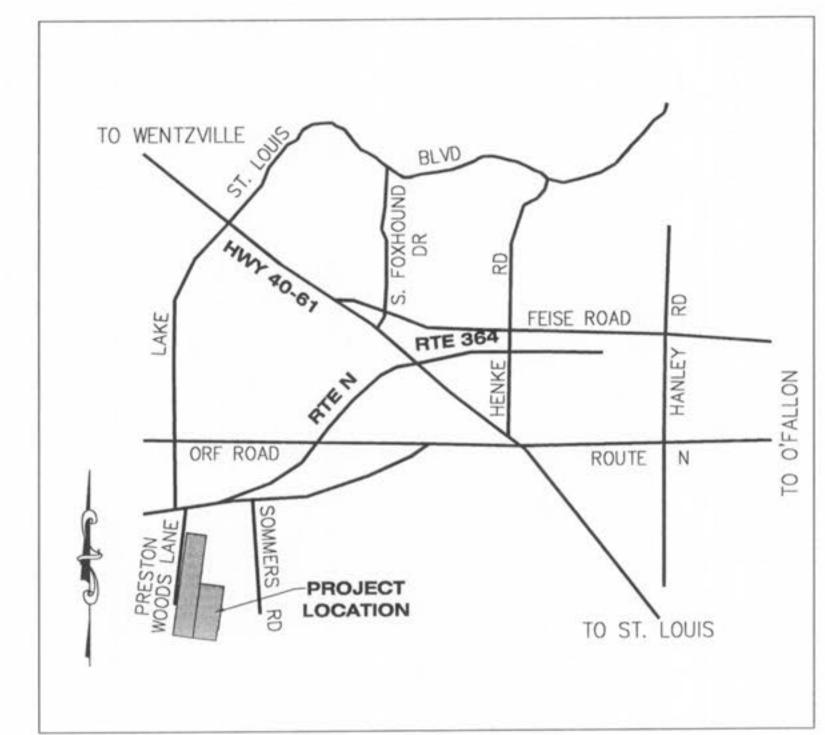
A TRACT OF LAND IN U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

# REVISED MASS GRADING PLANS + PARTIAL STORM SEWER



# LOCATION MAP

## PERTINENT DATA

= 168.554 Ac. SITE ACREAGE ACREAGE TO BE DISTURBED = 37 Ac. EXISTING ZONING = R-1D PUD

= WENTZVILLE SCHOOL DISTRICT SCHOOL DISTRICT WUNNENBERG'S = GRID ZZ-20, PG. 44 = 63366 ZIP CODE

= O'FALLON, MISSOURI

## UTILITIES

MUNICIPALITY

P.O. BOX 967

O'FALLON, MO. 63366

3550 HIGHWAY K

(636) 441-1244

PHONE SERVICE = CENTURYTEL TELEPHONE

CABLE SERVICE = CHARTER COMMUNICATIONS

ST. CHARLES, MO 63368

1151 CENTURY TEL DRIVE

WENTZVILLE, MO. 63385

CONTACT: CARL OWENS

815 CHARTER COMMONS

CONTACT: LARRY SAAFIR

TOWN & COUNTRY, MO 63107

CONTACT: CHRISTINE BEASLEY

= WENTZVILLE FIRE PROTECTION DISTRICT FIRE DISTRICT WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT #2 209 WEST PEARCE BLVD. 100 WATER DRIVE WENTZVILLE, MO. 63385 CONTACT: JOE HEITKAMP

(636) 327-6239 CONTACT: MARK MAHLER (636) 561-3737 EXT.131 ELECTRIC SERVICE = CUIVRE RIVER ELECTRIC COMPANY SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT

GAS SERVICE

1112 EAST CHERRY STREET P.O. BOX 160 TROY, MO. 63379 CONTACT: JOSH TEPEN

(636) 441-7410

= LACLEDE GAS COMPANY 1999 TRADE CENTER DRIVE EAST ST. PETERS, MO. 63376

CONTACT: CLARENCE HANKS (636) 978-2663 EXT. 101

NOTICE PRIOR TO CONSTRUCTION).

(T.B.A. & F.)

(U.I.P.)

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PERSONAL PROPERTY AND PERSONS ASSESSED.

LEGEND EXISTING TREE LINE **EXISTING CONTOURS** PROPOSED CONTOURS EXISTING SANITARY SEWERS EXISTING STORM SEWERS CENTERLINE EASEMENT EXISTING SPOT ELEVATION + 120.10 PROPOSED SPOT ELEVATION DRAINAGE PATH TO BE REMOVED (T.B.R.) (T.B.R. & R.)

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 SILT FENCE

CHECK DAM

FLARED END SECTION

### BENCHMARK INFORMATION

NGS STATION F 149, NAVD 88 ELEVATION OF 542.80 FEET, BENCHMARK DISK STAMPED "CGS F 149 1935" SET IN TOP OF CONCRETE MONUMENT, LOCATED IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MO, AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER.

NGS STATION A 149, NAVD 88 ELEVATION OF 630.08 FEET, BENCHMARK DISK STAMPED "CGS A 149 1935" SET IN TOP OF RAILROAD BRIDGE WINGWALL, LOCATED IN WENTZVILLE, ST. CHARLES COUNTY, MO.

SITE BENCHMARK: COLE AND ASSOCIATES ALUMINUM CAP ATOP 5/8 REBAR, NAVD 88 ELEVATION OF 638.755 FEET, LOCATED 10'+/- NORTH AND 33'+/- WEST OF NE CORNER OF SITE, NEAR DETENTION POND.

### 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

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

# INDEX

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| G1.0 | COVER SHEET                      |          |   |           |   |   |   |  |  |
| G2.0 | SPECIFICATION SHEET              |          | • |           |   |   |   |  |  |
| G3.0 | GRADING PLAN INDEX               |          |   |           |   |   |   |  |  |
| G3.1 | GRADING PLAN                     |          |   |           |   |   |   |  |  |
| G3.2 | GRADING PLAN                     |          |   |           |   |   |   |  |  |
| G3.3 | GRADING PLAN                     |          |   |           |   |   |   |  |  |
| G4.0 | EROSION CONTROL PLAN INDEX       |          |   |           |   |   |   |  |  |
| G4.1 | EROSION CONTROL PLAN             |          |   |           |   |   |   |  |  |
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| G4.3 | EROSION CONTROL PLAN             |          |   |           |   |   |   |  |  |
| G5.0 | STORM PROFILES                   |          |   |           |   |   |   |  |  |
| G6.0 | GRADING TEMPLATES                | $\vdash$ |   |           |   |   |   |  |  |
| G6.1 | DETAILS                          |          |   |           |   |   | Г |  |  |
| G6.2 | DETAILS                          |          |   |           |   |   | Г |  |  |
| G6.3 | DETAILS                          |          |   |           |   |   | Г |  |  |
| G6.4 | SWALE CROSS SECTIONS             |          |   |           |   |   |   |  |  |
| G7.0 | PRE-DEVELOPED DRAINAGE AREA MAP  |          |   |           |   |   |   |  |  |
| G8.0 | POST-DEVELOPED DRAINAGE AREA MAP |          |   |           |   |   |   |  |  |

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT 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.

OWNER/DEVELOPER SIGNATURE THE JONES COMPANY COMOS

> 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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DESIGNED BY JKW RAWN BY

JKW CHECKED BY JFH.

> 8/13/07 Job Number

07-0041 Sheet Number