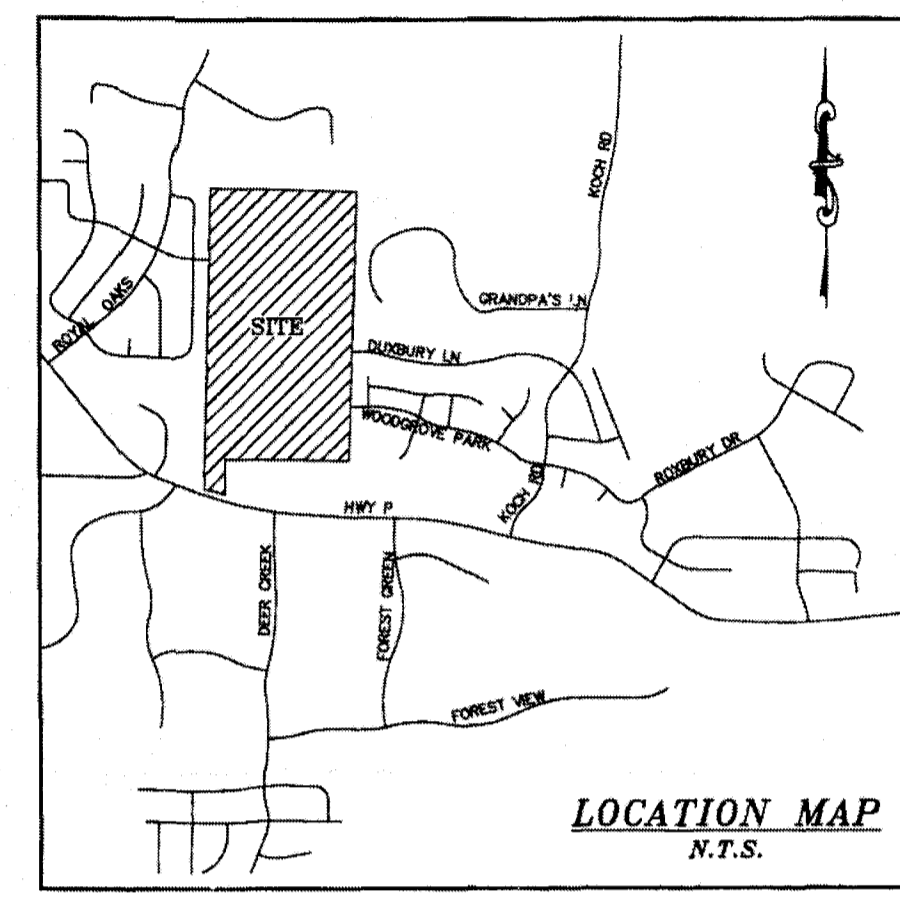
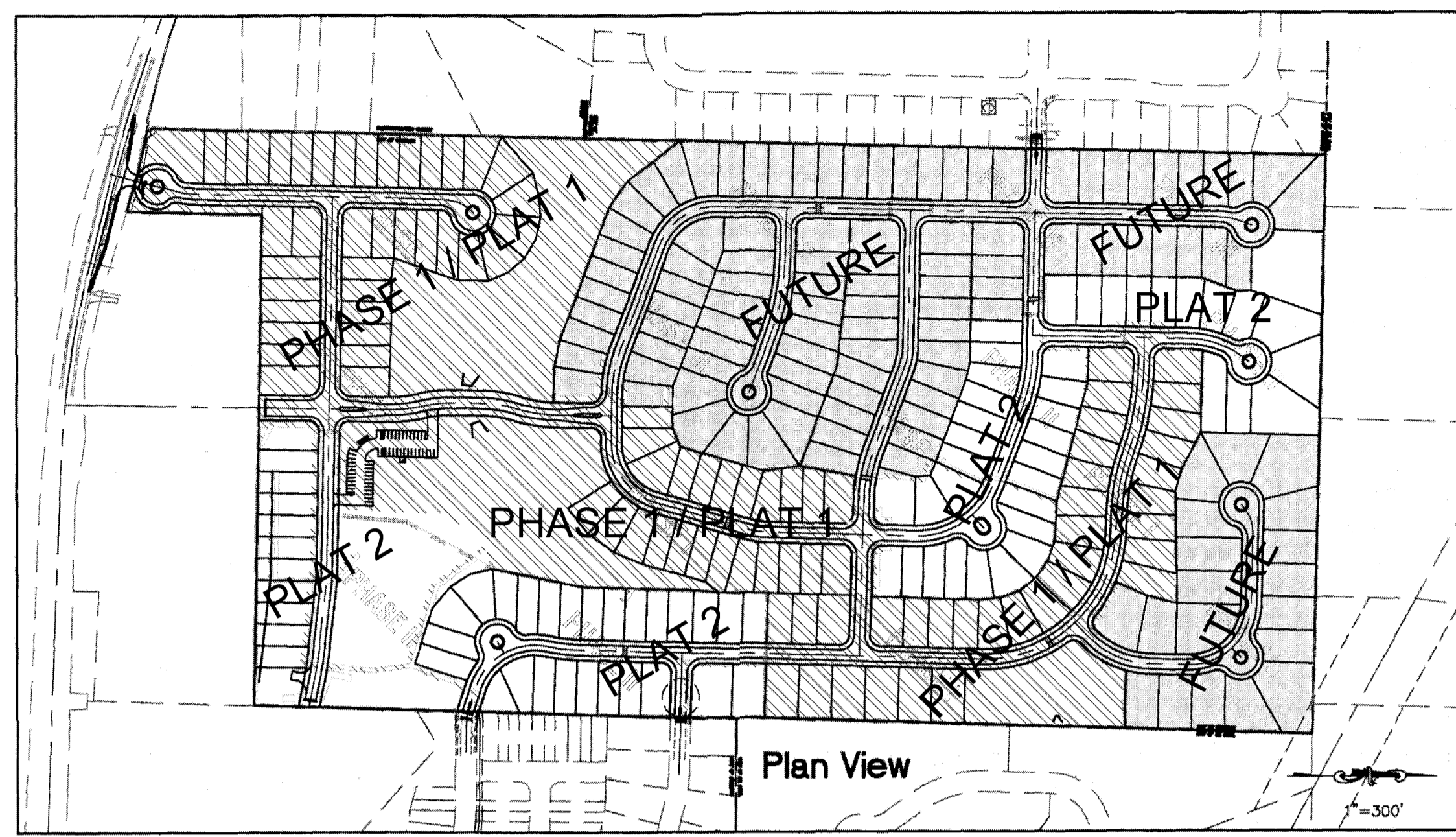


AS-BUILTS FOR PLAT 2



A SET OF CONSTRUCTION PLANS FOR COBBLESTONE CROSSING = AS BUILT

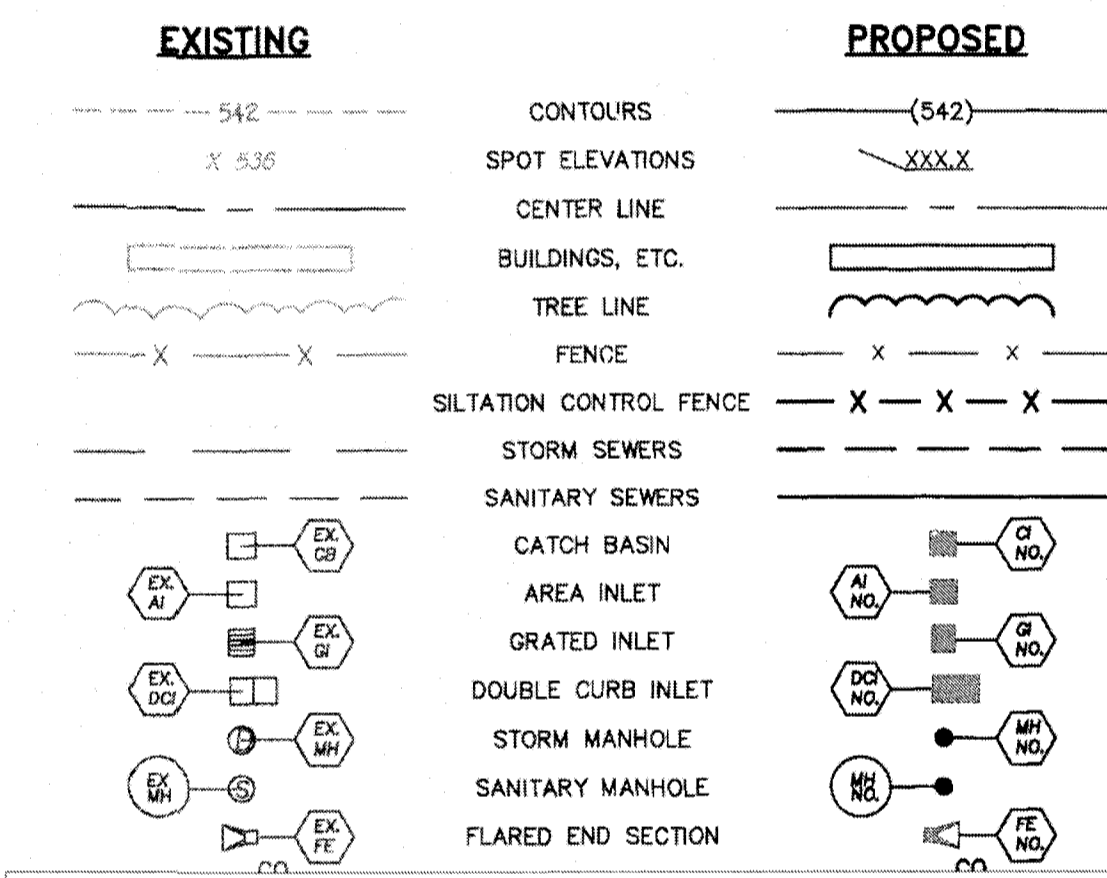
A TRACT OF LAND BEING PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

Legal Description

A TRACT OF LAND IN THE EAST HALF OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A CONCRETE MONUMENT FOUND FOR CENTER OF ABOVE SAID SECTION 18; THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 18, SAID CENTERLINE ALSO BEING THE EAST LINE OF A TRACT OF LAND CONVEYED TO TIMOTHY AND CHRISTINE SCHULTE, HUSBAND AND WIFE, BY DOCUMENT RECORDED IN DEED BOOK 4819 PAGE 223 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, THE EAST LINE OF ROYAL OAK PLAT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12 PAGE 4 OF SAID RECORDS, THE EAST LINE OF THE MEADOWS AT ROYAL OAKS ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 33 PAGE 335 OF SAID RECORDS, AND THE EAST LINE OF ROYAL OAKS ADDITION PLAT 4-A ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 7 OF SAID RECORDS, NORTH 01°24'43" EAST, 2733.50 FEET TO AN OLD STONE FOUND FOR THE NORTH QUARTER CORNER OF SAID SECTION 18, THENCE LEAVING SAID CENTERLINE AND ALONG THE NORTH LINE OF SAID SECTION 18, SAID LINE ALSO BEING THE SOUTH LINE OF ST. PAUL ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20 PAGE 108 OF SAID RECORDS AND THE SOUTH LINE OF THE RESUBDIVISION OF LOTS 4 & 5 OF ST. PAUL ESTATE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 PAGE 105 OF SAID RECORDS, SOUTH 88°31'23" EAST, 1518.84 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LEONARD AND MARIE SCHULTE, HUSBAND AND WIFE, BY DOCUMENT RECORDED IN DEED BOOK 1339 PAGE 1072 OF SAID RECORDS; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 18, SAID LINE ALSO BEING THE SOUTH LINE OF SAID SCHULTE TRACT, SOUTH 88°44'26" EAST, 89.72 FEET TO A POINT BEING THE NORTHWEST CORNER OF LOT 5 OF ST. PAUL PLACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 298 OF SAID RECORDS; THENCE LEAVING SAID NORTH LINE OF SECTION 18 AND ALONG THE WEST LINE OF SAID ST. PAUL PLACE AND ITS PROLONGATION, BEING THE WEST LINE OF HYLAND GREEN PLAT FIVE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGE 174 OF SAID RECORDS, AND THE WEST LINE OF HYLAND GREEN PLAT EIGHT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 45 PAGE 145 OF SAID RECORDS, SOUTH 01°45'17" WEST, 2011.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WOODGROVE PARK DRIVE (50 FEET WIDE); THENCE LEAVING LAST SAID WEST LINE AND CONTINUING ALONG SAID WEST LINE OF HYLAND GREEN PLAT FIVE, SOUTH 01°15'52" WEST, 151.71 FEET TO THE SOUTHWEST CORNER OF COMMON GROUND 'A' OF SAID HYLAND GREEN PLAT FIVE; SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BELINDA KELLERMAN LIVING TRUST BY DOCUMENT RECORDED IN DEED BOOK 6521 PAGE 1283 OF SAID RECORDS; THENCE LEAVING SAID WEST LINE OF HYLAND GREEN PLAT FIVE AND ALONG THE WEST LINE OF SAID KELLERMAN TRACT, SOUTH 01°41'07" WEST, 391.00 FEET TO A POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RUSSELL AND MARY NAUER, HUSBAND AND WIFE, BY DOCUMENT RECORDED IN DEED BOOK 4430 PAGE 709 OF SAID RECORDS; THENCE LEAVING LAST SAID WEST LINE AND ALONG THE NORTH LINE OF SAID NAUER TRACT, NORTH 88°58'29" WEST, 1172.88 FEET; THENCE LEAVING LAST SAID NORTH LINE, SOUTH 01°23'16" WEST, 326.51 FEET TO A POINT ON THE NORTH LINE OF STATE HIGHWAY P (20 FEET WIDE); SAID POINT BEING 54.65 FEET PERPENDICULAR DISTANCE NORTHEAST OF THE CENTERLINE OF SAID STATE HIGHWAY P; THENCE ALONG SAID NORTH LINE OF STATE HIGHWAY P THE FOLLOWING COURSES AND DISTANCES: NORTH 73°05'41" WEST, 93.40 FEET; AND NORTH 78°03'08" WEST, 111.87 FEET TO A POINT ON SAID NORTH-SOUTH CENTERLINE OF SECTION 18, SAID POINT BEING 52.1 FEET PERPENDICULAR DISTANCE NORTHEAST OF SAID CENTERLINE OF STATE HIGHWAY P; THENCE LEAVING SAID NORTH LINE OF STATE HIGHWAY P AND ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 18, NORTH 01°08'51" EAST, 113.64 FEET TO THE POINT OF BEGINNING AND CONTAINS 3,995,656 SQUARE FEET, OR 92.544 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2016.

Legend



Conditions of Approval From Planning and Zoning

- This approval would be contingent upon the following:
- Provide approval of street names from St. Charles County.
 - Provide a school bus turnaround in a cul-de-sac per the Fort Zumwalt School District letter dated December 5, 2016.
 - The city's traffic consultant at Hanson Professional Services has reviewed the Technical Memorandum for Traffic Distribution provided by OBB on December 8, 2016. He has noted the report and offered comment. These comments shall be addressed in conjunction with Construction Plan Approval.
 - The applicant shall abide by the Municipal Code Requirements.
- The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:
- Reconfigure the Street A access to Highway P. The entrance shall be shifted approximately 30 feet to the west or otherwise realigned as approved by the Director of Planning and Development, so that it is centered on the cul-de-sac and provide the island as a part of this development subject to MoDOT approval.
 - The 25-foot creek bank setback shall be located in the common ground. Lots 16C, 17C, and 18C may be impacted.
 - All buildings shall meet the 50-foot creek bank setback.
 - Relocate the waterline that runs through Lots 127B to 138B and 139C, and 140C in a manner approved by the Director of Planning and Development. This waterline shall be placed in a 15 foot easement approved by the Director of Planning and Development.
 - Provide the design for the extensions to Street B and Street C to determine the grading requirements as approved by the Director of Planning and Development.
 - Storm and sanitary sewers shall be positioned on the lots so as not to interfere with future construction of rear decks or accessory structures.
 - If future monument signs will be proposed on Lots 38C or 39C, provide easements approved by the Director of Planning and Development for that purpose.
 - Provide landscaping detail on construction plans for the lots with the 20 foot buffer where sufficient tree mass does not already exist, as determined and approved by the Director of Planning and Development.
 - Provide temporary slope and construction licenses for removal and restoration of the temporary subdivision entrance on Street A.
 - Provide the documentation that the existing sanitary sewer was inspected and in good condition prior to construction plan approval. The developer is responsible for any damage done to the existing line. In lieu of this documentation, the developer may opt to replace the existing 36 inch old trunk line already in place.
 - Water consumption and pressure modeling data must be provided to the Director of Planning and Development, and all water infrastructure shall be sufficient to assure adequate supply and pressure at each house, hydrant and other structures with water service.
 - Add Pressure Reducing Valve at the connection point of the transmission main and the water main.
 - The developer shall provide an adequate means of protecting the existing water transmission main; the developer shall be responsible for any damage done to the main.
 - MoDOT is requiring a traffic study for the entrance off of Hwy P. Any comments or roadway requirements specified by MoDOT shall be adequately addressed on the Final Plan.
 - Developer must provide evidence of approval from the appropriate fire protection district and school district for all plans and construction affecting such entities.
 - The USPS shall be contacted to finalize their preferred method of mail delivery. A mail kiosk may be required in lieu of individual mail boxes for each lot. If a kiosk is required, the location shall be provided on further plans. Provide written confirmation from the USPS prior to construction plan approval so that agency's preferred method and location of mail delivery.
 - Prior to the issuance of the first new home building permit the developer shall enter into a development agreement with the City specifying that the developer shall make a \$149,600 contribution to the City for future improvements to Highway P and Koch Road Intersection. Alternatively, developer may contribute as individual lots approved at a rate of \$519 per lot per plot.
 - Provide traffic calming throughout the development. Local streets should not exceed 600-900 feet in length without design considerations for traffic calming. They may however, extend to 1/4 mile if the street is curved (100-200 feet radius) for an adequate length (minimum curve length equals the curve radius) and the cut-through traffic potential is minimal. In addition provide traffic calming at all connection points to existing stub streets. All traffic calming plans and installations must be approved by the Director of Planning and Development and may only be removed or replaced with the approval of the Director of Planning and Development.
 - Provide a contribution for the future multi-purpose trail on Highway P, in accord with established city standards for calculating required contributions. Contributions must be made at the time of approval of each plot within the development.
 - Construction traffic will access the site from the temporary entrance on Highway P (Street A) only.
 - Any variances relating to building setbacks shall require revision to the approved PUD.
 - Prior to the issuance of building permits for 40% of the total units, all recreational amenities shall be open for use.
 - At or before adoption of a Final Plan for this project pursuant to Sec. 400.236.9 developer shall enter into arrangements suitable to the Director of Planning and Development to insure that developer will install off-site traffic calming measures specified by the Department of Public Works in accord with Section 19 of the City's Traffic Management Policy. The construction site plans shall address all relevant requirements of the O'Fallon Municipal Code.

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary wye and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

All public utilities are located within the designated existing or proposed easements except as follows:

THE STERLING COMPANY
 By: *[Signature]*
 James A. Henson
 Mo. Reg. P.L.S. - #2007017963

= AS BUILT

Drawing Index

- 1.1 COVER SHEET
- 1.2 RESIDENTIAL NOTES
- 2.1-2.7 SWPPP (NOT PART OF SUBMITTAL)
- 3.1-3.3 GRADING PLAN
- 4.1-4.3 SITE PLAN
- 5.1-5.3 UTILITY PLAN
- 6.1-6.6 STREET PROFILES
- 7.1-7.7 SANITARY SEWER PROFILES
- 8.1-8.10 STORM SEWER PROFILES
- 9.1-9.4 DRAINAGE AREA MAP
- 10.1-10.12 DETENTION/WATER QUALITY DETAILS
- 11.1 HYDRAULIC CALCULATIONS
- 12.1-12.7 ENTRANCE DETAILS / WARPINGS
- 13.1 TRAFFIC CONTROL PLAN
- 14.1-14.4 SITE SECTIONS
- 15.1 RETAINING/HEADWALL DETAILS
- RW 1 RETAINING WALL PLAN (BY OTHER)
- 15.2 HEADWALL DETAILS
- BT 1-BT 2 HEADWALL PLAN (BY OTHER)
- 16.1 LANDSCAPE PLAN
- DTL 1-DTL 2 EROSION CONTROL DETAILS
- DTL 3 STORM SEWER DETAILS
- DTL 4 SANITARY SEWER DETAILS
- DTL 5-DTL 6 WATER MAIN DETAILS
- DTL 7-DTL 8 PAVEMENT DETAILS
- DTL 9 MISCELLANEOUS DETAILS

Benchmarks

PROJECT BENCHMARK:
 GRS STATION F-149 USC&GS; ELEVATION=542.80' (NAVD88)
 "BRASS VERTICAL MARK DISK" STAMPED "F 149 1935" SET IN A 6 INCH SQUARE CONCRETE MONUMENT, PROJECTING ABOUT 2.5 INCHES ABOVE THE GROUND SURFACE, LOCATED IN THE NORTHEAST ANGLE OF A RAILROAD CROSSING AT NORTH MAIN STREET, SOUTH OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL CENTER. IT IS 46.5 FEET NORTH OF THE CENTER OF THE TRACKS; 2.4 FEET EAST OF A GUY POLE; 9.3 FEET EAST OF THE EAST EDGE OF SIDEWALK AND 5.7 FEET SOUTHEAST OF A PLASTIC BURIED CABLE MARKER AND PEDESTAL.

