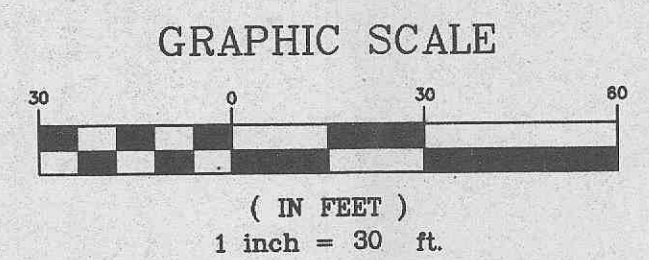


BASIS OF BEARING IS
PHEASANT POINT SUBDIVISION



ZONING
R-1

LOT 1

PROPOSED PHEASANT MEADOW (60'W.) DRIVE

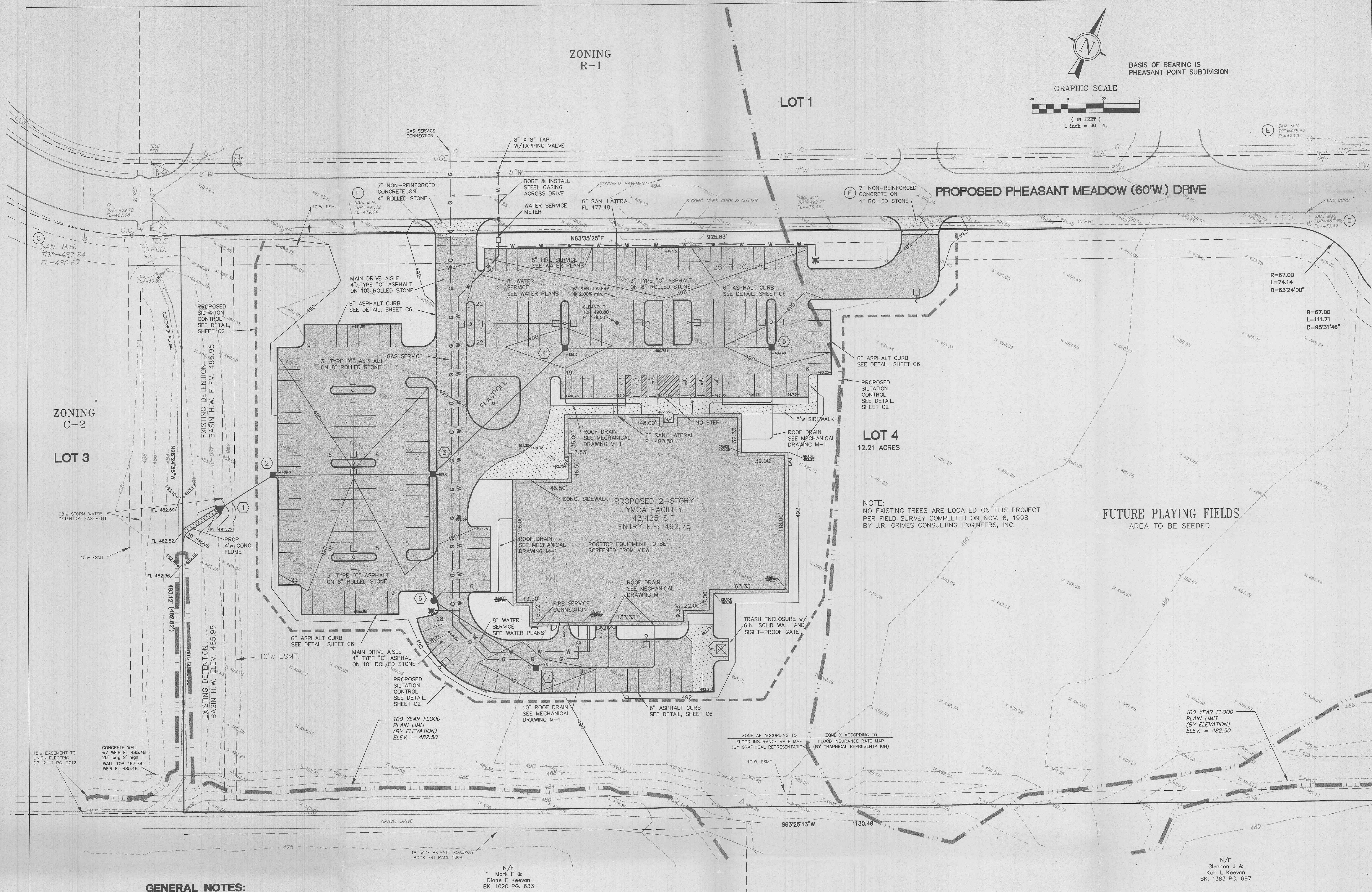
ZONING
C-2

LOT 3

LOT 4
12.21 ACRES

FUTURE PLAYING FIELDS
AREA TO BE SEED

NOTE:
NO EXISTING TREES ARE LOCATED ON THIS PROJECT
PER FIELD SURVEY COMPLETED ON NOV. 6, 1998
BY J.R. GRIMES CONSULTING ENGINEERS, INC.



GENERAL NOTES:

- 1.) THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
- 2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF UTILITY CONNECTIONS FROM THE EXTERIOR TO INTERIOR OF THE BUILDING
- 3.) FOR SEWER PROFILES & DETAILS SEE SHEET C5
- 4.) FOR PAVEMENT DETAILS & GEOMETRICS SEE SHEET C6
- 5.) NO EXISTING TREES ARE LOCATED ON THIS PROJECT PER FIELD SURVEY COMPLETED ON NOV. 6, 1998 BY J.R. GRIMES CONSULTING ENGINEERS, INC.

ZONING
R1-A
ST. CHARLES COUNTY

UTILITIES

PHONE
GTE
680 PARR ROAD BLDG AA
WENTZVILLE, MO. 63385
(314) 332-7623

WATER/SEWER
WATER DISTRICT #2
100 WATER DR. P.O. BOX 967
O'FALLON, MO. 63366-0967
(314) 561-3737

