

LEGEND

EXISTING CONTOURS	--- 500 ---
PROPOSED CONTOURS	— 500 —
EXISTING SANITARY SEWERS	— 6" SS —
EXISTING STORM SEWERS	— 12" CMP —
PROPOSED SANITARY SEWERS	— 6" SS —
PROPOSED STORM SEWERS	— —
PROPOSED RIGHT-OF-WAY CENTERLINE	— —
EASEMENT	— —
CONCRETE PAVEMENT	[Pattern]
EXISTING SPOT ELEVATION	+ 500.00
PROPOSED SPOT ELEVATION	+ 500.00
SWALE	— — —
TO BE REMOVED	(TBR)
TO BE REMOVED & RELOCATED	(TBR&R)
TO BE ABANDONED & FILLED	(TBA&F)
TO BE USED IN PLACE	(UIP)
ADJUST TO GRADE	(ATG)
TO BE VACATED	(TBV)
GAS MAIN	— G — G — G —
WATER MAIN	— W — W — W —
PROPOSED UNDERGROUND TELEPHONE	— T — T — T —
EXISTING UNDERGROUND TELEPHONE	— UT — UT — UT —
FIRE HYDRANT	●
POWER POLE	○
PROPOSED LIGHT STANDARD	⊗
PROPOSED FENCE	— X —
SILTATION CONTROL	— □ — □ — □ —
CURB INLET	■
FLARED END SECTION	▶
AREA INLET	■
STREET SIGN LOCATION	+
RETAINING WALL	— — —
PROPOSED TREE LINE	— — —
CLEANOUT	∞
CHECK DAM	— — —
SILT FENCE INLET BARRIER	— — —

