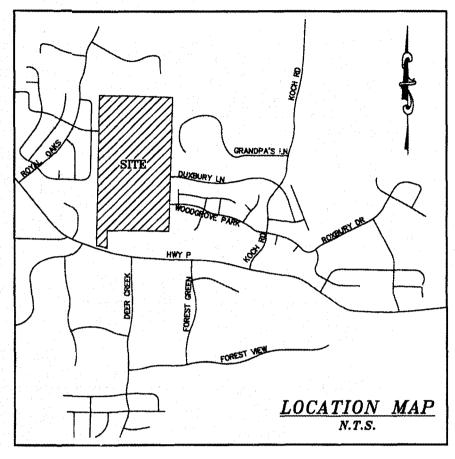
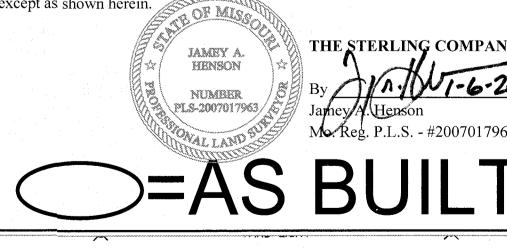


A TRACT OF LAND BEING PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI





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

CINNING AT A CONCRETE MONUMENT FOUND FOR CENTER OF ABOVE SAID SECTION 18: THENCE ALONG THE NORTH-SOUTH CENTERLINE OF SAID ENTERLINE ALSO BEING THE EAST LINE OF A TRACT OF LAND CONVEYED TO TIMOTHY AND CHRISTINE SHULTE. 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 AT BOOK 12 PAGE 4 OF SAID RECORDS. THE FAST LINE OF "THE MEADOWS AT ROYAL OAKS ADDITION" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK PAGE 335 OF SAID RECORDS AND THE FAST LINE OF ROYAL OAKS ADDITION PLAT 4-A" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 7 OF AID RECORDS. NORTH 01'21'43 EAST. 2733.50 FEET TO AN OLD STONE FOUND FOR THE NORTH QUARTER CORNER OF SAID) page 108 of said records and the south line of "the resubdivision of LOTS 4 & 5 of st. Paul estate", CORNER ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO LEONARD AND DOCUMENT RECORDED IN DEED BOOK 1339 PAGE 1072 OF SAID RECORDS: THENCE CONTINUING ALONG SAID NORTH LINE O SOUTH LINE OF SAID SCHULTE TRACT SOUTH 86'44'26" FAST, 69.72 FEET TO A POINT REING THE NORTHWEST CORNER O THEREOF RECORDED IN PLAT BOOK 32 PAGE 298 OF SAID RECORDS: THENCE LEAVING SAID NORTH LINE OF SECTION PAUL PLACE" AND ITS PROLONGATION, BEING THE WEST LINE OF 'HYLAND GREEN PLAT FIVE', ACCORDING TRUST BY DOCUMENT RECORDED IN DEED BOOK 6521 PAGE 1283 OF SAID RECORDS; THENCE LEAVING SAID WEST LINE OF HYLAND DOCUMENT RECORDED IN DEED BOOK 4430 PAGE 709 OF SAID RECORDS: THENCE TRACT, NORTH 88'58'29" WEST, 1172.88 FEET; THENCE LEAVING LAST O A POINT ON SAID NORTH-SOUTH CENTERLINE OF SECTION 18. SAID POINT ORTHEAST 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"26'51" EAST, 113.64 FEET TO THE POINT OF BEGINNING AND CONTAINS 3,595,656 SQUARE FEET, OR 82.544 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2016.

Conditions of Approval From Planning and Zoning

11. Water consumption and pressure modelling 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.

12. Add Pressure Reducing Valve at the connection point of the transmission main and the water main. 13. 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

14. 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

15. Developer must provide evidence of approval from the appropriate fire protection district and school district for all plans and construction affecting such entities 16. 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 as to that agency's

17. 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

18. 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. 19. Provide a contribution for the future multi-purpose trall on Highway P. in accord with established city standards for calculating required contributions. Contributions

20. Construction traffic will access the site from the temporary entrance on Highway P (Street A) only.

22. Prior to the issuance of building permits for 40% of the total units, all recreational amenities shall be open for use **Cottleville Fire Protection District** 23. 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 1385 Motherhead Rd. 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 St. Charles, MO. 63304 **APPROVED** 636 447 6655 **FEBRUARY 18, 2020** 20' SETBACK MIN.

25' BLDG.

LINE

ISSUE REMARKS/DATE 3-21-17 INITIAL SUBMITTA 6-6-17 REVISED PER CITY COMMENTS 7-20-17 REVISED PER CITY COMMENT 8-7-17 APPROVAL

OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: DATE AUGUST 8, 2017 PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

ne : **M Duckett Greek Sanitary District**

Utility Contacts

Sanitary Sewer

City of O'Fallon

100 N. Main St.

3550 Highway K O'Fallon, MO, 63368

636-441-1244

City of O,Fallon

100 N. Main St.

727 Craig Rd.

P.O. Box 967

Storm Sewer

City of O'Fallon

100 N. Main St.

636-281-2858

-P.O. Box 160-

Ameren UE

Gas

O'Fallon, MO. 63366

Curve River Electric Co.

-Troy, MO. 63379-0160-

1-800-392-3709

200 Callahan Road

636-639-8312

Wentzville, MO. 63385

Laclede Gas Company

St. Louis, MO. 63134

1151 Century Tel Dr.

Wentzville, MO. 63385

O'Fallon Fire Protection District

6400 Graham Road

314-522-2297

636-332-7261

Fire Department

119 E. Elm St.

636-272-3493

O'Fallon, MO. 63366

Wentzville Fire District

-209 West Pearce Blvd.

Wentzville, MO. 63385

Telephone

Centurylink

O'Fallon, MO. 63366

St. Louis. MO. 6314

1-866-430-0820

-O'Fallon, MO. 63366-

-636-561-3737 Ext. 131---

Contact: 636-281-2858

Missouri American Water Co

O'Fallon, MO. 63366 Contact: 636-281-2858 JNE J

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Public Water Supply District No. 2 Michael G. Boerding License No. MO E-28643 Civil Engineer

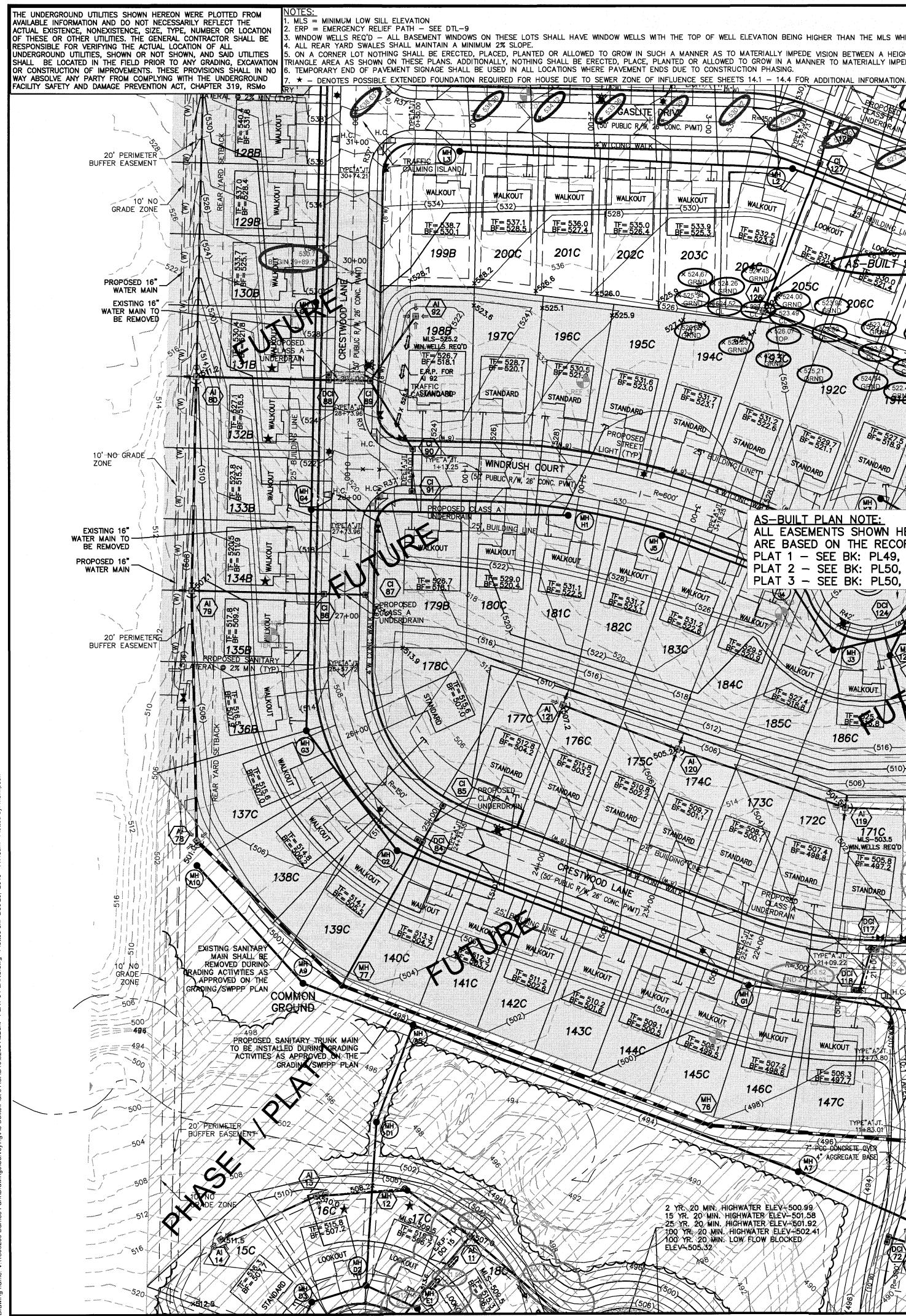
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P+Z No. 29-16.01 City No. Date: Aug. 7, 2017 **Job No.** 16-08-239

