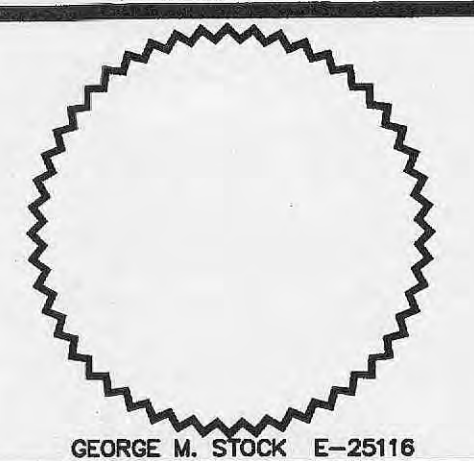


WEST 70 COMMERCE CENTER

PART OF U.S. SURVEY 731, TOWNSHIP 47 NORTH, RANGE 3 EAST, SECTION 26
ST. CHARLES COUNTY, MISSOURI
CITY OF O'FALLON

AS-BUILT

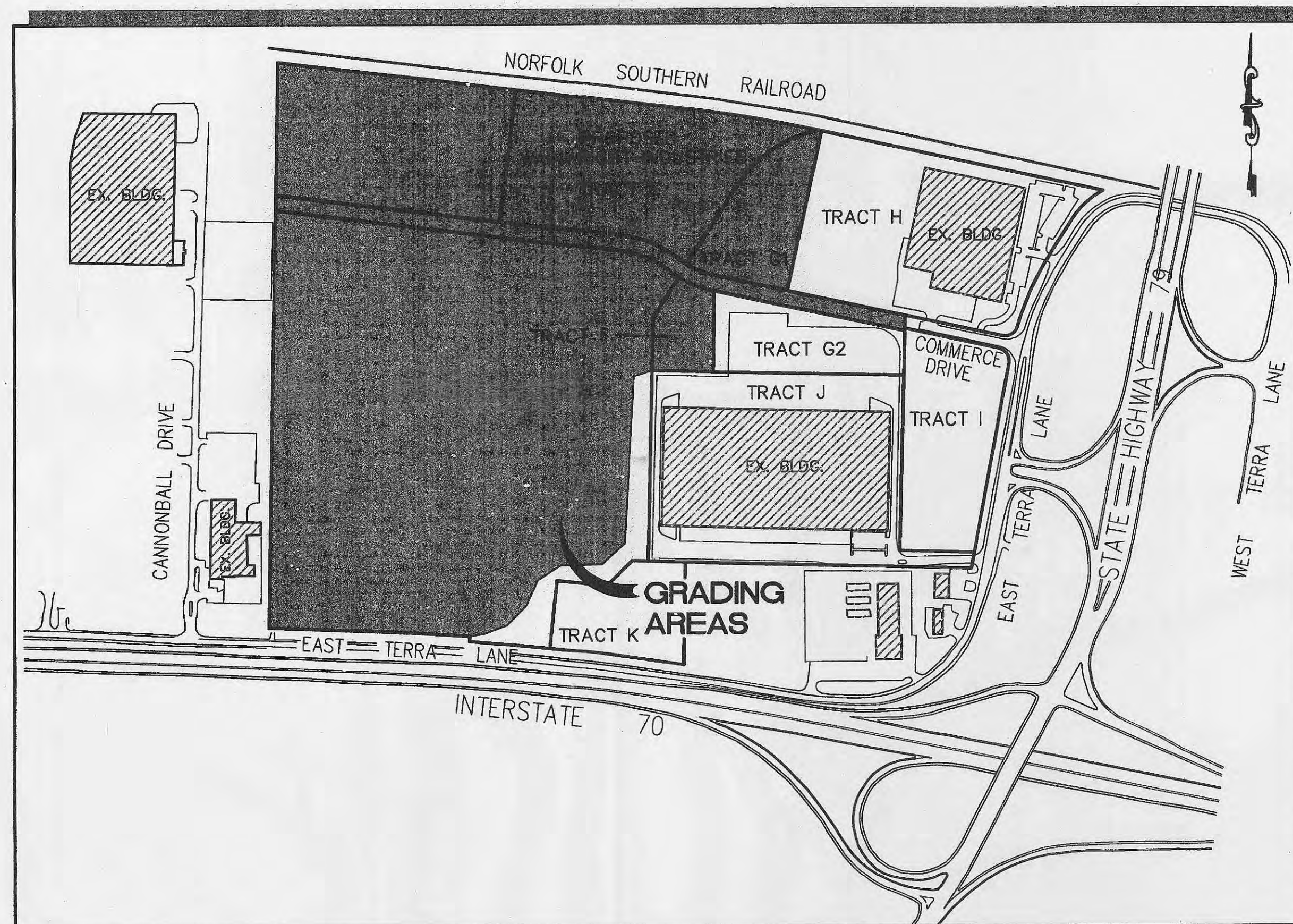


DEVELOPER
Trammell Crow
CIVIL ENGINEER
Stock & Associates
ARCHITECT
Mitchell-Hugeback
STRUCTURAL ENGINEER
Alper-Ladd
FIRE PROTECTION &
CODE REVIEW
Code Consultants Inc.

LEGEND

EXISTING CONTOURS	-----500-----
PROPOSED CONTOURS	—————500—————
EXISTING SANITARY SEWER	—○—
PROPOSED SANITARY SEWER	—●—
EXISTING STORM SEWERS	—□—
PROPOSED STORM SEWERS	—■—
EXISTING BUILDINGS	
TREELINE	
PROPERTY LINE	-----
PROPOSED SPOT ELEVATION	+502.5
SWALE	
SILTATION CONTROL	-----
EXISTING UTILITY POLE	
FIRE HYDRANT	
WATER LINE	—W—W—
GAS LINE	—G—G—
TO BE REMOVED	T.B.R.
USE IN PLACE	U.I.P.
ROADWAY MAINTENANCE & UTILITY EASEMENT	RMUE

GRADING & SITE IMPROVEMENT PLAN



LOCATION MAP

PROPOSED TRACTS A,B,C,D,E & G1 OF WEST 70 COMMERCE CENTER
AREA ACREAGE = 86.468±

ZONING: I-1 LIGHT INDUSTRIAL

BENCH MARK

(N.G.V.D. 1929 DATUM)

Standard Disc stamped "H-149 1980" atop middle west pier base under Highway 79 at Norfolk and Western R.R. (reset 1980).

Elevation = 505.03

SITE BENCH MARK

R.R. Spike in power pole at southwest corner of subject property; 300' ± East of the East line of Cannonball Lane.

Elevation = 497.09

INDEX

- C1 TITLE SHEET
- C3-C5 SITE AND GRADING PLAN
- C8 SANITARY SEWER PROFILES
- C9-C9a STORM SEWER PROFILES
- C13 WATER LINE PLAN

AS-BUILT

SANITARY AND STORM 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. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.



Randall S. Rosson 12-11-12
Randall S. Rosson, P.L.S. NO. 2006-000171 Date

DEVELOPER:

TRAMMELL CROW
8000 MARYLAND AVENUE, SUITE 850
CLAYTON, MO. 63105

NEW OFFICE / MANUFACTURING FACILITY FOR:

WEST 70
COMMERCE CENTER
O'FALLON, MISSOURI

REVISIONS

No.	Date	Description
1	11/28/95	REVISED PER CITY OF O'FALLON
2	12/11/95	REVISED, ADDED LANDSCAPING & LIGHTING PLAN
3	5/16/96	REVISED SHEETS 4.6, 8.9, 9A, 11, 12
4	6/10/96	REVISED SHEETS 3.5, 8.9, 9A, 12
5	6/16/96	REVISED SHEETS 4.6, 8.9, 9A, 12, 13
6	7/2/96	REVISED GRADES TRACT "C"

STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.

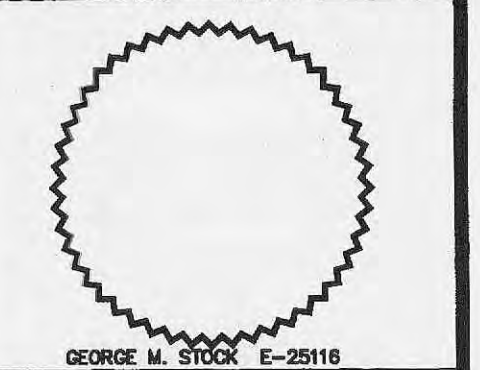
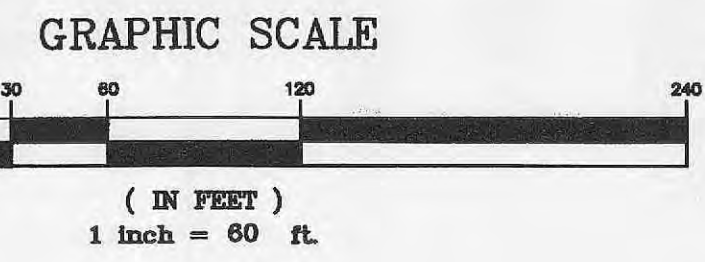
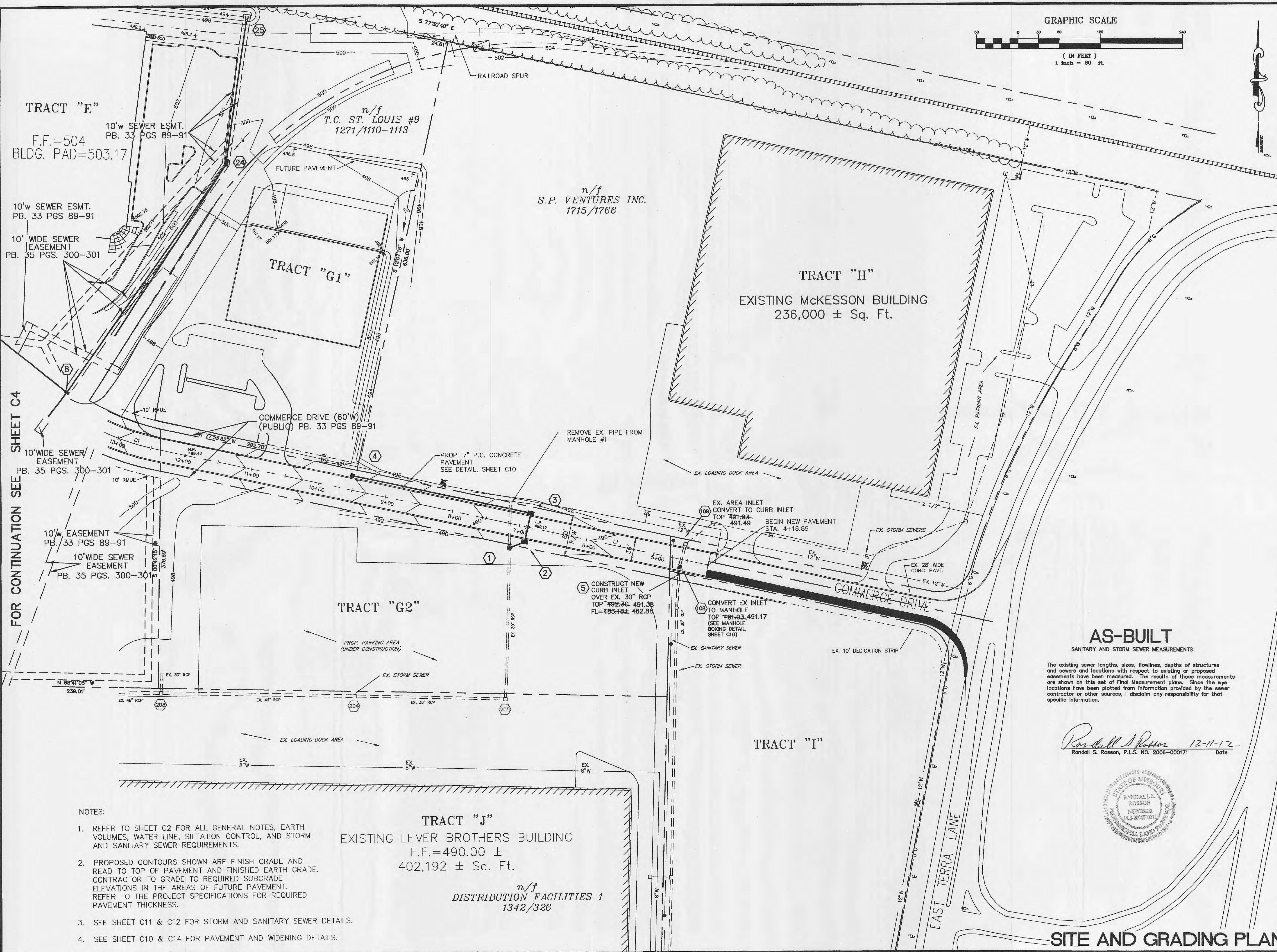
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 530-9100
Fax (636) 530-9130

SHEET NO.