SITE BENCHMARK #1: ELEVATION = 537.52' (NAVD 88)
 "CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE CENTER OF FAWN OAKS DRIVE AND THE CENTER OF CRESTWOOD LANE; LOCATED 38 FEET SOUTHEAST OF A LIGHT STANDARD, 40 FEET NORTHEAST OF A UTILITY VAULT, AND 63 FEET SOUTHWEST OF A MANHOLE IN DOUBLE CURB INLET ON THE EAST SIDE OF FAWN OAKS DRIVE. (SHOWN HEREON ON SHEET 4 OF 4)

SITE BENCHMARK #2: ELEVATION = 525.10' (NAVD 88)
 "CROSS" SET AT NORTH EDGE OF CONCRETE STREET IN FRONT OF 1148 DUXBURY LANE; LOCATED 8 FEET SOUTH OF SOUTHWEST CORNER OF CONCRETE SIDEWALK, 43 FEET NORTH OF A SEWER MANHOLE AND 104 FEET EAST OF NORTHEAST CORNER OF PAVEMENT FOR DUXBURY LANE. (SHOWN HEREON ON SHEET 3 OF 4)

Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: 82.54 ACRES
 PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 14.80 ACRES = 17.93%
 NET PROPOSED RESIDENTIAL AREA: 67.74 ACRES = 82.07%

CURRENT ZONING: R-1 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: R-1 - P.U.D., SINGLE FAMILY RESIDENTIAL

CURRENT OWNER: HIGHWAY P INVESTMENTS LLC
 5911 W. RIVERSIDE DR.
 FORT MEYERS, FL. 33919

80' LOTS = 31
60' LOTS = 77
52' LOTS = 176
TOTAL = 284

DWELLING UNITS PROPOSED:
 284 UNITS/(82.54-14.80) AC. = 4.19 UNITS/ACRE

PARKING:
RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)(284 UNITS) = 568 SPACES
RESIDENTIAL SPACES PROVIDED: 568 SPACES
POOL AREA SPACES PROVIDED: 50 SPACES
TOTAL SPACES PROVIDED: 618 SPACES

POOL AREA PARKING CALCULATIONS:
 (1.0 SPACES/10 DWELLING UNITS)
 SPACES REQUIRED: 28 SPACES
 SPACES PROVIDED: 50 SPACES

BICYCLE PARKING CALCULATIONS:
 (1 RACK SPACE/15 PARKING SPACES)
 (4 RACK SPACES/BUILDING MIN)
 BIKE RACK SPACES REQUIRED: 4 RACK SPACES
 BIKE RACK SPACES PROVIDED: 4 RACK SPACES

COMMON GROUND: 14.53 ACRES
RIGHT-OF-WAY: 14.80 ACRES

Deviations From R-1 Zoning District

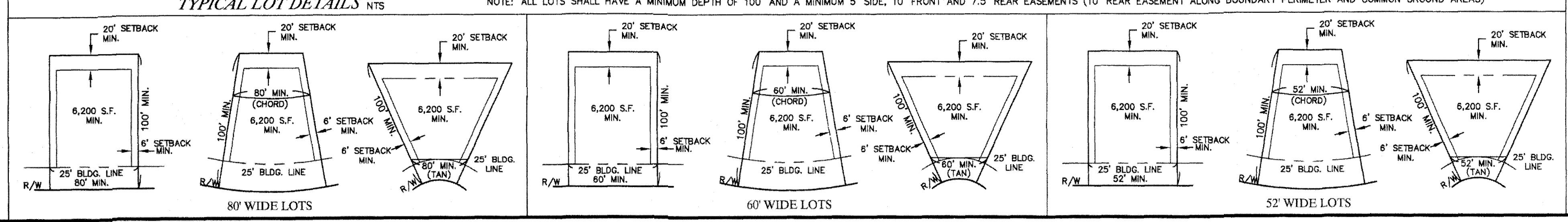
	R-1 REGULATIONS	PROPOSED
MIN. LOT SIZE	10,000 S.F.	6,200 S.F.
MIN. LOT WIDTH	80 FT.	52 FT.
REAR YARD	25 FT.	20 FT.
LOT COVERAGE	35%	50%

Project Data

- TOTAL SITE AREA: 82.54 ACRES
- TOTAL DISTURBED: 75.0 ACRES
- FLOOD NOTE:
 FEMA MAP PANEL: PER FLOOD INSURANCE RATE MAP PANEL NUMBER 9183C0230G
 DATED JANUARY 20, 2016. THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
- TREE PRESERVATION CALC:
 EXISTING TREES = 16.2 ACRES
 TREES REMOVED = 10.8 ACRES
 TREES SAVED = 5.4 ACRES (33.3%)
 TREES REQUIRED TO BE SAVED = 3.3 ACRES (20.0%)
 NO PLANTING MITIGATION IS REQUIRED.
 COMPLIED WITH CHAPTER 402, SECTION 402.040
- ESTIMATED SANITARY SEWER FLOW = 105,080 GALLONS/DAY

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
 7:00 A.M. To 7:00 P.M. Monday Through Sunday
 June 1 Through September 30
 6:00 A.M. To 8:00 P.M. Monday Through Friday
 7:00 A.M. to 8:00 P.M. Saturday and Sunday



Utility Contacts

- Sanitary Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 Contact: 636-281-2858
- Duckett Greek-Sanitary District
 3550 Highway K
 O'Fallon, MO. 63368
 636-441-1244
- Water
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 Contact: 636-281-2858
- Missouri American Water Co.
 727 Craig Rd.
 St. Louis, MO. 63141
 1-866-430-0820
- Public Water Supply District No. 2
 P.O. Box 957
 O'Fallon, MO. 63366
 636-561-3737 Ext. 131
- Storm Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 636-281-2858
- Curve River Electric Co.
 P.O. Box 160
 Troy, MO. 63379-0160
 1-866-392-3709
- Ameren UE
 200 Callahan Road
 Wentzville, MO. 63385
 636-639-6312
- Gas
 Lacleda Gas Company
 6400 Graham Road
 St. Louis, MO. 63134
 314-522-2297
- Telephone
 Centurylink
 1151 Century Tel Dr.
 Wentzville, MO. 63385
 636-332-7261
- Fire Department
 O'Fallon Fire Protection District
 119 E. Elm St.
 O'Fallon, MO. 63366
 636-272-3493
- Wentzville Fire District
 209 West Pearce Blvd.
 Wentzville, MO. 63385
- Cottleville Fire Protection District
 1385 Motherhood Rd.
 St. Charles, MO. 63304
 636-447-6656

PROJECT TITLE
COBBLESTONE CROSSING
 O'FALLON, MISSOURI
CITY - PLAT 2

THE **STERLING** CO
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-9944
 www.sterling-eng-srv.com
 Corporate Certificate of Authority #001349

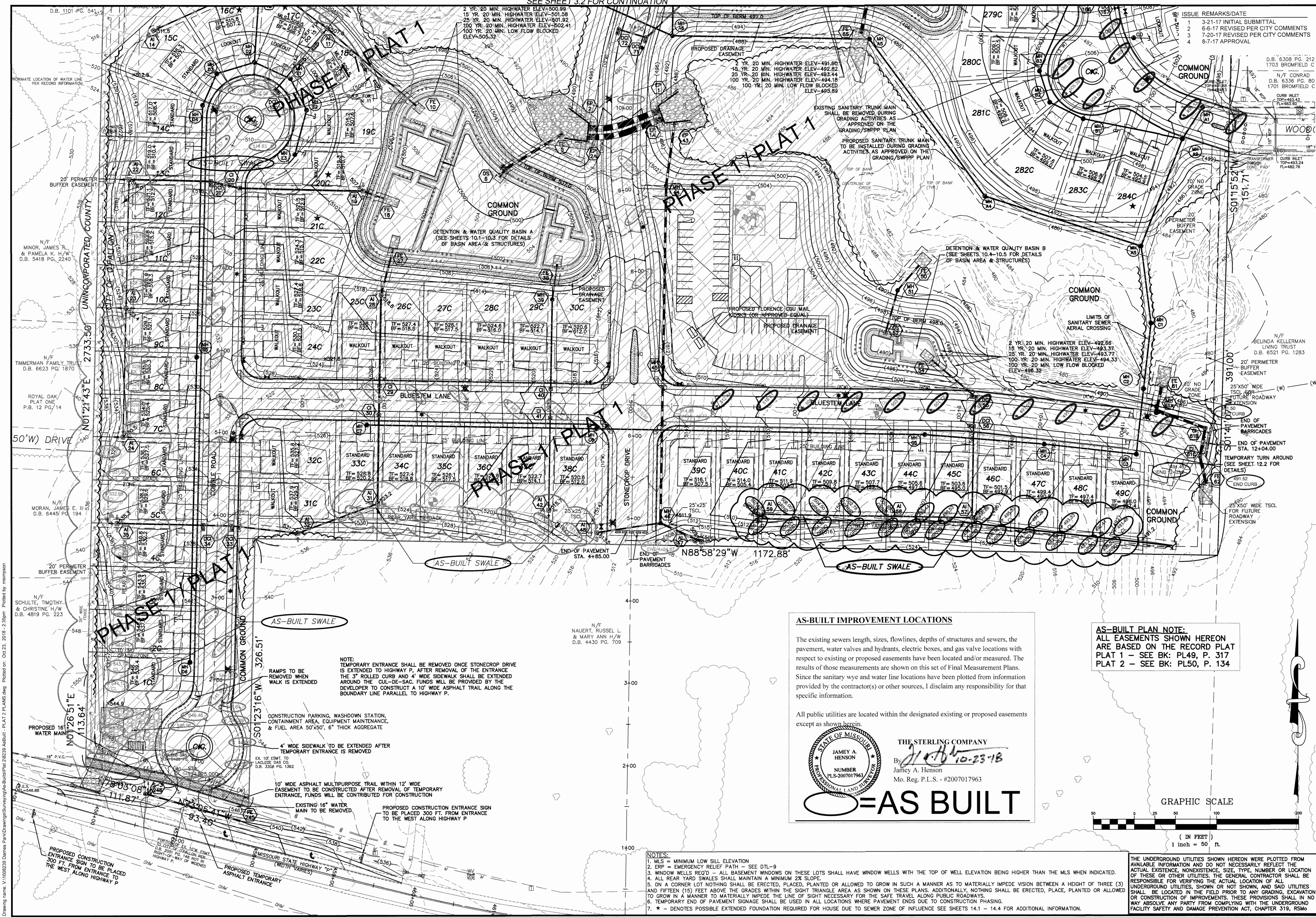
Date: 8/7/2017
 Michael G. Boering
 License No. MO E-28643
 Civil Engineer

McBRIDE HYLAND GREEN, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph 636-537-2000
 Fax 636-537-2546
 www.mcbridehomes.com

P+Z No. 29-16.01
 City No.
 Date: Aug. 7, 2017
 Job No. 16-08-239
 Page No.
1.1
 As-Built-IMP

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SEE SHEET 3.2 FOR CONTINUATION



ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-9-17 REVISED PER CITY COMMENTS
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PROJECT TITLE
COBBLESTONE CROSSING
 OFFALLON, MISSOURI
CITY - PLAT 2

THE STERLING CO.
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GRADING PLAN
AS-BUILT PAVEMENT & SWALES

P+Z No. 29-16.01
 City No.
 Date: Aug. 7, 2017
 Job No. 16-08-239
 Page No. **3.1**
 As-Built MMP

AS-BUILT IMPROVEMENT LOCATIONS

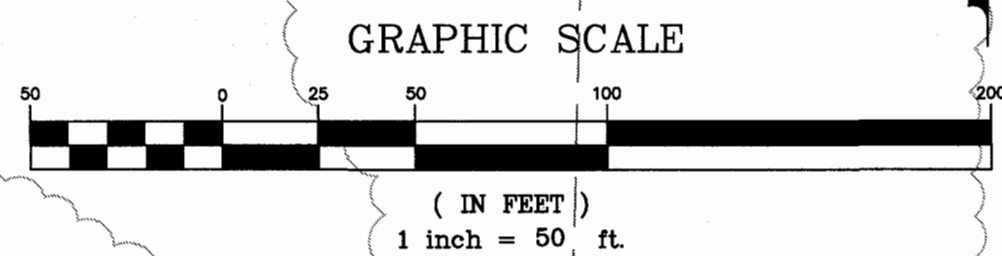
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All public utilities are located within the designated existing or proposed easements except as shown herein.

THE STERLING COMPANY
 By: *J.A. Henson* 10-23-18
 JAMEY A. HENSON
 NUMBER PLS-2007017963
 Mo. Reg. P.L.S. - #2007017963

AS BUILT

AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT PLAT 1 - SEE BK: PL49, P. 317
 PLAT 2 - SEE BK: PL50, P. 134



- NOTES:**
1. M.L.S. = MINIMUM LOW SILL ELEVATION
 2. ERP = EMERGENCY RELIEF PATH - SEE DTL-9
 3. WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THAN THE M.L.S. WHEN INDICATED.
 4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
 5. ON A CORNER LOT NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR THE SAFE TRAVEL ALONG PUBLIC ROADWAYS.
 6. TEMPORARY END OF PAVEMENT SIGNAGE SHALL BE USED IN ALL LOCATIONS WHERE PAVEMENT ENDS DUE TO CONSTRUCTION PHASING.
 7. * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1 - 14.4 FOR ADDITIONAL INFORMATION.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR 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

Drawing name: V:\1608239 Dames Park\Drawings\Surveying\As-Built\Plat 2\3.1 PLANS.dwg Plotted on: Oct 23, 2018 2:25pm Plotted by: misonip

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GRAPHIC SCALE



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1	3-21-17 INITIAL SUBMITTAL	
2	6-6-17 REVISED PER CITY COMMENTS	
3	7-20-17 REVISED PER CITY COMMENTS	
4	8-7-17 APPROVAL	

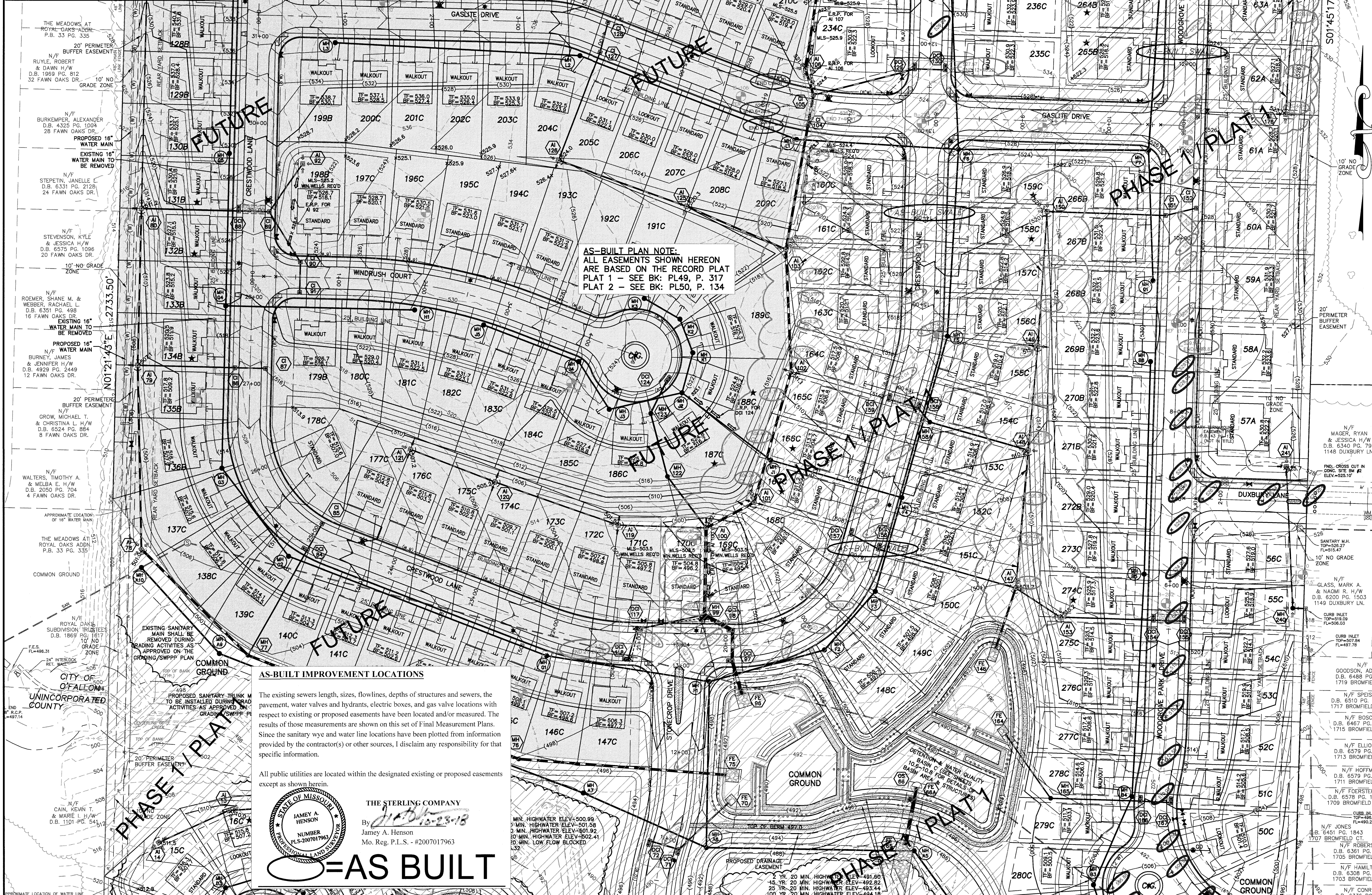
PROJECT TITLE
COBBLESTONE CROSSING
 CITY - PLAT 2
 OTTALON, MISSOURI

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5065 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314.487.0440 Fax 314.487.8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

Date: 8/7/2017
 Michael G. Boeringer
 License No. MO E-28643
 Civil Engineer

McBRIDE HIGHLAND GREEN, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
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 www.mcbridehomes.com

P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239
Page No.
3.2
 As-Built TMP

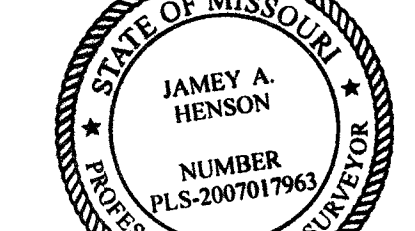


AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT PLAT 1 - SEE BK: PL49, P. 317
 PLAT 2 - SEE BK: PL50, P. 134

