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

U.S.G.S. BENCHMARK

THE STATION IS LOCATED ON THE EAST SHOULDER OF

NORTH OF 1-70. IT IS 280± NORTH OF THE NORTH EN

OF THE RAILROAD OVERPASS AT APPROXIMATE HWY 7

STATION 537+62 AND ON A LINE EXTENDED FROM THE

NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF

COTTON PICKER SPINDLE IN THE JOINT OF PAVEMENT

FEET EASTERLY OF THE JOINT BETWEEN THE PAVEMENT

WAINWRIGHT INDUSTRIES, INC., 14.82 FEET S.E. OF A

AND THE SHOULDER: 14.72' N.E. OF ANOTHER: 12.4

AND SHOULDER; AND 2.06' SOUTH OF A CARSONITE

UTILITY LOCATES

CONSTRUCTION INSPECTION

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE

SURVEYS, RECORDS AND INFORMATION, AND , THEREFORE DO NOT NECESSARILY REFLECT THE

STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE

ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER

ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES,

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.

MISSOURI ONE-CALL 1 800 344-7483

TY OF O'FALLON

(636) 379-5602

(636) 379-5596

ENGINEERING (636) 379-5556

NORTH BOUND LANE OF MO. HWY 79 ABOUT & MILE

ELEV.= 529.23 (NGVD 1929 (1991)

STATION SC-06

WITNESS POST.

UTILITY NOTE:

EXISTING BUILDING SPOT ELEVATION **EXISTING UTILITIES** FOUND 1/2" IRON PIPE FOUND CROSS FOUND STONE FIRE HYDRANT LIGHT STANDARD POWER POLE DENOTES RECORD INFORMATION

ABBREVIATIONS

- FEET

- FLECTRIC ESM'T - EASEMENT F.E.S. - FLARED END SECTION FLOWLIN

FND. - FOUND - GAS - MANHOLE M.H. - NOW OR FORMERLY PB. - PLAT BOOK

- PAGE PG. P.V.C. - POLYVINYL CHLORIDE PIPE R.C.P. - REINFORCED CONCRETE PIPE SQ. - SQUARE

- TELEPHONE CABLE V.C.P. - VETRIFIED CLAY PIPE - 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

ONE HUNDRED EIGHTY (180) DAYS AFTER THE DATE OF ISSUANCE PROPOSED WORK AUTHORIZED LINDER SAID SITE CERTIFICATE HAS BEEN ISSUED. THE SITE PLAN CERTIFICATE SHALL EXPIRE AND BI OF NO EFFECT THREE HUNDRED AND SIXTY (360) DAYS AFTER THE DATE OF ITS ISSUANCE, IF CONSTRUCTION HAS NOT BEGUN AND BEE PURSUED DILIGENTLY ON THE PROPERTY. (ORD. NO. 1161 27.07,

PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY CITY STAFF. 3. THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE

THE DEVELOPMENT. 4. ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT

5. ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE. 6. ALL CONDITIONS OF APPROVAL SHALL BE NOTED ON THE

SITE DEVELOPMENT PLAN CONDITIONS:

NO CONDITIONS PER CITY LETTER DATED DECEMBER 3, 2010

CONSTRUCTION SITE PLANS.

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

* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION CITY OF O'FALLON 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS: COMMUNITY DEVELOPMENT DEPARTMENT OCTOBER 1 THROUGH MAY 31 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY ACCEPTED FOR CONSTRUCTION JUNE 1 THROUGH SEPTEMBER 30 6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY DATE 2-9-11 7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY * THE AREA OF THIS PHASE OF DEVELOPMENT IS: 8.59 AC PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

THE AREA OF LAND DISTURBANCE IS: 7.21 AC NUMBER OF PROPOSED LOTS IS: 1 BUILDING SETBACK INFORMATION, FRONT 30 FEET

SIDE 25 FEET REAR 50 FEET

* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 6960

* PARKING CALCULATIONS REQUIRED PARKING BASED ON CLASSIFICATION: CHURCH REQUIRED PARKING = 1 SPACE PER 3 SEATS NUMBER OF SEATS IN BUILDING = 1014 TOTAL REQUIRED = 1014/3 = 338 SPACES TOTAL PROVIDED: 338 SPACES ACCESSIBLE SPACES REQUIRED: 301-400 SPACES PROVIDED

