

BENCHMARKS:

Reference Benchmark: (U.S.G.S.) Elev-631.42
 "M" in Mueller on fire hydrant, 300± West of Elaine Road and 50± North of Service Rd.
 Site Benchmark: (U.S.G.S.) Elev-600.48
 Old Cross "+" at the C.L. existing pavement at the end of North Central Court.

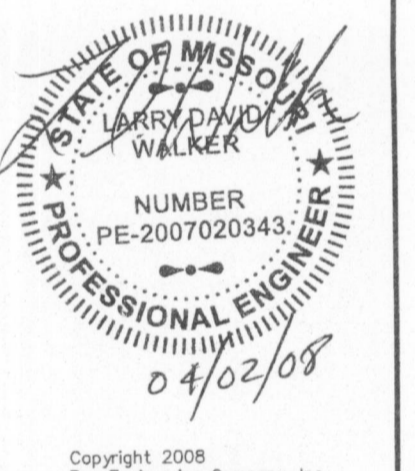
A PRELIMINARY PLAT FOR
NORTH CENTRAL WEST
 A TRACT OF LAND BEING PART OF
 THE NORTHWEST QUARTER OF
 FRACTIONAL SECTION 30 TOWNSHIP
 47 NORTH, RANGE 3 EAST OF THE
 FIFTH PRINCIPAL MERIDIAN, ST.
 CHARLES COUNTY, MISSOURI

1st SUBMITTAL
 APR 02 2008

SHOCKDRAKE, L.L.C.
 501 FIRST CAPITAL DRIVE
 ST. CHARLES, MO 63301
 (636) 946-9753

PREPARED FOR:

DISCLAIMER OF RESPONSIBILITY
 I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



REVISIONS

NO.	DESCRIPTION

BAI

**ENGINEERING
 PLANNING
 SURVEYING**

221 Point West Blvd.
 St. Charles, MO 63301
 636-928-5552
 FAX 928-1718

DEVELOPMENT NOTES

- Area of Tract: 7.536 Acres
- Existing Zoning: "I-1" Light Industrial
- Proposed Use: Office Trailer (2,160 s.f.)
- Owner/Developer: Shockdrake, L.L.C., 501 First Capital Drive, St. Charles, MO 63301 (636) 946-9753
- Setback information for I-1 Zoning: Front setback - 30 feet, Side setback - 20 feet, Rear Setback - 35 feet
- This property is served by the following utilities: Water Co. - City of O'Fallon Water 636-281-2858, Sewer Co. - City of O'Fallon Sewer 636-281-2858, Telephone Co. - Centurytel Telephone 636-332-7318, Electric Co. - AmerenUE Electric 1-800-55-ASKUE, Gas Co. - Laclede Gas 636-946-8937, Fire Protection - City of O'Fallon 636-272-3493
- According to the Flood Insurance Rate Map of the City of O'Fallon, Missouri, (Community Panel Number 290316C 0240 E, Dated August 2, 1996), this property lies within Zone X. Zone X is defined as an area determined to be outside the 500-year floodplain.
- Detention for the site was previously analyzed under previous development.

3-28-08
 DATE

95-6486E
 PROJECT NUMBER

1 OF 1
 SHEET OF

6486EPRE-PLAT
 FILE NAME

SWR/ALJ
 DRAWN

JLJ LDW
 DESIGNED CHECKED



E:\DWG\G000PLUS\G486E LOTS 5 AND 6 PRELIMINARY\G486EPRE-PLAT.dwg, Plat. 3/29/2008 2:06:46 PM, Station 28 ALL

GENTEMANN ROAD 40' WIDE AS ESTABLISHED IN 1958.
 RECORDED IN ROAD PLAT BOOK 4 PAGE 5