AS-BUILT IMPROVEMENT LOCATIONS

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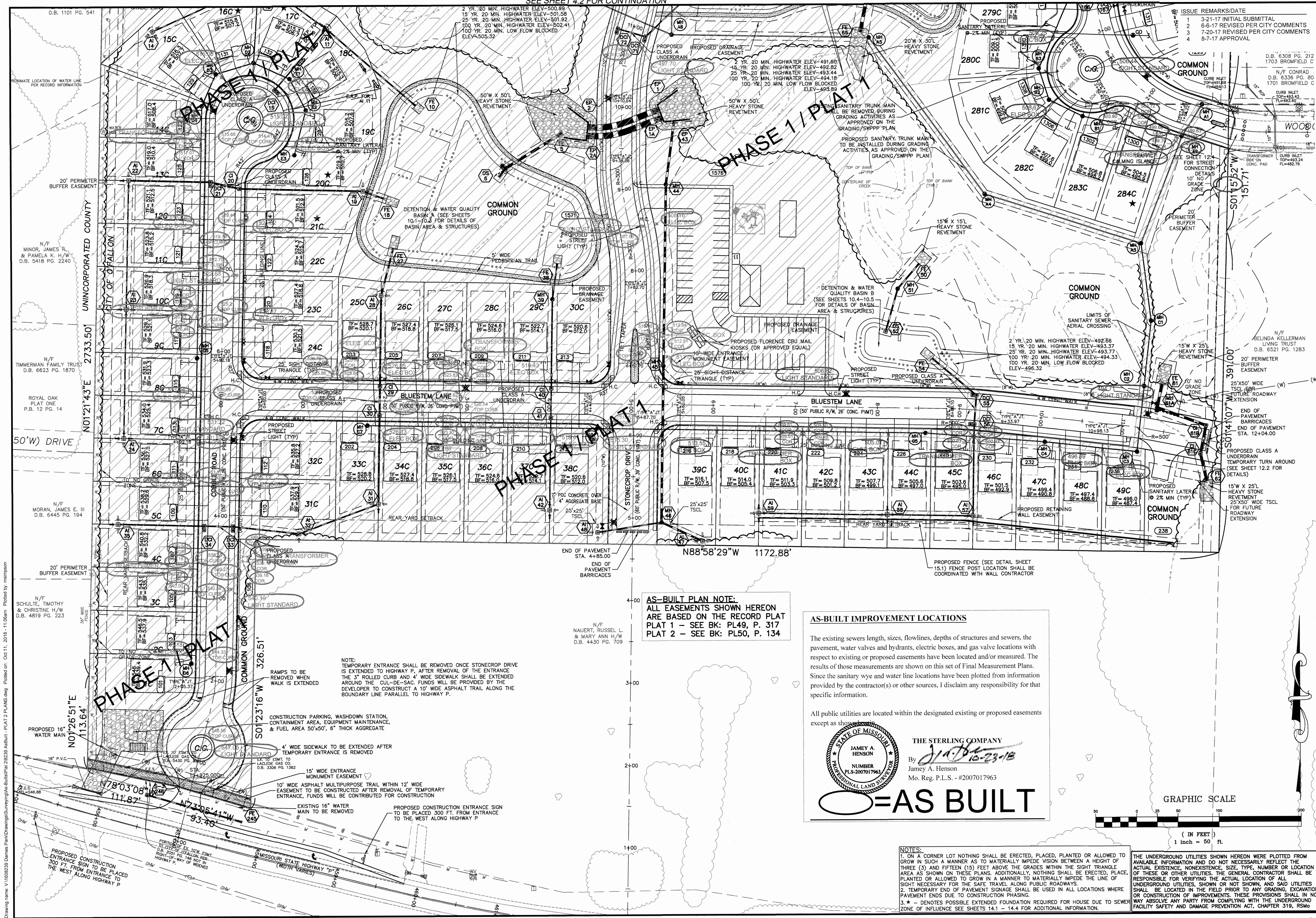
THE STERLING COMPANY
 By: *JAH/MS-23-18*
 Jamey A. Henson
 Mo. Reg. P.L.S. - #200701963

○ = AS BUILT

MIN. HIGHWATER ELEV.-500.99
 5 YR. HIGHWATER ELEV.-501.68
 10 YR. HIGHWATER ELEV.-501.92
 20 YR. HIGHWATER ELEV.-502.41
 25 YR. HIGHWATER ELEV.-502.44
 50 YR. HIGHWATER ELEV.-502.44
 100 YR. HIGHWATER ELEV.-502.44
 2 YR. 20 MIN. HIGHWATER ELEV.-491.60
 15 YR. 20 MIN. HIGHWATER ELEV.-492.82
 25 YR. 20 MIN. HIGHWATER ELEV.-492.82
 100 YR. 20 MIN. HIGHWATER ELEV.-494.18

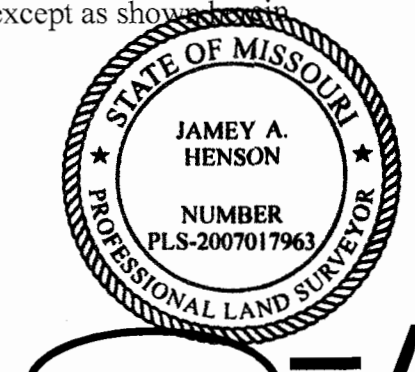
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SEE SHEET 4.2 FOR CONTINUATION



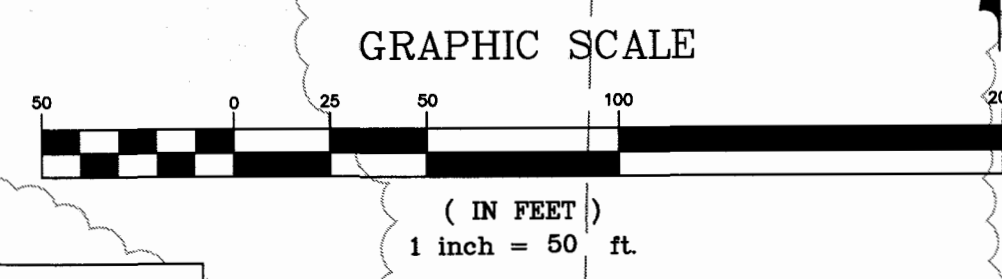
AS-BUILT PLAN NOTE: ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT PLAT 1 - SEE BK: PL49, P. 317 PLAT 2 - SEE BK: PL50, P. 134

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THE STERLING COMPANY
By *JAH*
James A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT



NOTES:
1. ON A CORNER LOT NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR THE SAFE TRAVEL ALONG PUBLIC ROADWAYS.
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PROJECT TITLE
COBBLESTONE CROSSING
CITY - PLAT 2

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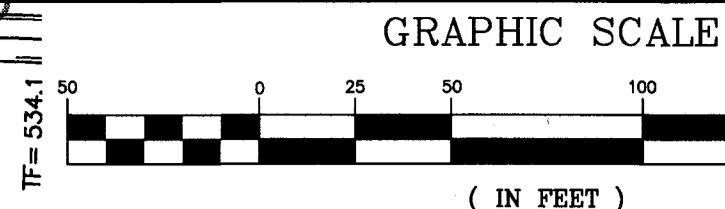
Date: 8/7/2017
Michael G. Boering
License No. MO E-28643
Civil Engineer

McBRIDE HYLAND GREEN, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
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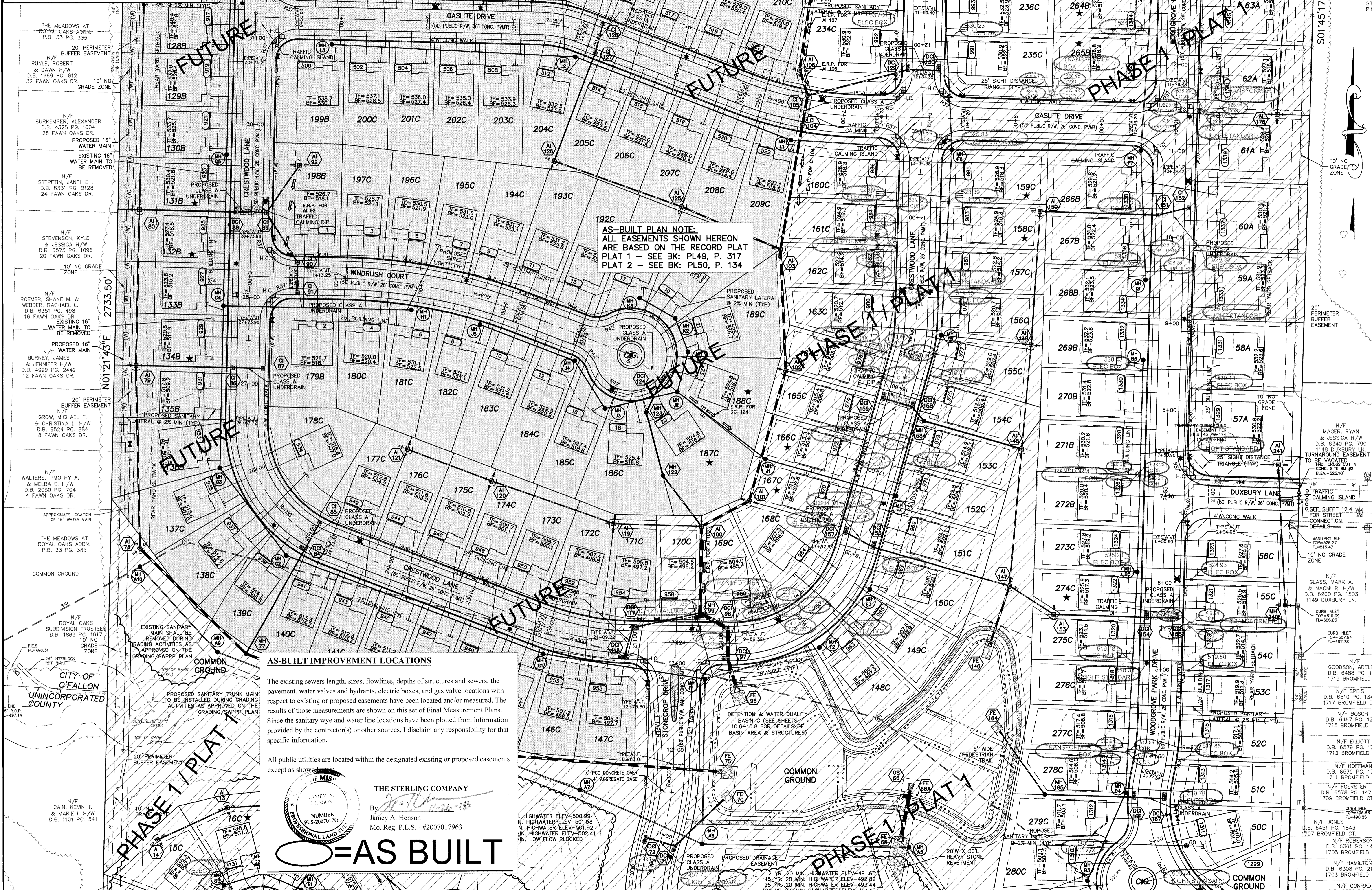
P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239
Page No.
4.1
As-Built HMP

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ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-8-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL



AS-BUILT PLAN NOTE:
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 PLAT 2 - SEE BK: PL50, P. 134

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THE STERLING COMPANY
 By: *James A. Henson*
 James A. Henson
 Mo. Reg. P.L.S. - #2007017963

AS-BUILT

PROJECT TITLE
COBBLESTONE CROSSING
 CITY - PLAT 2

THE STERLING CO.
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Date: 8/7/2017
 Michael G. Boering
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P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239
Page No.
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2 YR. 20 MIN. HIGHWATER ELEV.=530.20
15 YR. 20 MIN. HIGHWATER ELEV.=530.99
25 YR. 20 MIN. HIGHWATER ELEV.=531.38
100 YR. 20 MIN. HIGHWATER ELEV.=531.94
100 YR. 20 MIN. LOW FLOW BLOCKED ELEV.=532.82

ST. PAUL ESTATE
P.B. 20 PG. 108

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1. ON A CORNER LOT NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDIE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDIE THE LINE OF SIGHT NECESSARY FOR THE SAFE TRAVEL ALONG PUBLIC ROADWAYS.
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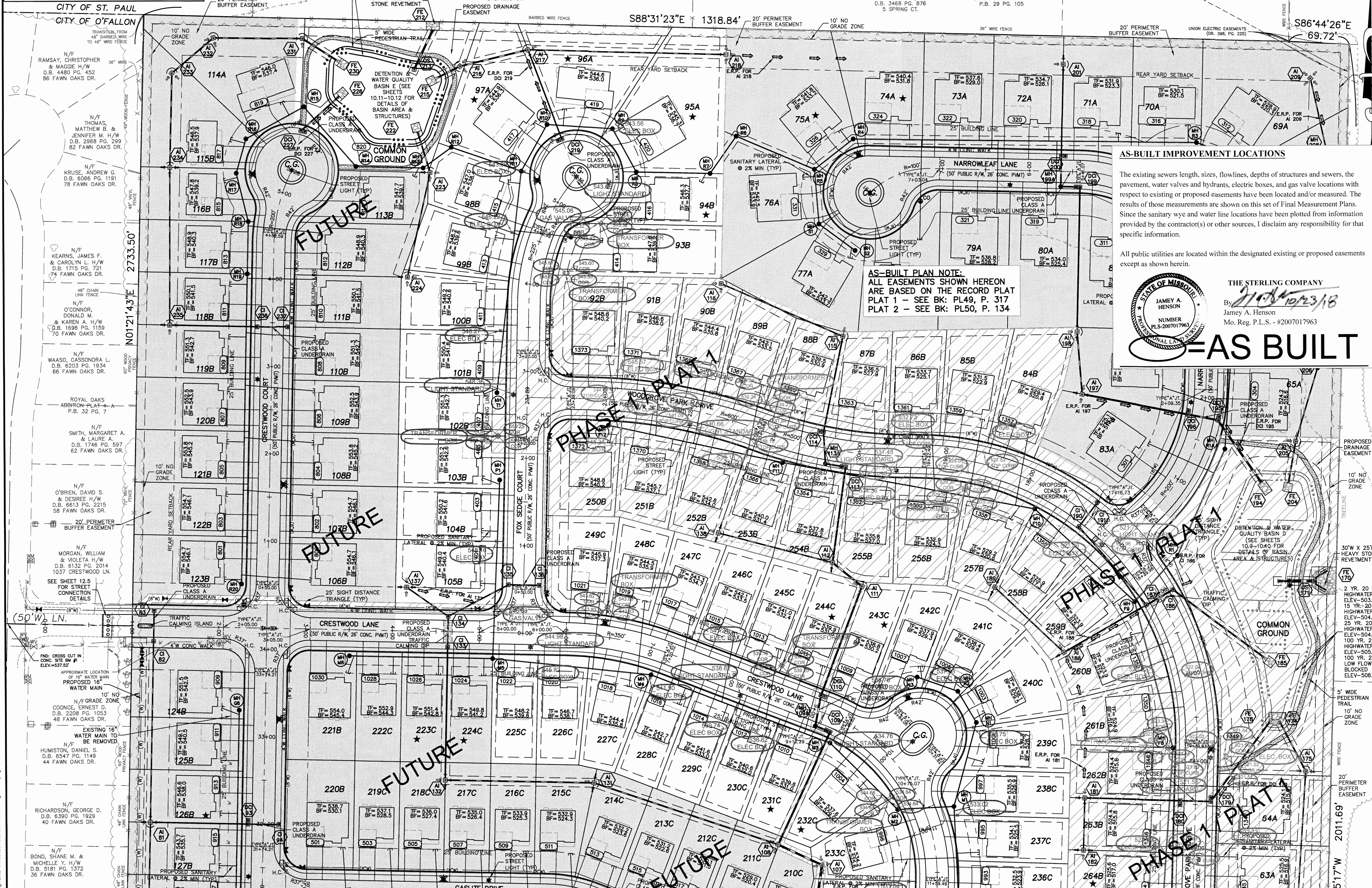
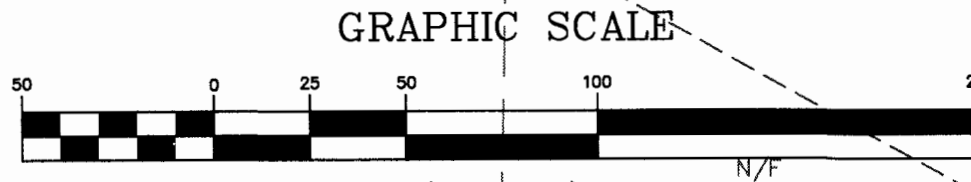
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D.B. 1940 PG. 1721
3 SPRING CT.

ER, ESAW & LUBERTHA H/W
D.B. 3468 PG. 876
5 SPRING CT.

HOLTHAUS, JEFFREY P.
D.B. 6218 PG. 1484
9 SPRING CT.

THE RESUBDIVISION OF LOTS 4 & 5 OF ST. PAUL ESTATE P.B. 29 PG. 105

ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL



AS-BUILT PLAN NOTE:
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THE STERLING COMPANY
By: *[Signature]*
James A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

PROJECT TITLE
COBBLESTONE CROSSING
OF FALLON, MISSOURI
CITY - PLAT 2

THE STERLING COMPANY
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Date: 9/7/2017
Michael G. Boarding
License No. MO E-28643
Civil Engineer

McBRIDE HYLAND GREEN, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
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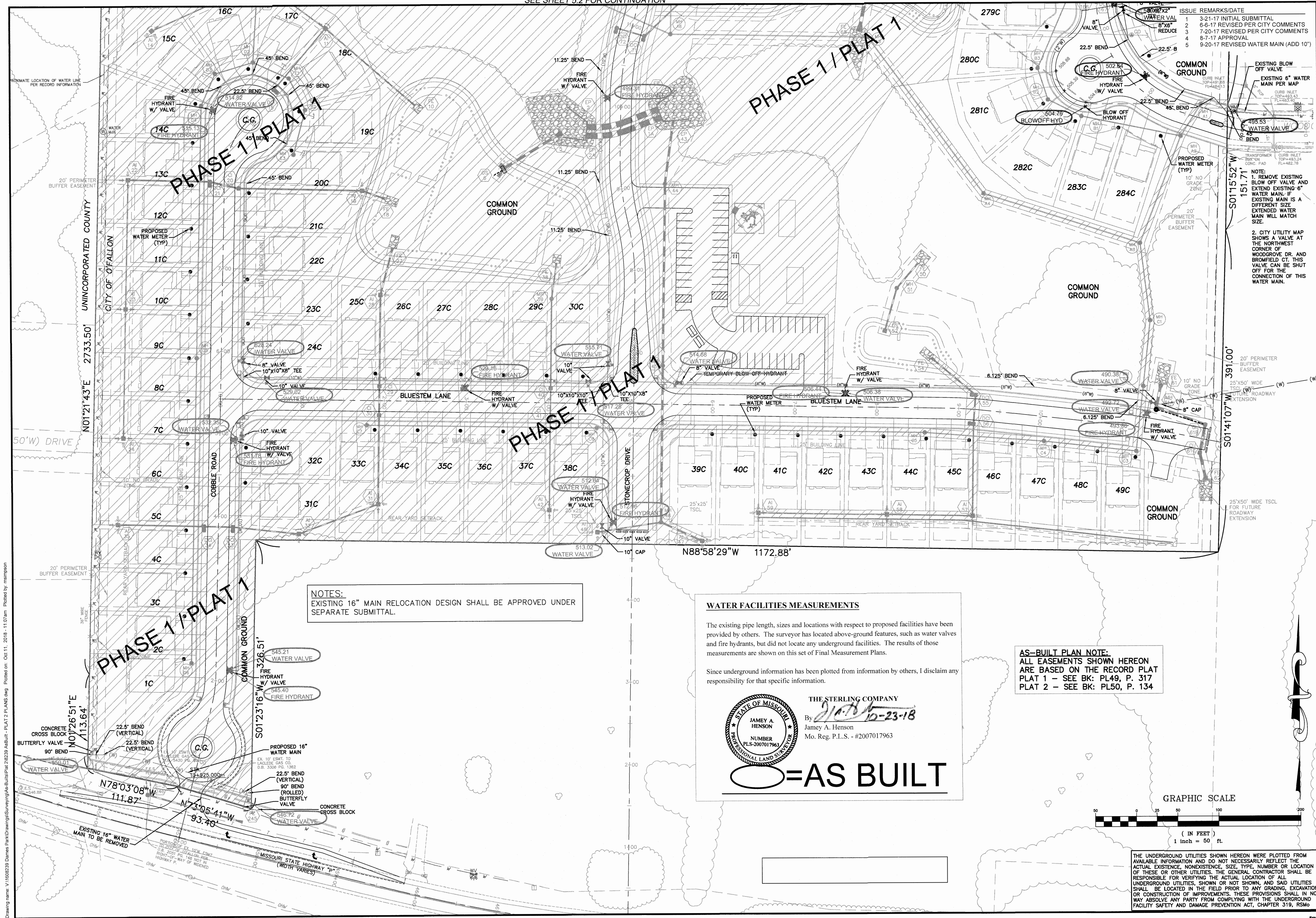
SITE PLAN
AS-BUILT ELECTRIC

P4-Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239
Page No.

4.3
As-Built IMP

SEE SHEET 4.2 FOR CONTINUATION

"FINAL PLAN" Approval Date: January 26, 2017



ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL
5	9-20-17 REVISED WATER MAIN (ADD 10')

NOTE:
 1. REMOVE EXISTING BLOW OFF VALVE AND EXTEND EXISTING 6" WATER MAIN. IF EXISTING MAIN IS A DIFFERENT SIZE EXTENDED WATER MAIN WILL MATCH SIZE.
 2. CITY UTILITY MAP SHOWS A VALVE AT THE NORTHWEST CORNER OF WOODGROVE DR. AND BROMFIELD CT. THIS VALVE CAN BE SHUT OFF FOR THE CONNECTION OF THIS WATER MAIN.

