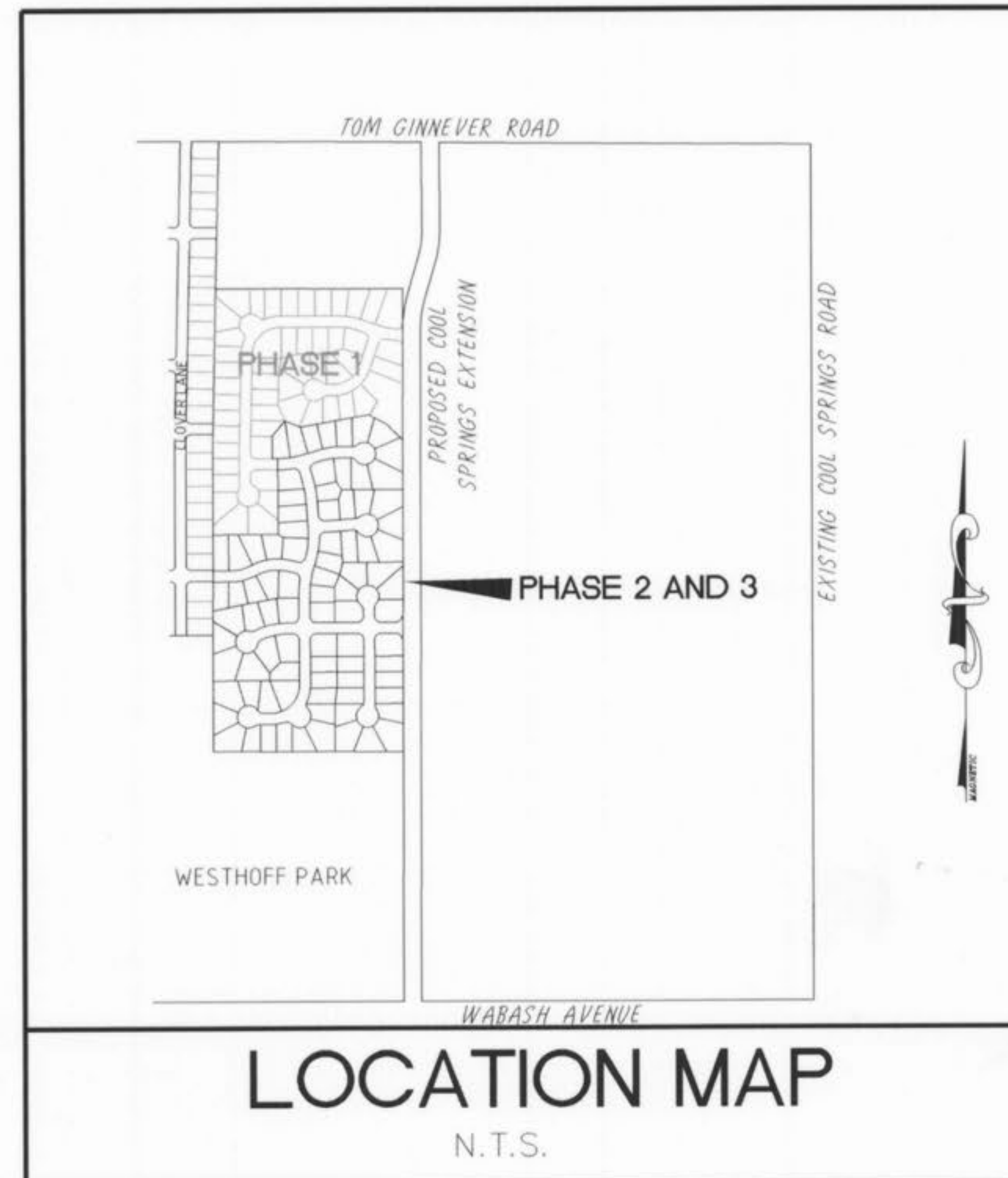


AS BUILTS FOR DIAMOND POINTE PHASE II AND III

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

- GROSS ACREAGE OF PROPERTY: 40.29 +/- ACRES.
- PRESENT ZONING CLASSIFICATION: R-3 P.U.D.
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION
- THIS PROPERTY IS PROPOSED TO BE SERVED BY THE FOLLOWING UTILITIES:
 - SANITARY SEWER: CITY OF FALLON
 - WATER: CITY OF FALLON
 - ELECTRIC: UNION ELECTRIC COMPANY
 - GAS: ST. CHARLES GAS COMPANY
 - TELEPHONE: GTE TELEPHONE COMPANY
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
 - FT. ZUMWALT SCHOOL DISTRICT
 - FALLON FIRE PROTECTION DISTRICT
- 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
- 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
- TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH SINGLE FAMILY DWELLING UNIT.
- ALL STREETS SHOWN ON THIS PLAT ARE PROPOSED TO BE PUBLIC STREETS, BE CONSTRUCTED TO THE CURRENT CITY OF FALLON PUBLIC STREET STANDARDS, AND BE DEDICATED TO THE CITY FOR MAINTENANCE AFTER CONSTRUCTION AND INSPECTION APPROVAL.
- ALL STREETS SHOWN ON THIS PLAT ARE PROPOSED TO BE MINOR STREETS, AND HAVE A 36 FOOT WIDE PAVEMENT CENTERED IN A 50 FOOT WIDE RIGHT-OF-WAY.
- THIS PROPERTY IS TRIBUTARY TO A BRANCH OF BELLEAU CREEK, AND IS UNAFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS. (REF. FIRM 29183 C 0235 E, DATED 8-2-96)
- 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
- THIS AREA PLAN PROPOSES THE FOLLOWING DIVISION OF GROSS ACREAGE:
 - GROSS ACREAGE: 40.29 +/- ACRES
 - ACREAGE IN STREET RIGHTS-OF-WAY: 7.62 +/- ACRES
 - ACREAGE IN COMMON GROUND: 0.59 +/- ACRES
 - NET ACREAGE: 31.98 +/- ACRES
 - PROPOSED NUMBER OF STR UNITS: 135
 - GROSS AREA PER STR UNIT: 13,000 +/- SQUARE FEET
 - NET AREA PER STR UNIT: 10,379 +/- SQUARE FEET
 - GROSS DENSITY: 3.35 DWELLING UNITS PER ACRE
- THE BOUNDARY DEPICTED ON THIS PLAT IS TAKEN FROM DEED AND PLAT RECORDS AND NOT BY BENEFIT OF ACTUAL FIELD SURVEY.
- THE TOPOGRAPHY DEPICTED ON THIS PLAT IS TAKEN FROM USGS QUADRANGLE MAP "FALLON, MO."
- THIS PLAT IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT FOR RECORD AS THE FINAL LAND SUBDIVISION PLAT.
- THE DEVELOPER SHALL MEET THE TREE PRESERVATION ORDINANCE REQUIREMENTS.
- 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.
- WETLANDS SUBJECT TO THE UNITED STATES CORP OF ENGINEERS (CDE) REGULATIONS ARE NOT LOCATED ON THIS SITE.
- ALL NECESSARY UTILITIES (PUBLIC AND PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USUABLE AT THE TIME OF ANY STAGE OF THE PROJECT IS READY FOR OCCUPANCY.



NEW	LEGEND	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% —	UNDERGROUND UTILITIES	— 2% —
— x — x — x —	FENCE	— x — x — x —
— — — — —	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

SHEET 1	COVER SHEET
SHEET 2	FLAT PLAN
SHEET 3-4	SAN. SEWER PROFILES
SHEET 5-6	STORM SEWER PROFILES

PREPARED FOR : LAWRENCE F. BEHYMER, SR. TRUST
C/O MR. MARK KAUFER
P.O. BOX 846
ST. PETERS, MISSOURI
PHONE: 970-6344

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.

