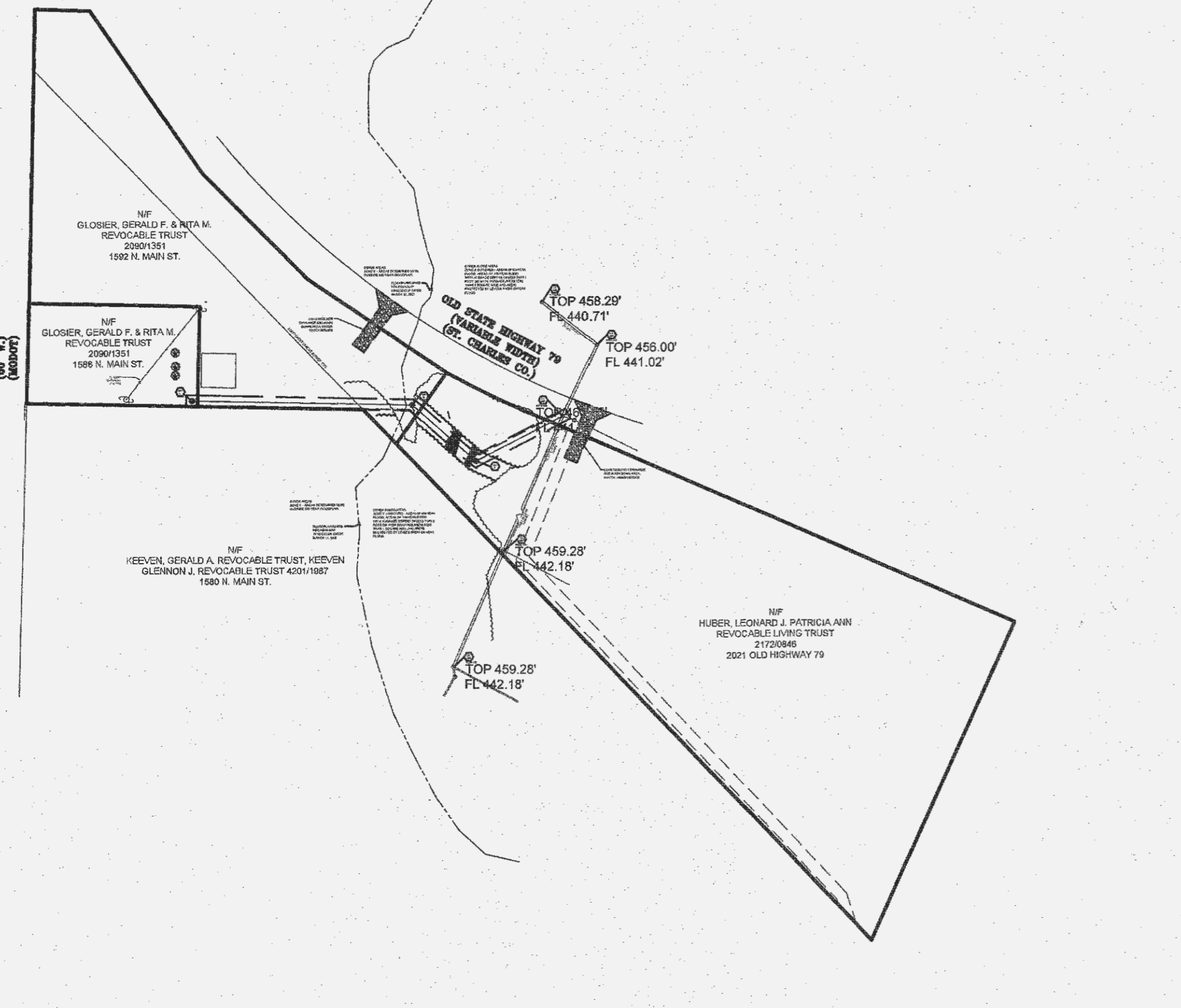


A SET OF SANITARY SEWER EXTENSION PLANS

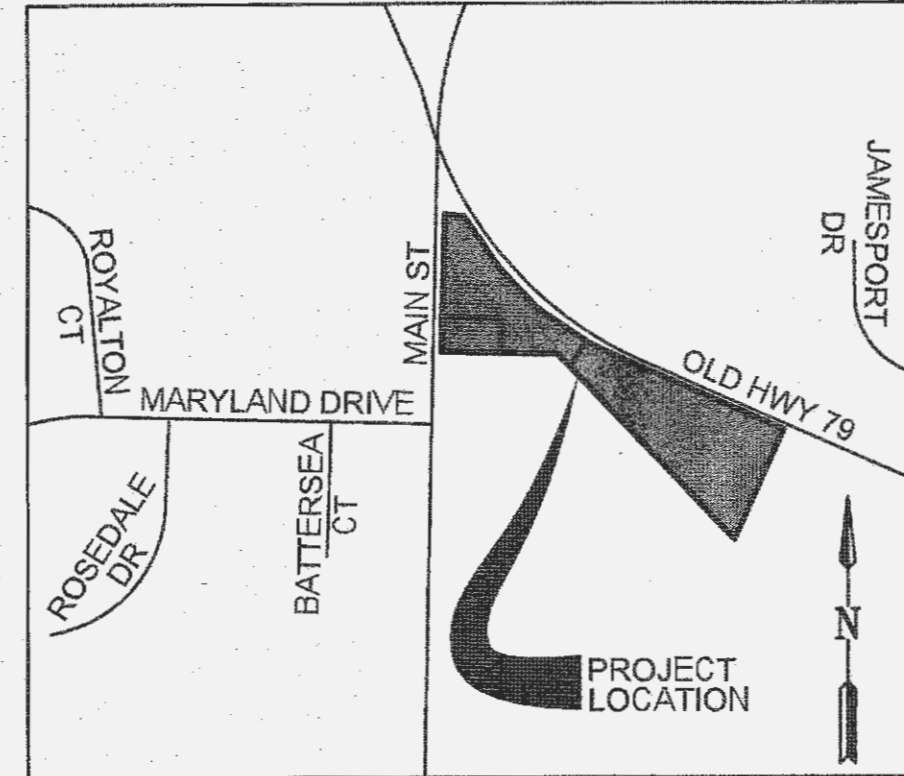
PART OF U.S. SURVEY 1790, TOWNSHIP 47 NORTH,
RANGE 3 EAST, ST. CHARLES COUNTY
1592 N. MAIN ST. O'FALLON, MO 63366

ST. CHARLES COUNTY ID# 2-004I-S016-00-0001, 2-0098-1790-00-0007,
2-0098-1790-00-0005

PROJECT TITLE
**SANITARY
SEWER
EXTENSION
PLANS**



Plan View
1"=100'



Locator Map
N.T.S.

Legend

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Existing Tree Line
- Existing Contour
- Existing Tree
- Sanitary Structure

Drawing Index

- 1 COVER SHEET
- 2 O'FALLON COMMERCIAL NOTES
- 3 SEWER PLAN & PROFILE
- 4 EROSION CONTROL DETAILS
- 5 SANITARY SEWER 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:
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 1.62 ACRES
THE AREA OF LAND DISTURBANCE IS 0.17 ACRES.
NUMBER OF PROPOSED LOTS IS 0.
BUILDING SETBACK INFORMATION - N/A

* THE ESTIMATED FLOW IS BASED ON FUTURE COMMERCIAL USE OF THE SUBJECT PROPERTY.

Conditions of Approval From Planning and Zoning

N.A.



NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND

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.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DATE 3/31/15
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

THIS SITE LIES IN ZONE X PER FEMA MAP 29183C0230F DATED MARCH 17, 2003. ZONE X IS DEFINED AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

Legal Description

HUBER, LEONARD J. PATRICIA ANN REVOCABLE LIVING TRUST BK. 2172, PAGE 0846
A TRACT OF LAND BEING PART OF U.S. SURVEY NO. 1790, TOWNSHIP 47 NORTH, RANGE 3 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN OLD IRON PIPE MARKING THE SOUTHERN LINE OF U.S. SURVEY NO. 489 WITH THE WESTERN LINE OF U.S. SURVEY NO. 1790, THENCE SOUTH 45 DEGREES 00' EAST, 1216.3 FEET TO THE SOUTHEASTERN CORNER OF LAND BELONGING TO SCHNEIDER, THENCE CONTINUING SOUTH 45 DEGREES 00' EAST, 609.6 FEET, TO AN IRON PIPE, THENCE NORTH 43 DEGREES 12' EAST, 303.2 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF OLD HIGHWAY NO. 79, THENCE ALONG THE SOUTHERN RIGHT OF WAY LINE OF OLD HIGHWAY 79, NORTH 85 DEGREES 17' WEST 550 FEET, TO AN OLD IRON PIPE, THENCE SOUTH 31 DEGREES 39' WEST, 77.5 FEET, TO THE POINT OF BEGINNING.

GERALD F. GLOSIER AND RITA M. GLOSIER TRUSTEES, REVOCABLE TRUST BK. 2416, PAGE 1371
A TRACT OF LAND BEING PART OF SECTION 16, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF U.S. SURVEY 1730, THENCE ALONG THE SOUTHWEST LINE OF SAID U.S. SURVEY, 756 FEET TO THE INTERSECTION OF SAID SOUTHWEST LINE WITH THE EAST LINE OF STATE HIGHWAY "M", THENCE SOUTH 00 DEGREES 16 MINUTES EAST, ALONG THE EAST LINE OF STATE HIGHWAY "M", 207.7 FEET TO AN IRON PIPE MARKING THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, THENCE NORTH 89 DEGREES 44 MINUTES EAST, LEAVING SAID EAST LINE, 151.0 FEET TO A POINT, THENCE SOUTH 00 DEGREES 16 MINUTES EAST, 88.00 FEET TO A POINT, THENCE SOUTH 89 DEGREES 44 MINUTES WEST, 151.0 FEET TO AN IRON PIPE ON THE EAST LINE OF STATE HIGHWAY "M", THENCE NORTH 00 DEGREES 16 MINUTES WEST, ALONG SAID EAST LINE 89.0 FEET TO THE POINT OF BEGINNING.

GERALD F. GLOSIER AND RITA M. GLOSIER TRUSTEES, REVOCABLE TRUST BK. 2090, PG. 1351
A TRACT OF LAND IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION SIXTEEN (16) AND IN U.S. SURVEY NO. 1790, TOWNSHIP 47 NORTH, RANGE 3 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERN LINE OF SAID U.S. SURVEY NO. 1790 WITH THE EASTERN LINE OF HIGHWAY "M" ALONG THE WESTERN SIDE OF SAID SECTION 16, THENCE NORTH 0° 16' WEST ALONG THE EASTERN LINE OF STATE HIGHWAY "M" 54.5 FEET TO ITS INTERSECTION WITH THE WESTERN LINE OF OLD STATE HIGHWAY 79, THENCE SOUTHWARDLY ALONG THE WESTERN LINE OF SAID HIGHWAY RIGHT-OF-WAY, SOUTH 89° 44' EAST 48.3 FEET TO AN IRON, SOUTH 37° 31' EAST 177 FEET, SOUTH 47° 41' EAST 131.5 FEET AND SOUTH 58° 21' EAST 148 FEET, THENCE LEAVING SAID HIGHWAY RIGHT-OF-WAY LINE, SOUTH 31° 39' WEST 77.5 FEET TO THE SOUTHWESTERN LINE OF SAID U.S. SURVEY NO. 1790, THENCE NORTHWESTWARDLY ALONG THE SOUTHWESTERN LINE OF SAID U.S. SURVEY NO. 1790, 42.7 FEET TO AN IRON PIPE, THENCE SOUTH 89° 33' WEST, 148 FEET TO AN IRON PIPE, THENCE NORTH 0° 16' WEST 89 FEET TO AN IRON PIPE, THENCE SOUTH 89° 44' WEST 151 FEET TO AN IRON PIPE IN THE EASTERN RIGHT-OF-WAY LINE OF STATE HIGHWAY "M", THENCE NORTH 0° 16' WEST ALONG SAID RIGHT-OF-WAY LINE 205.7 FEET TO THE PLACE OF BEGINNING.

