

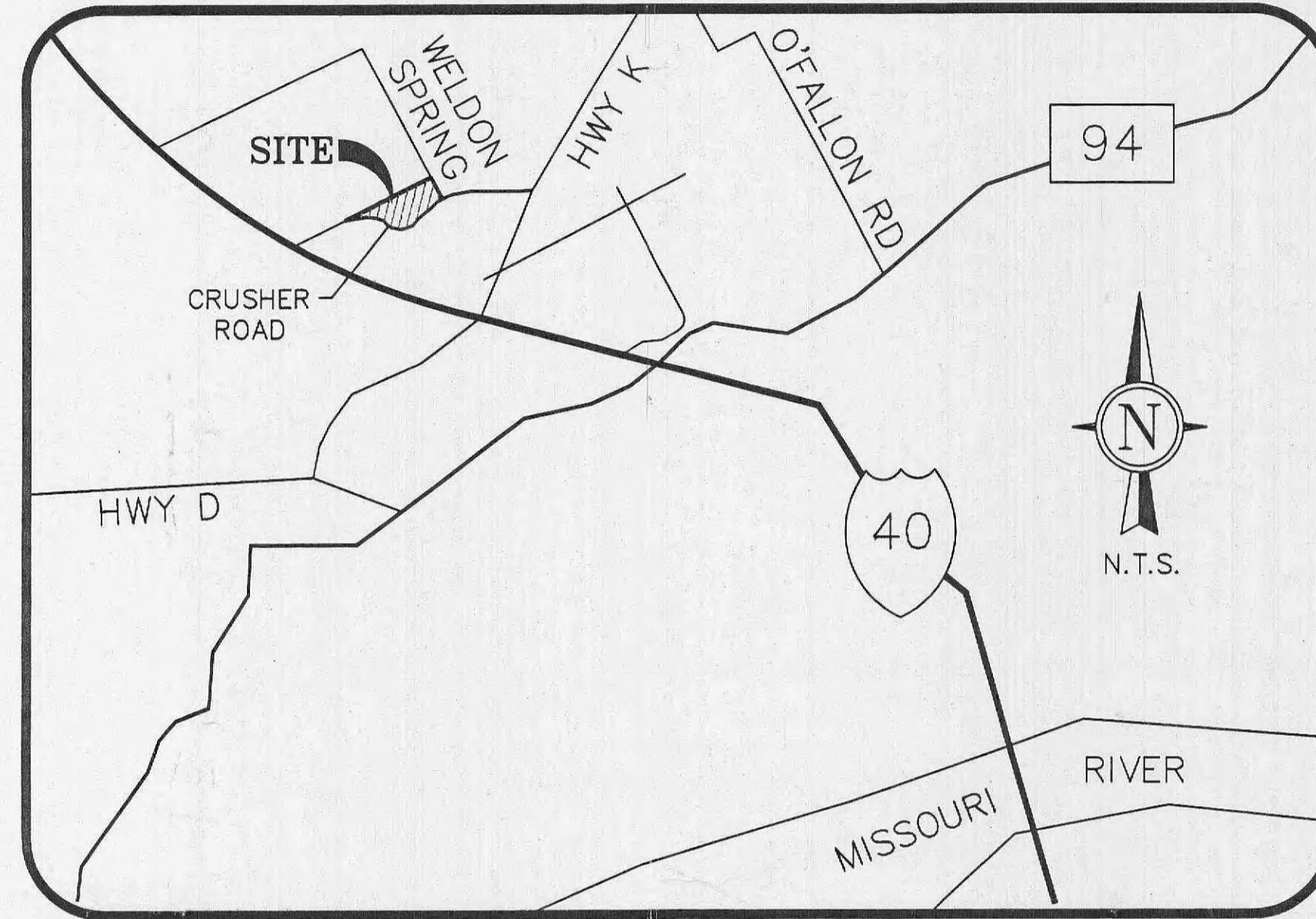
SOUTHERNSIDE APARTMENTS

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

STORM DRAINAGE DITCH PLANS

LEGEND

EXISTING CONTOURS	--- 580 ---
PROPOSED CONTOURS	--- 590 ---
EXISTING SANITARY SEWERS	--- ○ ---
PROPOSED SANITARY SEWERS	--- ● ---
EXISTING STORM SEWERS	--- □ ---
PROPOSED STORM SEWERS	--- ■ ---
EXISTING WATER LINE	--- 6"W ---
PROPOSED WATER LINE	--- 8"W ---
EXISTING VALVE	--- X ---
PROPOSED VALVE	--- X ---
EXISTING WATER METER	WM
PROPOSED WATER METER	WM
EXISTING UTILITY POLE	○
EXISTING SPOT ELEV.	+547.6
PROPOSED SPOT ELEV.	+547.6
EXISTING FIRE HYDRANT	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING UTILITY LINE	G W E
EXISTING TREE	TREE
EXISTING TREELINE	---
PROPOSED FENCE	--- □ ---
EXISTING FENCE	--- X ---
EXISTING WALL	--- W ---
EXISTING STREAM	---
EXISTING DEPRESSION CONTOUR	---
EXISTING GUARD RAIL	---
EXISTING POLE	○
EXISTING SIGN	⊙
LIGHT POLE	⊙
SWALE	---
SILTATION CONTROL	---
YARD INLET	● Y.I.
CLEAN OUT	● C.O.
BICYCLE RACK	---
EMERGENCY STORMWATER RELIEF SWALE	---
TEMPORARY CONSTRUCTION ENTRANCE	---



LOCATION MAP

PROPERTY OWNER HENNESSEY DEVELOPMENT, L.L.C.
EXISTING ZONING "R4" PERSIMMON POINTE P.U.D.
SITE ACREAGE 15.00 ACRES
SITE ADDRESS CRUSHER ROAD

BENCH MARK

RM 57: ELEVATION 548.01 PER FLOOD MAP COMMUNITY PANEL
NO. 29183C 0430 E, A CHISELED SQUARE ON SOUTHWEST
END OF SOUTH HEADWALL OF A CULVERT LOCATED AT
