

PROPOSED MEDICAL OFFICE BUILDINGS MARKETCENTER L.L.C.

A TRACT OF LAND BEING PART OF THE SOUTHWEST FRACTIONAL QUARTER
OF FRACTIONAL SECTION 16
LOCATED IN TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI
EXISTING ZONING: "C-2" (GENERAL BUSINESS DISTRICT)

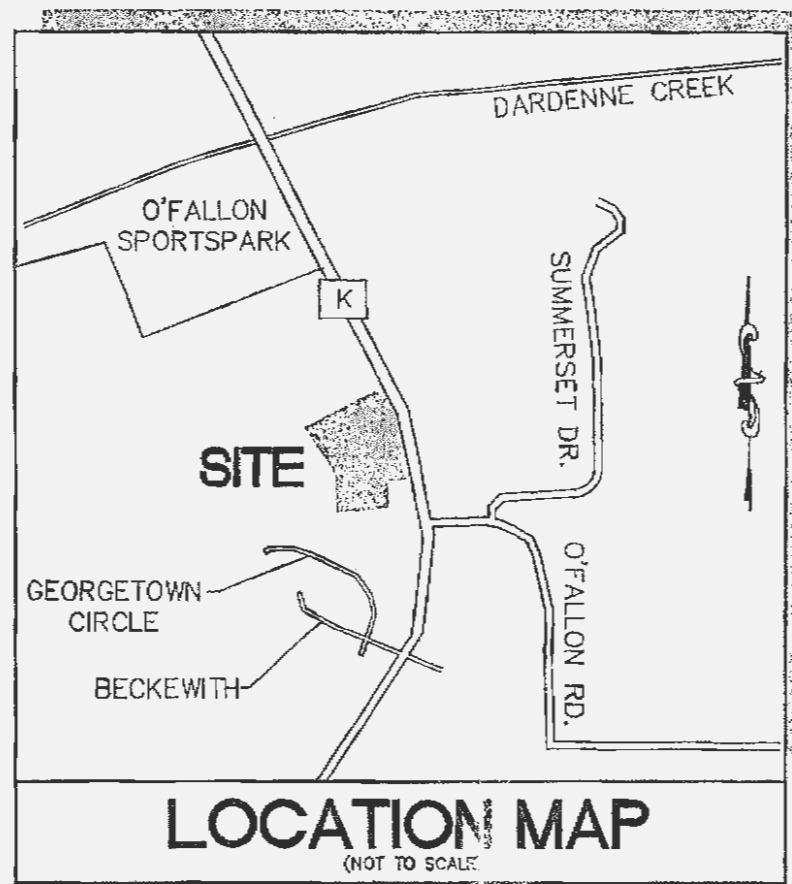
IMPROVEMENT PLANS

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	I.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
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FGD.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
P.B.	- PLAT BOOK
P.G.	- PAGES
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
(95'W)	- RIGHT-OF-WAY WIDTH
N.T.S.	- NOT TO SCALE



CONTACTS:

ELECTRIC	AmerenUE One Ameren Plaza 1901 Chouteau Avenue PO Box 66149 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 6760 Old Highway N St. Charles, MO 63304 Scotty Ward - (314) 340-4334

PERTINENT DATA

OWNER	= MARKETCENTER, L.L.C.
ZONING	= "C-2" COMMERCIAL DISTRICT
SITE ACREAGE	= 8.98 ± Acres
SITE ADDRESS	= 1600, 1601, 1620, 1621, 1630, and 1650 MARKETCENTER BOULEVARD O'FALLON, MISSOURI 63304
FIRE DISTRICT	= COTTEVILLE 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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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. POST-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.

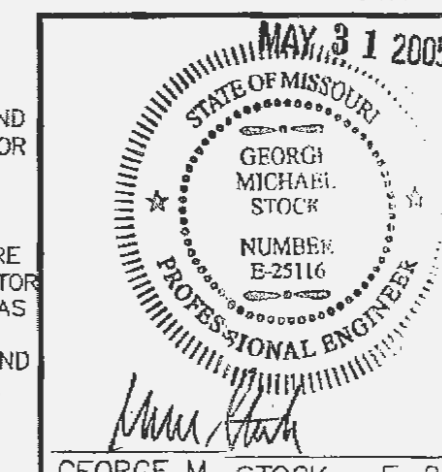
UTILITY NOTE:

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.



MoDOT 314-340-4100
FIBER OPTICS ARE PRESENT

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.



REVISD PER CITY/DUCKETT CREEK SANITARY COMMENTS 05/31/2005
REVISD PER MoDOT, P.W.S.D. No. 2, D.C.S.D., & CITY OF O'FALLON COMMENTS 04/18/2005
REVISD PER CITY OF O'FALLON & DUCKETT CREEK SANITARY COMMENTS 03/24/2005

MARKETCENTER L.L.C.

TITLE SHEET

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DRAWN BY: R.E.S.	DATE: 02/17/05	CHECKED BY: G.M.S.	DATE: 02/17/05	DATE: JOB NUMBER: 204-3380	SHEET: C1 of 18
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