

**Vicinity Map**  
Not to Scale

**LAND DESCRIPTION**

A TRACT OF LAND BEING ALL OF LOT 3 OF "THE PLAZA AT K & N" AS RECORDED IN PLAT BOOK 38 PAGES 145 AND 146 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 48 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

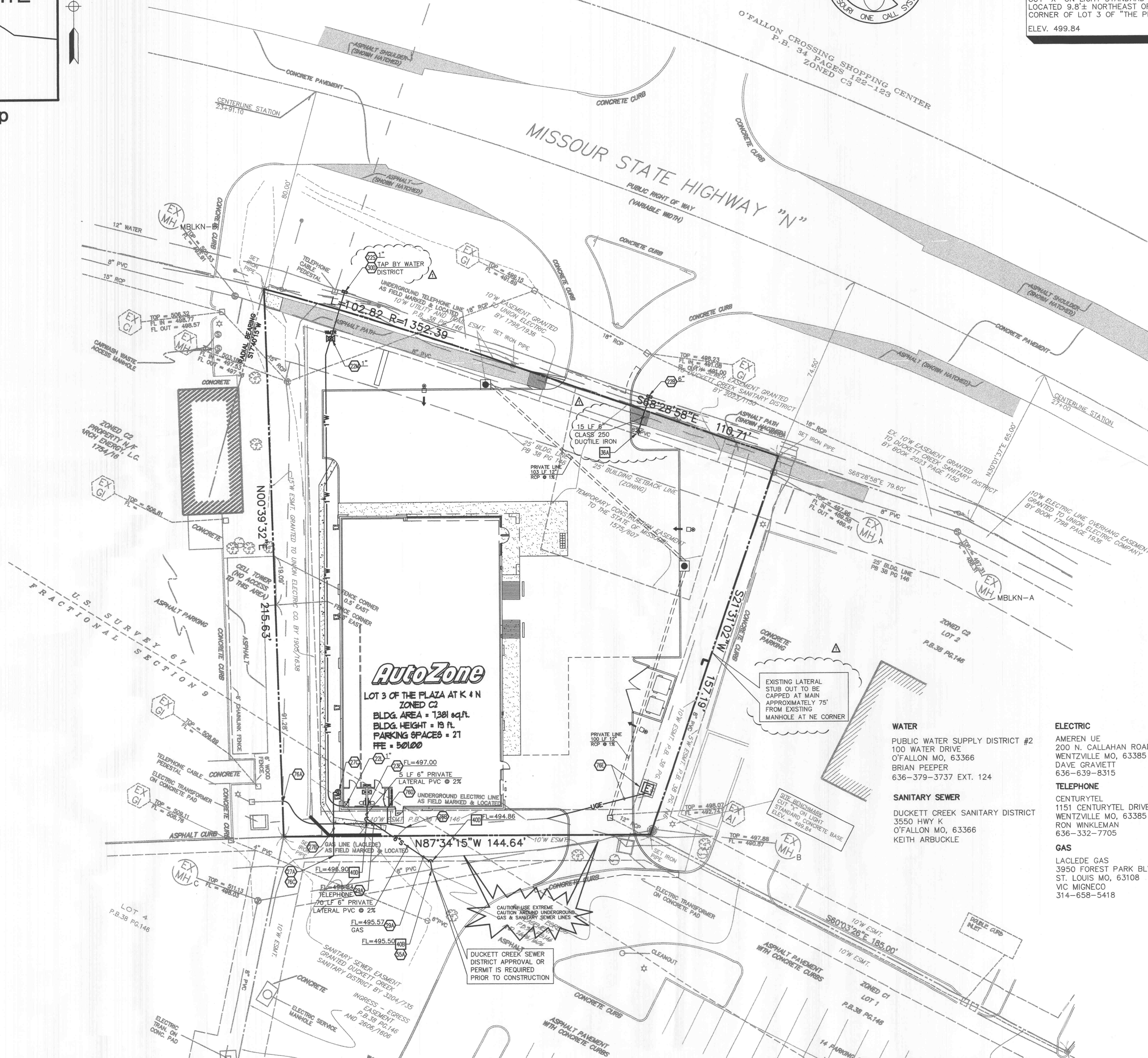
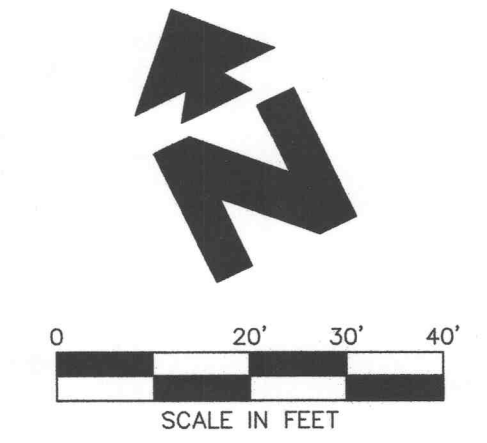
**FLOOD CERTIFICATION: (PER SURVEY)**

