

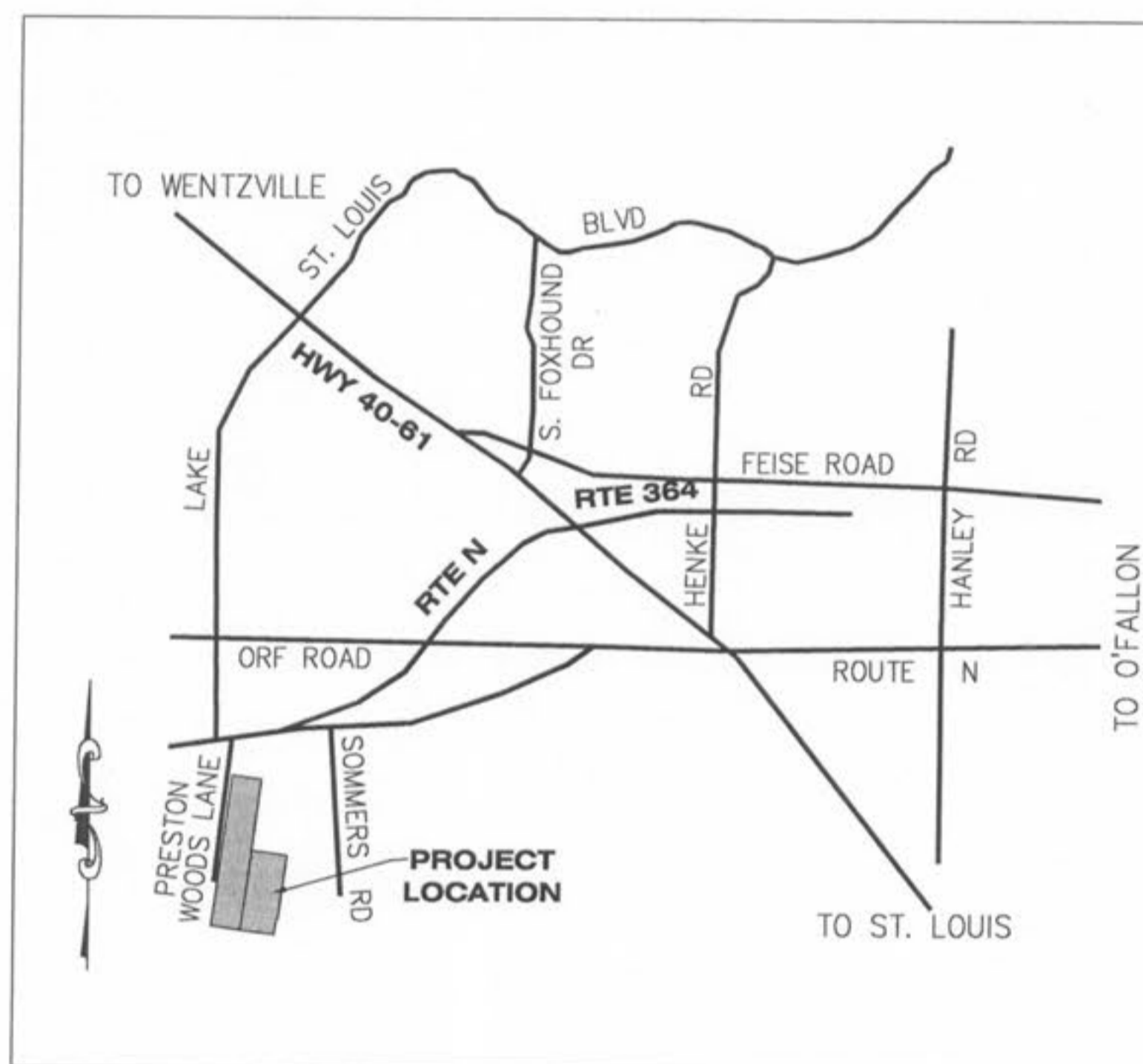
# PRESTON WOODS - PHASE III

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

## MASS GRADING PLANS + PARTIAL STORM SEWER

### 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.J.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             |               |



LOCATION MAP  
 SCALE: 1" = 1000'

### PERTINENT DATA

|                         |   |                            |
|-------------------------|---|----------------------------|
| SITE ACREAGE            | = | 168.554 Ac.                |
| ACREAGE TO BE DISTURBED | = | 17.18 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         |