NOTES:
 EXISTING 16" MAIN RELOCATION DESIGN SHALL BE APPROVED UNDER SEPARATE SUBMITTAL.

WATER FACILITIES MEASUREMENTS

The existing pipe length, sizes and locations with respect to proposed facilities have been provided by others. The surveyor has located above-ground features, such as water valves and fire hydrants, but did not locate any underground facilities. The results of those measurements are shown on this set of Final Measurement Plans.

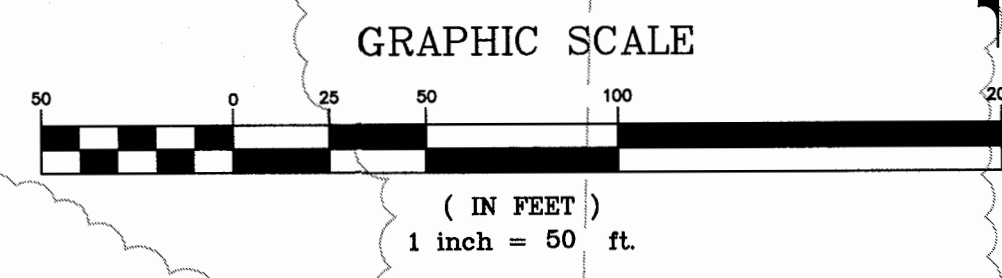
Since underground information has been plotted from information by others, I disclaim any responsibility for that specific information.

THE STERLING COMPANY
 By *J.A. Henson*
 Jamey A. Henson
 Mo. Reg. P.L.S. - #2007017963

STATE OF MISSOURI
 JAMEY A. HENSON
 NUMBER PL5-2007017963
 PROFESSIONAL LAND SURVEYOR

○ = AS BUILT

AS-BUILT PLAN NOTE:
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PROJECT TITLE
COBBLESTONE CROSSING
 OF FALLON, MISSOURI
CITY - PLAT 2

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
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 Ph. 314-487-0440 Fax 314-487-8944
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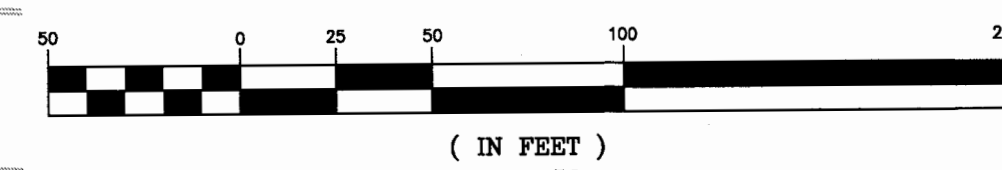
Date: 9/20/2017
 Michael G. Boering
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UTILITY PLAN
AS-BUILT WATER LINE

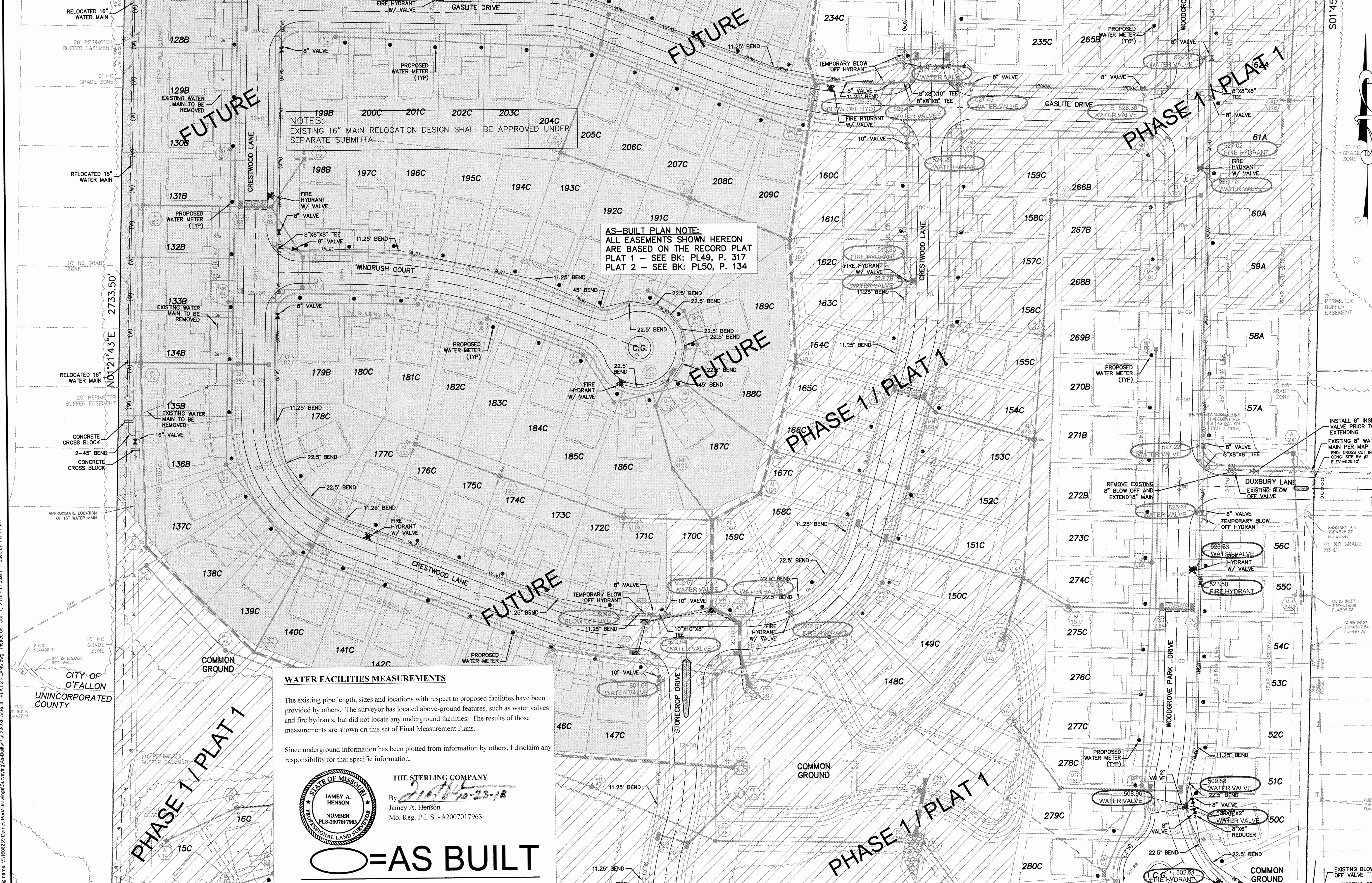
P+Z No. 29-16.01
 City No.
 Date: Sept. 20, 2017
 Job No. 16-08-239
 Page No.
5.1
 As-Built HMP

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ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
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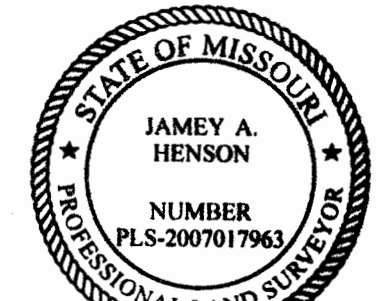
NOTES:
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THE STERLING COMPANY
By *J.A. Henson*
James A. Henson
Mo. Reg. P.L.S. - #2007017963

○ = AS BUILT

PROJECT TITLE

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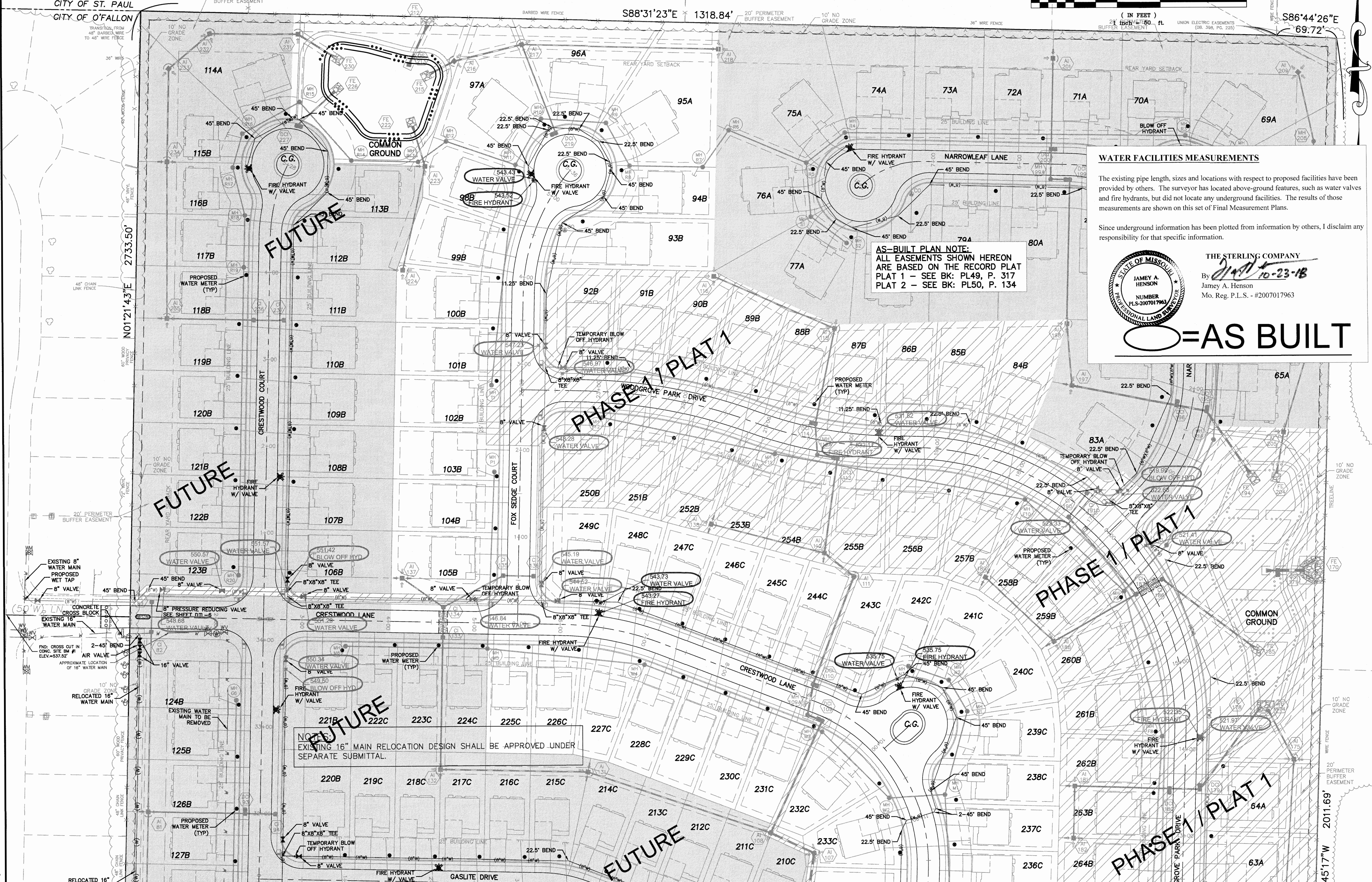
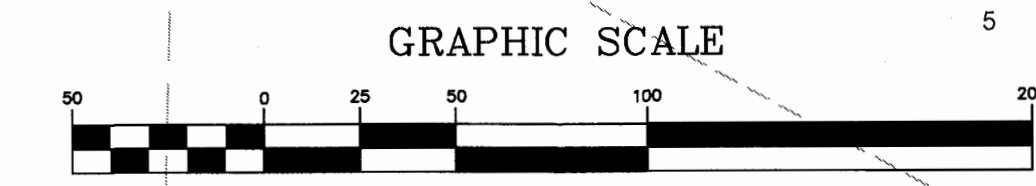
UTILITY PLAN
AS-BUILT WATER LINE

P+Z No. 29-16.01
City No.
Date: Sept. 20, 2017
Job No. 16-08-239
Page No.

5.2
As-Built-TMP

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STATE OF MISSOURI
JAMEY A. HENSON
PROFESSIONAL LAND SURVEYOR
NUMBER PLS-2007017963

THE STERLING COMPANY
By *JAH* 10-23-18
Jamey A. Henson
Mo. Reg. P.L.S. - #2007017963

○=AS BUILT

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P+Z No. 29-16.01
City No.
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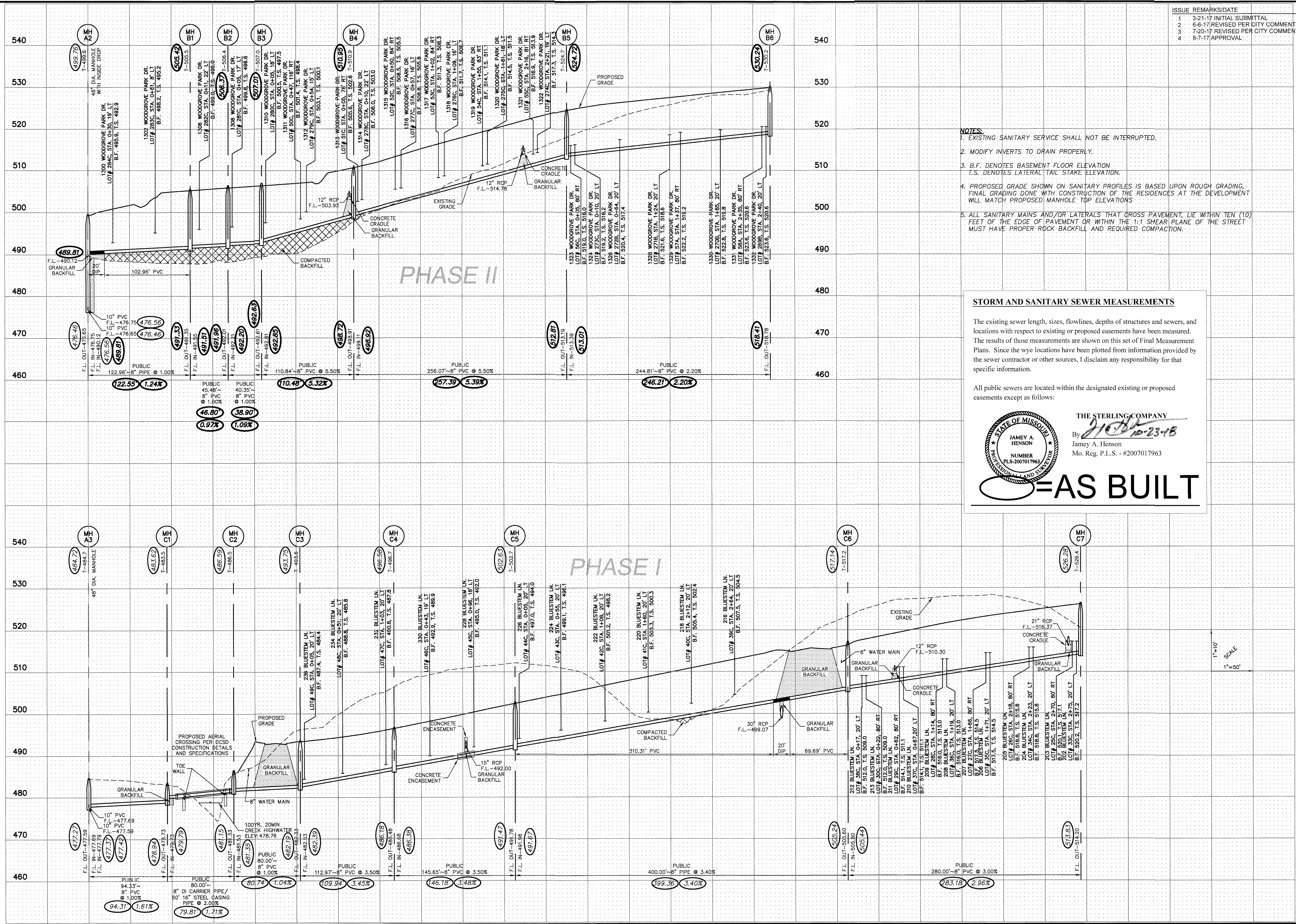
5.3
As-Built+MP

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SEE SHEET 5.2 FOR CONTINUATION

FINAL PLAN Approval Date: January 26, 2017

Drawing name: V:\160230-Dimesa Park\Drawings\Sewer\Profile-Plat 2 San Profiles.dwg Plotted on: Oct 11, 2016 - 12:01pm Plotted by: mstinson



ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	5-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

- NOTES:**
- EXISTING SANITARY SERVICE SHALL NOT BE INTERRUPTED.
 - MODIFY INVERTS TO DRAIN PROPERLY.
 - B.F. DENOTES BASEMENT FLOOR ELEVATION
T.S. DENOTES LATERAL TAIL STAKE ELEVATION.
 - PROPOSED GRADE SHOWN ON SANITARY PROFILES IS BASED UPON ROUGH GRADING, FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES AT THE DEVELOPMENT WILL MATCH PROPOSED MANHOLE TOP ELEVATIONS
 - ALL SANITARY MAINS AND/OR LATERALS THAT CROSS PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

STORM AND SANITARY SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

THE STERLING COMPANY
By *J. Henson* 10-23-18
James A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

PROJECT TITLE

COBBLESTONE CROSSING
CITY - PLAT 2
OTTALON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

Date: 8/7/2017
Michael G. Boerding
License No. MO E-28643
Civil Engineer

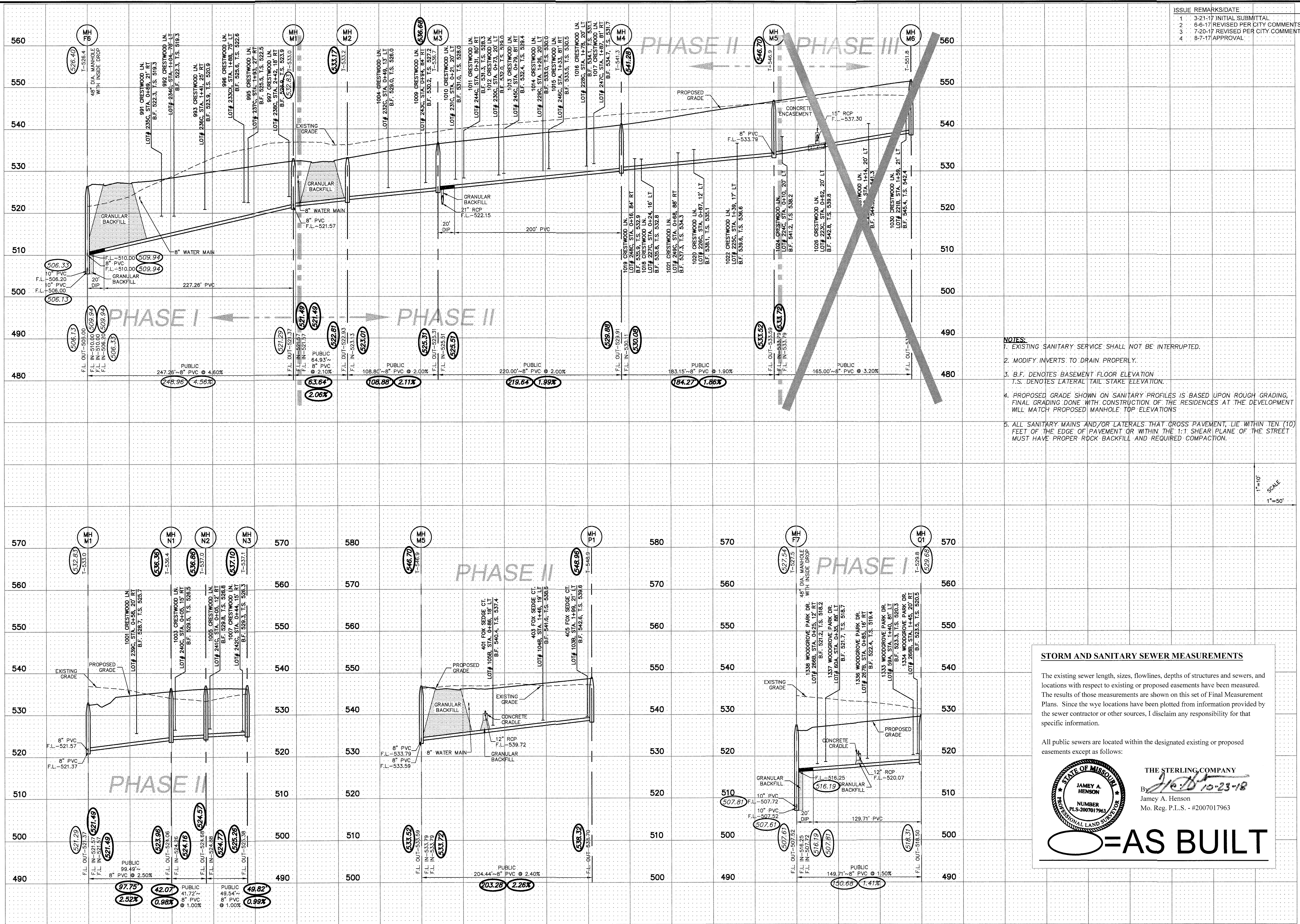
McBRIDE HYLAND GREEN, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph. 636-537-2000
Fax 636-537-2546
www.mcbriدهomes.com

