

# THE CROSSING AT RIVERSIDE CENTRE

A TRACT OF LAND BEING FUTURE DEVELOPMENT ON THE PLAT OF RIVERSIDE INDUSTRIAL CENTRE  
AS RECORDED IN PLAT BOOK 30, PAGE 288  
LOCATED IN U.S. SURVEY 731, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN  
ST. CHARLES COUNTY, MISSOURI

## IMPROVEMENT PLANS

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### LEGEND

EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
SPOT ELEVATION	
EXISTING UTILITIES	
FOUND 1/2" IRON PIPE	
SET IRON PIPE	
FOUND CROSS	
FOUND STONE	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
GUY WIRE	
POWER POLE	
WATER VALVE	
DENOTES RECORD INFORMATION	

### ABBREVIATIONS

DB.	DEED BOOK
E.	ELECTRIC
ESMT	EASEMENT
F.E.S.	FLARED END SECTION
FL	FLOWLINE
FT.	FEET
FND.	FOUND
G.	GAS
M.H.	MANHOLE
N/T.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.C.	PAGE
P.V.C.	POLYVINYL CHLORIDE PIPE
R.C.P.	REINFORCED CONCRETE PIPE
SQ.	SQUARE
T.	TELEPHONE CABLE
V.C.P.	VERTIFIED CLAY PIPE
W.	WATER
(86'W)	RIGHT-OF-WAY WIDTH
HSR	HEAVY STONE REVETMENT

### SITE DEVELOPMENT PLAN

DIVISION FILE NUMBER: 19 10.02  
APPROVAL DATE: 12-02-2010

### SITE DEVELOPMENT PLAN REQUIREMENTS:

- THE SITE PLAN CERTIFICATE SHALL EXPIRE, AND BE OF NO EFFECT, ONE HUNDRED EIGHTY (180) DAYS AFTER THE DATE OF ISSUANCE THEREOF, UNLESS WITHIN SUCH TIME A BUILDING PERMIT FOR ANY PROPOSED WORK AUTHORIZED UNDER SAID SITE CERTIFICATE HAS BEEN ISSUED. THE SITE PLAN CERTIFICATE SHALL EXPIRE AND BE OF NO EFFECT THREE HUNDRED AND SIXTY (360) DAYS AFTER THE DATE OF ITS ISSUANCE, IF CONSTRUCTION HAS NOT BEGUN AND BEEN PURSUED DILIGENTLY ON THE PROPERTY. (ORD. NO. 1161 27.07, 10-16-81)
- PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY CITY STAFF.
- THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE THE DEVELOPMENT.
- ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT.
- ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE.
- ALL CONDITIONS OF APPROVAL SHALL BE NOTED ON THE CONSTRUCTION SITE PLANS.

