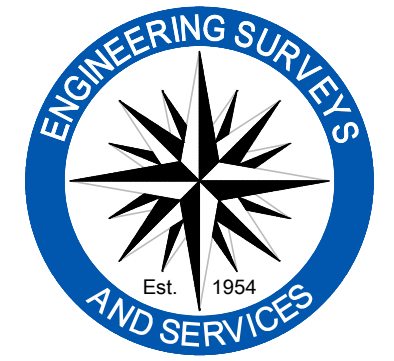


# WOODBURY PLACE II

## O'FALLON, ST. CHARLES COUNTY, MISSOURI

### SITE PLAN

MAY 23, 2014  
REVISED: APRIL 20, 2015



**Engineering Surveys and Services**  
Consulting Engineers, Scientists, and Land Surveyors  
Analytical and Material Laboratories  
1118 Ely Street, Columbia, Missouri 65201  
573-449-2866 - www.ess-inc.com  
Other Offices:  
Jefferson City, Missouri - Sedalia, Missouri  
Missouri Engineering Corporation # 2004005018

**WOODBURY PLACE II**  
721 WOODLAWN AVENUE  
O'FALLON, ST. CHARLES COUNTY, MISSOURI

THIS DOCUMENT WAS INTENDED TO BE DIGITALLY SIGNED. IF SIGNATURE AND VALIDATION ARE NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.