Project Directory

OWNER
GLOSIER GERALD F & GLOSIER RITA M
REVOCABLE TRUST
C/O DON GLOSIER
1095 EAGLE BEND DR.
INNSBROOK, MO 63390
(314) 378-8180

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

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

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-379-3808

Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-639-8306

Gas
Laclede Gas Company
1999 Trade Center Drive East
St. Peters, MO. 63376
314-575-9090

TELEPHONE
CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7030

Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3483

CIVIL ENGINEER
PREMIER CIVIL ENGINEERING, LLC
308 TCW COURT
LAKE SAINT LOUIS, MO 63367
(314) 925-7452
CONTACT: MR. ROB TAYLOR

SURVEYOR
PREMIER CIVIL ENGINEERING, LLC
308 TCW COURT
LAKE SAINT LOUIS, MO 63367
(314) 925-7456
CONTACT: MR. DAVID MAXWELL

MUNICIPALITY
CITY OF O'FALLON
(636) 281-2858
CONTACT: MR. DAVID WOODS,
DIRECTOR OF PLANNING DEPT

Benchmark

SANITARY MANHOLE DESIGNATED BY THE CITY OF O'FALLON AS BEING N356-006.
TOP ELEVATION - 461.65
FLOWLINE ELEVATION - 441.20

BASIS OF BEARING FOR THE SURVEYED PROPERTIES, STATE PLANE COORDINATE SYSTEM MISSOURI EAST ZONE NAD83

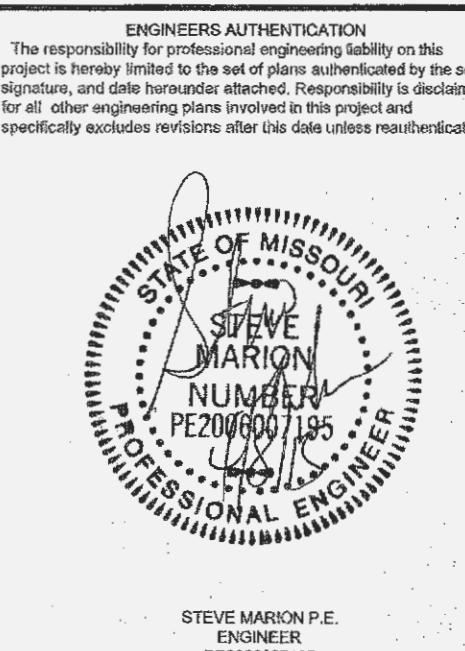
PCE PROJECT NO. 141201

REVISIONS:			
NO.	DESCRIPTION	INITIALS:	DATE:
	INITIAL SUBMITTAL FOR REVIEW	MN	3-27-14
△	REVISED SHEETS 1,2,3,4 AND 5 PER COMMENTS	MN	4-23-14
△	REVISED SHEETS 1,2,3,4 AND 5 PER COMMENTS	MN	5-21-14
△	REVISED SHEET 3 PER COMMENT	MN	6-11-14

Developer / Owner Information
GERALD F. AND RITA M. REVOCABLE TRUST
C/O DON GLOSIER
1095 EAGLE BEND DR.
INNSBROOK, MO 63390
(314) 378-8180

City of O'Fallon Cover Sheet

P+Z No. N.A.
City No. 14-131△
Sheet Number:
1
PCE PROJECT NO. 141201



PREMIER CIVIL ENGINEERING
308 TCW Court
Lake Saint Louis, MO 63367
Phone: (314) 925-7444 Fax: (314) 925-7457
Missour Certificate of Authority # E-2011000031
Missour Certificate of Authority # LS-2012070494