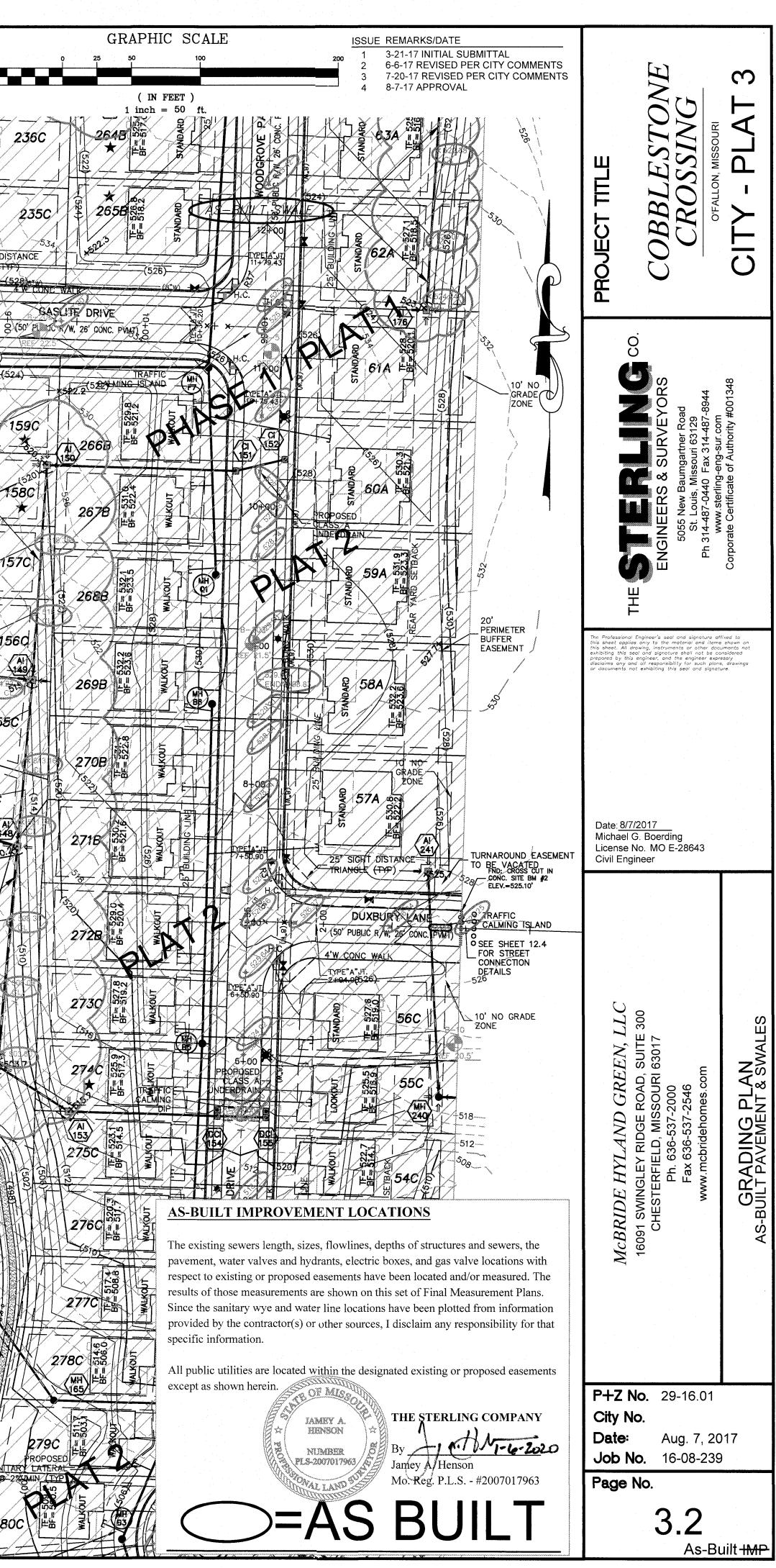
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As-Built HMP

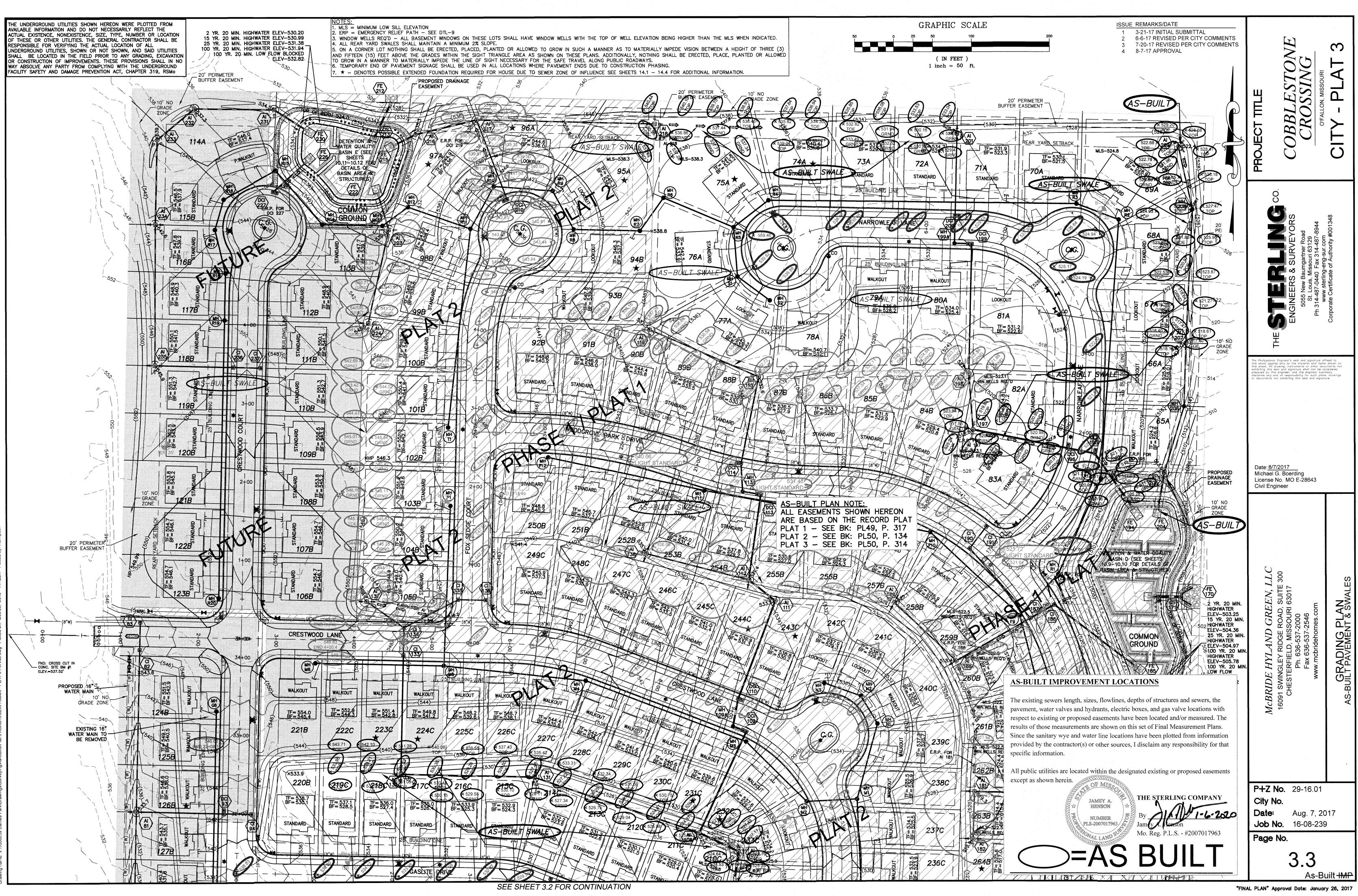
"FINAL PLAN" Approval Date: January 26, 2017

