

THE HEIGHTS

A TRACT OF LAND BEING PART OF U.S. SURVEY 1790 AND FRACTIONAL SECTION 15,
TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

INDEX

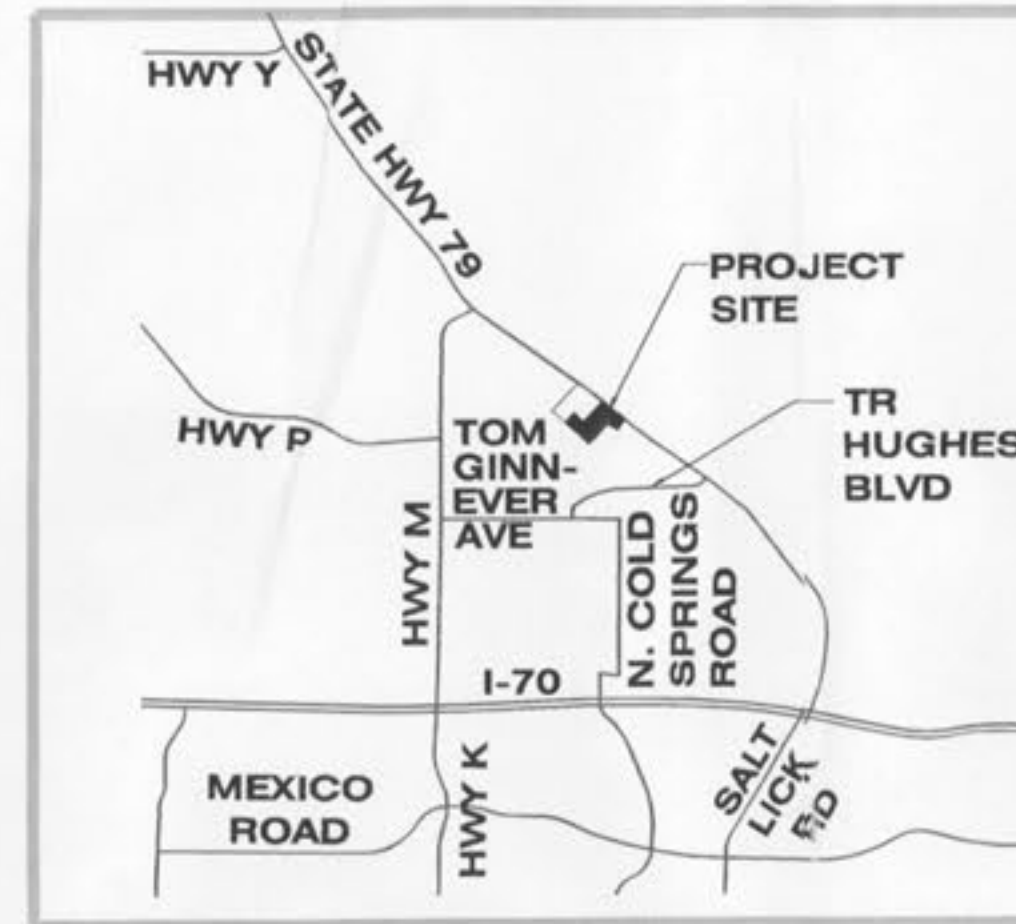
REVISIONS

	1	2	3	4	5	6
C1.0 COVER SHEET	●	●	●	●		
C2.0 SPECIFICATION SHEET	●	●	●			
C3.0 EXISTING CONDITIONS	●					
C4.0 SITE PLAN	●	●	●	●		
C5.0 GRADING & UTILITY PLAN	●	●	●	●		
C5.1 WATER PLAN	●	●				
C6.0 ROAD PROFILE/WARPING DETAILS & SECTIONS	●				●	
C7.0 SEWER PROFILES	●	●				
C8.0 SWPPP	●	●				
C9.0 EXISTING DRAINAGE AREAS	●	●	●			
C9.1 PROPOSED DRAINAGE AREAS	●	●	●			
C10.0 STREET DETAILS	●	●				
C10.1 STREET & SWPPP DETAILS	●	●				
C10.2 STORM SEWER DETAILS	●	●				
C10.3 STORM SEWER DETAILS	●	●				
C10.4 SANITARY SEWER DETAILS	●	●				
C10.5 SANITARY SEWER DETAILS	●	●				
C10.6 WATER DETAILS	●					
C10.7 WATER DETAILS	●					
L1.0 LANDSCAPING PLAN	●					

