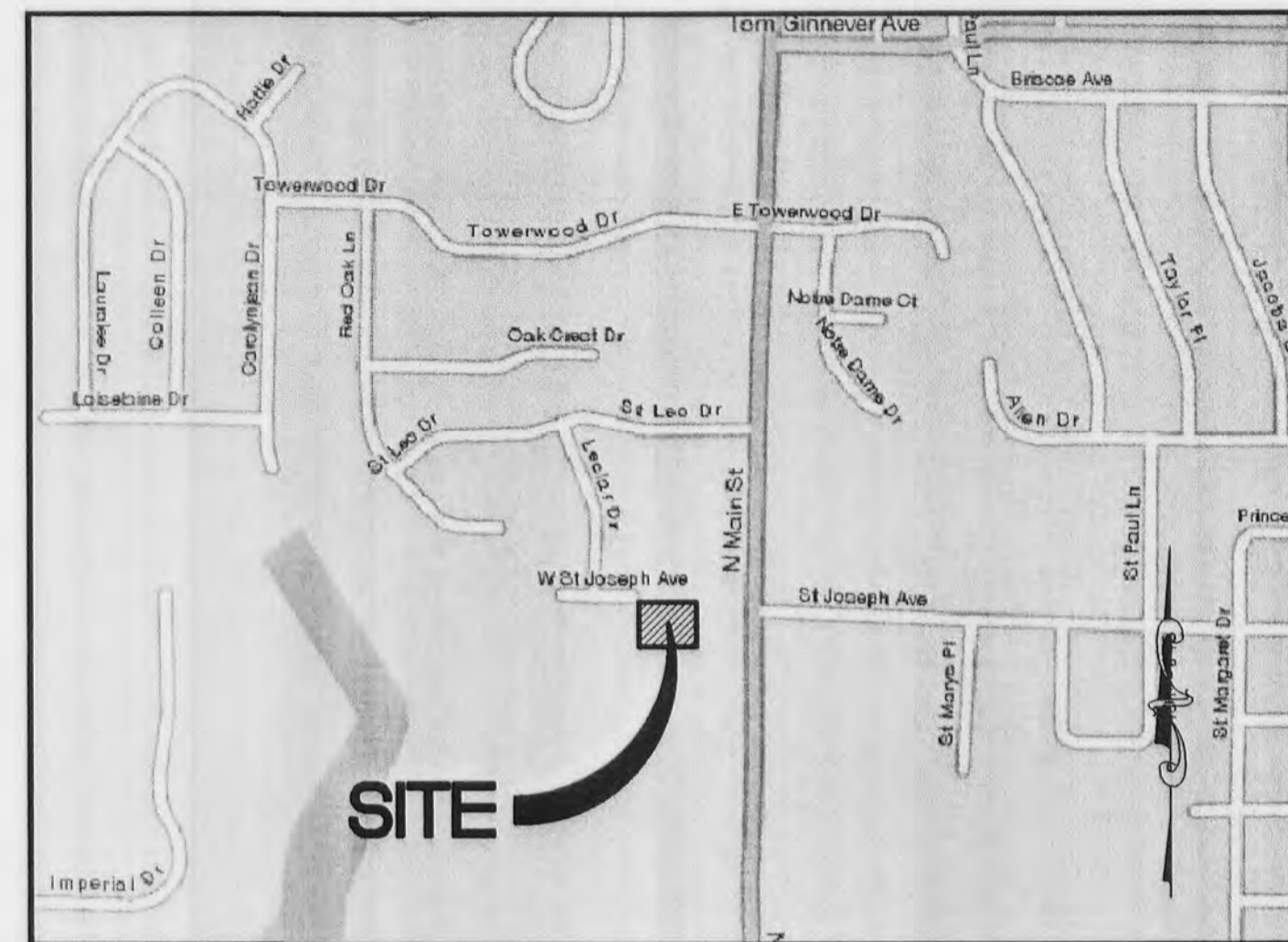
