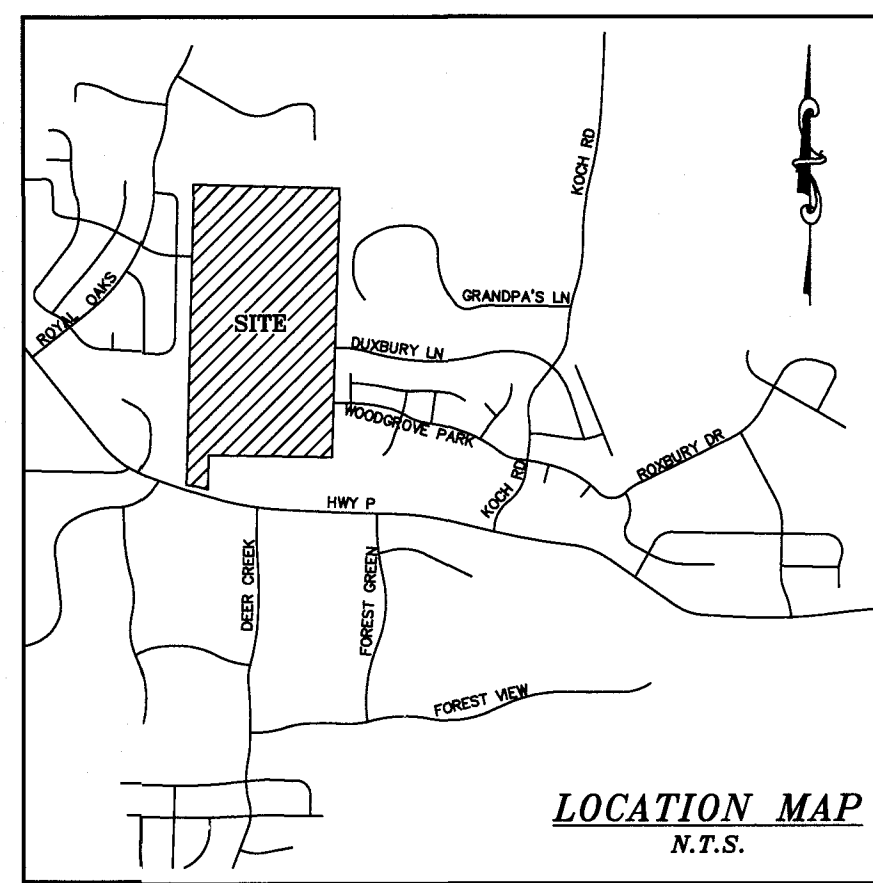
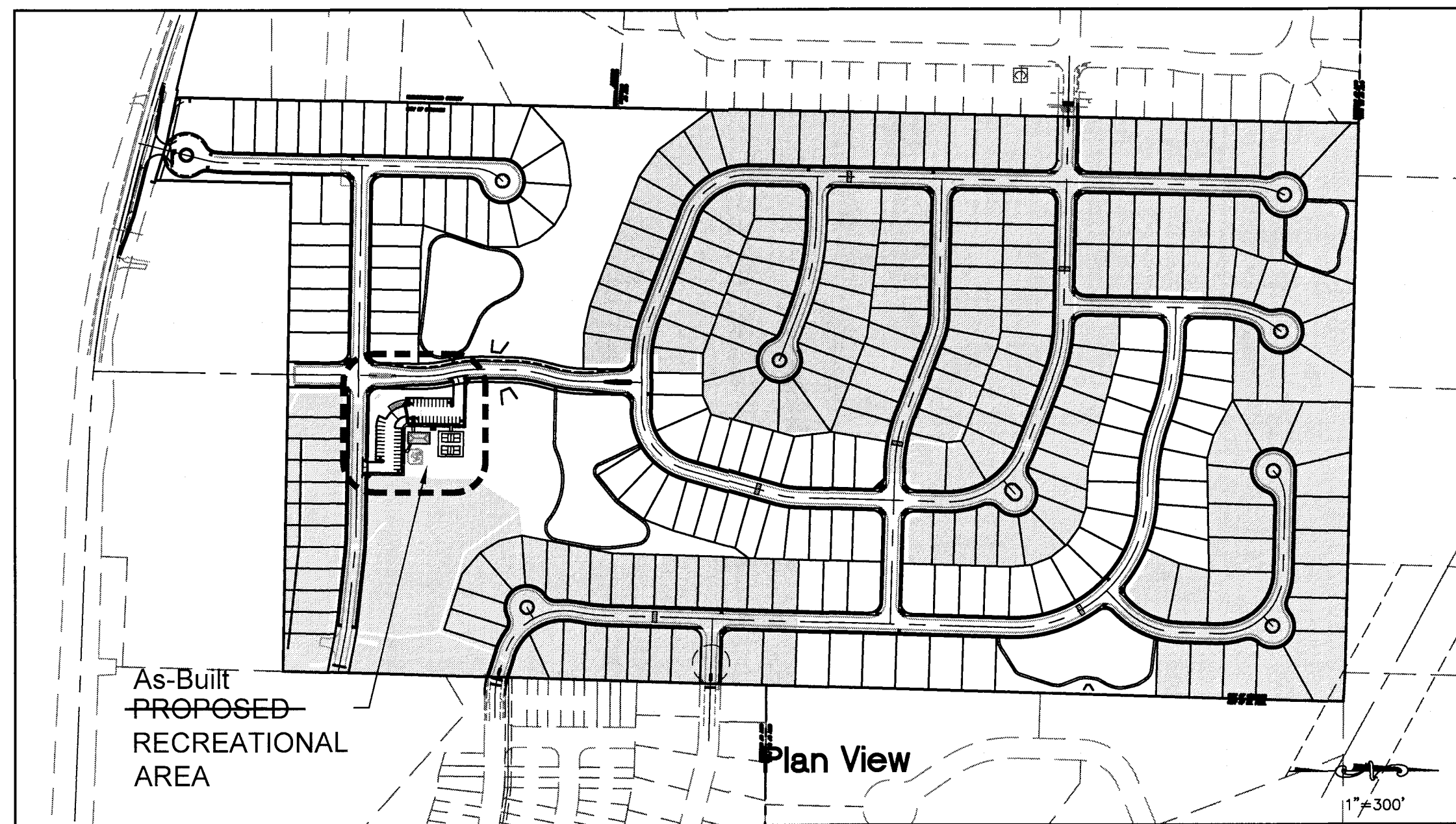


○=AS BUILT

A SET OF CONSTRUCTION PLANS FOR COBBLESTONE CROSSING RECREATIONAL AREA

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	12/21/17 INITIAL SUBMITTAL
2	01/16/18 CITY COMMENTS
3	02/01/18 CITY COMMENTS



Legend

EXISTING		PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X X	FENCE	x x
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	DOUBLE CURB INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	(G) (G)
	WATER MAIN & SIZE	(W) (W)
	TELEPHONE	(T) (T)
	ELECTRIC (U) UNDERGROUND	
	ELECTRIC (O) OVERHEAD	
	FIBER OPTIC	(FO) (FO)
	FLOW LINE	
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
	PARKING STALLS	P.S.
	YARD LIGHT	

Utility Contacts

Sanitary Sewer	City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-281-2858
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-63144 1-866-436-0820
Public Water Supply District No. 2	P.O. Box 967 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 1-800-392-3709
Ameren UE	200 Callahan Road Wentzville, MO. 63385 636-639-8312
Gas	Laclede 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	299 West Pearce Blvd. Wentzville, MO-63385
Cottleville Fire Protection District	1385 Motherhead Rd. St. Charles, MO-63304 636-447-6655

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 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 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°21'43" 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, 1318.84 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°42'26" EAST, 69.72 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 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 MAURET, HUSBAND AND WIFE, BY DOCUMENT RECORDED IN DEED BOOK 4430 PAGE 709 OF SAID RECORDS; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID MAURET TRACT, NORTH 89°58'29" WEST, 1172.88 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 02°21'18" WEST, 326.53 FEET TO A POINT ON THE NORTH LINE OF STATE HIGHWAY P (WIDTH VARIES), AS WIDENED, 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°26'51" EAST, 113.64 FEET TO THE POINT OF BEGINNING AND CONTAINS 3,595.658 SQUARE FEET, OR 82.54 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2016.

Drawing Index

- 1.1 COVER SHEET
- 1.2 GENERAL NOTES
- 2.1 OVERALL PLAN
- 2.2 SITE/GRADING PLAN
- 3.1 STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
- 3.2 SWPPP DETAILS
- 4.1 DRAINAGE AREA PLAN
- 5.1 SEWER PROFILES & SITE DETAILS
- 5.2 SITE DETAILS
- L1 LANDSCAPE PLAN

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 CENTRE, 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 WESTWEST 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)

Project Data

1. TOTAL SITE AREA: 82.54 ACRES
2. TOTAL DISTURBED: 75.0 ACRES
3. 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.
4. TREE PRESERVATION CALCS:
EXISTING TREES = 18.2 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
5. SUBDIVISION ESTIMATED SANITARY SEWER FLOW = 105,080 GALLONS/DAY
RECREATION AREA ESTIMATED SANITARY SEWER FLOW = 0 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

Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: 82.54 ACRES
PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 14.80 ACRES = 17.83%
NET PROPOSED RESIDENTIAL AREA: 67.74 ACRES = 82.07%

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

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:

RECREATIONAL/POOL AREA PARKING CALCULATIONS:
(1.0 SPACES/10 DWELLING UNITS)
SPACES REQUIRED: 29 SPACES
SPACES PROVIDED: 48 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

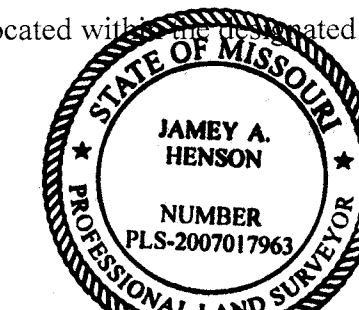
Deviations From R-1 Zoning District

	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%

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 with respect to existing or proposed easements except as shown herein.



