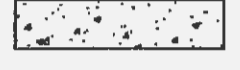
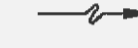












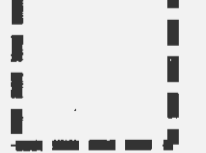


LEGEND

EXISTING CONTOURS	————— 120 —————
PROPOSED CONTOURS	————— 120 —————
EXISTING SANITARY SEWERS	————— > —————
EXISTING STORM SEWERS	————— 12" GMP —————
PROPOSED SANITARY SEWERS	————— —————
PROPOSED STORM SEWERS	————— —————
PROPOSED RIGHT-OF-WAY	————— —————
CENTERLINE	————— —————
EASEMENT	————— - - - - -
CONCRETE PAVEMENT	
EXISTING SPOT ELEVATION	+ 120.15
PROPOSED SPOT ELEVATION	+ 120.10
SWALE	
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.)
ADJUST TO GRADE	(A.T.G.)
TO BE VACATED	(T.B.V.)
GAS MAIN	— G — G — G —
WATER MAIN	— W — W — W —
PROPOSED UNDERGROUND TELEPHONE	— T — T — T —
EXISTING UNDERGROUND TELEPHONE	— UT — UT — UT —
FIRE HYDRANT	
POWER POLE	
PROPOSED LIGHT STANDARD	
PROPOSED FENCE	— X — X — X —
SILTATION CONTROL	
CURB INLET	
FLARED END SECTION	
AREA INLET	
STREET SIGN LOCATION	
RETAINING WALL	
PROPOSED TREE LINE	
CLEANOUT	CO
CHECK DAM	
LIMITS OF CONSTRUCTION	
INLET PROTECTION	

