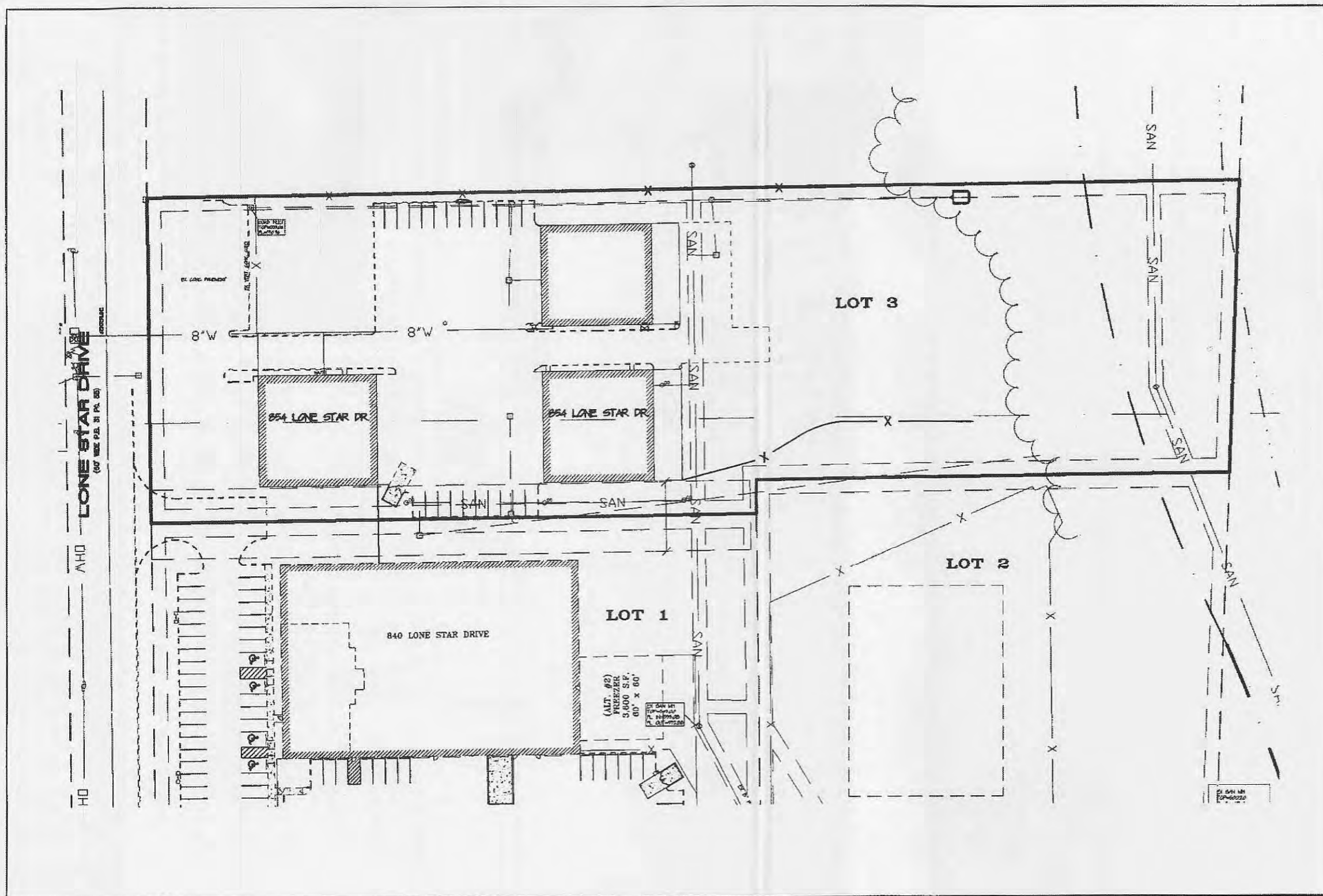
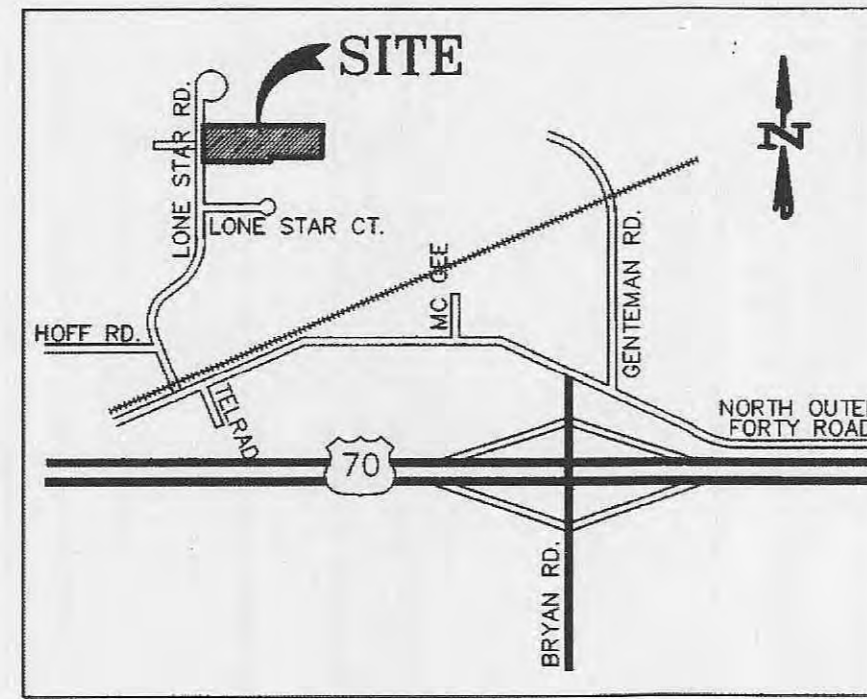