THE STERLING COMPANY
By *Jamey A. Henson* 11-26-18
Jamey A. Henson
Mo. Reg. P.L.S. - #2007017963

○=AS BUILT

Conditions of Approval From Planning and Zoning

This approval is conditional upon the following Staff recommendations being met:

1. The sidewalk along the parking area shall be a minimum of five (5) feet wide.
2. A Commercial Site Plan construction permit will be required.
3. A commercial escrow will be needed prior to site construction plans being approved for the recreation area.
4. Lighting shall be provided for the mailbox kiosk area.
5. A Landscape Plan shall be provided with Construction Plans.

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: *Jamie Shavelle*
DATE 11/26/2018 PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

P+Z No. 29-16.01

City No.

Date: Feb. 1, 2018

Job No. 16-08-239

Page No.

1.1

As-Built SITE

"FINAL PLAN" Approval Date: January 26, 2017

PROJECT TITLE
COBBLESTONE CROSSING
OF FALLON, MISSOURI
CITY - REC. AREA

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

SEAN M. ACKLEY
Professional Engineer
PE-200918679

Date: 02/01/18
Sean M. Ackley
License No. PE-200918679
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

COVER SHEET



ISSUE	REMARKS/DATE
1	12/21/17 INITIAL SUBMITTAL
2	01/16/18 CITY COMMENTS
3	02/01/18 CITY COMMENTS

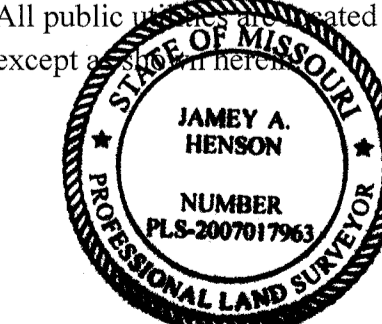
As-Built
PROPOSED
RECREATIONAL
AREA (SEE
SHEET 2.2)

AS-BUILT PLAN NOTE:
ALL EASEMENTS SHOWN HEREON
ARE BASED ON THE RECORD PLAT
SEE BK: PL 49, P. 317

AS-BUILT IMPROVEMENT LOCATIONS

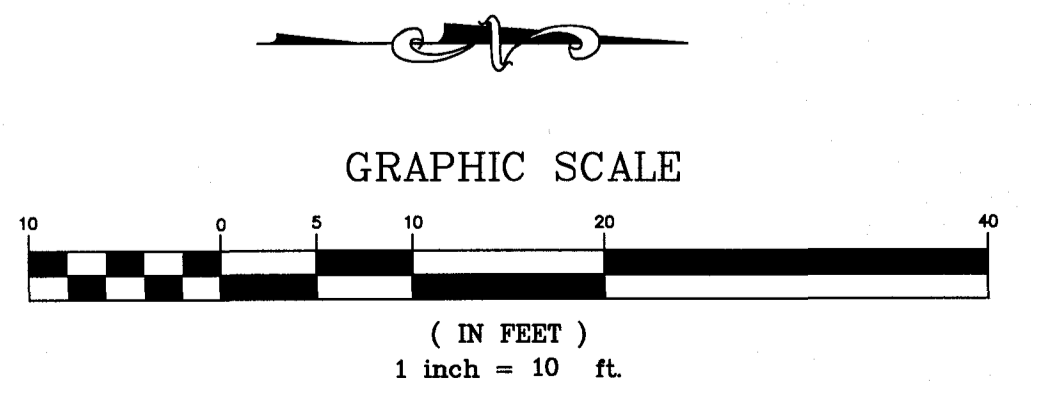
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of 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 located within the designated existing or proposed easements except as noted hereon.



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

○ = AS BUILT



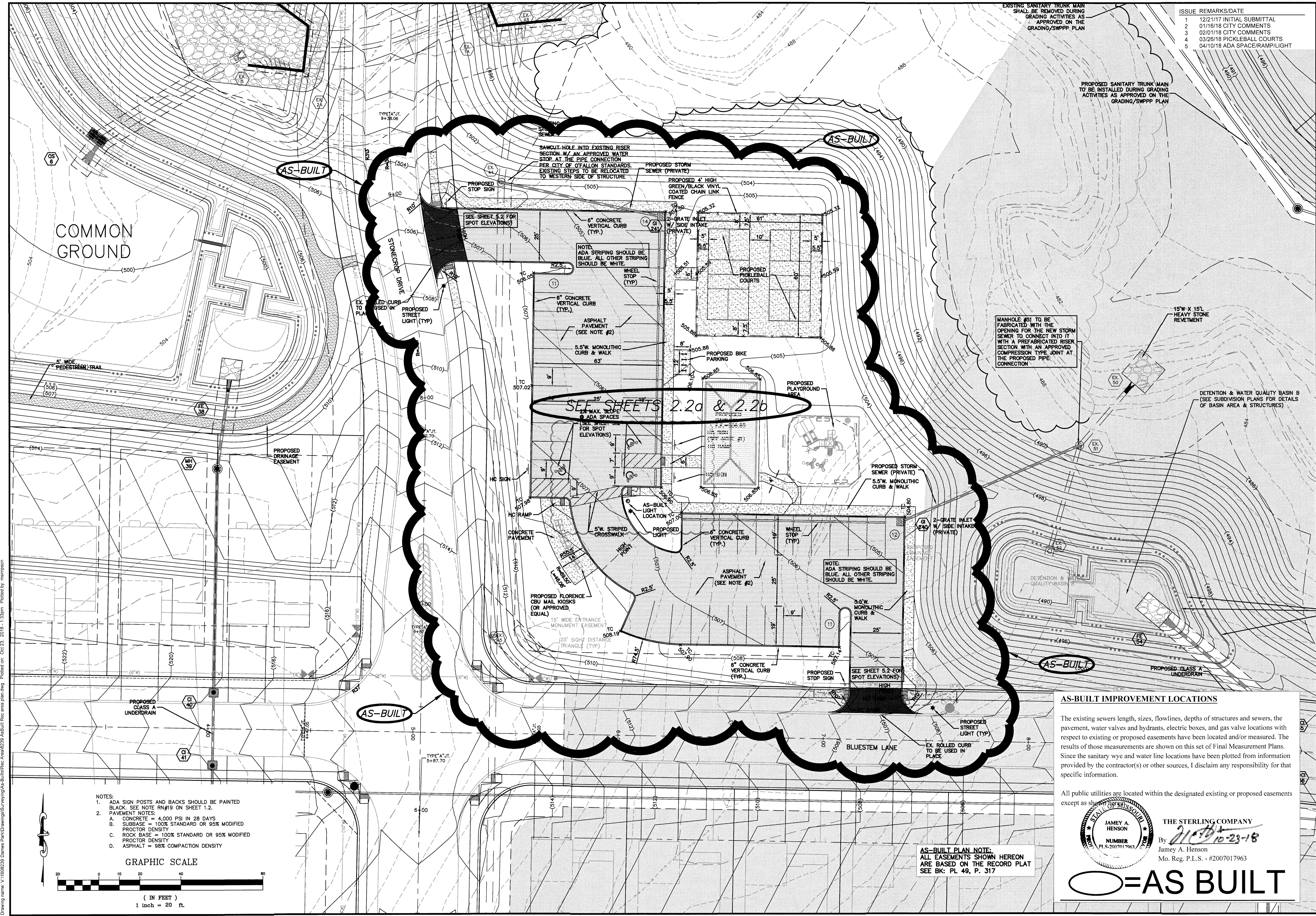
PROJECT TITLE
COBBLESTONE CROSSING
OFFALLON, MISSOURI
CITY - REC. AREA

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: 02/01/18
Sean M. Ackley
License No. PE-2009018679
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

P+Z No. 29-16.01
City No.
Date: Feb. 1, 2018
Job No. 16-08-239
Page No.
2.1
As-Built SITE

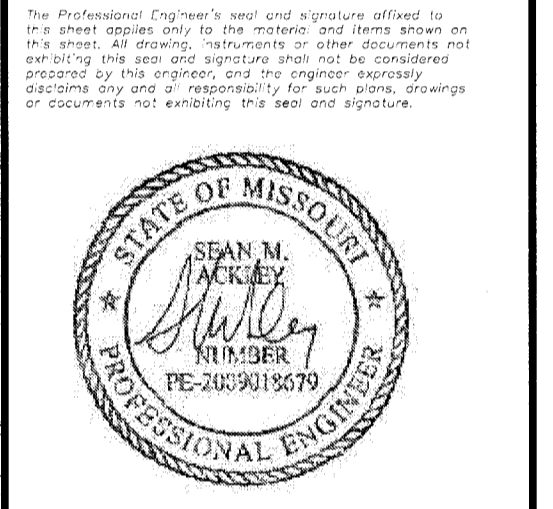


ISSUE REMARKS/DATE

1	12/21/17 INITIAL SUBMITTAL
2	01/16/18 CITY COMMENTS
3	02/01/18 CITY COMMENTS
4	03/26/18 PICKLEBALL COURTS
5	04/10/18 ADA SPACE/RAMP/LIGHT

PROJECT TITLE
COBBLESTONE CROSSING
 OFFALLON, MISSOURI
CITY - REC. AREA

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: 04/10/18
 Sean M. Ackley
 License No. PE-2009018679
 Civil Engineer

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

SITE/GRADING PLAN

P+Z No. 29-16.01
City No.
Date: April 10, 2018
Job No. 16-08-239
Page No.
2.2
 As-Built SITE

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 wyre 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.

