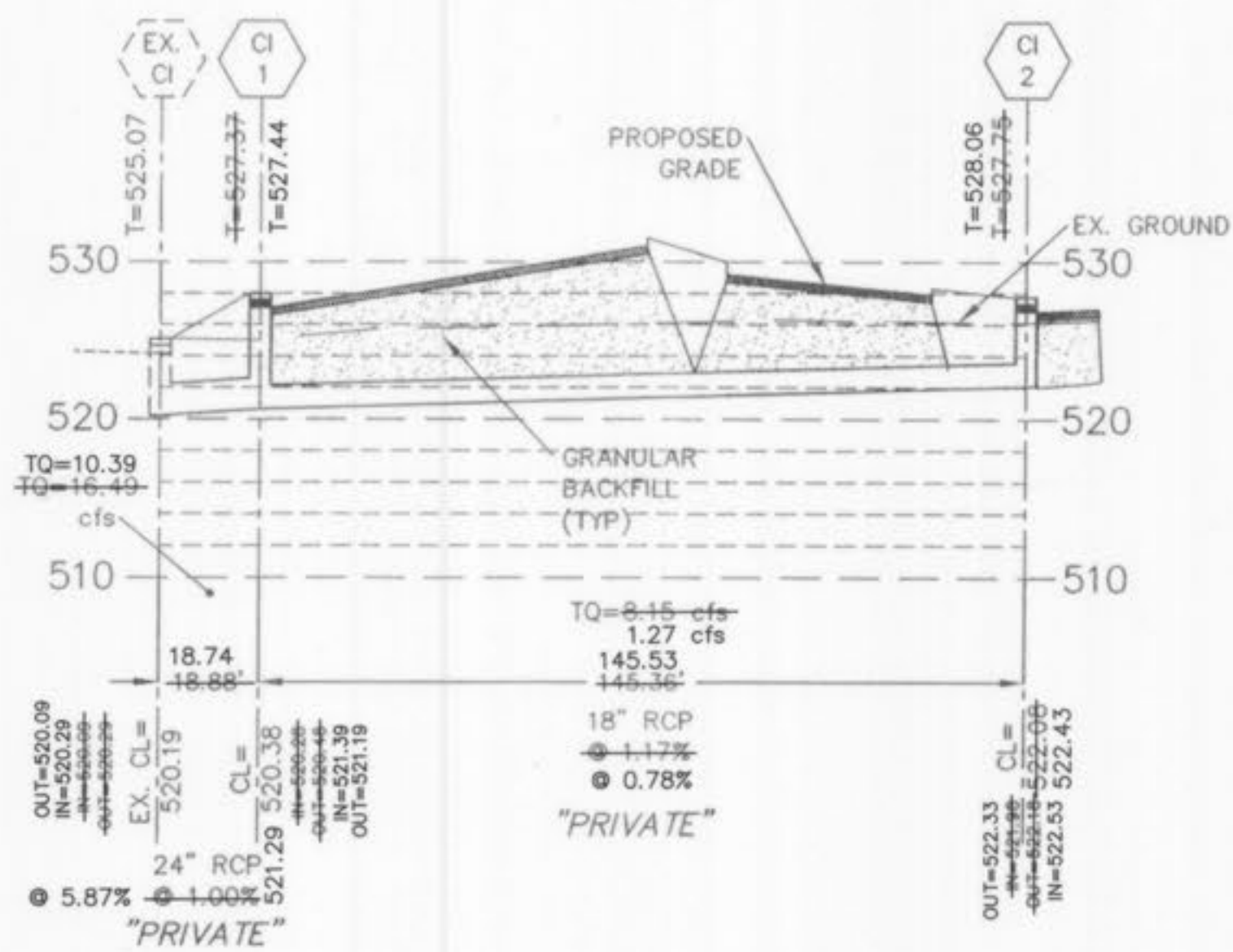


PROPERTY N/F
 WALMAR INVESTMENT CO. B.K.1560 PG.1244
 CITY OF O'FALLON - C-3 HIGHWAY
 COMMERCIAL

ASBULTS ADDED MAY 2007

O'FALLON P & Z FILE NO.: (9950.08)