8-31-98
DATE

JAMES GIGLIOTTI
Missouri Cert. No. L.S. #2040



8-31-98	ADDED AS BUILT'S		
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 SEPT. 1997	J.R.S.		96-257R3
			SHEET NO.:
			1 OF 6



N 00°29'29" E
 1357.01'

NO. 3 Plat 3
 Plat Book 12, Page 30
 R1

LANE
 SPUR
 NC



S 89°04'43" E
 WESTHOFF PARK PR

PROPOSED COOL SPRINGS EXTENSION
 80' W. R.O.W.

S 00°32'33" W

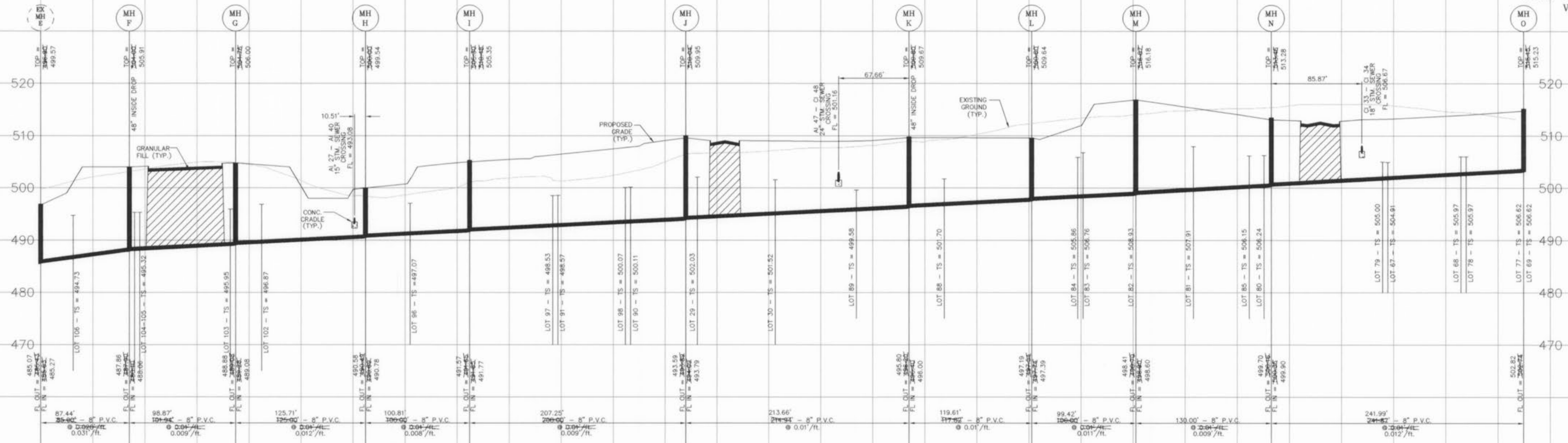
1939.99'



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SANITARY SEWER PROFILES
DIAMOND POINTE
PHASE II & III

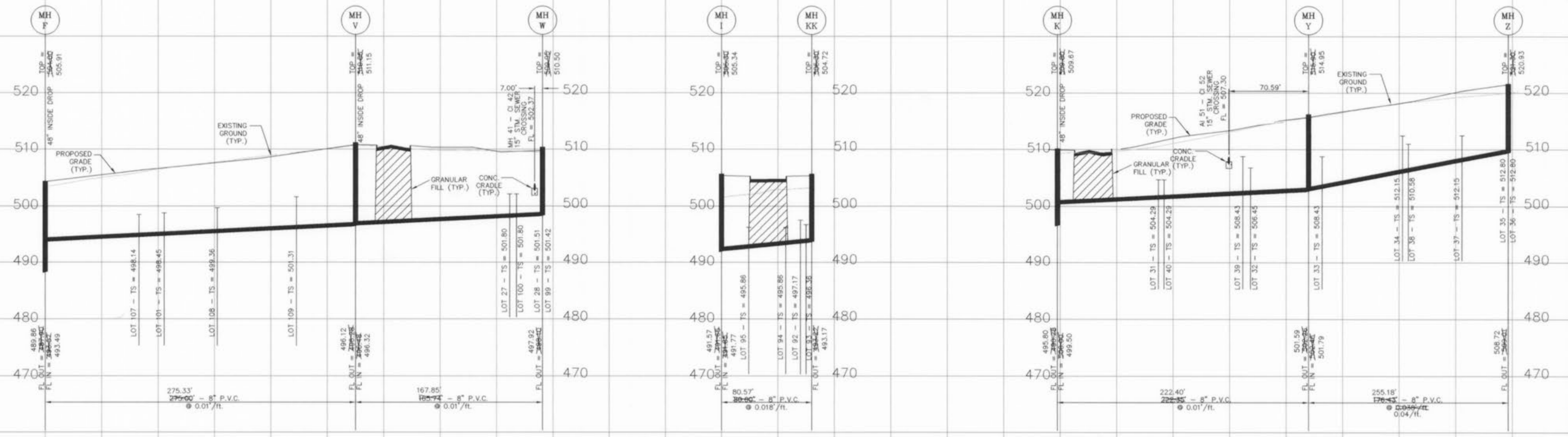
16 SEPT. 1997 96-257R3
REV 10 OCT. 1997, 6 NOV. 1997
SCALE: HORIZ. 1" = 50'
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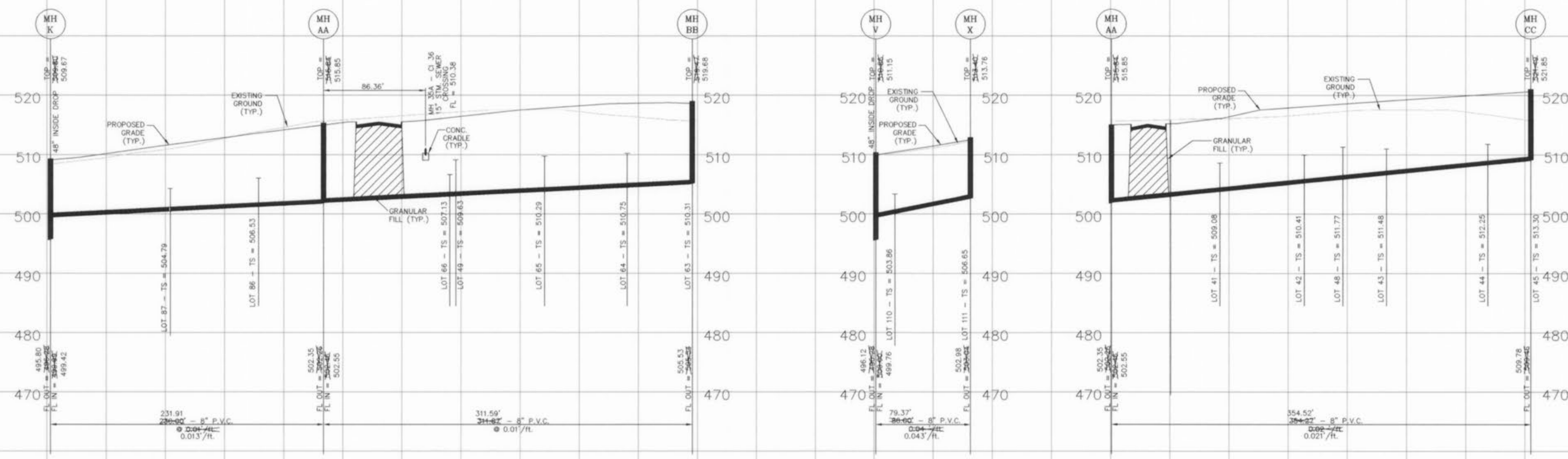


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IF THE STORM AND SANITARY SEWER ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIG, THE UPPER PIPE SHALL BE PLACED ON A SHELF AND THE LOWER PIPE SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOWLINE OF THE UPPER PIPE.

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.

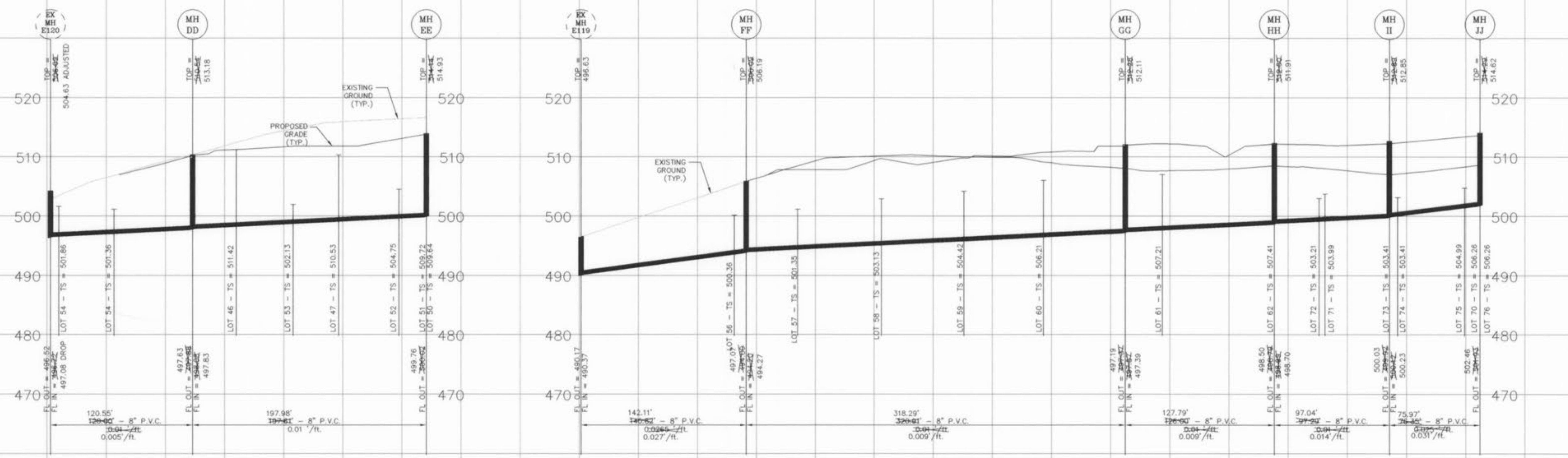




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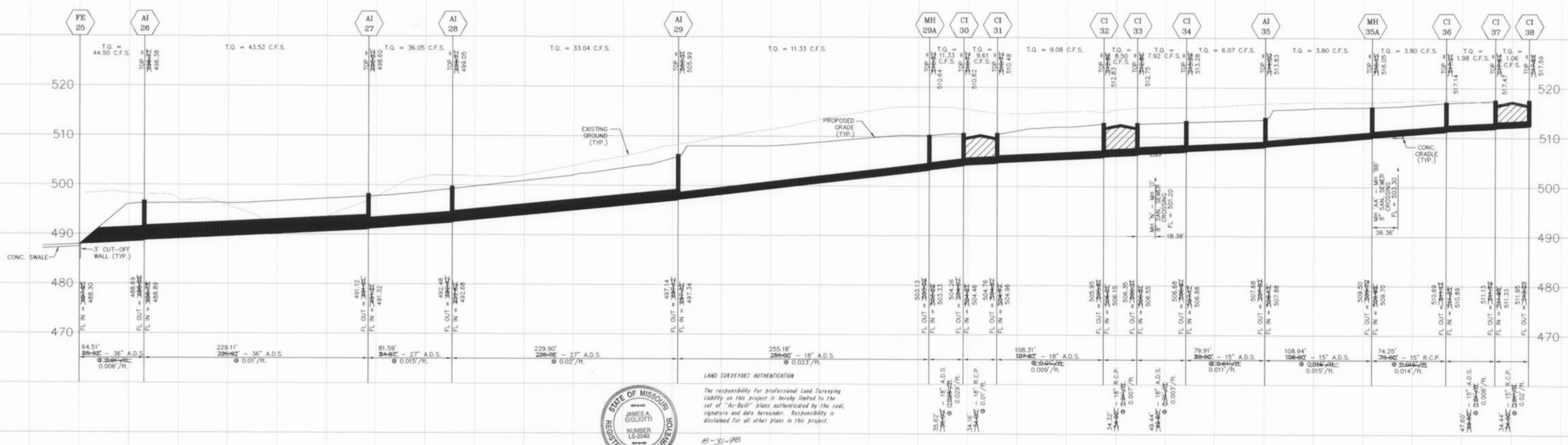
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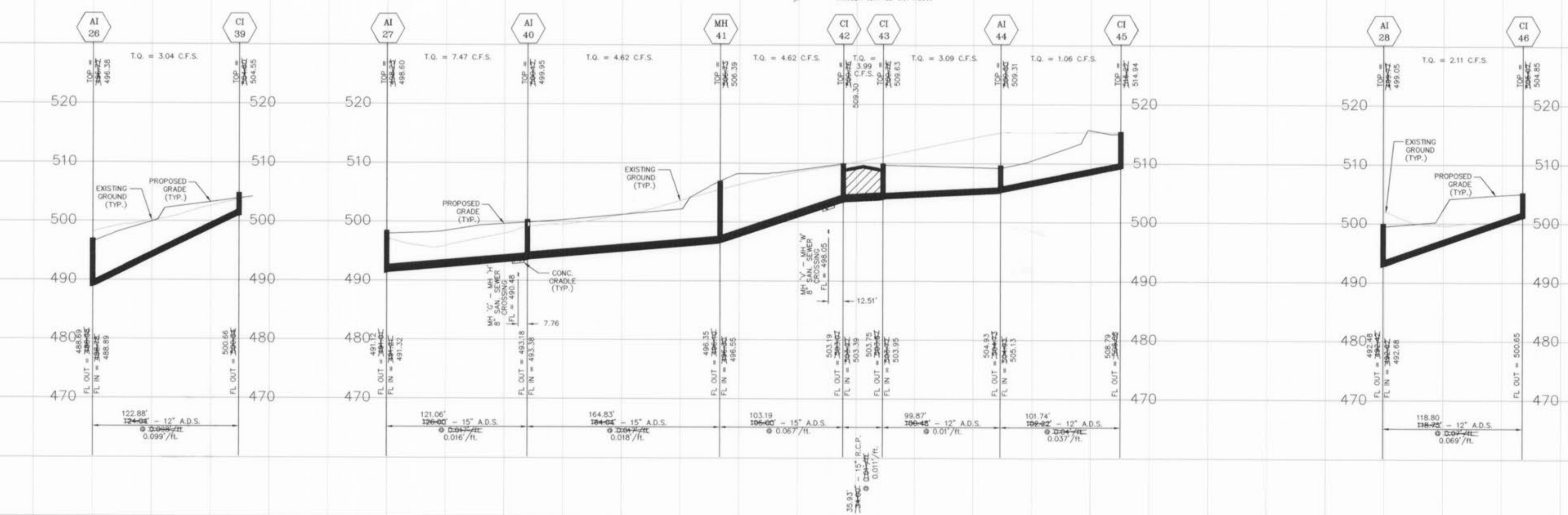
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 JAMES A. GIGLIOTTI
 NUMBER 15-2040
 Missouri Cert. No. L.S. #2040
 DATE 8-31-98