SANITARY SEWER PROFILES

P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239

Page No.
7.2
As-Built **MMP**

Drawing name: Y:\16002020 Domestic Plans\Drawings\Sterling\04-Building\PLAT 2 San Profiles.dwg Plotted on: Oct 11, 2016 - 12:04pm Plotted by: mcmason



ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	9-7-17 APPROVAL

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1"=10'
SCALE
1"=50'

STORM AND SANITARY SEWER MEASUREMENTS

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THE STERLING COMPANY

By: *JAH* 10-23-18

Jamey A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

PROJECT TITLE
COBBLESTONE CROSSING
CITY - PLAT 2
O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001048

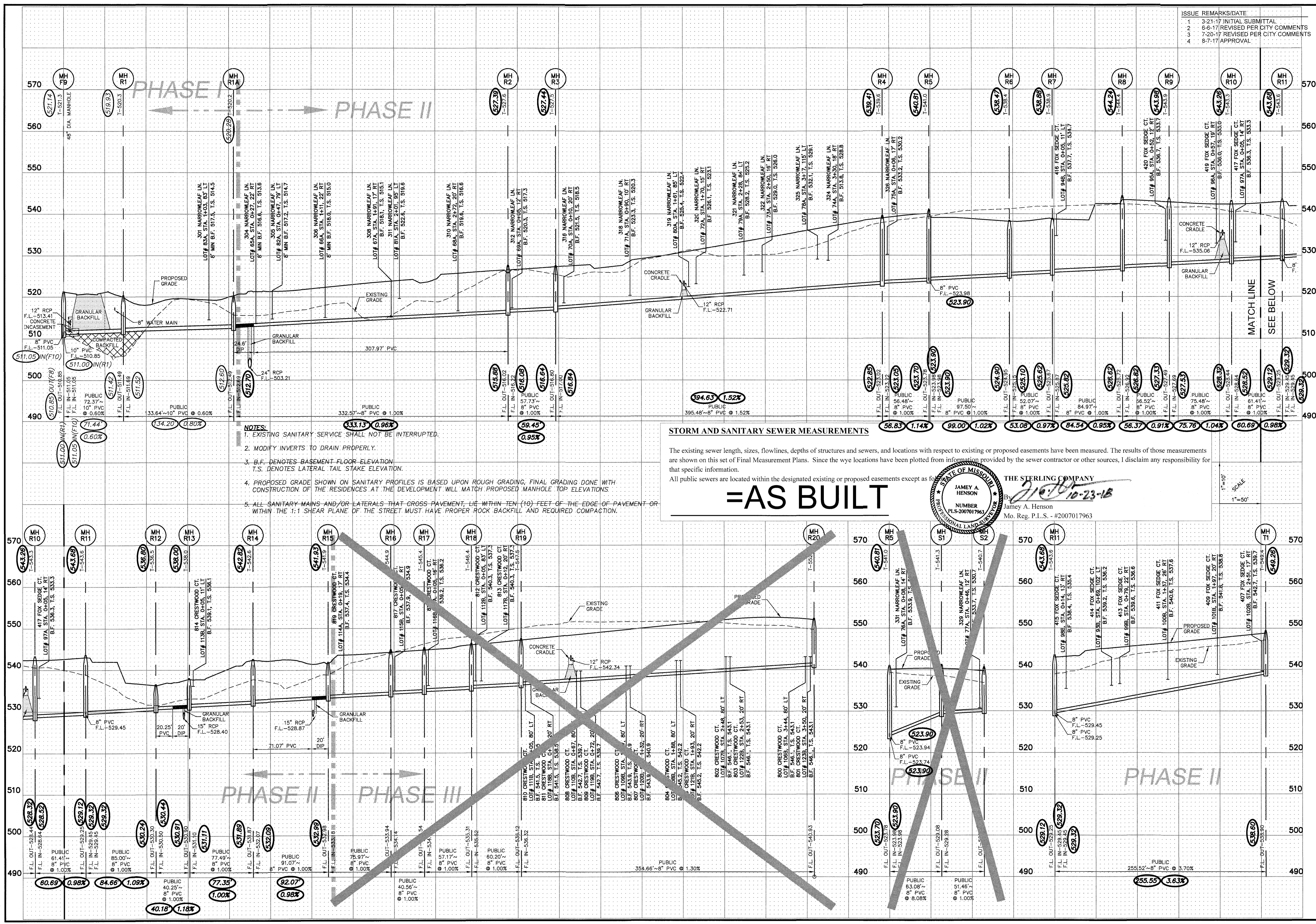
Date: 9/7/2017
Michael G. Boerding
License No. MO E-28643
Civil Engineer

McBRIDE HYLAND GREEN, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph 636-537-2000
Fax 636-537-2546
www.mcbriدهomes.com

SANITARY SEWER PROFILES

P-I-Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239
Page No.
7.6
As-Built MFP

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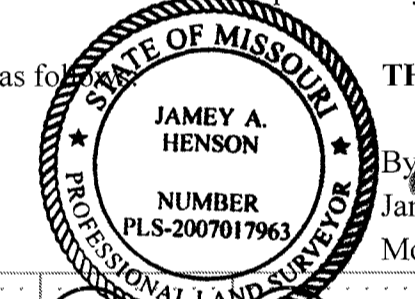
- NOTES:**
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=AS BUILT



THE STERLING COMPANY
By: *JAH* 10-23-16
James A. Henson
Mo. Reg. P.L.S. #2007017963

ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-5-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

PROJECT TITLE

COBBLESTONE CROSSING
CITY - PLAT 2
OFALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

5065 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Date: 8/7/2017
Michael G. Boering
License No. MO E-28643
Civil Engineer

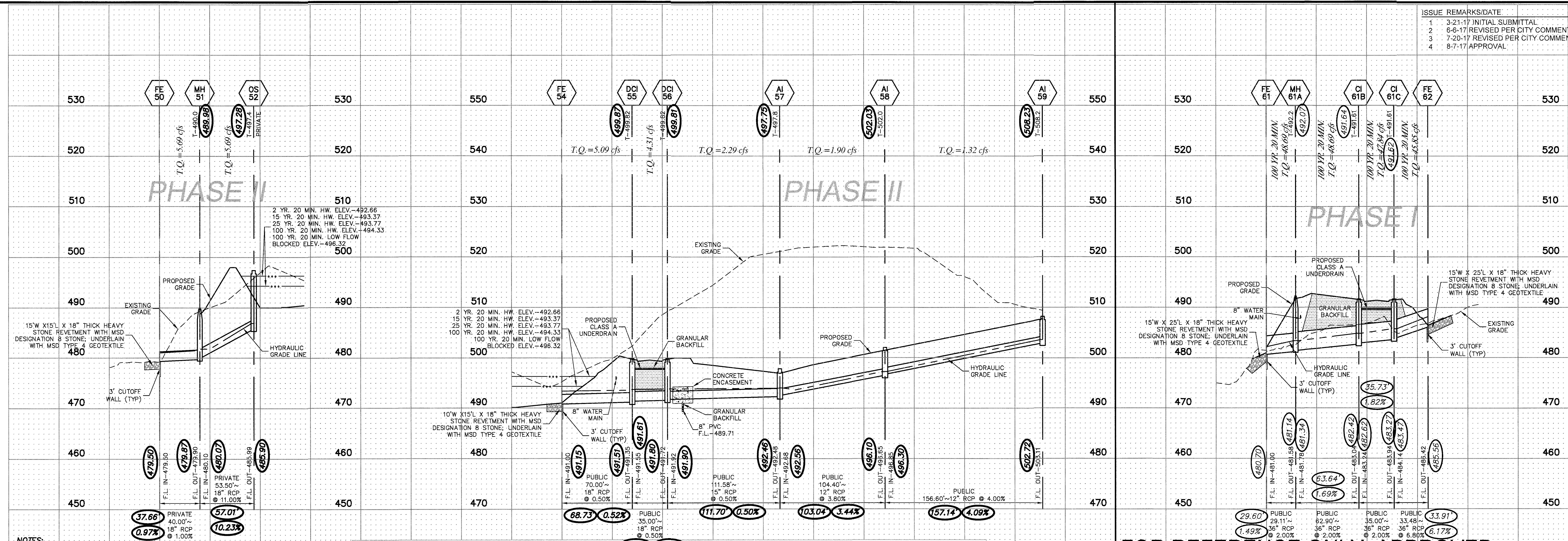
McBRIDE HYLAND GREEN, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph. 636-537-2000
Fax 636-537-2546
www.mcbridehomes.com

SANITARY SEWER PROFILES

P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239

Page No.
7.7
As-Built IMP

Drawing name: V:\1608239 Dames Park Drawings\Surveying\As-Built\PLAT 2 Storm Profiles.dwg Plotter on: Oct 11, 2018 - 2:53pm Plotted by: rnsimpson



NOTES:
 1. ALL SILLS OF CURB AND AREA INLETS ARE 11" BELOW THE TOP ELEVATIONS SHOWN ON THESE PROFILES
 2. ALL RCP TO BE CLASS III UNLESS OTHERWISE NOTED
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AS BUILT

THE STERLING COMPANY
 By: JAMES A. HENSON
 Mo. Reg. P.L.S. - #2007017963

STATE OF MISSOURI
 JAMES A. HENSON
 NUMBER P.L.S. 2007017963

1"=10'
 1"=50'

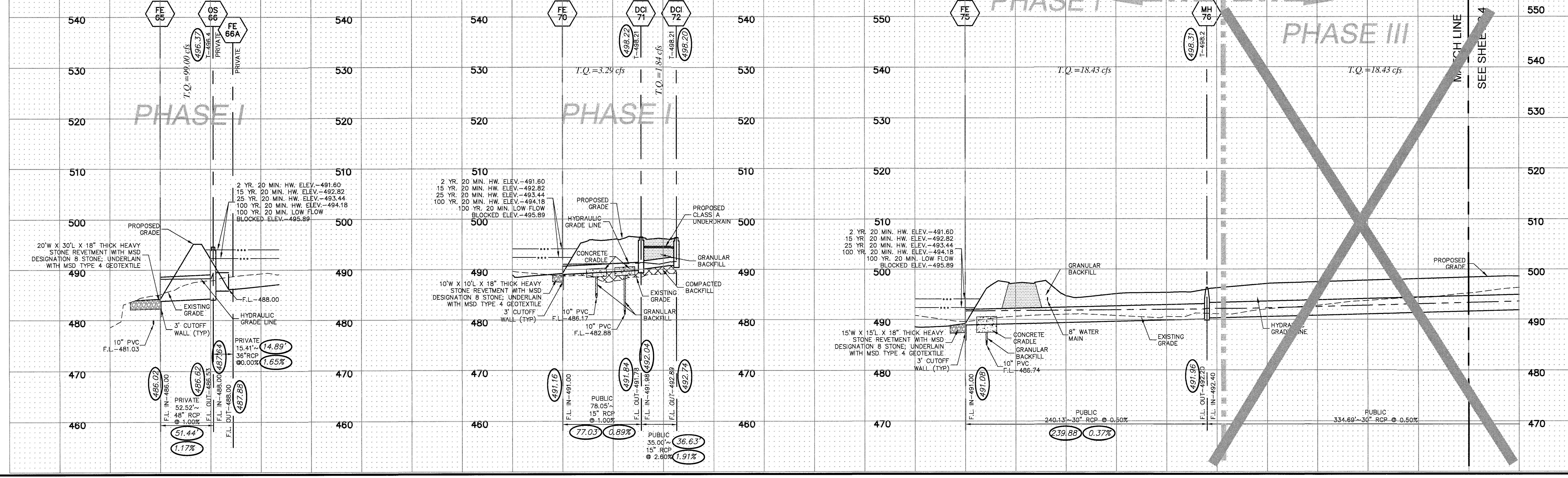
FOR REFERENCE ONLY. APPROVED
 WITH GARDING/SWPPP PLANS, PERMIT
 NO. GR17-00003

ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

PROJECT TITLE
COBBLESTONE CROSSING
 CITY - PLAT 2

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5065 New Baumgardner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Date: 8/7/2017
 Michael G. Boering
 License No. MO E-28643
 Civil Engineer

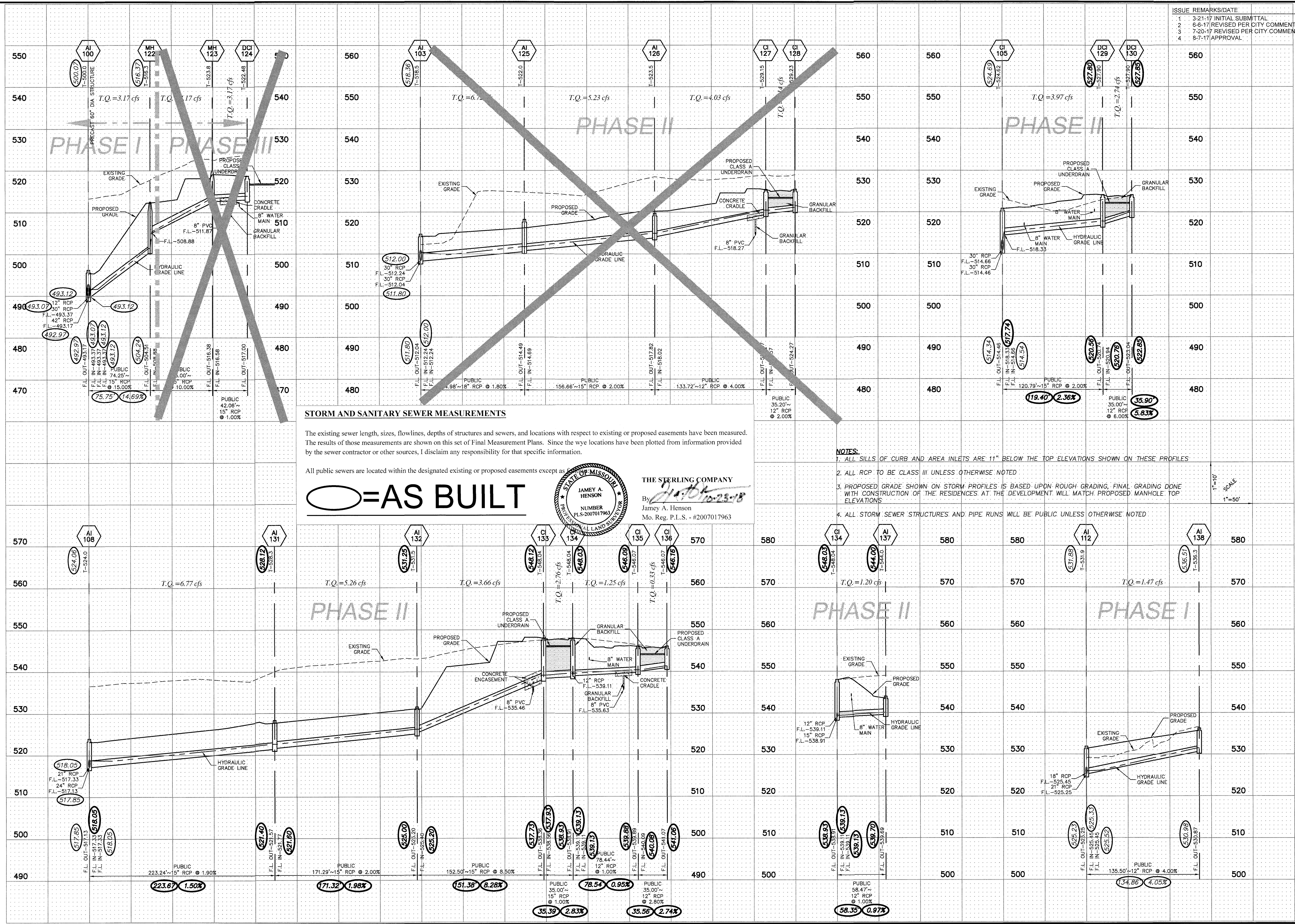


McBRIDE HYLAND GREEN, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbridehomes.com

STORM SEWER PROFILES

P+Z No. 29-16.01
 City No.
 Date: Aug. 7, 2017
 Job No. 16-08-239
 Page No.
8.3
 As-Built

Drawing name: V:\682939\Drawings\Storm\Profiles\PLAT 2 Storm Profiles.dwg Plotted on: Oct 11, 2016 3:55pm Plotted by: mshannon



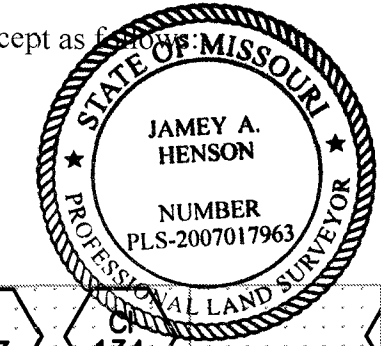
ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-8-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

STORM AND SANITARY SEWER MEASUREMENTS

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All public sewers are located within the designated existing or proposed easements except as noted.

○ = AS BUILT



THE STERLING COMPANY
 By: *Jamey A. Henson*
 Jamey A. Henson
 Mo. Reg. P.L.S. - #2007017963

- NOTES:**
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 - ALL STORM SEWER STRUCTURES AND PIPE RUNS WILL BE PUBLIC UNLESS OTHERWISE NOTED

1"=10'
 1"=50'

PROJECT TITLE
COBBLESTONE CROSSING
 CITY - PLAT 2

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Date: 8/7/2017
 Michael G. Boarding
 License No. MO E-28643
 Civil Engineer

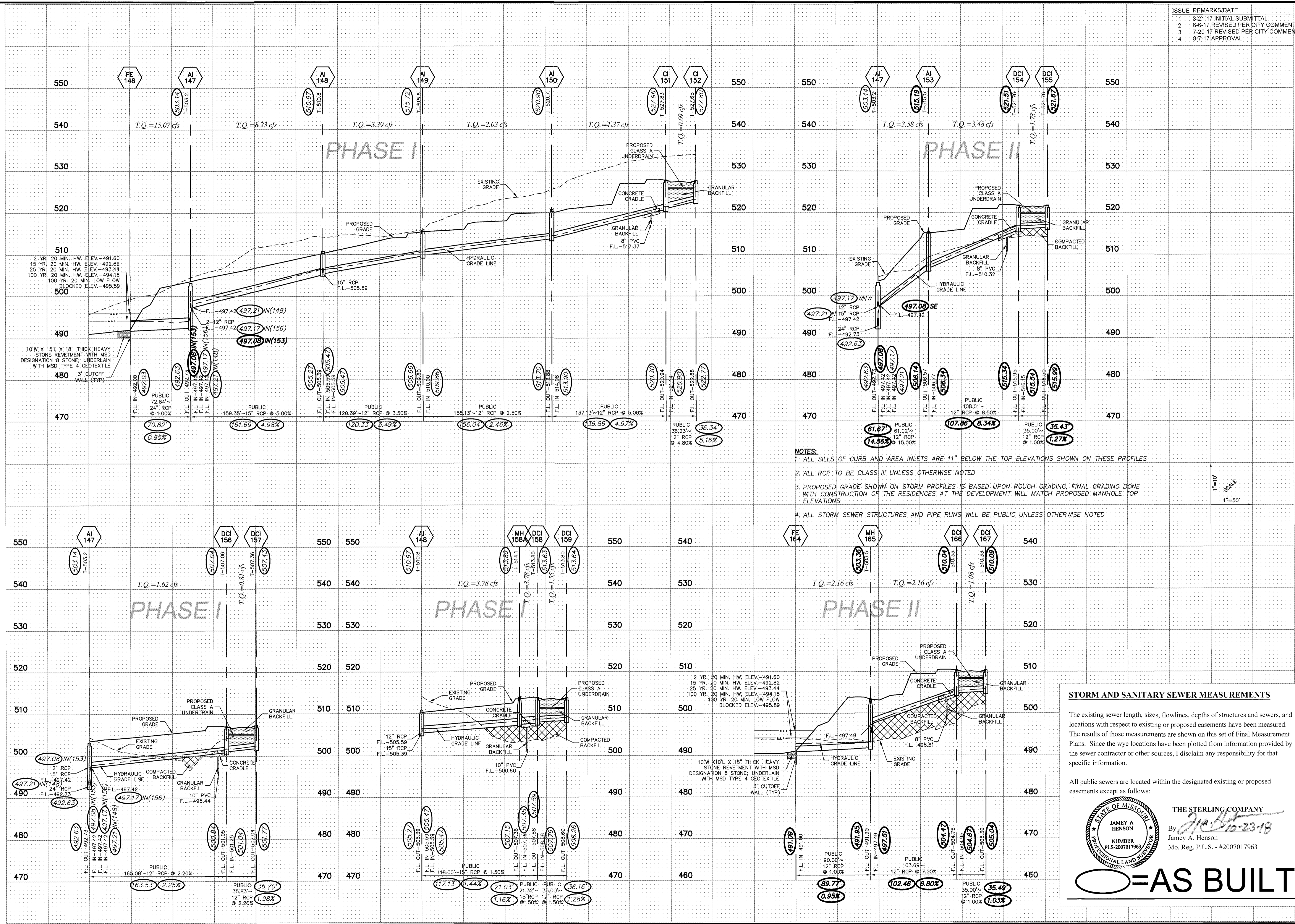
McBRIDE HYLAND GREEN, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbridehomes.com