MATTHEW A. KRIETE  
PROFESSIONAL ENGINEER  
PE-2007002811

Date  
**MAY 23, 2014**

Revised

① JULY 18, 2014

② AUGUST 13, 2014

③ APRIL 20, 2015

Design: TOC Drawn: BR

COVER

Sheet

**C0.01**

ES&S PROJECT NO. 12660

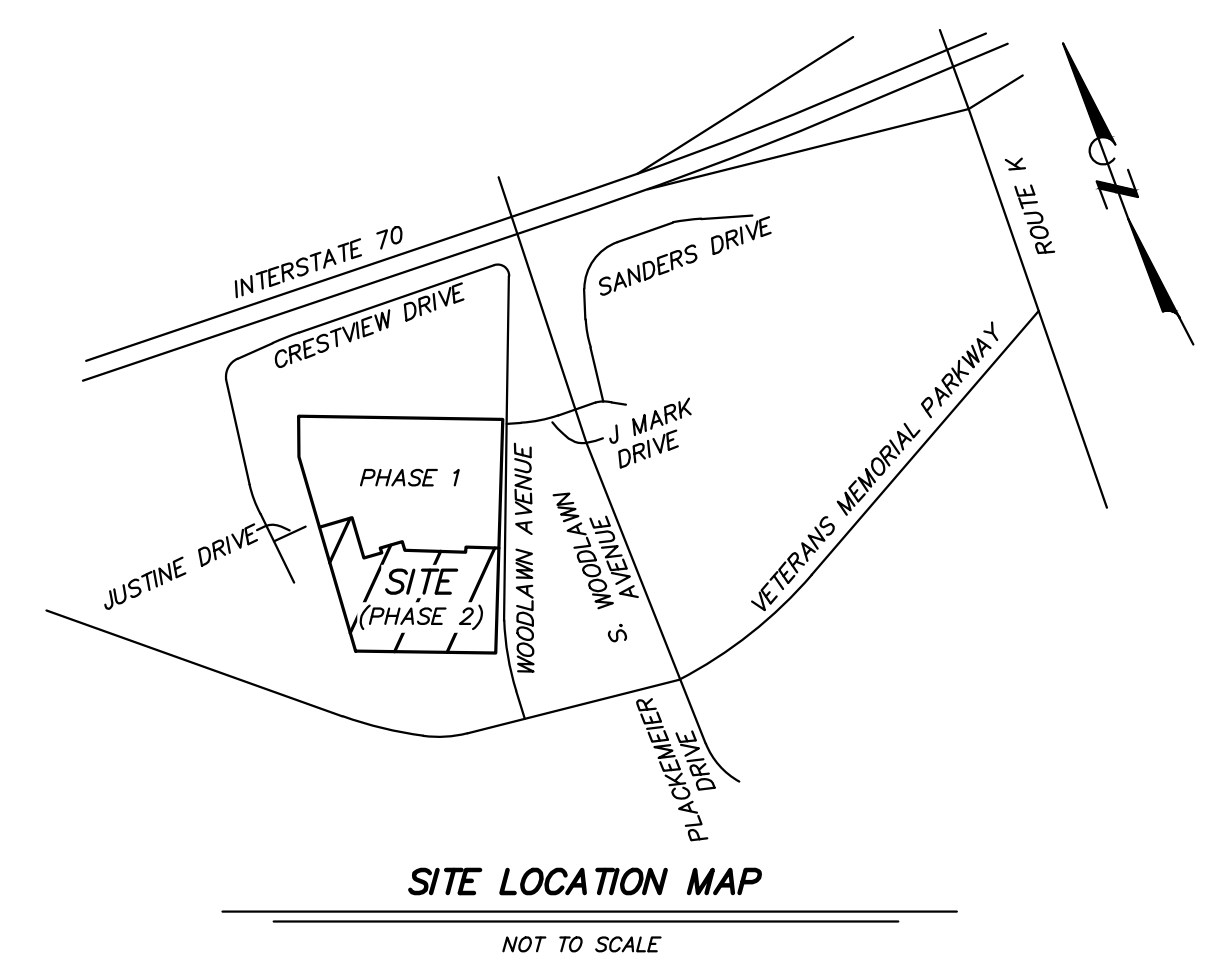
#### UTILITY NOTES

- WATER**  
CITY OF O'FALLON  
100 N MAIN ST.  
O'FALLON, MO 63366  
CONTACT: 636-281-2858  
8" LINE ALONG THE WEST SIDE OF WOODLAWN AVENUE
- ELECTRIC**  
AMEREN UE  
200 NORTH CALLAHAN ROAD  
WENTZVILLE, MO 63385  
CONTACT: TARA RINEY 636-639-8306  
AS SHOWN
- GAS**  
LACLEDE GAS  
6400 GRAHAM ROAD  
ST. LOUIS, MO 63134  
CONTACT: KENT THAEMERT 314-522-2297  
LINE ALONG THE WEST SIDE OF OLD WOODLAWN AVENUE
- TELEPHONE**  
CENTURYLINK  
1151 CENTURYTEL DRIVE, BLDG A  
WENTZVILLE, MO 63385  
CONTACT: DANIEL KRUSE 636-332-7030  
AS SHOWN
- TELEVISION**  
CHARTER COMMUNICATIONS  
815 CHARTER COMMONS DRIVE  
TOWN AND COUNTRY, MO 63017  
CONTACT: LISA WARD 636-387-6633  
AS SHOWN
- STORM SEWER**  
CITY OF O'FALLON  
100 N MAIN ST.  
O'FALLON, MO 63366  
CONTACT: 636-281-2858  
AS SHOWN
- SANITARY SEWER**  
CITY OF O'FALLON  
100 N MAIN ST.  
O'FALLON, MO 63366  
CONTACT: 636-281-2858  
AS SHOWN
- FIRE DEPARTMENT**  
O'FALLON FIRE PROTECTION DISTRICT  
119 E. ELM STREET  
O'FALLON, MISSOURI 63366  
CONTACT: ASSISTANT FIRE MARSHALL  
MARK MORRISON 636-272-3493