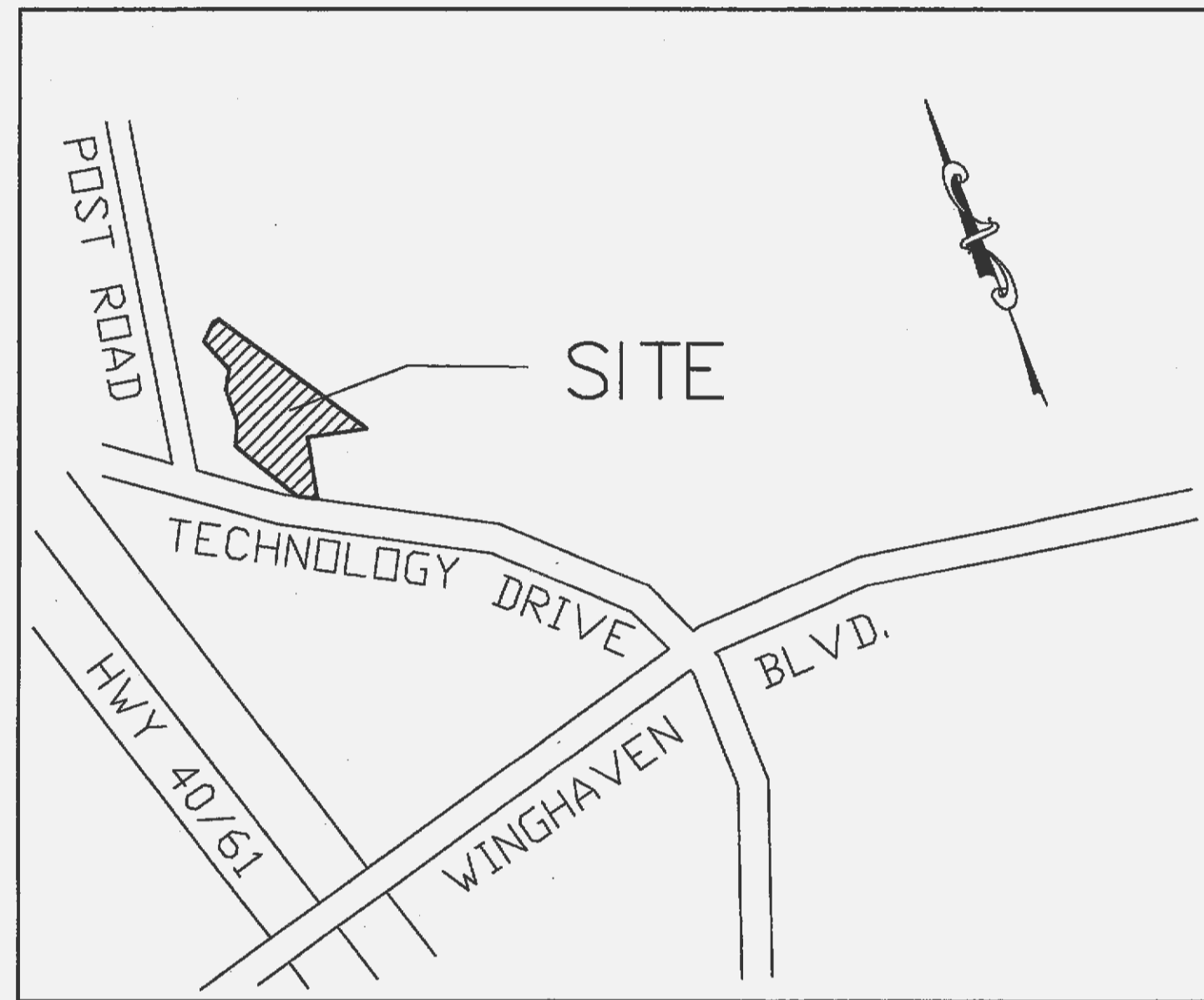
BENCHMARK

CUT CROSS ON CONCRETE TURN ISLAND AT WEST ENTRANCE TO RESTAURANT AND HOTEL ON THE NORTH SIDE OF TECHNOLOGY DRIVE, APPROXIMATELY 735 FEET EAST OF THE EAST RIGHT OF WAY LINE OF POST ROAD. ELEVATION = 592.82'

SUMMIT PLACE I

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12,
TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

SITE IMPROVEMENT PLANS PHASE 1



LOCATION MAP
N.T.S.

PERTINENT DATA

SITE ACREAGE	=	5.183 ACRES ±
EXISTING ZONING	=	"HTCD/PUD" HIGH TECH CORRIDOR DISTRICT
SCHOOL DISTRICT	=	WENTZVILLE SCHOOL DISTRICT
SITE ADDRESS	=	TECHNOLOGY DRIVE O'FALLON, MO. 63366
DISTURBED AREA	=	9.87 ACRES

UTILITIES

WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT NO.2 100 WATER DRIVE - P.O. BOX 370 O'FALLON, MO. 63366 CONTACT: BILL SHIRLEY (636) 581-3737 EXT. 120	FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT 209 W. PEARCE BLVD. WENTZVILLE, MO. 63385 CONTACT: JOE HEITKAMP (636) 327-6239
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT 3550 HIGHWAY K ST. CHARLES, MO 63368 (636) 441-1244	ELECTRIC SERVICE = AMERENUE WENTZVILLE DISTRICT 200 CALLAHAN ROAD WENTZVILLE, MO 63385 636-639-6301
PHONE SERVICE = SBC 402 NORTH 3RD STREET ST. CHARLES, MO 63301 CONTACT: DEBORAH ESTES 636-949-1320	GAS SERVICE = LACLEDE GAS COMPANY 1999 TRADE CENTER DR. EAST ST. PETERS, MO 63376 CONTACT: MIKE LANGAN (636) 978-2663 EXT. 103
CABLE SERVICE = CHARTER COMMUNICATIONS 941 CHARTER COMMONS TOWN AND COUNTRY, MO 63107 CONTACT: SCOTT MCGEE (314) 220-8040	

INDEX

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PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1 OF HILTON AT WINGHAVEN, A SUBDIVISION AS RECORDED IN PLAT BOOK 41, PAGE 313 AND 314, OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE, LOCATED IN FRACTIONAL SECTION 12, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST LINE OF LAND NOW OR FORMERLY OF WILMA WILBANKS & BETTY WILBANKS, AS RECORDED BY DEED IN BOOK 2330, PAGE 850 OF SAID RECORDER'S OFFICE WITH THE SOUTHWEST LINE OF POST MEADOWS, PLAT THREE, A SUBDIVISION AS RECORDED IN PLAT BOOK 35, PAGES 182 AND 183 OF SAID RECORDER'S OFFICE;