C1 95-946

Date	g/29/95	Job No.	211-4899
Dwg by	RS	Check	
Drawer		Tube#	
D.N.		Scale	NONE

TITLE SHEET



DEVELOPER
Trammell Crow
CIVIL ENGINEER
Stock & Associates
ARCHITECT
STRUCTURAL ENGINEER
FIRE PROTECTION &
CODE REVIEW

NEW OFFICE / MANUFACTURING FACILITY FOR:
**WEST 70
COMMERCE CENTER**
O'FALLON, MISSOURI

AS-BUILT
SANITARY AND STORM SEWER MEASUREMENTS

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Randall S. Rosson 12-11-12
Randall S. Rosson, P.L.S. NO. 2006-000171 Date



REVISIONS

No.	Date	Description
1	11/28/95	REVISED PER CITY OF O'FALLON
2	9/25/98	REVISED BUILDING SPIN, ALIGNED PER BUILDING COMPANY
3	12/19/11	SEWER AS-BUILTS

**STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.**
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 630-9100
Fax (636) 630-9130

SHEET NO.
C3

Date	9/29/95	Job No.	4699
Dwg by	RS	Check	
Drawer		Tube#	
D.N.		Scale	1"=60'

TRACT "E"
F.F.=504
BLDG. PAD=503.17

n/f
T.C. ST. LOUIS #9
1271/1110-1113

n/f
S.P. VENTURES INC.
1715/1766

TRACT "G1"

TRACT "H"

EXISTING McKESSON BUILDING
236,000 ± Sq. Ft.

TRACT "G2"

TRACT "I"

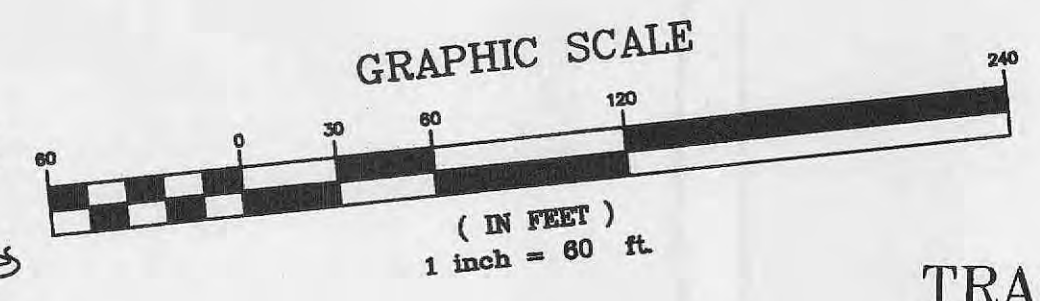
TRACT "J"
EXISTING LEVER BROTHERS BUILDING
F.F.=490.00 ±
402,192 ± Sq. Ft.

n/f
DISTRIBUTION FACILITIES 1
1342/326

- NOTES:
- REFER TO SHEET C2 FOR ALL GENERAL NOTES, EARTH VOLUMES, WATER LINE, SILTATION CONTROL, AND STORM AND SANITARY SEWER REQUIREMENTS.
 - PROPOSED CONTOURS SHOWN ARE FINISH GRADE AND READ TO TOP OF PAVEMENT AND FINISHED EARTH GRADE. CONTRACTOR TO GRADE TO REQUIRED SUBGRADE ELEVATIONS IN THE AREAS OF FUTURE PAVEMENT. REFER TO THE PROJECT SPECIFICATIONS FOR REQUIRED PAVEMENT THICKNESS.
 - SEE SHEET C11 & C12 FOR STORM AND SANITARY SEWER DETAILS.
 - SEE SHEET C10 & C14 FOR PAVEMENT AND WIDENING DETAILS.

SITE AND GRADING PLAN

D:\DRAWING\600\2114895\4899_Asbuilt\Drawings\C3-AB.dwg, 1:60



TRACT "D"
 FUTURE BUILDING
 F.F. = 502.00
 BLDG. PAD = 501.17

TRACT "E"
 WAINWRIGHT INDUSTRIES BUILDING
 F.F. = 504.00
 BLDG. PAD = 503.17
 (SEE SHEET C6 FOR COMPLETE BUILDING IMPROVEMENT PLANS)

RIGHT-OF-WAY DEDICATION
 PB. 35 PGS. 300-301

ROADWAY CENTERLINE DATA

CURVE #1	CURVE #2
$\Delta = 26^{\circ}37'43"$	$\Delta = 31^{\circ}45'05"$
$R = 375.00'$	$R = 375.00'$
$T = 88.74'$	$T = 106.65'$
$L = 174.28'$	$L = 207.81'$
PC STA. = 12+41.82	PC STA. = 14+16.10
PT/PC STA. = 14+16.10	PT STA. = 16+23.92

CURVE #3	LINE #2
$\Delta = 06^{\circ}58'45"$	N 83°01'15" W
$R = 1018.00'$	
$T = 62.08'$	
$L = 124.00'$	
PC STA. = 28+58.21	
PT STA. = 29+82.21	

FUTURE BUILDING
 F.F. = 502.00
 BLDG. PAD = 501.17

WEST 70 COMMERCE CENTER ADDITION
 PB. 33 PGS. 89-91

FUTURE BUILDING
 F.F. = 502.00
 BLDG. PAD = 501.17

AS-BUILT
 SANITARY AND STORM SEWER MEASUREMENTS

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Randall S. Rosson 12-11-12
 Randall S. Rosson, P.L.S. NO. 2006-000171 Date



DEVELOPER
 Trammell Crow
 CIVIL ENGINEER
 Stock & Associates
 ARCHITECT
 Mitchell-Hugeback
 STRUCTURAL ENGINEER
 FIRE PROTECTION &
 CODE REVIEW

FOR CONTINUATION SEE SHEET C3
 NEW OFFICE / MANUFACTURING FACILITY FOR:
WEST 70 COMMERCE CENTER
 O'FALLON, MISSOURI

REVISIONS

No.	Date	Description
1	11/26/05	ISSUED FOR CITY OF O'FALLON
2	5/15/06	REVISED PER CITY OF O'FALLON
3	6/7/06	REVISED PER CITY OF O'FALLON
4	6/19/06	REVISED PER CITY OF O'FALLON
5	7/1/06	REVISED PER CITY OF O'FALLON
6	8/22/06	REVISED PER CITY OF O'FALLON
7	12/19/11	SEWER AS-BUILT

STOCK & ASSOCIATES
 CONSULTING ENGINEERS, INC.
 257 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63005
 (636) 530-9100
 Fax: (636) 530-9130

SHEET NO.

C4

Date	9/29/95	Job No.	4899
Dwg by	RS	Check	
Drawer		Tubef	
D.N.		Scale	1"=60'

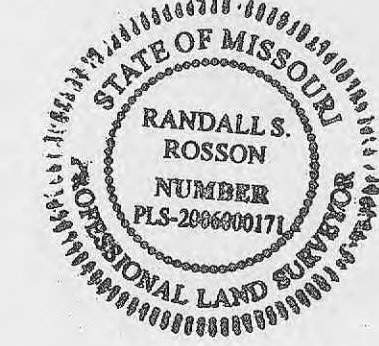
FOR CONTINUATION SEE SHEET C5

AS-BUILT

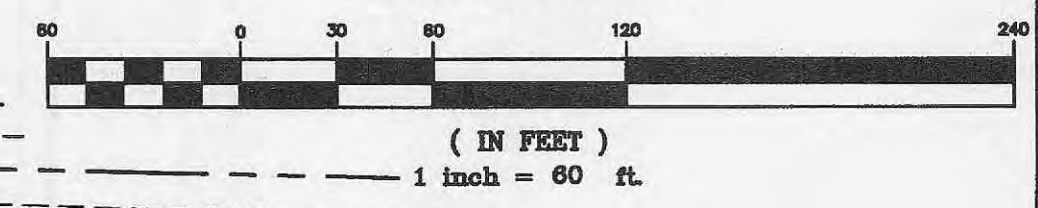
SANITARY AND STORM SEWER MEASUREMENTS

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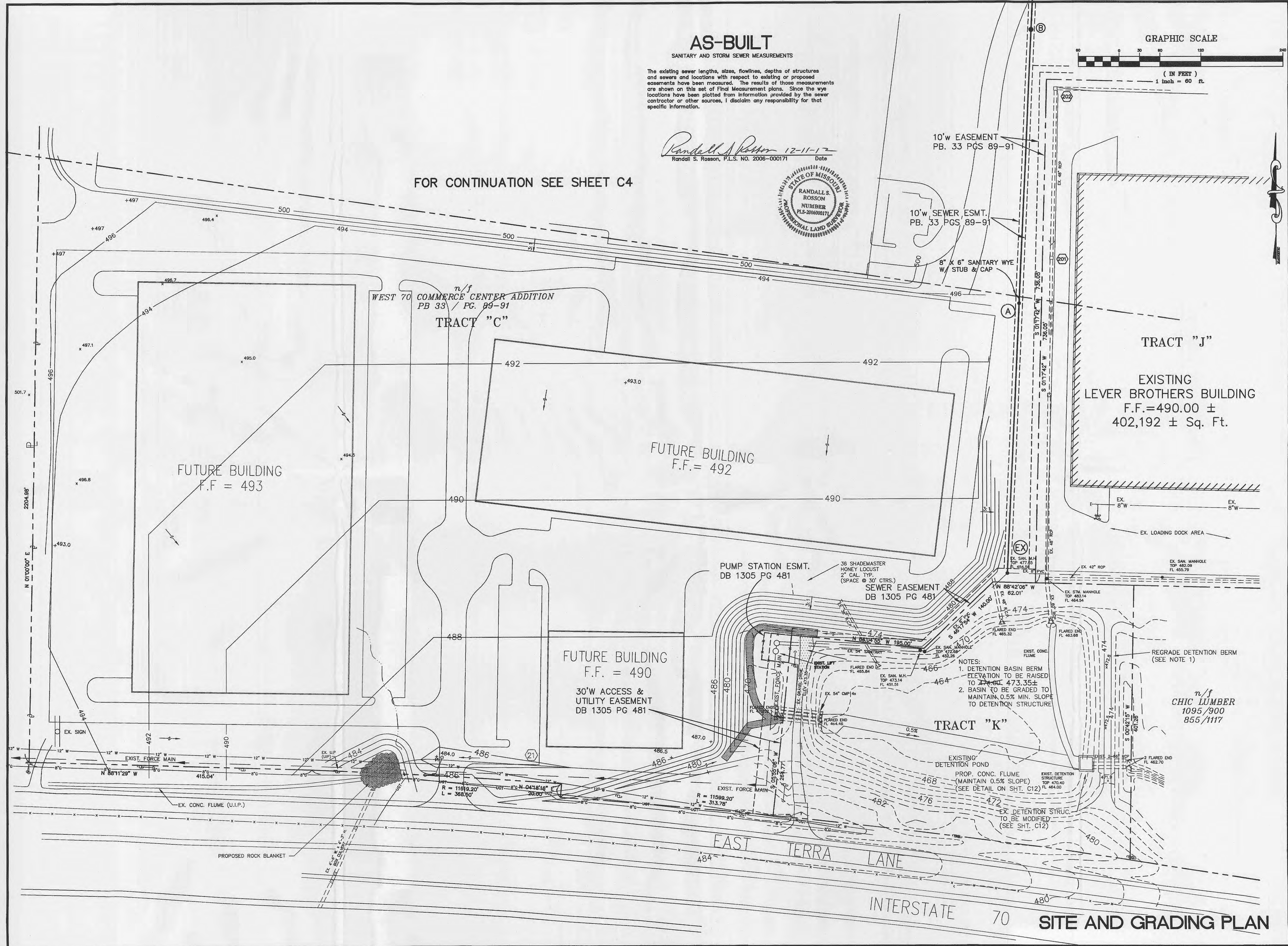
Randall S. Rosson 12-11-12
 Randall S. Rosson, P.L.S. NO. 2006-000171 Date