P+Z No. 29-16.01
 City No.
 Date: Aug. 7, 2017
 Job No. 16-08-239

Page No.
8.6
 As-Built MP

Drawing name: V:\1608239 Dimese\Drawings\Surveying\As-Built\Plat 2 Storm Profiles.dwg Plotted on: Oct 12, 2016 - 9:28am Plotted by: mrsmpg

ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL



PROJECT TITLE

COBBLESTONE CROSSING
CITY - PLAT 2

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Date: 8/7/2017
Michael G. Boering
License No. MO E-28643
Civil Engineer

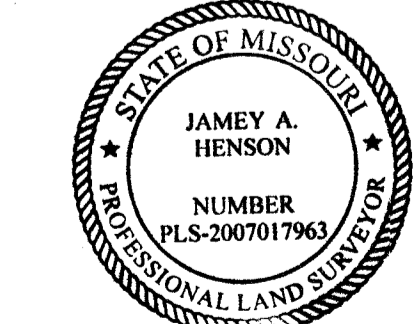
McBRIDE HYLAND GREEN, LLC
16091 SWINGFIELD RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph. 636-537-2000
Fax 636-537-2546
www.mcbridehomes.com

STORM SEWER PROFILES

STORM AND SANITARY SEWER MEASUREMENTS

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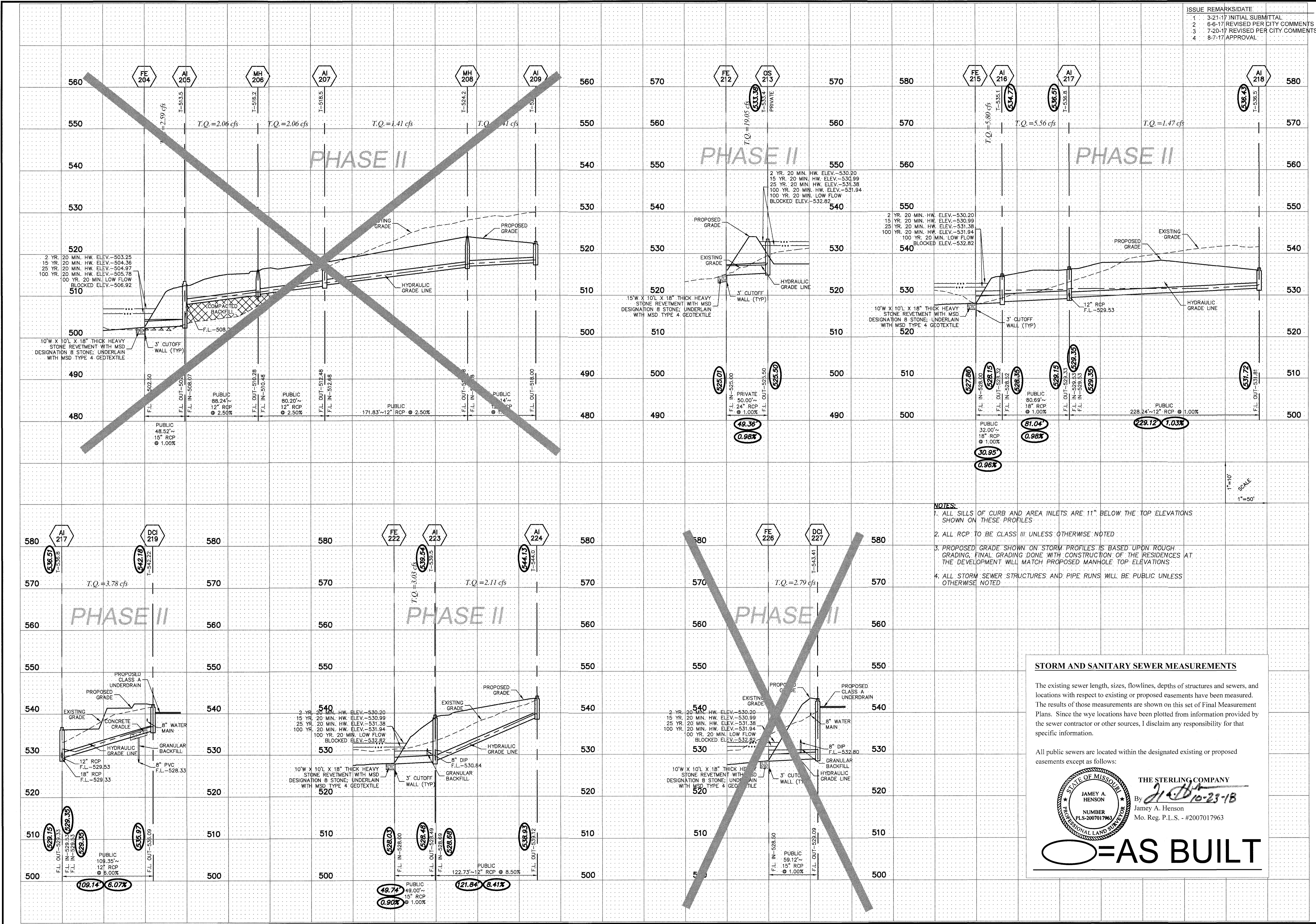
THE STERLING COMPANY
By: *Jamey A. Henson*
Jamey A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239

Page No.
8.7
As-Built **MP**

Drawing name: V:\1606238\Drawings\Storming\As-Built\Plat 2 Storm Profiles.dwg Plotted on: Oct 12, 2018 - 9:45am Plotted by: msjgspn



ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

PROJECT TITLE

COBBLESTONE CROSSING

CITY - PLAT 2
OFF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

5055 New Baumgardner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #0001348

The Professional Engineer's seal and signature shown on this sheet apply only to the work shown on this sheet. All other work shown on this sheet is the work of other persons employed by this firm and the engineer hereby disclaims any responsibility for such work. Any change of documents not existing this seal and signature.

Date: 8/7/2017
Michael G. Boering
License No. MO E-28643
Civil Engineer

McBRIDE HYLAND GREEN, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph: 636-537-2000
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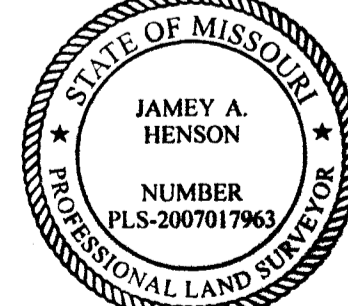
STORM SEWER PROFILES

- NOTES:**
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THE STERLING COMPANY

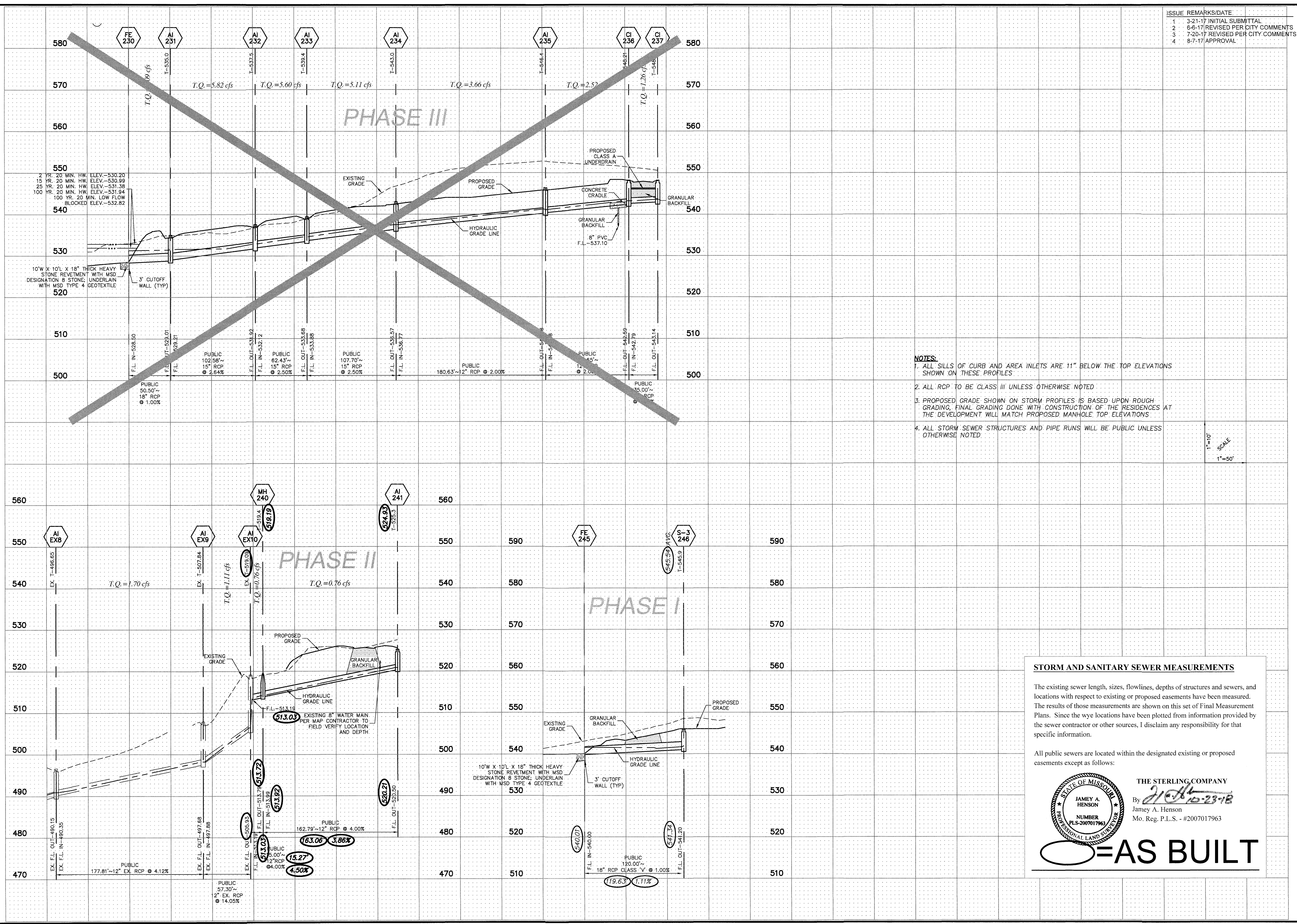
By *J.A. Henson*
James A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239
Page No.

8.9
As-Built TMP

Drawing name: V:\1608239 Dimes Park\Drawings\Storming\A-Building\Plat 2\Storm Profiles.dwg Plotted on: Oct 12, 2016 - 9:53am Plotted by: mcmason



ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	5-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

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1"=10'
SCALE
1"=50'

STORM AND SANITARY SEWER MEASUREMENTS

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STATE OF MISSOURI
JAMEY A. HENSON
PROFESSIONAL LAND SURVEYOR
PLS-2007017963

THE STERLING COMPANY
By *JAH*
Jamey A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

PROJECT TITLE
COBBLESTONE CROSSING
CITY - PLAT 2

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-srv.com
Corporate Certificate of Authority #001348

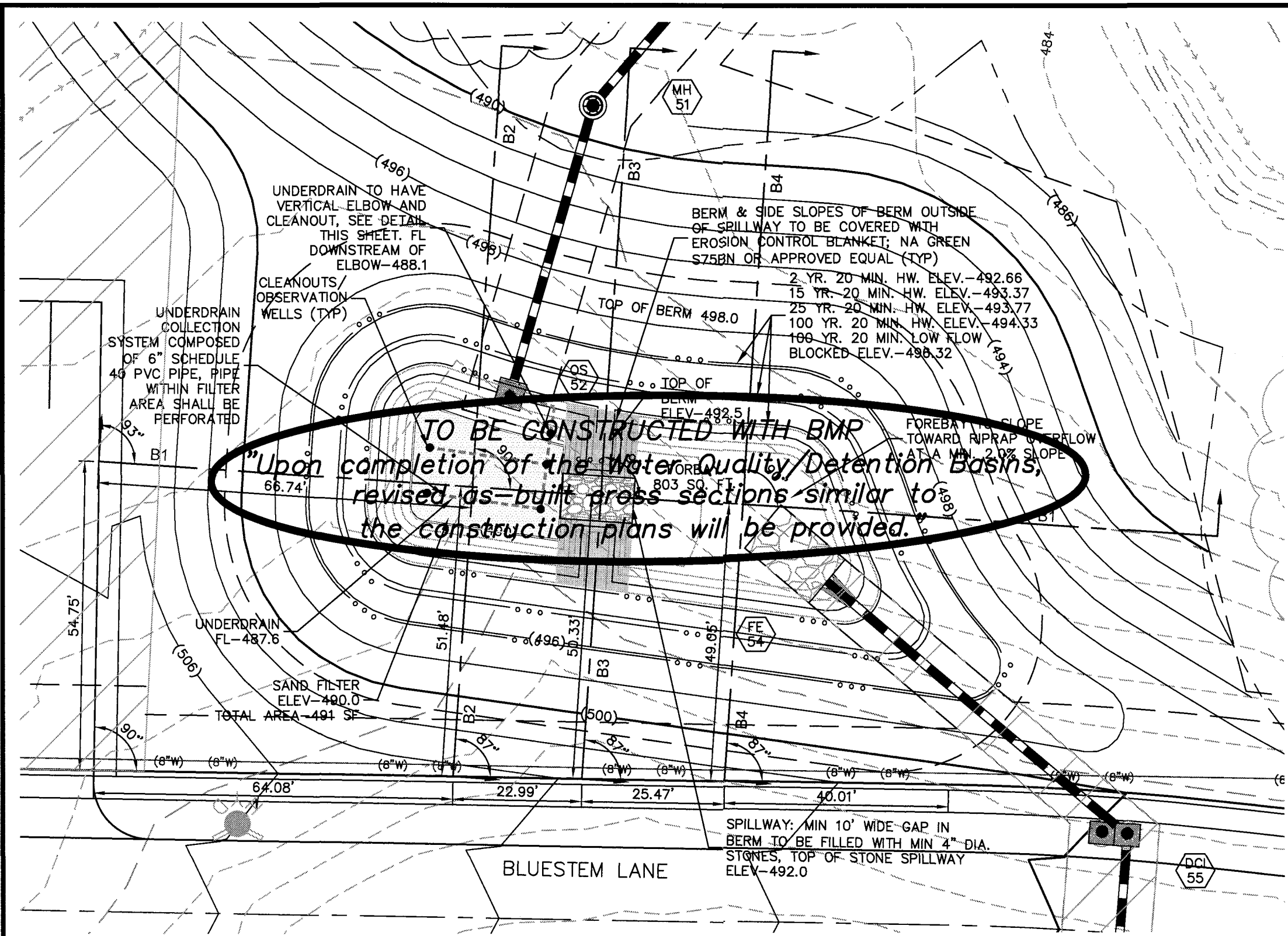
Date: 8/7/2017
Michael G. Boerding
License No. MO E-28643
Civil Engineer

McBRIDE HYLAND GREEN, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph: 636-537-2000
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www.mcbriدهomes.com

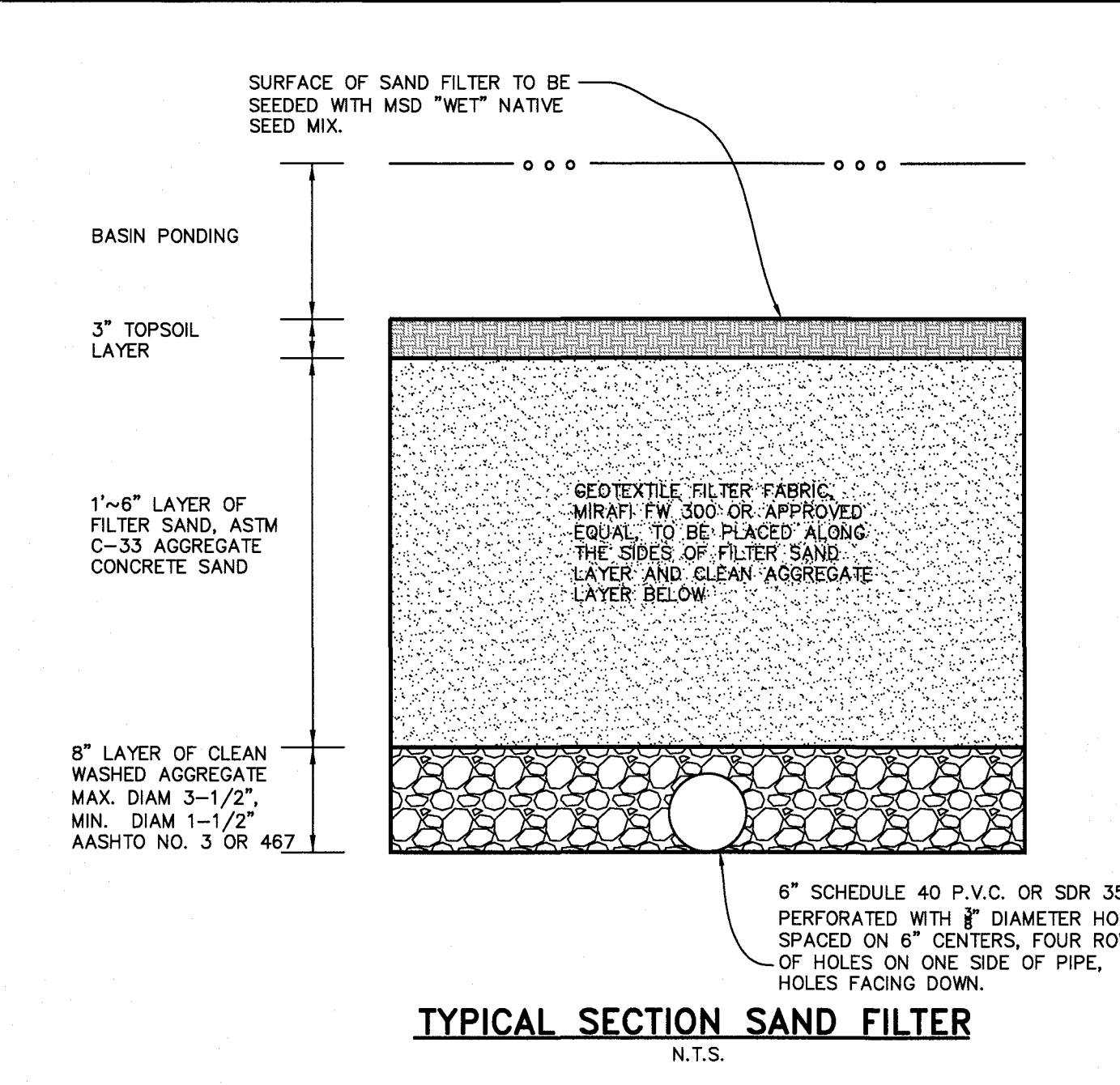
STORM SEWER PROFILES

P-Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239

Page No.
8.10
As-Built IMP



BASIN B
SCALE: 1"=20'



ISSUE REMARKS/DATE

- 3-21-17 INITIAL SUBMITTAL
- 6-6-17 REVISED PER CITY COMMENTS
- 7-20-17 REVISED PER CITY COMMENTS
- 8-7-17 APPROVAL

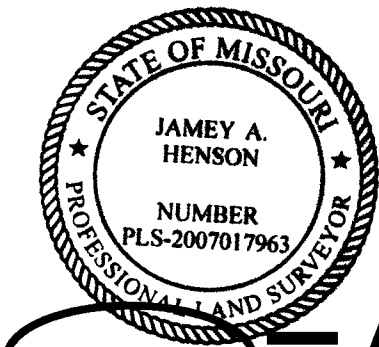
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N.T.S.