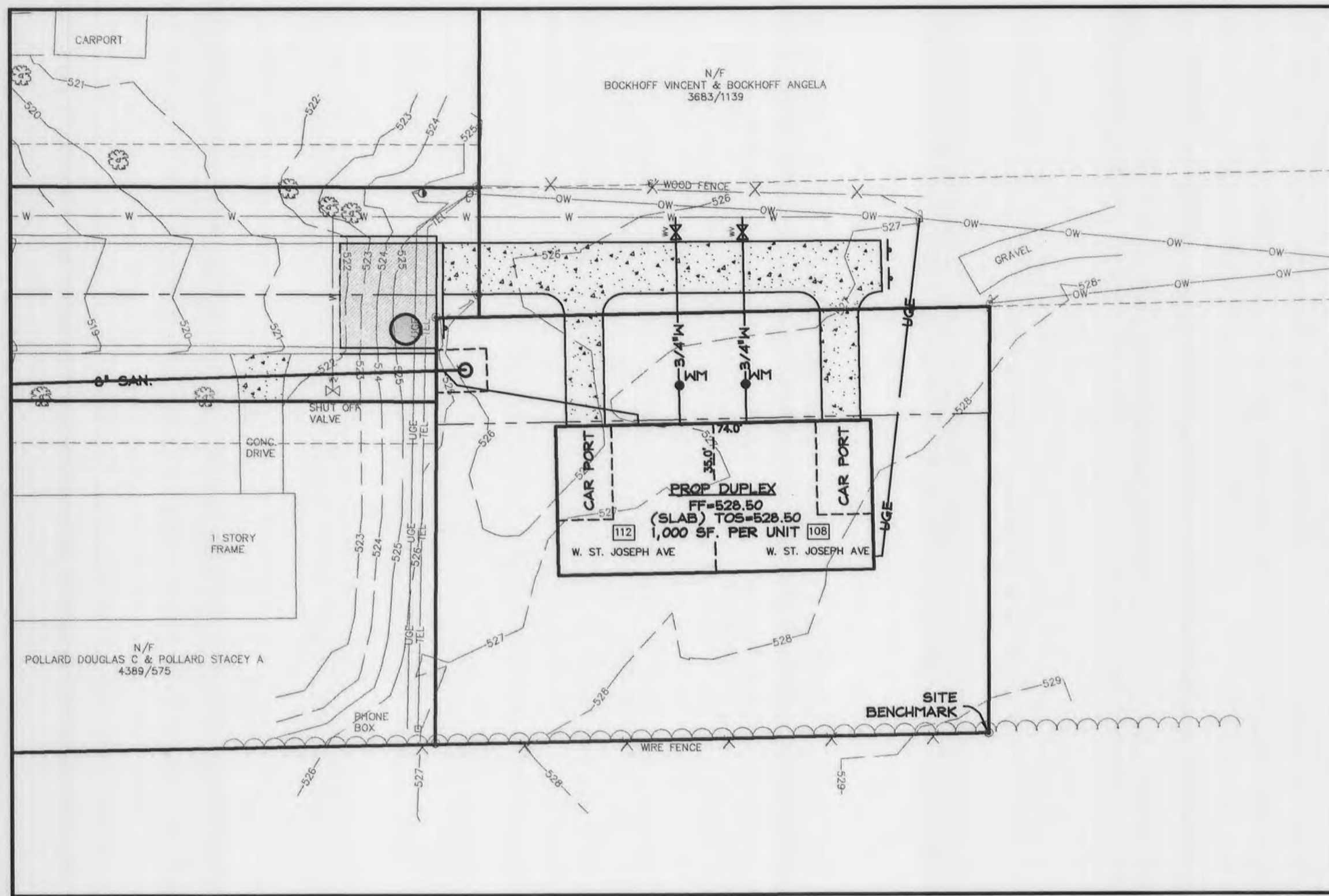