GRAPHIC SCALE



FOR CONTINUATION SEE SHEET C4



- DEVELOPER
Trammell Crow
- CIVIL ENGINEER
Stock & Associates
- ARCHITECT
Mitchell-Hugeback
- STRUCTURAL ENGINEER
- FIRE PROTECTION &
CODE REVIEW

NEW OFFICE / MANUFACTURING FACILITY FOR:
WEST 70 COMMERCE CENTER
 O'FALLON, MISSOURI

REVISIONS		
No.	Date	Description
1	11/28/05	REVISED PER CITY OF O'FALLON
2	6/10/06	REVISED PER CITY OF O'FALLON
3	7/1/06	REVISED PER CITY OF O'FALLON
4	12/19/11	SEWER AS-BUILT

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
 287 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63005
 (636) 630-8100
 Fax: (636) 630-8130

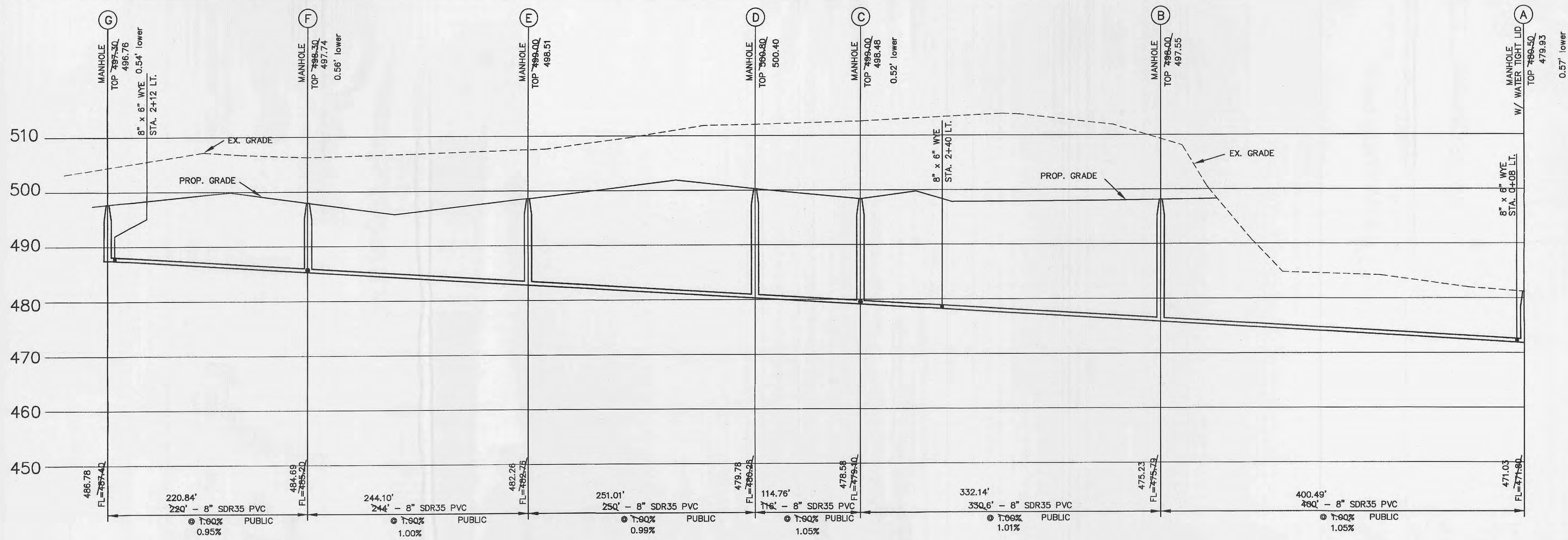
SHEET NO.

C5

Date	9/29/05	Job No.	4899
Dwg By	RS	Check	
Drawer		Table	
D.N.		Scale	1"=60'

SITE AND GRADING PLAN

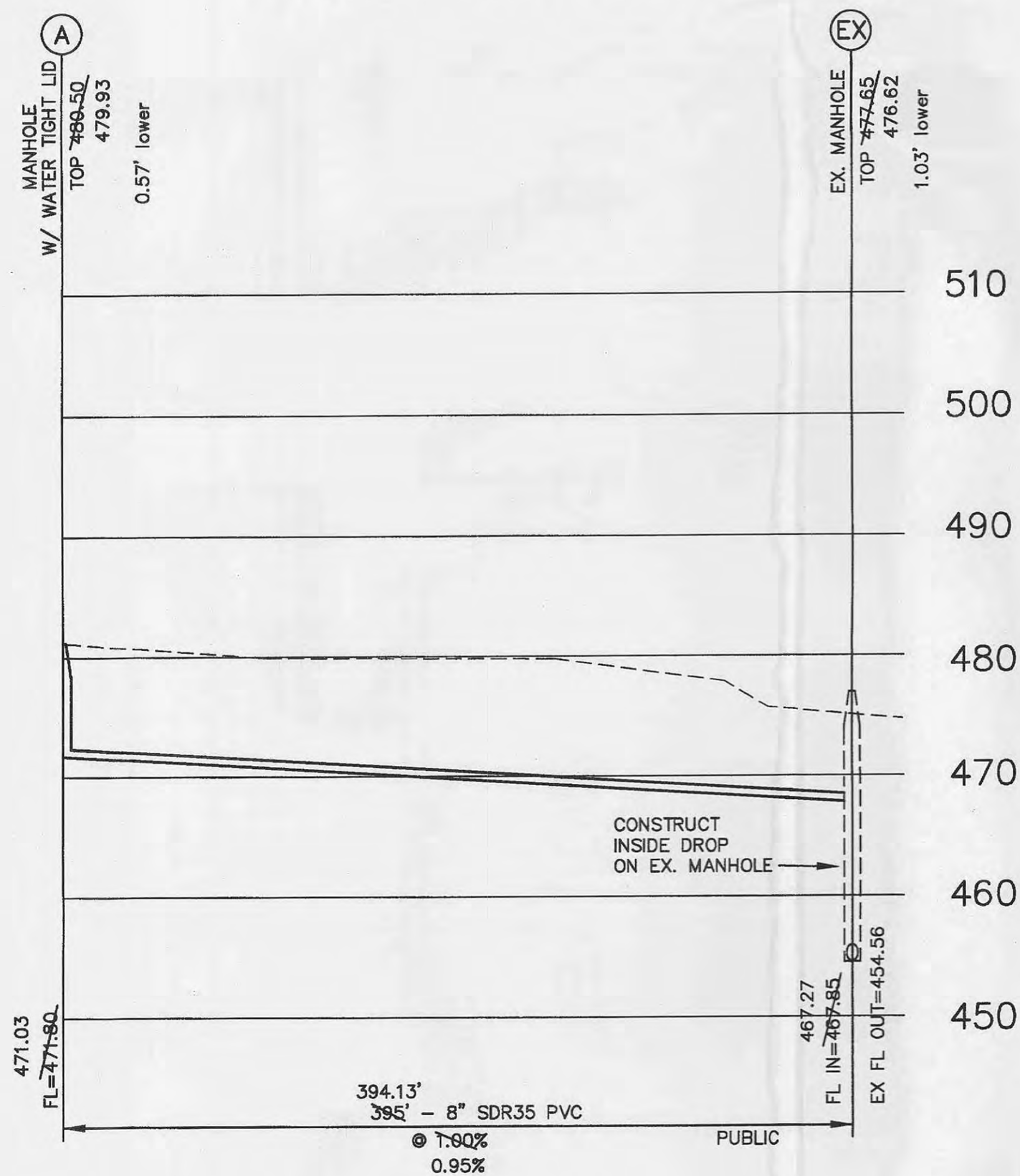
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SANITARY SEWER PROFILES

SANITARY SEWER PROFILE

SCALE: 1"=60' HORIZ.
1"=10' VERT.

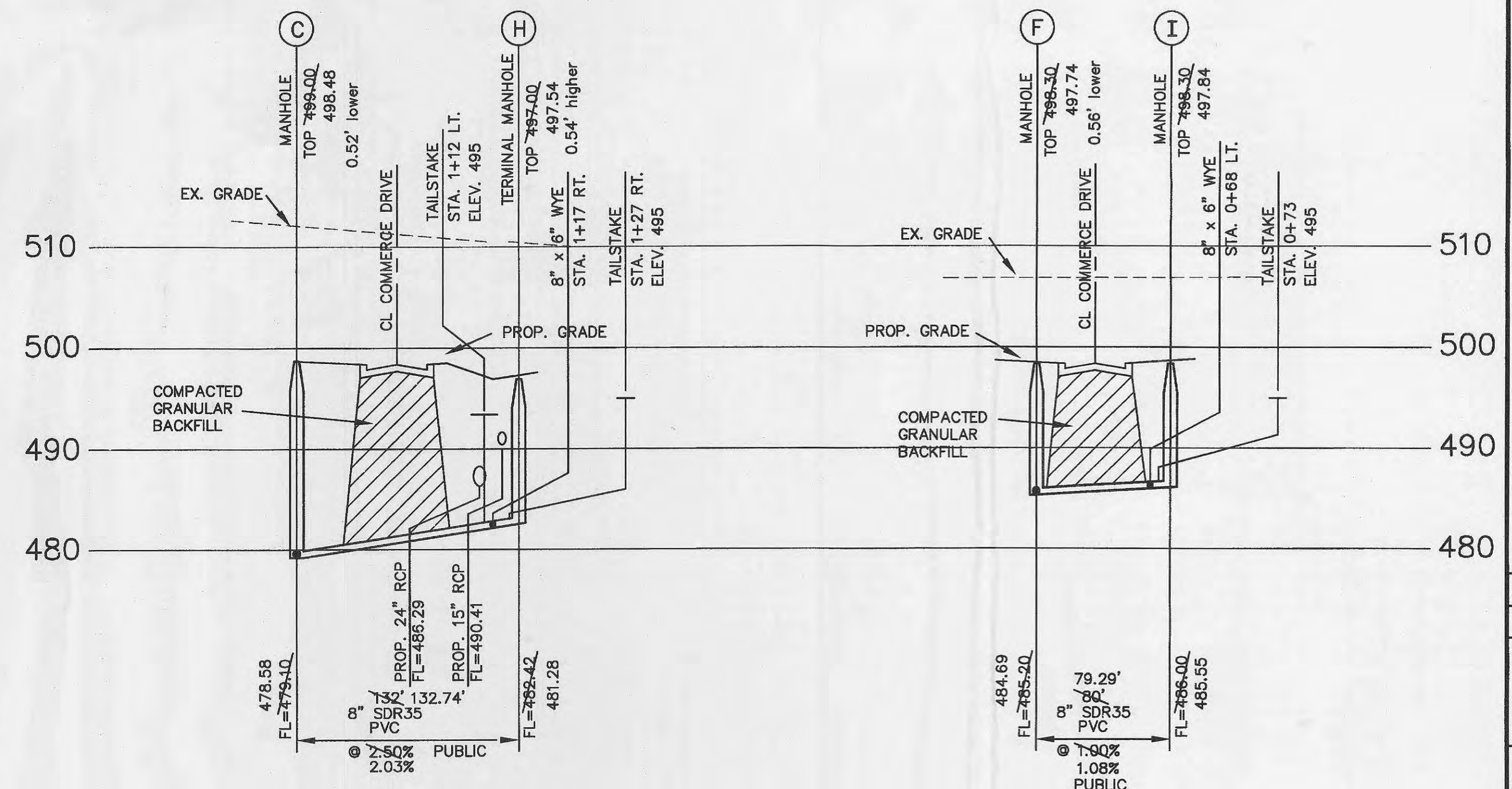


AS-BUILT

SANITARY AND STORM SEWER MEASUREMENTS

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Randall S. Rosson
 Randall S. Rosson, P.L.S. NO. 2006-000171
 Date: 12-11-12

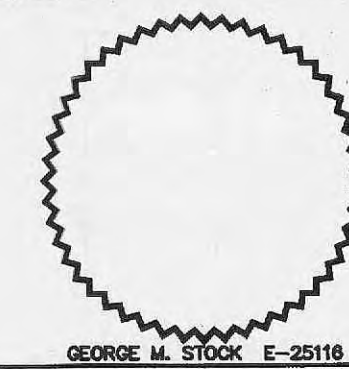


SANITARY SEWER PROFILE

SCALE: 1"=60' HORIZ.
1"=10' VERT.

