

GOLD'S GYM

A TRACT OF LAND BEING LOT 1 OF HIGHWAY K CENTER AS RECORDED IN PLAT BOOK 32, PAGE 238
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 45 NORTH,
 RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS (COMMERCIAL CONSTRUCTION SITE PLAN)



LOCATION MAP
 NOT TO SCALE

PERTINENT DATA

OWNER UNDER CONTRACT - SCANNELL PROPERTIES #60, L.L.C.
OWNER - PLEASANT UNION FAMILY PARTNERSHIP, L.P.
ZONING - C2
SITE ACREAGE - 5.003 ± Acres (4.24 Acre GOLD'S GYM SITE + 0.76 Acre OUTPARCEL)
SITE ADDRESS - 2801 HIGHWAY K
 O'FALLON, MISSOURI 63366
WUNNENBERG'S - P.C. 45, GRID SS-18

CITY ENGINEER SANIT. & STORM SEWERS

CITY OF O'FALLON
 100 NORTH MAIN ST.
 O'FALLON, MO 63366
 ATTN: MR. STEVE BENDER, P.E.,
 CITY ENGINEER
 PHONE: (636) 379-5560
 FAX: (636) 978-4144
 sbender@ofallonmo.us
 ATTN: MS. JEANIE GREENLEE
 PHONE: (636) 379-5557
 jgreenlee@ofallonmo.us

ELECTRIC SERVICE

AmerenUE ELECTRIC COMPANY
 200 CALLAHAN RD.
 WENTZVILLE, MO 63385
 ATTN: MR. DAVID GRAVIETT
 PHONE: (636) 639-8315
 dgraviett@ameren.com
 ATTN: MR. JEFF BUTLER
 PHONE: (636) 639-8311
 jbutler@ameren.com

FIRE DISTRICT

O'FALLON FIRE PROTECTION DISTRICT
 118 EAST ELM ST.
 O'FALLON, MO 63366
 ATTN: MR. MARK MORRISON,
 ASSIST. FIRE MARSHAL
 PHONE: (636) 272-3492 #107
 CELL: (636) 262-0051
 www.ofallonfire.org

GAS SERVICE

LA CLEDGE GAS COMPANY
 1999 TRADE CENTER EAST
 ST. PETERS, MO 63376
 ATTN: MR. MIKE LANGAN
 PHONE: (636) 978-2663 EXT. 103
 mlangan@lacledegas.com

LAND DISTURBANCE PERMIT

MISSOURI DEPARTMENT OF NATURAL RESOURCES (DNR)
 ST. LOUIS REGIONAL OFFICE
 7545 S. LINDBREGH, SUITE 210
 ST. LOUIS, MO 63125
 ATTN: MR. MIKE STRUCKHOFF, DIRECTOR
 PHONE: (314) 416-2960
 FAX: (314) 416-2970
 PERMIT MOR 108642
 ISSUED 8/29/06, EXPIRES 2/07

MoDOT

MISSOURI DEPARTMENT OF TRANSPORTATION
 6780 OLD HIGHWAY N
 ST. CHARLES, MO 63604
 ATTN: MR. SCOTTY D. WARD,
 SR. TRAFFIC TECHNICIAN
 PHONE: (314) 340-4334
 FAX: (314) 340-4119
 scotty.ward@modot.mo.gov

PHONE SERVICE

CENTURY-TEL TELEPHONE
 151 CENTURY TEL DR.
 P.O. BOX 781
 WENTZVILLE, MO 63385
 ATTN: MR. DANIEL KRUSE
 PHONE: (636) 332-7030
 daniel.kruse@centurytel.com

PROJ. GEOTECHNICAL ENGINEER

MIDWEST TESTING
 3877 HOLLEBERG DR.
 ST. LOUIS, MO 63044
 ATTN: SHARI A. CUNNINGHAM, P.E.
 PROJECT ENGINEER
 PHONE: (314)-739-2727
 FAX: (314) 739-5429
 MT JOB. NO. 11018, 5/23/06 REPORT
 MT JOB. NO. 11068, 6/6/06 REPORT
 MT JOB. NO. 11018, 7/25/06 REPORT

WATER SERVICE

PUBLIC WATER SUPPLY DISTRICT
 NO. 2 OF ST. CHARLES COUNTY
 100 WATER DR.
 O'FALLON, MO 63366
 ATTN: MR. BRIAN PIEPER
 PHONE: (636) 561-3737 ext. 124
 bpieper@alliancewater.com

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: *[Signature]* DATE: 11-27-06
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

PLANNING & ENGINEERING DEPT. FILE NO: 3006 & 3006.01
 SITE PLAN APPROVED: JULY 20, 2006

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.

