

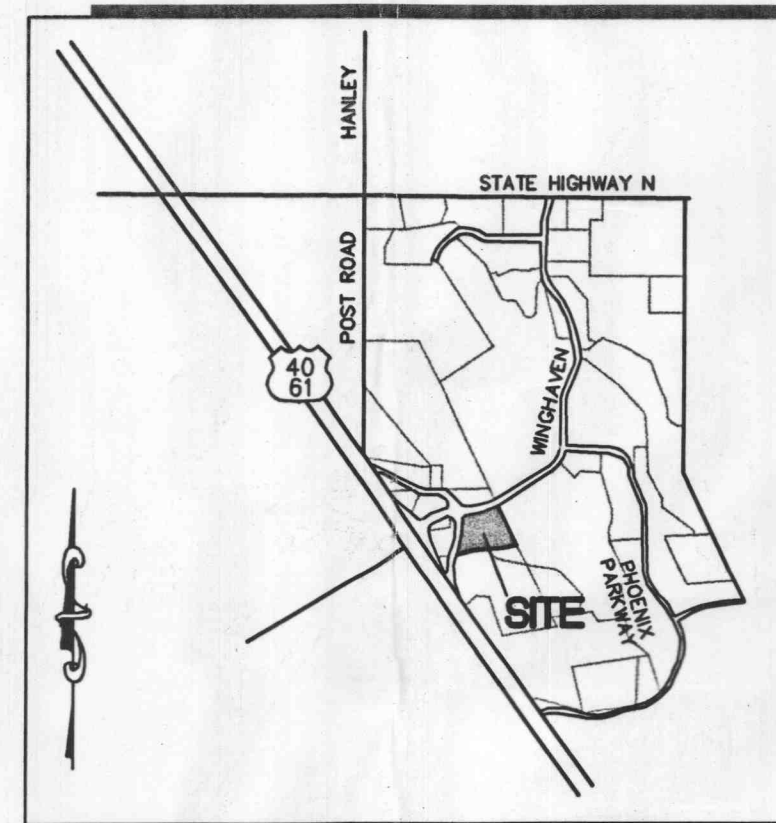
NEW FRONTIER BANK

A TRACT OF LAND BEING LOT 1 OF LAKESIDE SHOPPES
 AS RECORDED IN PLAT BOOK 40, PAGE 45
 LOCATED IN PART OF FRACTIONAL 13 AND PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH,
 RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

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-----
WATER METER	-----W-----
UNDERGROUND TELEPHONE	-----T-----
ELECTRIC TRANSFORMER	
UNDERGROUND ELECTRIC	-----E-----
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

INDEX

C1	TITLE SHEET
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C3	EXISTING CONDITIONS PLAN
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C9	DRAINAGE AREA PLAN

PERTINENT DATA

SITE ADDRESS	=	5000 WINGHAVEN BOULEVARD
SITE ACREAGE	=	1.990 Ac.±
OWNER (n/f)	=	Tristar Wing, L.L.C.
DEED BOOK	=	PB. 37 PG. 201
SITE LOCATION	=	O'FALLON, MISSOURI 63376
EXISTING ZONING	=	PUD (ORIGINAL ZONING - HTCD)
FIRE DISTRICT	=	WENTZVILLE FIRE PROTECTION DISTRICT
SEWER DISTRICT	=	DUCKETT CREEK SEWER DISTRICT
WATER SERVICE	=	ST. CHARLES COUNTY PUBLIC WATER SUPPLY No. 2
GAS SERVICE	=	LACELEDE GAS COMPANY
ELECTRIC SERVICE	=	AmerenUE ELECTRIC COMPANY
PHONE SERVICE	=	CENTURYTEL TELEPHONE COMPANY

FLOOD NOTE:

Subject property lies within Flood Zone "X" (areas outside the 500-year floodplain) per the National Flood Insurance Program Flood Insurance Rate Maps for St. Charles County, Missouri, and Incorporated Areas. The maps are identified as Map Numbers 29183C0240E & 29183C0430 E with an effective date of August 2, 1996.

BENCHMARK

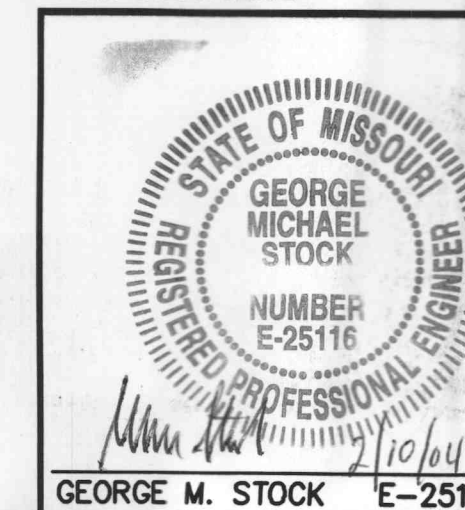
SC-13 ELEV=499.34
 LOCATED 2.70 MILES N/NW OF THE INTERSECTION OF
 HIGHWAY 94 AND HIGHWAY D ON THE NORTH SIDE
 OF WESTBOUND LANES OF HIGHWAY 40 NEAR A FIELD
 ENTRANCE GOING NORTH FOR THE WESTBOUND LANES
 OF HIGHWAY 40. IT IS 29.55 FEET NE OF A P.K. NAIL IN
 THE CENTER LINE OF WESTBOUND HWY 40, 39.2 FEET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



MoDOT LOCATE (314) 340-4100
 CUMRE RIVER ELECTRIC COOPERATIVE
 UTILITY LOCATE (800) 392-3709

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.

P&Z 9831.42.02



REVISD 01/27/04 PER CITY COMMENTS DATED 01/23/04
 REVISD 1/12/04 PER CITY COMMENTS DATED 12/29/03 & DCSO COMMENTS DATED 12/11/03

New Frontier Bank

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:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
GEORGE M. STOCK	12/03/03	G.M.S.	12/03/03	202-3125	C1 of 9

2-10-04 *gls*
APPROVED