

PRESTON WOODS - PHASE 7

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

IMPROVEMENT PLANS



LOCATION MAP
SCALE: 1" = 1000'

PERTINENT DATA

SITE ACREAGE = 168.6 Ac.
ACREAGE TO BE DISTURBED = ±25.6 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 967
O'FALLON, MO. 63366
CONTACT: CHUCK KRAKOSKY
(636) 561-3737 EXT.135

SEWER DISTRICT = DUCKETT CREEK SANITARY DISTRICT
3550 HIGHWAY K
O'FALLON, MO 63368
CONTACT: MIKE MERKT
(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: MARK DEMLING
(636) 978-2663

STORM SEWER = CITY OF O'FALLON
100 N. MAIN STREET
O'FALLON, MO 63366
(636) 281-2858

LEGEND

- EXISTING TREE LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING SANITARY SEWERS
- EXISTING STORM SEWERS
- CENTERLINE
- EASEMENT
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- 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

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: PHASE 7A = ±27.03 ACRES
PHASE 7B = ± 8.97 ACRES
PHASE 7C = ± 8.18 ACRES
TOTAL PHASE = ±42.18 ACRES

THE AREA OF LAND DISTURBANCE IS ±25.6 ACRES
NUMBER OF PROPOSED LOTS IS 108
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: July 18, 2014
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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 | | ● | | | | |
| C3.2 | SITE PLAN | | ● | | | | |
| C4.0 | OVERALL GRADING PLAN | | ● | | | | |
| C4.1 | GRADING PLAN | | ● | | | | |
| C4.2 | GRADING PLAN | | ● | | | | |
| C5.0 | OVERALL UTILITY PLAN | | ● | | | | |
| C5.1 | SANITARY PLAN | | ● | | | | |
| C5.2 | SANITARY PLAN | | ● | | | | |
| C5.3 | STORM PLAN | | ● | | | | |
| C5.4 | STORM PLAN | | ● | | | | |
| C5.5 | WATER PLAN | | ● | | | | |
| C5.6 | WATER PLAN | | ● | | | | |
| C6.1 | STREET PROFILES | | ● | | | | |
| C6.2 | STREET PROFILES | | ● | | | | |
| C6.3 | STREET PROFILES | | ● | | | | |
| C6.4 | STREET WARPINGS | | ● | | | | |
| C6.5 | STREET WARPINGS | | ● | | | | |
| C7.1 | SANITARY PROFILES | | ● | | | | |
| C7.2 | SANITARY PROFILES | | ● | | | | |
| C7.3 | SANITARY PROFILES | | ● | | | | |
| C7.4 | STORM PROFILES | | ● | | | | |
| C7.5 | STORM PROFILES | | ● | | | | |
| C7.6 | STORM PROFILES | | ● | | | | |
| C7.7 | STORM PROFILES | | ● | | | | |
| C7.8 | STORM PROFILES | | ● | | | | |
| C8.0 | OVERALL SWPP PLAN | | ● | | | | |
| C8.1 | SWPP PLAN | | ● | | | | |
| C8.2 | SWPP PLAN | | ● | | | | |
| C9.1 | RESIDENTIAL GRADING TEMPLATES | | ● | | | | |
| C9.2 | SITE DETAILS | | ● | | | | |
| C9.3 | SITE & STORM DETAILS | | ● | | | | |
| C9.4 | SITE & STORM DETAILS | | ● | | | | |
| C9.5 | STORM SEWER DETAILS | | ● | | | | |
| C9.6 | SANITARY SEWER DETAILS | | ● | | | | |
| C9.7 | SANITARY SEWER DETAILS | | ● | | | | |
| C9.8 | SANITARY SEWER DETAILS | | ● | | | | |
| C9.9 | SANITARY SEWER DETAILS | | ● | | | | |
| C9.10 | SWPP DETAILS | | ● | | | | |
| C9.11 | UTILITY CROSS SECTIONS | | ● | | | | |
| C9.12 | EMERGENCY SPILLWAY | | ● | | | | |
| C9.13 | EMERGENCY SPILLWAY | | ● | | | | |
| C9.14 | EMERGENCY SPILLWAY | | ● | | | | |
| C9.15 | WATER DETAILS | | ● | | | | |
| C9.16 | WATER DETAILS | | ● | | | | |
| C10.1 | PROPOSED DRAINAGE AREA MAP | | ● | | | | |
| C11.1 | MULTI-USE TRAIL PLAN | | ● | | | | |

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

5-23-14

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 = 23.05 ACRES
23.05/93.61 = 24.6%

P & Z # ORDINANCE 5148

| NO. | REVISION DESCRIPTION | DATE |
|-----|----------------------------------|---------|
| 3 | CITY COMMENTS | 5/27/14 |
| 2 | CITY, DCS & WATER COMMENTS | 5/27/14 |
| 1 | CITY, DCS, WATER & FIRE COMMENTS | 3/26/14 |

DEVELOPER/OWNER:
PULTE GROUP
17107 CHESTERFIELD AIRPORT RD, STE 120
CHESTERFIELD, MO 63005
PHONE: (636) 537-7129



PRESTON WOODS
PHASE 7
IMPROVEMENT PLANS
PRESTON WOODS LANE
O'FALLON, MO 63366
COVER SHEET

+ ST. CHARLES
1530 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.578.7368 fax
636.578.7368 tel



DESIGN/CALC BY: MTS
DRAWN BY: MTS
CHECKED BY: JFH
DRAWING SCALE:
DATE: 01/07/2013
Job Number: 13-0109
Sheet Number: C1.0