### SITE DEVELOPMENT PLAN CONDITIONS:

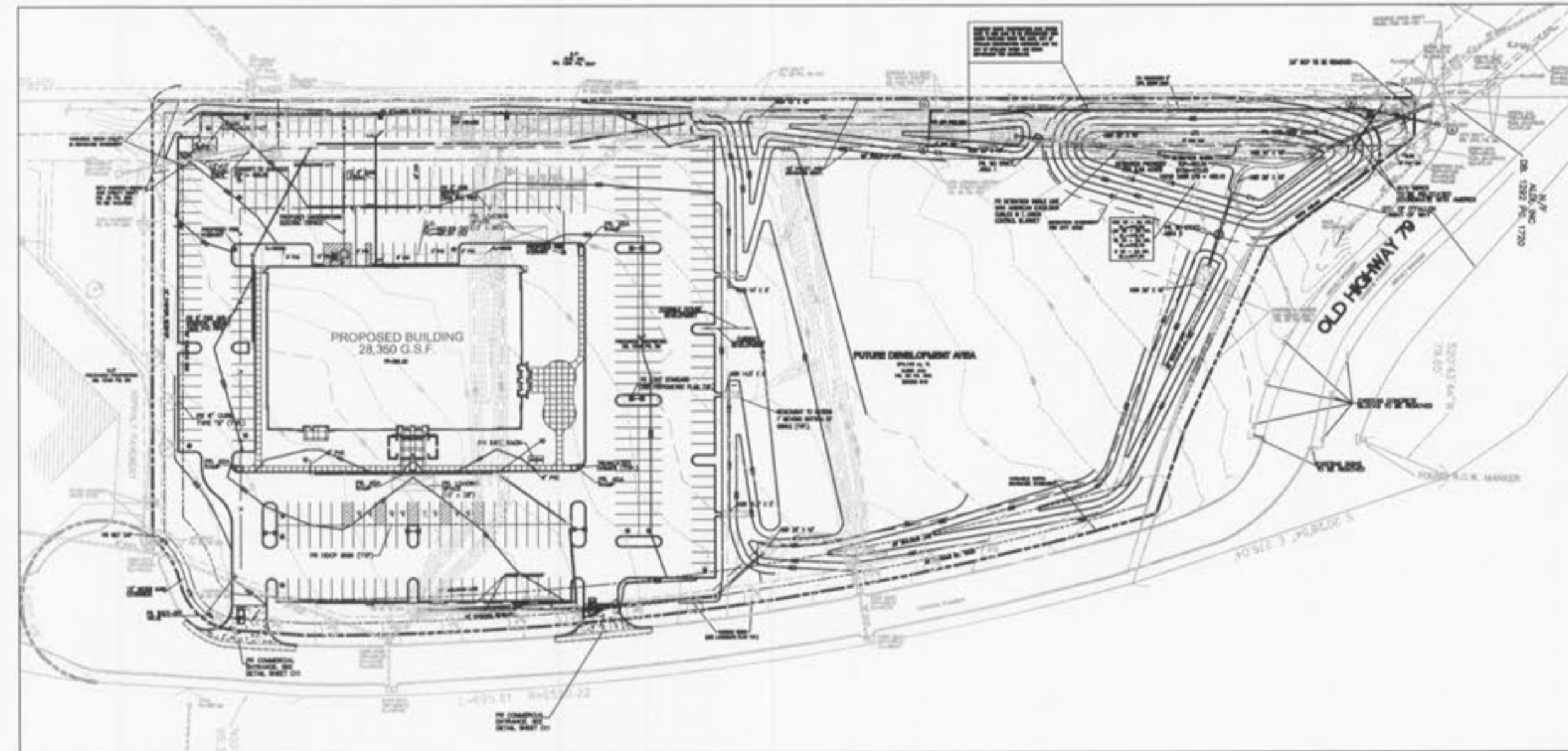
NO CONDITIONS PER CITY LETTER DATED DECEMBER 3, 2010



SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI, AND INCORPORATED AREAS. THE F.I.R.M. IS IDENTIFIED AS MAP NO. 29183 C 0242E WITH AN EFFECTIVE DATE OF AUGUST 2, 1996.

### PERTINENT DATA

SITE ACREAGE	= 8.589 Ac.±
OWNER (CONTRACT)	= WINDSOR CROSSING CHURCH
SITE ADDRESS	= 6000 W GENEVA DRIVE ST. PETERS, MISSOURI 63376
ZONING	= C-3 "HIGHWAY COMMERCIAL DISTRICT"
FIRE DISTRICT	= CENTRAL COUNTY
SEWER DISTRICT	= CITY OF OFALLON
WATER SERVICE	= CITY OF OFALLON
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AMERENUE ELECTRIC COMPANY
PHONE SERVICE	= CENTURYLINK
WATERSHED	= BELLEAU CREEK
WUNNENBERG'S	= PAGE 31, GRID 00-15



### PLAN VIEW

SCALE 1"=40'

