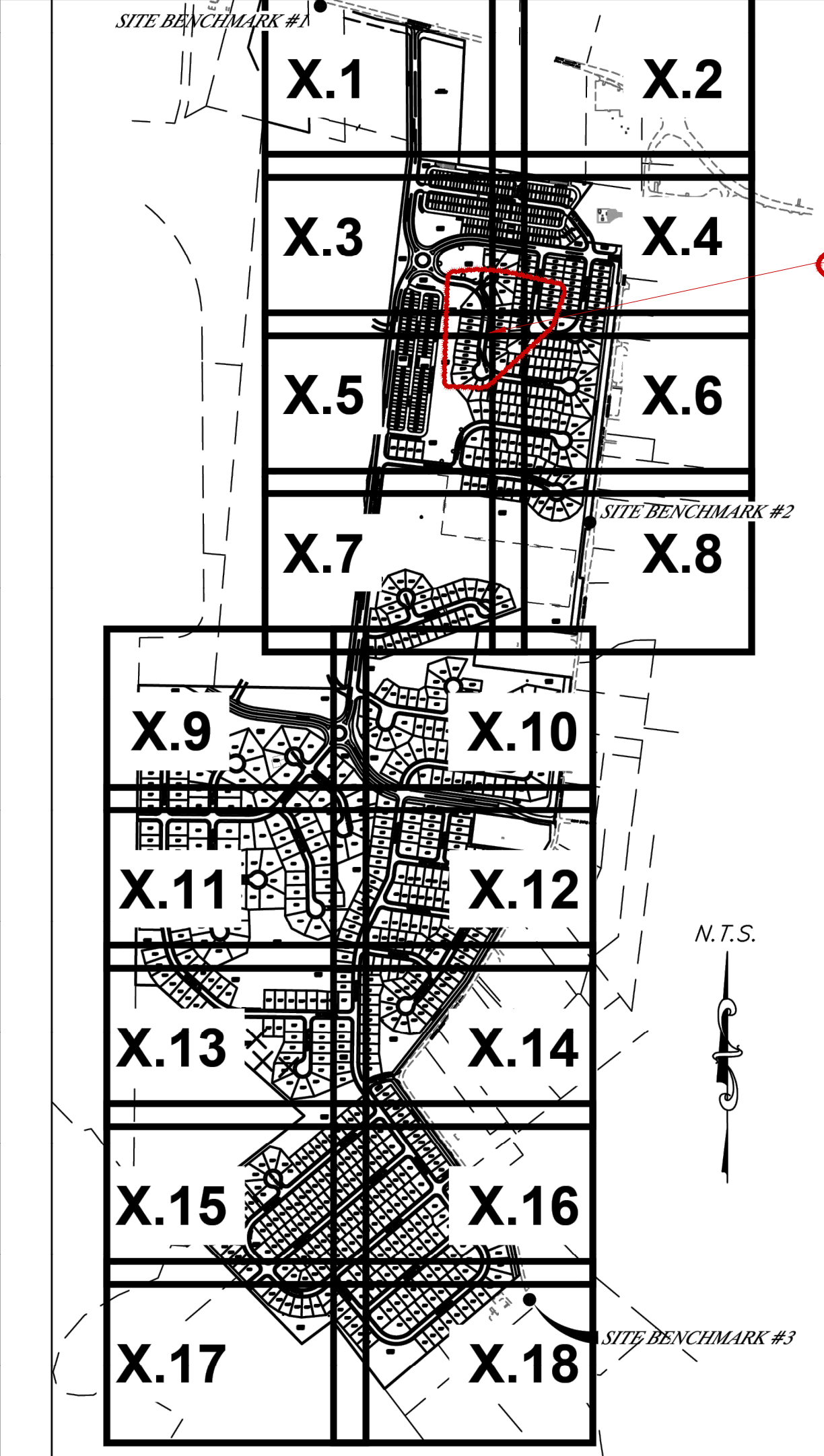


Drawing name: V:\2020\2027 Highway M Assemblage\Drawings\Improvements\927 IMP FOR PRINTING\dwg Printed on: Oct 19, 2023 9:23am Plotted by: jkuehnhaus



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

STORM 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. Any information shown that was 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: 02/06/2026

=AS BUILT

THE STERLING COMPANY
By *Glenn S. Mazuranc*
Glenn S. Mazuranc
Mo. Reg. P.L.S. - #2610

STATE OF MISSOURI
GLENN S. MAZURANC
LS-2610
PROFESSIONAL LAND SURVEYOR

Benchmarks

PROJECT BENCHMARK:
NOS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID MOOF
ELEVATION = 496.90' (NAVD 88 OBSERVED).

