

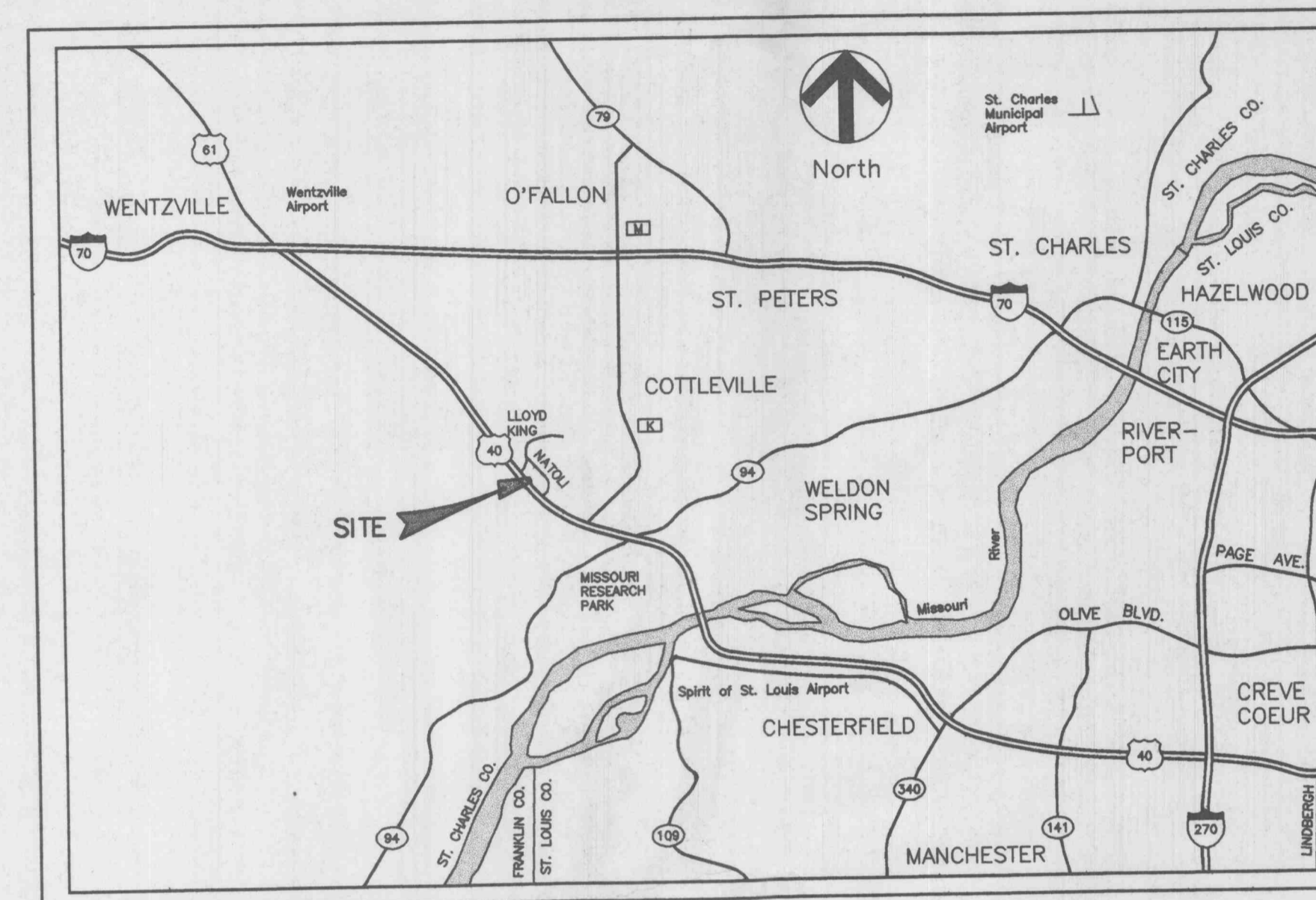
O'FALLON OFFICE CENTER

A tract of land being all of Lot 2 of O'Fallon Corporate Center, a subdivision according to the plat thereof recorded in Plat Book 33 Pages 28 through 32 of the Recorder of Deeds Office in St. Charles County, Missouri and being located in the City of O'Fallon, St. Charles County, Missouri.