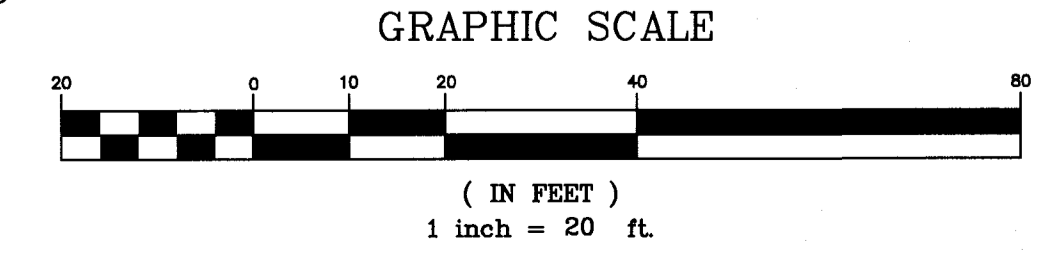
All public utilities are located within the designated existing or proposed easements except as shown.

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

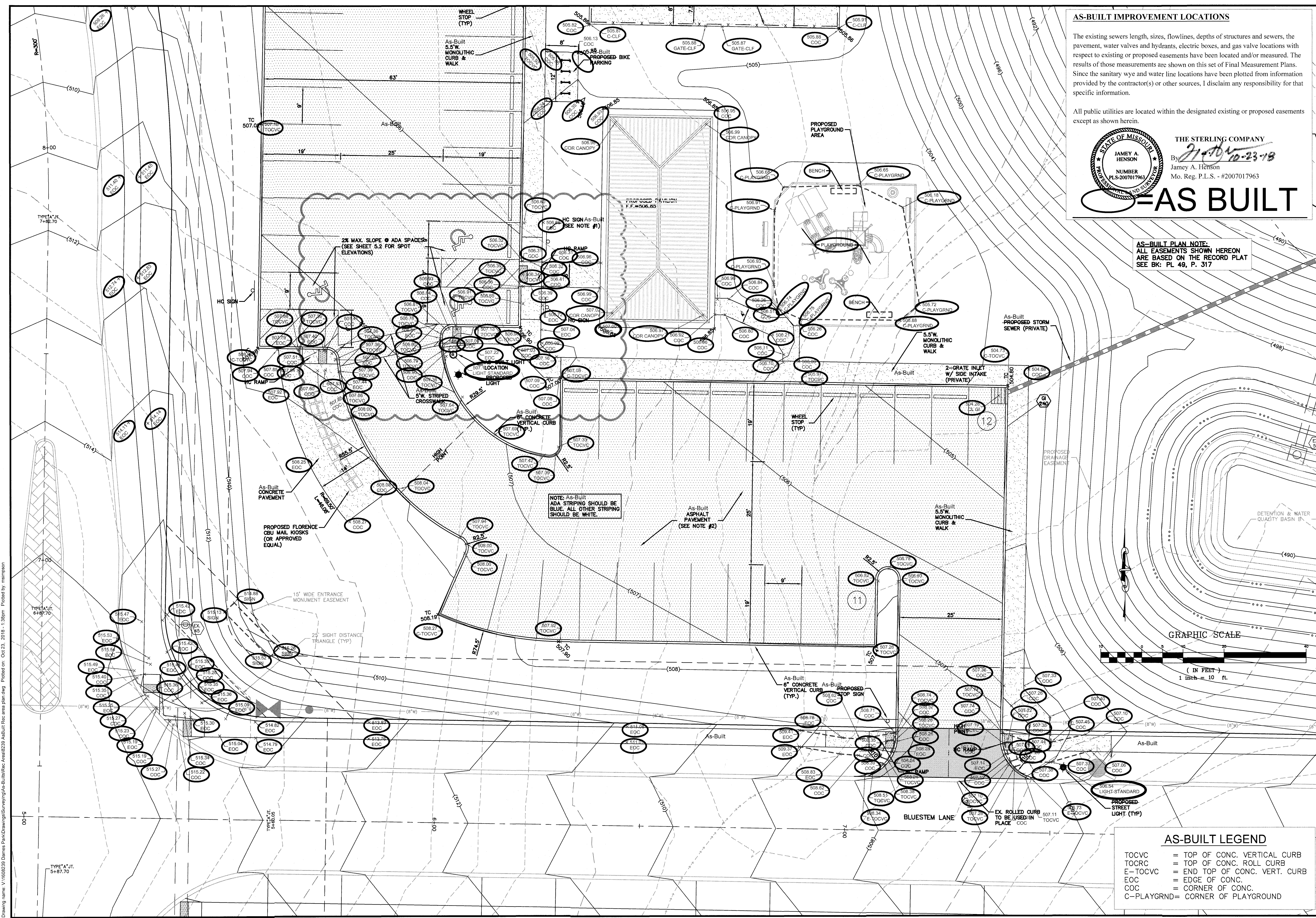
AS-BUILT

AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAN SEE BK: PL 49, P. 317

- NOTES:**
- ADA SIGN POSTS AND BACKS SHOULD BE PAINTED BLACK. SEE NOTE RN#19 ON SHEET 1.2.
 - PAVEMENT NOTES:
 - CONCRETE = 4,000 PSI IN 28 DAYS
 - SUBBASE = 100% STANDARD OR 95% MODIFIED PROCTOR DENSITY
 - ROCK BASE = 100% STANDARD OR 95% MODIFIED PROCTOR DENSITY
 - ASPHALT = 98% COMPACTION DENSITY



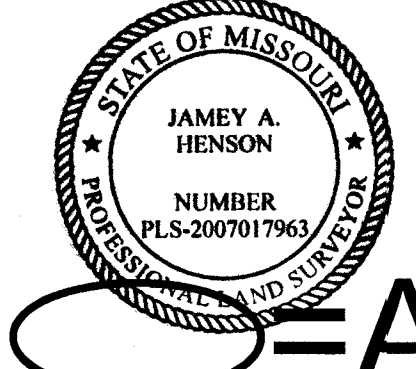
Drawing name: V:\1608239-Dames Park\Drawings\Surveying\A-Build\Rec-areas-plan.dwg Printed on: Oct 23, 2018 - 1:33pm. Plotted by: mscampson



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 shown herein.



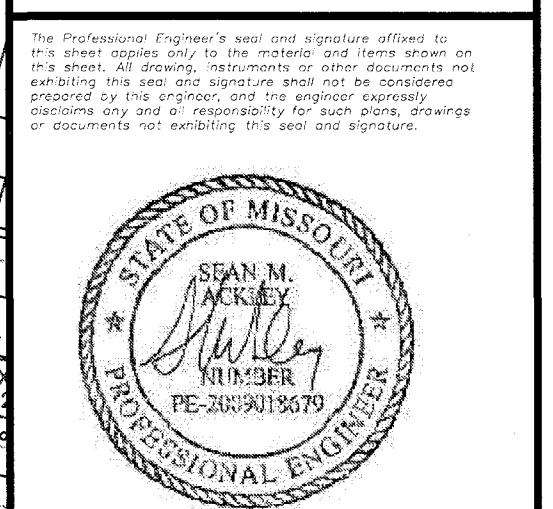
THE STERLING COMPANY
 By: *J. Henson* 10-23-18
 James A. Henson
 Mo. Reg. P.L.S. - #2007017963

AS BUILT

AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON
 ARE BASED ON THE RECORD PLAT
 SEE BK: PL 49, P. 317