A SET OF GRADING PLANS FOR LOT 3 OF BUSCH SUBDIVISION

A TRACT OF LAND BEING ALL OF LOT 3 OF "BUSCH SUBDIVISION"
PLAT BOOK 40, PAGE 113, AND BEING PART OF
SECTION 24 AND FRACTIONAL SECTION 25
TOWNSHIP 47 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Drawing Index

- 1 COVER SHEET
- 2 NOTES
- 3 GRADING PLAN
- 4 POST-DEVELOPED DRAINAGE AREA MAP
- 5 DETAILS

Benchmarks Project

BENCHMARK:
RM 45 ELEV 526.16
CHISELED SQUARE O THE SOUTHEAST WINGWALL OF THE LAKE SAINT LOUIS
BOULEVARD BRIDGE OVER THE SPILLWAY OF LAKE SAINT LOUIS

Site

BENCHMARK:
ELEV. = 550.32
TOP OF EXISTING STORM SEWER MANHOLE LOCATED APPROXIMATELY 24 FEET
EAST AND 16.5 FEET NORTH OF THE NORTHEAST CORNER OF EXISTING CANOPY
WHICH IS ATTACHED TO EXISTING METAL BUILDING

Legend

600.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
AI	AREA INLET	PROPOSED AREA INLET
DAI	DOUBLE AREA INLET	PROPOSED GRATE INLET
GI	GRATE INLET	EXIST. SANITARY MANHOLE
DGI	DOUBLE GRATE INLET	EXIST. STORM MANHOLE
MH	MANHOLE	PROPOSED MANHOLE
FE	FLARED END SECTION	POWER POLE
EP	END PIPE	GUY WIRE
CP	CONCRETE PIPE	LIGHT STANDARD
RCP	REINFORCED CONCRETE PIPE	FIRE HYDRANT
CMP	CORRUGATED METAL PIPE	WATER METER
CPP	CORRUGATED PLASTIC PIPE	WATER VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	GAS VALVE
CO	CLEAN OUT	TELEPHONE PEDESTAL
-----	SLOPE LIMITS	SIGN
-----	DRAINAGE SWALE	TREE
STM	EXISTING STORM SEWER	
SAN	EXISTING SANITARY SEWER	
W	EXISTING WATER LINE	
FO	EXISTING FIBER OPTIC LINE	
GAS	EXISTING GAS LINE	
UGE	EXISTING UNDERGROUND ELECTRIC	
OHW	EXISTING OVERHEAD ELECTRIC	
CTV	EXISTING CABLE TV LINE	
T	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
-X-X-	FENCE LINE	
---	SAWCUT LINE	

Development Notes:

1. Area of Tract: 4.04 Acres
2. Existing Zoning: I-2 (City of O'Fallon)
3. Existing Use: Storage Lot
4. Current Owner & Developer of Property:
Steiniger Investments, L.L.C.
854 Lone Star Drive
O'Fallon, MO 63366
5. Flood Note:
Per F.I.R.M. Flood Insurance Rate Map no. 29183C 0240 E effective
date August 2, 1996, this tract lies with in Zone "X". Zone "X" is
the areas determined to be outside of the 100-year floodplain and
partially out of the 500-year floodplain.
6. Markings will be provided on existing storm sewer inlet per city
requirements. See City of O'Fallon detail, Sheet 5.

Utility Contacts

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

Water
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

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

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

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

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

Conditions of Approval From Planning and Zoning

1. OBTAIN A GRADING PERMIT IN ACCORDANCE WITH CITY CODE.
2. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE BUILDING AND CODE ENFORCEMENT DIVISION.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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:

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

- * The area of this phase of development is 0.81 Acres
- * Are that was previously filled without permit is 0.81 Acres

Building setback information. Front 30'
Side 25'
Rear 50'

* The estimated sanitary flow in gallons per day is 0.

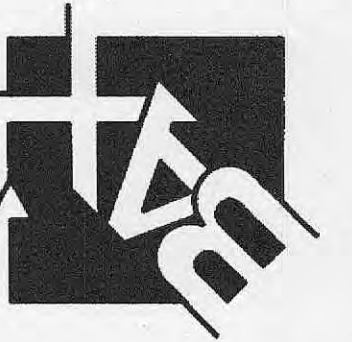
* No trees are being removed with this plan therefore no tree preservation is proposed

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.

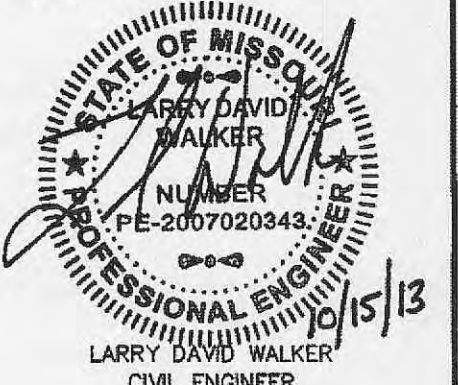
PROJECT TITLE:

LOT 3 OF
BUSCH SUBDIVISION

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6552
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be
substantiated by any 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.



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Authority No. 000855
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REVISIONS

10/10/12	CONDITIONS ADDED
06/07/13	CITY COMMENTS
08/14/13	CITY COMMENTS
10/15/13	CITY COMMENTS

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

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

Developer / Owner:
Steiniger Investments, L.L.C.
854 Lone Star Drive
O'Fallon, MO 63366
(636) 978-3478

COVER SHEET

P+Z No. #401.04.02

City No. #

Page No.
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