

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

DRAWING INDEX

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G2.0	SPECIFICATION SHEET	●	●				
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G3.0	OVERALL GRADING PLAN	●	●				
G3.1	GRADING PLAN	●	●				
G3.2	GRADING PLAN	●	●				
G4.0	GRADING TEMPLATES						
G4.1	STORM PROFILES/DETAILS	●	●				
G4.2	DETAILS	●	●				
G4.3	DETAILS	●	●				
G4.4	SWPP PROFILES/DETAILS	●	●				
G4.5	SWPP PROFILES/DETAILS	●	●				
G5.0	OVERALL SWPP PLAN	●					
G5.1	SWPP PLAN	●					
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G5.3	SWPP DRAINAGE AREA MAP	●	●				
G6.1	PRE DRAINAGE AREA MAP	●					
G6.2	POST DRAINAGE AREA MAP	●	●				
G6.3	ULTIMATE DRAINAGE AREA MAP	●	●				

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	

MASS GRADING 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 & 29183C0410

UTILITIES

WATER SERVICE	=	PUBLIC WATER SUPPLY DISTRICT NO. 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. 63379-0160 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 KULTUN (636) 978-2663 EXT. 104
CABLE SERVICE	=	CHARTER COMMUNICATIONS 815 CHARTER COMMONS TOWN & COUNTRY, MO 63107 CONTACT: JIM HEARTWIG (636) 387-6645	STORM SEWER	=	CITY OF O'FALLON 100 N. MAIN STREET O'FALLON, MO 63366 (636) 281-2858

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: 10/11/13
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 ADEQUATELY PROTECTED.

OWNER/DEVELOPER SIGNATURE

DATE

8/30/13

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%
- TOTAL CLEARING FOR THIS PHASE = 7.57 ACRES

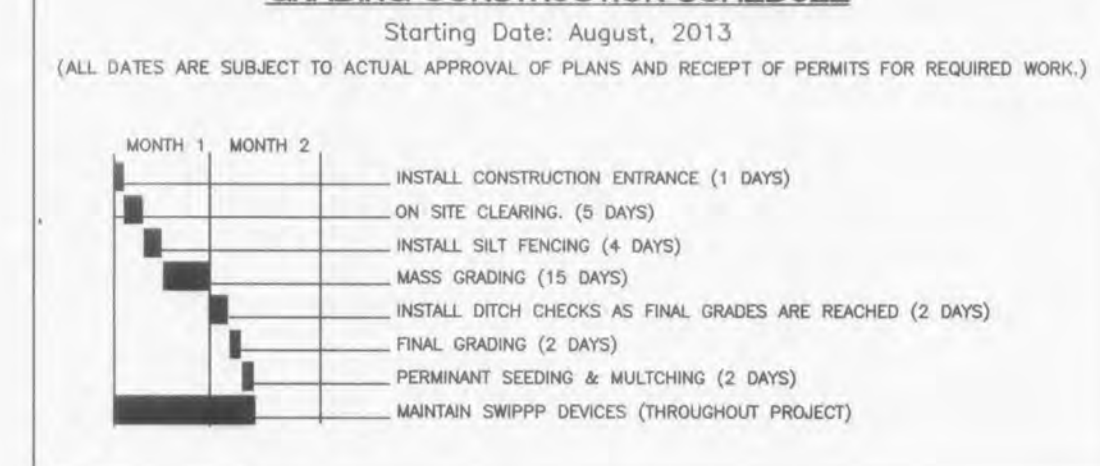
CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

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'

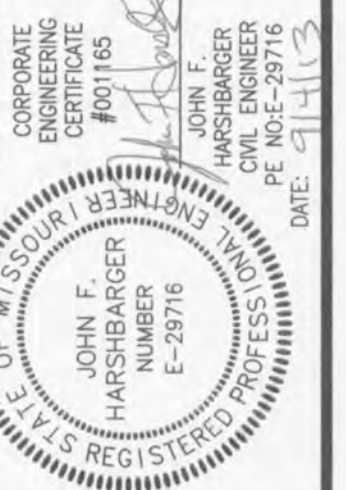
WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 14 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE RECOMMENDATION OF THE CITY ENGINEER.

GRADING CONSTRUCTION SCHEDULE



P & Z # ORDINANCE 5148

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



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

+ ST. CHARLES
1535 S. FIRM STREET
ST. CHARLES, MO 63011
636.978.2508 tel
636.978.2508 fax

COLE
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc.

DESIGN/CALC BY: JFH
DRAWN BY: MTS
CHECKED BY: JFH
DRAWING SCALE:
DATE: 7/25/2013
Job Number: 13-0054
Sheet Number: G1.0