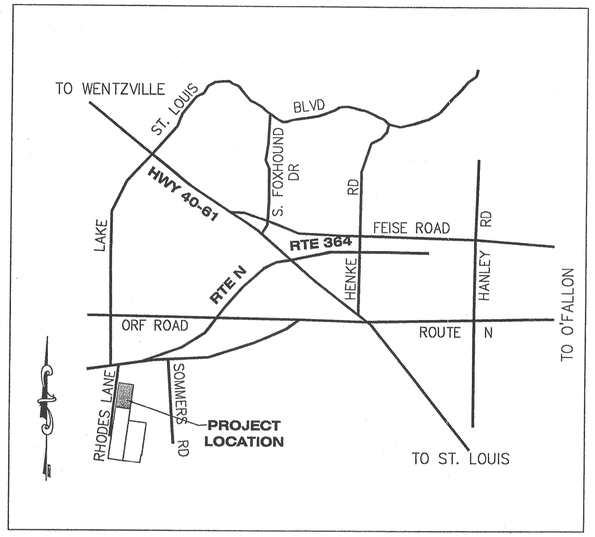
# PRESTON WOODS - PHASE I

## A TRACT OF LAND IN
## U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST
## OF THE FIFTH PRINCIPAL MERIDIAN
## ST. CHARLES COUNTY, MISSOURI

## IMPROVEMENT PLANS

## LEGEND

| | |
|---|---|
| EXISTING TREE LINE | |
| EXISTING CONTOURS | 120 |
| PROPOSED CONTOURS | 120 |
| EXISTING SANITARY SEWERS | |
| EXISTING STORM SEWERS | |
| CENTERLINE | |
| EASEMENT | |
| EXISTING SPOT ELEVATION | + 120.15 |
| PROPOSED SPOT ELEVATION | + 120.10 |
| DRAINAGE PATH | |
| TO BE REMOVED | (T.B.R.) |
| TO BE REMOVED & RELOCATED | (T.B.R. & R.) |
| TO BE ABANDONED & FILLED | (T.B.A. & F.) |
| TO BE USED IN PLACE | (U.I.P.) |
| EXISTING GAS MAIN | G |
| EXISTING WATER MAIN | W |
| EXISTING UNDERGROUND TELEPHONE | T |
| EXISTING FIRE HYDRANT | |
| EXISTING POWER POLE | |
| PROPOSED TREE LINE | |
| PROPOSED MANHOLE | |
| PROPOSED AREA INLET | |
| PROPOSED STORM | |
| FLARED END SECTION | |
| PROPOSED SANITARY | |
| SILT FENCE | |
| FIRE HYDRANT | |
| BLOW OFF VALVE | |
| WATER VALVE | |
| THRUST BLOCK | |
| REDUCER | |
| CONCRETE DRIVEWAY | |
| WALK-OUT LEFT HAND | WO-L |
| WALK-OUT RIGHT HAND | WO-R |
| LOOK-OUT LEFT HAND | LO-L |
| LOOK-OUT RIGHT HAND | LO-R |
| IN-GRADE LEFT HAND | IN-L |
| IN-GRADE RIGHT HAND | IN-R |
| PHASING LINE | |




## LOCATION MAP
SCALE: 1" = 1000'

## PERTINENT DATA

| | | |
|---|---|---|
| SITE ACREAGE | = | 168.554 Ac. |
| EXISTING ZONING | = | R-1D PUD |
| SCHOOL DISTRICT | = | WENTZVILLE SCHOOL DISTRICT |
| WUNNENBERG'S | = | GRID ZZ-20, PG. 44 |
| ZIP CODE: | = | 63366 |

ST. CHARLES COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVAL

DATE 7/24/06 TITLE Dev. Rev. Director
DATE TITLE
Conditional Development Approval
Must be obtained for Streets and Storm Sewer connections.

THIS APPROVAL IS BASED UPON CONFORMITY WITH THE REGULATIONS EMBODIED IN THE UNIFIED DEVELOPMENT ORDINANCE, AND ALL STANDARDS CONTAINED OR REFERENCED THEREIN, AND DOES NOT RELIEVE THE ENGINEER OF RESPONSIBILITY FOR MATHEMATICAL OR DESIGN ERRORS.