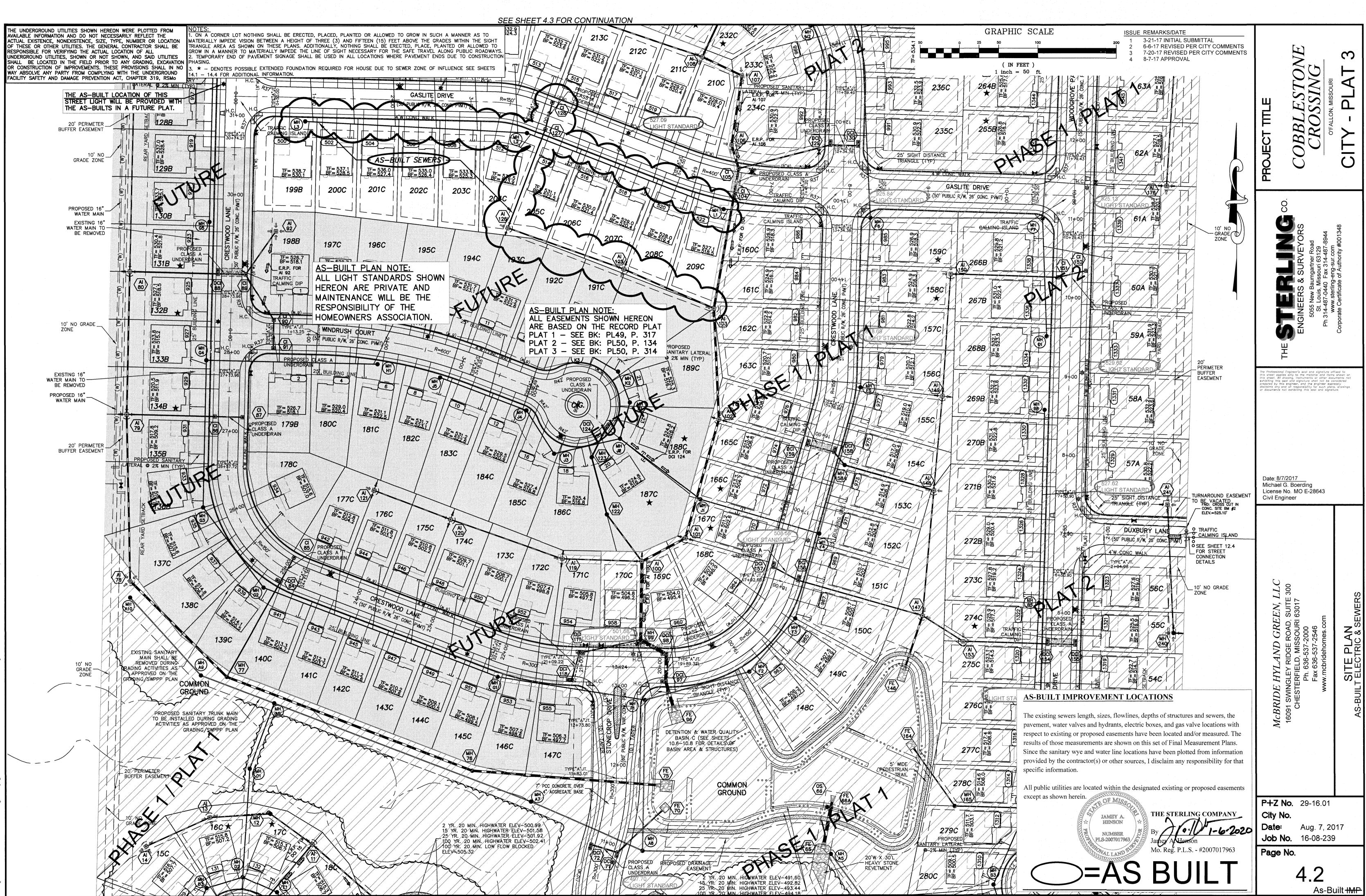


WELL ELEVATION BEING HIGHER THAN 4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE. 5. ON A CORNER LOT NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACE, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR THE SAFE TRAVEL ALONG PUBLIC ROADWAYS. 532.5 523.9 235C 25 SIGHT DISTANCE NALKOUT F = 532BE = 523194C 52823) 208C 575,21 GRND 192C 1 BF= 531.71 1 BF= 527.51 1 BF = 529.7 PROPOSED - SANITARY LATERAL 2% MIN (TYP) AS-BUILT PLAN NOTE: ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT SEE PLAT 1 BK: PL49, P. 317 - SEE BK: PL50, P. 134 - SEE BK: PL50, P. 314 PLAT 2 PLAT 3 WALKOUT E= 258 1850 186C -(506)--173C 172C 171C MLS-503.5 MLS-503.5 MLS-503.5 MLS-508.5 WIN, WELLS REQ'D WIN, WELLS REQ'D WIN, WELLS REQ'D IF= 507.4 TF= 505.8 F= 4972 150C 48C WALKOUT $\begin{array}{c} TF = 507.2 \\ BE = 498.6 \end{array}$ DETENTION & WATER QUALT BASIN C (SEE SHEETS 10.6-10.8 FOR DETAILS OF BASIN AREA & STRUCTURES DE= 506.3 DE= 497.7 146C 147C 7 PCC CONCRETE OVER COMMON MH 4" AGGREGATE BASE GROUND -(492) 2 YR. 20 MIN. HIGHWATER ELEV-500.99 15 YR. 20 MIN. HIGHWATER ELEV-501.58 25 YR. 20 MIN. HIGHWATER ELEV-501.58 100 YR. 20 MIN. HIGHWATER ELEV-501.92 100 YR. 20 MIN. HIGHWATER ELEV-502.41 100 YR. 20 MIN. LOW FLOW BLOCKED ELEV-505.32 Hol: Kolzen and Mazza -(494)/-TARY LATERA PROPOSED DRAINAGE '2800 EV-492.8 HIGHWAT 5 FV-493 4