# A SET OF AS-BUILT PLANS FOR SCHNEIDER DUPLEX

LEGAL DESCRIPTION



SHEET INDEX

PROJECT/SITE BENCHMARK

**PROJECT BENCHMARK**  
REFERENCE BENCHMARK: USGS BENCHMARK F-149. STANDARD TABLET STAMPED F 149 SET IN THE TOP OF A CONCRETE POST. LOCATED 40 FEET EAST OF MAIN STREET AND 45 FEET NORTH OF THE MAIN RAILROAD TRACKS, NEAR THE SOUTHWEST CORNER OF THE O'FALLON MISSOURI CITY HALL PROPERTY. ELEVATION=542.47(NAVD 88)

**SITE BENCHMARK**  
OIP LOCATED AT SOUTH-EAST CORNER OF PROP EL=529.58

LEGEND  
NEW IMPROVEMENTS

520	PROP. CONTOUR	-DT-	FOUNDATION DRAIN TILE
520.00	SPOT ELEVATION		SIGN
	STORM SEWER		PAINTED H.C. SYMBOL
	SANITARY SEWER		PAINTED DIRECTIONAL ARROW (WHITE)
	MANHOLE		CONCRETE PAVEMENT
	AREA INLET		ASPHALT PAVEMENT
	GRATE INLET		SWALE
	YARD DRAIN		SILTATION CONTROL
	CLEAN OUT		TO BE REMOVED
	STORM STRUCTURE DESIGNATOR		USE IN PLACE
	SANITARY STRUCTURE DESIGNATOR		ADJUST TO GRADE
	WATER LINE		TO BE ABANDONED
	FIRE HYDRANT		BACK OF CURB
	SERVICE VALVE		TOP OF WALL
	WATER METER		BOTTOM OF WALL

CONDITIONS OF APPROVAL FROM  
PLANNING AND ZONING

UTILITY CONTACTS

**Sanitary Sewer**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-281-2858

**Storm Sewer**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
636-281-2858

**Electric**  
Ameren UE  
200 Callahan Road  
Wentzville, MO. 63385  
636-639-8312

**Water**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-281-2858

**Gas**  
Laclede Gas Company  
6400 Graham Road  
St. Louis, MO. 63134  
314-522-2297

**Fire District**  
O'Fallon Fire Protection District  
119 E. Elm St.  
O'Fallon, MO. 63366  
636-272-3493

**Telephone**  
Century Tel  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
636-332-7261

FINAL MEASUREMENT DRAWINGS  
AS-BUILT  
SANTARY SEWER MEASUREMENTS

THE AS-BUILT SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND HORIZONTAL LOCATIONS, HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.



City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

- C1. COVER
- C2. CITY OF O'FALLON NOTES
- C3. SITE/GRADING PLAN
- C4. CITY OF O'FALLON DETAILS
- C5. CITY OF O'FALLON DETAILS
- C6. CITY OF O'FALLON DETAILS
- C7. CITY OF O'FALLON DETAILS
- C8. CITY OF O'FALLON DETAILS
- C9. CITY OF O'FALLON DETAILS

- \* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:  
Construction work shall only be allowed during the following hours:  
October 1 through May 31  
7:00 A.M. To 7:00 P.M. Monday through Sunday  
June 1 through September 30  
6:00 A.M. To 8:00 P.M. Monday through Friday  
7:00 A.M. to 8:00 P.M. Saturday and Sunday  
Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.
- \* The area of this phase of development is 0.30 Ac.  
The area of land disturbance is 0.30 Ac.  
Number of proposed lots is 1  
Building setback information. Front 25'  
Side \_\_\_\_\_  
Rear \_\_\_\_\_
- \* The estimated sanitary flow in gallons per day is 100 gpd
- \* Tree preservation calculations

Per F.I.R.M. Flood Insurance Rate Map of the City of O'Fallon, MO (Community Panel Number 29183C0230F Dated MARCH 17, 2003). This property is located in Zone X. Zone X is defined as an area outside the 500 year flood plain.