COPIES: Building, Development Review, Highway, Planning, Consultant

## UTILITIES

WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT #2
100 WATER DRIVE
P.O. BOX 967
O'FALLON, MO. 63366
CONTACT: KENT KOTTHOFF
(636) 561-3737 EXT.131

SEWER DISTRICT = DUCKETT CREEK SANITARY DISTRICT
3550 HIGHWAY K
O'FALLON, MO 63368
CONTACT: KEITH ARBUCKLE
(636) 441-1244

PHONE SERVICE = CENTURYTEL TELEPHONE
1151 CENTURY TEL DRIVE
WENTZVILLE, MO. 63385
CONTACT: CARL OWENS

CABLE SERVICE = CHARTER COMMUNICATIONS
815 CHARTER COMMONS
TOWN & COUNTRY , MO 63107
CONTACT: LARRY SAAFIR

FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT
209 WEST PEARCE BLVD.
WENTZVILLE, MO. 63385
CONTACT: JOE HEITKAMP
(636) 327-6239

ELECTRIC SERVICE = CUIVRE RIVER ELECTRIC COMPANY
1112 EAST CHERRY STREET
P.O. BOX 160
TROY, MO. 63379
CONTACT: JOSH TEPEN
(636) 441-7410

GAS SERVICE = LACLEDE GAS COMPANY
1999 TRADE CENTER DRIVE EAST
ST. PETERS, MO. 63376
CONTACT: CLARENCE HANKS
(636) 978-2663 EXT. 101

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.

MISSOURI ONE CALL SYSTEM, INC.
1-800-344-7483
STOP-CALL BEFORE YOU DIG!

CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

NOTE:
ALL FILLED PLACED UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE " MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557). ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.

ALL FILLED PLACED IN PROPOSED AND EXISTING ST. CHARLES COUNTY ROADS (HIGHWAYS) SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP TO 90 PERCENT MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557). PAVED AREAS IN CUTS SHALL MEET THE SAME COMPACTION REQUIREMENTS. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING OPERATIONS.

PLEASE NOTIFY THE CHIEF INSPECTOR OF THE ST. CHARLES COUNTY HIGHWAY DEPARTMENT 24 HOURS PRIOR TO COMMENCEMENT OF STREET, SEWER, AND/OR UTILITY CONSTRUCTION.

CONSTRUCTION ACCESS TO SITE SHALL BE FROM ROUTE "N", JOINING SUBDIVISION ROADS PROHIBITED.

## BENCHMARK INFORMATION

NGS STATION F 149, NAVD 88 ELEVATION OF 542.80 FEET, BENCHMARK DISK STAMPED "CGS F 149 1935" SET IN TOP OF CONCRETE MONUMENT, LOCATED IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MO, AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER.

NGS STATION A 149, NAVD 88 ELEVATION OF 630.08 FEET, BENCHMARK DISK STAMPED "CGS A 149 1935" SET IN TOP OF RAILROAD BRIDGE WINGWALL, LOCATED IN WENTZVILLE, ST. CHARLES COUNTY, MO.

SITE BENCHMARK: COLE AND ASSOCIATES ALUMINUM CAP ATOP 5/8 REBAR, NAVD 88 ELEVATION OF 638.755 FEET, LOCATED 10'+/- NORTH AND 33'+/- WEST OF NE CORNER OF SITE, NEAR DETENTION POND.

RECEIVED
JUN 22 2006
ST. CHARLES COUNTY
COMMUNITY DEVELOPMENT DEPT
DEVELOPMENT REVIEW DIVISION

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REVISIONS

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| 4/28/06 | 1 OWNER/COUNTY COMMENTS |
| 5/18/06 | 2 ST. CHARLES CO. REVIEW COMMENTS |
| 6/5/06 | 3 DUCKETT CREEK SAN DIST COMMENTS |
| 6/5/06 | 4 PWSD #2 REVIEW COMMENTS |
| 6/27/06 | 5 COUNTY COMMENTS |


DEVELOPER/OWNER:
THE JONES COMPANY HOMES, L.L.C.
16640 CHESTERFIELD GROVE, SUITE 160
CHESTERFIELD, MO 63005
PHONE: (636) 537-7192


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SEAL: STATE OF MISSOURI, JOHN F. HASHBERGER, NUMBER E-29716, REGISTERED PROFESSIONAL ENGINEER — 12/06

PRESTON WOODS - PHASE I
IMPROVEMENT PLANS
RHODES LANE
ST. CHARLES, MO. 63366

COVER SHEET


planning • engineering • surveying • landscape architecture
Cole and ASSOCIATES INCORPORATED
10777 sunset office dr. suite 10
saint louis, missouri 63127
p: 314 984 9687 f: 314 984 0587


| | |
|---|---|
| DESIGNED BY | JKW |
| DRAWN BY | BJ |
| CHECKED BY | JFH |
| DATE | 2/2/06 |
| Job Number | 05-340 |
| Sheet Number | C1.0 |


USER: konight TAB: C1.0
DATE: Jun 21, 2006 - 1:28pm
DRAWING: S:\JOBS\Jobs2005\05-340\LD\5_05-340\dwg\PHASE I\IMPROVEMENT PLANS\0_IPLAN_C1.0_COVER_05-340.dwg