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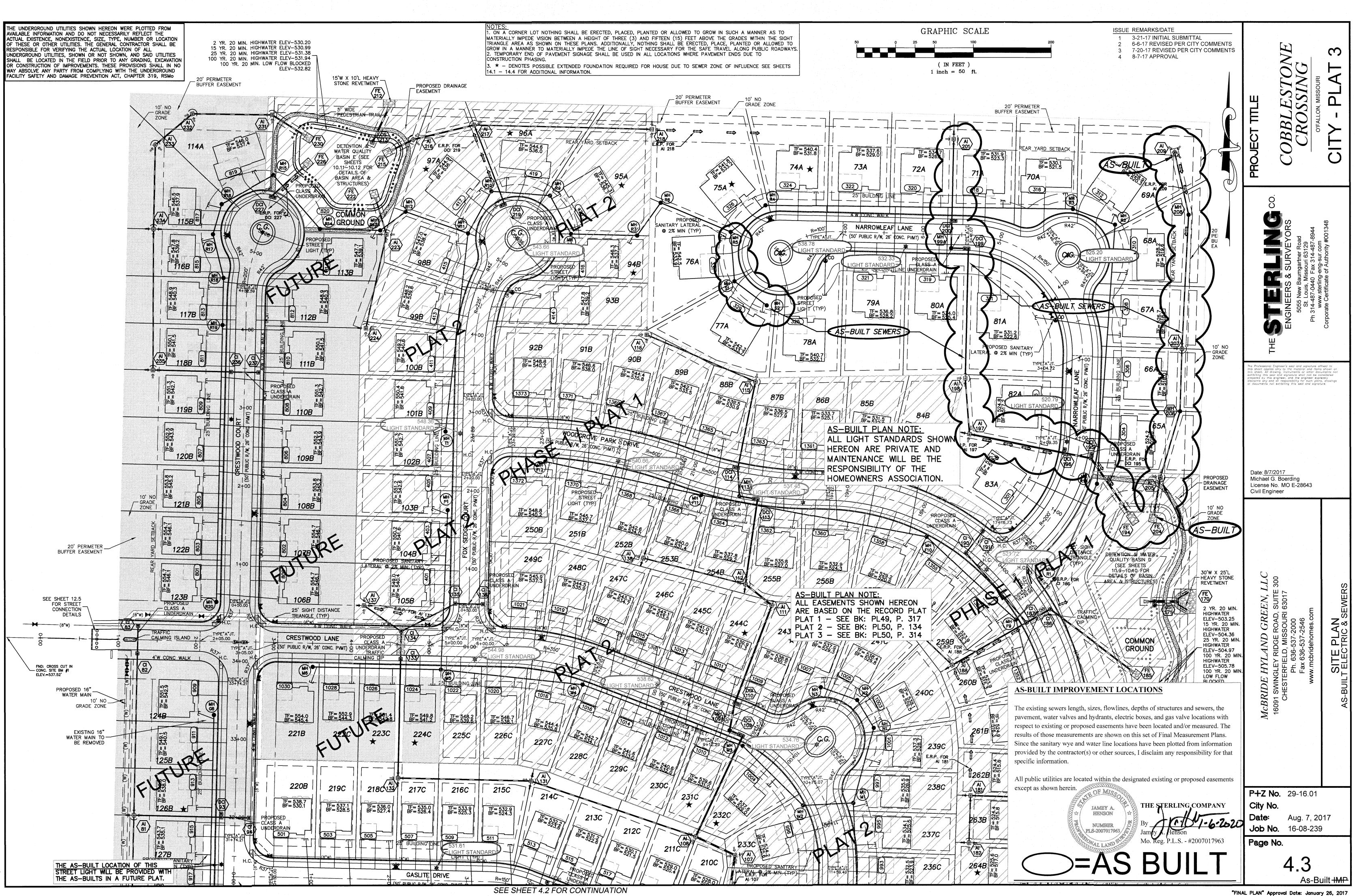


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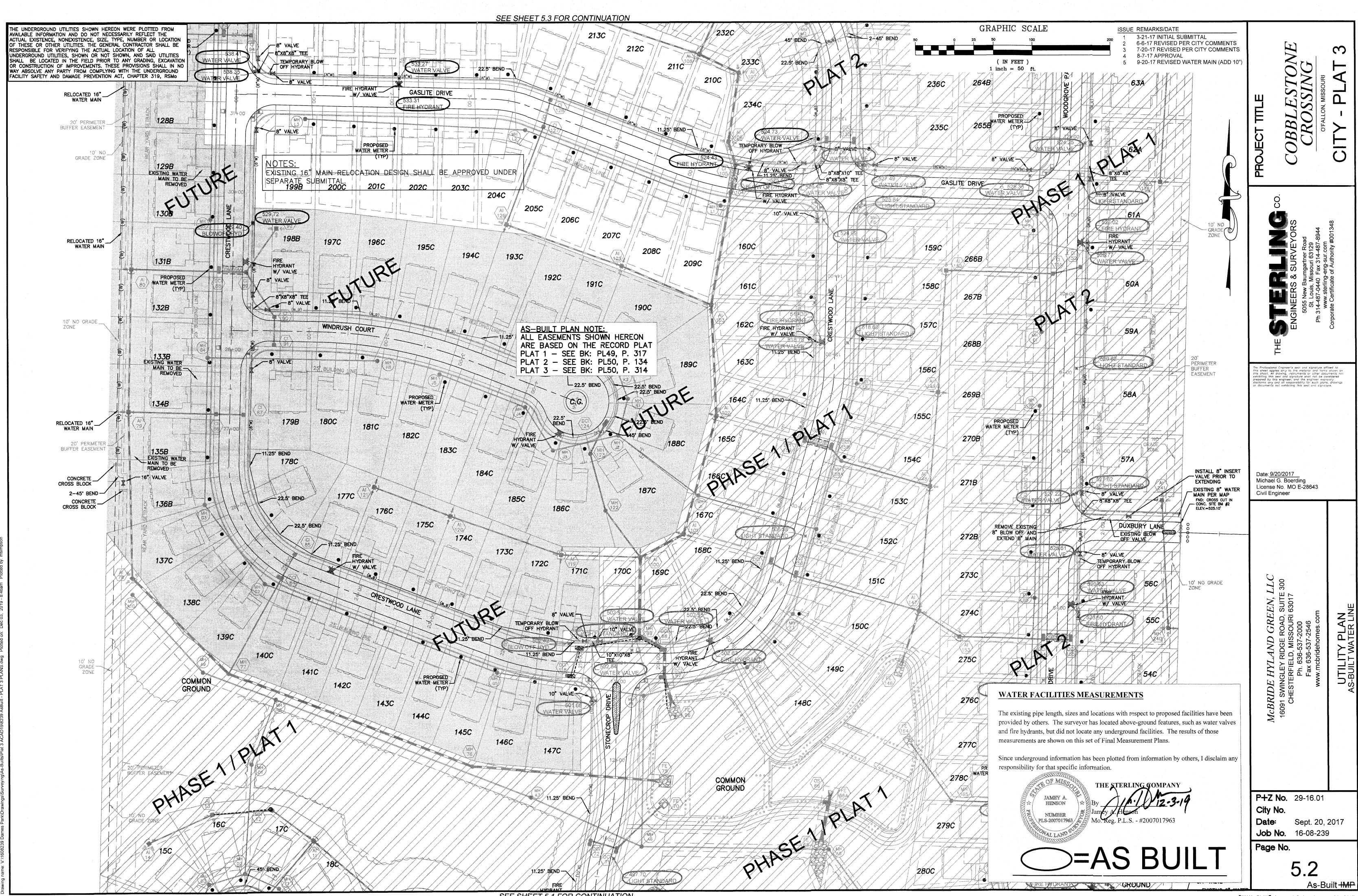
SEE SHEET 4.1 FOR CONTINUATION

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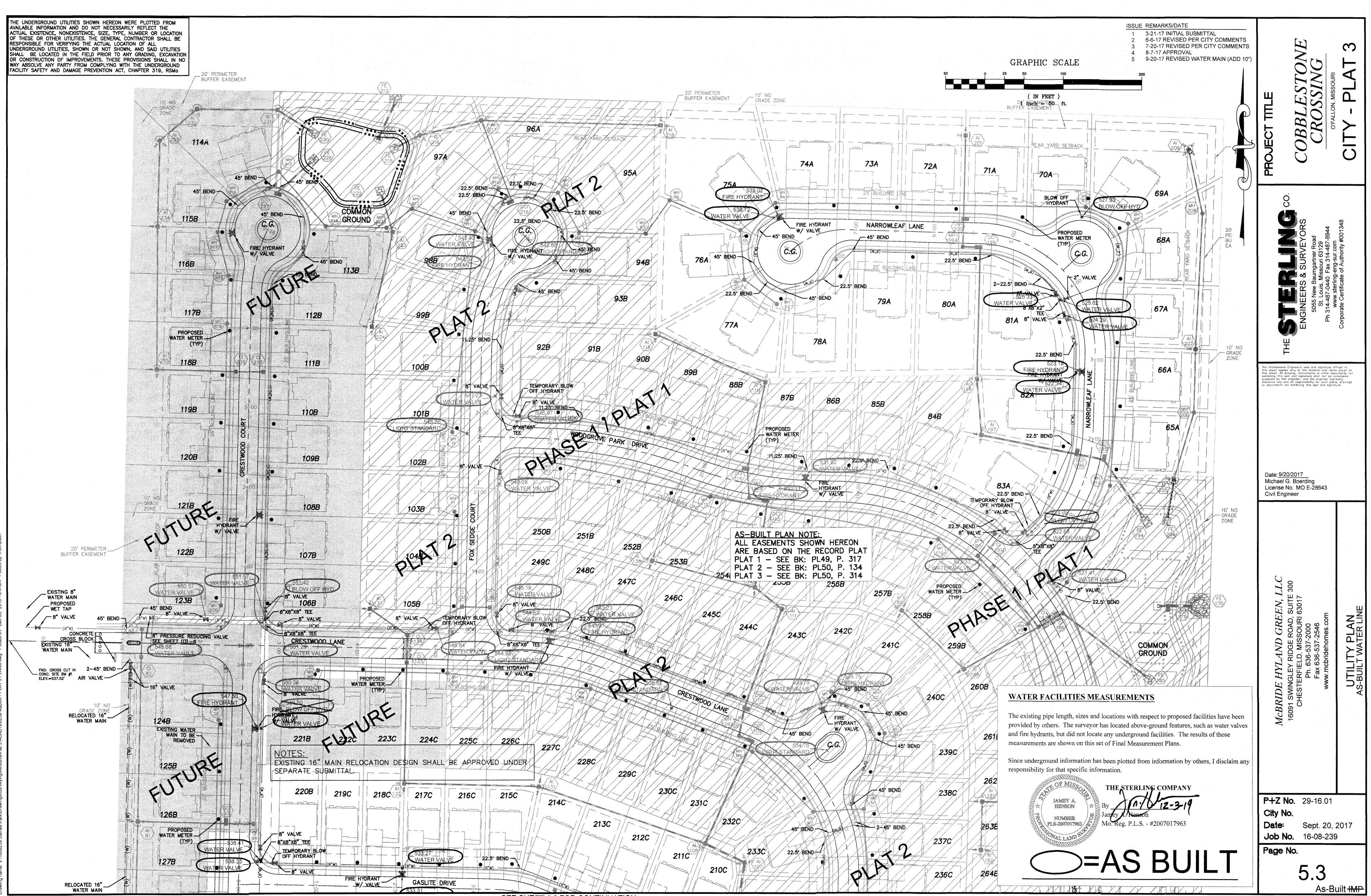