PROJECT TITLE
COBBLESTONE CROSSING
 CITY - REC. AREA

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

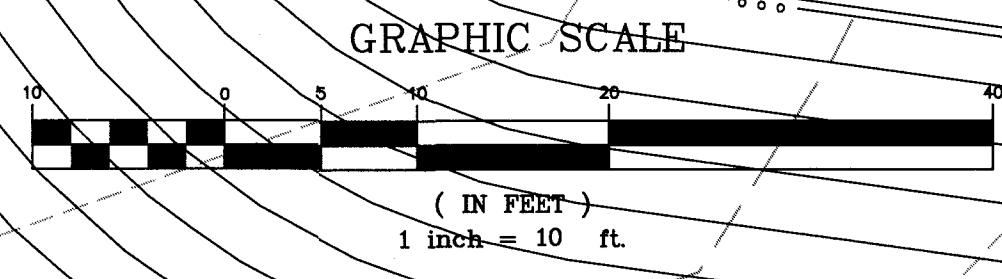


Date: 04/10/18
 Sean M. Ackley
 License No. PE-2009018679
 Civil Engineer

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

SITE/GRADING PLAN

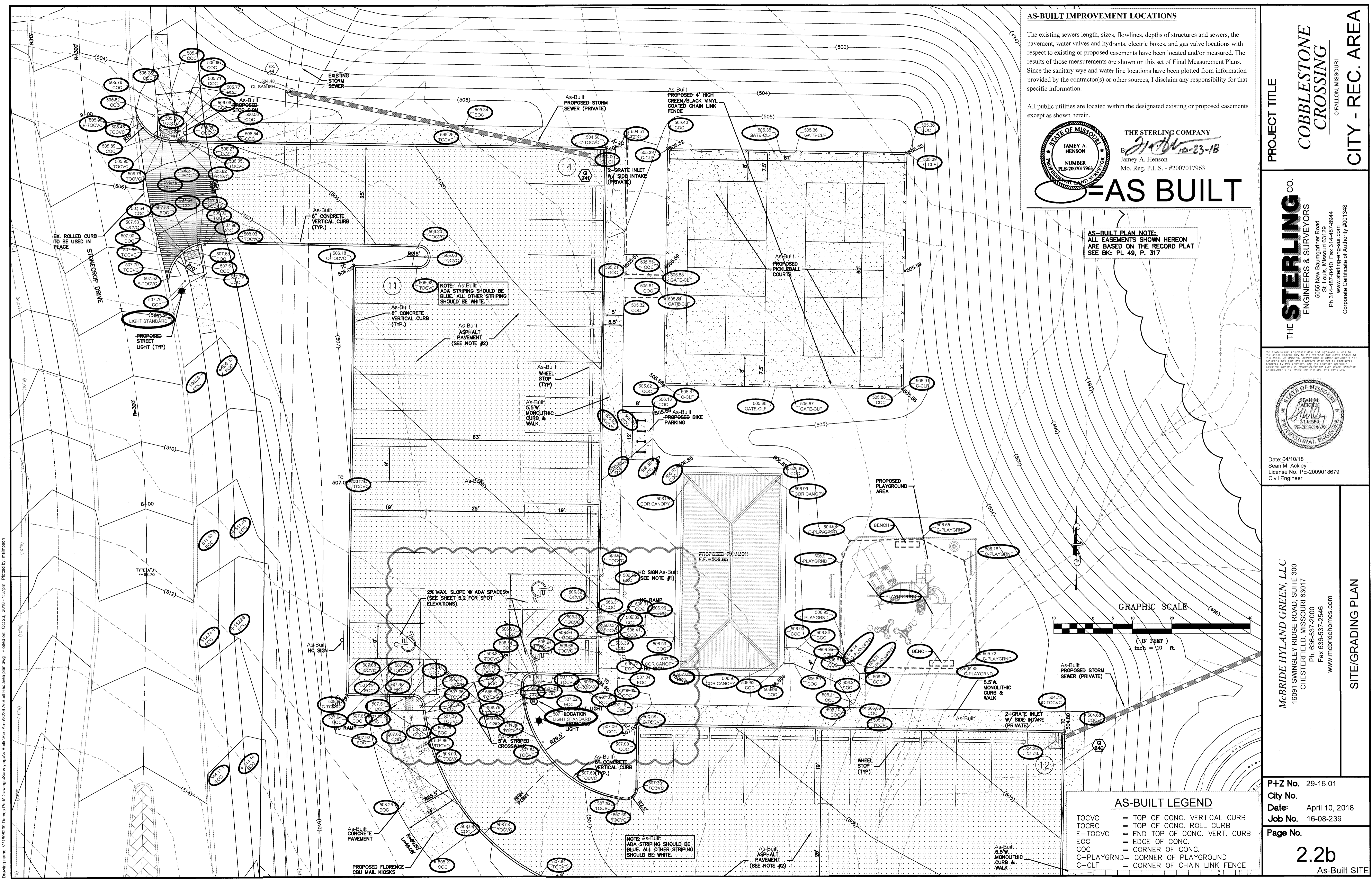
P+Z No. 29-16.01
 City No.
 Date: April 10, 2018
 Job No. 16-08-239
 Page No.
2.2a
 As-Built SITE



AS-BUILT LEGEND

TOCVC	=	TOP OF CONC. VERTICAL CURB
TOCRC	=	TOP OF CONC. ROLL CURB
E-TOCVC	=	END TOP OF CONC. VERT. CURB
EOC	=	EDGE OF CONC.
COC	=	CORNER OF CONC.
C-PLAYGRND	=	CORNER OF PLAYGROUND

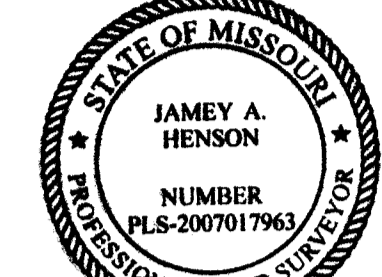
Drawing name: V:\1108239 Dimes Plans\Drawings\Surveying\As-Built\Site Area\plan.dwg Plotted on: Oct 23, 2018 - 1:38pm Plotted by: mstimpson



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 shown herein.



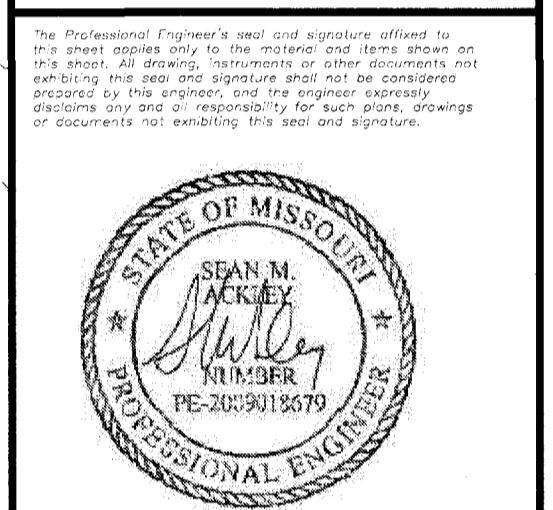
THE STERLING COMPANY
 By: *J. Henson* 10-23-18
 James A. Henson
 Mo. Reg. P.L.S. - #2007017963

AS BUILT

AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON
 ARE BASED ON THE RECORD PLAT
 SEE BK: PL 49, P. 317

PROJECT TITLE
COBBLESTONE CROSSING
 OF FALLON, MISSOURI
CITY - REC. AREA

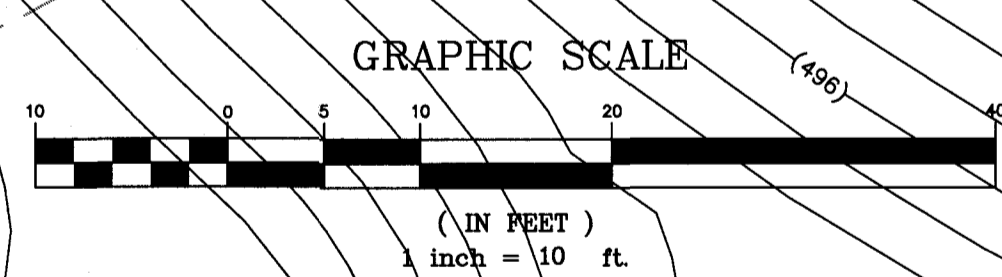
THE STERLING CO.
ENGINEERS & SURVEYORS
 5065 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348



Date: 04/10/18
 Sean M. Ackley
 License No. PE-2009018679
 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

