

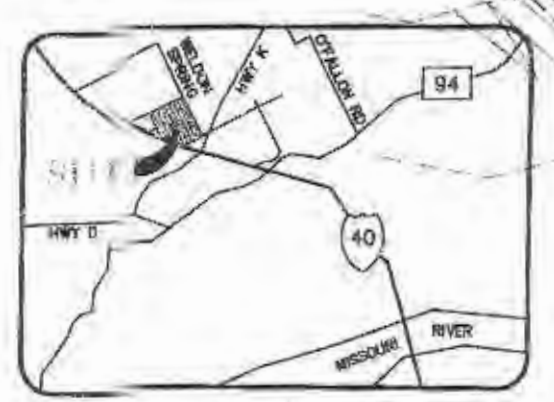
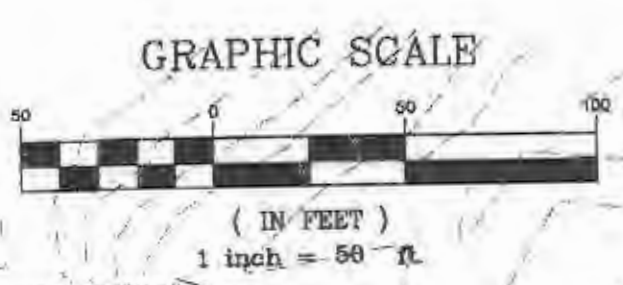
A TREE PRESERVATION PLAN FOR SOUTHERNSIDE APARTMENTS

PARTS OF LOT 24 OF JOHN COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

January 7, 2002

BLAT B.L. 3
ZONED
SINGLE FAMILY HOMES

PROPOSED 6" WHITE VINYL SITE PROOF FEED BOX CULVERT=500.0



GENERAL NOTES:

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
- ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF O'FALLON.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED IF REQUIRED BY THE CITY OF O'FALLON.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD. THE CITY OF O'FALLON.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- NO GRADE SHALL EXCEED A 3:1 SLOPE.
- DEVELOPMENT SHALL COMPLY WITH ALL APPROPRIATE CITY OF O'FALLON "HTCD" ZONING AND PERSIMMON POINT P.U.D. GUIDELINES UNLESS OTHERWISE APPROVED.
- ALL UTILITIES TO BE CONSTRUCTED TO CITY OF O'FALLON & ADA STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON.
- ALL UTILITIES, PUBLIC AND PRIVATE, WILL BE FUNCTIONING AND AVAILABLE FOR USE PRIOR TO OCCUPANCY OF THE PROPOSED BUILDING.
- DETENTION FOR THIS SITE TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF O'FALLON'S STORMWATER CONTROL CRITERIA.
- LANDSCAPE IRRIGATION SHALL BE PROVIDED IN ACCORDANCE WITH THE PERSIMMON POINT P.U.D.
- A SMALL PORTION OF THE SURVEYED TRACT AS SHOWN HEREON LIES WITHIN FLOOD ZONE AE. BASE FLOOD ELEVATIONS DETERMINED AND THE REMAINING PORTION LIES WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 29183C00430 E. EFFECTIVE DATE: AUGUST 2, 1996
- EXISTING TREES ON THIS SITE SHALL BE PROTECTED DURING CONSTRUCTION IN ACCORDANCE WITH THE CITY OF O'FALLON'S TREE PRESERVATION ORDINANCE.
- IN ACCORDANCE WITH PERSIMMON POINT P.U.D., APARTMENT BUILDINGS WITHIN THIS DEVELOPMENT SHALL BE A MAXIMUM OF 3-STORIES.
- APARTMENT BUILDINGS WILL MEET A.D.A. STANDARDS.
- TRAFFIC IMPROVEMENTS REQUIRED FOR THIS PHASE OF THE P.U.D. PER THE CRAWFORD, BLUNTE, BRAEMER TRAFFIC STUDY DATED MAY 23, 2001 SHALL BE IMPLEMENTED WITH THE CONSTRUCTION OF THIS PROJECT. THIS WILL INCLUDE CONSTRUCTION OF A PORTION OF PERSIMMON POINT BLVD. AND THE ADDITION OF A RIGHT TURN LIGHT ON SOUTHBOUND HWY. "K" AT THE CRUSHER RD. INTERSECTION.

PREPARED FOR:
KENNESSEY DEVELOPMENT INC.
104 CLAYTON RD.
ITE 122
LOUIS, MO. 63124
(314) 991-1248
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TREE INFO (1/7/02)
Existing Woodland 174,704 sqft
Protected Woodland 50,364 sqft (29% of total)

The existing woodlands are a mixture of red oak, black oak, hockberry, and Juniper. Average overstory diameter is 12". Average number of trees per acre is 225. Tree protection will involve the installation of tree protection fencing (48" tall plastic mesh) to delineate tree protection area. Additional landscape material will be added to portions of the protected woodland to augment screening.

Tree information provided by Skip Kincaid & Associates utilizing base map information prepared by J.R. Grimes

337 Kirkshire Drive • St. Louis, MO 63122 • (314) 822-7700

PERTINENT DATA

SITE ADDRESS	PERSIMMON POINT BLVD.
EXISTING ZONING	"R-4" PERSIMMON POINT P.U.D.
SITE AREA	PER ORDINANCE NO. 4214 15.00 ACRES
BUILDING AREA	105,783 S.F. GROSS 102,708 S.F. APARTMENTS 3,075 S.F. CLUBHOUSE
WATER SHED	SCHOTE CREEK
FIRE DISTRICT	PUBLIC WATER DISTRICT NO. 2
SCHOOL DISTRICT	COTTEVILLE COMMUNITY FIRE DISTRICT
SEWER DISTRICT	FRANCIS HOWELL
GAS SERVICE	DUCKETT CREEK
ELECTRIC SERVICE	ST. CHARLES GAS CO.
TELEPHONE SERVICE	AMEREN U.E. VERIZON/G.T.E.

SOUTH TREE

Base Map By J.R. Grimes

DATE: _____

DRAWN BY: _____