LEGEND

EXISTING TREE LINE	
EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	
PROPOSED STORM SEWERS	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
CONCRETE PAVEMENT	
ASPHALT PAVEMENT	
EXISTING SPOT ELEVATION	+ 120.15
PROPOSED SPOT ELEVATION	+ 120.10
SWALE	
TO BE REMOVED	(T.B.R.)
TO BE REMOVED & REPLACED	(T.B.R.&R.)
TO BE ABANDONED & FILLED	(T.B.A.&F.)
TO BE USED IN PLACE	(U.I.P.)
BACK OF CURB	B.C.
FACE OF CURB	F.C.
PROPOSED INFORMATION	PR.
GAS MAIN	
WATER MAIN	
UNDERGROUND TELEPHONE	
FIRE HYDRANT	
POWER POLE	
PROPOSED FENCE	
SILTATION CONTROL	
CURB INLET	
FLARED END SECTION	
AREA INLET	
STREET SIGN LOCATION	
RETAINING WALL	
CLEANOUT	
LATERAL STATION	LAT. STA.
PROPOSED TREE LINE	
FLOW LINE OF DITCH	F.L.D.
CLEANOUT	C.O.
GUARDRAIL	

SITE IMPROVEMENT PLANS



SITE LOCATION MAP
N.T.S.

PERTINENT DATA

- SITE ACREAGE: 6.012 ACRES
- EXISTING ZONING: "UNZD"
- PROPOSED ZONING: "R-1"
- EXISTING USE: SINGLE FAMILY RESIDENCES AND OUTBUILDING LINES.
- PROPOSED USE: 12 SINGLE FAMILY RESIDENCES
- ALL RESIDENCES SHALL HAVE 2 OFF-STREET PARKING SPACES.

UTILITIES

GAS:	LACLEDE GAS COMPANY 3950 FOREST PARK AVE. ST. LOUIS, MO 63108 (314) 658-5449	TELEPHONE:	CENTURY TEL 1151 CENTURY TEL DRIVE, P.O. BOX 751 WENTZVILLE, MO 63385 (636) 332-3710
SEWER:	CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO 63366 (636) 281-2858	FIRE DIST:	CITY OF O'FALLON 119 E. ELM ST. O'FALLON, MO 63366 (636) 272-3493
ELECTRIC:	AMEREN UE 200 N. CALLAHAN RD, WZ-858 WENTZVILLE, MO 63385 (636) 639-8315	SCHOOL DIST:	FORT ZUMWALT SCHOOL DISTRICT 110 VIRGIL STREET O'FALLON, MO 63366 (636) 272-6620
WATER:	CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO 63366 (636) 281-2858	NEAREST MAJOR INTERSECTION:	HIGHWAY 79 & OLD HWY. 79

UTILITY INFORMATION:

UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

BENCHMARK

BENCHMARK INFORMATION: NGS STATION F149 BENCHMARK DISK STAMPED "F149 1935" SET IN TOP OF CONCRETE MONUMENT 78.4 FEET SOUTH OF BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN AND 45 FEET NORTH OF NORTH RAIL OF WABASH RAILROAD. NAVD 88 ELEV.=542.80

SITE BENCHMARK

SITE BENCHMARK: MO DNR ORS DISC "55-47 2000" LOCATED 51 FEET NORTHEAST OF THE CENTER OF MO HIGHWAY 79, 28.8 FEET SOUTHEAST OF A NAIL AND SHINER IN UTILITY POLE (#354), 9.3 FEET SOUTHWEST OF A NAIL AND SHINER IN FENCE POST WITH CARBONITE WITNESS POST, AND 15.5 FEET WEST-NORTHWEST OF A METAL UNDERGROUND UTILITIES WARNING SIGN. ELEV BASED ON F-149 = 445.61

FLOOD MAP REFERENCE

AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN ZONE X, AREA DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN, AND IN ZONE AE, SPECIAL FLOOD HAZARD AREA NUMERATED BY 100-YEAR FLOOD, PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, PANEL 235 OF 525, MAP NUMBER 2918J02235E, EFFECTIVE DATE OF AUGUST 2, 1996.

REVISIONS

12-28-05	1	CITY OF O'FALLON COMMENTS
01-03-06	2	CITY OF O'FALLON COMMENTS
01-03-06	3	CITY OF O'FALLON COMMENTS
05-02-06	4	MSOT COMMENTS

DEVELOPER/OWNER:
R3 DEVELOPMENT, LLC
7800 HIGHWAY N
O'FALLON, MO 63366
(636) 567-3948



THE HEIGHTS
1809 HIGHWAY 79
O'FALLON, MO 63366

COVER SHEET

planning + engineering + surveying + landscape architecture
Cole and ASSOCIATES
INCORPORATED
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O'FALLON, MO 63127
P: 314 984 8687 F: 314 984 0587

DESIGNED BY
JCB
DRAWN BY
JCB
CHECKED BY
MB

DATE 10/03/05

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C1.0