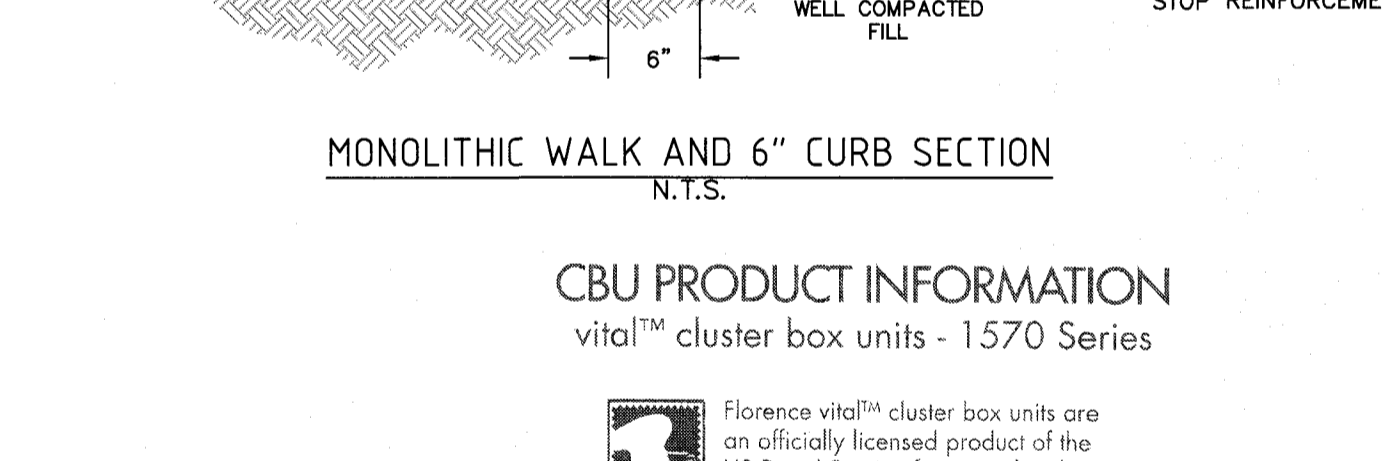
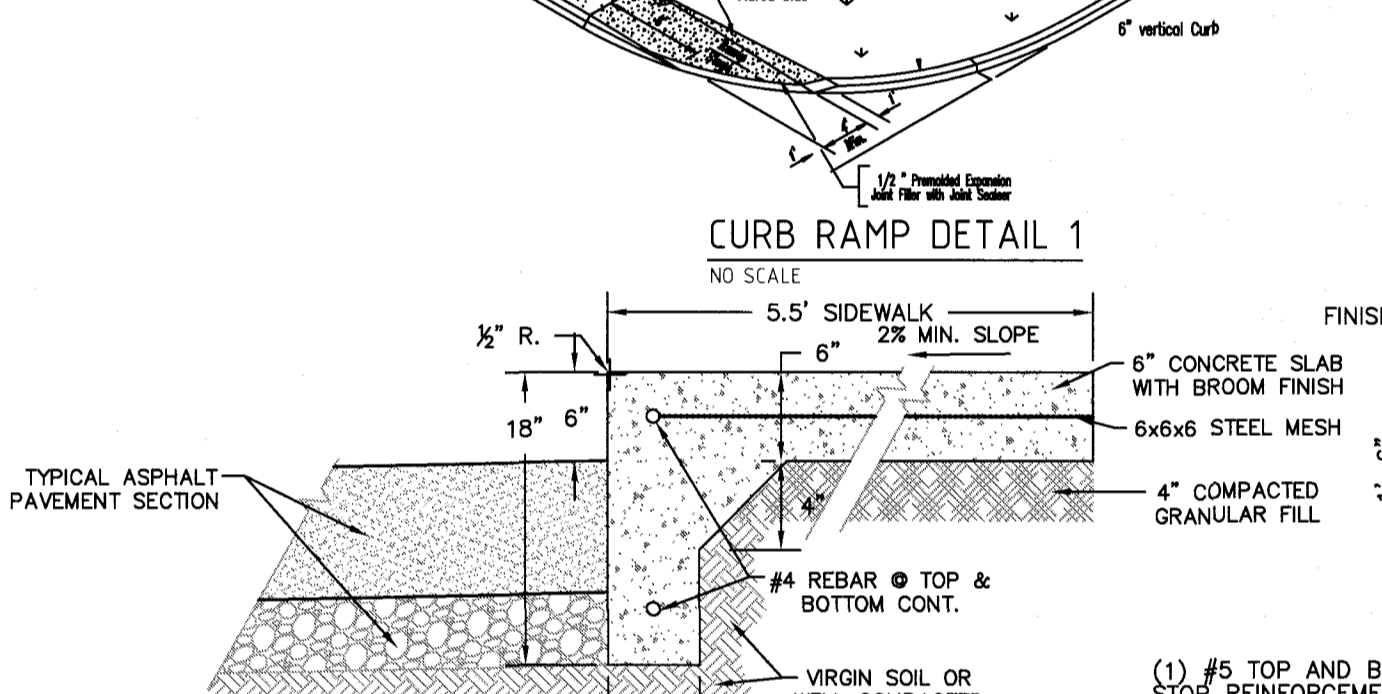
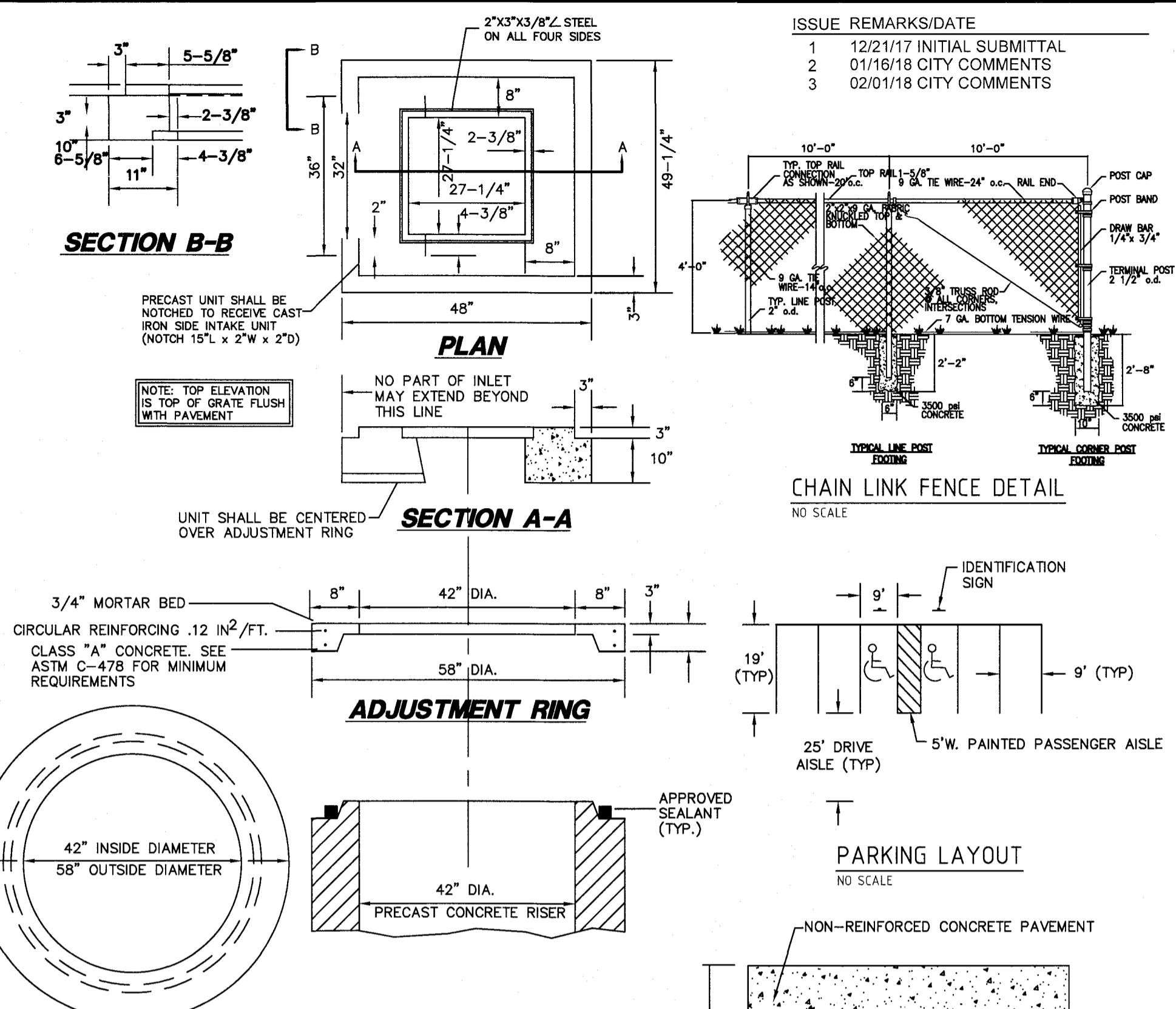
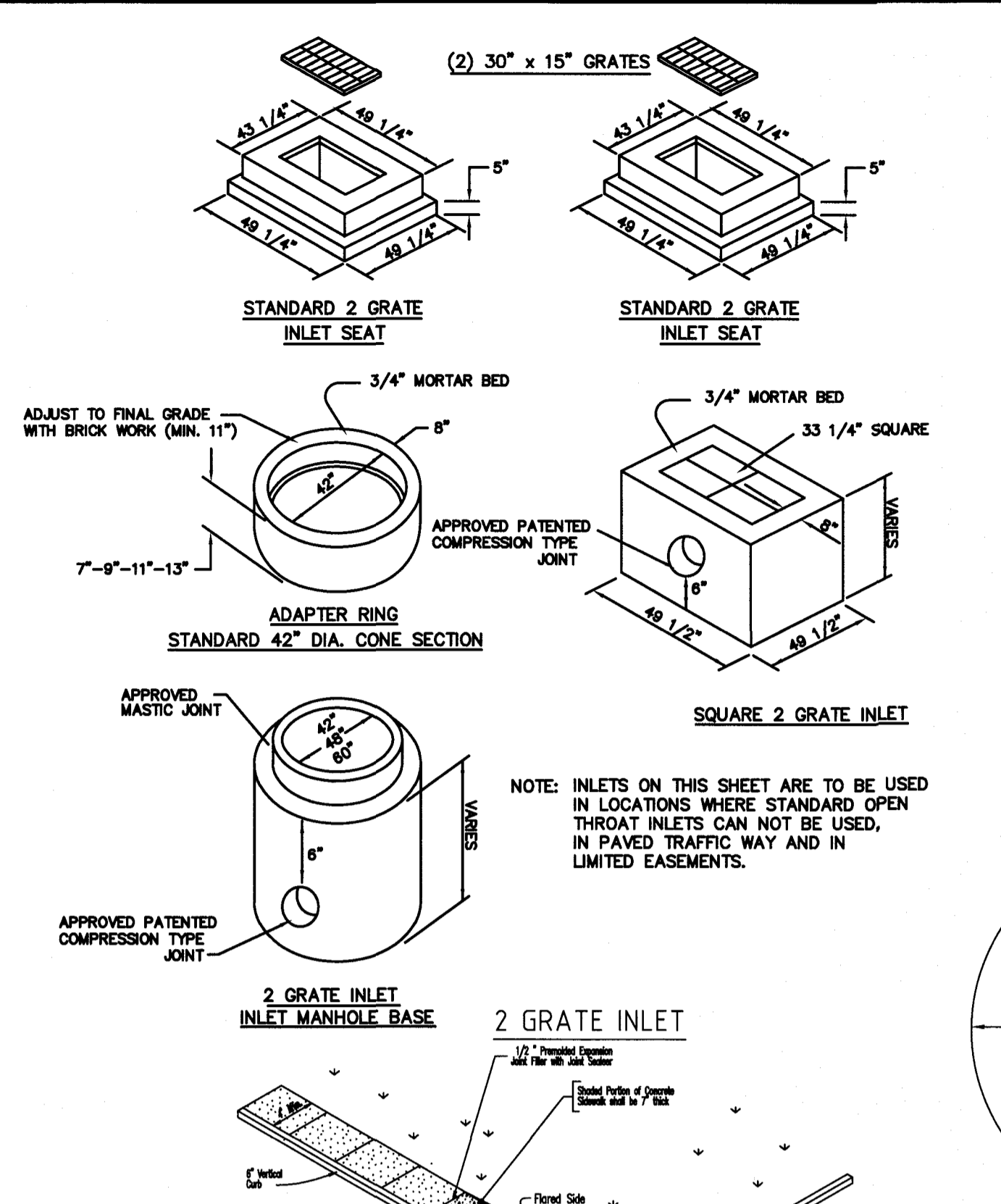
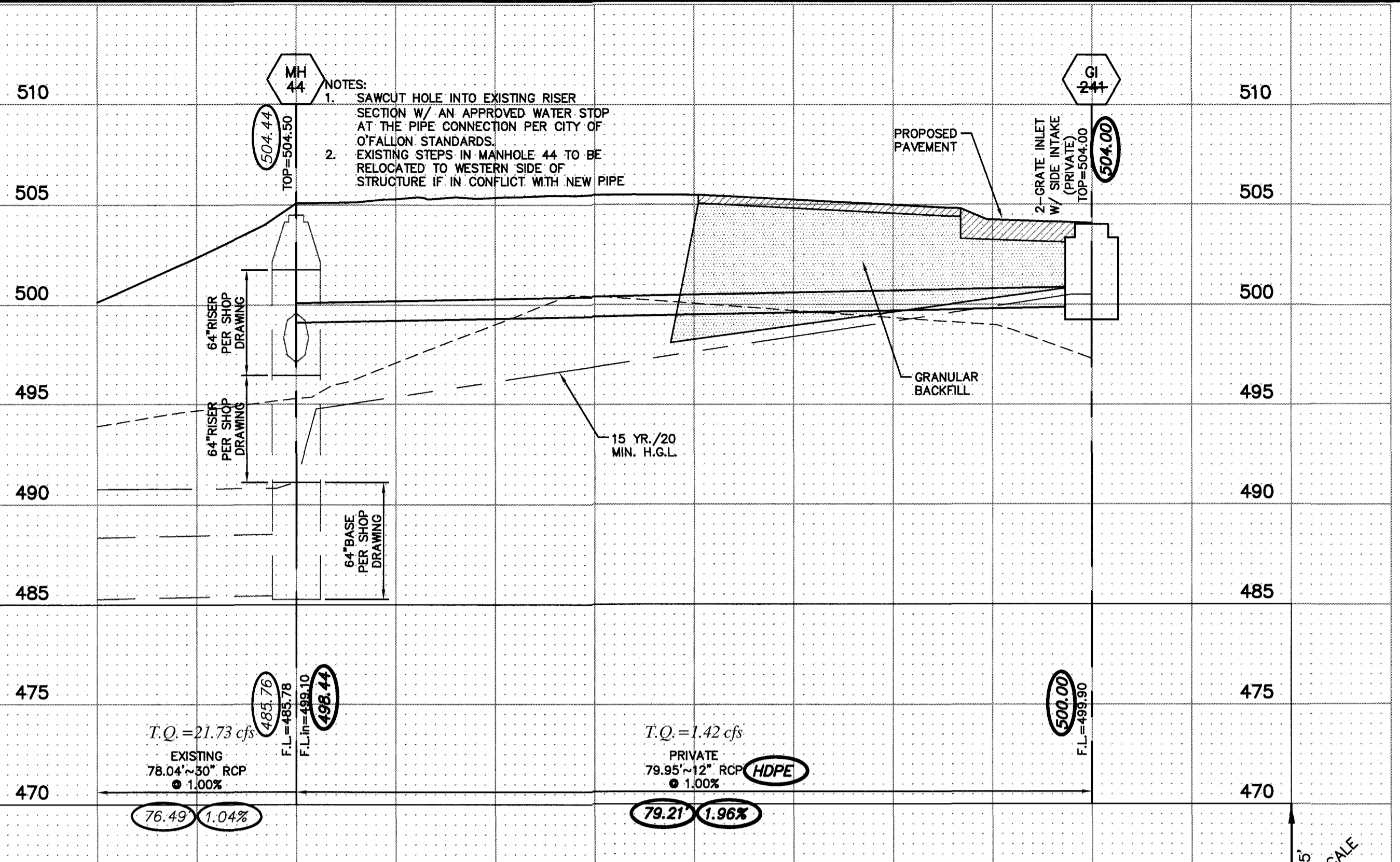
P+Z No. 29-16.01
City No.
Date: April 10, 2018
Job No. 16-08-239
Page No.
2.2b
 As-Built SITE