THE JUNCTION OF U.S. HIGHWAY 40 AND COUNTY HIGHWAY K.

UTILITIES

WATER DISTRICT	PUBLIC WATER DISTRICT NO. 2 100 WATER DR. O'FALLON, MO 63303
SEWER DISTRICT	DUCKETT CREEK 3550 HIGHWAY K ST. CHARLES, MO 63304
GAS SERVICE	LACLEDE GAS CO. 720 OLIVE RM. 1409 ST. LOUIS, MO 63101
ELECTRIC SERVICE	AMEREN UE 2100 BLUESTONE ST. CHARLES, MO 63303
PHONE SERVICE	SOUTHWESTERN BELL 402 N. 3RD ST. GRND FLOOR ST. CHARLES, MO 63301
CABLE SERVICE	CHARTER COMMUNICATIONS 4160 OLD MILL PARKWAY ST. PETERS, MO 63576

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CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 11/06
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



JAMES ENGINEERING & SURVEYING CO., INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. JAMES ENGINEERING & SURVEYING CO., INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ABBREVIATIONS

TO BE REMOVED	T.B.R.
TO BE REMOVED & REPLACED	T.B.R. & R.
TO BE REMOVED & RELOCATED	T.B.R. & RELOC.
USED IN PLACE	U.I.P.
DOWNSPOUT	D.S.

PREPARED FOR:
HENNESSEY DEVELOPMENT
9904 CLAYTON RD.
SUITE 122
ST. LOUIS, MO. 63124
PH. (314) 991-1248
FAX (314) 991-0964

SOUTHERNSIDE APARTMENTS STORM DRAINAGE DITCH PLAN

TITLE SHEET

JAMES ENGINEERING
&
SURVEYING CO., INC.
ENGINEERS PLANNERS SURVEYORS
10811 BIG BEND BLVD. KIRKWOOD, MO 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006

PROJECT # 184025-N

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Bldg Inspector