

CITIMORTGAGE

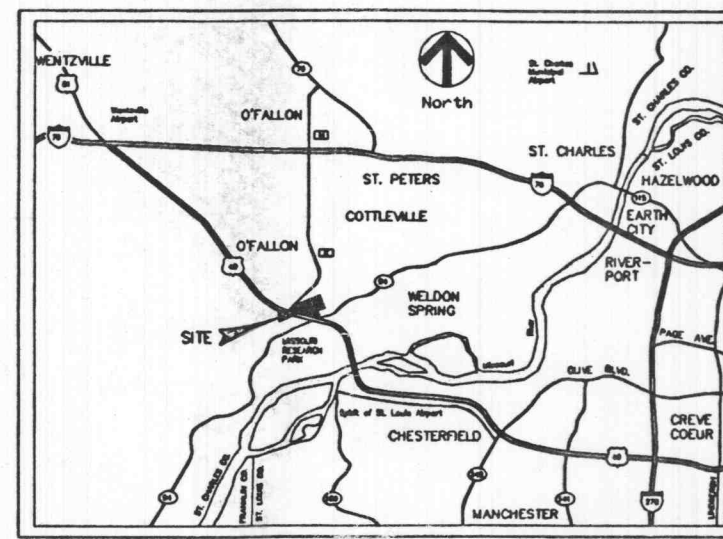
SIX PARCELS OF LAND BEING PART OF LOTS 16, 17 AND 18 OF "JOHN D. COALTER'S HOWELL PRARIE TRACT", AS RECORDED IN BOOK H - NO. 2, PAGE 141 OF THE ST. CHARLES COUNTY RECORDS AND BEING LOCATED IN U.S. SURVEY 1669 AND 1796 TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

INDEX

LEGEND

EXISTING CONTOURS	----- 120 -----
PROPOSED CONTOURS	----- 120 -----
EXISTING SANITARY SEWERS	==========
EXISTING STORM SEWERS	==========
PROPOSED SANITARY SEWERS	----------
PROPOSED STORM SEWERS	----------
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.
GAS MAIN	----- G -----
WATER MAIN	----- W -----
UNDERGROUND TELEPHONE	----- T -----
FIRE HYDRANT	
POWER POLE	
CHAIN-LINK FENCE	----------
SILTATION CONTROL	----------



LOCATION MAP
(N.T.S.)

PERTINENT DATA

OWNER OF RECORD = ANDREW N. BAUR
EDWARD T. BAUR TRUSTEES
555 NORTH NEW BALLAS ROAD
SUITE 130
ST. LOUIS, MO 63141

OWNER (UNDER CONTRACT) = PROGRESS POINT, L.L.C.
c/o TRISTAR Business Communities
13397 LAKEFRONT DRIVE, SUITE 200
EARTH CITY, MO 63045

UTILITIES

WATER SERVICE = MISSOURI AMERICAN WATER COMPANY 535 NORTH NEW BALLAS ROAD ST. LOUIS, MO 63141 PH. 314-996-2286 CONTACT: BILL CUNNINGHAM	FIRE DISTRICT = COTTLEVILLE FIRE PROTECTION DISTRICT P.O. BOX 385 1385 MOTHERHEAD ROAD COTTLEVILLE, MO 63338 PH. 636-447-8655 / FAX 636-441-1742 CONTACT: MARK BOEHLE, FIRE MARSHAL
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT 3550 HIGHWAY K O'FALLON, MO 63304-8616 PH. 636-441-1244 FAX 636-498-8150 CONTACT: MIKE O'BRIEN	ELECTRIC SERVICE = AMERENUE - WENTZVILLE DISTRICT 200 CALLAHAN ROAD WENTZVILLE, MO 63385 PH. 636-639-8307 CONTACT: SUREN MEHTA
PHONE SERVICE = SOUTHWESTERN BELL TELEPHONE 402 N. 3rd. STREET ST. CHARLES, MO 63301 PH. 636-949-1320 CONTACT: DEBBIE ESTES	GAS SERVICE = ST. CHARLES GAS COMPANY 1 WESTBURY SQUARE, BUILDING D ST. CHARLES, MO 63301 PH. 636-946-0352 CONTACT: MIKE LANGAN

EXISTING ZONING = HTCD

SITE ACREAGE = 45.635 ACRES ±

BENCH MARK

BENCH MARK STATION: SC-18
ELEVATION = 811.83

DESCRIPTION: BOTH THE STATION AND THE AZMUTH MARK ARE STANDARD 60 DMR ALUMINUM DISK. THE STATION IS STAMPED "SC-18, 1999". THE AZMUTH IS STAMPED "SC-18, 1999". BOTH DISK ARE SET IN 12 INCH DIAMETER BY 30 INCH DEEP CONCRETE MONUMENTS FLUSH WITH THE GROUND.

STATION AZMUTH MARKS AND REFERENCE TICS: 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 AZMUTH MARK IS ABOUT 0.25 MILES WEST OF THE STATION AND NEAR THE SOUTHEAST CORNER OF THE PARKING LOT FOR THE ARNOLD KNIGHT HAMPTON MEMORIAL LAKE. IT IS 88.0 FT. SOUTHWEST OF THE NORTHWEST CORNER POST OF A RAIL FENCE AROUND THE PARKING LOT; 46.3 FT.

PREPARED FOR:
CLAYCO CONSTRUCTION CO.

2199 INNERBELT BUSINESS CTR. DR.
ST. LOUIS, MO 63114
PH. 429 5100 FAX 429-3132

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.



STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
GEORGE MICHAEL STOCK
NUMBER 2813
CONSULTING ENGINEERS, INC.
425 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO 63141
PH. (314) 432-8100
FAX (314) 432-8171
e-mail: george@stockinc.com

Architect
Forum Studio
Structural Engineer
Alper Audi
Fire Protection Engineer
Planning Engineer
Mechanical Engineer
Electrical Engineer

CLAYCO
CLAYCO CONSTRUCTION COMPANY
2199 Innerbelt Business Center Dr.
St. Louis, MO 63114
Ph 314.429.5100 Fx 314.429.3185

TRISTAR
TRISTAR BUSINESS COMMUNITIES
13397 Lakefront Drive
St. Louis, MO 63045
Ph 314.291.0814

citimortgage
Progress Point O'Fallon, MO

Rev.	Description	Date
1	PROGRESS SET 1 FOR BID/PERMIT PWD (INFORMATION ONLY)	01-07-02
2	ISSUE	01-31-02
3	PROGRESS SET 3	03-19-02
4	CITY COMMENTS	04-18-02
5	CITY COMMENTS	04-25-02

The Professional Engineers seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the drawings and documents shown on this sheet. Other drawings and documents not containing this seal shall not be considered prepared by or the responsibility of the undersigned.

Drawing Title
TITLE SHEET

Drawing No.
C1

Scale 1"=40'

Drawn By P.J.C. Check By G.M.S.
Date 1-101-021 Cont'd No. 200-21661

4-30-02 gk
APPROVED
as noted

Bldg. Inspector