

PROPOSED MEDICAL OFFICE BUILDINGS

OPB L.L.C. & MPPB L.L.C.

A TRACT OF LAND BEING ALL OF LOT 5 OF MARKETCENTER, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE 320 OF THE ST. CHARLES COUNTY RECORDS AND BEING LOCATED IN THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI
EXISTING ZONING: "C-2" (GENERAL BUSINESS DISTRICT)

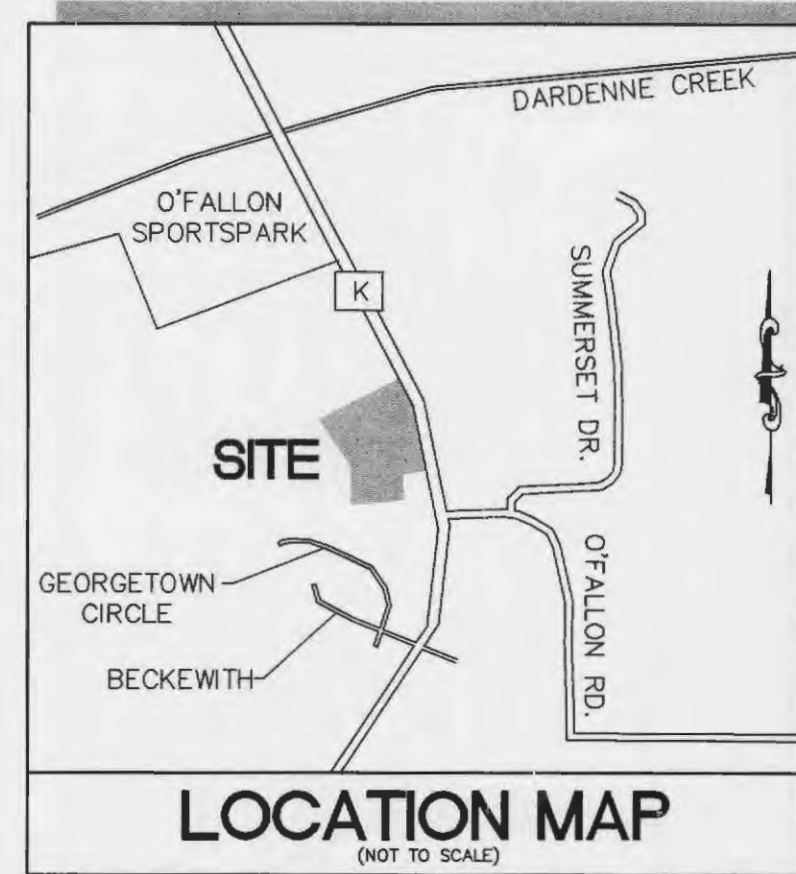
IMPROVEMENT PLANS

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	----- X -----
PROPOSED	PR

ABBREVIATIONS

C.O.	— CLEANOUT
D.B.	— DEED BOOK
E	— ELECTRIC
FL	— FLOWLINE
FT	— FEET
FND.	— FOUND
G	— GAS
M.H.	— MANHOLE
N/F	— NOW OR FORMERLY
P.B.	— PLAT BOOK
P.G.	— PAGE
P.V.C.	— POLYVINYL CHLORIDE PIPE
R.C.P.	— REINFORCED CONCRETE PIPE
D.I.P.	— DUCTILE IRON PIPE
SQ.	— SQUARE
T	— TELEPHONE CABLE
V.C.P.	— VETRIFIED CLAY PIPE
W	— WATER
(86'W)	— RIGHT-OF-WAY WIDTH
N.T.S.	— NOT TO SCALE



CONTACTS:

ELECTRIC	AmerenUE One Ameren Plaza 1901 Chouteau Avenue PO Box 56149 MC 700 St. Louis, Mo 63166 Doug Brown - (314) 554-2142
GAS	Laclede Gas Company 3950 Forest Park Ave St. Louis, MO 63108 Gary Drikow - (314) 658-5417
FIRE	Cottleville Fire District P.O. Box 385 1385 Motherhead Road Cottleville, MO 63338 Mark Boehle - (636) 447-6655
SANITARY SEWER	Duckett Creek Sanitary District 3550 Highway K St. Charles, MO 63304 Chris Beasley - (636) 441-1244
WATER	Public Water Supply District No 2 - St. Charles County 100 Water Drive O'Fallon MO 63366 Brian Pieper - (636) 561-3737
MoDOT	Missouri Department of Transportation 6780 Old Highway N St. Charles, MO 63304 Scotty Ward - (314) 340-4334