STORM AND SANITARY SEWER MEASUREMENTS

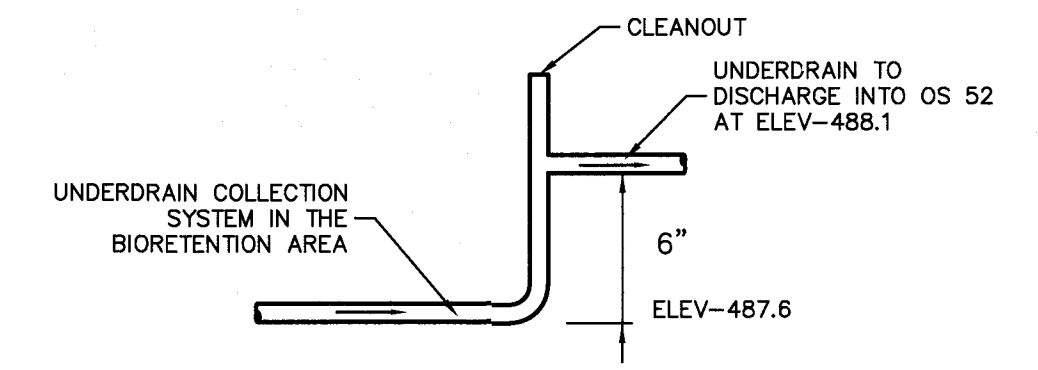
The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

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By: *J.A. Henson* 10-23-18
Jamey A. Henson
Mo. Reg. P.L.S. - #2007017963

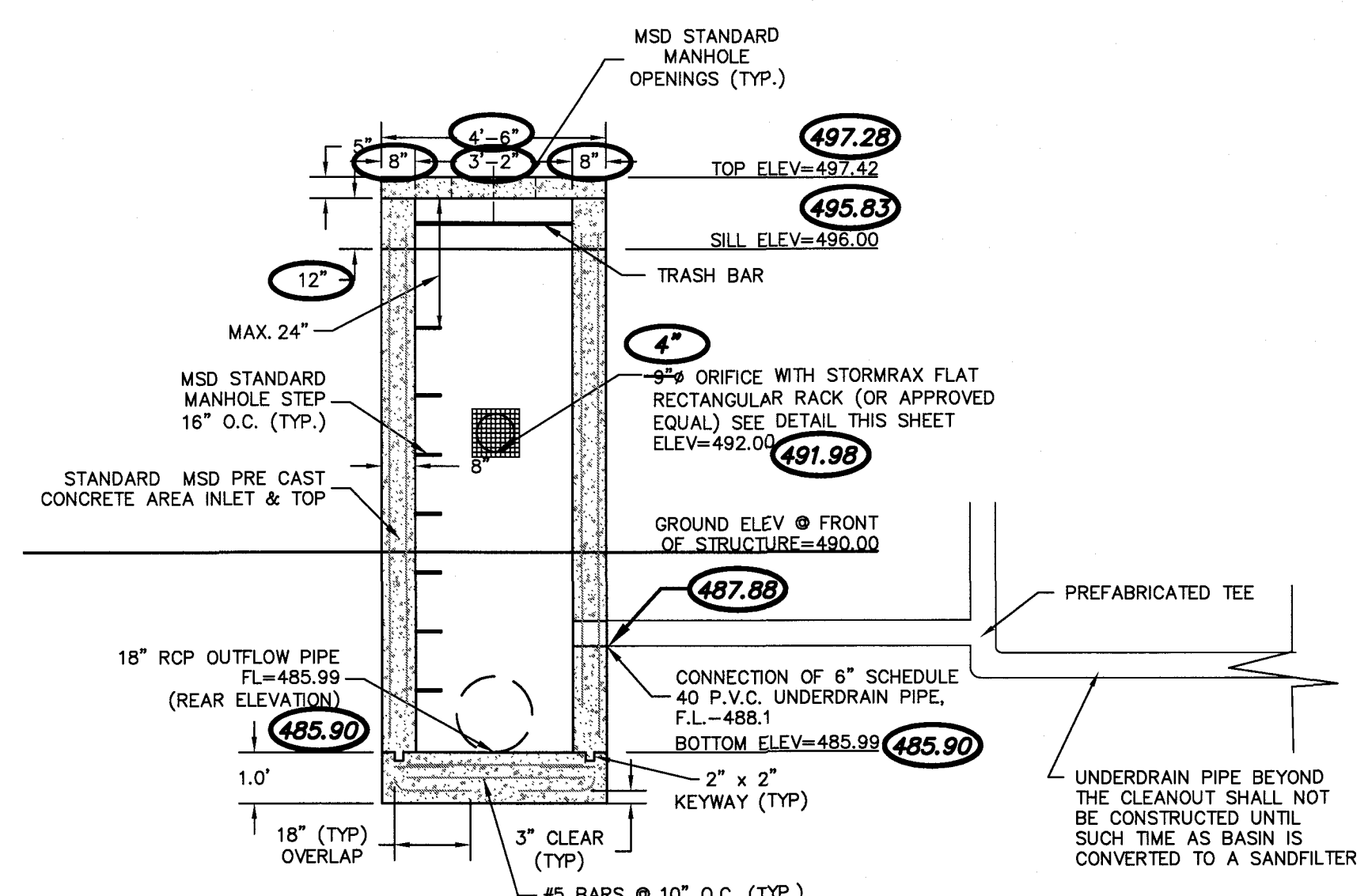


AS BUILT

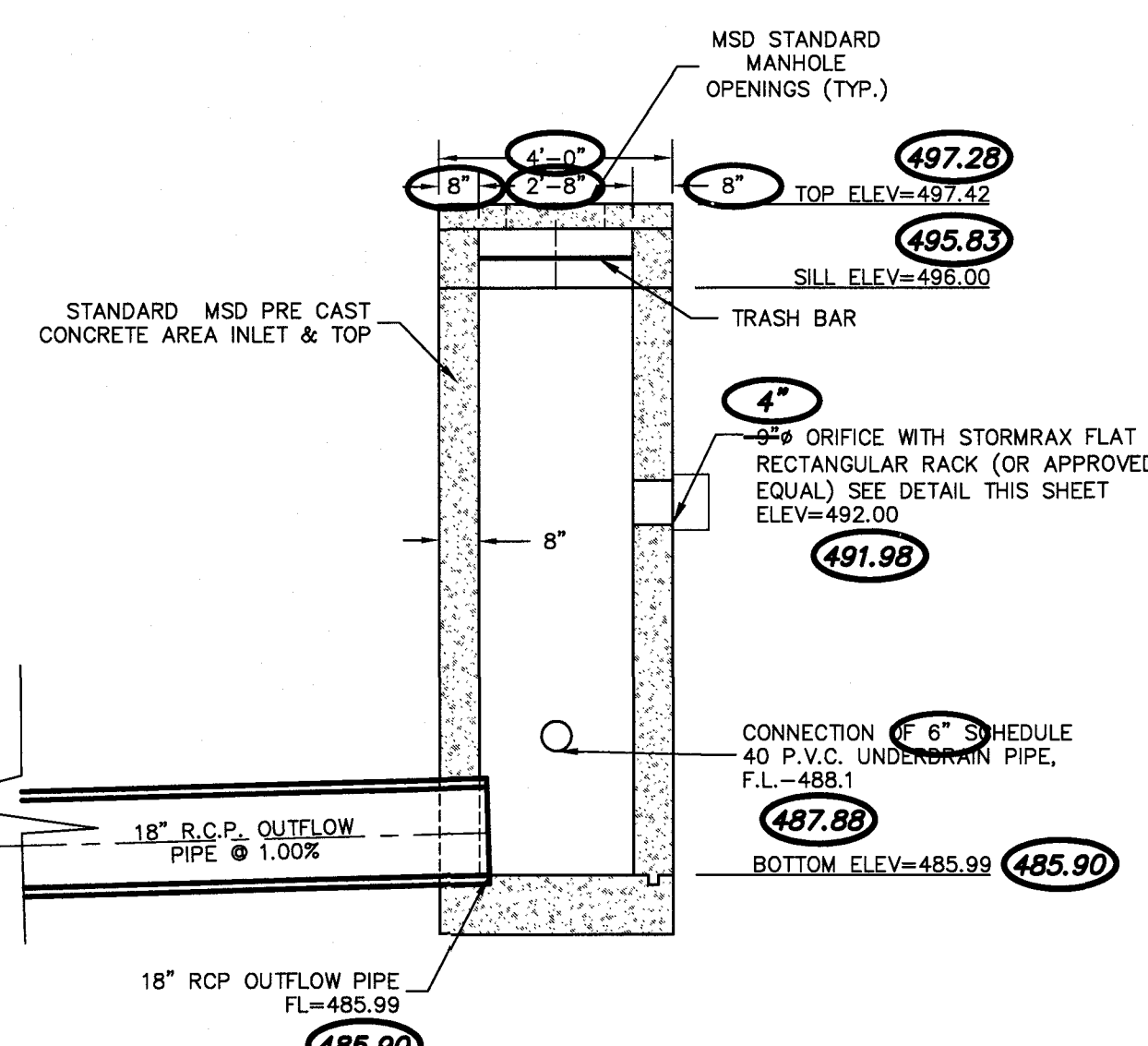


VERTICAL ELBOW UNDERDRAIN DETAIL

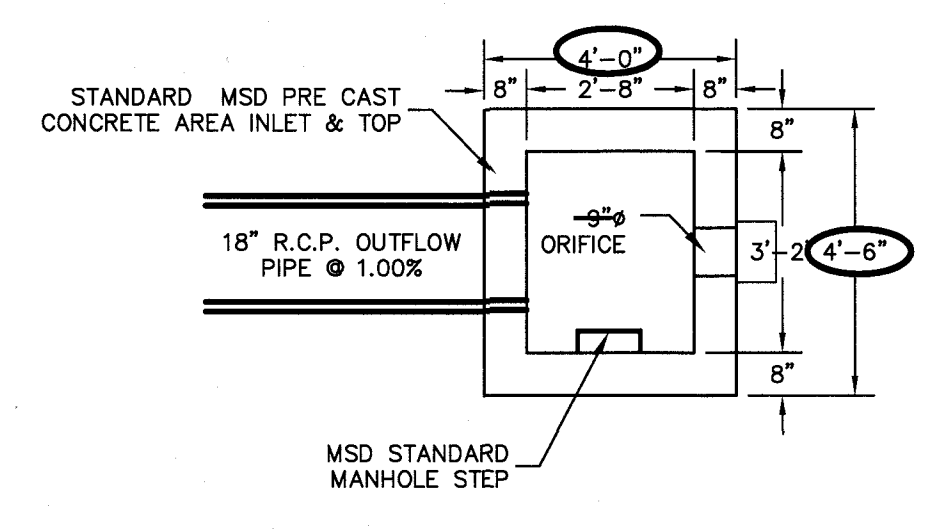
Date: 8/7/2017
Michael G. Boarding
License No. MO E-28643
Civil Engineer



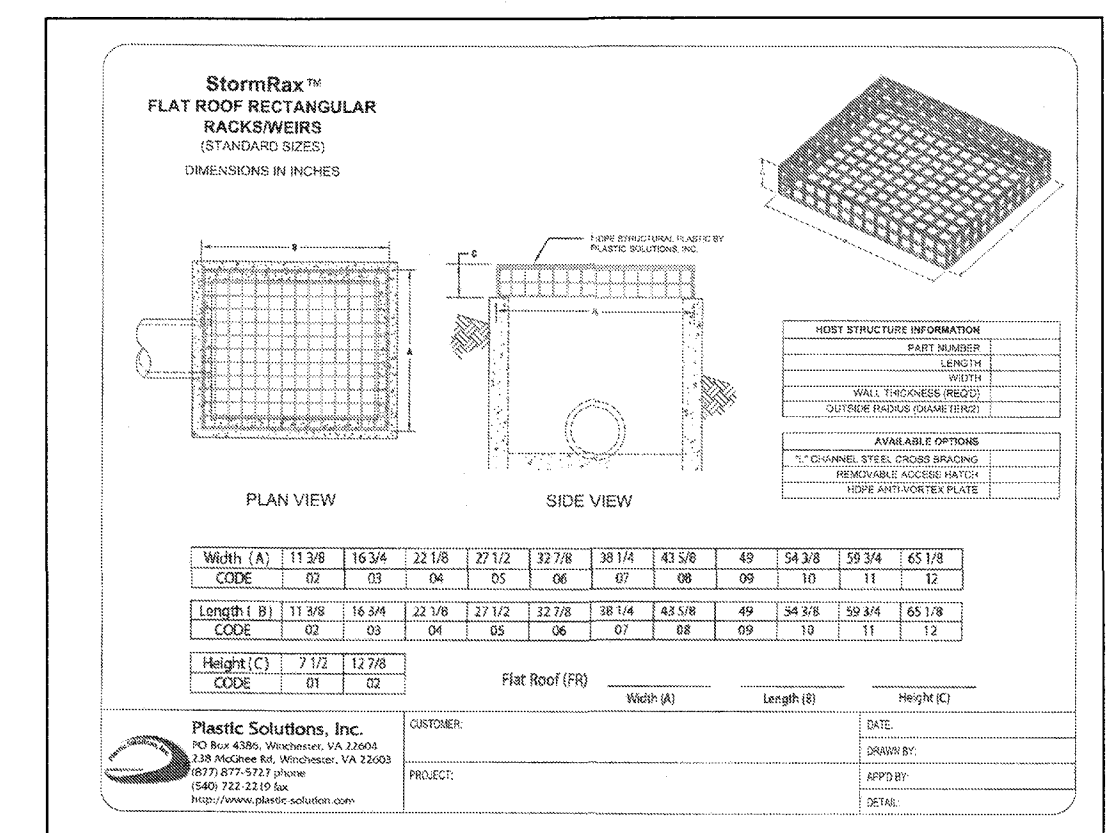
OUTFALL STRUCTURE #52 (BASIN 'B')
FRONT VIEW
1"=3'



OUTFALL STRUCTURE #52 (BASIN 'B')
SIDE VIEW
1"=3'



OUTFALL STRUCTURE #52 (BASIN 'B')
PLAN VIEW
1"=3'



McBRIDE HYLAND GREEN, LLC
16091 SWINGLEY RIDGE ROAD SUITE 300
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P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239

Page No.
10.4
As-Built

ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

PROJECT TITLE
PHASE 1
COBBLESTONE
CROSSING
OTFALLON, MISSOURI
CITY - PLAT 2

THE **STERLING** CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

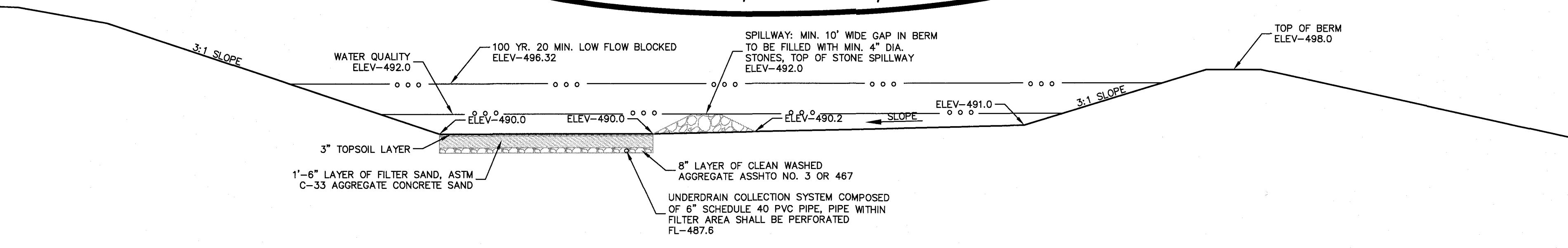
Date: 8/7/2017
 Michael G. Boerding
 License No. MO E-28643
 Civil Engineer

McBRIDE HYLAND GREEN, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph 636-537-2000
 Fax 636-537-2546
 www.mcbridehomes.com

BASIN B

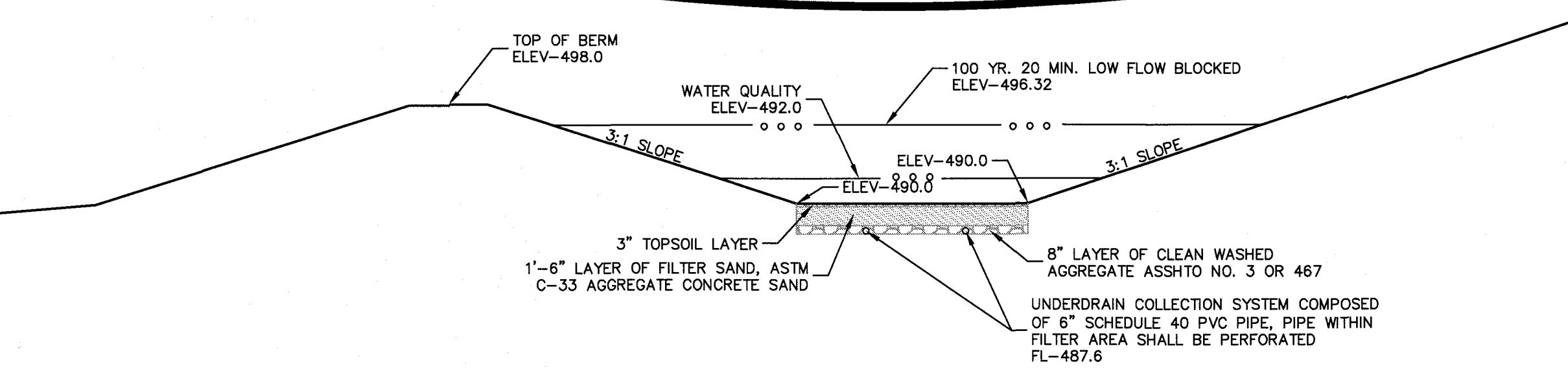
P+Z No. 29-16.01
 City No.
 Date: Aug. 7, 2017
 Job No. 16-08-239
 Page No.
10.5
 As-Built **MP**

TO BE CONSTRUCTED WITH BMP
 "Upon completion of the Water Quality/Detention Basins, revised as-built cross sections similar to the construction plans will be provided."



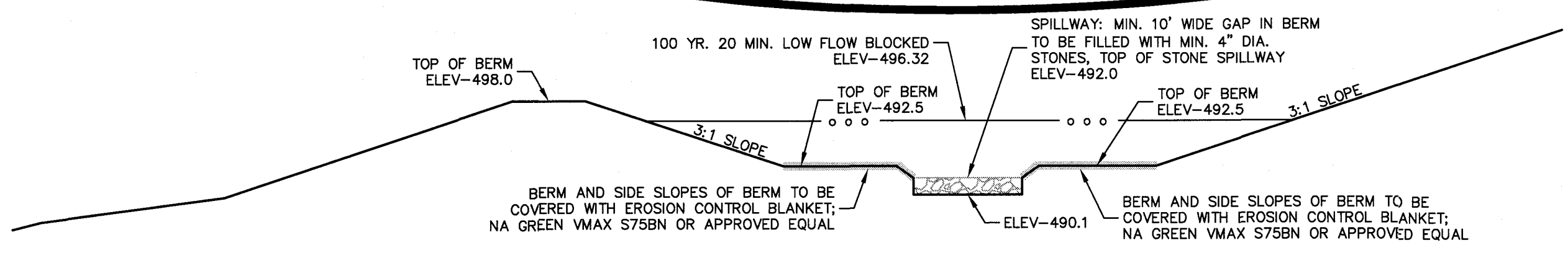
SECTION B1-B1
 SCALE: 1"=10'

TO BE CONSTRUCTED WITH BMP
 "Upon completion of the Water Quality/Detention Basins, revised as-built cross sections similar to the construction plans will be provided."