### PROPERTY DESCRIPTION

A tract of land being the "FUTURE DEVELOPMENT" area of Riverside Industrial Centre as recorded in Plat Book 30 page 288 of the St. Charles County, Missouri records in U.S. Survey 731, Township 47 North, Range 3 East, Fifth Principal Meridian, City of O'Fallon, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at the southwest corner of above said "FUTURE DEVELOPMENT" area, also being the northwest corner of Lot 1 of above said Riverside Industrial Centre; thence along the west line of said "FUTURE DEVELOPMENT" area North 01 degree 52 minutes 41 seconds West 1,045.14 feet to the northwest corner of said "FUTURE DEVELOPMENT" area; thence along the northerly line of said "FUTURE DEVELOPMENT" area North 89 degrees 43 minutes 22 seconds East 33.04 feet to the southwest corner of said "FUTURE DEVELOPMENT" area; thence along the southwesterly line of said "FUTURE DEVELOPMENT" area South 38 degrees 25 minutes 10 seconds East 149.93 feet, South 67 degrees 17 minutes 06 seconds East 168.19 feet, and South 73 degrees 10 minutes 02 seconds East 73.47 feet to a point on a curve on the westerly line of West Geneva Drive, 50 feet wide; thence along said westerly line along last said westerly line the following courses and distances: Southwesterly along last said curve to the right, for which the radius point bears South 71 degrees 50 minutes 08 seconds West 2,407.22 feet and a chord which bears South 09 degrees 52 minutes 59 seconds East 711.60 feet, an arc distance of 714.08 feet, South 02 degrees 31 minutes 45 seconds West 58.10 feet to the beginning of a curve to the right for which the radius point bears North 87 degrees 28 minutes 15 seconds West 50.00 feet, Southwesterly along last curve with a chord which bears South 38 degrees 58 minutes 45 seconds West 59.41 feet, an arc distance of 83.82 feet to a point of reverse curvature. Southwesterly along a curve to the left for which the radius point bears South 14 degrees 34 minutes 15 seconds East 67.00 feet and a chord which bears South 56 degrees 30 minutes 10 seconds West 43.46 feet, an arc distance of 44.26 feet to the southerly line of above said "FUTURE DEVELOPMENT" area; thence departing last said westerly line along last said southerly line South 88 degrees 08 minutes 27 seconds West 363.57 feet to the point of beginning, containing 374,148 square feet or 8.589 acres, more or less.

### Agency Contacts

Sanitary Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-281-2858	Central County Fire 1 Timberbrook Dr. St. Peters, MO. 63376 636-970-9700
Water City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-281-2858	Ameren UE 200 Callahan Road Wentzville, MO. 63385 636-639-8312
Storm Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 636-281-2858	Gas Laclede Gas Company 3950 Forest Park Ave. St. Louis, MO. 63134 314-658-5437
	Telephone Century Link 1151 Century Link Dr. Wentzville, MO. 63385 636-332-7030

THE NECESSARY EASEMENTS TO BE GRANTED BY RECORDING THE EASEMENT PLAT IS A CONDITION OF APPROVAL OF THESE PLANS.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE: 2-9-11  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

### U.S.G.S. BENCHMARK

STATION 50-06  
ELEV. = 529.23 (NGVD 1929 1991)  
THE STATION IS LOCATED ON THE EAST SHOULDER OF NORTH BOUND LANE OF MO. HWY 79 ABOUT 1/4 MILE NORTH OF I-70. IT IS 280± NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HWY 79 STATION 537+62 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC., 14.82 FEET S.E. OF A COTTON PICKER SPINDLE IN THE JOINT OF PAVEMENT AND THE SHOULDER, 14.72' N.E. OF ANOTHER, 12.4 FEET EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND SHOULDER, AND 2.06' SOUTH OF A CARSONITE WITNESS POST.

### UTILITY LOCATES

MISSOURI ONE-CALL  
1 800 344-7483  
CITY OF OFALLON  
TRAFFIC (636) 379-5602  
ENGINEERING (636) 379-5556  
CONSTRUCTION INSPECTION (636) 379-5596



### UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

02/01/11  
GEORGE M. STOCK E-25116  
CIVIL ENGINEER  
CERTIFICATE OF AUTHORITY  
NUMBER: 000996

R+Z No. 19 10.02  
Approved 12-2-10

### THE CROSSING AT RIVERSIDE CENTRE

#### TITLE SHEET

**STOCK & ASSOCIATES**  
Consulting Engineers, Inc.

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St. Louis, MO 63005  
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FAX (636) 530-9130  
e-mail: general@stockassoc.com  
Web: www.stockassoc.com

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
P.R.G.	12/21/10	G.M.S.	12/21/10	210-4626	C1

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