

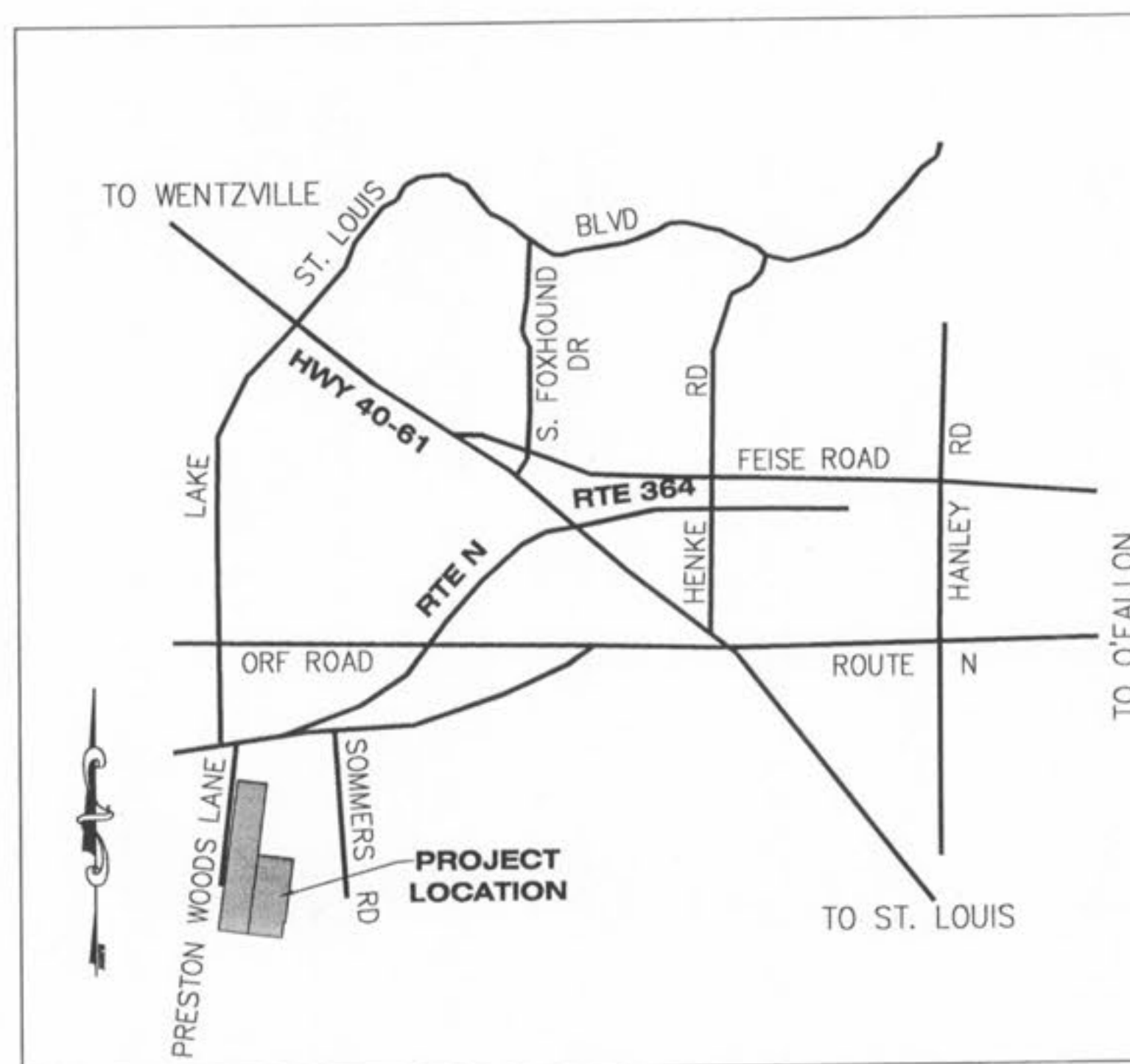
PRESTON WOODS - PHASE II

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

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
DIRECTION OF FLOW	
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	
EXISTING WATER MAIN	
EXISTING UNDERGROUND TELEPHONE	
EXISTING FIRE HYDRANT	
EXISTING POWER POLE	
PROPOSED TREE LINE	
PROPOSED MANHOLE	
PROPOSED AREA INLET	
PROPOSED STORM	
SILT FENCE	
CHECK DAM	
FLARED END SECTION	
GRAVEL DRIVE	
ASPHALT PAVEMENT	

IMPROVEMENT PLANS



LOCATION MAP
SCALE: 1" = 1000'

PERTINENT DATA

OVERALL 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
MUNICIPALITY = O'FALLON, MISSOURI

PHASE 2 DATA

ACREAGE = 37 Ac.
PROPOSED LOTS = 55

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	FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT 209 WEST PEARCE BLVD. WENTZVILLE, MO. 63385 CONTACT: JOE HEITKAMP (636) 327-6239
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT 3550 HIGHWAY K O'FALLON, MO 63368 CONTACT: CHRISTINE BEASLEY (636) 441-1244	ELECTRIC SERVICE = CUIVRE RIVER ELECTRIC COMPANY 1112 EAST CHERRY STREET P.O. BOX 100 TROY, MO. 63379 CONTACT: TERRY STONE (636) 441-7410
PHONE SERVICE = CENTURYTEL TELEPHONE 1151 CENTURY TEL DRIVE WENTZVILLE, MO. 63385 CONTACT: CARL OWENS	GAS SERVICE = LACLEDE GAS COMPANY 1999 TRADE CENTER DRIVE EAST ST. PETERS, MO. 63376 CONTACT: CLARENCE HANKS (636) 978-2663 EXT. 101
CABLE SERVICE = CHARTER COMMUNICATIONS 815 CHARTER COMMONS TOWN & COUNTRY, MO 63107 CONTACT: LARRY SAAFIR	

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.

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.

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THE OWNER/DEVELOPER ASSUMES FULL RESPONSIBILITY AS TO THE PERFORMANCE OF THE GRADING OPERATION AND THEY PROVIDE ASSURANCE THAT ALL OFF-SITE PROPERTIES AND COUNTY ROADS WILL BE ADEQUATELY PROTECTED.

OWNER/DEVELOPER SIGNATURE: *[Signature]* DATE: 10-24-07
The Jones Company Homes



CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 10/24/07
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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

DATE	REVISIONS
8/24/07	OWNER/PWSH#2/DUCKETT CREEK
9/14/07	PWSH#2
9/14/07	OWNER COMMENTS
9/14/07	DUCKETT CREEK SANITARY DISTRICT
10/19/07	CITY OF FALLON COMMENTS
10/23/07	CITY OF FALLON COMMENTS

DEVELOPER/OWNER:
THE JONES COMPANY HOMES, L.L.C.
16640 CHESTERFIELD GROVE, SUITE 200
CHESTERFIELD, MO 63005
PHONE: (636) 537-7192



PRESTON WOODS - PHASE II
IMPROVEMENT PLANS
PRESTON WOODS LANE
O'FALLON, MO. 63366

planning • engineering • surveying • landscape architecture
Cole and Associates
INCORPORATED
10777 sunset office dr.
saint louis, missouri 63127
p. 314 984 9887 f. 314 984 0867

DESIGNED BY: JKW
DRAWN BY: KDK
CHECKED BY: JFH
DATE: 6/14/07

Job Number: 07-0041
Sheet Number: C1.0

USER: jfallon TAB: C1.0 12:04pm
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