NOTE:

1. SEE SHEET C11 AND C12 FOR SEWER DETAILS



DEVELOPER
Trammell Crow
CIVIL ENGINEER
Stock & Associates
ARCHITECT

STRUCTURAL ENGINEER
Alper-Ladd

FIRE PROTECTION & CODE REVIEW
Code Consultants, Inc.

NEW OFFICE / MANUFACTURING FACILITY FOR:
WEST 70 COMMERCE CENTER
 O'FALLON, MISSOURI

REVISIONS

No.	Date	Description
1	5/16/98	ADDED LATERAL STA 1+12 LINE C TO H
2	12/19/11	AS-BUILT

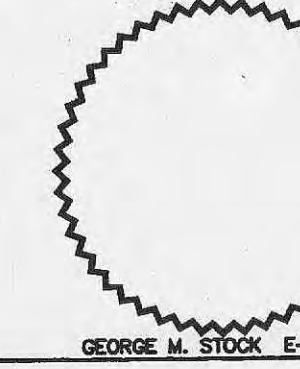
STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.
 287 CHESTERFIELD BUSINESS PARKWAY
 CHESTERFIELD, MO 63005
 (636) 533-8100
 Fax: (636) 533-9130

SHEET NO.

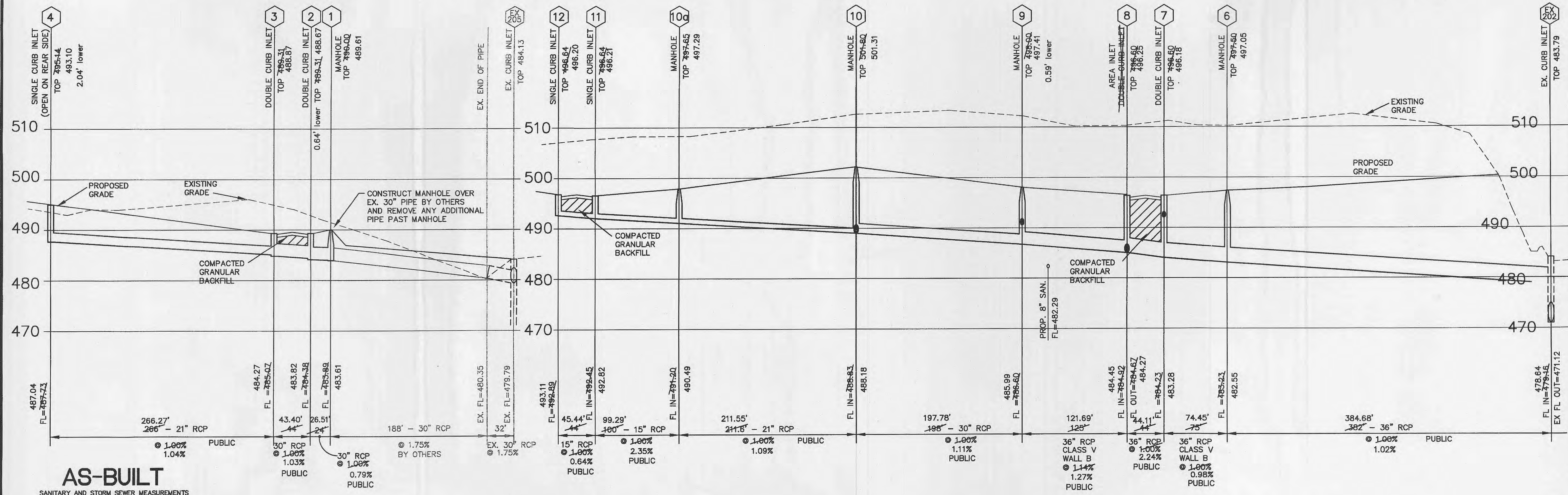
C8

Date	9/29/95	Job No.	95-946
Dwg by	RS	Check	
Drawer		Tube#	
D.N.		Scale	1"=80'

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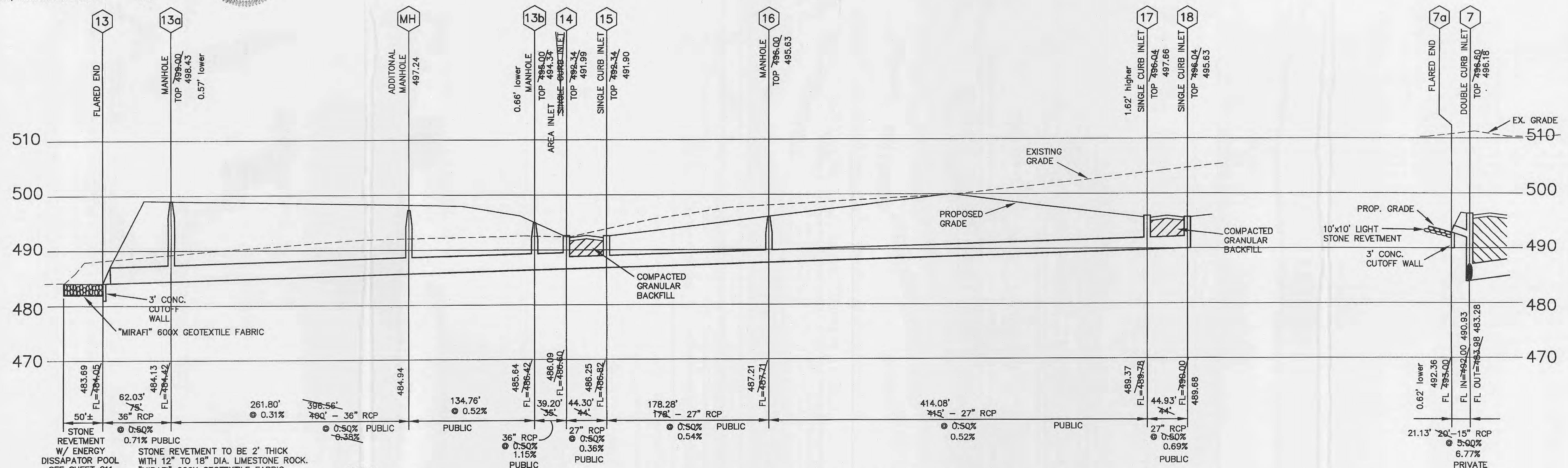


DEVELOPER
Trammell Cro
CIVIL ENGINE
Stock & Associ
ARCHITECT
Mitchell-Hugeb
STRUCTURAL ENG
Alper-Ladd
FIRE PROTECTIO
CODE REVIEW
Code Consultants



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. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

Randall S. Rosson 12-11-12
Randall S. Rosson, P.L.S. NO. 2006-000171 Date



- NOTES:
1. STORM SEWER PIPES SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, CLASS II UNLESS NOTED.
 2. STORM INLETS SHALL HAVE THE FLOWLINE OF INCOMING AND OUTGOING STORM SEWER PIPES MAINTAIN A 0.20 FOOT DROP THROUGH THE INLET UNLESS NOTED.
 3. SEE SHEET C11 AND C12 FOR SEWER DETAILS.

STORM SEWER PROFILES

STORM SEWER PROFILES

SCALE: 1"=60' HORIZ.
1"=10' VERT.

NEW OFFICE / MANUFACTURING FACILITY FOR:
WEST 70 COMMERCE CENTER

REVISIONS

No.	Date	Desc
△	5/10/98	REV. STR
△	5/19/98	ELIMINAT
△	9/7/98	REVISED
△	12/19/11	SEWER A

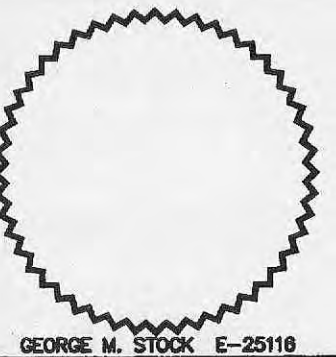
STOCK & ASSOC.
CONSULTING ENGINEERS

257 CHESTERFIELD BUSINESS PARK
CHESTERFIELD, MO 63005
(636) 530-9100
Fax: (636) 530-9130

SHEET NO.

C9

Date	9/29/95	Job No.
Dwg by	RS	Check
Drawer		Tube#
D.N.		Scale



DEVELOPER
Trammell Crow
CIVIL ENGINEER
Stock & Associates
ARCHITECT
Mitchell-Hugeback
STRUCTURAL ENGINEER
Alper-Ladd
FIRE PROTECTION &
CODE REVIEW
Code Consultants, Inc.

NEW OFFICE / MANUFACTURING FACILITY FOR:
**WEST 70
COMMERCE CENTER**
O'FALLON, MISSOURI

REVISIONS

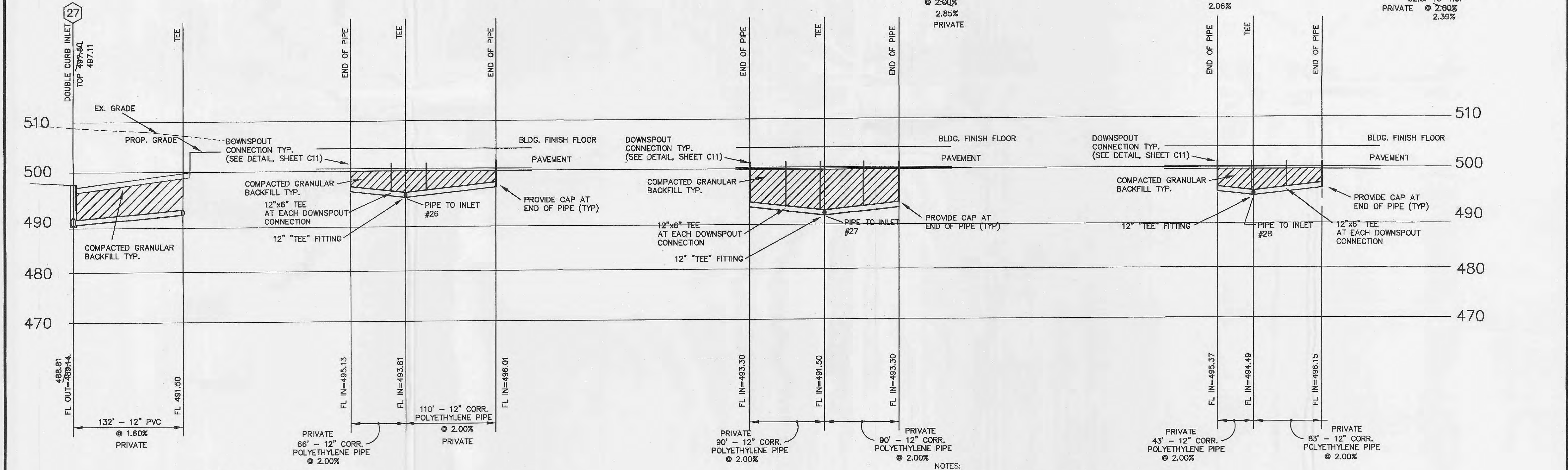
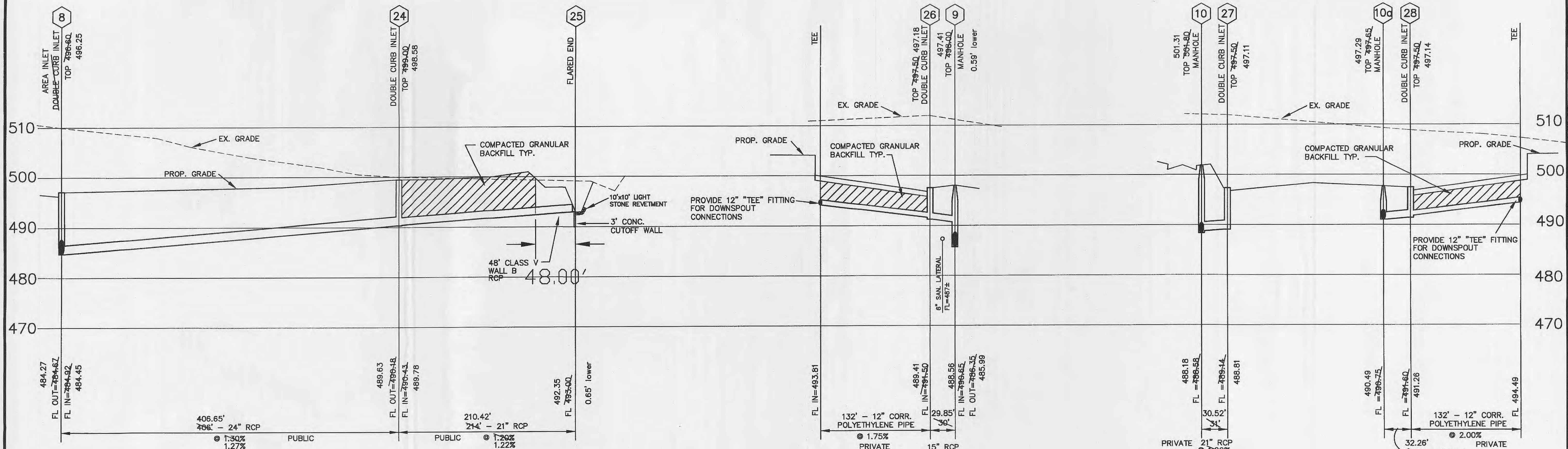
No.	Date	Description
1	11/28/95	REVISED PER CITY OF O'FALLON REMOVED REACH 27 TO 28. ADDED STRUCTURE TO REV. STRUC. 9 & 24. ELIMINATED STRUC. 8a
2	6/7/96	REV. STRUC. 9 & 24
3	6/19/96	ELIMINATED STRUC. 8a
4	12/19/11	SEWER AS-BUILT

**STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.**
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO. 63025
(636) 530-9100
Fax (636) 530-9130

SHEET NO.