PROJECT TITLE  
SCHNEIDER DUPLEX

LAND PLANNING • LAND SURVEYING  
LDC ENGINEERING  
1112 ROCK CREEK ELEMENTARY RD.  
O'FALLON, MISSOURI 63366  
PH: (636) 240-4949  
MO. CERT. OF AUTHORITY  
LIC. NO. 000367  
SERIAL NO. LS-367-D

**LDC**  
INCORPORATED

WILLIAM AUGUST HEYSE P.E.  
PROFESSIONAL ENGINEER E-24297

Developer / Owner Information  
**MEL SCHNEIDER**  
305 CAPRI DR.  
O'FALLON, MO. 63366  
PH: 314-249-9550

City of O'Fallon Cover Sheet

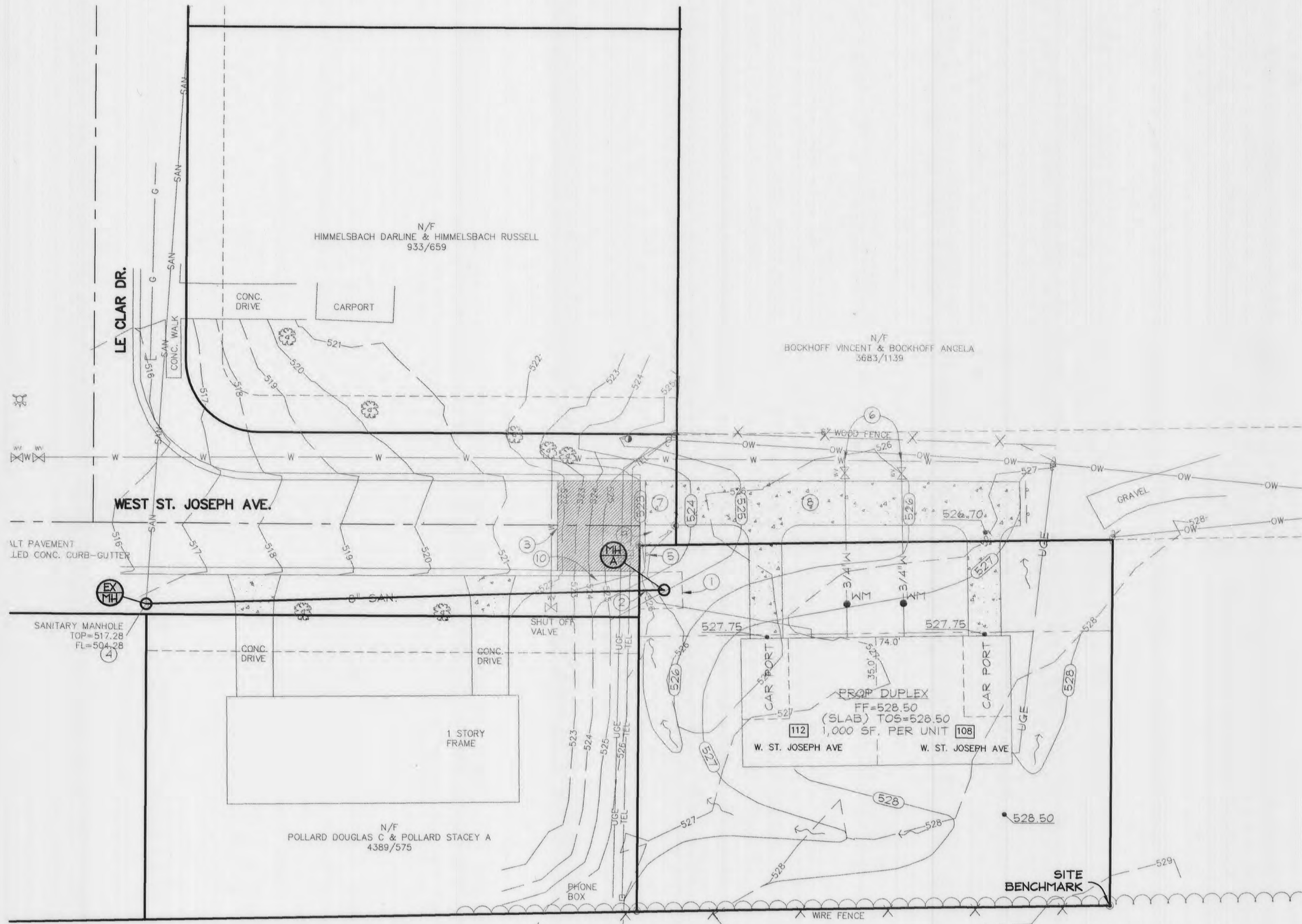
P+Z No. 24-11

City No.

Page No.