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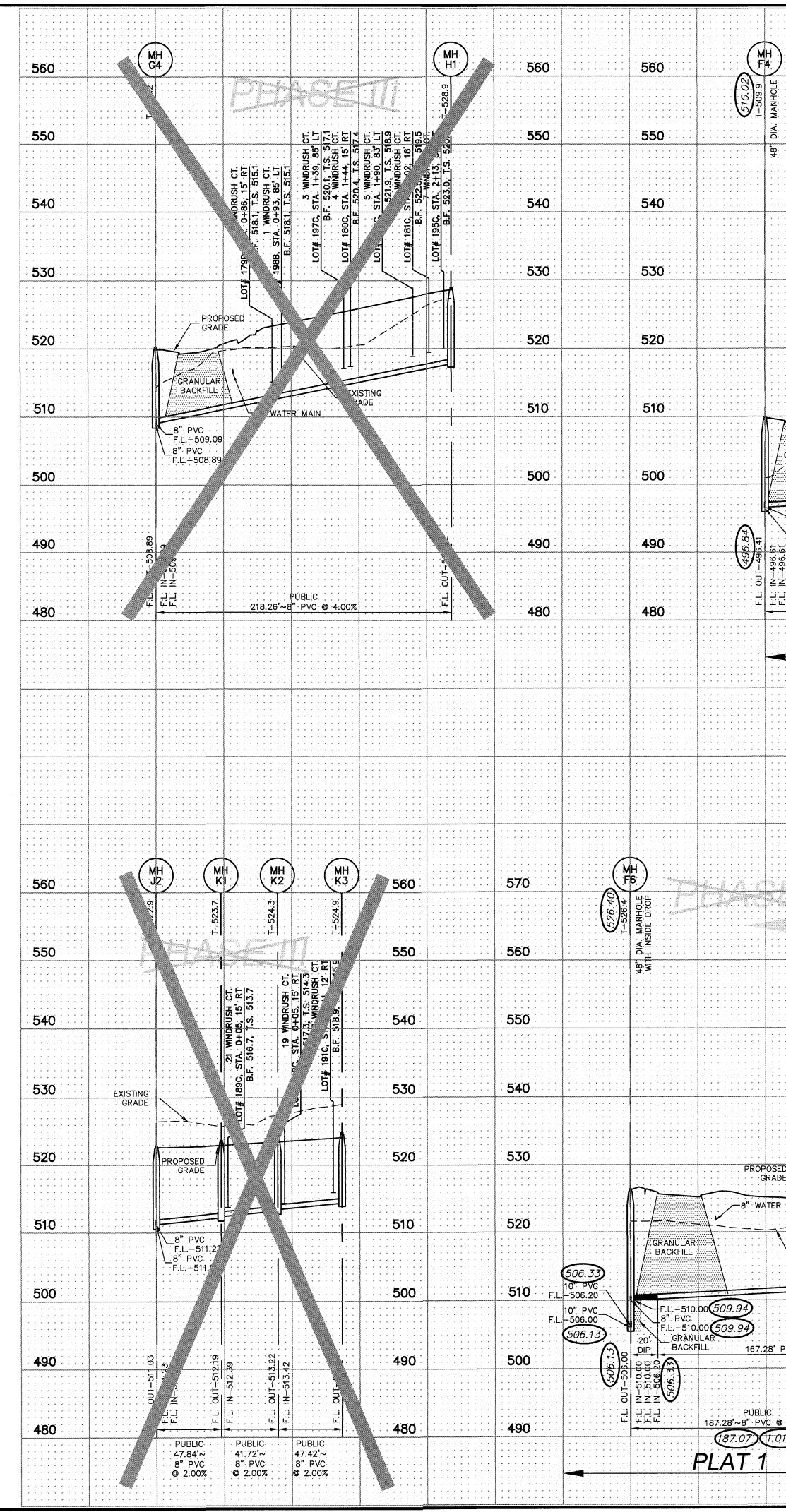
SEE SHEET 5.1 FOR CONTINUATION

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SEE SHEET 5.2 FOR CONTINUATION

