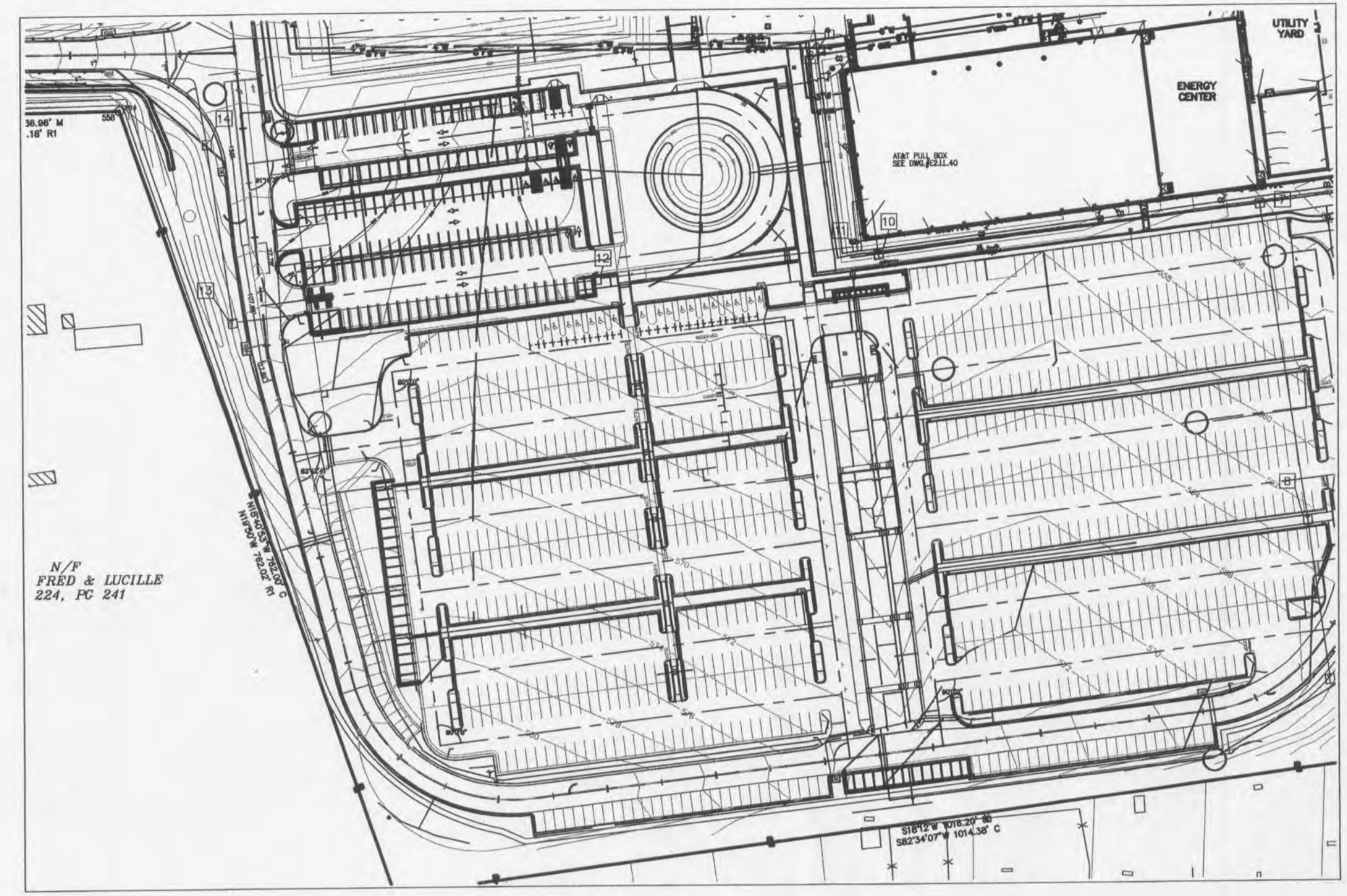
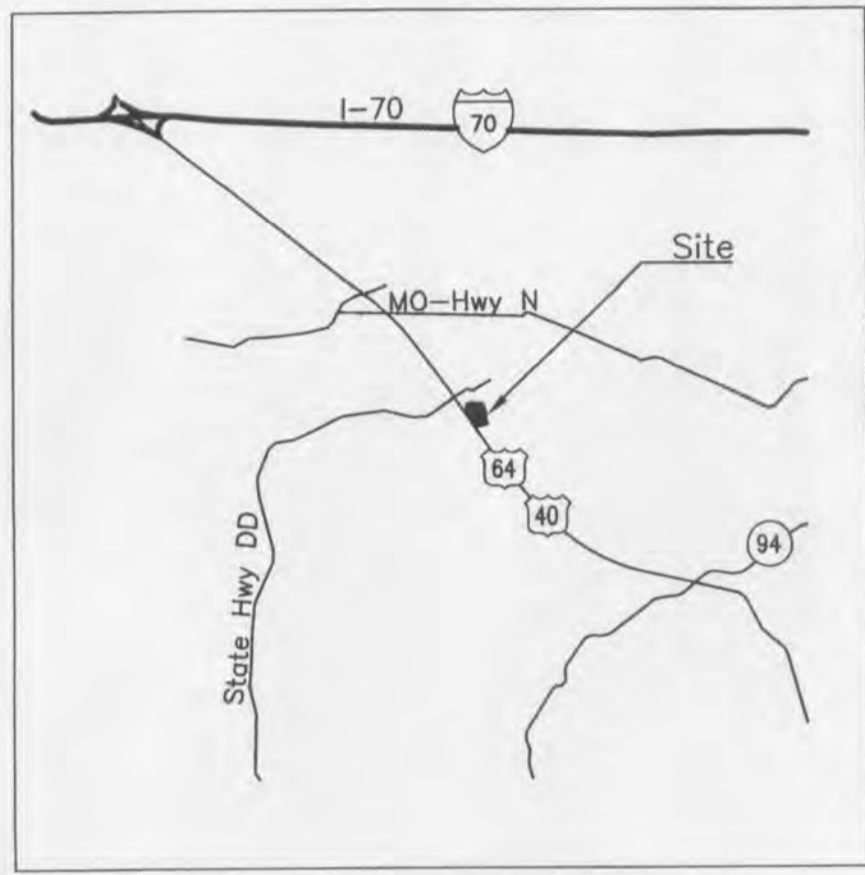