AS-BUILT LEGEND

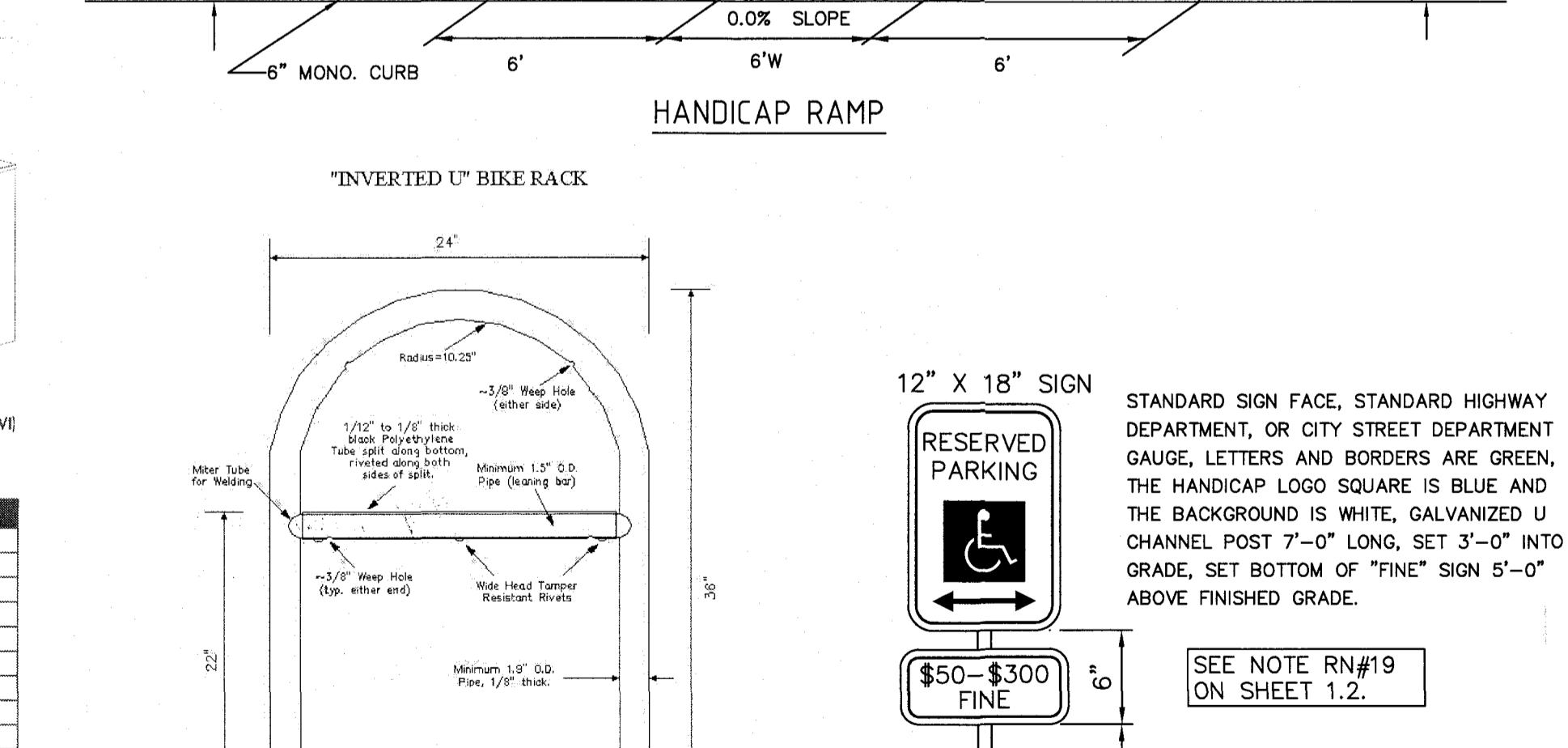
TOCVC	=	TOP OF CONC. VERTICAL CURB
TOCRC	=	TOP OF CONC. ROLL CURB
E-TOCVC	=	END TOP OF CONC. VERT. CURB
EOC	=	EDGE OF CONC.
COC	=	CORNER OF CONC.
C-PLAYGRND	=	CORNER OF PLAYGROUND
C-CLF	=	CORNER OF CHAIN LINK FENCE

Drawing name: Y:\1608239 Dames Park Drawings\Surveying\As-Built\Rec Area\239 As-Built Rec Area plan.dwg
 Plotted on: Oct 23, 2018 - 1:37pm
 Plotted by: msimpson



	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V	TYPE VI
INSTALLED HEIGHT	62"	62"	62"	62"	62"	62"
DEPTH	18"	18"	18"	18"	18"	18"
WIDTH	30-1/2"	30-1/2"	30-1/2"	30-1/2"	30-1/2"	30-1/2"
POSTAL HEIGHT	28-1/2"	28-1/2"	28-1/2"	28-1/2"	28-1/2"	28-1/2"
WEIGHT (WITH PEDESTAL)*	137 LBS.	111 LBS.	147 LBS.	137 LBS.	172 LBS.	148 LBS.
WEIGHT (WITH PEDESTAL)†	129 LBS.	129 LBS.	142 LBS.	137 LBS.	130 LBS.	123 LBS.
QTY OF STANDARD COMPARTMENTS	8	12	16	13	4	8
STANDARD COMPARTMENT HEIGHT	3-1/4"	3-1/4"	3-1/4"	5"	6-1/2"	3-1/4"
QTY OF PARCEL COMPARTMENTS	2	1	2	1	2	4
PARCEL COMPARTMENT HEIGHT	10", 13"	10"	10", 13"	10"	10", 13"	10", 13"

* Weights do NOT include packaging - product only.



Notes: For installation of Florence vital™ decorative CBU accessories, please refer to manual located within the vital™ product packaging.

