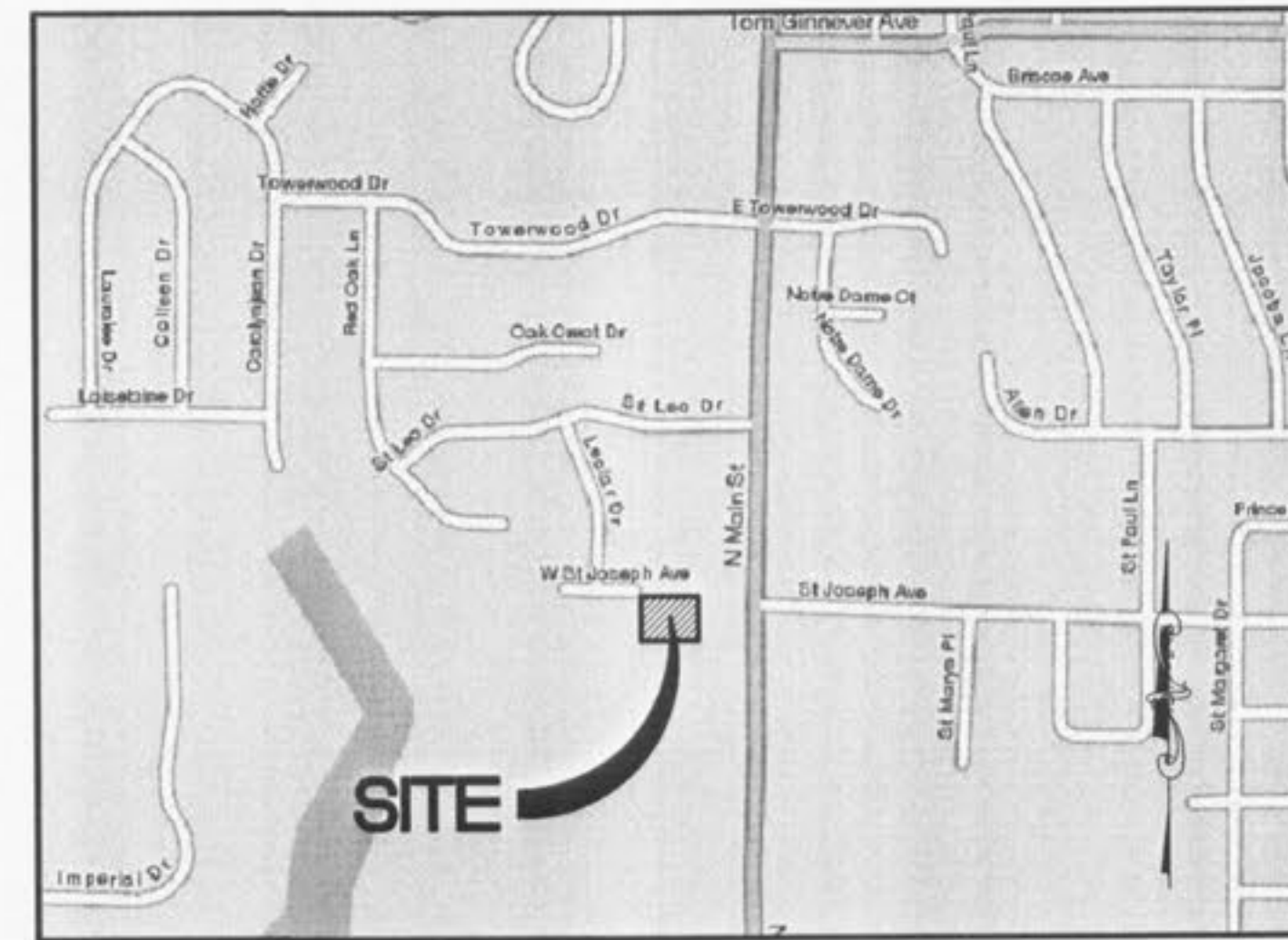
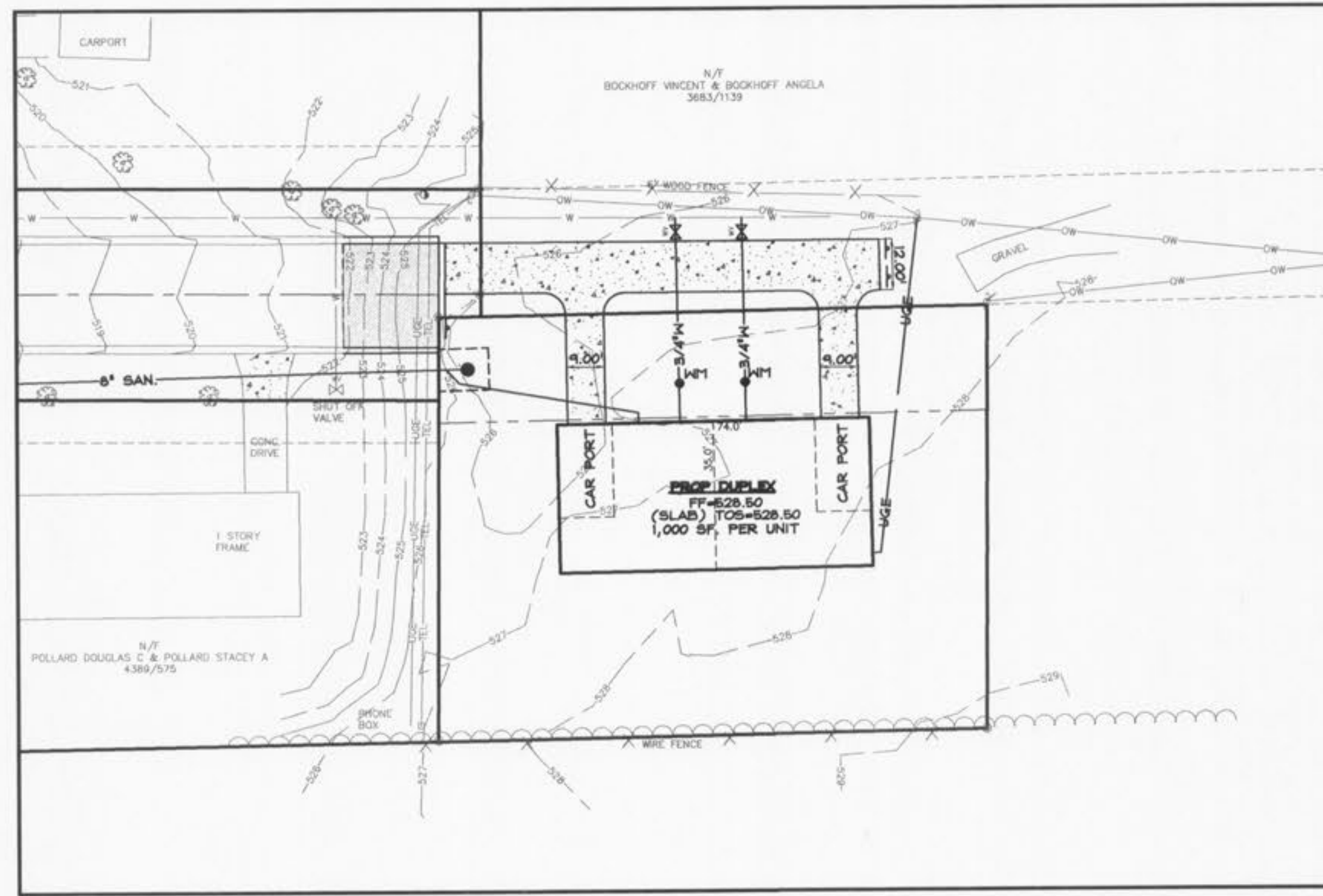


