

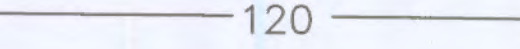



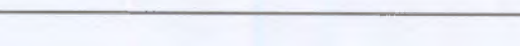
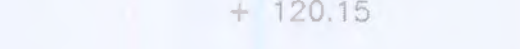
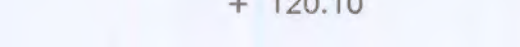

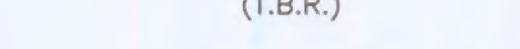

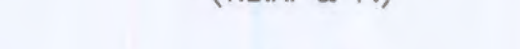




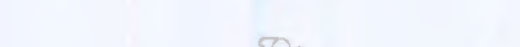




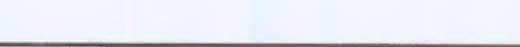








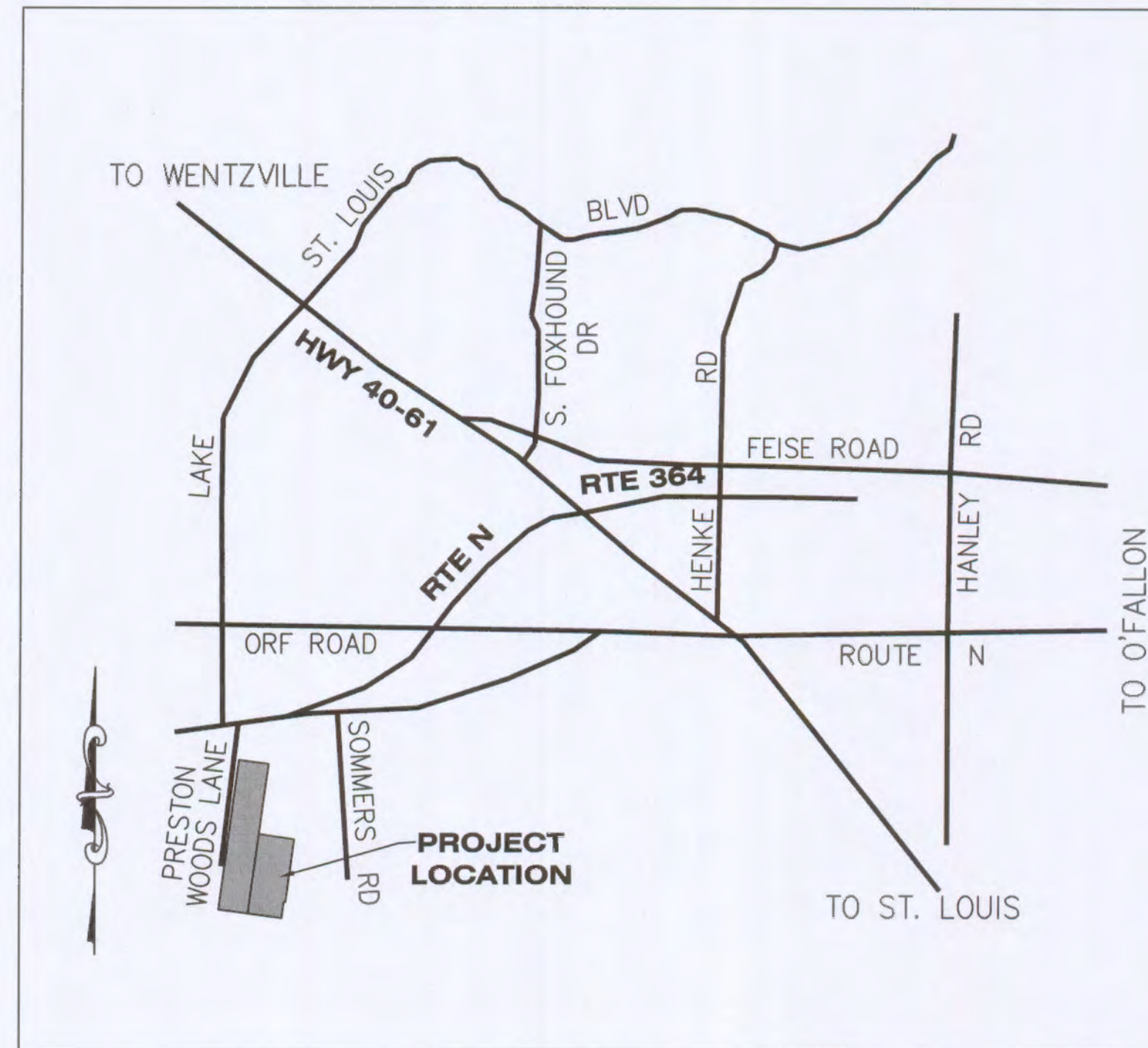
PRESTON WOODS - PHASE 6

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
- DIRECTION OF FLOW 
- 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 
- PROPOSED SANITARY SEWERS 
- SILT FENCE 
- INLET BARRIER 
- FLARED END SECTION 
- GRAVEL DRIVE 
- ASPHALT PAVEMENT 

IMPROVEMENT PLANS



LOCATION MAP

SCALE: 1" = 1000'

PERTINENT DATA

- SITE ACREAGE = 168.6 Ac.
- ACREAGE TO BE DISTURBED = ±29.4 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
- FIRM MAP = 29183C0220F & 29183C0410F (03-17-2003) (08-02-1996)
- FIRM ZONE = ZONE X ZONE X
- AREAS OUTSIDE OF 100 YEAR FLOOD ZONE