C1

CITY OF O'FALLON  
PUBLIC WORKS DIVISION  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN



**NOTE**  
 WATERLINE DEPTH IS UNKNOWN. CONTRACTOR SHALL EXCAVATE AND OBTAIN PIPE DEPTH OF WATER LINE PRIOR TO CONSTRUCTION AND ORDERING OF PRE-CAST MANHOLE STRUCTURES.

**SITE BENCHMARK**  
 OIP LOCATED AT SOUTH-EAST CORNER OF PROP  
 EL=529.58

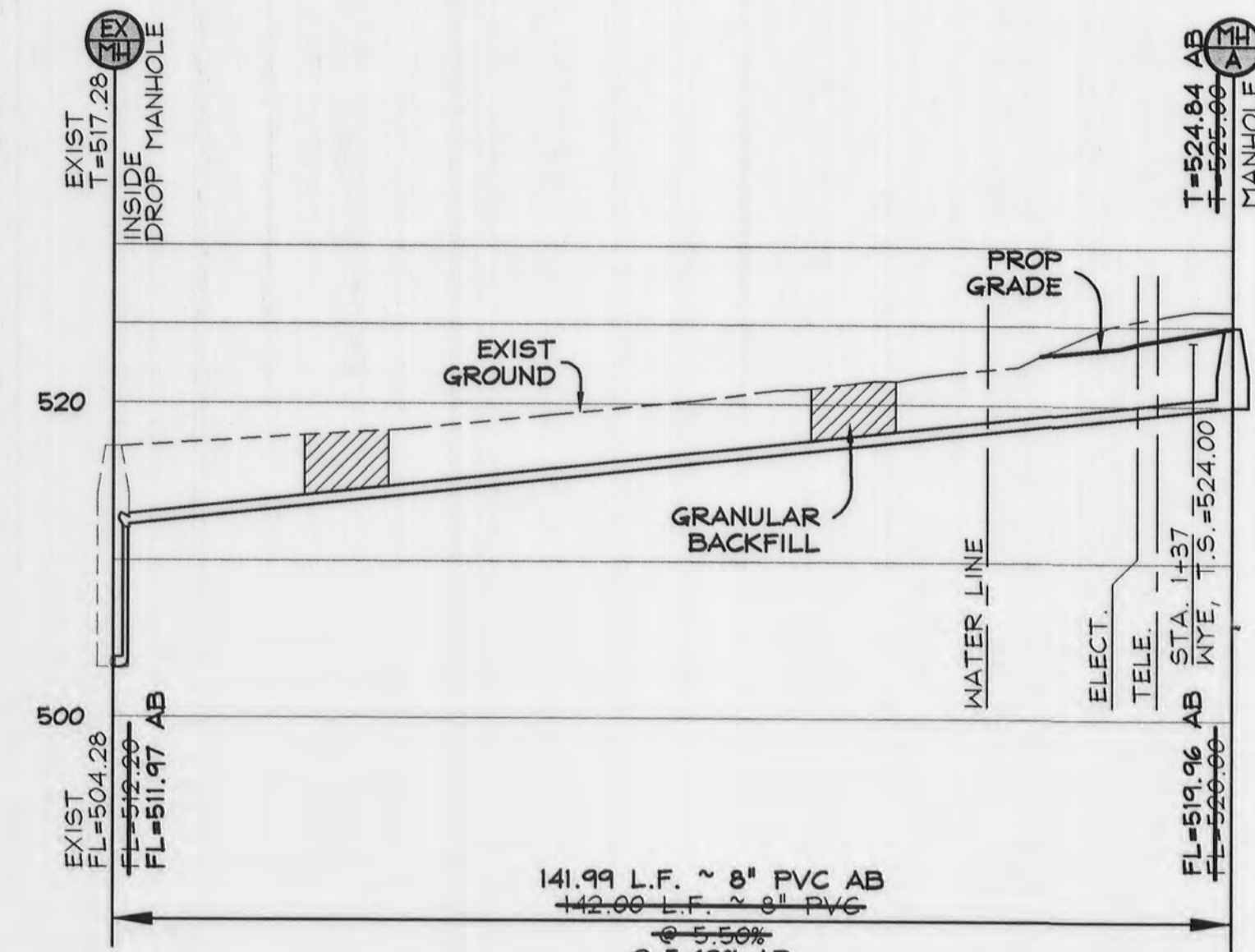
**UTILITY NOTE:**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND SERVICE LINES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**FINAL MEASUREMENT DRAWINGS  
 AS-BUILT  
 SANITARY SEWER MEASUREMENTS**