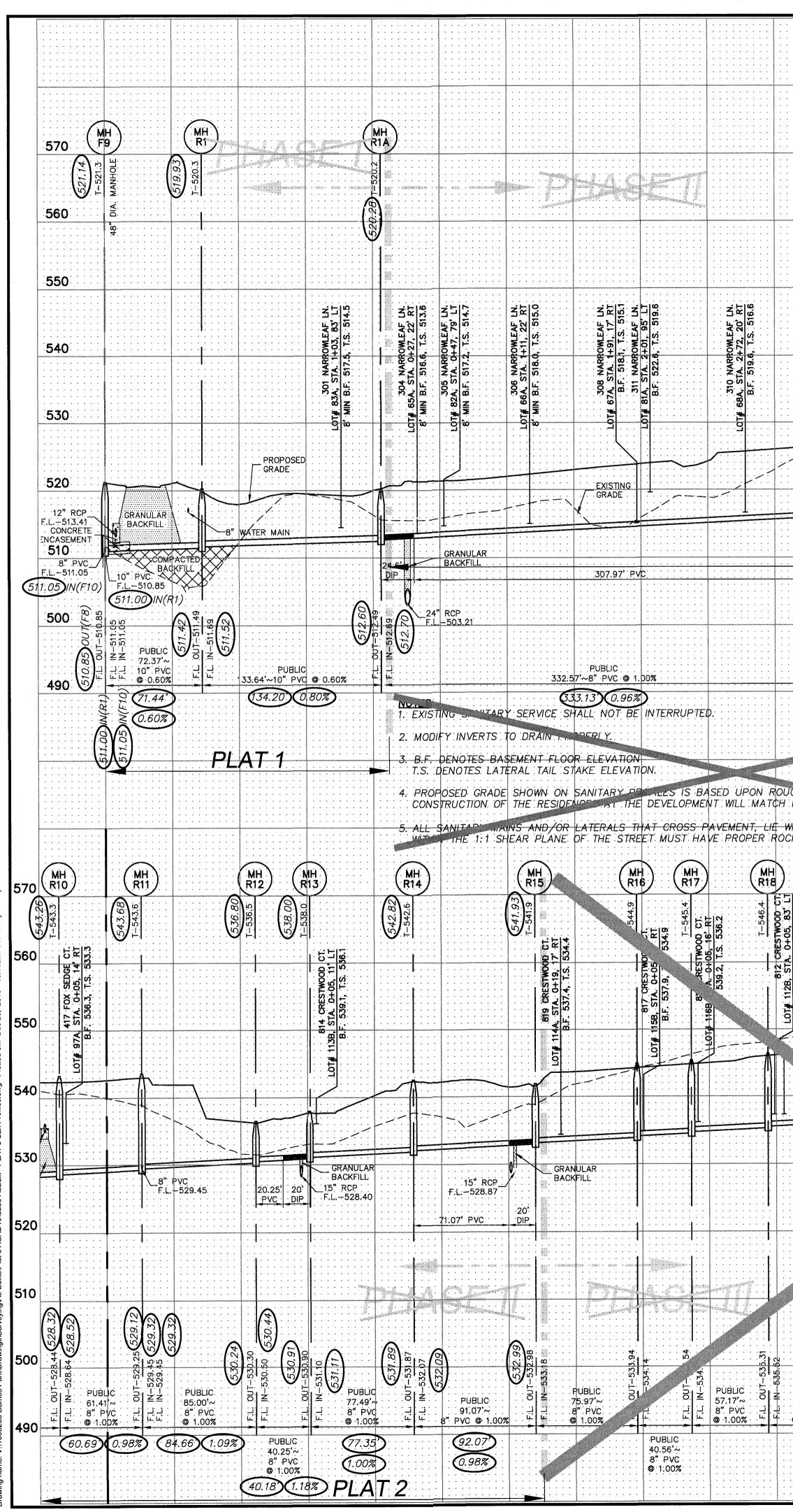
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			20 WNDRUSH CT STA. 0+88, 5' LT 516.2, T.S. 513.2 2.3 WNDRUSH CT 2.3 STA. 0+93, 5' F. 516.2, T.S. '2 F. 516.2, T.S. '2 F. 516.2, T.S. '2	186C, STA. 0+52, 25' LT 186C, STA. 0+52, 25' LT B.F. 516.8, T.S. 513.8 17-524.7 CFH 01# 185C, STA. 0+05, 14' LT B.F. 518.8, T.S. 515.8	192C, STA. 0+05, 80' RT B.F. 521.1, T.S. 518. 2 MNDRUSH CT 2 MNDRUSH CT 520.9, T.S. 517.9 11 MNDRUSH CT 520.9, T.S. 517.6 11 MNDRUSH CT 8.F. 0+10, 20' LT 520.9, T.S. 519.6 10 PUSH CT.	163C、 5TA. Or 20' LT B.F. 522.6, 1, 196 9 WNDRUSH 194C、 5TA. 1+08, 79' A B.F. 523.1, T.S. 5201 B.F. 523.1, T.S. 5201 8 WNDRUSH CT 182C、 5TA. 1+13, 21' LT B.F. 523.1, T.S. 5201	560 550 540
GRANULAR	972 CRESTWOOD LN. LOT# 166C, STA. 1+03, 5' RT B.F. 504.7, T.S. 501.7	1 1000 [M. 1000 [M. 167C, STA. 1+08, 5' LT B.F. 502.6, T.S. 499.6 1000 [M. 1000	LOT# 187C.	NCRETE CRADLE RCP f.L516,78 GRANULAR BACKFILL			530 520 510
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	ELOT# 209C, STA. 1+82 14' LT B.F. 518.5, T.S. 515.5	521 GASIJTE DR. LOT# 210C. STA. 0+44, 82' RT B.F. 519.4, T.S. 516.4 20.6 B.F. 519.4, T.S. 516.4 19' LT LOT# 208C, STA. 0+49 19' LT B.F. 519.4, T.S. 516.4 516.4 B.F. 519.4, T.S. 517.4 517.4 B.F. 520.4, T.S. 517.4 517.4 B.F. 520.4, T.S. 517.4 517.4	517 521. 521. 521. 515. 515. 522. 522. 522.	513 GASLITE DR. 513 GASLITE DR. 1# 214C, STA. 2458, 80' RT B.F. 523.6, T.S. 520.6 512 GASLITE DR. 511 GASLITE DR. 511 GASLITE DR. 511 GASLITE DR. 511 GASLITE DR. 509 GASLITE DR. 509 GASLITE DR. 509 GASLITE DR.	B.F. 525.3; T.S. 52 508 65sLift I 508 65sLift I B.F. 525.3, T.S. 52 507 6ASLITE I 507 6ASLITE I 507 6ASLITE I 506 6ASLITE I 506 6ASLITE I 505 6ASLITE I 505 6ASLITE I	LOT# 2186, STA. 1+68, 84, RI B.F. 5274, T.S. 524.4 504, GASLITE DR, LOT# 201C, STA. 1+73, 15' LT 503 GASLITE DR. 503 GASLITE DR. LOT# 2190, STA. 2+20, 82' RT 502 GASLITE DR. LOT# 2000, STA. 2+25, 18' LT LOT# 2000, STA. 2+25, 18' LT LOT# 2000, STA. 2+25, 18' LT	501 GASUTE DR LOT# 2208, STA. 2+73, 81' RT B.F. 530.1, T.S. 527.1 LOT# 1998, STA. 2+78, 20' LT B.F. 530.1, T.S. 527.1 T-5
SED DE EXISTING GRADE F.L 51 3	CPCC 77	NCRÉTE CASEMENT		DNCRETE CRADLE 12" RCP			
© 1.00%	F.L. IN-512.07	268.	PUBLIC 04'~8" PVC @ 2.50%	PLAT 3	Put 283.06'~8" 283.06	BLIC PVC @ 2.00%	F.L. OUT-524.63

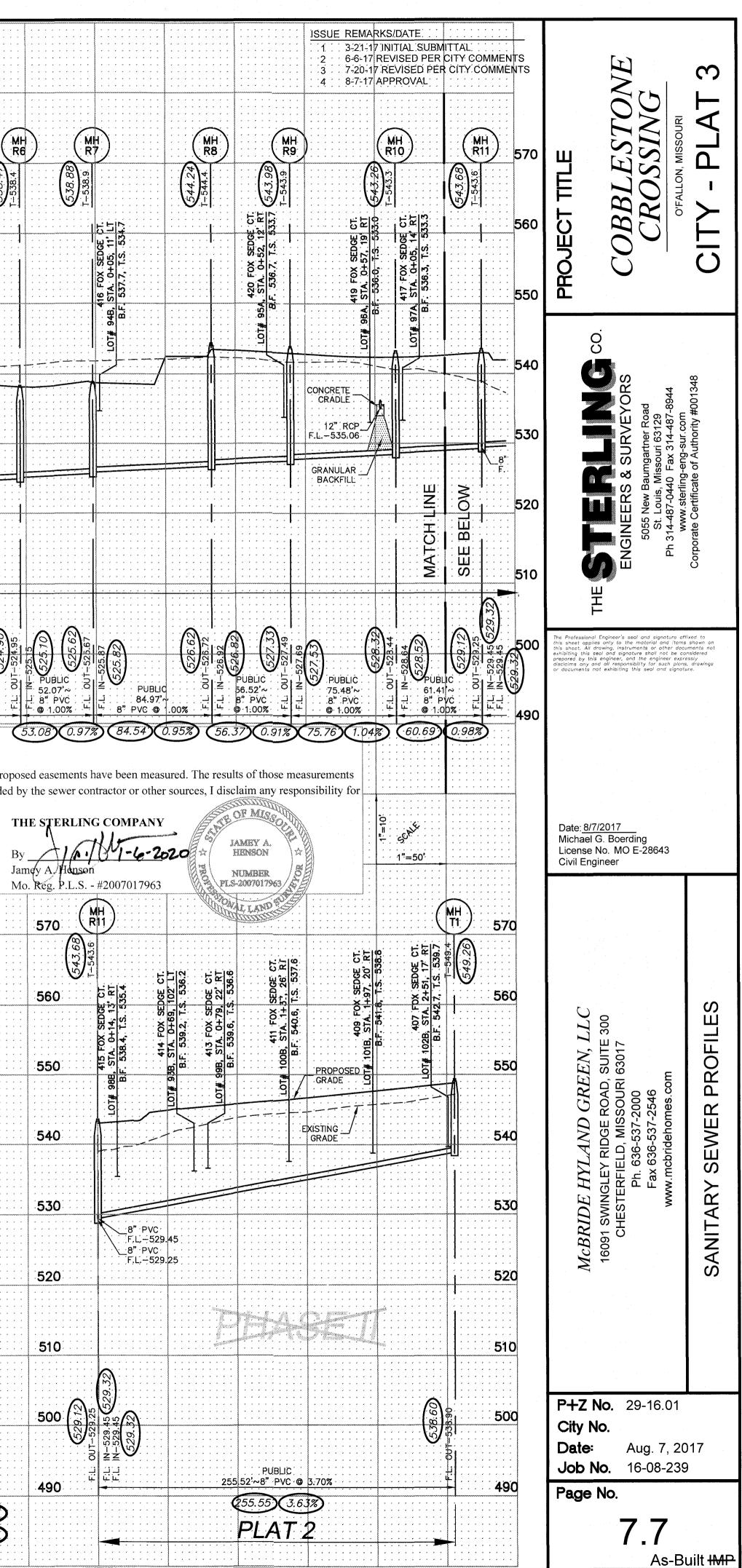
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"FINAL PLAN" Approval Date: January 26, 2017