A SET OF CONSTRUCTION PLANS FOR MasterCard Technologies, LLC



Plan View



Locator Map

Legal Description

PT MONSANTO AGRIC FARM LOT 1
PT FRL SEC 13
Total Site Area = 52.53ac

Zoning

P.U.D./High Tech Corridor.
No Zoning Changes Proposed.

Flood Plain Data

This site is located in Zone X, "Areas determined to be outside 500-Year floodplain", as shown on the following FIRM Maps
#29183C0410 E effective date 8/2/96
#29183C0430 E effective date 8/2/96

Utility Contacts

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water
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

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

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

THHinc
Consulting Engineers
TRABUE, HANSEN &
HINSHAW, INC.
1901 Pennsylvania Dr.
Columbia, MO 65202
Phone (573) 814-1568
Fax (573) 814-1128
MO Engr. Corp. No. 001454
Exp. 12-31-2012
MO Survey Corp. No. 2001020438
Exp. 12-31-2013
THHINC # 006431

ENGINEER SIGNATURE BLOCK



Drawing Index

- C001 Cover Sheet
- C002 General Notes
- C101 Demolition And Stormwater Quality Plan
- C102 Paving & Dimension Plan
- C103 Grading & Erosion Control Plan
- C501 Details
- C502 City of O'Fallon Details
- C503 City of O'Fallon Details
- AG-101 Existing Parking Equipment
- AG-102 Parking Equipment and Signing Plan
- AG-201 Enlarged Plans Details and Notes
- L-100 Overall Site Plan
- L-101 Existing Landscaping Plan
- L-201 Proposed Landscaping Plans
- E-101 Electrical Site Plan

Benchmarks

Reference Benchmark:
Top of parking lot area drain northwest of circle drive, near main building entrance.
Elevation = 558.70.

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31	
7:00 A.M. To 7:00 P.M.	Monday Through Sunday
June 1 Through September 30	
6:00 A.M. To 8:00 P.M.	Monday Through Friday
7:00 A.M. To 8:00 P.M.	Saturday and Sunday

* The area of this phase of development is N/A
The area of land disturbance is 0.76 ac
Number of proposed lots is N/A
Building setback information. Front N/A
Side N/A
Rear N/A

* The estimated sanitary flow in gallons per day is N/A
* Parking calculation
See Parking Count Data this Sheet.

* Tree preservation calculations: See Landscape Drawings

Legend

- c—c— Designates the natural gas line. For more information see the Site/Civil plans.
- 4"W— Designates the water line. For more information see the Site/Civil plans.
- 8"W— Designates the fire water line. For more information see the Site/Civil plans.
- T— Designates the telecommunications line. For more information see the Electrical plans.
- P— Designates the power line. For more information see the Electrical plans.
- S— Designates the main irrigation line and sprinkler head.
- 8" San— Designates the sanitary sewer line. For more information see the Site/Civil plans.
- 24" ST— Designates the storm sewer line. For more information see the Site/Civil plans.
- 5&2— Designates grading contours. For more information see the Site/Civil plans.
- Designates light poles. For more information see Site/Civil plans.

Site

	Current	Proposed
Building	4.20ac 8.00%	4.20ac 8.00%
Pavement	22.93ac 43.65%	23.51ac 44.76%
Open Space/Green Space	25.40ac 48.35%	24.82ac 47.24%

PARKING COUNT:		ACCESSIBILITY:	
(totals include accessible stalls)		Standard Accessible Spaces	28
Existing Parking Stalls	1945	Van Accessible Spaces	10
Stalls to be Removed	73	Total Accessible Spaces	38
Proposed Parking Stalls	192	REQUIRED PARKING:	
Net Gain/Loss ±	+119	1 space per 300 s.f. of office space.	
Total Parking Stalls	2064	Total Office Space = 528,000 s.f.	
		1760 Spaces Required.	

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.
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 changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the 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 any field changes approved by the City Inspector.
Lighting values will be reviewed on site prior to the final occupancy inspection.

Conditions of Approval From Planning and Zoning

- Provide details for the pavements sections and curbs.
- Note the plan that these plans will meet MUTCD standards.
- The wheel chairs symbol should be shown for the proposed sheet C102.
- Remove the two (2) accessible spaces within the north visitor lot on C101 as they are not shown on sheet C102.
- Beginning August 28, 2011 when any political subdivision or owner of a private property re-stripes a parking lot or constructs a new parking lot, one (1) of every four (4) accessible spaces, but not less than one (1). One (1) additional van accessible space will be needed to be provided.
- Label the proposed accessible Signage and provide details on the Construction Plans.
- The City of O'Fallon has created Construction Plan sheets which formats shall be used when submitting Construction Plans for review. The Construction Plan Sheets can be found at http://www.ofallon.mo.us.dept_PW_engineering.htm.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE 8/28/12
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN