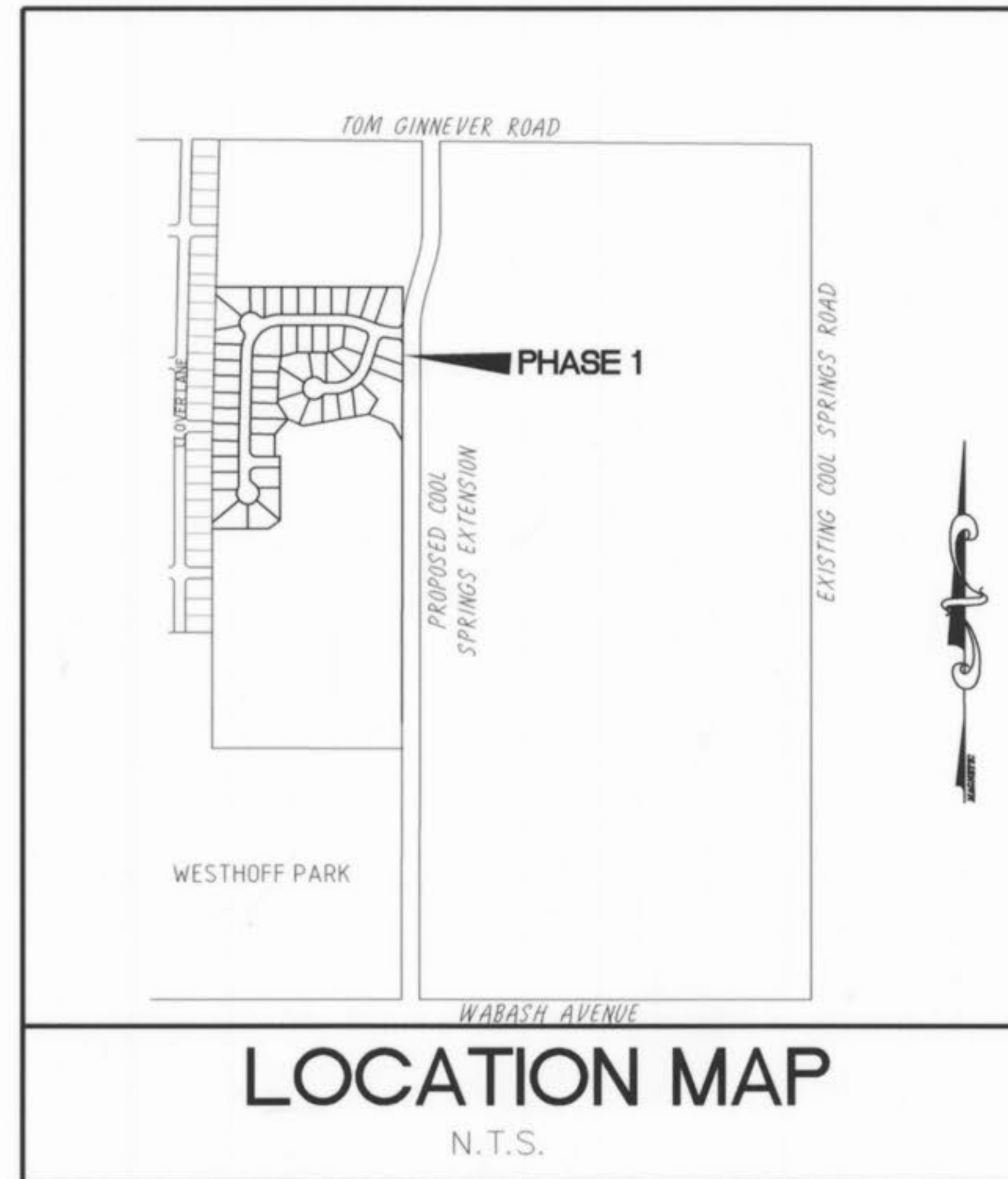


AS-BUILTS FOR DIAMOND POINTE PHASE ONE

A TRACT OF LAND BEING PART OF THE NE 1/4 OF THE SE 1/4, PART OF THE SE 1/4 OF THE NE 1/4 OF SEC. 21 AND PART OF THE NW 1/4 OF THE SW FRAC. 1/4 OF SEC. 22, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

DEVELOPMENT NOTES

1. GROSS ACREAGE OF PROPERTY: 40.29 +/- ACRES.
2. PRESENT ZONING CLASSIFICATION: R-3 P.U.D.
3. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION.
4. THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING UTILITIES:
 SANITARY SEWER: CITY OF O'FALLON
 WATER: CITY OF O'FALLON
 ELECTRIC: UNION ELECTRIC COMPANY
 GAS: ST. CHARLES GAS COMPANY
 TELEPHONE: GTE TELEPHONE COMPANY
5. THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
 FT. ZUMWALT SCHOOL DISTRICT
 O'FALLON FIRE PROTECTION DISTRICT
6. THE PROPOSED YARD AND SETBACK REQUIREMENTS FOR THIS PROJECT ARE AS FOLLOWS:
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 6 FEET
 MINIMUM REAR YARD: 25 FEET
7. THE PROPOSED LOT DATA FOR THIS PROJECT ARE AS FOLLOWS:
 TOTAL NUMBER OF LOTS: 135
 MINIMUM LOT SIZE: 7,700 SQUARE FEET
 MINIMUM LOT WIDTH AT BUILDING LINE: 70 FEET
8. TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DWELLING UNIT.
9. ALL STREETS SHOWN ON THIS PLAN ARE PROPOSED TO BE PUBLIC STREETS, BE CONSTRUCTED TO THE CURRENT CITY OF O'FALLON PUBLIC STREET STANDARDS, AND BE DEDICATED TO THE CITY FOR MAINTENANCE AFTER CONSTRUCTION AND INSPECTION APPROVAL.
10. ALL STREETS SHOWN ON THIS PLAN ARE PROPOSED TO BE MINOR STREETS, AND HAVE A 26 FOOT WIDE PAVEMENT CENTERED IN A 50 FOOT WIDE RIGHT-OF-WAY.
11. THIS PROPERTY IS TRIBUTARY TO A BRANCH OF BELLEAU CREEK, AND IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS. (REF. FIRM 29183 C 0235 G, DATED 8-2-96)
12. THE PRESENT OWNERS OF THIS PROPERTY ARE:
 LAWRENCE F. BEHYMER, SR. TRUST
 C/O MR. MARK KAUFER
 P.O. BOX 846
 ST. PETERS, MISSOURI 63376
13. THIS AREA PLAN PROPOSES THE FOLLOWING DIVISION OF GROSS ACREAGE:
 GROSS ACREAGE: 40.29 +/- ACRES
 ACREAGE IN STREET RIGHTS-OF-WAY: 7.42 +/- ACRES
 ACREAGE IN COMMON GROUND: 0.89 +/- ACRES
 NET ACREAGE: 31.98 +/- ACRES
 PROPOSED NUMBER OF SFR UNITS: 135
 GROSS AREA PER SFR UNIT: 13,000 +/- SQUARE FEET
 NET AREA PER SFR UNIT: 10,379 +/- SQUARE FEET
 GROSS DENSITY: 3.35 DWELLING UNITS PER ACRE
14. THE BOUNDARY DEPICTED ON THIS PLAN IS TAKEN FROM DEED AND PLAT RECORDS AND NOT BY BENEFIT OF ACTUAL FIELD SURVEY.
15. THE TOPOGRAPHY DEPICTED ON THIS PLAN IS TAKEN FROM USGS QUADRANGLE MAP "O'FALLON, MO."
16. THIS PLAN IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT FOR RECORD AS THE FINAL LAND SUBDIVISION PLAN.
17. THE DEVELOPER SHALL MEET THE TREE PRESERVATION ORDINANCE REQUIREMENTS.
18. THE REQUEST FOR A PLANNED UNIT DEVELOPMENT (PUD) IS FOR THE FOLLOWING REASONS: 1) PERMIT FLEXIBILITY IN SITE DESIGN, 2) ACHIEVE MORE EFFICIENT USE OF LAND, WITHIN THE FRAMEWORK & INTENT OF THE ZONING ORDINANCE, WHICH CAN RESULT FROM LARGE SCALE OR MULTIPLE USE DEVELOPMENTS, 3) FOSTER A MORE STABLE COMMUNITY BY PROVIDING A VARIETY & BALANCE OF HOUSING TYPES & LIVING ENVIRONMENTS, 4) REDUCE LAND COST PER DWELLING UNIT IN RESIDENTIAL DEVELOPMENTS.
19. WETLANDS SUBJECT TO THE UNITED STATES CORP OF ENGINEERS (CDE) REGULATIONS ARE NOT LOCATED ON THIS SITE.
20. ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME OF ANY STAGE OF THE PROJECT IS READY FOR OCCUPANCY.



LEGEND

| NEW | | EXISTING |
|-------------------|----------------------------|----------|
| ⊙ | MANHOLE | ○ |
| ⊠ | INLET MANHOLE | ⊞ |
| ■ | INLET | □ |
| ■ | DOUBLE INLET | ▢ |
| ■ | MULTIPLE INLET | ⌒ |
| ○ | MANHOLE DESIGNATOR | ○ |
| ⬡ | INLET DESIGNATOR | ⬡ |
| — | PIPE 6" THRU 18" | — |
| = | PIPE 21" THRU 108" | = |
| — + + + — + + + — | FLOWLINE OF CREEK OR DITCH | |
| — 2" G — | UNDERGROUND UTILITIES | |
| — x — x — x — | FENCE | |
| — + + + — + + + — | GUARD RAIL | |
| ⊕ | TREE | |
| ⊗ | BUSH | |
| — + + + — + + + — | HEDGE ROW | |
| ▲ | UTILITY METER OR VALVE | |
| ● | POWER POLE & GUY | |
| ○ | STREET SIGN | |
| ● | FIRE HYDRANT | |
| ⊗ | LIGHT STANDARD | |
| ⊞ | MAIL BOX | |
| ○ | HOUSE VENT | |
| △ | CONTROL POINT | |
| ◇ | CONTROL POINT DESIGNATOR | |
| △ | DELTA | |

INDEX

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| SHEET 1 | COVER SHEET |
| SHEET 2 | FLAT PLAN |
| SHEET 3 | SAN. SEWER PROFILES |
| SHEET 4 | STORM SEWER PROFILES |

**PREPARED FOR : LAWRENCE F. BEHYMER, SR. TRUST
C/O MR. MARK KAUFER
P.O. BOX 846
ST. PETERS, MISSOURI
PHONE: 978-6344**

LAND SURVEYORS AUTHENTICATION

The responsibility for professional Land Surveying liability on this project is hereby limited to the set of "As-Built" plans authenticated by the seal, signature and date hereunder. Responsibility is disclaimed for all other plans in this project.

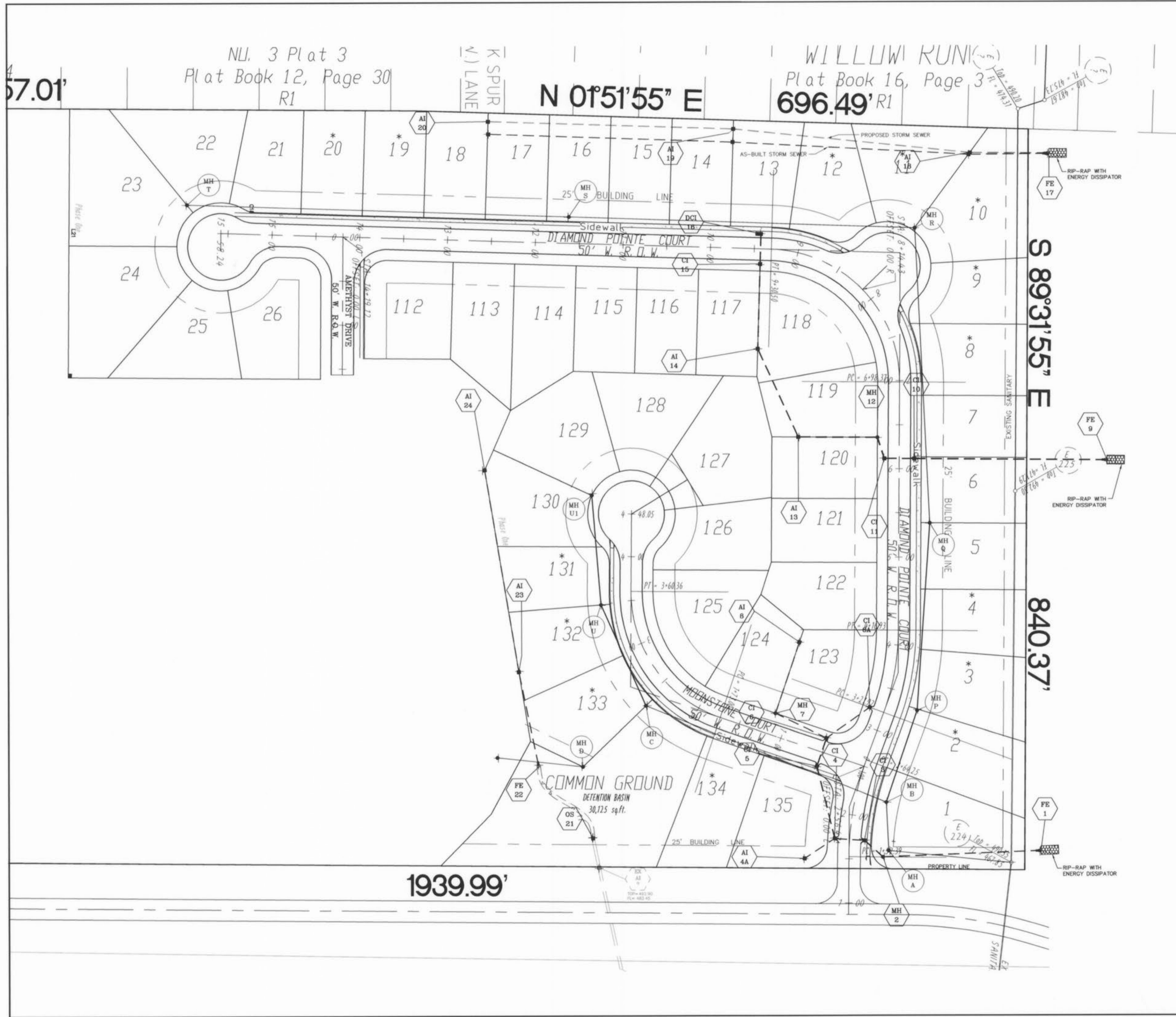
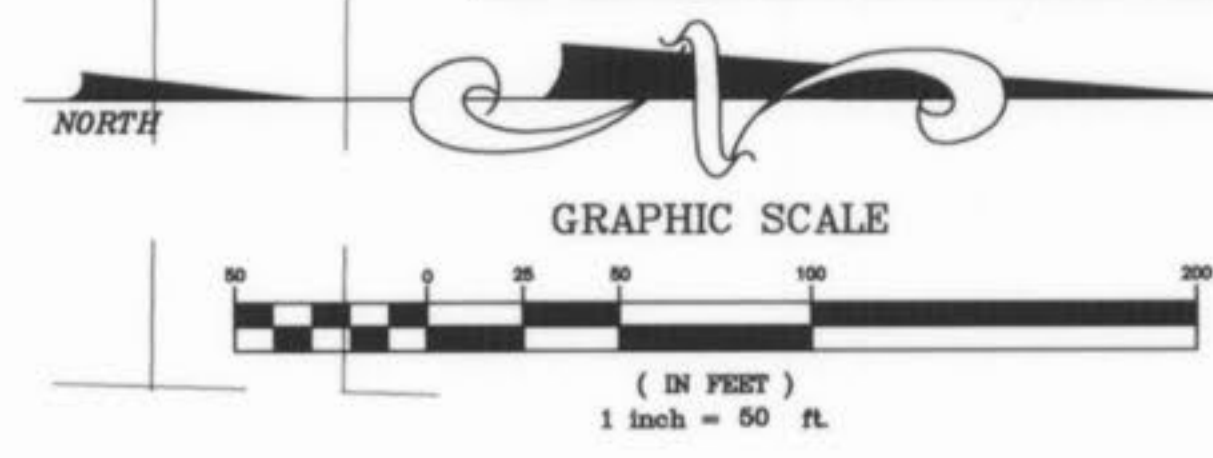
2-11-98
DATE

FRED VILLACRAM
Missouri Cert. No. L.S. #2073



| | | | |
|---|--------|-----------|--------------|
| DATE: NO.: | | REVISION: | |
| MUSLER ENGINEERING COMPANY | | | |
| CIVIL ENGINEERING - PLANNING - LAND SURVEYING | | | |
| 6240 Mexico Road, St. Peters, Missouri 63376 | | | |
| Telephone: (314) 441-4555 | | | |
| DATE: | DRAWN: | CHECKED: | PROJECT NO.: |
| 11 FEB. 1998 | J.R.S. | F.R.V. | 96-257R3 |
| SHEET NO.: | | | 1 OF 4 |

Diamond Pointe Phase 1 As-Built



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2-11-98
 DATE

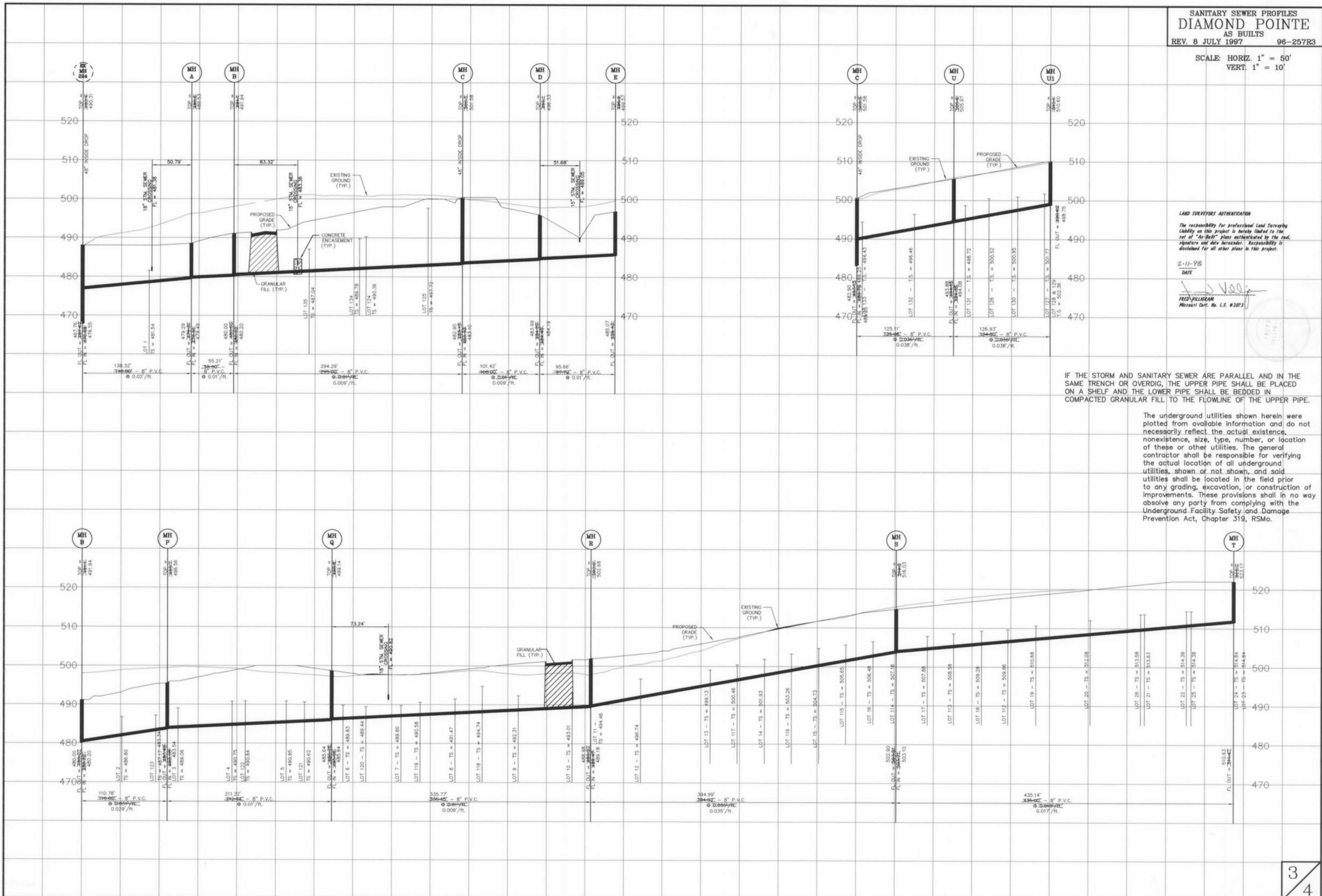
 FRED VILLMORAM
 Missouri Cert. No. L.S. #2073

SCALE: HORIZ. 1" = 50'
 VERT. 1" = 10'

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 2-11-98
 DATE
 FRED VILLIGRAM
 Missouri Cert. No. L.S. #2073

IF THE STORM AND SANITARY SEWER ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIG, THE UPPER PIPE SHALL BE PLACED ON A SHELF AND THE LOWER PIPE SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOWLINE OF THE UPPER PIPE.

The underground utilities shown herein 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.



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2-11-98

DATE

FRED VILLAGEAM
Master Cert. No. LS #2873

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STORM SEWER PROFILES
DIAMOND POINTE
AS-BUILTS

REV. 5 AUG. 1997 96-257R3

SCALE: HORIZ. 1" = 50'
VERT. 1" = 10'