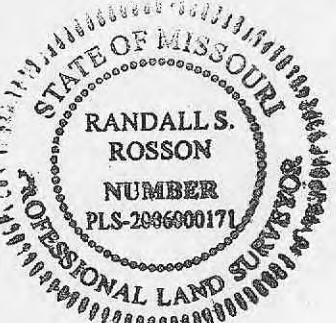
C9a

Date	9/29/95	Job No.	4899
Dwg. by	RS	Check	
Drawer		Tube#	
D.N.		Scale	1"=60'



AS-BUILT
SANITARY AND STORM SEWER MEASUREMENTS

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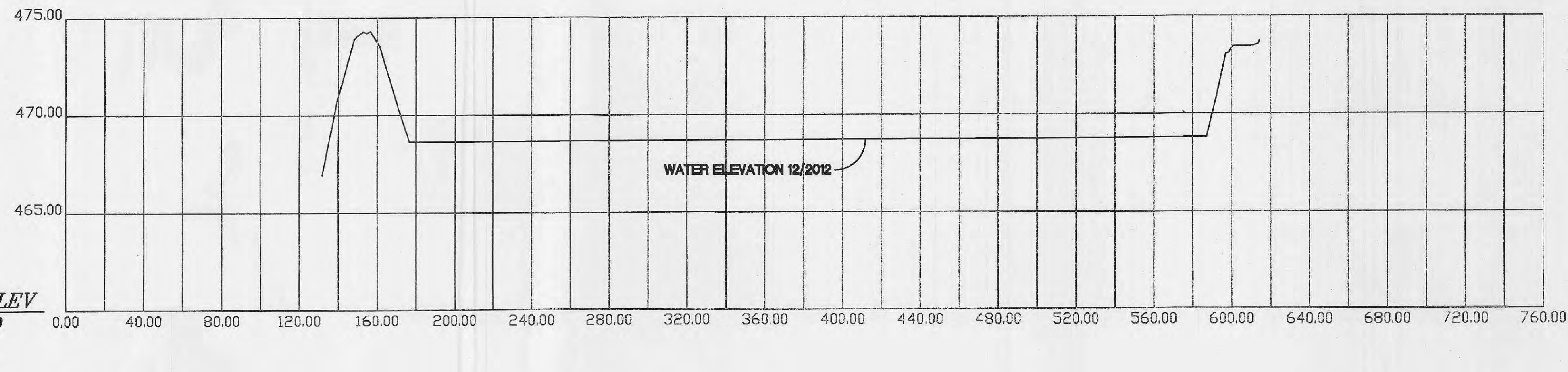
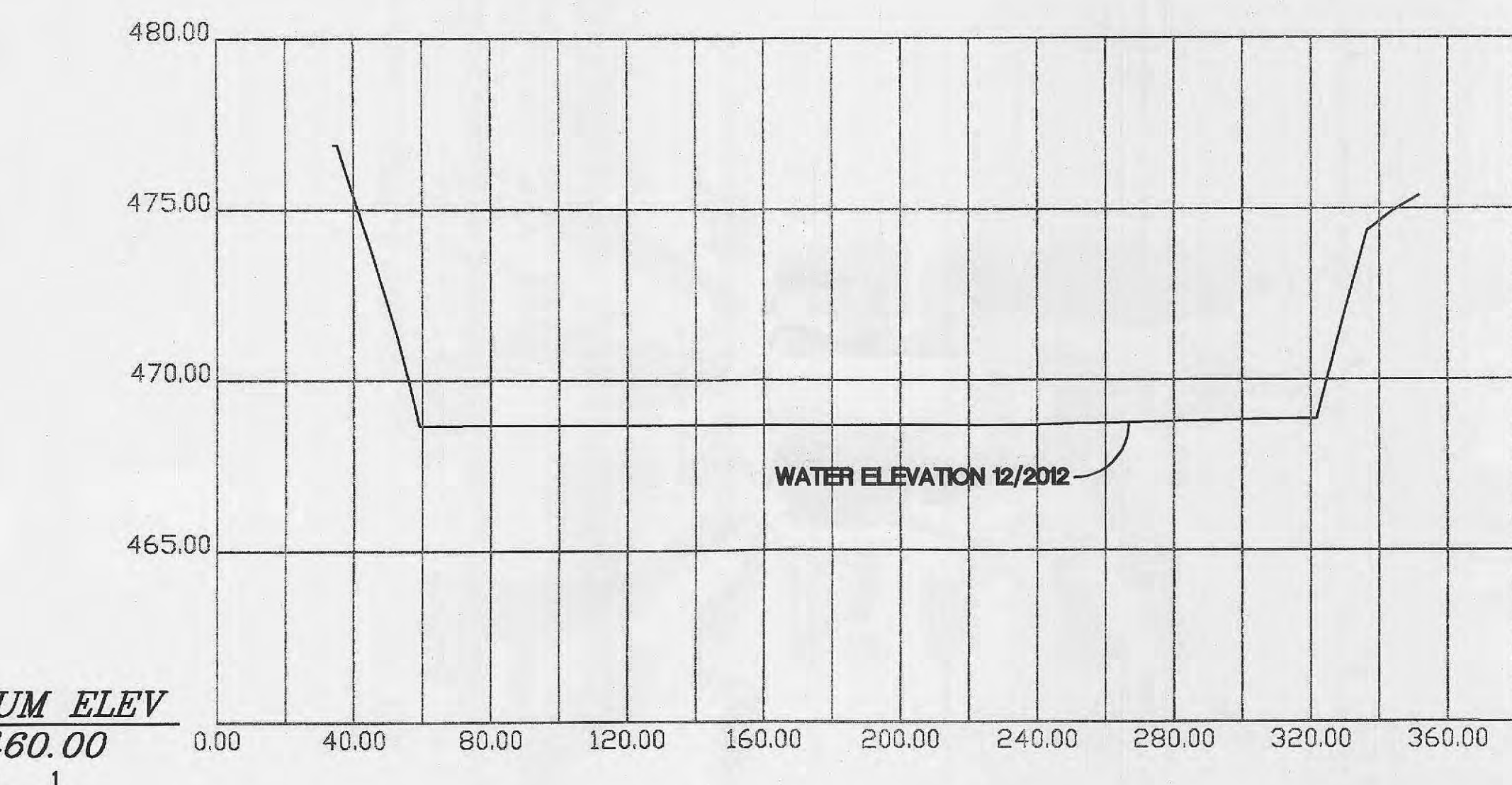
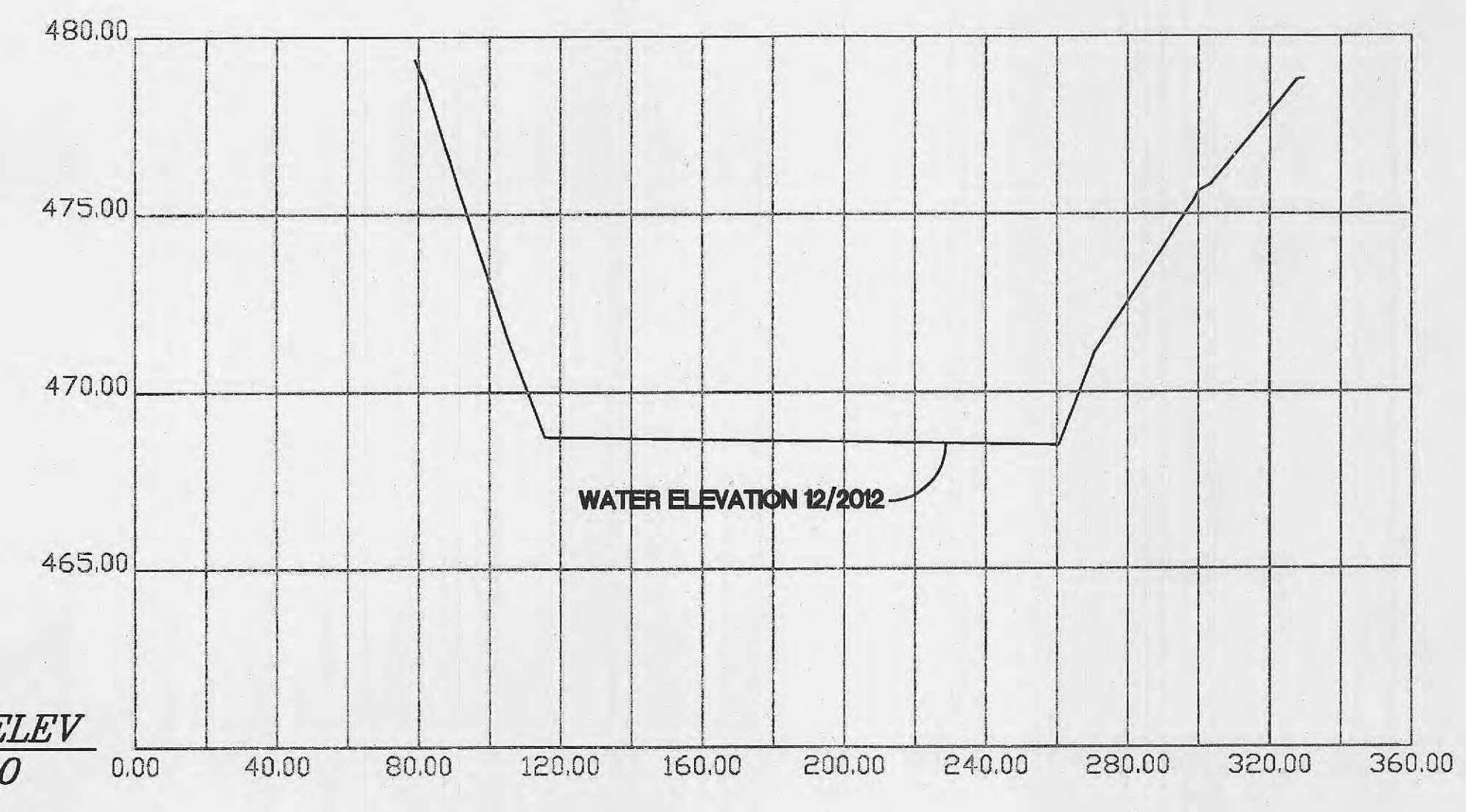
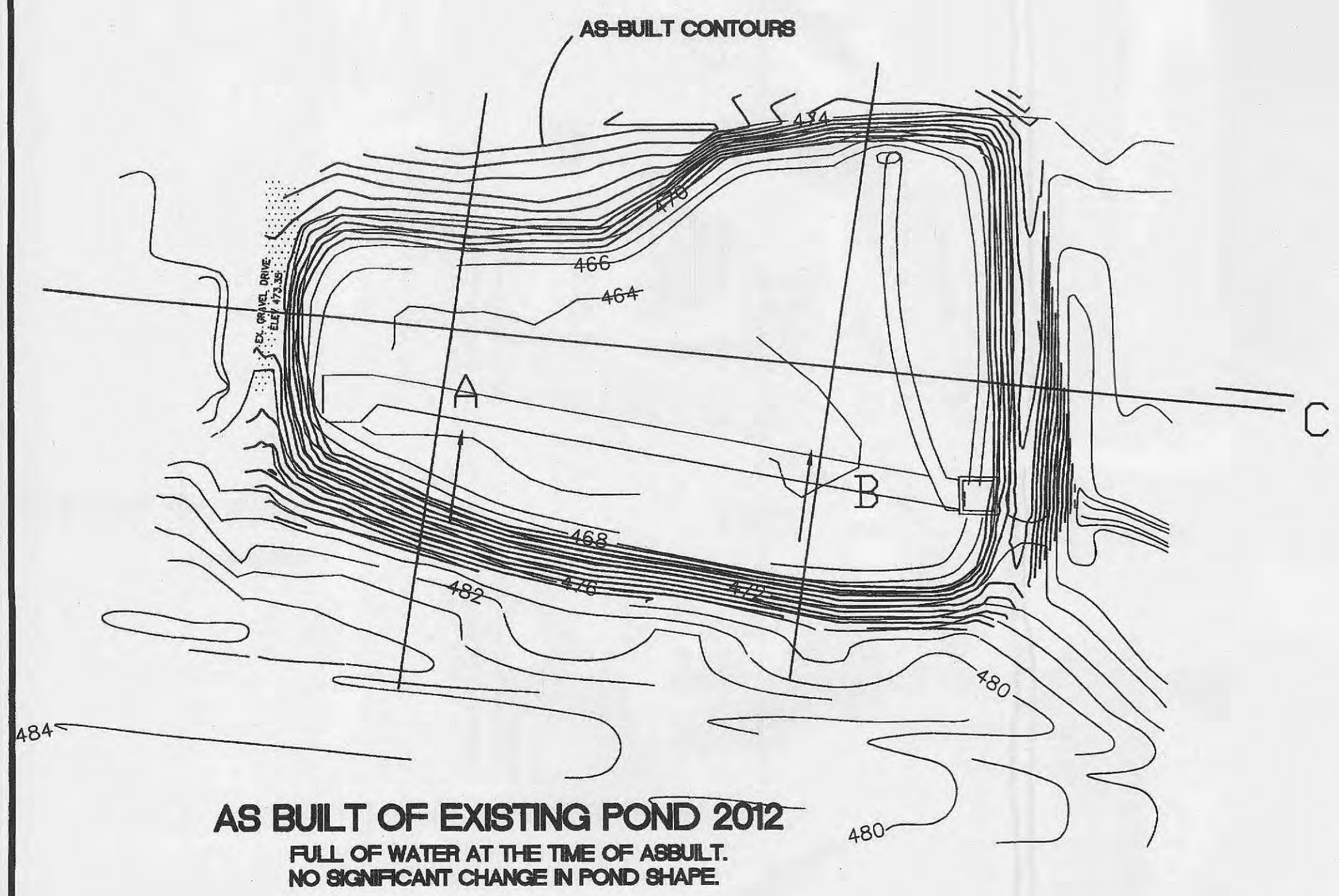
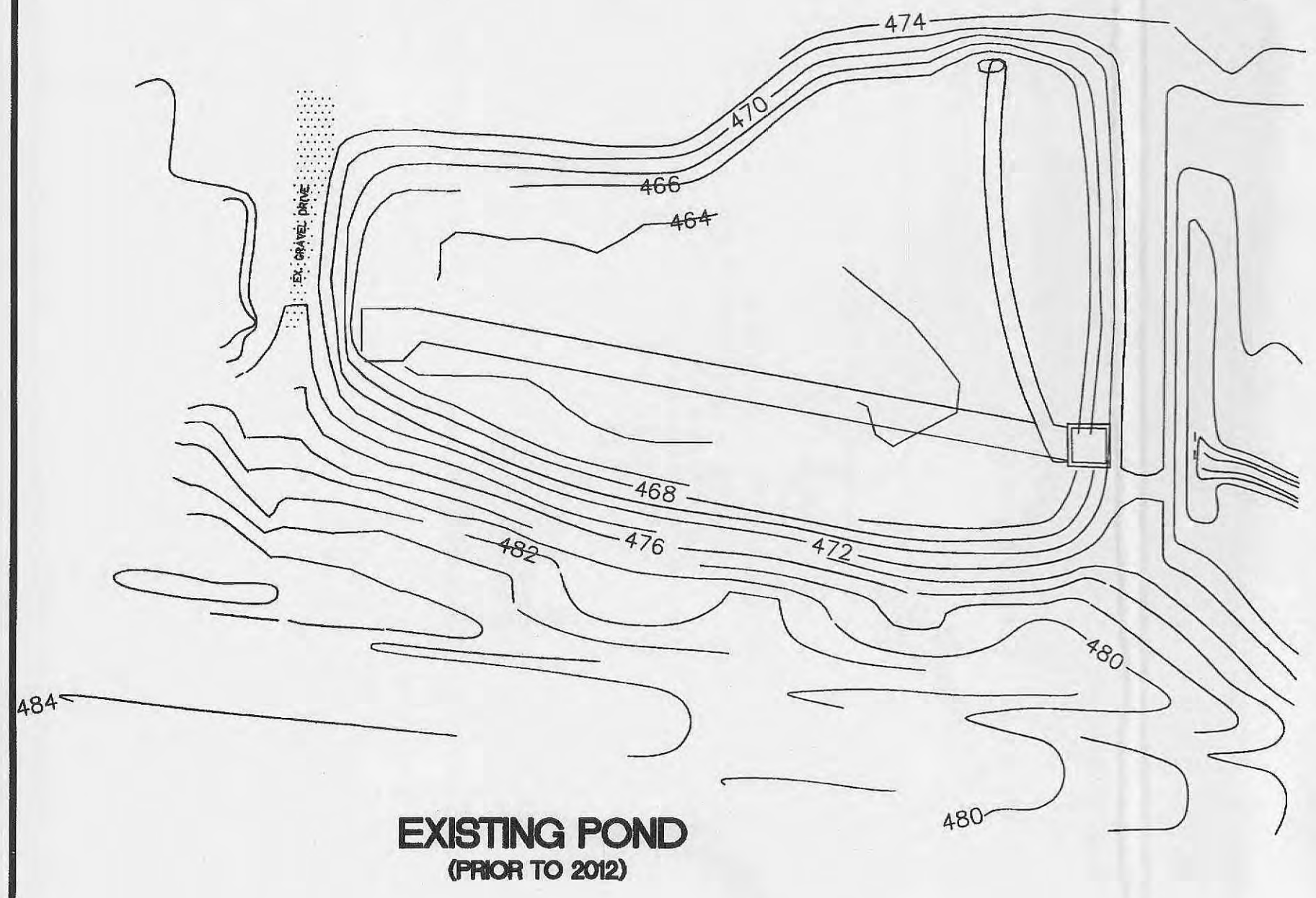
Randall S. Rosson
Randall S. Rosson, P.L.S. No. 2006-000171 Date 12-11-12