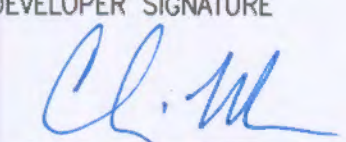
UTILITIES

- WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT NO. 2
100 WATER DRIVE
P.O. BOX 987
O'FALLON, MO. 63366
CONTACT: CHUCK KRASKOSKY (636) 561-3737 EXT.135
- SEWER DISTRICT = DUCKETT CREEK SANITARY DISTRICT
3550 HIGHWAY K
O'FALLON, MO 63368
CONTACT: MIKE MERK (636) 441-1244
- PHONE SERVICE = CENTURYTEL TELEPHONE
1151 CENTURY TEL DRIVE
WENTZVILLE, MO. 63385
CONTACT: DAN KRUSE (636) 332-7299
- CABLE SERVICE = CHARTER COMMUNICATIONS
815 CHARTER COMMONS TOWN & COUNTRY, MO 63107
CONTACT: JIM HEARTWIG (636) 387-6645
- FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT
209 WEST PEARCE BLVD.
WENTZVILLE, MO. 63385
CONTACT: CHRIS CUDDIHEE (636) 327-6239
- ELECTRIC SERVICE = CUIVRE RIVER ELECTRIC COMPANY
1112 EAST CHERRY STREET
P.O. BOX 160
TROY, MO. 63379-0160
CONTACT: TERRY STONE (636) 441-7410
- GAS SERVICE = LACLEDE GAS COMPANY
1999 TRADE CENTER DRIVE EAST
ST. PETERS, MO. 63376
CONTACT: SID KOLTUN (636) 978-2663 EXT. 104
- STORM SEWER = CITY OF O'FALLON
100 N. MAIN STREET
O'FALLON, MO 63366
(636) 281-2858

DRAWING INDEX

		REVISIONS					
		1	2	3	4	5	6
C1.1	COVER SHEET	●					
C2.1	SPECIFICATION SHEET		●				
C2.2	SPECIFICATION SHEET		●				
C3.0	OVERALL SITE PLAN			●			
C3.1	SITE PLAN			●			
C4.0	OVERALL GRADING PLAN			●			
C4.1	GRADING PLAN			●			
C5.0	OVERALL UTILITY PLAN			●			
C5.1	SANITARY PLAN			●			
C5.2	WATER PLAN			●			
C6.1	STREET PROFILES			●			
C6.2	STREET PROFILES			●			
C6.3	STREET WARPINGS			●			
C7.1	SANITARY PROFILES			●			
C7.2	SANITARY PROFILES			●			
C7.3	STORM PROFILES			●			
C7.4	STORM PROFILES			●			
C7.5	STORM PROFILES			●			
C8.1	RESIDENTIAL GRADING TEMPLATES						
C8.2	SITE DETAILS						
C8.3	SITE & STORM DETAILS						
C8.4	SITE & STORM DETAILS						
C8.5	STORM SEWER DETAILS						
C8.6	SANITARY SEWER DETAILS						
C8.7	SANITARY SEWER DETAILS						
C8.8	SANITARY SEWER DETAILS						
C8.9	SANITARY SEWER DETAILS						
C8.10	SWPP DETAILS						
C8.11	BASIN A CROSS SECTIONS						
C8.12	BASIN B CROSS SECTIONS						
C8.13	SECTION 1 CROSS SECTION						
C8.14	WATER DETAILS						
C8.15	WATER DETAILS						
C9.1	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 11/25/13

LANDSCAPE AND TREE PRESERVATION NOTES:

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

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:

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

THE AREA OF THIS PHASE OF DEVELOPMENT IS ±17.1 ACRES
 THE AREA OF LAND DISTURBANCE IS ±29.4 ACRES
 NUMBER OF PROPOSED LOTS IS 58
 BUILDING SETBACK INFORMATION: FRONT 20',
 SIDE 6',
 REAR 10'

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.

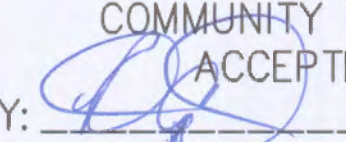
SITE BENCHMARK: COLE AND ASSOCIATES ALUMINUM CAP ATOP 5/8 REBAR, NAVD 88 ELEVATION OF 638.755 FEET, LOCATED 10'+/- NORTH AND 33'+/- WEST OF NE CORNER OF SITE, NEAR DETENTION POND.

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:

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.



CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY:  DATE: Dec 2, 2013
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

P & Z # ORDINANCE 5148

DEVELOPER/OWNER: PULTE GROUP
 16640 CHESTERFIELD GROVE, STE 200
 CHESTERFIELD, MO 63005
 PHONE: (636) 537-7129

THE PROFESSIONAL ENGINEER ASSUMES FULL RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR ANY OTHER PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

CIVIL ENGINEERS
 CORPORATE
 CERTIFICATE
 #001185
 JOHN F. HANSCHEGGER
 NUMBER
 E-29716
 REGISTERED PROFESSIONAL ENGINEER
 MISSOURI STATE BOARD OF PROFESSIONAL ENGINEERS
 DATE: 11/24/13

PRESTON WOODS
 PHASE 6
 IMPROVEMENT PLANS
 PRESTON WOODS LANE
 O'FALLON, MO 63366

COVER SHEET

+ ST. CHARLES
 1520 S. Fifth Street
 Suite 307
 St. Charles, MO 63033
 636.978.7598 fax

DESIGN/CALC BY: MTS
 DRAWN BY: MTS
 CHECKED BY: JFH
 DRAWING SCALE:
 DATE: 09/04/2013
 Job Number: 13-0054
 Sheet Number: C1.1