

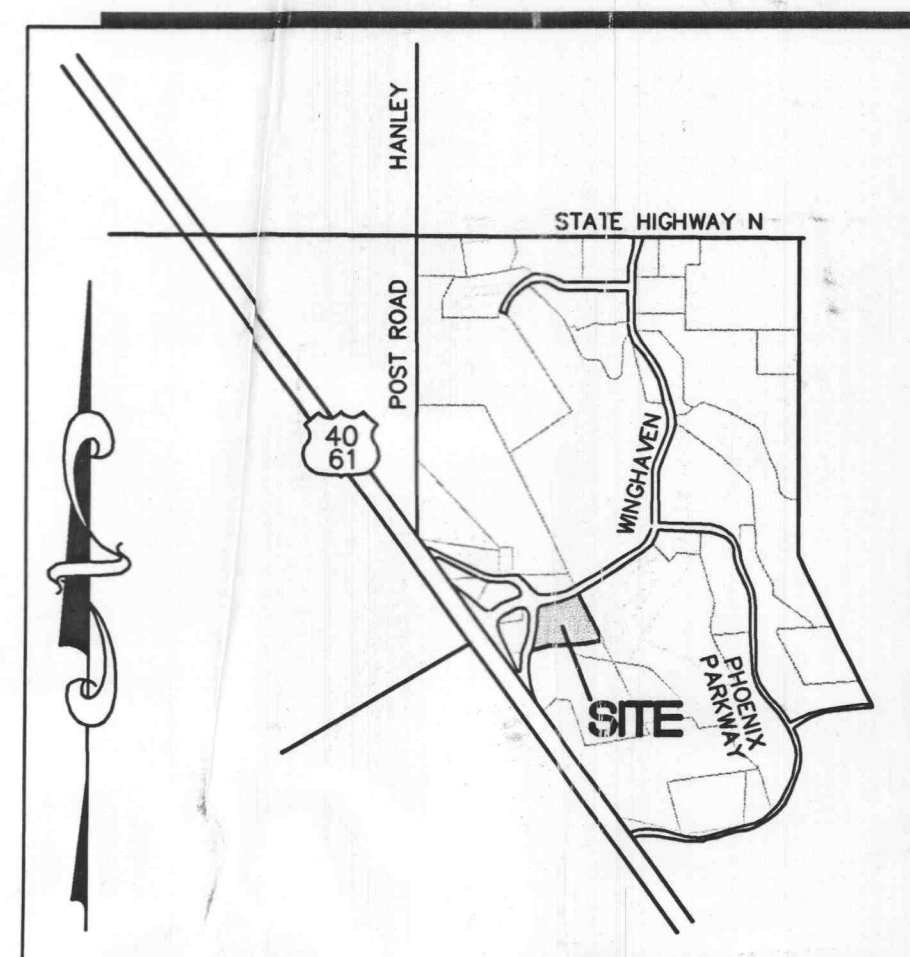
IMPROVEMENT PLANS

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13
 LOCATED IN TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN
 ST. CHARLES COUNTY, MISSOURI

"LAKESIDE SHOPPES"

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	⊖
SILTATION CONTROL	X
PROPOSED	PR
GRADE AT TOP OF WALL	tw
GRADE AT BOTTOM OF WALL	bw



LOCATION MAP
 NOT TO SCALE

PERTINENT DATA:

SITE ACREAGE	= 13.214 ACRES ±
OWNER	= TriStar WING LLC
EXISTING ZONING	= HUCD PUD
FIRE DISTRICT	= O'FALLON FIRE PROTECTION DISTRICT
SEWER DISTRICT	= DUCKETT CREEK
WATER SERVICE	= PUBLIC WATER SUPPLY DISTRICT #2
GAS SERVICE	= ST. CHARLES GAS CO.
ELECTRIC SERVICE	= AMEREN U.E.
PHONE SERVICE	= CENTURY-TEL
SITE ADDRESS	= WINGHAVEN BOULEVARD, O'FALLON, MO
ZIP CODE	= 63366

LEGAL DESCRIPTION

Parcel No. 9
 A tract of land being part of Fractional Section 13, Township 46 North, Range 2 East, St. Charles County, Missouri and being more particularly described as follows:

Commencing at a point marking the Northeast corner of said Fractional Section 13 and the Southeast corner of said Fractional Section 12 and being a point on the Eastern line of U.S. Survey 1669 and being the Southeast corner of property now or formerly of McEagle-O'Fallon, L.C., as recorded in Book 2112 Page 1391 of the St. Charles, Missouri Records; thence leaving the Northeast corner of said Fractional Section 13 and the Southeast corner of said Fractional Section 12, along the Eastern line of said U.S. Survey 1669 South 26 degrees 45 minutes 26 seconds East a distance of 311.74 feet to the Point of Beginning of the herein described tract of land; thence continuing along the Western line of U.S. Survey 1669 South 26 degrees 45 minutes 26 seconds East a distance of 794.94 feet to a point; thence leaving the Western line of U.S. Survey 1669, along the Northern line of property now or formerly of Winghaven Land Investors, L.L.C., as recorded in Book 2282, Page 831 and property now or formerly of McEagle-O'Fallon, L.L.C., as recorded in Book 1989, Page 316 of the said St. Charles County, Missouri records South 82 degrees 55 minutes 20 seconds West a distance of 1118.46 feet to a point on the Eastern line of the proposed right-of-way; thence leaving the Northern line of said McEagle-O'Fallon, L.L.C. Property, along said proposed right-of-way line North 18 degrees 45 minutes 43 seconds East a distance of 79.73 feet to a point; thence North 12 degrees 46 minutes 44 seconds East a distance of 154.27 feet to a point on a curve; thence along a curve to the left, having a radius of 1015.18 feet,