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 9/19/08

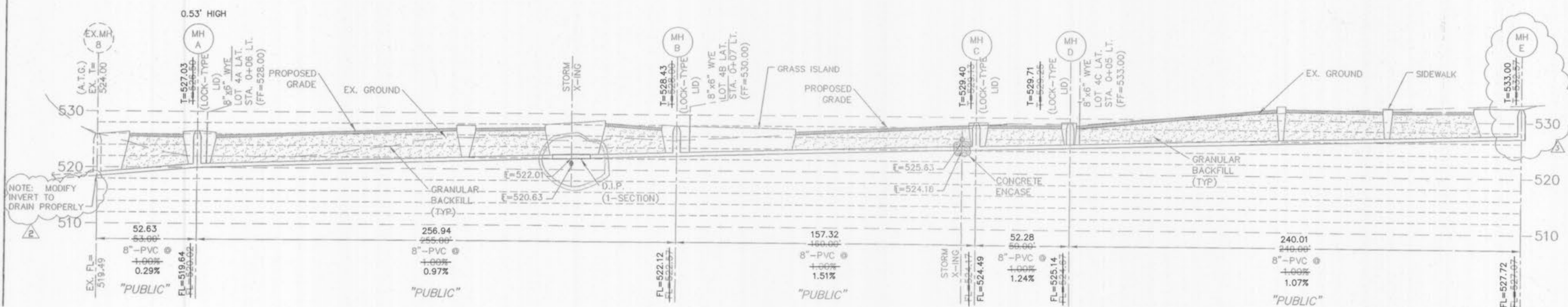


STORM SEWER PROFILES

SCALE: HORZ. - 1"=30'
 VERT. - 1"=10'

STORM & SANITARY NOTES:

1. PROPOSED STORM LAYOUT IS CONNECTING TO EXISTING STORM SYSTEM DESIGNED FOR THE OVERALL WATERBURY COMMERCIAL AND RESIDENTIAL DEVELOPMENT.
2. EXISTING STORM SYSTEM HAS BEEN VERIFIED BY BAX ENGINEERING FOR ADEQUATE CAPACITY.
3. REFER TO DETAIL SHEETS FOR SILTATION CONTROL STANDARDS AND PRACTICES TO BE EMPLOYED FOR THIS SITE.
4. CONTRACTOR TO TURN IN BIWEEKLY REPORT OF SILTATION AND EROSION MEASURES.
5. REFER TO "OVERALL GRADING PLAN" AND "DRAINAGE AREA MAP" FOR ADDITIONAL INFORMATION.
6. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
7. ENTIRE SANITARY RUN TO BE CONSTRUCTED AS PART OF BUILDING 3 CONSTRUCTION.
8. PIPE RUNS FOR STORM EXTENSION NOT BUILT FOR BUILDING 3 TO BE CAPPED AND PROTECTED FOR FUTURE CONNECTION.
9. AS-BUILT INFORMATION ON STORM AND SANITARY TO BE PROVIDED TO CITY OF O'FALLON BUILDING DEPARTMENT ONCE CONSTRUCTION OF THIS SYSTEM IS COMPLETE.
10. REFER TO HYDRAULIC REPORT FOR WATERBURY BUSINESS PARK, LOTS 4A, B & C FOR ADDITIONAL HYDRAULIC DATA.



SANITARY SEWER PROFILES

(ALL PUBLIC) SCALE: HORZ. - 1"=30'
 [DUCKETT CREEK] VERT. - 1"=10'

O'FALLON P & Z FILE NO.: (9950.08)

ASBULTS ADDED MAY, 2007

SCALE: VERTICAL = 10
 HORIZONTAL = 30