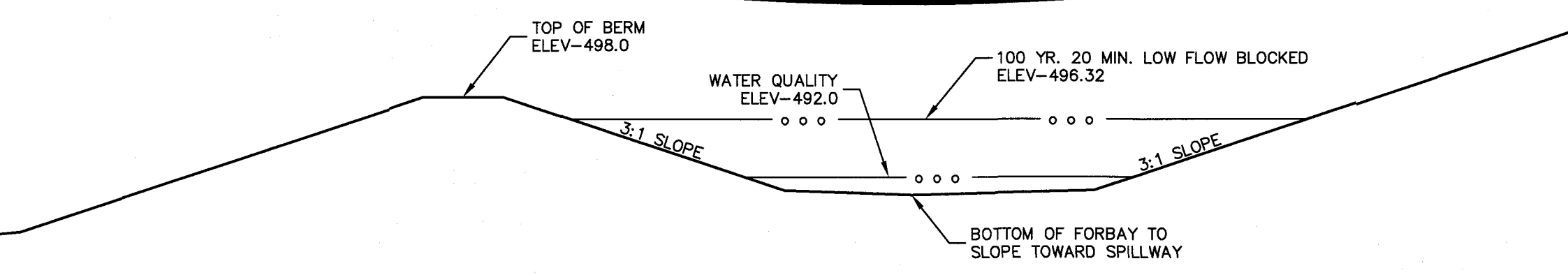
SECTION B2-B2
 SCALE: 1"=10'

TO BE CONSTRUCTED WITH BMP
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SECTION B3-B3
 SCALE: 1"=10'

TO BE CONSTRUCTED WITH BMP
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SECTION B4-B4
 SCALE: 1"=10'

STORM AND SANITARY SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

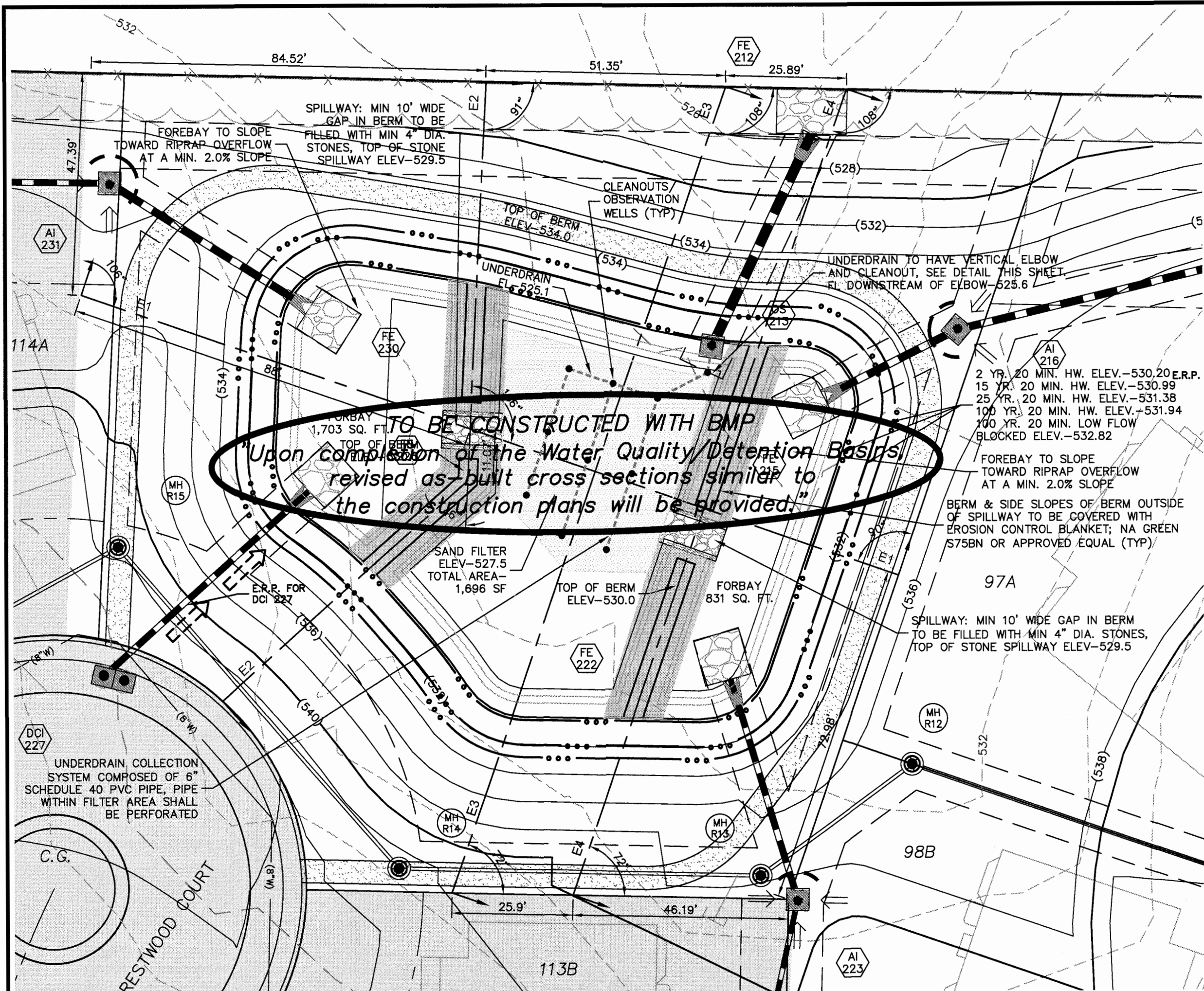
All public sewers are located within the designated existing or proposed easements except as follows:

STATE OF MISSOURI
 JAMEY A. HENSON
 NUMBER PLS-2007017963
 PROFESSIONAL LAND SURVEYOR

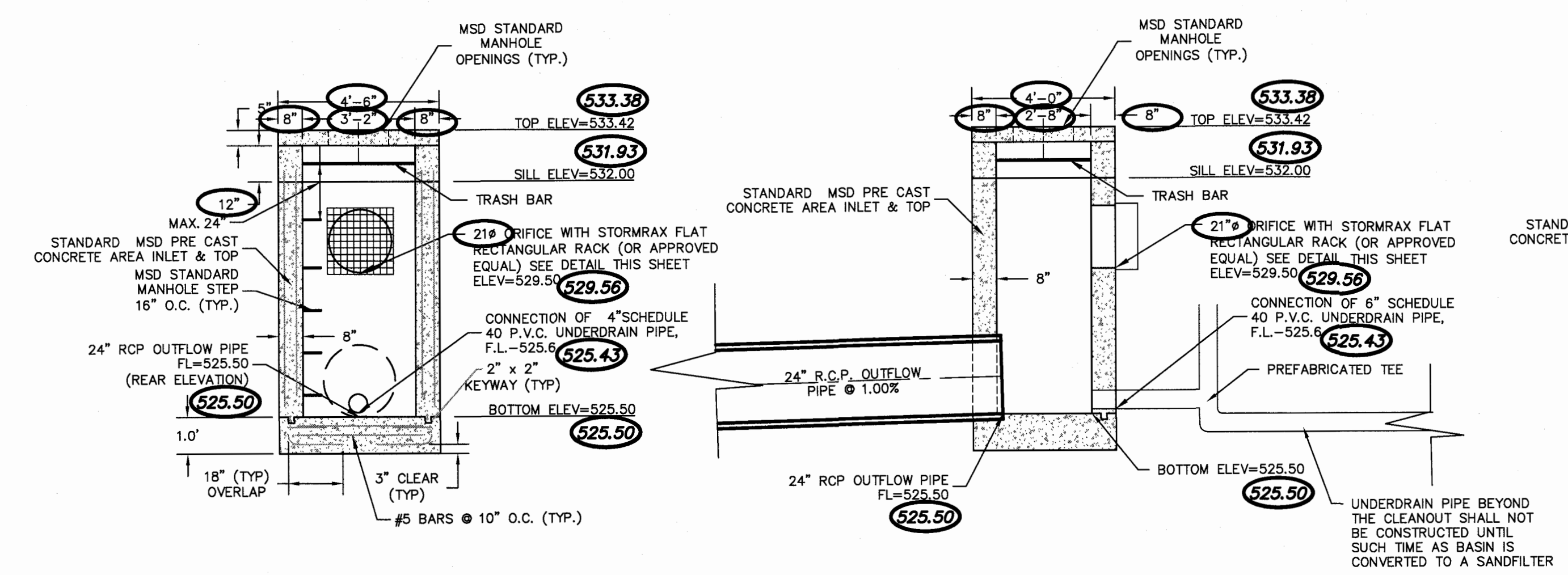
THE STERLING COMPANY
 By: *J.A.H.* 10-23-18
 Jamey A. Henson
 Mo. Reg. P.L.S. - #2007017963

○ = AS BUILT

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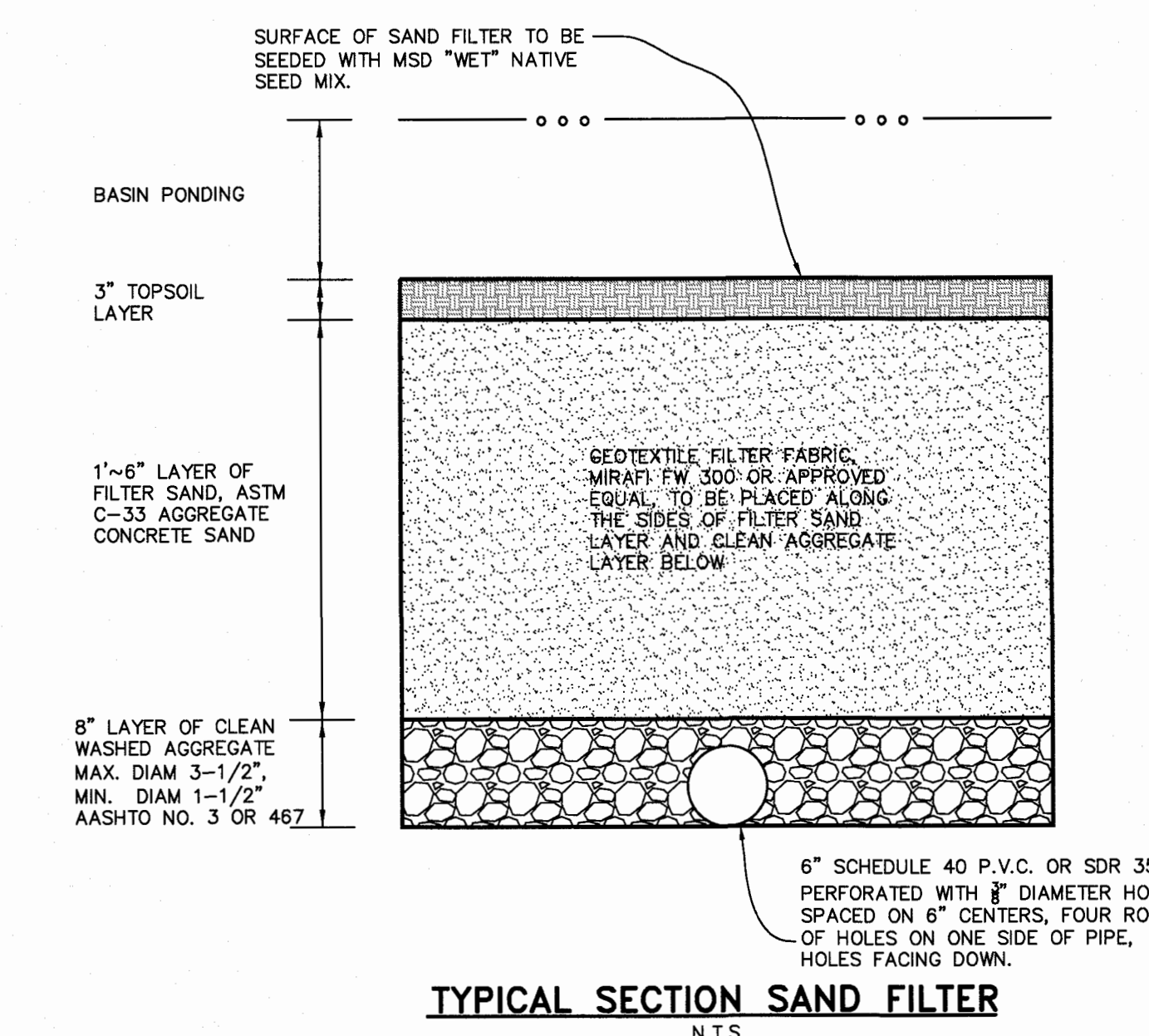
BASIN E
SCALE: 1"=20'



OUTFALL STRUCTURE #213 (BASIN 'E')
FRONT VIEW

OUTFALL STRUCTURE #213 (BASIN 'E')
SIDE VIEW

OUTFALL STRUCTURE #213 (BASIN 'E')
PLAN VIEW



TYPICAL SECTION SAND FILTER
N.T.S.

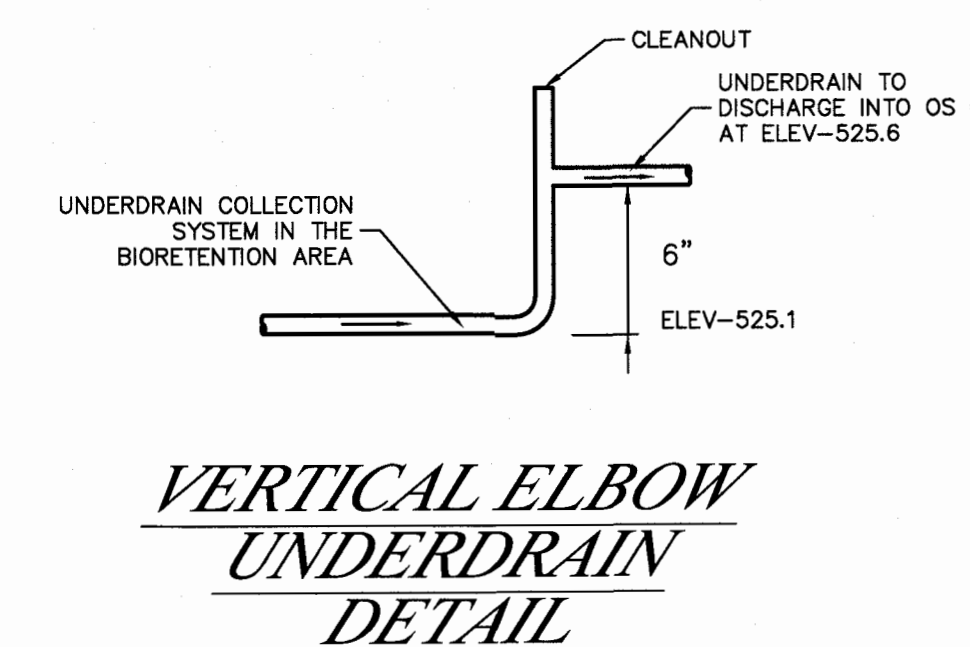
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THE STERLING COMPANY
By *J.A. Henson*
Jamey A. Henson
NUMBER PLS-2007017963
Mo. Reg. P.L.S. - #2007017963

AS BUILT



VERTICAL ELBOW UNDERDRAIN DETAIL

StormRax™
FLAT ROOF RECTANGULAR RACKSWEIERS

PLAN VIEW SIDE VIEW

Width (ft)	11.58	15.54	22.56	27.52	33.56	38.54	43.52	49	54.58	59.56	65.18
Code	01	02	03	04	05	06	07	08	09	10	11
Length (ft)	11.58	15.54	22.56	27.52	33.56	38.54	43.52	49	54.58	59.56	65.18
Code	01	02	03	04	05	06	07	08	09	10	11

ISSUE REMARKS/DATE

- 3-21-17 INITIAL SUBMITTAL
- 6-6-17 REVISED PER CITY COMMENTS
- 7-20-17 REVISED PER CITY COMMENTS
- 8-7-17 APPROVAL

PROJECT TITLE
COBBLESTONE CROSSING
OF FALLON, MISSOURI

CITY - PLAT 2

THE STERLING COMPANY
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax 314-487-8944
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Date: 8/7/2017
Michael G. Boerding
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Civil Engineer

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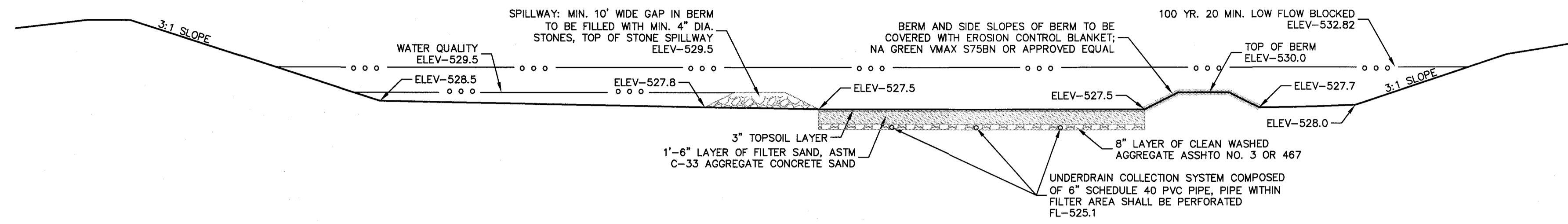
BASIN E

P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239
Page No.
10.11
As-Built-IMP

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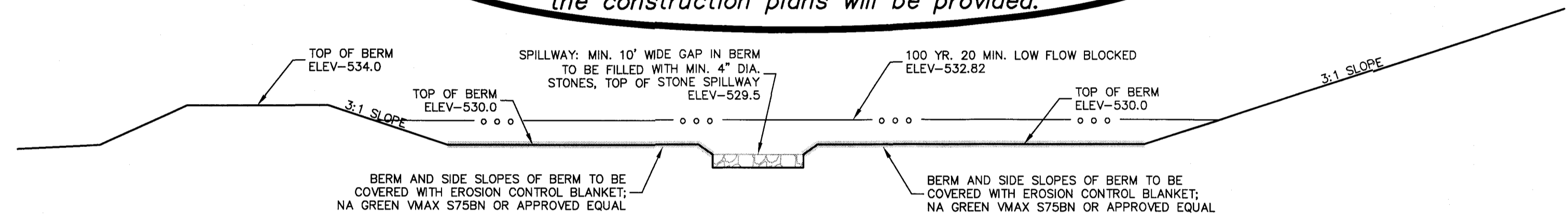
ISSUE	REMARKS	DATE
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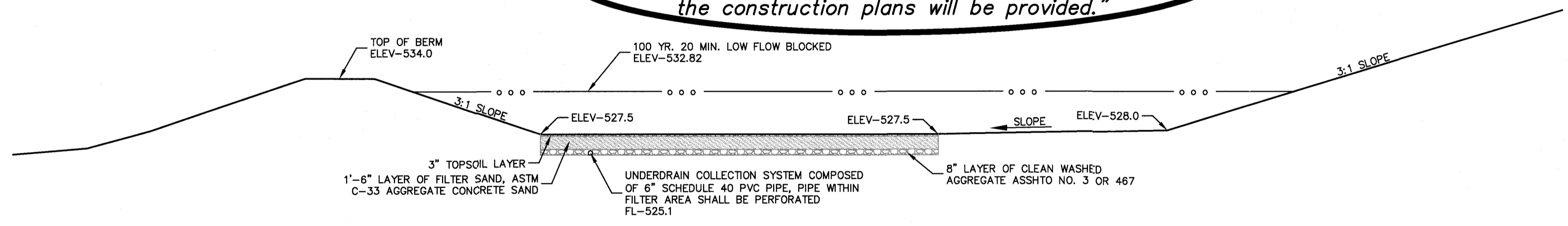
SECTION E1-E1
 SCALE: 1"=10'

TO BE CONSTRUCTED WITH BMP
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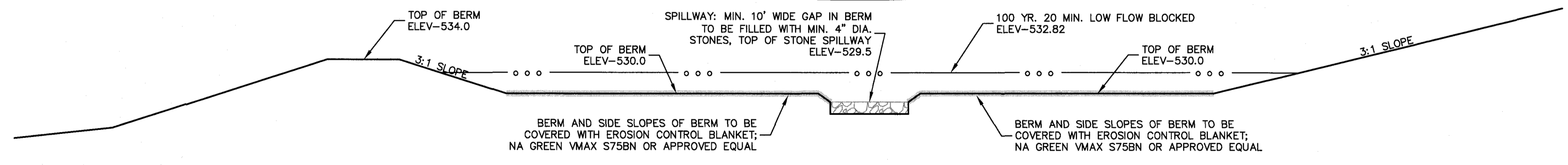
SECTION E2-E2
 SCALE: 1"=10'

TO BE CONSTRUCTED WITH BMP
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SECTION E3-E3
 SCALE: 1"=10'

TO BE CONSTRUCTED WITH BMP
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SECTION E4-E4
 SCALE: 1"=10'

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THE STERLING COMPANY
 By *Jamey A. Henson*
 Jamey A. Henson
 Mo. Reg. P.L.S. - #2007017963

AS BUILT

PROJECT TITLE
COBBLESTONE CROSSING
 FALLON, MISSOURI
CITY - PLAT 2

THE STERLING CO.
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 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature shown on this sheet is valid only if the engineer's seal stamp is stamped on the drawing. Measurements or other information not supporting the seal or signature shall not be considered approved by the engineer and the engineer's signature. The Professional Engineer's seal and signature shown on this sheet is valid only if the engineer's seal stamp is stamped on the drawing. Measurements or other information not supporting the seal or signature shall not be considered approved by the engineer and the engineer's signature.

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 Civil Engineer

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BASIN E

P+Z No. 29-16.01
City No.
Date: Aug. 7, 2017
Job No. 16-08-239

Page No.
10.12
 As-Built **IMP**

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