

# WOODBURY PLACE II

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

### SITE PLAN

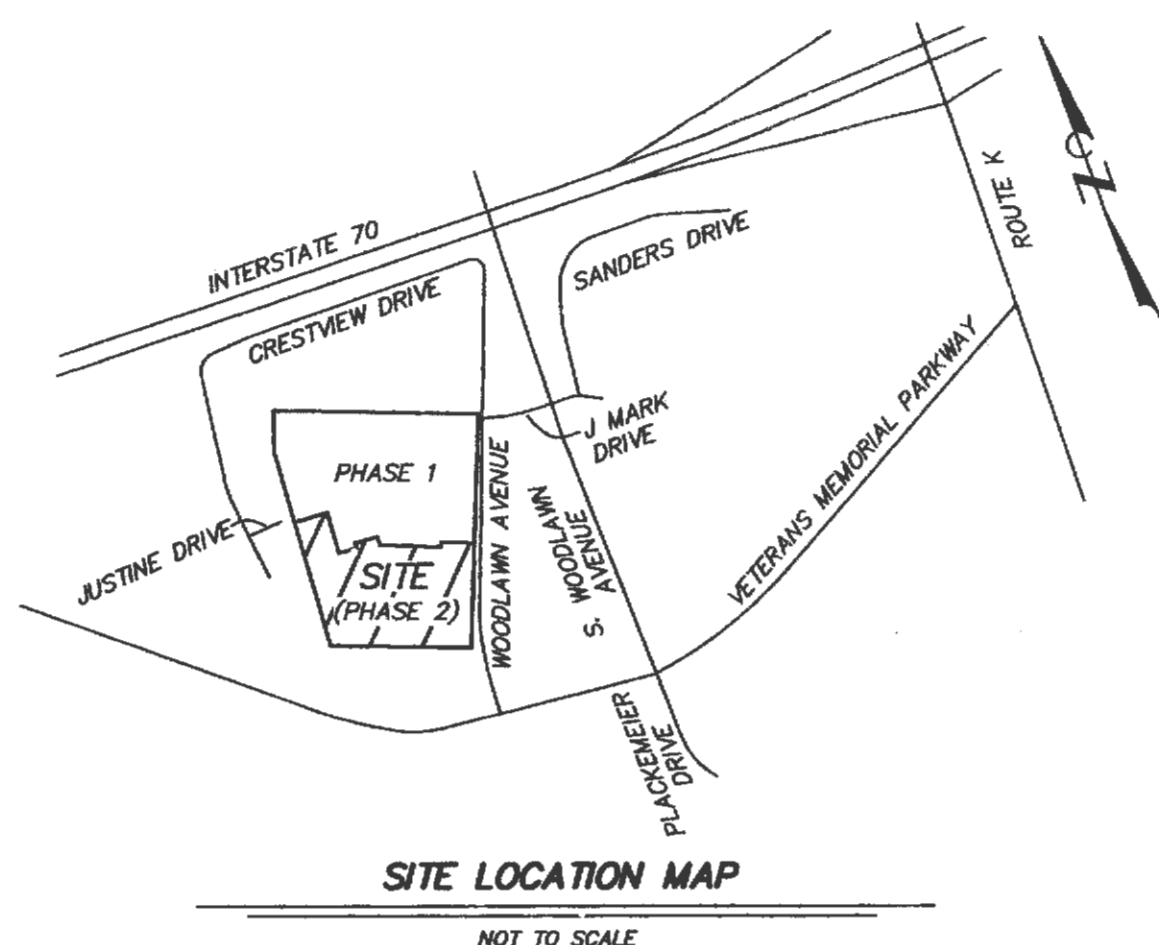
MAY 23, 2014  
REVISED: AUGUST 13, 2014



Engineering Surveys and Services  
Consulting Engineers, Scientists, and Land Surveyors  
Analytical and Material Laboratories  
1113 E. 8th Street, Columbia, Missouri 65201  
313-449-2646 - www.ESS-inc.com  
Other Offices:  
Jefferson City, Missouri - Sedalia, Missouri  
Missouri Engineering Corporation # 200400018

#### 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
	TRICE & BRUSH LINE
750	EXISTING CONTOUR
CP#	ANCHOR
	TEST BORING
	CONTROL POINT
A/C	AIR CONDITIONER
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DI	DUCTILE IRON PIPE
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
FES	FLARED END SECTION
FH	FIRE HYDRANT
FL	FLOW LINE
GM	GAS METER
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
TP	TELEPHONE PEDESTAL
TVP	TELEVISION PEDESTAL
UP	UTILITY POLE
URD	UNDERGROUND ROOF DRAIN
WM	WATER METER
WV	WATER VALVE
YL	YARD LIGHT
	SILT FENCE
	TEMPORARY DIVERSION DIKE
	TREE PRESERVATION BARRIER
	FINISH CONTOUR
60.0	TOP OF CURB ELEVATION
49.5	TOP OF PAVEMENT ELEVATION
49.5	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
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT & VALVE
	THRUST BLOCK
	PAVEMENT WIDENING
	HEAVY DUTY CONCRETE
	LIGHT STANDARD (FOR REFERENCE ONLY - SEE MEP)
	GENERAL SURFACE FLOW



SITE LOCATION MAP  
NOT TO SCALE

#### 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 CENTURYTTEL 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

#### OWNER

JEFFREY E. SMITH INVESTMENT CO., LC (OWNER)  
JEFFREY E. SMITH DEVELOPMENT CO. (DEVELOPER)  
208 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 28183C0237E, 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	671.80	589.07	DRILL HOLE
CP4	226.48	300.59	594.35	IRON
CPS199	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 - 6PM	MON. - FRI. 7AM - 6PM
		SAT. - SUN.

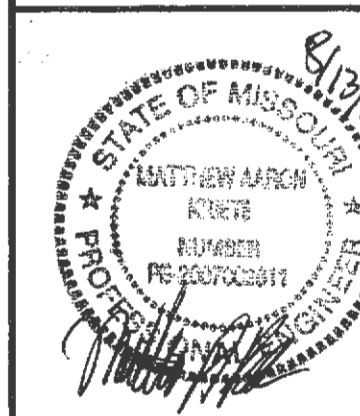
CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

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CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE: 9-17-14  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

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



MATTHEW A. KRIETE  
PROFESSIONAL ENGINEER  
PE-2007002811

Date  
MAY 23, 2014

Revised  
JULY 18, 2014  
AUGUST 13, 2014

Design: TOC Drawn: BR

COVER  
Sheet  
C0.01

File