- NOTES:
1. In typical conditions, the minimum trench width by determined by the size of the pipe and the ability to get compaction equipment between the pipe and the trench walls. The minimum trench width should not be less than the outside diameter plus 16 inches or the pipe outside diameter plus 1.25 plus 12 inches; whichever is greater. High speed trenchers may enable satisfactory installation of pipe in narrower trenches. Poor insitu soil conditions such as peat, muck, running sands, or expansive clays will require substantially wider backfill as well as deeper foundation and bedding. Trench width and foundation depth should be based on a thorough site investigation.
 2. Backfill in the area up to the springline should be carefully placed and compacted to achieve a minimum E value of 1,000 psi as detailed in ASTM D2321. A minimum of 12" of backfill should be placed and compacted above the crown of the pipe. It is typical for trenches to be backfilled entirely with Type I or Type II materials when under pavement. (Figure 7)
 3. Flexible pipe should never be installed in a concrete cradle, as done for rigid pipe in a Class A installation. This type of installation could create concentrated forces at the ends of the cradle when the pipe has deformed.
 4. The use of High Density Polyethylene Corrugated Pipe, A.D.S. N-12 or equal will be permitted as an acceptable alternative to Reinforced Concrete Pipe. Pipe shall meet A.S.T.M. D-2321 and AASHTO M-294-921. Concrete Flared End Sections and Inlet Structures shall be required. Pipe must have smooth interior wall and is not to be used inside the public right-of-way.
 5. All concrete pipe, H.D.P.E. pipe or A.D.S. N-12 pipe shall be installed with O-ring rubber type gaskets per M.S.D. Standard Construction or Manufacturer Specifications.

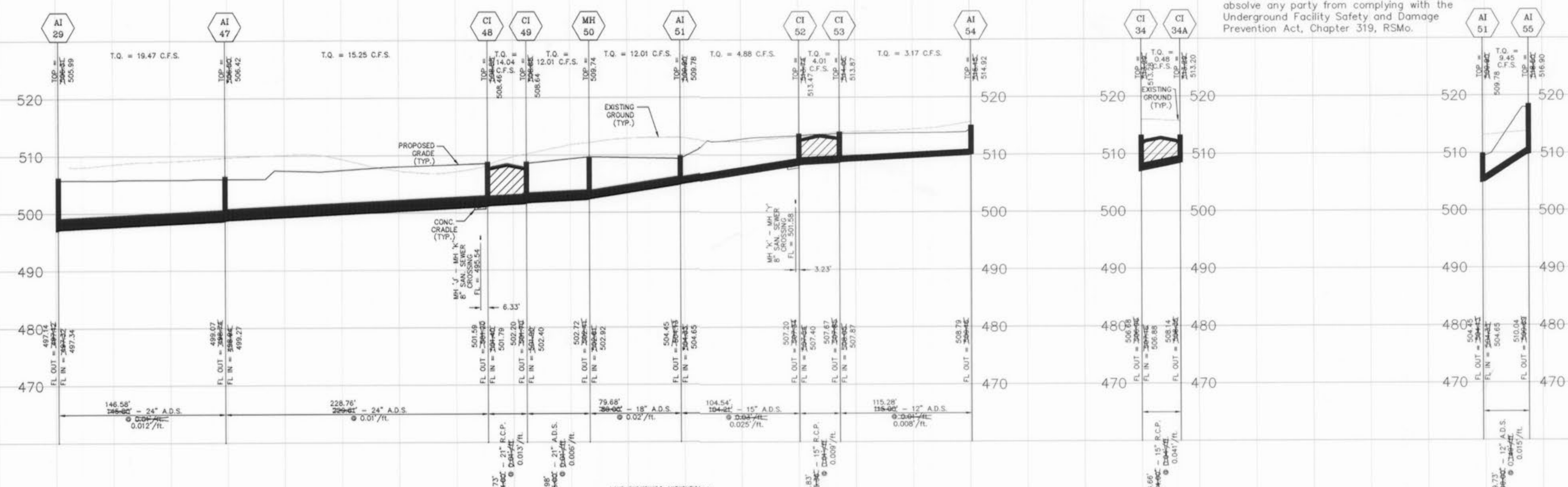


STORM SEWER PROFILES
DIAMOND POINTE
 PHASE II & III

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