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#### LEGEND

—E—	ELECTRIC LINE
—T—	TELEPHONE LINE
—TV—	TELEVISION LINE
—UE—	UNDERGROUND ELECTRIC LINE
—UT—	UNDERGROUND TELEPHONE LINE
—UFO—	UNDERGROUND FIBER OPTIC LINE
—UTV—	UNDERGROUND TELEVISION LINE
—S—	SANITARY SEWER LINE
—SS—	STORM SEWER LINE
—G—	GAS LINE
—W—	WATER LINE
—X—	FENCE
—T&B—	TREE & BRUSH LINE
—750—	EXISTING CONTOUR
—750—	ANCHOR
—CP#—	TEST BORING
—A/C—	CONTROL POINT
—CMP—	AIR CONDITIONER
—CO—	CORRUGATED METAL PIPE
—DI—	CLEANOUT
—EM—	DUCTILE IRON PIPE
—ET—	ELECTRIC METER
—FES—	ELECTRIC TRANSFORMER
—FH—	FLARED END SECTION
—FL—	FIRE HYDRANT
—GM—	FLOW LINE
—GV—	GAS METER
—HDPE—	GAS VALVE
—PVC—	HIGH DENSITY POLYETHYLENE PIPE
—RCP—	POLYVINYL CHLORIDE PIPE
—TP—	REINFORCED CONCRETE PIPE
—TYP—	TELEPHONE PEDESTAL
—UP—	TELEVISION PEDESTAL
—URD—	UTILITY POLE
—WM—	UNDERGROUND ROOF DRAIN
—WV—	WATER METER
—YL—	WATER VALVE
—750—	YARD LIGHT
—750—	SILT FENCE
—750—	TEMPORARY DIVERSION DIKE
—750—	TREE PRESERVATION BARRIER
—750—	FINISH CONTOUR
—750—	TOP OF CURB ELEVATION
—750—	TOP OF PAVEMENT ELEVATION
—750—	FINISH GRADE ELEVATION
—S—	PROPOSED SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—UE—	PROPOSED UNDERGROUND ELECTRIC
—UT—	PROPOSED UNDERGROUND TELEPHONE
—UTV—	PROPOSED UNDERGROUND TELEVISION
—SS—	PROPOSED STORM SEWER
—WV—	PROPOSED WATER VALVE
—FH—	PROPOSED FIRE HYDRANT & VALVE
—T&B—	THRUST BLOCK
—750—	PAVEMENT WIDENING
—750—	HEAVY DUTY CONCRETE
—750—	LIGHT STANDARD (FOR REFERENCE ONLY - SEE MEP)
—750—	GENERAL SURFACE FLOW

#### OWNER

JEFFREY E. SMITH INVESTMENT CO., LC (OWNER)  
JEFFREY E. SMITH DEVELOPMENT CO. (DEVELOPER)  
206 PEACH WAY  
COLUMBIA, MO 65203

#### ZONING NOTE

R-3 (GARDEN APARTMENT DISTRICT) WITH SENIOR COMMUNITY OVERLAY DISTRICT

#### PROPERTY DESCRIPTION

LOT 2 - WOODBURY PLACE

#### MDNR PERMIT

MDNR PERMIT NO. MORA 00462

#### CITY OF O'FALLON PERMIT

CITY OF O'FALLON PERMIT NO. 14-220

#### FLOOD PLAIN NOTE

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29183C0237E, DATED AUGUST 2, 1996.

#### BENCH MARK

- BM - CHISELED MARKS ON THE EAST RIM OF A MANHOLE LOCATED 65 FEET NORTH OF THE NORTH EDGE OF PAVEMENT OF J-MARK DRIVE AND 20 FEET EAST OF THE EAST EDGE OF PAVEMENT OF OLD WOODLAWN AVENUE AS SHOWN BY A SURVEY BY VOLZ INCORPORATED DATED SEPTEMBER 2005. ELEVATION = 582.25
- TBM - CHISELED MARKS ON THE EAST RIM OF A MANHOLE LOCATED 63 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF JUSTINE DRIVE AND 6 FEET WEST OF THE EAST EDGE OF PAVEMENT OF CRESTVIEW DRIVE. ELEVATION = 601.93
- TBM - CHISELED SQUARE ON THE NORTHWEST CORNER OF AN ELECTRIC TRANSFORMER PAD LOCATED 43 FEET NORTHWEST OF THE NORTHWEST BUILDING CORNER OF 714 OLD WOODLAWN AVENUE. ELEVATION = 588.72

#### SURVEY CONTROL POINTS

POINT #	NORTH	EAST	ELEVATION	DESCRIPTION
CP2	382.75	780.36	588.45	DRILL HOLE
CP3	137.06	671.60	589.87	DRILL HOLE
CP4	226.48	300.59	594.35	IRON
CP5199	495.43	321.04	596.16	DRILL HOLE

#### CONSTRUCTION WORKING HOURS

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS AS STATED BY CITY ORDINANCE:

OCT. 1 - MAY 31      7AM - 7PM    7 DAYS PER WEEK

JUNE 1 - SEPT. 30    6AM - 8PM    MON. - FRI.  
7AM - 8PM    SAT. - SUN.

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

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