

PRESTON WOODS - PHASE 5

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

LEGEND

EXISTING TREE LINE	
EXISTING CONTOURS	120
PROPOSED CONTOURS	120
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
CENTERLINE	
EASEMENT	
EXISTING SPOT ELEVATION	+ 120.15
PROPOSED SPOT ELEVATION	+ 120.10
DRAINAGE PATH	
TO BE REMOVED	(T.B.R.)
TO BE REMOVED & RELOCATED	(T.B.R. & R.)
TO BE ABANDONED & FILLED	(T.B.A. & F.)
TO BE USED IN PLACE	(U.I.P.)
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	
DIVERSION DITCH	
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 CONSTRUCTION.

MASS GRADING PLANS



LOCATION MAP

SCALE: 1" = 1000'

PERTINENT DATA

SITE ACREAGE	=	168.554 Ac.
ACREAGE TO BE DISTURBED	=	±8.00 AC.
EXISTING ZONING	=	R-1D PUD
SCHOOL DISTRICT	=	WENTZVILLE SCHOOL DISTRICT
WUNNENBERG'S	=	GRID ZZ-20, PG. 44
ZIP CODE:	=	63366
MUNICIPALITY	=	O'FALLON, MISSOURI

UTILITIES

WATER SERVICE	= PUBLIC WATER SUPPLY DISTRICT #2 100 WATER DRIVE P.O. BOX 967 O'FALLON, MO 63366 CONTACT: CHUCK KRAKOSKY (636) 561-3737 EXT.135	FIRE DISTRICT	= WENTZVILLE FIRE PROTECTION DISTRICT 209 WEST PEARCE BLVD. WENTZVILLE, MO. 63385 CONTACT: JOE HEITKAMP (636) 327-6239
SEWER DISTRICT	= DUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO 63368 CONTACT: MIKE MERKT (636) 441-1244	ELECTRIC SERVICE	= CUIVRE RIVER ELECTRIC COMPANY 1112 EAST CHERRY STREET P.O. BOX 160 TROY, MO. 63379 CONTACT: TERRY STONE (636) 441-7410
PHONE SERVICE	= CENTURYTEL TELEPHONE 1151 CENTURY TEL DRIVE WENTZVILLE, MO. 63385 CONTACT: TIM DISHMAN (636) 332-7299	GAS SERVICE	= LACLEDE GAS COMPANY 1999 TRADE CENTER DRIVE EAST ST. PETERS, MO. 63376 CONTACT: SID KOLTUN (636) 978-2663 EXT. 104
CABLE SERVICE	= CHARTER COMMUNICATIONS 815 CHARTER COMMONS TOWN & COUNTRY, MO 63107 CONTACT: JIM HEARTWIG (636) 387-6645		



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

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G5.1	FINAL DRAINAGE AREA MAP					●	

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 ADEQUATELY PROTECTED.

OWNER/DEVELOPER SIGNATURE

DATE

LANDSCAPE AND TREE PRESERVATION NOTES:

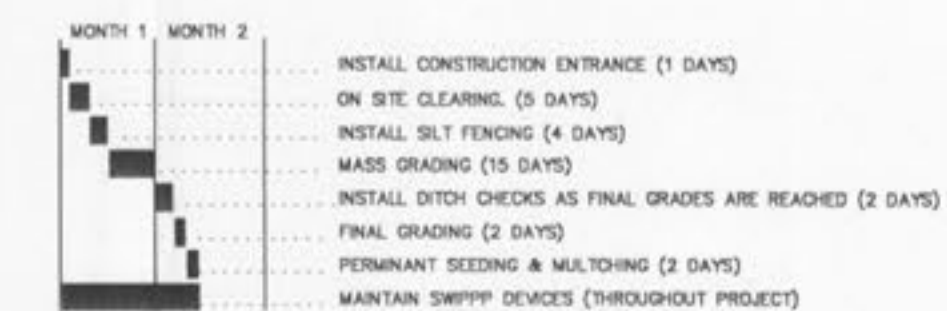
- EXISTING TREE CALCULATIONS:
93.61 ACRES OF EXISTING TREE MASS
93.61 x 20% = 18.72 ACRES TO REMAIN
- PROPOSED TREE CALCULATIONS:
EX. TREE MASS TO REMAIN = 29.70 ACRES
29.70/93.61 = 32%

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DATE: 8/27/10
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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.

GRADING CONSTRUCTION SCHEDULE

Starting Date: August, 2010
(ALL DATES ARE SUBJECT TO ACTUAL APPROVAL OF PLANS AND RECEIPT OF PERMITS FOR REQUIRED WORK.)



planning = engineering = surveying = landscape architecture
Cole and Associates Incorporated
1243 tom ginnerer avenue
10777 sunset office drive
st. louis, mo 63141
p: 314 984 9887 f: 314 984 0587

DESIGN/CALC BY: JKW
DRAWN BY: JKW
CHECKED BY: JTR
DRAWING SCALE:
DATE: 05/28/10
Job Number: 10-0038
Sheet Number: G1.0

DEVELOPER/OWNER:
PULTE GROUP
16640 CHESTERFIELD GROVE, SUITE 200
CHESTERFIELD, MO 63005
PHONE: (636) 637-7129

CIVIL ENGINEERS
CORPORATE
ENGINEERING
CERTIFICATE
#0116
JAMES T. ROTH
REGISTERED PROFESSIONAL ENGINEER
PE NO. E-2000150068
8/18/10

PRESTON WOODS - PHASE 5
MASS GRADING PLANS
PRESTON WOODS LANE
O'FALLON, MO. 63366
COVER SHEET

NO.	DATE	REVISION DESCRIPTION
1	8/9/10	