### UTILITIES

|                |  |                  |  |
|----------------|--|------------------|--|
| WATER SERVICE  | = PUBLIC WATER SUPPLY DISTRICT #2<br>100 WATER DRIVE<br>P.O. BOX 967<br>O'FALLON, MO. 63366<br>CONTACT: MARK MAHLER<br>(636) 561-3737 EXT. 131 | FIRE DISTRICT    | = WENTZVILLE FIRE PROTECTION DISTRICT<br>209 WEST PEARCE BLVD.<br>WENTZVILLE, MO. 63385<br>CONTACT: JOE HEITKAMP<br>(636) 327-6239     |
| SEWER DISTRICT | = DUCKETT CREEK SEWER DISTRICT<br>3550 HIGHWAY K<br>ST. CHARLES, MO 63368<br>CONTACT: CHRISTINE BEASLEY<br>(636) 441-1244                      | ELECTRIC SERVICE | = CUIVRE RIVER ELECTRIC COMPANY<br>1112 EAST CHERRY STREET<br>P.O. BOX 180<br>TROY, MO. 63379<br>CONTACT: JOSH TEPEN<br>(636) 441-7410 |
| PHONE SERVICE  | = CENTURYTEL TELEPHONE<br>1151 CENTURY TEL DRIVE<br>WENTZVILLE, MO. 63385<br>CONTACT: CARL OWENS   | GAS SERVICE      | = LACLEDE GAS COMPANY<br>1999 TRADE CENTER DRIVE EAST<br>ST. PETERS, MO. 63376<br>CONTACT: CLARENCE HANKS<br>(636) 978-2663 EXT. 101   |
| CABLE SERVICE  | = CHARTER COMMUNICATIONS<br>815 CHARTER COMMONS<br>TOWN & COUNTRY, MO 63107<br>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.



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

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|      |                                    | REVISIONS |   |   |   |   |   |
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| G1.0 | COVER SHEET                        | ●         | ● |   |   |   |   |
| G2.0 | SPECIFICATION SHEET                |           | ● | ● |   |   |   |
| G2.1 | SPECIFICATION SHEET                |           | ● |   |   |   |   |
| G3.0 | GRADING PLAN                       |           | ● | ● |   |   |   |
| G4.0 | EROSION CONTROL PLAN               |           | ● | ● |   |   |   |
| G5.0 | STORM PROFILES                     |           | ● |   |   |   |   |
| G6.0 | GRADING TEMPLATES                  |           |   |   |   |   |   |
| G6.1 | DETAILS                            |           | ● | ● |   |   |   |
| G6.2 | DETAILS                            |           | ● |   |   |   |   |
| G6.3 | DETAILS                            |           | ● |   |   |   |   |
| G7.0 | PRE-DEVELOPED DRAINAGE AREA MAP    |           | ● |   |   |   |   |
| G8.0 | INTERM-DEVELOPED DRAINAGE AREA MAP |           | ● |   |   |   |   |
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CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: DATE: 2/7/08  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

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.

2/7/08  
 OWNER/DEVELOPER SIGNATURE DATE:  
 The Jones Company Homes LLC

WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED FOR MORE THAN 14 DAYS, PERMANENT GRASS MUST BE ESTABLISHED AT SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE. BETWEEN PERMANENT GRASS SEEDING PERIODS, TEMPORARY COVER SHALL BE PROVIDED ACCORDING TO THE RECOMMENDATION OF THE CITY ENGINEER.

| GRADING CONSTRUCTION SCHEDULE  |         |
|--|---------|
| Starting Date: January, 2008   |         |
| (ALL DATES ARE SUBJECT TO ACTUAL APPROVAL OF PLANS AND RECEIPT OF PERMITS FOR REQUIRED WORK) |         |
| MONTH 1  | MONTH 2 |
| MONTH 3  |         |
| INSTALL CONSTRUCTION ENTRANCE (1 DAY)  |         |
| ON SITE CLEARING (10 DAYS)   |         |
| CONSTRUCT OFF-SITE STORM BYPASS (14 DAYS)  |         |
| INSTALL SILT FENCING (4 DAYS)  |         |
| MASS GRADING (30 DAYS)   |         |
| INSTALL DITCH CHECKS AS FINAL GRADES ARE REACHED (5 DAYS)                                    |         |
| INSTALL ONSITE STORM (3 DAYS)  |         |
| INSTALL INLET SEDIMENT BARRIERS (1 DAY)  |         |
| FINAL GRADING (5 DAYS)   |         |
| PERMANENT SEEDING & MULCHING (3 DAYS)  |         |
| MAINTAIN SWEEP DEVICES (THROUGHOUT PROJECT)  |         |

| DATE     | REVISIONS                    |
|----------|------------------------------|
| 12/18/07 | OWNER COMMENTS/CITY COMMENTS |
| 1/17/08  | CITY 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 III  
 MASS GRADING PLANS  
 + PARTIAL STORM SEWER  
 ST. CHARLES, 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 0587

DESIGNED BY: JKW  
 DRAWN BY: JKW  
 CHECKED BY: JFH  
 DATE: 8/13/07  
 Job Number: 07-0178  
 Sheet Number: G1.0

USER: Wilson TAB: G1.0 7:30pm  
 DATE: Jan 11, 2008  
 DRAWING: S:\NOBS\Users\2007\07-0178\07-0178\07-0178\MASS GRADING PLANS PHASE III\0\_G1.PLAN\_G1.0 COVER.dwg