THENCE ALONG SAID SOUTHWEST LINE, NORTH 42 DEGREES 32 MINUTES 37 SECONDS WEST, A DISTANCE OF 133.94 FEET TO THE NORTH LINE OF LOT 2 OF THE AFOREMENTIONED SUBDIVISION, KNOWN AS HILTON AT WINGHAVEN, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, NORTH 87 DEGREES 14 MINUTES 07 SECOND WEST, A DISTANCE OF 402.46 FEET TO THE SOUTH LINE OF THE HEREINAFTER DESCRIBED TRACT OF LAND;

THENCE ALONG SAID HEREINAFTER DESCRIBED TRACT OF LAND THE FOLLOWING COURSES: SOUTH 78 DEGREES 14 MINUTES 02 SECOND WEST, A DISTANCE OF 27.91 FEET; SOUTH 80 DEGREES 40 MINUTES 38 SECOND WEST, A DISTANCE OF 126.78 FEET; NORTH 78 DEGREES 47 MINUTES 09 SECOND WEST, A DISTANCE OF 191.67 FEET; NORTH 11 DEGREES 12 MINUTES 51 SECOND EAST, A DISTANCE OF 209.83 FEET; NORTH 78 DEGREES 40 MINUTES 19 SECOND WEST, A DISTANCE OF 44.52 FEET; NORTH 11 DEGREES 19 MINUTES 41 SECOND EAST, A DISTANCE OF 234.65 FEET; SOUTH 78 DEGREES 54 MINUTES 24 SECOND EAST, A DISTANCE OF 264.03 FEET; AND NORTH 47 DEGREES 27 MINUTES 23 SECOND EAST, A DISTANCE OF 37.50 FEET THE SOUTHWEST LINE OF THE AFOREMENTIONED POST MEADOWS, PLAT THREE;

THENCE ALONG SAID SOUTHWEST LINE, SOUTH 42 DEGREES 32 MINUTES 37 SECOND EAST, A DISTANCE OF 610.06 FEET TO THE TRUE POINT OF BEGINNING.


THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 5.183 ACRES IS BASED UPON AVAILABLE RECORDS AND CALCULATIONS PREPARED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JUNE, 2006 AND IS SUBJECT TO AN ACTUAL BOUNDARY SURVEY DONE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEY, ALONG WITH ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

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.



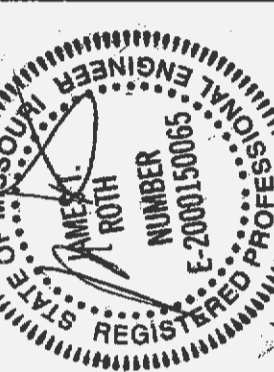
CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION). ALSO CALL MODOT AT (314) 340-4100.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY:  DATE: 1-17-06
(PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

DATE	REVISIONS
9/20/06	DUCKETT CREEK & HWY 67
9/28/06	CITY OF O'FALLON REVISIONS
10/19/06	DUCKETT CREEK & HWY 67
11/2/06	CITY OF O'FALLON REVISIONS
11/9/06	COORDINATION WITH ELECTRICAL PLANS
11/17/07	WINGHAVEN AREA
1/16/07	CITY OF O'FALLON REVISIONS

DEVELOPER / OWNER:
McEAGLE PROPERTIES, LLC
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MO 63366
(636) 561-9300

THE PROFESSIONAL ENGINEER'S SEAL AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PLAN, AND DISCLAIMS RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, CONTRACTS, AND PERMITS. THE PROFESSIONAL ENGINEER'S SEAL IS VALID FOR THE STATE OF MISSOURI.



SUMMIT PLACE I
TECHNOLOGY DRIVE AND POST ROAD
O'FALLON, MISSOURI
COVER SHEET

planning • engineering • surveying • landscape architecture
Cole
and ASSOCIATES
INCORPORATED
10777 sunset office dr. suite 10
saint louis, missouri 63127
p: 314.984.9887 f: 314.984.0587

DESIGNED BY: BC
DRAWN BY: LM
CHECKED BY: JTR
DATE: 08/23/2006
Job Number: 06-123
Sheet Number: C1.0

Bldg. Inspector

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P&Z FILE # 98313505 AUGUST 3, 2006