PERTINENT DATA

OWNER	= OPB L.L.C. and MPPB L.L.C.
ZONING	= "C-2" COMMERCIAL DISTRICT
SITE ACREAGE	= 5.26 ± Acres
SITE ADDRESS	= 1630 and 1650 MARKETCENTER BOULEVARD O'FALLON, MISSOURI 63304
FIRE DISTRICT	= COTTLEVILLE FIRE PROTECTION DISTRICT
SEWER DISTRICT	= DUCKETT CREEK SEWER DISTRICT
WATER SHED	= DARDENNE CREEK
WATER SERVICE	= PUBLIC WATER SUPPLY DISTRICT No. 2
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AMERENUE ELECTRIC COMPANY
PHONE SERVICE	= SOUTHWESTERN BELL
DEED BOOK	= DB. 2815 PG. 65
F.I.R.M. MAP	= 29183C0430 J (REVISED AUGUST 2, 1996)
WUNNENBERG'S	= PG. 56, GRID RR-22

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C5	SITE UTILITY PLAN
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C13	STORM WATER POLLUTION PREVENTION PLAN

NOTE

Developer must supply City construction inspectors with soils reports prior to or during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City.

- 1.) Maximum dry density.
- 2.) Optimum moisture content.
- 3.) Maximum and minimum allowable moisture content.
- 4.) Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the Modified AASHTO T-180 Compaction Test (A.S.T.M.-D-1557) or from a minimum of 95% as determined by the "Standard Proctor Test ASHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
- 5.) Curve must have at least 5 density points with moisture content and sample locations listed on document.
- 6.) Specific gravity.
- 7.) Natural moisture content.
- 8.) Liquid limit.
- 9.) Plastic limit.

Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.

No construction is allowed in the buffer yard, including pipes and rip rap

3-6-06 7:3
APPROVED
as noted

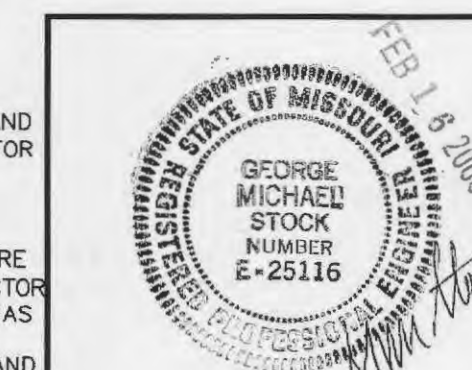
REVISD PER PUBLIC WATER SUPPLY DISTRICT #2 COMMENTS 02/16/06

MEDICAL OFFICE BUILDINGS

TITLE SHEET

STOCK & ASSOCIATES
Consulting Engineers, Inc.

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



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.



MoDOT 314-340-4100
FIBER OPTICS ARE PRESENT

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=667.596
ORF TRI. STA., 3.5 MI S.W. OF O'FALLON, 0.5 MI. N.E. OF DARDENNE CHURCH, IN CONC. P3ST-U.S.C.&G.S. STD. DISK STAMPED "ORF 1931"

SITE BENCHMARK

ELEV=504.25
TRAVERSE POINT #2: MAG NAIL IN ASPHALT PAVEMENT 4.02' W OF CURB FOR HIGHWAY K, 301' S OF ASPHALT DRIVEWAY.

RECEIVED

FEB 16 2006

ENGINEERING DEPARTMENT

PREPARED FOR:

H.B.D. Construction, Inc.
5517 Manchester Avenue
St. Louis, Missouri 63110-1975
PHONE: (314) 781-8800
FAX: (314) 781-5214

DRAWN BY: GEORGE M. STOCK E-25116
DATE: 11/10/05
CHECKED BY: G.M.S.
DATE: 11/10/05
JOB NUMBER: 204-3380.4
SHEET: C1 of 13

Const. Inspector