SITE IMPROVEMENT PLANS

LEGEND

EXISTING CONTOURS	--- 450 ---
PROPOSED CONTOURS	— 450 —
EXISTING SEWER	== O ==
PROP. STORM SEWER	— S —
PROP. SANITARY SEWER	— W —
WATER MAIN	— G —
GAS MAIN	— E —
ELECTRIC	— OH —
OVERHEAD WIRES	— OH —
CENTERLINE	— — — — —
EASEMENT	— — — — —
RAILROAD	— — — — —
CONCRETE PAVEMENT	
EXISTING TREES	
EXISTING SPOT ELEVATION	+ 453.25
PROPOSED SPOT ELEVATION	+ 120.10
SWALE	
TO BE ABANDONED	T.B.A.
TO BE REMOVED	T.B.R.
TO BE REMOVED & REPLACED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
ADJUST TO GRADE	A.T.G.
FIRE HYDRANT	
POWER POLE	
TRAFFIC FLOW	
SILTATION CONTROL	— — — — —



LOCATION MAP
(n.t.s.)

PERTINENT DATA

CURRENT OWNER	= ROLMAR FAMILIES LTD. PARTNERSHIP
ACREAGE	= 14.6 ± ACRES
SITE ADDRESS	= NATOLI DRIVE O'FALLON, MO 63304
EXISTING ZONING	= "HITC"
SEWER DISTRICT	= DUCKETT CREEK SEWER DISTRICT 2950 GREENS BOTTOM ROAD ST. CHARLES, MO. 63303 PH. 441-1244 FAX 441-2617 Attn: SCOTT SHARP
FIRE DISTRICT	= COTTEVILLE FIRE PROTECTION DISTRICT P.O. BOX 385 COTTEVILLE, MO. 63338 PH. 447-6655 FAX 441-1742 Attn: MARK BOEHLE, FIRE MARSHALL
WATER SERVICE	= ST. CHARLES COUNTY WATER DISTRICT NO. 2 P.O. BOX 967 O'FALLON, MO 63366 PH. 561-3737 FAX 625-3712 Attn: JEFF BLECKMAN OR DAVE RENDLEMAN
GAS SERVICE	= ST. CHARLES GAS COMPANY 1 WESTBURY SQUARE, BUILDING D ST. CHARLES, MO. 63301 PH. 946-2422 FAX 946-3208 Attn: CLIFF GARRETT
ELECTRIC SERVICE	= AmerenUE WENTZVILLE DISTRICT 200 CALLAHAN ROAD WENTZVILLE, MO 63385 PH. (314) 639-8312 Attn: ENGINEERING
PHONE SERVICE	= SOUTHWESTERN BELL TELEPHONE COMPANY 402 N. THIRD STREET ST. CHARLES, MO. 63011 PH. 949-1311 FAX 949-1315 Attn: ERIC JEFFERSON

SITE BENCH MARK

"0" IN OPEN ON FIRE HYDRANT NORTH SIDE OF NATOLI DRIVE,
THIRD FIRE HYDRANT EAST OF LLOYD KING DRIVE.
ELEV. 553.35 (NVGD 1929)

INDEX

C1	TITLE SHEET
C2	SPECIFICATION SHEET
C3	SITE GRADING PLAN
C4	SEWER PROFILES / DETAILS / HYDRAULIC DATA
C5	SITE GEOMETRIC PLAN
C6	ENTRANCE WARPING AND PAVEMENT DETAILS
C7	DRAINAGE AREA PLAN

GRAY DESIGN GROUP, INC.

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Contact: P.J.B.
Produced By: P.J.B.
Reviewed By: G.M.S.

Rev. Description Date
Progress Set 2
CUTTING WALL STRUCTURAL
& MISCELLANEOUS STEEL /
PAVING PAVING PACKAGE 08/14/98



General Contractor:
CLAYCO CONSTRUCTION
Structural Engineer:
MCNEALY-SUMBERY ENGINEERING
Civil Engineer:
STOCK & ASSOCIATES
HVAC Design Built:
O. B. F. Mechanical Company
Plumbing Design Built:
Electrical Design Built:
Aschinger Electric
Fire Protection:

A NEW OFFICE BUILDING
O'FALLON CORPORATE CENTER
PHASE ONE
O'FALLON MISSOURI



Building
APPROVED
8/24/98
Joan Callup

ROLMAR FAMILIE
LIMITED
PARTNERSHIP



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.

Job: 98-1634