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, THIS CITY OF O'FALLON AREA (COMMUNITY PANEL NUMBER 290316 0239 E DATED AUGUST 2, 1996) IS WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.



NOTE:  
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK:  
CUT "X" ON LIGHT STANDARD CONCRETE BASE LOCATED 9.8± NORTHEAST OF THE SOUTHEAST CORNER OF LOT 3 OF "THE PLAZA AT K & N".  
ELEV. 499.84



**LEGEND**

EXISTING	
⊕	UTILITY POLE
⊙	IRON PIPE
⊗	SANITARY MANHOLE
—S—	SANITARY SEWER
—UE—	UNDERGROUND ELECTRIC
—ST—	STORM SEWER
—OH—	OVERHEAD ELECTRIC
—T—	BURIED TELEPHONE
—W—	WATER LINE
⊕	WATER VALVE
⊗	FIRE HYDRANT
⊗	REINFORCED CONC. PIPE
⊗	FENCE
⊗	TEST HOLE
⊗	TOP OF BLOCK WALL
⊗	BOTTOM OF BLOCK WALL

PROPOSED	
---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	STORM DRAIN
---	GAS SERVICE
---	OVERHEAD ELECTRIC SERVICE
---	OVERHEAD TELEPHONE SERVICE
---	SANITARY SEWER SERVICE
---	UNDERGROUND ELECTRIC SERVICE
---	UNDERGROUND ELECTRIC AND TELEPHONE SERVICE
---	UNDERGROUND TELEPHONE SERVICE
---	WATER SERVICE

**GENERAL UTILITY NOTES**

- ALL WATER LINES SHALL BE PVC TYPE K COPPER WITH MIN. COVER PER LOCAL CODE.
- ALL SANITARY SEWER LINES SHALL BE SDR-35 WITH MIN. COVER PER LOCAL CODE.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS:
  - ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRUST BLOCKING PER DETAIL 31A.
  - ALL WATER LINE PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42A.
  - ALL SANITARY SEWER PIPE BEDDING SHALL BE INSTALLED PER DETAIL 42B.

**UTILITY DETAILS**

36A	FIRE HYDRANT ASSEMBLY - SEE DETAIL FOR BRAND & TYPE
40B	SANITARY SEWER SERVICE WYE
40D	SANITARY SEWER SERVICE CLEAN-OUT