SITE BENCHMARK #1: ELEVATION = 659.60' (NAVD 88)
"ALUMINUM DISK" LABELED AS CONTROL POINT FOUND AT THE NORTH SIDE OF HIGHWAY N, 21 FEET EAST OF THE CENTERLINE OF GRAVEL FOR WEST ENTRANCE TO 1065 EAST HIGHWAY N, 19 FEET NORTH OF NORTH EDGE OF ASPHALT, 53 FEET NORTH OF A MAILBOX FOR 910 EAST HIGHWAY N AND 79 FEET NORTHWEST OF A UTILITY POLE.

SITE BENCHMARK #2: ELEVATION = 584.08' (NAVD 88)
"SPIKE" IN UTILITY POLE AT THE WEST SIDE OF HOPEWELL ROAD, 173 FEET NORTH OF THE NORTHERNMOST OF TRIPLE CULVERT FOR CREEK CROSSING UNDER HOPEWELL ROAD; 8 FEET WEST OF WEST EDGE OF ASPHALT, 41 FEET SOUTHWEST OF A UTILITY POLE ON THE EAST SIDE OF HOPEWELL ROAD AND 188 FEET SOUTH OF MAILBOX FOR 2512 HOPEWELL ROAD (LOCATION SHOWN HEREON).

SITE BENCHMARK #3: ELEVATION = 556.27' (NAVD 88)
"PK" NAIL AT EDGE OF ASPHALT AT THE WEST EDGE OF HOPEWELL ROAD, JUST NORTH OF ENTRANCE DRIVE TO 3037 HOPEWELL ROAD; 11 FEET EAST OF SOUTHEAST CORNER OF VINYL FENCE, 39 FEET SOUTHWEST OF MAILBOX FOR 3136 HOPEWELL ROAD AND 56 FEET NORTH OF A UTILITY POLE (LOCATION SHOWN HEREON).

Estimated Earthwork

740,000 CUBIC YARDS CUT

NOTE:
QUANTITIES ARE ESTIMATES AND WILL CHANGE BASED ON THE ACTUAL SIZE OF SEWERS AND FOUNDATIONS CONSTRUCTED AND THE TYPE OF MATERIAL EXCAVATED. ANY EXCESS MATERIALS SHALL BE DISPLACED ON THE PROJECT SITE.

THE ESTIMATED EARTHWORK QUANTITIES ARE CALCULATED FOR PERMIT AND INSPECTION PURPOSES ONLY. THESE QUANTITIES ARE NOT TO BE USED FOR BIDDING. CONTRACTOR TO VERIFY ALL YARDAGE QUANTITIES.

Zoning and Density Notes

- GROSS AREA OF SITE: 261.50 ACRES
 - CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL W/ P.U.D. (CITY OF O'FALLON)
 - CURRENT OWNER: HARVEST HOPEWELL, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MO 63129
 - DWELLING UNITS PROPOSED: 896 UNITS
REQUIRED: (2.0 SPACES/UNIT)X 734 UNITS=1468 SPACES
(2.5 SPACES/UNIT)X 162 UNITS=405 SPACES
 - OVERALL PARKING:
REQUIRED: (2.0 SPACES/UNIT)X 734 UNITS=1468 SPACES
(2.5 SPACES/UNIT)X 162 UNITS=405 SPACES
 - VILLAGE 'A' PARKING LOTS 1A-98A:
PARKING REQUIRED: (2.0 SPACES/UNIT)X 98 UNITS=196 SPACES
GUEST PARKING REQUIRED: (0.5 SPACES/UNIT)X 98 UNITS=49 SPACES
 - VILLAGE 'A' PARKING LOTS 99A-162A:
PARKING REQUIRED: (2.0 SPACES/UNIT)X 64 UNITS=128 SPACES
GUEST PARKING REQUIRED: (0.5 SPACES/UNIT)X 64 UNITS=32 SPACES
- TOTAL SPACES PROVIDED: 1630 GARAGE SPACES
1630 DRIVEWAY SPACES
87 GUEST SPACES
3347 SPACES PROVIDED
- TOTAL SPACES PROVIDED: 98 GARAGE SPACES
98 DRIVEWAY SPACES
49 GUEST SPACES
7 MAIL PARKING SPACES
252 SPACES PROVIDED
- TOTAL SPACES PROVIDED: 64 GARAGE SPACES
64 DRIVEWAY SPACES
38 GUEST SPACES
4 MAIL PARKING SPACES
170 SPACES PROVIDED