STORM SEWER PROFILES
SCALE: 1"=60' HORIZ.
1"=10' VERT.

STORM SEWER PROFILES

- NOTES:
1. STORM SEWER PIPES SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, CLASS II UNLESS NOTED.
 2. STORM INLETS SHALL HAVE THE FLOWLINE OF INCOMING AND OUTGOING STORM SEWER PIPES MAINTAIN A MIN. 0.20 FOOT DROP THROUGH THE INLET UNLESS NOTED.
 3. SEE SHEET C11 AND C12 FOR SEWER DETAILS.
 4. CORRUGATED POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE STANDARD SPECIFICATIONS OF ASTM F-667 AND AASHTO M-294
 5. CONTRACTOR TO COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS.

O:\DRAWING\00116959\4899\4899_AshutilDrawings\CSA-AB.dwg, 1:60



CROSS SECTIONS
H = 140 V = 120

CROSS SECTIONS
H = 140 V = 120

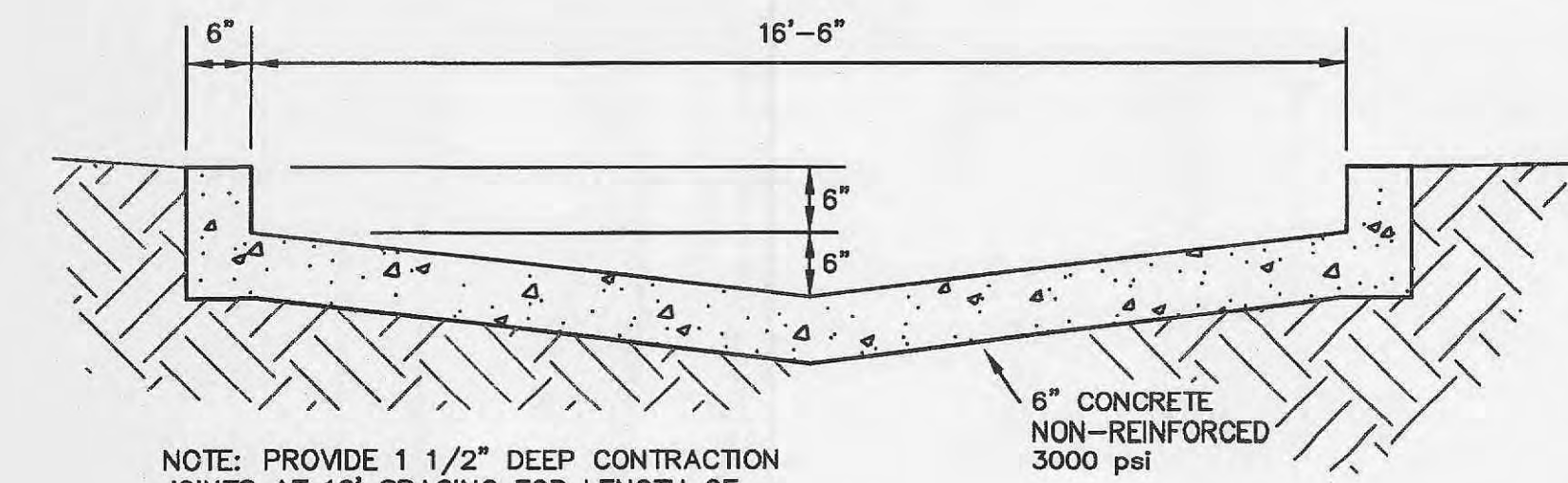
AS-BUILT

SANITARY AND STORM SEWER MEASUREMENTS

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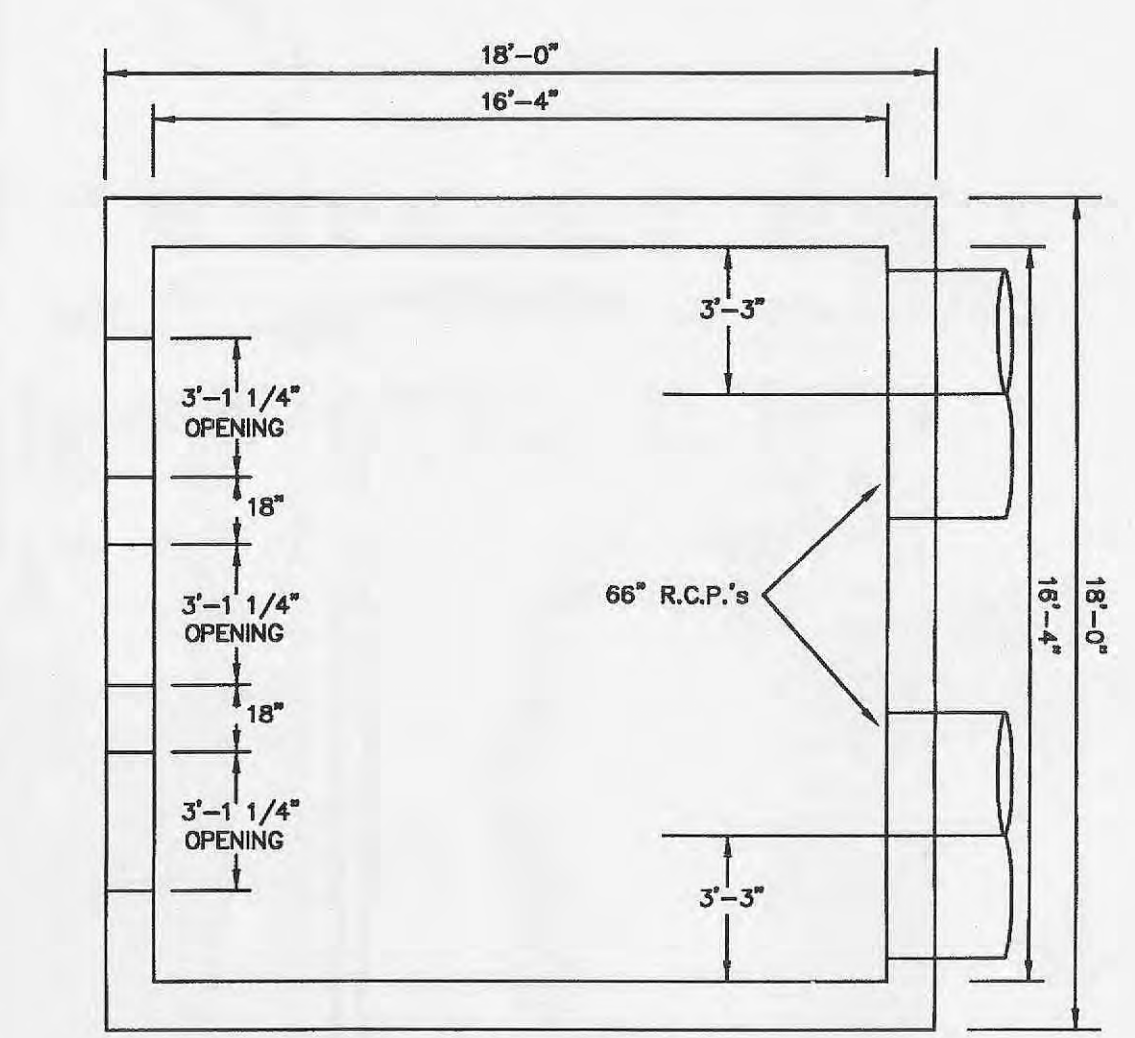
Randall S. Rosson 12-11-12
Randall S. Rosson, P.L.S. NO. 2066-000171 Date