LEGEND

EXISTING CONTOURS	----- 120 -----
PROPOSED CONTOURS	----- 120 -----
EXISTING SANITARY SEWERS	-----○-----
EXISTING STORM SEWERS	-----□-----
PROPOSED SANITARY SEWERS	-----●-----
PROPOSED STORM SEWERS	-----■-----
EXISTING RIGHT-OF-WAY	-----
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.
TRASH ENCLOSURE	⊗
LIGHT STANDARD	☆
GAS MAIN	G
WATER MAIN	W
UNDERGROUND TELEPHONE	T
FIRE HYDRANT	⊕
POWER POLE	⊖
HAY BALE	⊞
SILTATION CONTROL	⊞
PROPOSED	PR

ABBREVIATIONS

A.T.G.	- ADJUST TO GRADE
C.O.	- CLEANOUT
DB.	- DEED BOOK
D.I.P.	- DUCTILE IRON PIPE
DS	- DOWNSPOUT (DRAINLINE)
E	- ELECTRIC
E.O.P.	- END OF PIPE
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
GL	- GUTTERLINE
GI	- GRATE INLET
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
N.T.S.	- NOT TO SCALE
PB.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
R.O.W.	- RIGHT-OF-WAY
S.I.	- SIDE INTAKE
SG.	- SQUARE
T	- TELEPHONE CABLE
TS	- TAILSTAKE
TYP.	- TYPICAL
V.C.P.	- VETROBED CLAY PIPE
W	- WATER
YD	- YARD DRAIN
(86'W)	- RIGHT-OF-WAY WIDTH

PREPARED FOR:

(APPLICANT, CONTRACT PURCHASER, DEVELOPER)

SCANNELL PROPERTIES #60, L.L.C.
 c/o MR. ROBERT G. CSERESZNYES
 800 EAST 96TH STREET, SUITE 175
 INDIANAPOLIS, IN. 46240
 PHONE: (317) 843-5950
 FAX: (317) 843-5957
 CELL: (317) 809-5921
 robc@scannellproperties.com

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, NONEXISTENCE, 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.

U.S.G.S. BENCHMARK

ELEV = 568.69
 "50" OUT ON WEST SIDE OF A 2 FOOT DIAMETER CONC. BASE
 OF FLASHING YELLOW LIGHT WITH PEDESTRIAN CROSSING SIGN
 ON THE EAST SIDE OF HIGHWAY K,
 106± FEET NORTH OF BABBLE CREEK LANE

SITE BENCHMARK

ELEV = 565.68
 FOUND IRON PIPE AT THE SOUTHWEST CORNER OF THE
 SITE.



MoDOT UTILITIES:
 MoDOT 314-340-4100
 FIBER OPTICS MAY BE PRESENT

INDEX

C1	TITLE SHEET
C2	SPECIFICATIONS SHEET
C3	EXISTING CONDITIONS PLAN
C4	EROSION CONTROL PLAN
C5	EROSION CONTROL DETAILS
C6	EROSION CONTROL DETAILS
C7	SITE & GRADING PLAN
C8	GEOMETRIC & UTILITY PLAN
C9	STORM SEWER PROFILES
C10	CONSTRUCTION DETAILS
C11	CONSTRUCTION DETAILS
C12	CONSTRUCTION DETAILS
C13	CONSTRUCTION DETAILS
C14	ROADWAY SECTIONS & WARPING DETAILS
C15	MoDOT DETAILS
C16	EXISTING CONDITIONS DRAINAGE AREA PLAN
C17	POST-DEVELOPED DRAINAGE AREA PLAN
C18	TRAFFIC CONTROL PLAN
C19	PHOTOMETRIC PLAN
L1	LANDSCAPE PLAN