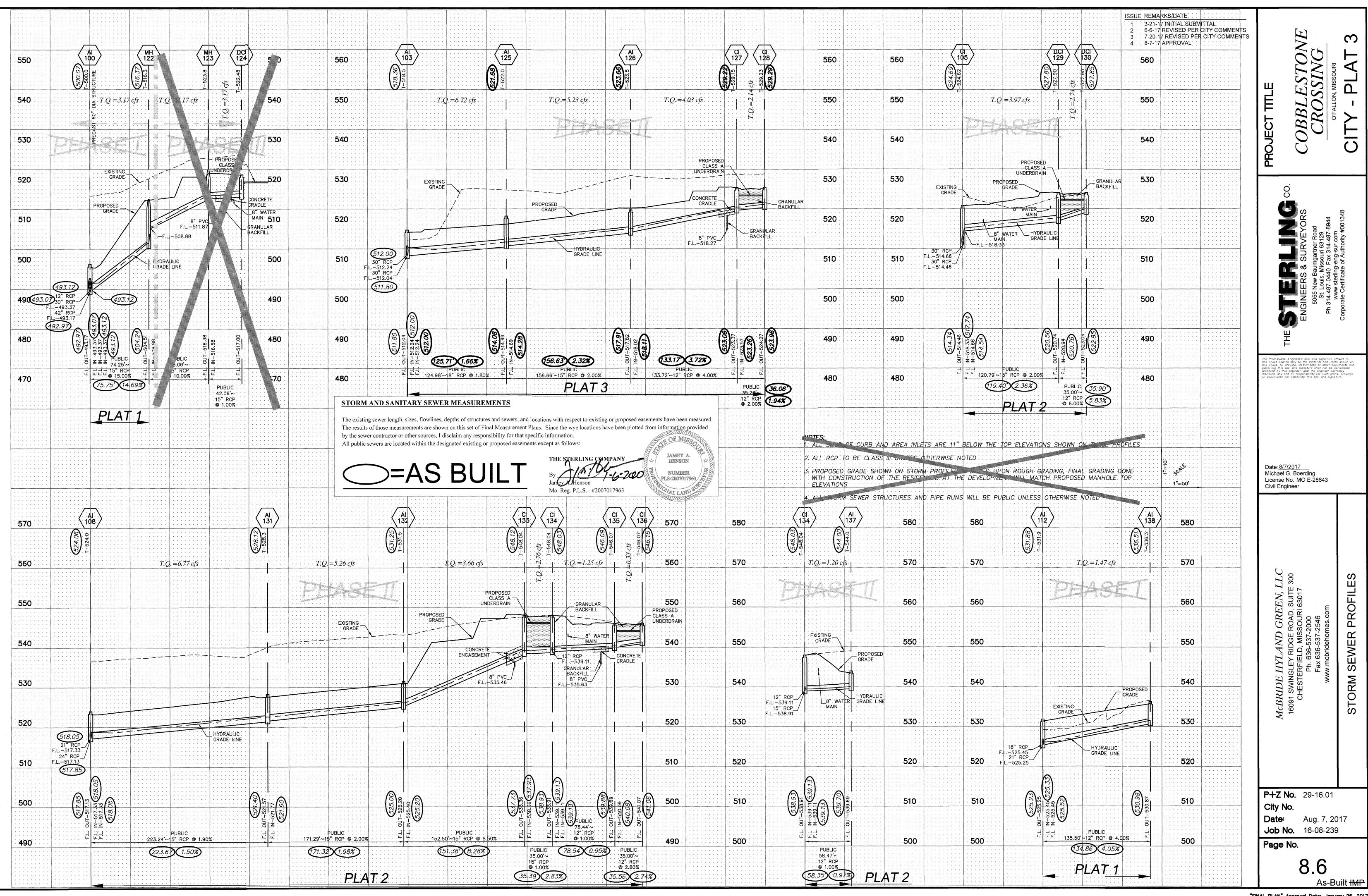


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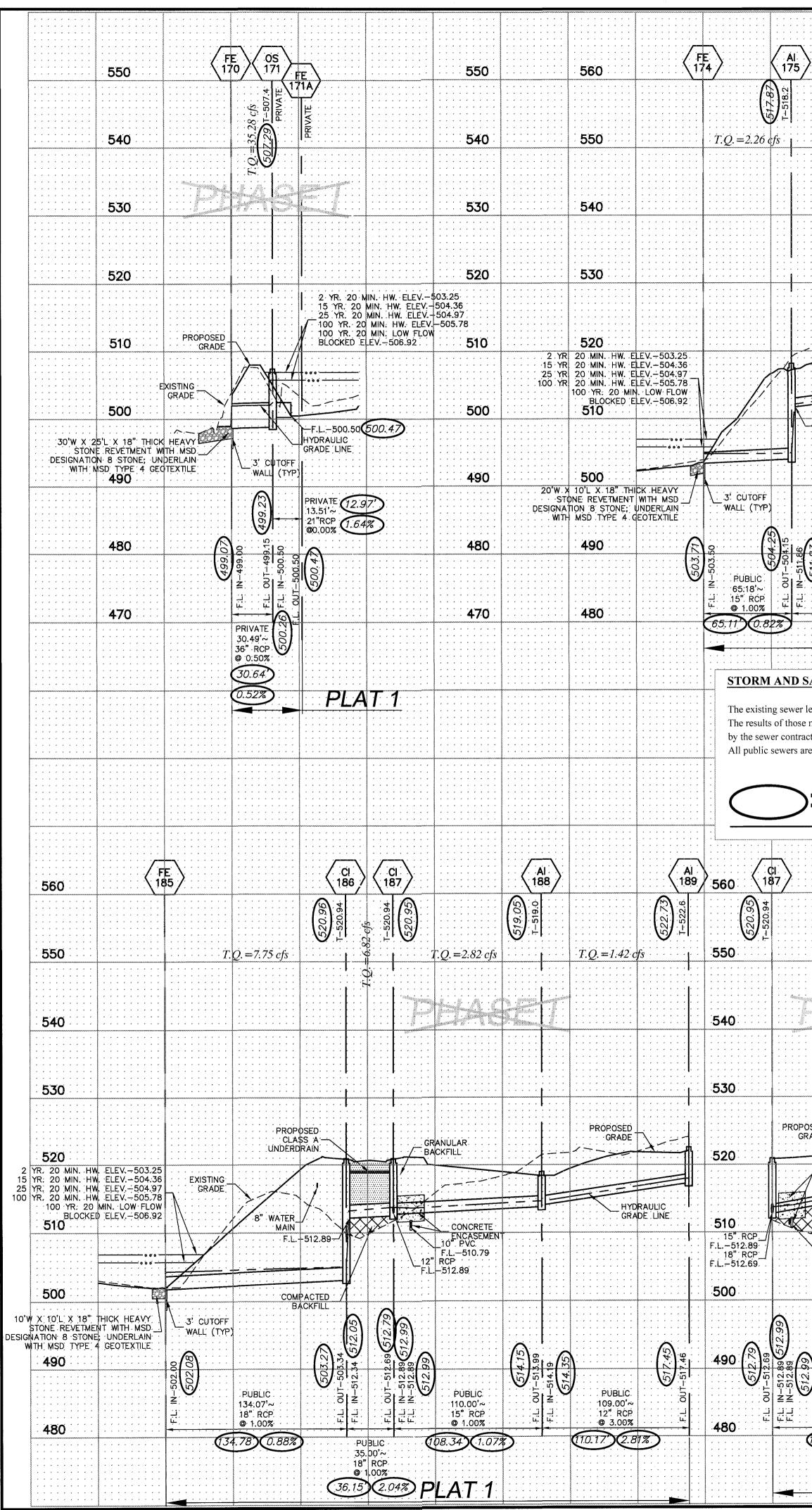
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[&]quot;FINAL PLAN" Approval Date: January 26, 2017