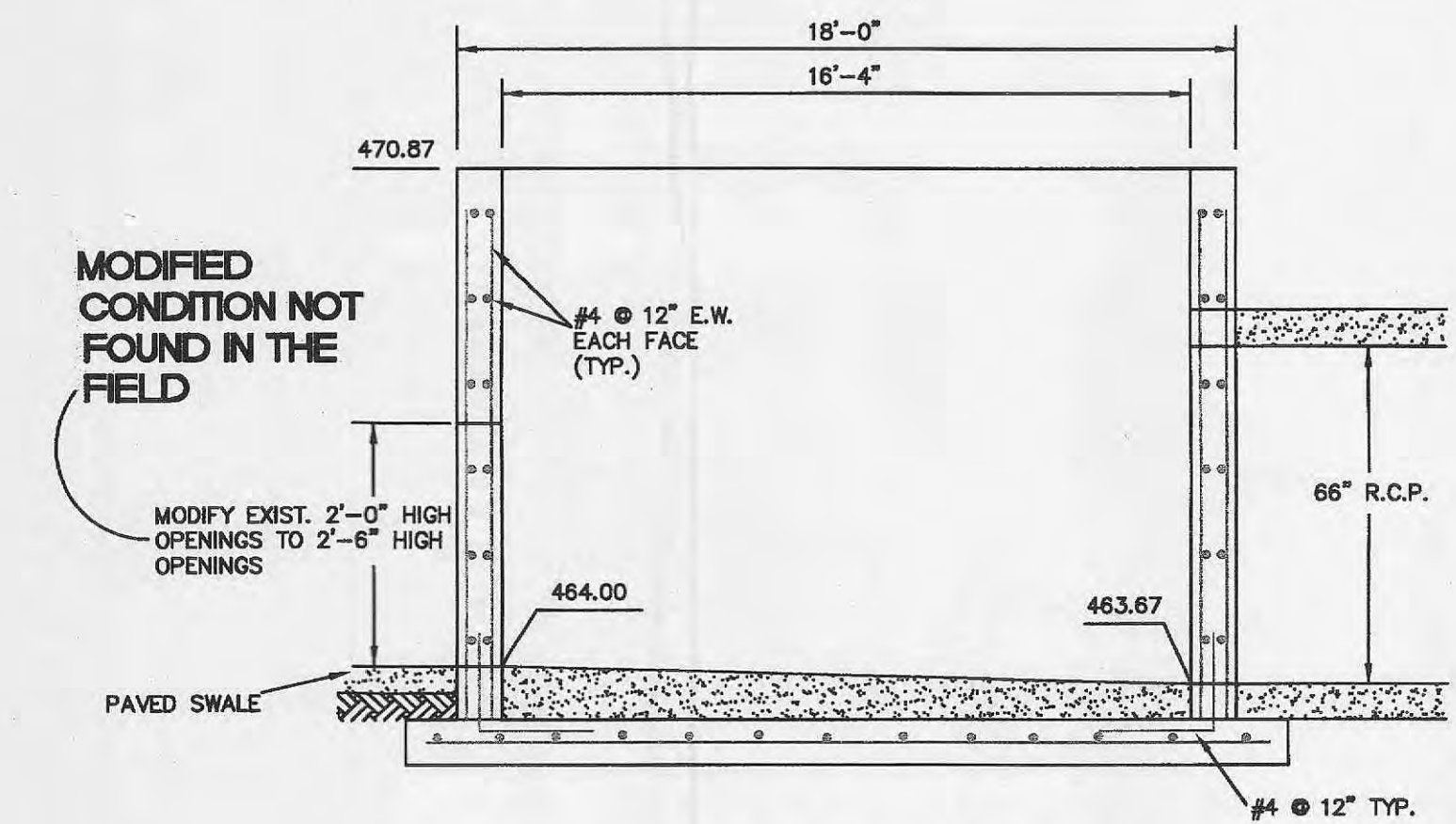
NOTE: PROVIDE 1 1/2" DEEP CONTRACTION JOINTS AT 10' SPACING FOR LENGTH OF FLUME

CONCRETE FLUME DETAIL

(n.t.s.)
(IN DETENTION BASIN)

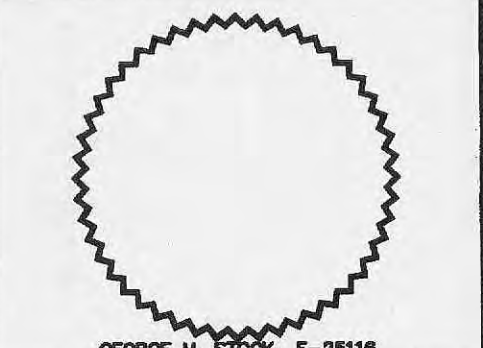


PLAN VIEW ~ EXISTING OUTFALL STRUCTURE



SECTION ~ EXISTING OUTFALL STRUCTURE

EXISTING DETENTION STRUCTURE
(TO BE MODIFIED AS SHOWN)
(NOT TO SCALE)



- DEVELOPER**
Trammell Crow
CIVIL ENGINEER
Stock & Associates
ARCHITECT
Mitchell-Hugeback
STRUCTURAL ENGINEER
- FIRE PROTECTION &
CODE REVIEW**

NEW OFFICE / MANUFACTURING FACILITY FOR:
WEST 70 COMMERCE CENTER
O'FALLON, MISSOURI

REVISIONS

No.	Date	Description
1	11/28/05	REVISED PER CITY OF O'FALLON
2	6/10/06	REVISED PER CITY OF O'FALLON
3	7/1/06	REVISED PER CITY OF O'FALLON
4	12/19/11	SEWER AS-BUILT

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
257 CHESTERFIELD BUSINESS PARKWAY
CHESTERFIELD, MO 63005
(636) 530-9100
Fax (636) 530-9130

SHEET NO.

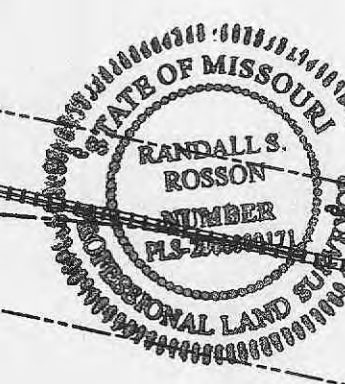
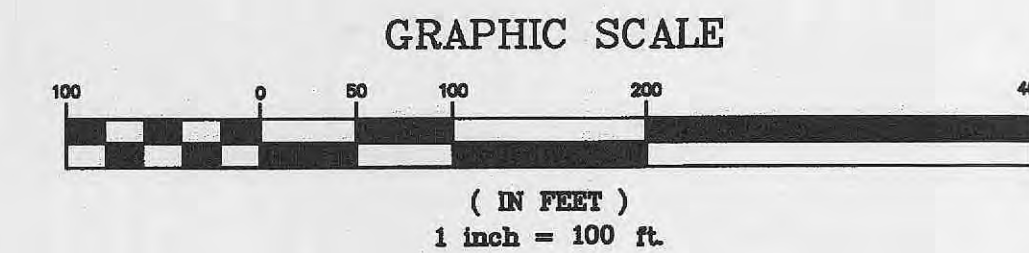
C12

Date	9/29/05	Job No.	4899
Dwg by	RS	Check	
Drawn		Table	
D.N.		Scale	1"=60'