an arc distance of 142.16 feet, a chord of which bears North 10 degrees 45 minutes 19 seconds East a chord distance of 142.05 feet to a point; thence North 18 degrees 28 minutes 32 seconds East a distance of 52.68 feet to a point on a curve; thence along a curve to the left, having a radius of 866.79 feet an arc distance of 198.93 feet, a chord of which bears North 01 degrees 50 minutes 04 seconds West a chord distance of 198.49 feet to a point; thence North 32 degrees 56 minutes 09 seconds East a distance of 80.54 feet to a point on a curve; thence along a curve to the left, having a radius of 1251.57 feet, an arc distance of 215.97 feet, a chord of which bears North 83 degrees 07 minutes 34 seconds East a chord distance of 215.70 feet to a point; thence North 09 degrees 46 minutes 54 seconds West a distance of 10.51 feet to a point on a curve; thence along a curve to the left, having a radius of 1495.89 feet, an arc distance of 400.26 feet, a chord of which bears North 72 degrees 33 minutes 11 seconds East a chord distance of 399.07 feet to a point; thence North 58 degrees 35 minutes 06 seconds East a distance of 19.43 feet back to the Point of Beginning and containing 597,746 square feet or 13.72 acres, more or less.

LESS AND EXCEPTING the following tract of land, containing .51 acres, more or less:

A tract of land being part of Fractional Section 13, Township 46 North, Range 2 East, St. Charles County, Missouri, and being more particularly described as follows:

Beginning at a point on the Southern line of property conveyed to Novus Property Holdings, L.L.C. by deed recorded in Book 1953, Page 429 of the St. Charles County Records, said point being North 82 degrees 55 minutes 20 seconds East, 487.96 feet from a point on the Northeastern right-of-way line of Highway 40-61, said point being the Southwestern corner of Novus Property Holdings, L.L.C., as aforementioned; thence leaving said Southern line of Novus, North 18 degrees 56 minutes 07 seconds East, 78.91 feet to a point; thence South 69 degrees 32 minutes 53 seconds East 60.30 feet to a point; thence South 18 degrees 32 minutes 53 seconds East, 30.75 feet to a point; thence North 71 degrees 27 minutes 07 seconds East, 264.44 feet to a point; thence North 89 degrees 56 minutes 28 seconds East 112.33 feet to a point; thence South 62 degrees 54 minutes 33 seconds East, 88.99 feet to a point on the Southern line of Novus Property Holdings, L.L.C., as aforementioned; thence along said Southern line South 82 degrees 55 minutes 20 seconds West, 537.60 feet to the Point of Beginning and containing 22,149 square feet (0.51 acres) according to a survey by Clayton Engineering Company during March, 1999.

Parcel No. 5
 Non-Exclusive Easements, as created by instrument recorded in Book 2012 Page 1729.

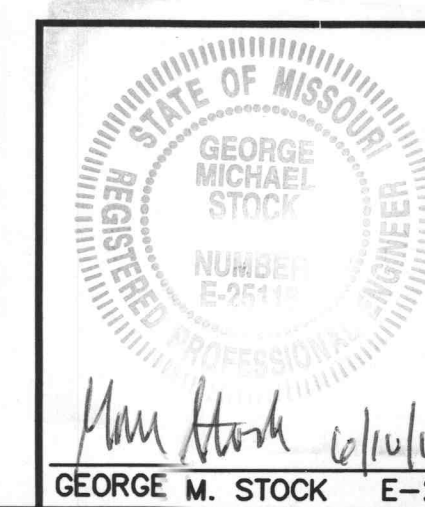
Parcel No. 8
 Reciprocal Easement as created by Retention Basin Development Agreement and Reciprocal Easement Agreement recorded in Book 2300 Page 1228.

MoDOT NOTE:
 CONTRACTOR SHALL ALSO CONTACT MISSOURI DEPARTMENT OF TRANSPORTATION FOR UTILITY LOCATE. (314) 340-4100



CALL 2 WORKING DAYS BEFORE YOU DIG! CALL 1-800-DIG-RITE CALL 1-800-344-7483

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.



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RECEIVED
 JUN 10 2003
 ENGINEERING DEPARTMENT

LAKESIDE SHOPPES	
TITLE SHEET	
STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.	
425 NORTH NEW BALLAS ROAD SUITE 165 ST. LOUIS, MO. 63141 PH. (314) 432-8100 FAX (314) 432-8171 e-mail: general@stockassoc.com	
DRAWN BY: j.t.r.	DATE: 11/21/02
CHECKED BY: G.M.S.	DATE: 11/21/02
JOB NUMBER: 202-2777	SHEET: C1 of 25

PREPARED FOR
TRISTAR
 BUSINESS COMMUNITIES
 13397 LAKEFRONT DRIVE
 ST. LOUIS, MO. 63045
 PHONE: (314) 291-9999
 FAX: (314) 291-9191

BENCHMARK
 SC-13 ELEV=499.34
 LOCATED 2.70 MILES N/W OF THE INTERSECTION OF HIGHWAY 94 AND HIGHWAY D ON THE NORTH SIDE OF WESTBOUND LANES OF HIGHWAY 40 NEAR A FIELD ENTRANCE GOING NORTH FOR THE WESTBOUND LANES OF HIGHWAY 40. IT IS 29.55 FEET NE OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND HWY 40, 39.2 FEET SW OF THE CENTER OF THE TOP OF THE NORTHWEST END OF A CORRUGATED METAL PIPE.

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