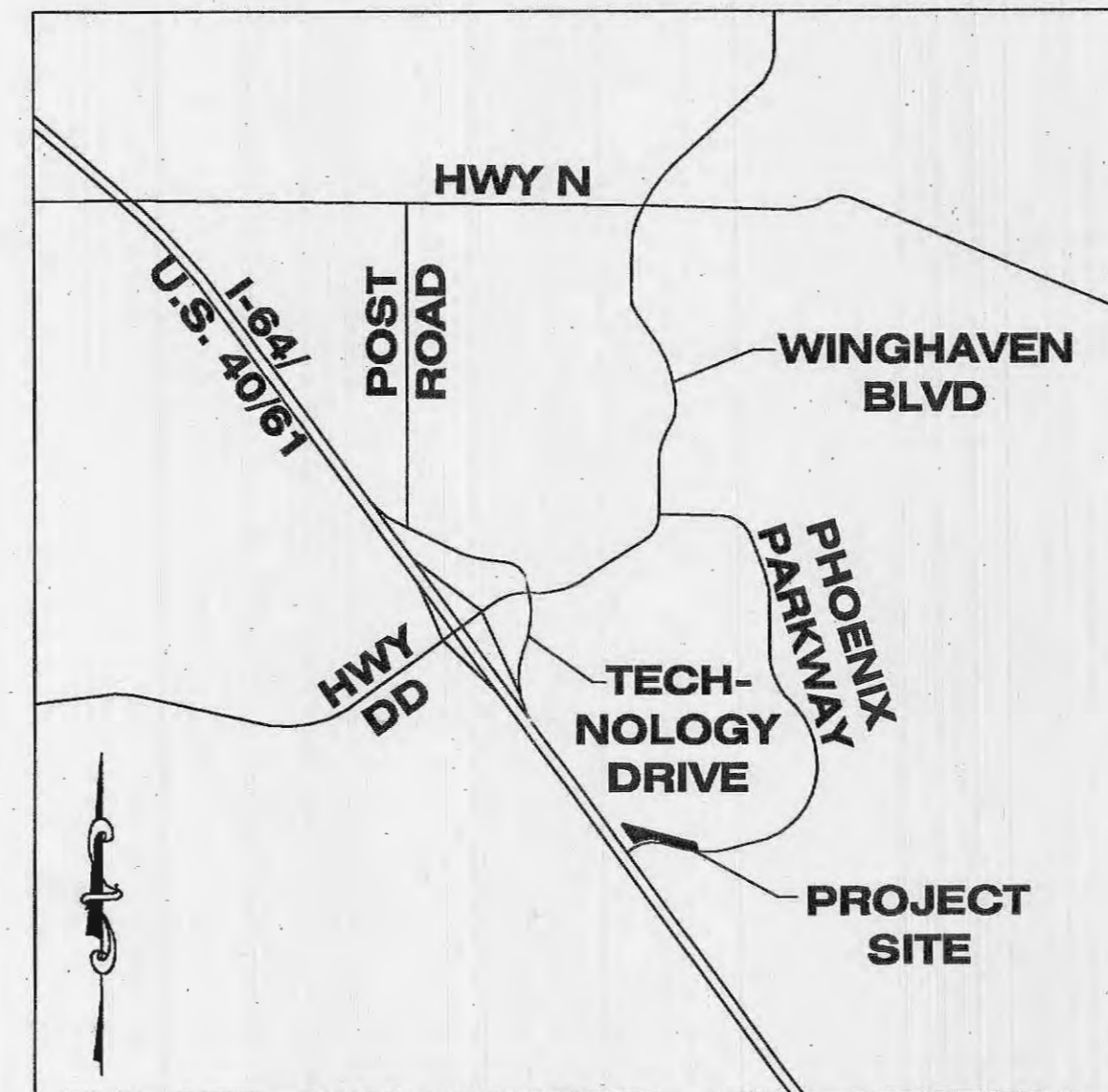
BENCHMARK

ADOPTED BENCHMARK IS MISSOURI DEPARTMENT OF NATURAL RESOURCES CRS STATION SC-13. THE STATION IS AN ALUMINUM DISK STAMPED "SC-13 1990" SET IN A 12 INCH DIAMETER CONCRETE MONUMENT APPROXIMATELY 3 MILES NORTHWEST OF HIGHWAY 94 ALONG WEST BOUND HIGHWAY 40 TO A FIELD ENTRANCE GOING NORTH AND THE STATION IS ON THE LEFT, 39.2 FEET SOUTHWEST OF THE CENTER OF TOP OF NORTHWEST END OF CORRUGATED METAL PIPE AND NORTHWEST OF CENTER OF FIELD ENTRANCE. ELEVATION = 499.34 (NAVD 88)

CENTIPEDE-WINGHAVEN

A TRACT OF LAND BEING PART OF U.S. SURVEY 1641,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

SITE GRADING PLANS (GRADING PERMIT ONLY)



LOCATION MAP
N.T.S.

PERTINENT DATA

SITE ACREAGE	=	1.707 ACRES ±
EXISTING ZONING	=	"HTCD/PUD" HIGH TECH CORRIDOR DISTRICT
SCHOOL DISTRICT	=	WENTZVILLE SCHOOL DISTRICT
DISTURBED AREA	=	1.707 ACRES

UTILITIES

WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT NO.2 100 WATER DRIVE - P.O. BOX 370 O'FALLON, MO. 63366 CONTACT: BILL SHIRLEY (636) 561-3737 EXT. 120	FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT 209 W. PEARCE BLVD. WENTZVILLE, MO. 63385 CONTACT: JOE HEITKAMP (636) 327-6239
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT 3550 HIGHWAY K ST. CHARLES, MO 63304 (636) 441-1244	ELECTRIC SERVICE = AMERENUE WENTZVILLE DISTRICT 200 CALLAHAN ROAD WENTZVILLE, MO 63385 636-639-6301
PHONE SERVICE = SBC 402 NORTH 3RD STREET ST. CHARLES, MO 63301 CONTACT: DEBORAH ESTES 636-949-1320	GAS SERVICE = LACLEDE GAS COMPANY 1999 TRADE CENTER DR. EAST ST. PETERS, MO 63376 CONTACT: MIKE LANGAN (636) 978-2663 EXT. 103
CABLE SERVICE = CHARTER COMMUNICATIONS 2275 CASSENS DRIVE, SUITE 138 FENTON, MO 63026 CONTACT: DALE DENNIS (636) 305-3340	

INDEX

C1.0	COVER SHEET
C2.0	SPECIFICATION SHEET
C3.0	EXISTING CONDITIONS
C4.0	SITE GRADING PLAN
C5.1	SILTATION CONTROL PLAN
C5.2	DETAIL SHEET
C6.0	DRAINAGE AREA MAP
T1.0	TREE SURVEY

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF U.S. SURVEY 1641 LOCATED IN TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF PHOENIX (VARIABLE WIDTH) PARKWAY WITH THE NORTHEAST RIGHT OF WAY LINE OF U.S. HIGHWAY 40/61;

THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE, NORTH 36 DEGREES 12 MINUTES 01 SECONDS WEST, A DISTANCE OF 270.45 FEET TO THE SOUTH LINE OF NORTH HAMPTON WOODS, A SUBDIVISION AS RECORDED IN PLAT BOOK 34, PAGE 69 AND 70 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE;