AS-BUILT

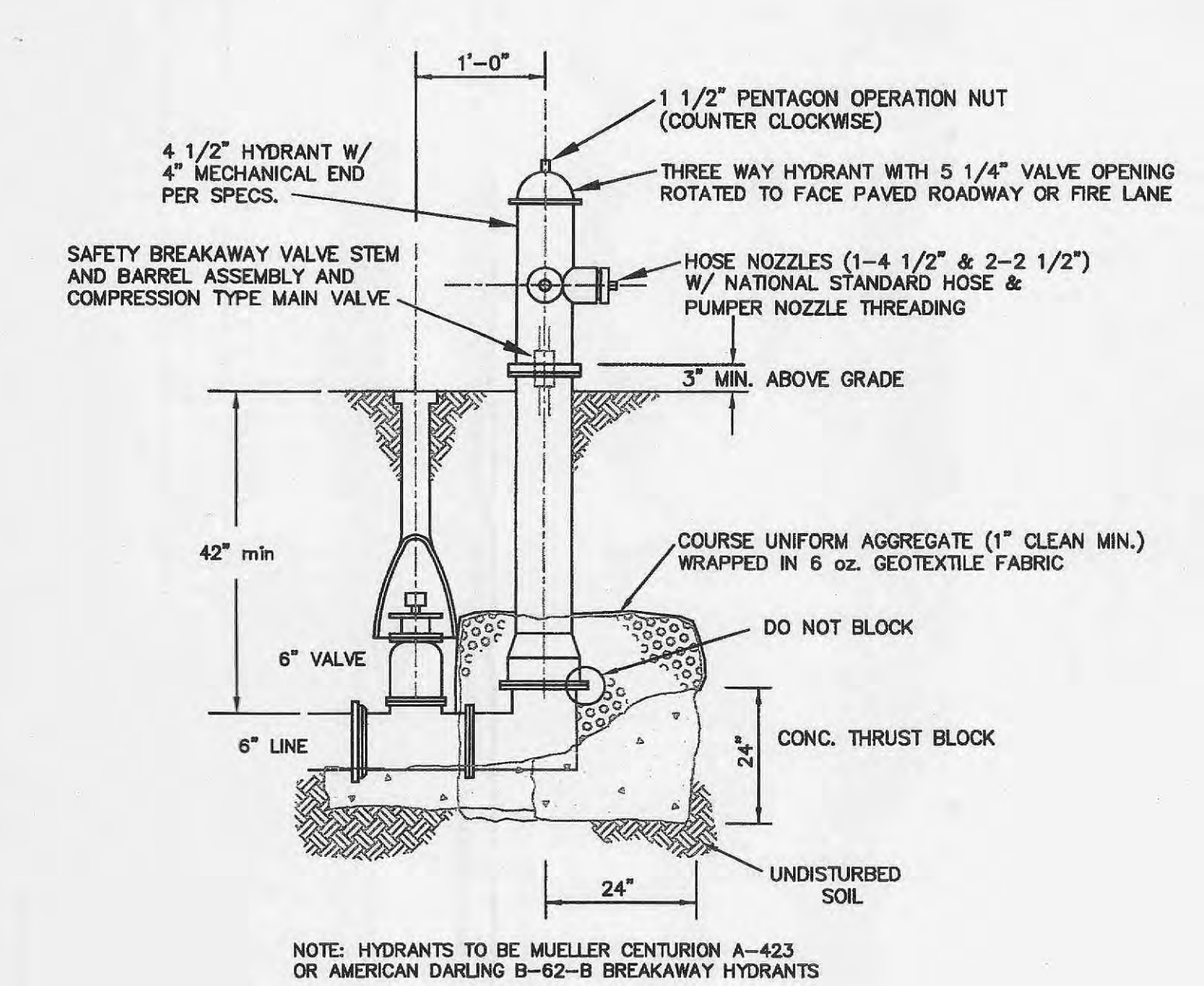
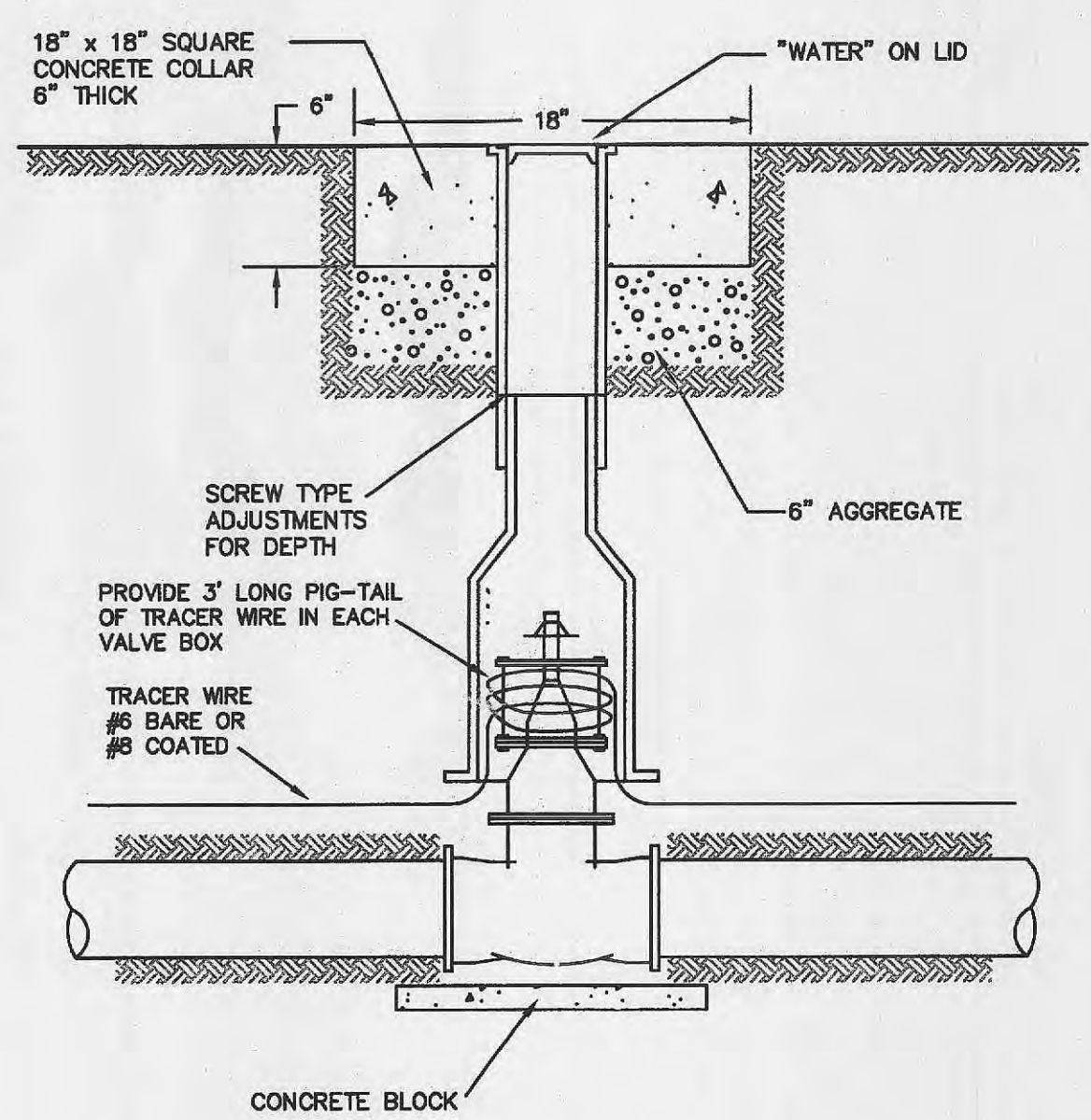
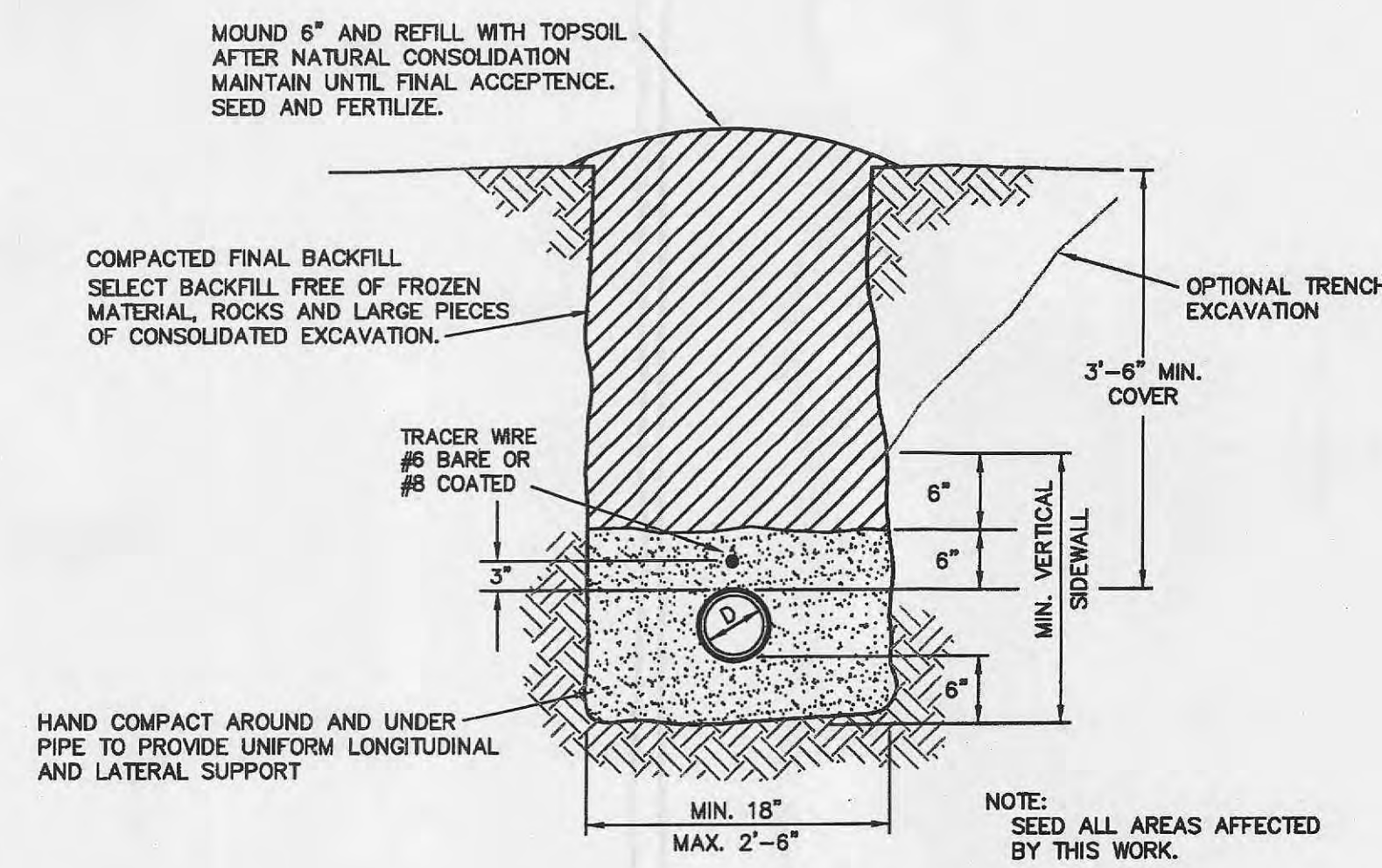
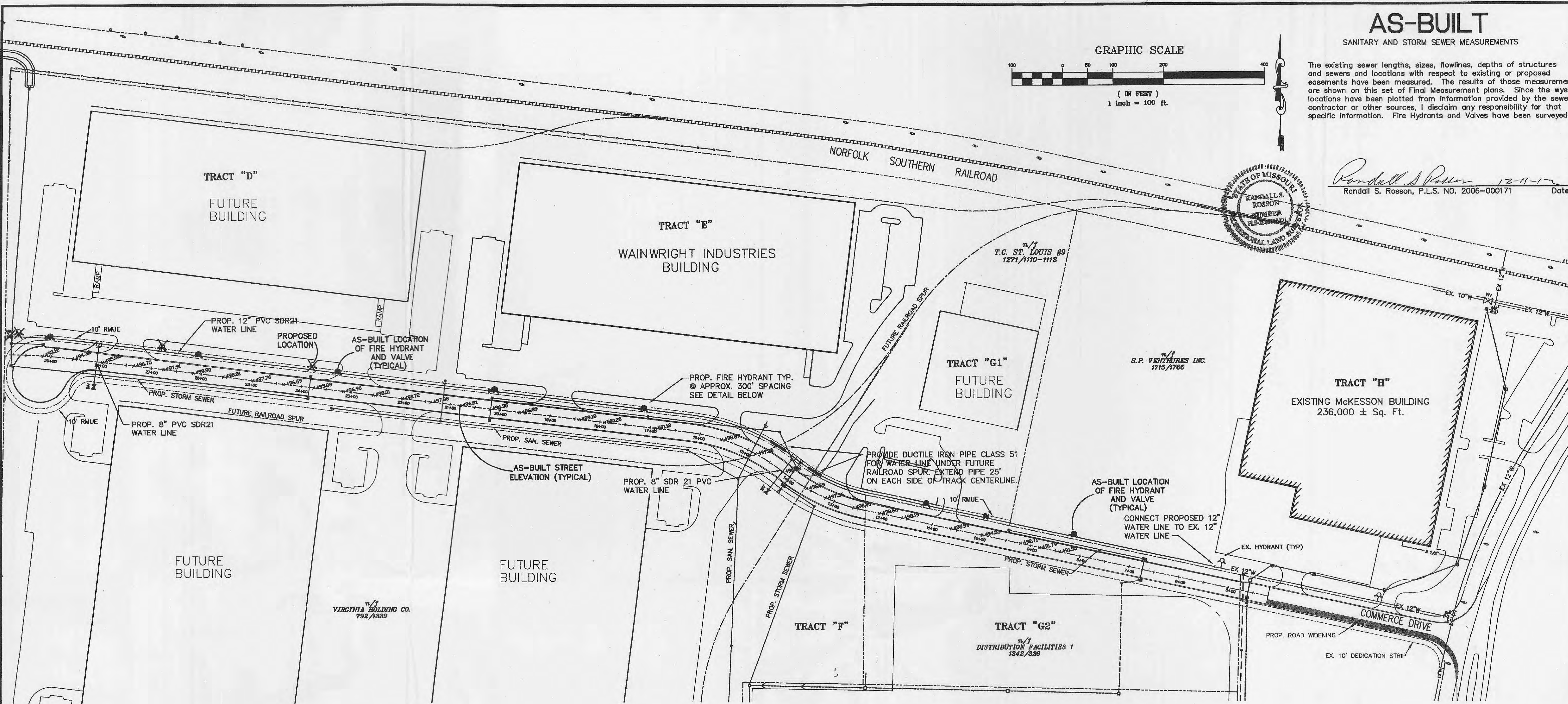
SANITARY AND STORM SEWER MEASUREMENTS

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. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information. Fire Hydrants and Valves have been surveyed.



Randall S. Rosson 12-11-11 Date
 Randall S. Rosson, P.L.S. NO. 2006-000171

DEVELOPER	Trammell Crow
CIVIL ENGINEER	Stock & Associates
ARCHITECT	
STRUCTURAL ENGINEER	
FIRE PROTECTION & CODE REVIEW	



NEW OFFICE / MANUFACTURING FACILITY FOR:
WEST 70 COMMERCE CENTER
 O'FALLON, MISSOURI

REVISIONS		
No.	Date	Description
1	6/16/96	REVISION NOTE
2	12/09/97	RECORD DRAWINGS
3	12/19/11	CITY ASBUILTS

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SHEET NO.

C13-1

95-946

Date	9/29/95	Job No.	4899
Dwg by	RS	Check	
Drawer		Tube#	
D.N.		Scale	NOTED