**UTILITY NOTES**

- M.J. TAPPING SLEEVE WITH M.J. TAPPING VALVE AND THRUST BLOCKING WITH ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
- METERED DOMESTIC WATER SERVICE ENTRY PER ARCH. PLANS (SEE SIZES THIS SHEET).
- PROPOSED WATER METER (PER LOCAL CODES AND SPECIFICATIONS).
- M.J. TAPPING SADDLE W/M.J. TAPPING VALVE AND THRUST BLOCKING IN ADJUSTABLE VALVE BOX (SEE SIZES THIS SHEET).
- SANITARY SEWER SERVICE ENTRY (PER ARCH. PLANS).
- POINT OF CONNECTION FOR GAS SERVICE (PER LOCAL GAS COMPANY REQUIREMENTS).
- GAS SERVICE PER LOCAL GAS COMPANY.
- PROPOSED GAS METER.
- MAINTAIN MIN. 18" VERTICAL SEPARATION.
- VERIFY LOCATION AND DEPTH OF EXISTING UTILITY BEFORE CONSTRUCTING PROPOSED UTILITY.
- CONTRACTOR SHALL VERIFY EXACT LOCATION AND DEPTH OF EXISTING SANITARY SEWER SERVICE IF DEPTH IS NOT ADEQUATE FOR CONNECTION OF NEW LINE, CONTACT CEI ENGINEERING ASSOCIATES WITH INFORMATION FOR EVALUATION OF ALTERNATIVES.
- CONTRACTOR TO COORDINATE WITH LOCAL ELECTRIC COMPANY PRIOR TO CONSTRUCTION. CONTACT DAVE GRAVETT WITH AMEREN UE AT 636-639-8315.
- CONTRACTOR TO COORDINATE WITH LOCAL TELEPHONE COMPANY PRIOR TO CONSTRUCTION. CONTACT CARL OWENS WITH CENTURYTEL AT 636-332-7392.
- CONTRACTOR TO COORDINATE WITH LOCAL GAS COMPANY PRIOR TO CONSTRUCTION. CONTACT VIC MIGNECO WITH LACLEDE GAS AT 314-658-5418.
- SERVICE ENTRY FOR PROPOSED ELECTRIC AND TELEPHONE. PROVIDE (2) 3" CONDUIT FOR UNDERGROUND ELECTRIC & (1) 4" CONDUIT FOR UNDERGROUND TELEPHONE.
- CONTRACTOR TO COORDINATE WITH LOCAL ELECTRIC COMPANY FOR ELECTRIC LINE & TRANSFORMER RELOCATION. PRIOR TO CONSTRUCTION. CONTACT DAVE GRAVETT WITH AMEREN UE AT 636-639-8315.

**AutoZone**  
LOT 3 OF THE PLAZA AT K & N  
ZONED C2  
BLDG. AREA = 1301 sq.ft.  
BLDG. HEIGHT = 19 ft.  
PARKING SPACES = 21  
FFE = 50100

**WATER**  
PUBLIC WATER SUPPLY DISTRICT #2  
100 WATER DRIVE  
O'FALLON MO, 63366  
BRIAN PEEPER  
636-379-3737 EXT. 124

**SANITARY SEWER**  
DUCKETT CREEK SANITARY DISTRICT  
3550 HWY K  
O'FALLON MO, 63366  
KEITH ARBUCKLE

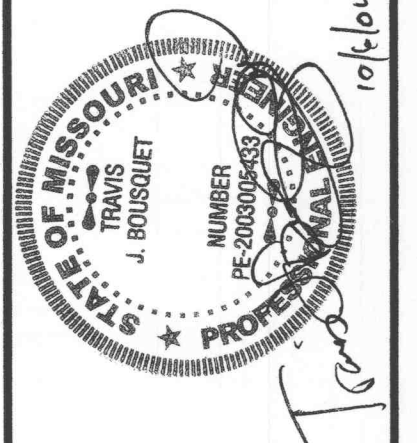
**ELECTRIC**  
AMEREN UE  
200 N. CALLAHAN ROAD  
WENTZVILLE MO, 63385  
DAVE GRAVETT  
636-639-8315

**TELEPHONE**  
CENTURYTEL  
1151 CENTURYTEL DRIVE  
WENTZVILLE MO, 63385  
RON WINKLEMAN  
636-332-7705

**GAS**  
LACLEDE GAS  
3950 FOREST PARK BLVD.  
ST. LOUIS MO, 63108  
VIC MIGNECO  
314-658-5418

**AutoZone**  
STORE DEVELOPMENT  
123 SOUTH FRONT ST., MEMPHIS, TENNESSEE 38103  
PHONE: (901) 495-8757  
FAX: (901) 495-8901

**CEI ENGINEERING ASSOCIATES, INC.**  
PLANNERS • SURVEYORS  
2300 Ford Rd., Ste. 110  
DALLAS, TX 75254  
(972) 488-3737  
FAX (972) 488-6722  
UTILITY PLAN  
6798 HIGHWAY N-LOT 3 PLAZA K&N  
O'FALLON, MISSOURI  
DATE: 10.05.04  
4:37 PM  
REV-2



SCALE:  
1:20'

**REVISIONS**

1.	COMPILED PER N&A PER & S&B BY 9/18/04
2.	REVISED PLANS PER CITY ON 10/06/04
3.	
4.	
5.	
6.	
7.	
PRN:	TJB
PM:	LWY
DES:	RK
BLDG TYPE:	7N2-RIGHT
<b>C3</b>	