THENCE ALONG SAID SOUTH LINE, SOUTH 75 DEGREES 36 MINUTES 38 SECONDS EAST, A DISTANCE OF 981.13 FEET TO THE WEST LINE OF BOARDWALK MEADOWS, A SUBDIVISION AS RECORDED IN PLAT BOOK 41, PAGE 59 AND 60 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID WEST LINE, SOUTH 14 DEGREES 23 MINUTES 33 SECONDS EAST, A DISTANCE OF 72.05 FEET TO THE SOUTHWEST CORNER THEREOF AND THE FOREMENTIONED NORTH RIGHT OF WAY LINE OF PHOENIX PARKWAY;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, WHICH CHORD BEARS NORTH 78 DEGREES 53 MINUTES 21 SECONDS WEST, A DISTANCE OF 80.85 FEET, THROUGH AN ARC DISTANCE OF 80.87 FEET; NORTH 73 DEGREES 42 MINUTES 17 SECONDS WEST, A DISTANCE OF 410.03 FEET; AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 450.00 FEET, WHICH CHORD BEARS SOUTH 82 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 318.81 FEET, THROUGH AN ARC DISTANCE OF 325.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 1.707 ACRES IS BASED UPON A BOUNDARY SURVEY EXECUTED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF MAY 2005 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

- NO ON-SITE DETENTION IS REQUIRED FOR THIS SITE.
- TOPOGRAPHIC AND BOUNDARY SURVEY FURNISHED BY COLE & ASSOCIATES INC.
- TRUST INDENTURES PER WINGHAVEN INDENTURES ON FILE AT CITY.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- AS DETERMINED THROUGH GRAPHIC PLOTTING ONLY, SUBJECT TRACT FALLS IN ZONE AE, OUTSIDE OF THE 500 YEAR FLOOD PLAIN PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI, PANEL 430 OF 525, MAP NUMBER 29183C0430E, EFFECTIVE DATE OF AUGUST 2, 1998.
- NO BUILDINGS ARE ON THE SUBJECT PROPERTY.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOILS REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- IN ADDITION TO ALL UTILITIES LISTED, THE CITY OF O'FALLON SHALL ALSO BE CONTACTED FOR UTILITY LOCATES UNDER ITS MAINTENANCE RESPONSIBILITY. THIS MAY INCLUDE WATER, SANITARY, STORM, AND TRAFFIC LOCATES.
- THE DEVELOPER SHALL POST A FINANCIAL GUARANTEE OF PERFORMANCE (PER APPROVED COST ESTIMATE) AS REQUIRED BY ARTICLE 403 OF SUBDIVISION ORDINANCE.
- ALL LOW PLACES WHETHER ON-SITE OR OFF-SITE SHALL BE GRADED TO ALLOW DRAINAGE. THIS CAN BE ACCOMPLISHED WITH TEMPORARY DITCHES. ANY OFF-SITE DRAINAGE EASEMENTS WILL BE ACQUIRED BEFORE GRADING BEGINS.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 6-6-07
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

UTILITY INFORMATION:

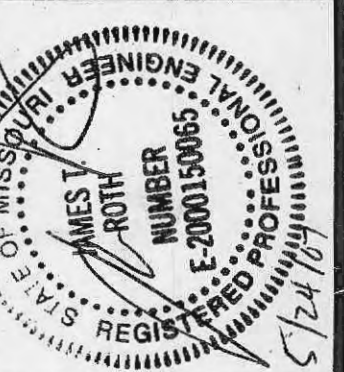
UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).
CONTRACTOR SHALL CONTACT MDDOT AT 314-340-4100 FOR LOCATES WITHIN THEIR RESPECTIVE RIGHTS-OF-WAY 48 HOURS PRIOR TO CONSTRUCTION.

REVISIONS	DATE	DESCRIPTION
	12/7/05	

DEVELOPER/OWNER
MEAGLE PROPERTIES, L.L.C.
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MO. 63366
(636) 561-9300



CENTIPEDE-WINGHAVEN
TECHNOLOGY DRIVE AND PHOENIX PARKWAY
O'FALLON, MO 63366
COVER SHEET

planning • engineering • surveying • landscape architecture
Gole and ASSOCIATES
INCORPORATED
10777 sunset office dr. suite 10
saint louis, missouri 63127
p: 314 984 9887 f: 314 984 0687

DESIGNED BY KJC
DRAWN BY KJC
CHECKED BY JTR
DATE 1/12/07
Job Number 05-109
Sheet Number C1.0

DATE: May 24, 2007 - 8:47am
DRAWING: S:\0505\05-109\05-109.dwg
PLANS\NO_GRAD_COVER.dwg

Const. Inspector