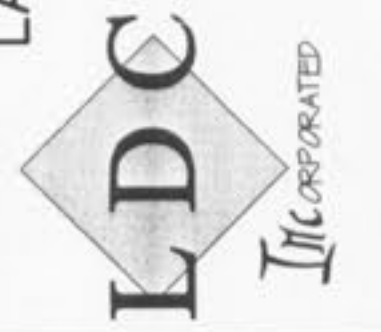
# A SET OF CONSTRUCTION PLANS FOR SCHNEIDER DUPLEX



LEGAL DESCRIPTION

PROJECT TITLE  
**SCHNEIDER DUPLEX**

LAND PLANNING • LAND SURVEYING  
**LDC ENGINEERING**  
1112 ROCK CREEK ELEMENTARY RD.  
O'FALLON, MISSOURI, 63366  
PH: (636) 240-9696 FAX: (636) 240-4949  
MO. CERT. OF AUTHORITY FOR LAND SURVEYING  
LIC. NO. 000357-367-D SERIAL NO. E-1596-D



**SHEET INDEX**

- C1. COVER
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**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 WOUTH-EAST CORNER OF PROP. EL=529.58

**LEGEND  
NEW IMPROVEMENTS**

	PROP. CONTOUR		FOUNDATION DRAIN TILE
	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		T.B.R. TO BE REMOVED
	STORM STRUCTURE DESIGNATOR		U.I.P. USE IN PLACE
	SANITARY STRUCTURE DESIGNATOR		A.T.G. ADJUST TO GRADE
	WATER LINE		T.B.A. TO BE ABANDONED
	FIRE HYDRANT		BC BACK OF CURB
	SERVICE VALVE		TW TOP OF WALL
	WATER METER		BW 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 Collohan 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

\* 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.

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  
PUBLIC WORKS DIVISION  
ACCEPTED FOR CONSTRUCTION  
BY: DATE 3/05/12  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

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

P+Z No. 24-11

City No.

Page No.

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City of O'Fallon Cover Sheet