FLORENCE MANUFACTURING CPU PRODUCT INFORMATION

PROJECT TITLE
COBBLESTONE CROSSING
 OFFALLON, MISSOURI
CITY - REC. AREA

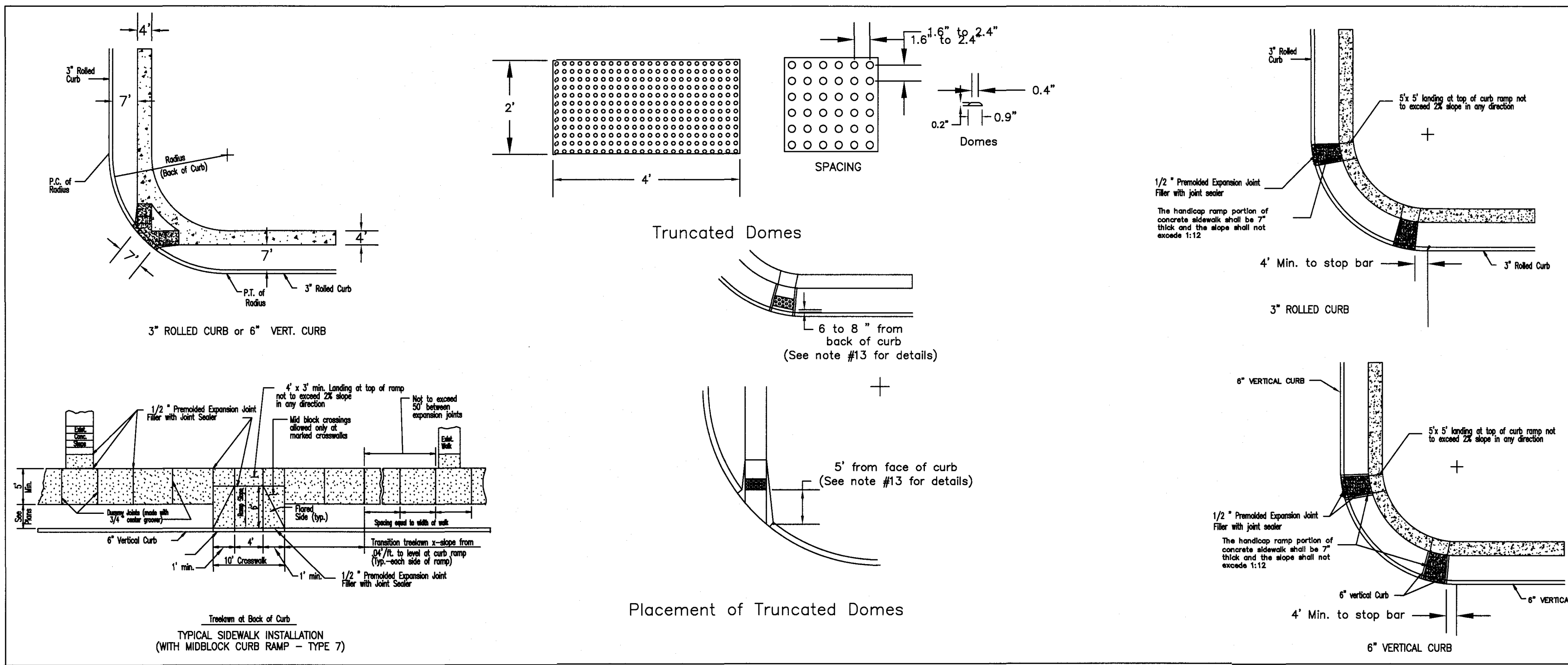
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5065 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph: 314-487-0440 Fax: 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

STATE OF MISSOURI
 SEAN M. ACKLEY
 PROFESSIONAL ENGINEER
 LICENSE NO. PE-2009018679

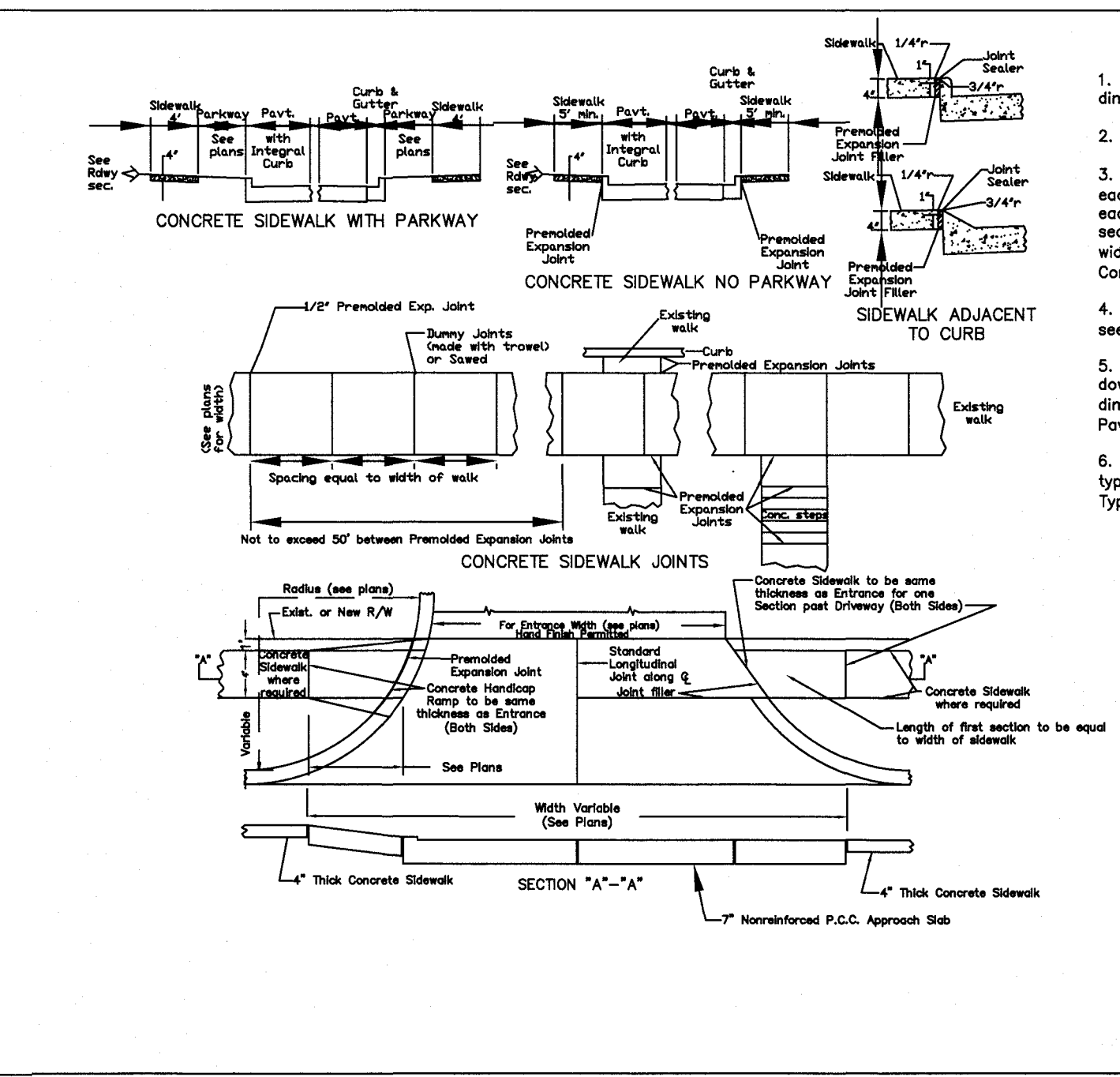
Date: 02/01/18
 Sean M. Ackley
 License No. PE-2009018679
 Civil Engineer

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: Feb. 1, 2018
Job No. 16-08-239
Page No.



- GENERAL NOTES**
- Do not scale drawing. Follow dimensions.
 - Sidewalks and sidewalk curbs shall be constructed in accordance with these details and the current approved Amendments with Disabilities Act Access Guidelines (ADAAG).
 - Minimum sidewalk width along 6" vertical curbs shall be 5 feet. Minimum sidewalk width along 3" rolled curb shall be 4 feet.
 - Maximum sidewalk cross slope 0.02%/ft.
 - All sidewalk sections shall be 4" thick, except where indicated as 7" thick by shaded portions shown on details.
 - Where curb ramp meets pavement, Bullnose will not be permitted.
 - If integral concrete curb is constructed, strike a dummy joint across bottom of ramp at curb line. If concrete curb is dowel-on, back out pavement to provide full depth curb across ramp from outer point of curb taper to outer point of curb top.
 - For pavement longitudinal and transverse joints and dowel and tie bar requirements and dimensions, refer to the Pavement Construction Details for Joints and Curb.
 - For roadway cross slopes, pavement types, and thicknesses, refer to Standard Typical Sections.
 - The intersection of two sidewalks or the intersection of a sidewalk and a driveway may serve as a wheelchair passing space on sidewalks less than 5 feet wide.
 - All curb ramps shall have a detectable warning complying with Americans with Disabilities Act Accessibility Guidelines (ADAAG).
 - All ramps must line up with the corresponding ramp on the other side of the street or intersection.
 - All truncated domes shall run parallel to the road that it's crossing.
 - Truncated warning domes shall not be stamped and will be a ADA approved product.



ISSUE	REMARKS/DATE
01/18/18	CITY COMMENTS
02/07/18	CITY COMMENTS
04/10/18	ADA SPACE/RAMP/LIGHT

3. Sidewalk thickness increases to 6" on each side of Private Driveways and 7" on each side of Commercial Driveways for one section of sidewalk equal in length to the width of the sidewalk. See "Entrance Construction Details".

