A PLAN FOR PHASE III OF

SYNERGETICS BUILDING ADDITION

01-11793D 9-14-04

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 ft.

N/F
UNGERBOECK DEVELOPMENT L.C.
2268/1853
ST. CHARLES COUNTY
ZONED BUSINESS PARK

ASPHALT PARKING

VERT. ASPH. CURB

N62°44'13"E 524.60'

N62°50'27"E 444.36'

EXIST. UTILITY EASEMENT PB 33 PG 28

15' PARKING SETBACK

35' BUILDING SETBACK

3" ASPHALTIC CONCRETE OVER 8" AGGREGATE BASE (TYP.) CONSTRUCT 2" BELOW FINISHED GRADE

46 SPACES

6" VERTICAL CONCRETE CURB

4 SPACES

14 SPACES

7 SPACES

PHASE III OF DEMOLITION SHADED AREA

SAWCUT LINE

EX. GRATE INLET TOP=462.62 FL. OUT=452.13

EX. GRATE INLET (T.B.REL.) TOP=464.01 FL. OUT=453.93

6" RCP (T.B.R.)

SAWCUT, REMOVE & REPLACE PAVEMENT AS NECESSARY TO EXTEND 8" WATER MAIN

EX. BUILDING F.F.=465.21

EX. PLANTER END FL=457.71

EX. MANHOLE TOP=459.78 DROP IN=457.18 OUT=457.08

EX. STORM MANHOLE 104 TOP=462.60 FL IN=452.60 FL OUT=452.50

EX. STORM MANHOLE 103 TOP=459.00 FL IN=454.06 FL OUT=453.96

EX. STORM MANHOLE 101 TOP=457.50 FL IN=448.54 FL OUT=448.34

EX. STORM MANHOLE 101 TOP=457.50 FL IN=451.06 FL OUT=450.79

EX. STORM MANHOLE 102 TOP=455.26 FL IN=446.55 FL OUT=446.35

EX. DOUBLE CURB INLET TOP=450.24 FL IN=445.74 FL OUT=445.15

EX. DOUBLE CURB INLET TOP=450.97 FL=445.47

EX. FLARES END FL=445.66

S27°09'33"E 310.68'

LOT 7A-2

N/F
TERRA INVESTMENTS L.L.C. &
FUTURA FINANCIAL L.L.C.
2199/1175
ZONED H.T.C.D.

N87°47'12"W 272.39'

8 SPACES

3 SPACES

6" VERTICAL CONCRETE CURB

PHASE III OF DEMOLITION TO REMOVE & REPLACE REMAINDER OF EXISTING ASPHALT FOR FINAL CONNECTIONS OF PROPOSED ASPHALT AND UTILITIES

EXISTING OFFICE/MANUFACTURING F.F.= 531.32 33,280 S.F.

LOT 7A-1

EX. BUILDING F.F.=465.55

EX. BUILDING F.F.=463.30

EX. CONCRETE CURB

20 SPACES

CONCRETE

EX. ASPHALT PAVEMENT

EX. CURB INLET TOP=459.51 FL. OUT=451.34

PHASE III OF DEMOLITION SHADED AREA

SAWCUT LINE

EX. CONCRETE CURB

6 SPACES

(T.B.REL.)

GREEN AREA

35' BUILDING SETBACK

EX. STORM MANHOLE 102 TOP=457.26 FL OUT=446.55

EX. DOUBLE CURB INLET TOP=450.24 FL OUT=445.15

R=2004.31
L=270.72'
CB=S49°38'14"W
CD=270.51'

CORPORATE CENTRE DRIVE (60'W.)

LOT 7C

N/F
ROLMAR FAMILY LIMITED PARTN.
1909/1213
ZONED H.T.C.D.

N/F
CITY OF O'FALLON
COMMON GROUND "A"
AND UTILITY EASEMENT
P.B. 33, PG. 28

S89°46'35"W 525.20'

PROPOSED DECORATIVE RETAINING WALL (DESIGNED BY OTHERS)

3" ASPHALTIC CONCRETE OVER 8" AGGREGATE BASE (TYP.) CONSTRUCT 2" BELOW FINISHED GRADE

6" CONCRETE CURB (TYP.)

EX. CONCRETE CURB

EX. DOUBLE WING BOX CULVERT

NATOLI DRIVE (60'W.)

SAN

STM

GAS

NVS

O'FALLON FILE # 502.03

4/10

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