LEGEND

~~~~ EXISTING TREE LINE \_\_\_\_\_120 ------EXISTING CONTOURS PROPOSED CONTOURS EXISTING SANITARY SEWERS EXISTING STORM SEWERS CENTERLINE EASEMENT + 120.15 EXISTING SPOT ELEVATION + 120.10 PROPOSED SPOT ELEVATION

(T.B.R.)

(T.B.R. & R.)

(T.B.A. & F.)

(U.I.P.)

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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

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

NOTICE PRIOR TO CONSTRUCTION).

UTILITY INFORMATION:

DRAINAGE PATH TO BE REMOVED TO BE REMOVED & RELOCATED

TO BE ABANDONED & FILLED

TO BE USED IN PLACE EXISTING GAS MAIN

EXISTING WATER MAIN EXISTING UNDERGROUND TELEPHONE

EXISTING FIRE HYDRANT EXISTING POWER POLE

PROPOSED TREE LINE PROPOSED MANHOLE

PROPOSED AREA INLET PROPOSED STORM

FLARED END SECTION PROPOSED SANITARY

SILT FENCE

FIRE HYDRANT WATER VALVE

THRUST BLOCK

CONCRETE DRIVEWAY WALK-OUT LEFT HAND

WALK-OUT RIGHT HAND

LOOK-OUT LEFT HAND LOOK-OUT RIGHT HAND

IN-GRADE LEFT HAND IN-GRADE RIGHT HAND

TOP OF FOUNDATION

BASEMENT FLOOR

## BENCHMARK INFORMATION

ADOPTED BENCHMARK IS MISSOURI DEPARTMENT OF NATURAL RESOURCES GRS STATION SC-13. THE STATION IS AN ALUMINUM DISK STAMPED "SC-13 1990" SET IN A 12 INCH DIAMETER CONCRETE MONUMENT APPROXIMATELY 3 MILES NORTHWEST OF HIGHWAY 94 ALONG WEST BOUND HIGHWAY 40 TO A FIELD ENTRANCE GOING NORTH AND THE STATION IS ON THE LEFT, 39.2 FEET SOUTHWEST OF THE CENTER OF TOP OF NORTHWEST END OF CORRUGATED METAL PIPE AND NORTHWEST OF CENTER OF FIELD ENTRANCE, ELEVATION = 499.34 (NAVD 88)

SITE BENCHMARK: IRON ROD WITH CAP MARKED "ZAVARADINOS LS2281", LOCATED 111'± WEST AND 15'± SOUTH OF NE PROPERTY CORNER, ALONG NORTH PROPERTY LINE OF SITE. ELEVATION = 499.54 (NAVD 88)

# PARK AVENUE VILLAGE

A TRACT OF LAND BEING PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

## IMPROVEMENT PLANS



### PERTINENT DATA

= 8.002 Ac. SITE ACREAGE = MUTD MIXED USE TRADITIONAL EXISTING ZONING = WENTZVILLE SCHOOL DISTRICT SCHOOL DISTRICT = GRID UU-21, PG.55 WUNNENBERG'S = 63368 ZIP CODE: = 4-069B-5614-00-1.51 PARCEL ID: = 2-0130-1641-00-3.3 PROPOSED LOTS: = 20 FT FRONT BUILDING SETBACK REAR YARD BUILDING SETBACK = 15 FT

= 6 FT

#### UTILITIES

SIDE YARD SETBACK

(636) 561-3737 EXT. 131

| GAS:      | LACLEDE GAS COMPANY<br>3950 FOREST PARK AVE.<br>ST. LOUIS, MO 63108<br>(314) 658-5449     | TELEPHONE:                     | AT&T<br>402 NORTH THIRD STREET<br>ST. CHARLES, MO 63301<br>(636) 949-1301                     |
|-----------|-------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------|
| SEWER:    | DUCKETT CREEK<br>3550 HIGHWAY K<br>O'FALLON, MO 63368<br>(636) 441-1244                   | FIRE DIST:                     | WENTZVILLE FIRE DISTRICT<br>209 WEST PEARCE BLVD.<br>WENTZVILLE, MO 63365<br>(636) 327-6239   |
| ELECTRIC: | AMEREN UE<br>2100 BLUESTONE DRIVE<br>ST. CHARLES, MO 63301<br>(636) 925-3235              | SCHOOL DIST:                   | WENTZVILLE R-IV SCHOOL DISTRICT<br>ONE CAMPUS DRIVE<br>WENTZVILLE, MO 63385<br>(636) 327-3800 |
| WATER:    | PUBLIC WATER SUPPLY DISTRICT NO. 2<br>100 WATER DR.<br>P.O. BOX 967<br>O'FALLON, MO 63366 | NEAREST MAJOR<br>INTERSECTION: | PHOENIX PARKWAY & RED HAWK PLACE                                                              |

1 2 3 4 5 6 0000 C1.0 COVER SHEET C2.0 SPECIFICATION SHEET C2.1 SPECIFICATION SHEET 000 C3.0 SITE PLAN 0000 C4.0 GRADING PLAN C5.0 STORM SEWER PLAN C5.1 SANITARY SEWER PLAN
C5.2 WATER PLAN C6.0 STREET PROFILES C7.0 WARPING DETAILS C8.0 SANITARY SEWER PROFILES STORM SEWER PROFILES RESIDENTIAL GRADING TEMPLATES SANITARY SEWER DETAILS SANITARY SEWER DETAILS SITE DETAILS SITE DETAILS C10.10 WATER DETAILS C10.11 WATER DETAILS C10.12 UTILITY CROSS SECTIONS

> CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT CCEPTED FOR CONSTRUCTION PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

THE OWNER/DEVELOPER ASSUMES FULL RESPONSIBILITY AS TO THE PERFORMANCE OF THE GRADING OPERATION AND THEY PROVIDE ASSURANCE THAT ALL OFF-SITE PROPERTIES AND COUNTY ROADS WILL BE ADEQUATELLY PROTECTED.

C10.13 RETAINING WALL / SIGHT DISTANCE PROFILES

C11.0 DRAINAGE AREA MAP

C12.0 LANDSCAPING PLAN

OWNER/DEVELOPER SIGNATURE

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WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 14 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE RECOMMENDATION OF THE CITY ENGINEER.



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REVISIONS

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DESIGNED BY DRAWN BY CHECKED BY

11/6/07 Job Number 07-075

Sheet Number