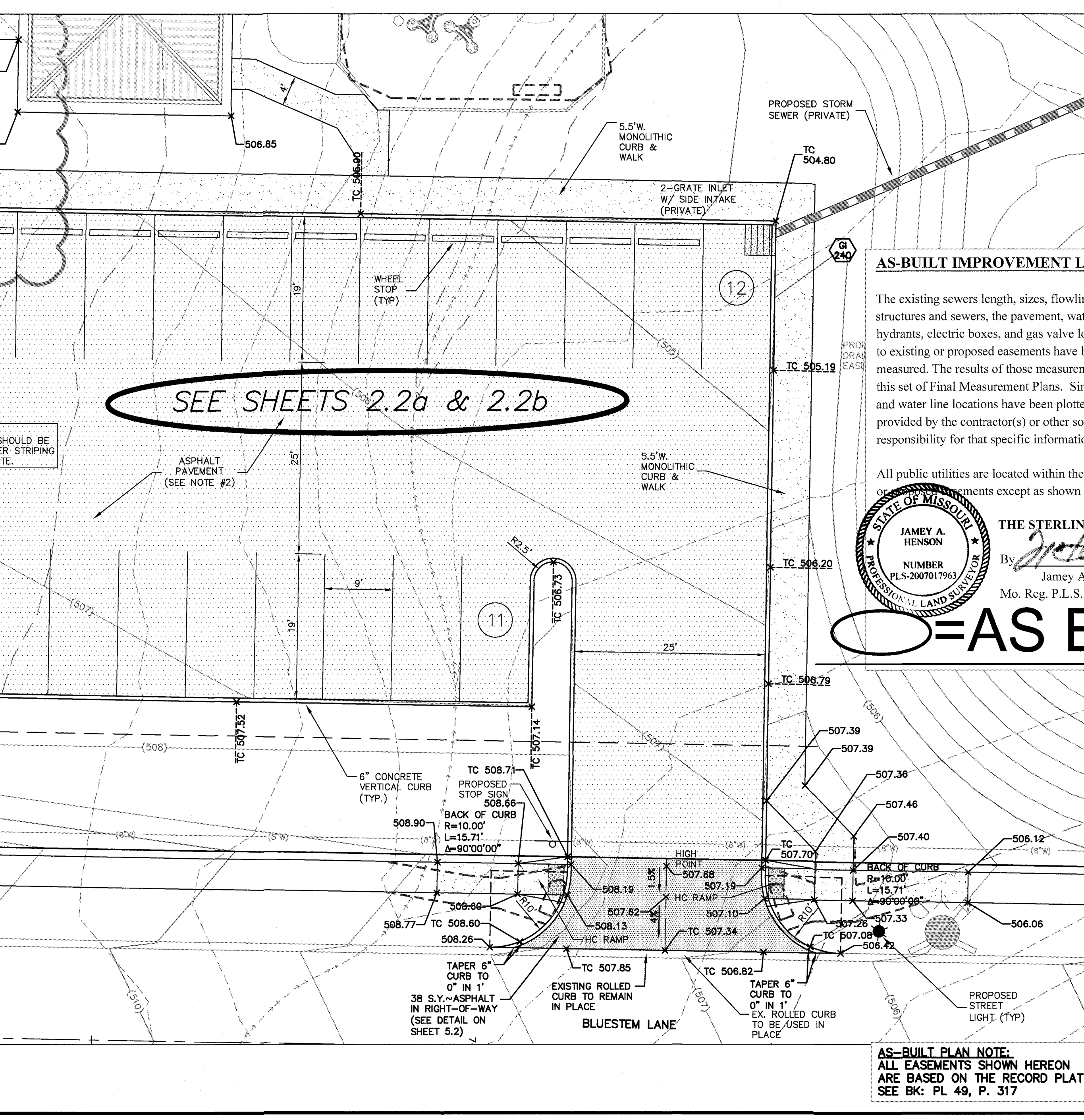
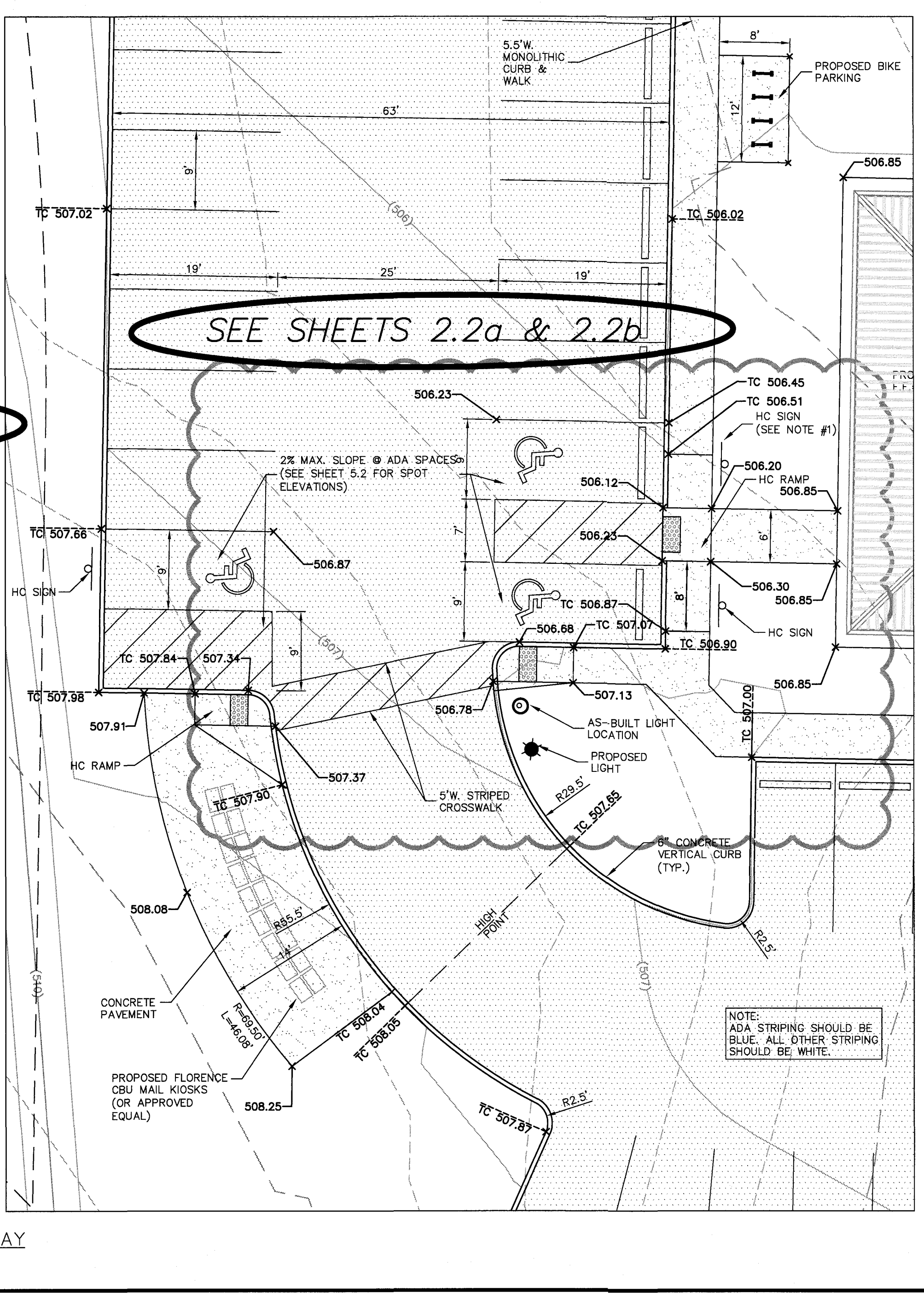
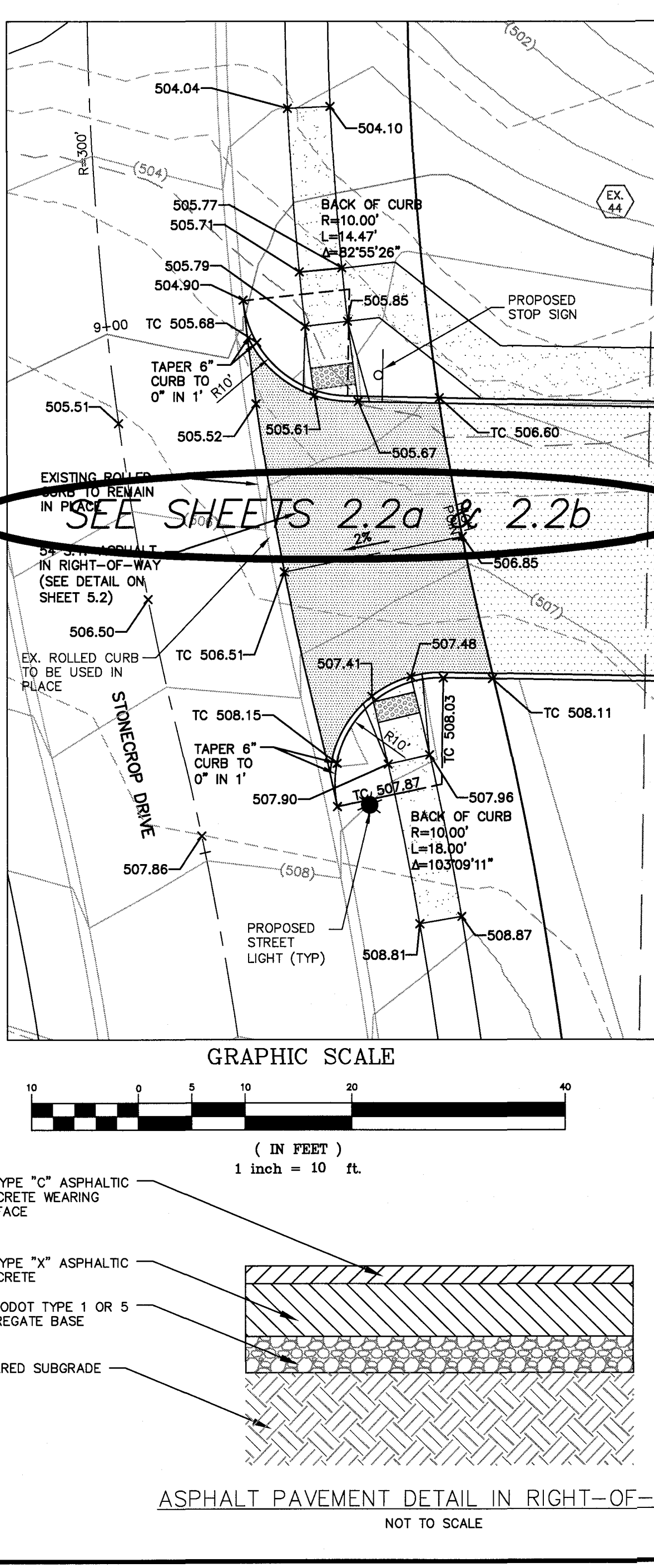
4. For sidewalk locations on Cul-De-Sacs see "Pavement Construction Details".

5. For longitudinal and transverse joints, dowel, and tie bar requirements and dimensions refer to the "Integral Curb Pavement Typical Sections and Details".

6. For roadway cross slopes, pavement types, and thickness, refer to "Standard Typical Section".

PROJECT TITLE
COBBLESTONE CROSSING
 O'FALLON, MISSOURI
CITY - REC. AREA

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5065 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8844
 www.sterling-eng-srv.com
 Corporate Certificate of Authority #001348



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 shown herein.

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

AS BUILT

McBRIDE HY
 16091 SWINGLEY
 CHESTERFIELD, MO 63017
 Ph. 636-897-7446
 Fax 636-897-7446
 www.mcdredhomes.com

P+Z No. 29-16.01
City No.
Date: April 10, 2018
Job No. 16-08-239
Page No.
5.2
 As-Built SITE

AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT SEE BK: PL 49, P. 317

Drawing name: V:\1608239-Dimesa Park Drawings\Surveying\As-Built\Rec Area plan.dwg Plotted on: Oct 23, 2018, 1:36pm Plotted by: mstimpson