

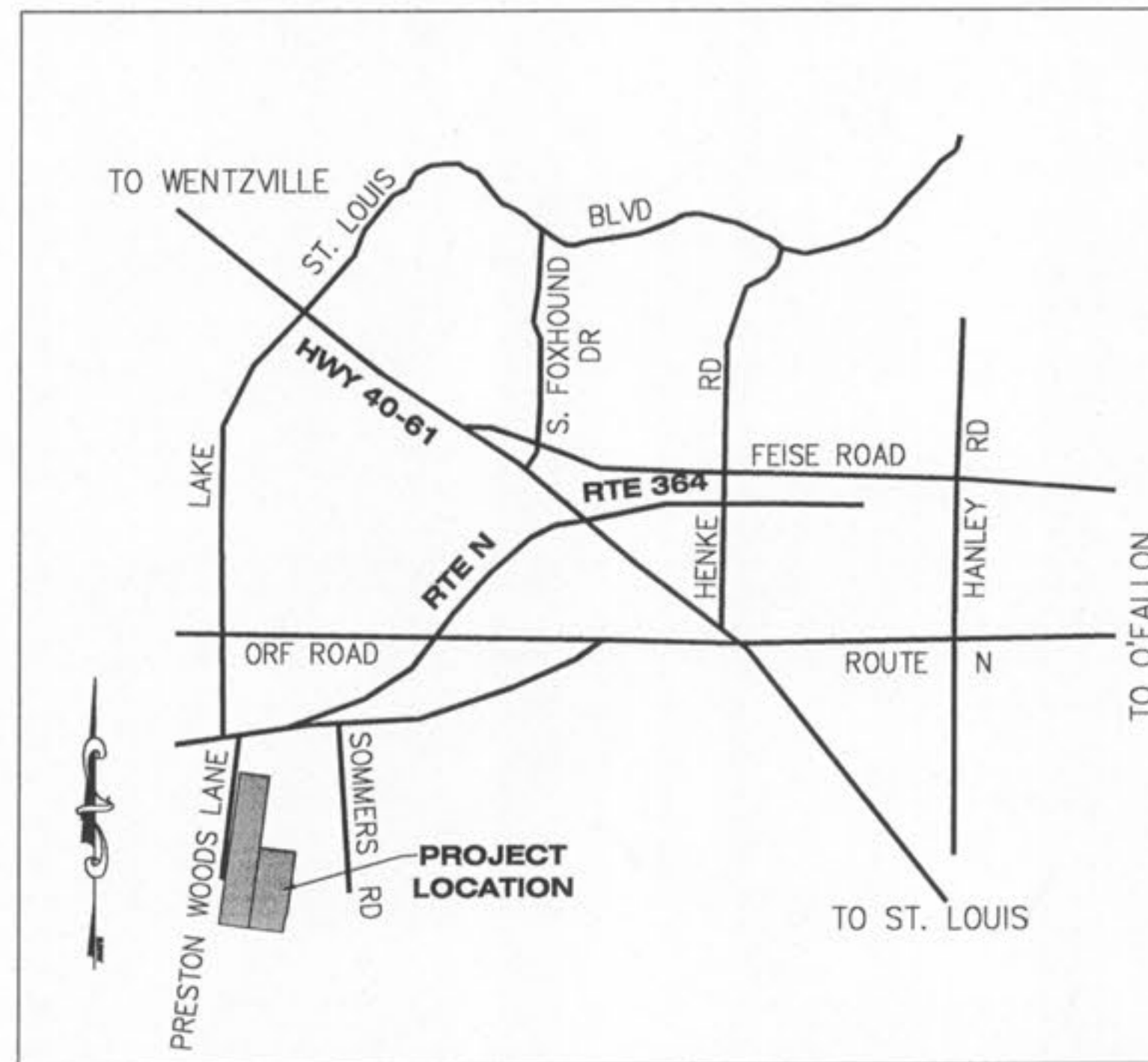
# PRESTON WOODS - PHASE 4

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

## IMPROVEMENT PLANS



LOCATION MAP  
SCALE: 1" = 100'

### 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 4 DATA

ACREAGE = 15 Ac.  
PROPOSED LOTS = 69

### 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 HETKAMP (636) 327-6239
SEWER DISTRICT = DUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO. 63368 CONTACT: MIKE MERKT (636) 441-1244	ELECTRIC SERVICE = CUIVRE RIVER ELECTRIC COMPANY 1112 EAST CHERRY STREET P.O. BOX 160 TRCY, 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.

## INDEX

NO.	DESCRIPTION	REVISIONS					
		1	2	3	4	5	6
C1.0	COVER SHEET	●	●	●	●	●	●
C2.0	SPECIFICATION SHEET		●	●			
C2.1	SPECIFICATION SHEET		●				
C3.0	SITE PLAN INDEX	●	●				
C3.1	SITE PLAN	●	●				
C3.2	SITE PLAN	●	●				
C4.0	GRADING PLAN INDEX	●	●				
C4.1	GRADING PLAN	●	●				
C4.2	GRADING PLAN	●	●				
C5.0	STORM SEWER PLAN INDEX	●	●	●			
C5.1	STORM SEWER PLAN	●	●	●			
C5.2	STORM SEWER PLAN	●	●	●			
C5.3	SANITARY SEWER PLAN INDEX	●					
C5.4	SANITARY SEWER PLAN	●					
C5.5	SANITARY SEWER PLAN	●					
C5.6	WATER PLAN INDEX						
C5.7	WATER PLAN						
C5.8	WATER PLAN	●					
C6.0	STREET PROFILES	●					
C6.1	STREET PROFILES	●	●				
C6.2	STREET PROFILES	●	●				
C7.0	SANITARY SEWER PROFILES	●					
C8.0	STORM SEWER PROFILES	●	●				
C9.0	RESIDENTIAL GRADING TEMPLATES	●					
C9.1	SANITARY SEWER DETAILS						
C9.2	SANITARY SEWER DETAILS						
C9.3	SANITARY SEWER DETAILS						
C9.4	SANITARY SEWER DETAILS						
C9.5	STORM SEWER DETAILS	●					
C9.6	STORM SEWER DETAILS	●	●				
C9.7	SITE DETAILS	●	●				
C9.8	SITE DETAILS	●	●				
C9.9	SITE DETAILS	●	●				
C9.10	WARPING DETAILS	●	●				
C9.11	WATER DETAILS	●	●				
C9.12	WATER DETAILS	●	●				
C9.13	UTILITY CROSS SECTIONS	●					
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.

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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: *T. Jones* DATE: 10-2-08  
T. Jones Company, LLC



CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE: 10/2/08  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

DATE	REVISIONS
6/17/08	1. CITY COMMENTS
7/10/08	2. CITY COMMENTS
9/9/08	3. CITY COMMENTS

DEVELOPER/OWNER:  
THE JONES COMPANY HOMES, L.L.C.  
16640 CHESTERFIELD GROVE, SUITE 200  
CHESTERFIELD, MO 63005  
PHONE: (636) 637-7192



PRESTON WOODS - PHASE 4  
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. 314 964 9887 f. 314 964 0587

DESIGNED BY: JKW  
DRAWN BY: JKW  
CHECKED BY: JFH  
DATE: 4/9/08  
Job Number: 08-0033  
Sheet Number: C1.0