ELECTRIC
AMEREN UE ST. CHARLES
2100 BLUESTONE
ST. CHARLES, MO.
800 552-7583

FIRE DISTRICT
O'FALLON FIRE PROTECTION DISTRICT
119 EAST ELM STREET
O'FALLON, MO. 63366
(314) 240-5312

GAS
ST. CHARLES GAS COMPANY
1 WESTBURY SQUARE BLDG D
ST. CHARLES, MO 63301
(314) 946-8937

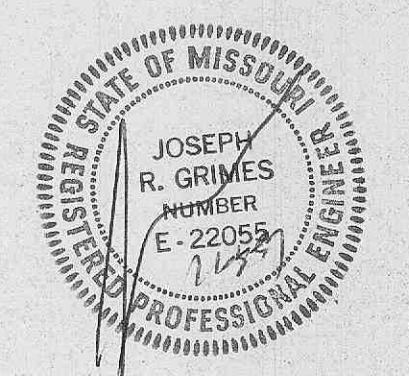
ZONING
C-2
ST. CHARLES COUNTY

N/F
Glennon J &
Karl L Keenan
Bk. 1383 Pg. 697

**J. R. GRIMES
CONSULTING ENGINEERS, INC.**
3132 SOUTH TOWNE SQUARE DRIVE
ST. LOUIS, MO. 63123
ST. LOUIS, MO. 63123
ST. LOUIS, MO. 63123
ST. LOUIS, MO. 63123
E-MAIL: jrg@grimesinc.com

Mackey Mitchell Associates
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Planning
Interiors
800 St. Louis Union Station
Suite 200
St. Louis, Missouri
63103-2257
314 421 1815
Fax 314 421 5206

YMCA of Greater St. Louis
OFALLON YMCA
3451 Pheasant Meadows Drive
O'Fallon, Missouri 63366



NO.	DATE	REVISIONS
1	6/25/99	BLDG. P/INT.
2	10/6/99	CITY COMMENTS
3	10/13/99	ASPH. CURB
4	11/04/99	CITY COMMENTS

DRAWN BY: D.M. CHECKED BY: J.R.G.
JOB NO. 333 DATE: 07-01-99
SHEET NO.

C4