PROVIDED: 8 ACCESSIBLE SPACES (2 VAN ACCESSIBLE) REQUIRED: 1 PER 5000 SF + 1 PER EACH ADDITIONAL 20,000 SF = 2 REQ'D

BIKE RACK REQUIREMENTS: 4 RACK SPACES REQUIRED PER PLANNING AND ZONING PROVIDED: 4 RACK SPACES

REQUIRED: 8 ACCESSIBLE SPACE (1 VAN ACCESSIBLE)

PREPARED FOR:

OWNER/CONTRACT WINDSOR CROSSING CHURCH 114 NORTH EARTHERTON CHESTERFIELD, MO 63005 CONTACT: ART KUIPER

MISSOURI DEPT. OF NATURAL RESOURCES

City approval of any construction site plans dose not mean that any building can be constructed on the lots

All installations and construction shall conform to the approved engineering drawings. However, if the developer

chooses to make minor modifications in design and/or specifications during construction, they shall make such

construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the

changes at their own risk, without any assurance that the City Engineer will approve the completed installation or

approved drawings. The developer may be required to correct the installed improvement so as to conform to the

approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding

PERMIT NO. - MOR10D698 EXPIRATION DATE: 02/07/2012

without meeting the building setbacks as required by the zoning codes.

Lighting values will be reviewed on site prior to the final accupancy inspection.

any field changes approved by the City Inspector.



500-YEAR FLOODPLAIN) PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNT, 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 = $8.589 \text{ Ac.} \pm$ OWNER (CONTRACT) = WINDSOR CROSSING CHURCH

ST. PETERS. MISSOURI 63376 = C-3 "HIGHWAY COMMERCIAL DISTRICT" ZONING = CENTRAL COUNTY FIRE DISTRICT SEWER DISTRICT = CITY OF OFALLON

WATER SERVICE = CITY OF OFALLON = LACLEDE GAS COMPANY ELECTRIC SERVICE = AmerenUE ELECTRIC COMPANY PHONE SERVICE = CENTURYLINK WATERSHED = BELLEAU CREEK

WUNNENBERG'S = PAGE 31, GRID 00-15

PLAN VIEW

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND

THE UNDERSIONED ENGINEER HAVE NO RESPONSIBILITY FOR

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 AN

AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE

IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER

DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL

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 southwesterly line of Old Highway 79; thence along last said southwesterly line the following courses and distances: 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 departing last said southwesterly line along last said westerly line the following courses and distances: Southeasterly 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 63.62 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.

02/01/11

NUMBER: 000996

P4Z No. 1910.02 Approved 12-2-10

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SITE AND GRADING PLAN

SITE AND GRADING PLAN

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PROPOSED DRAINAGE AREA MAP

DETENTION DRAINAGE AREA MAP

LANDSCAPE PLAN

LANDSCAPE PLAN

PHOTOMETRIC PLAN

Agency Contacts

Sanitary Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-281-2858

City of O,Fallon 100 N. Main St. O'Fallon, MO, 63366 Contact: 636-281-2858

Storm Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 636-281-2858

Central County Fire 1 Timberbrook Dr. St. Peters, MO 63376 636-970-9700

Ameren UE 200 Callahan Road Wentzville, MO. 63385 636-639-8312

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

CITY APPROVAL 02/01/11 CITY COMMENTS 01/26/1 CITY COMMENTS 01/13/11

THE CROSSING AT RIVERSIDE CENTRE

TITLE SHEET

MICHAEL STOCK NUMBER E-25116

GEORGE M. STOCK E-25116 IVIL ENGINEER

CERTIFICATE OF AUTHORITY

12/21/10 G.M.S. 12/21/10

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

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