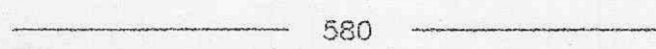



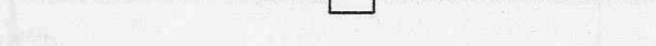











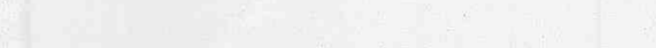

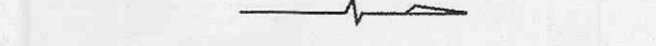
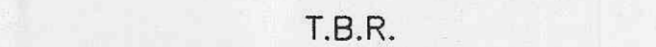
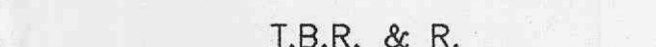




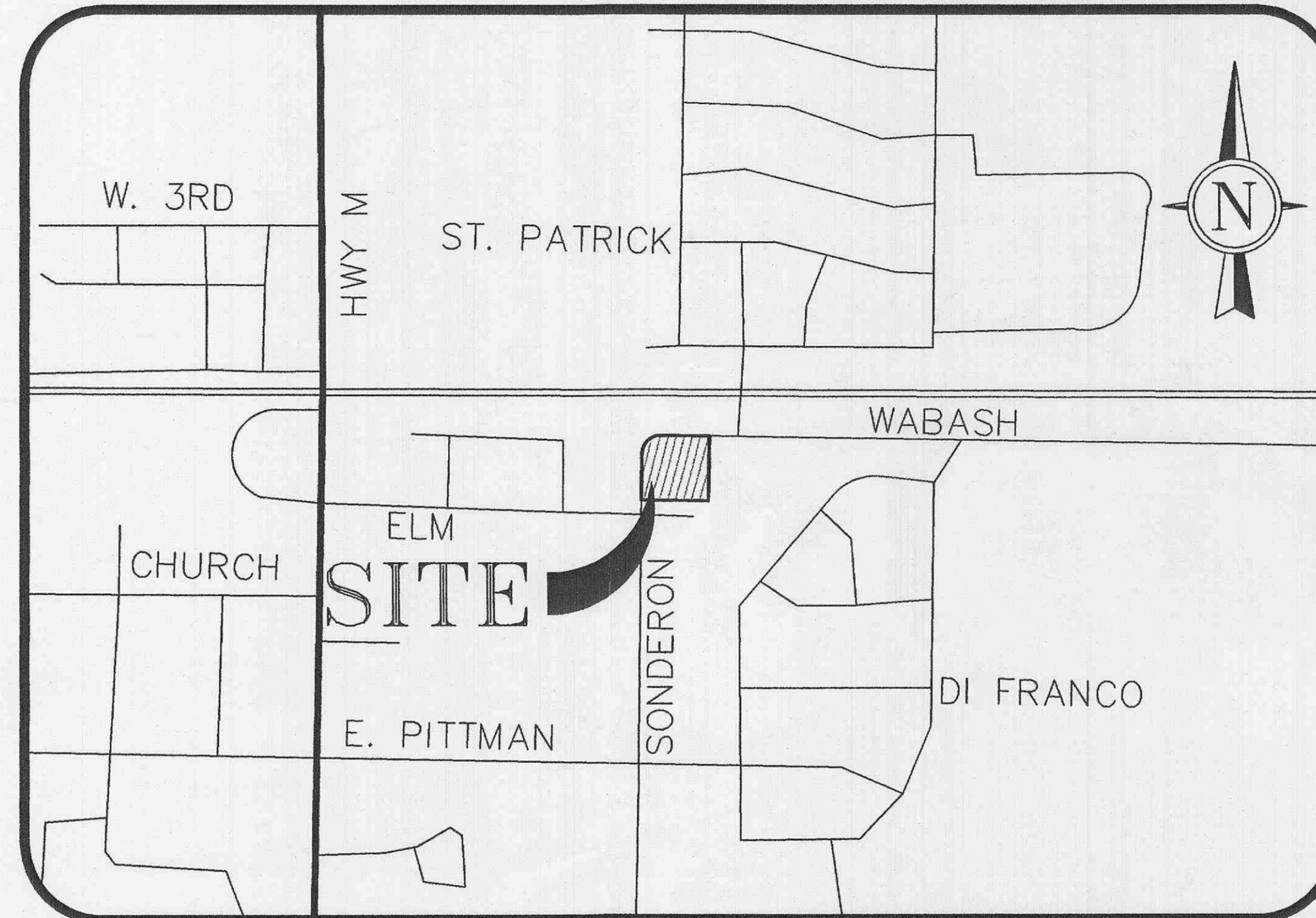
# ROSCH COMPANY OFFICE BUILDING

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER  
OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