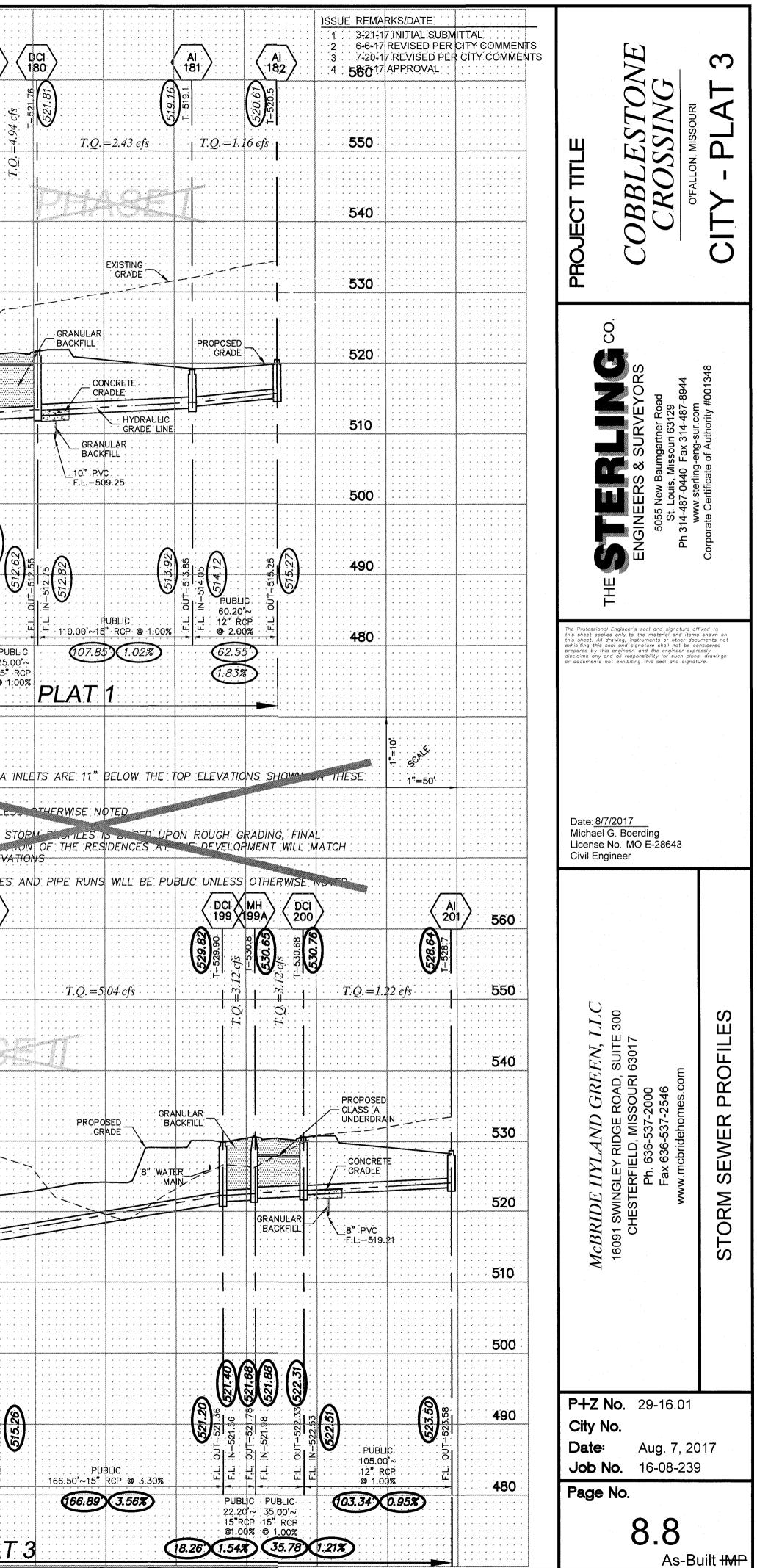


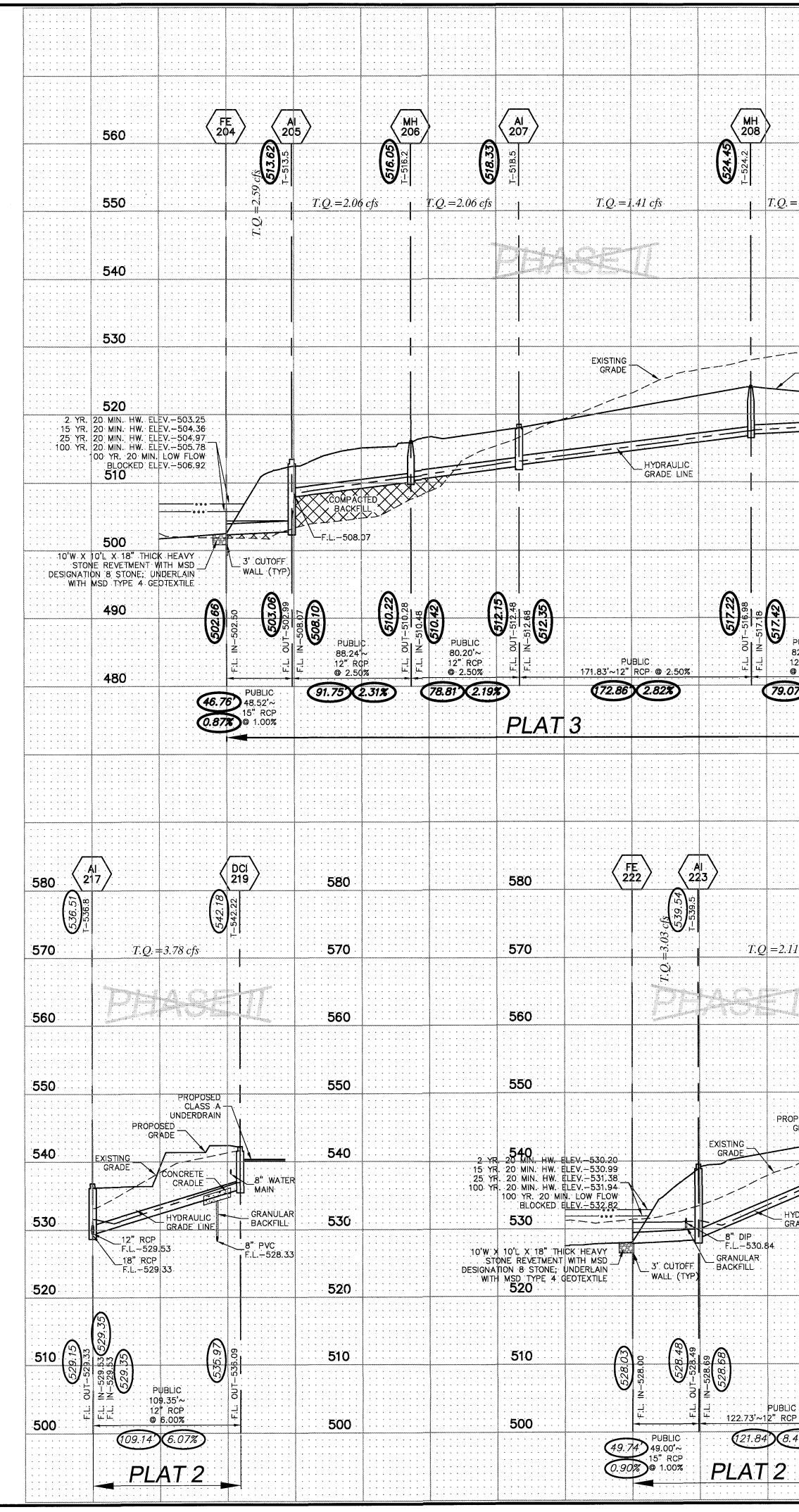
"FINAL PLAN" Approval Date: January 26, 2017



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	T.Q. = 1.17 cfs	$\left(\begin{array}{c} A^{l} \\ 1776 \end{array} \right)$	560	560 550 540		/8	6.92 cfs
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	PUBLIC 245.76'~12" RCP @ 2.50%		490 480	500 20'W X 10'L X 18" THICK STONE REVETMENT W DESIGNATION 8 STONE; UNI WITH MSD TYPE 4 GEO 490	TH MSD /	3' CUTOFF WALL (TYP) 00 10 117.70'~18"	to cost 1.16% 1.16% 1.16% 1.27%
ewer length, sizes, flowlines those measurements are sho contractor or other sources, I vers are located within the d	ER MEASUREMENTS s, depths of structures and sewers, and own on this set of Final Measurement H I disclaim any responsibility for that sp esignated existing or proposed easeme BUILT	Plans. Since the wye locations ha ecific information. nts except as follows: THE STERLING COM	ve been plotted from			PROFILES 2, ALL RCP TO 3. PROPOSED G GRADING DOI PROPOSED W	SEWER STRUCTURES
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PROPOSED Existing GRADE 540	THE STATE RELINES CO. ENGINEERS & SURVEYORS 5055 New Baumgartner Road 51. Louis, Missouri 63129 Ph 314-487-0440 Fax 314-487-8944 www.sterling-eng-sur.com Corporate Certificate of Authority #001348
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclosure and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.
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Sease Built	P+Z No. 29-16.01 City No. Date: Aug. 7, 2017 Job No. 16-08-239 Page No. 8.9 As-Built IMP