PROPERTY DESCRIPTION

Lot 1 - Total Tract

A tract of land being all of Lot 1 of Highway K Center, a subdivision according to the plat thereof recorded in Plat Book 32 Page 238 of the Recorder of Deed's Office in St. Charles County, Missouri, and being located in part of the Northeast Quarter of Fractional Section 5, Township 45 North, Range 3 East of the Fifth Principal Meridian, City of O'Fallon, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at the Southeast corner of above said Lot 1, said point also being located on the Westerly line of Missouri State Highway K, variable width; thence North 89 degrees 44 minutes 25 seconds West along the Southerly line of above said Lot 1 a distance of 517.30 feet to the Southwest corner of above said Lot 1; thence North 00 degrees 13 minutes 49 seconds East along the Westerly line of above said Lot 1 a distance of 415.60 feet to the Northwesterly corner of above said Lot 1; thence South 89 degrees 44 minutes 25 seconds East along the Northerly line of above said Lot 1 a distance of 534.90 feet to the Northeast corner of above said Lot 1, said point also being located on the Westerly line of above said Missouri State Highway K, thence along last said Westerly line the following courses and distances: thence South 00 degrees 28 minutes 26 seconds West 131.04 feet; thence South 06 degrees 40 minutes 38 seconds West 231.32 feet; thence South 09 degrees 02 minutes 35 seconds East 55.42 feet to the POINT OF BEGINNING and containing 217,948 square feet or 5.003 acres more or less according to calculations performed by Stock & Associates Consulting Engineers, Inc. on June 6, 2006.

ZONING CALCULATIONS

PROPOSED GOLD'S PARKING:	216 SPACES
REQUIRED GOLD'S PARKING:	(39,900 S.F.) x (1 SPA./200 S.F.) = 200 SPA. PER ART. XII, SEC. 400.080
PROPOSED HANDICAPPED SPACES:	8 SPA.
REQUIRED HANDICAPPED SPACES:	7 PER ART. XII, SEC. 400.485 (A)
PROPOSED VAN ACCESSIBLE SPACES:	2 SPA.
REQUIRED VAN ACCESSIBLE SPACES:	1 PER ART. XII, SEC. 400.485 (B)
PROPOSED BICYCLE RACKS:	16 SPA.
REQUIRED BICYCLE RACKS:	216 SPA. x 1 RACK/14 SPA. = 16 SPA. PER ART. XII, SEC. 400.490
PROPOSED LOADING SPACES:	2 SPA.
REQUIRED LOADING SPACES:	1/5000 S.F. + 1/ADD'L 20,000 S.F. = 2 SPA. PER ART. II, SEC. 400.512.2
PROPOSED AREA OF INTERIOR LANDSCAPE ISLANDS 4,209 S.F.	
REQUIRED:	216 SPA. x 270 S.F. x 6% = 3,499 S.F. PER ART. X, SEC. 400.420.C.2.a

SANITARY FLOW CALCULATIONS (COURTESY OF CTA JACOB MORTENSEN, 8-11-06)
 ASPE DATA BOOK: (DAY CAMP 13.2 gal/d/person)x(400 persons) = 5,280 gal/day

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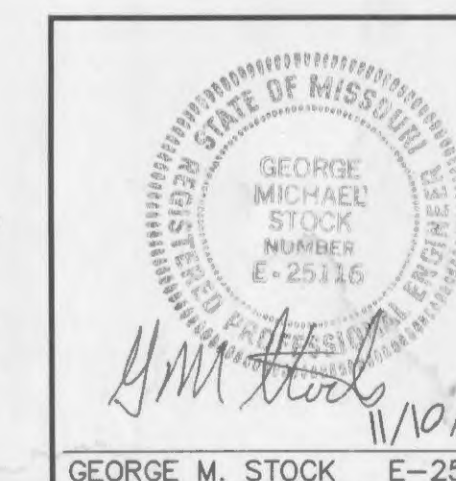
ENGINEERING DEPT.

2 MoDOT, WATER COMMENTS 11/10/06
 1 CITY, MoDOT, FIRE COMMENTS 11/7/06

GOLD'S GYM - O'FALLON, MO
 TITLE SHEET

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 Consulting Engineers, Inc.

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 St. Louis, MO 63005
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