THE AS-BUILT SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND HORIZONTAL LOCATIONS, HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

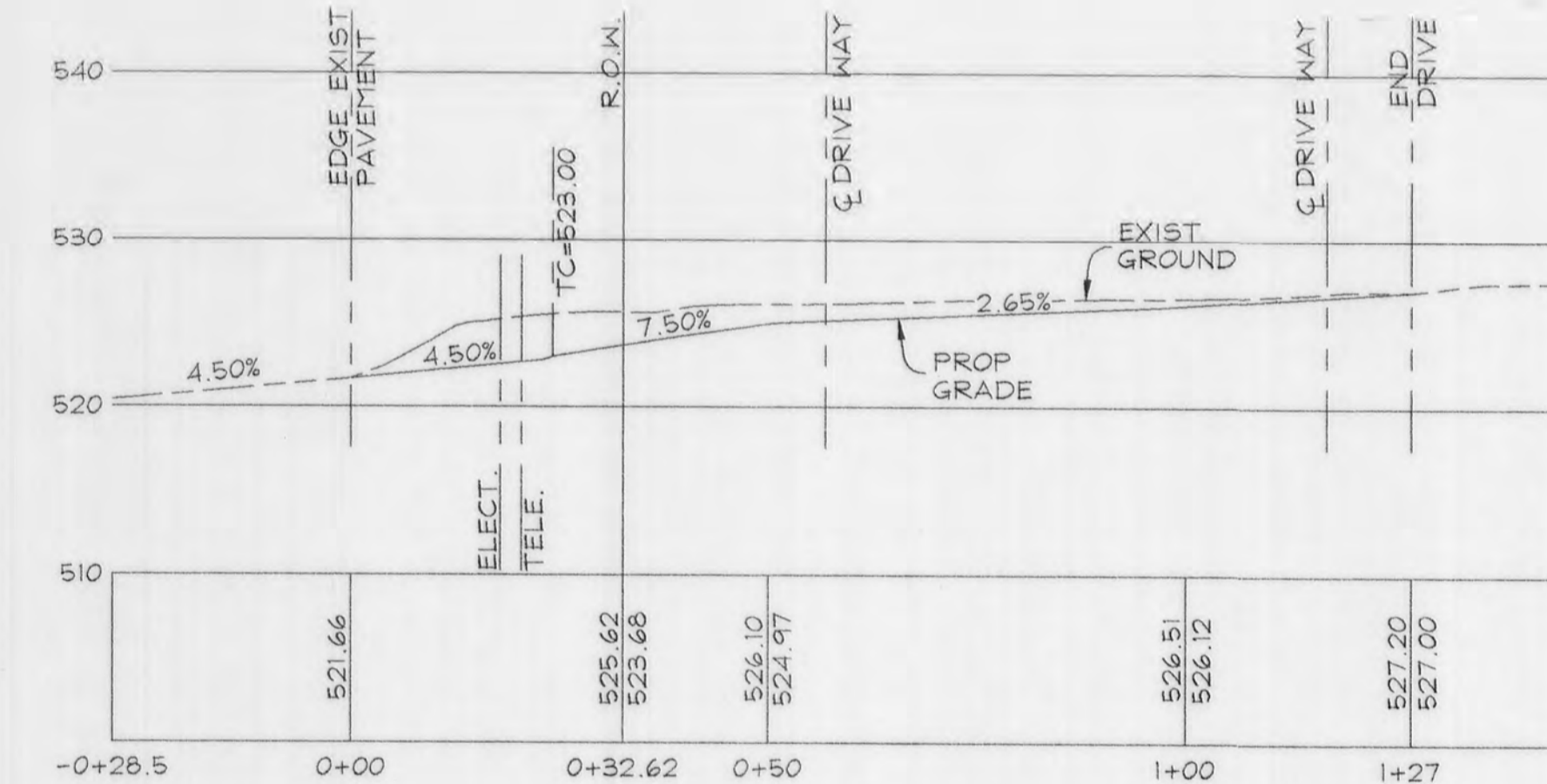
MORRIS DANE COLBERT, PLS#2457



**SANITARY SEWER PROFILE**

SCALE: 1" = 20' HORIZ.  
 1" = 10' VERT.

SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON SPECIFICATIONS.

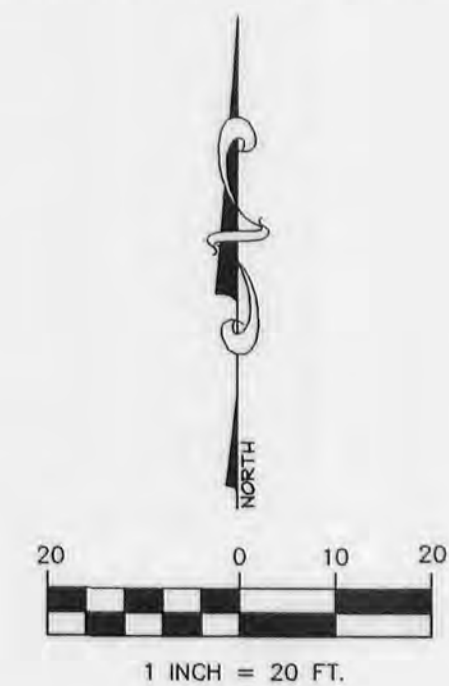


**C.L. ROAD PROFILE**

SCALE: 1" = 20' HORIZ.  
 1" = 10' VERT.

**SITE NOTES**

- ① PROVIDE 10'W' SANITARY SEWER EASEMENT
- ② SANITARY SEWER MAIN MUST BE APPROVED FOR TAPS PRIOR TO INSTALLING THE LATERAL.
- ③ WEST ST. JOSEPH IS TO BE SAW CUT WHERE THE NEW PAVEMENT IS TO JOIN THE EXISTING PAVEMENT.
- ④ EXISTING MANHOLE IS A PRE-CAST CONCRETE STRUCTURE WITH BRICK RISERS. REMOVE BRICK, AND REPLACE WITH CONCRETE RINGS TO BRING TO GRADE.
- ⑤ PROVIDE "NO OUTLET" SIGN AT THE END OF WEST ST. JOSEPH
- ⑥ THE CONTRACTOR IS TO CONTACT THE CITY WATER DEPARTMENT PRIOR TO TAPS TO SCHEDULE INSPECTIONS.
- ⑦ PROVIDE 6" CONCRETE ON 4" AGG BASE MODOT TYPE 1 OR 5 WITHIN RIGHT OF WAY
- ⑧ DRIVE TO BE 4" CONCRETE ON COMPACTED SOIL.
- ⑨ PROPOSED LOCATION FOR TRASH CANS FOR PICKUP
- ⑩ PROPOSED LOCATION FOR SNOW STOCK PILE



COPYRIGHT 2011 - CONFIDENTIAL PROPRIETARY MATERIAL. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF LDC CONSULTANTS, INC. (LDC, INC.)

PROJECT: LAND PLANNING • LAND SURVEYING  
 PREPARED FOR: MEL SCHNEIDER  
 305 CAPRI DR.  
 O'FALLON, MO. 63366  
 PH: 314-249-9550  
 CIVIL ENGINEERING  
 1112 ROCK CREEK ELEMENTARY RD.  
 O'FALLON, MISSOURI 63366  
 MO. CERT. OF AUTHORITY FOR LAND SURVEYING  
 LIC. NO. 000367  
 SERIAL NO. LS-367-D  
 SCHNEIDER DUPLEX  
 ST. JOSEPH ST.  
 O'FALLON, MO.  
 DRAWN BY: GMK  
 CHECKED BY: JPT  
 DATE: 1/20/2012  
 JOB NO.: 11.700  
 SCALE: 1" = 20'  
 P&Z NO.: 24-11  
 CITY NO.:  
 SHEET: 03