## SITE IMPROVEMENT PLANS

### LEGEND

<b>EXISTING CONTOURS</b>		580
<b>PROPOSED CONTOURS</b>		600
<b>EXISTING SANITARY SEWERS</b>		
<b>EXISTING STORM SEWERS</b>		
<b>PROPOSED SANITARY SEWERS</b>		
<b>PROPOSED STORM SEWERS</b>		
<b>EXISTING RIGHT-OF-WAY</b>		
<b>PROPOSED RIGHT-OF-WAY</b>		
<b>CENTERLINE</b>		
<b>EASEMENT</b>		
<b>NON-REINFORCED CONCRETE PAVEMENT</b>		
<b>ASPHALTIC CONCRETE PAVEMENT</b>		
<b>TELEPHONE</b>		T
<b>GAS MAIN</b>		G
<b>WATER MAIN</b>		W
<b>SWALE</b>		
<b>TO BE REMOVED</b>		T.B.R.
<b>TO BE REMOVED &amp; RELOCATED</b>		T.B.R. & R.
<b>TO BE USED IN PLACE</b>		U.I.P.
<b>TRASH ENCLOSURE</b>		
<b>LIGHT STANDARD</b>		
<b>FIRE HYDRANT</b>		
<b>POWER POLE</b>		



### LOCATOR MAP

**PROPERTY OWNER** ROSCH COMPANY INC.  
101 S. MAIN ST.  
O'FALLON, MO 63366

**EXISTING ZONING** "C-3" HIGHWAY COMMERCIAL DISTRICT

**SITE ACREAGE** 0.96 ACRES

**SITE ADDRESS** 406 E WABASH AVE

### BENCH MARK

ELEVATION 522.50  
THE SOUTHWEST CORNER OF THE CONCRETE STEP  
AT THE WEST SIDEWALK TO THE PARKING LOT

### FLOOD NOTE

NOTE: THE ENTIRE SURVEYED TRACT AS SHOWN HEREON LIES  
WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE  
THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE  
RATE MAP 2918/00237 E. EFFECTIVE DATE: AUGUST 2, 1996

### INDEX

<b>C1</b>	<b>TITLE SHEET</b>
<b>C2</b>	<b>SPECIFICATION SHEET</b>
<b>C3</b>	<b>SITE PLAN</b>
<b>C4</b>	<b>EXISTING DRAINAGE AREA MAP</b>
<b>C5</b>	<b>DEVELOPED DRAINAGE AREA MAP</b>

### LEGAL DESCRIPTION

A tract of land situated in the City of O'Fallon, St. Charles County, and the State of Missouri, lying in part of the Northeast Quarter of the Northwest Quarter of Section 28, Township 47 North, Range 3 East and being more particularly described as follows:

Commencing at the Northwest corner of a tract of land conveyed to West End Party Center, Inc. as recorded in Deed Book 846, Page 1405 of the land records of St. Louis County, Missouri, said corner also being along the East right-of-way line of Sonderon Street and the TRUE POINT OF BEGINNING for the tract herein described; thence along said East right-of-way line, North 01 degrees 29 minutes 43 seconds East, a distance of 155.78 feet; thence North 45 degrees 53 minutes 13 seconds East, a distance of 71.47 feet to the South right-of-way line of Wabash Avenue; thence along said South right-of-way line, South 89 degrees 43 minutes 17 seconds East, a distance of 158.59 feet to the Northwest corner of a tract of land conveyed to David L. Peters as recorded in Deed Book 1703, Page 1067 of said land records; thence along the West line of said Peters tract, South 01 degrees 29 minutes 43 seconds West, a distance of 208.56 feet to the Northeast corner of said West End Party Center tract; thence along the North line of said West End Party Center tract, North 88 degrees 57 minutes 37 seconds West, a distance of 208.56 feet to the Point of Beginning. Containing 41,960 square feet (0.96 acres) according to a survey by J. R. Grimes Consulting Engineers, Inc.

RECEIVED

JUL 17 2003

ENGINEERING DEPARTMENT

J. R. GRIMES 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. J. R. GRIMES 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.

7-17-03  
APPROVED  
as noted

06/04/03 REVISED PER CITY OF O'FALLON'S COMMENTS

PREPARED FOR:  
ROSCH COMPANY  
101 S. MAIN ST.  
O'FALLON, MO 63366  
PH: (636) 978-7770  
FAX: (636) 978-6796

<b>ROSCH OFFICE BUILDING</b>	
<b>TITLE SHEET</b>	
<b>J. R. GRIMES</b> <b>CONSULTING ENGINEERS, INC.</b>	
12300 OLD TESSON ROAD SUITE 3000 ST. LOUIS, MO. 63128 PH. (314) 849-6100 FAX (314) 849-6010 E-MAIL jrgeng@mlnk.com	
DRAWN BY: LJM	DATE: 05/30/03
CHECKED BY: JRG	DATE: 05/30/03
JOB NUMBER: 996	SHEET: C1

Bldg. Inspector