PRESTON WOODS - PHASE III

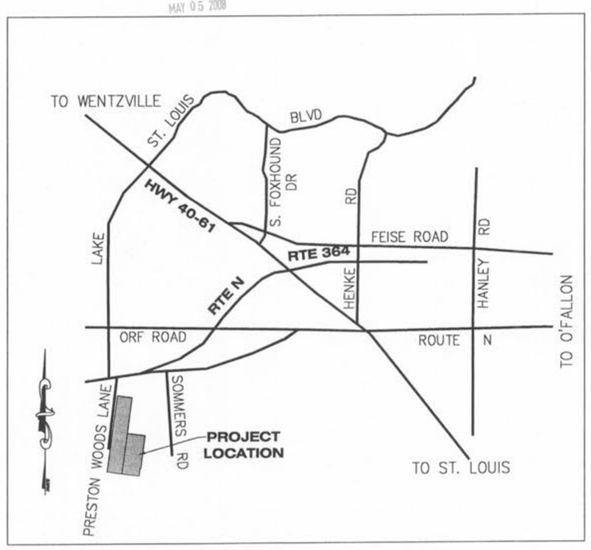
A TRACT OF LAND IN
U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

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	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	
PROPOSED SANITARY SEWERS	
SILT FENCE	
CHECK DAM	
FLARED END SECTION	
GRAVEL DRIVE	
ASPHALT PAVEMENT	

IMPROVEMENT PLANS

RECEIVED
MAY 05 2008



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 3 DATA

ACREAGE	=	17 Ac.
PROPOSED LOTS	=	40

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C2.0	SPECIFICATION SHEET	●					
C2.1	SPECIFICATION SHEET	●					
C3.0	SITE PLAN INDEX	●	●				
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C5.0	STORM SEWER PLAN INDEX	●	●	●			
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C10.0	DRAINAGE AREA MAP	●					

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.

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 SEWER DISTRICT
3550 HIGHWAY K
O'FALLON, MO 63368
CONTACT: MIKE MERKT
(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: TERRY STONE
(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.

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.

(ALONG) 10-2-08
OWNER/DEVELOPER SIGNATURE DATE
THE JONES COMPANY HOMES, LLC

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).

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: 10/08/08
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

REVISIONS

DATE		DESC.
2/8/08	1	CITY, PWSD#2, & DUCKETT CREEK COMMENTS
4/3/08	2	CITY/OWNER COMMENTS
9/17/08	3	CITY COMMENTS

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

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SEAL: STATE OF MISSOURI JOHN W. HUDSPETH E-29716 REGISTERED PROFESSIONAL ENGINEER 5/1/08

PRESTON WOODS - PHASE III
IMPROVEMENT PLANS
PRESTON WOODS LANE
O'FALLON, MO. 63366
COVER SHEET

planning • engineering • surveying • landscape architecture
Cole and ASSOCIATES INCORPORATED
10777 sunset office dr.
saint louis, missouri 63127
p: 314 984 9887 f: 314 984 0587

DESIGNED BY	JKW
DRAWN BY	KDK
CHECKED BY	JFH
DATE	12/19/07
Job Number	07-0178
Sheet Number	C1.0

USER: jwilson TAB: C1.0
DATE: May 01, 2008 - 8:10am
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