A SET OF CONSTRUCTION PLANS FOR HARVEST AT HOPEWELL CITY OF O'FALLON PHASE 1A PLAT FOUR

Legal Description

A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 17 AND IN U.S. SURVEYS 61 AND 418, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE AT THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18 OF ABOVE-SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH LINE OF ABOVE-SAID FRACTIONAL SECTION 17, SOUTH 89°00'42" EAST, 1258.78 FEET TO A POINT ON THE WEST LINE OF ABOVE-SAID U.S. SURVEY 61; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 06°43'19" EAST, 3261.30 FEET TO AN OLD STONE AT THE NORTHWEST CORNER OF SAID U.S. SURVEY 61; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID U.S. SURVEY 61, SOUTH 81°58'43" EAST, 1136.94 FEET; THENCE LEAVING LAST SAID NORTH LINE, SOUTH 36°07'10" WEST, 251.16 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 45°03'30" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 07°50'12", AN ARC DISTANCE OF 17.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°06'18" EAST, 127.71 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 19°06'42", AN ARC DISTANCE OF 41.69 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 83°07'49" EAST, 231.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, WIDTH VARIES, SAID POINT BEING 20 FEET PERPENDICULAR DISTANCE WEST OF THE ORIGINAL CENTERLINE OF SAID HOPEWELL ROAD, TO THE BEGINNING OF A 555.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 73°13'21" EAST; THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 09°54'28", AN ARC DISTANCE OF 97.70 FEET TO A POINT OF TANGENCY; SOUTH 06°52'11" WEST, 132.26 FEET; SOUTH 83°07'49" EAST, 10.00 FEET; SOUTH 06°52'11" WEST, 1509.94 FEET; NORTH 83°28'44" WEST, 23.42 FEET; SOUTH 06°52'11" WEST, 298.75 FEET; SOUTH 83°07'49" EAST, 23.42 FEET; AND SOUTH 06°52'11" WEST, 345.15 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL ELECTRIC POWER COOPERATIVE (CEPC) BY DOCUMENT RECORDED IN DEED BOOK 1886 PAGE 1372 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH, WEST AND SOUTH LINES OF SAID CEPC TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 82°57'48" WEST, 325.00 FEET TO AN OLD IRON ROD; NORTH 07°02'12" EAST, 125.13 FEET; SOUTH 70°14'48" WEST, 308.07 FEET; SOUTH 07°02'03" WEST, 251.14 FEET TO AN OLD IRON ROD; AND SOUTH 82°57'48" EAST, 600.77 FEET TO THE SOUTHEAST CORNER OF SAID CEPC TRACT, SAID CORNER BEING ON SAID WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, BEING 20 FEET PERPENDICULAR DISTANCE WEST OF SAID CENTERLINE OF HOPEWELL ROAD; THENCE LEAVING SAID SOUTH LINE OF CEPC TRACT AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 06°52'11" WEST, 896.62 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. SURVEY 61, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DAVID D. KRANZ AND AMY E. KRANZ, HUSBAND AND WIFE, BY DOCUMENT RECORDED IN DEED BOOK 4481 PAGE 523 OF SAID RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE OF U.S. SURVEY 61, NORTH 82°10'53" WEST, 485.98 FEET; THENCE LEAVING LAST SAID SOUTH LINE, SOUTH 07°18'29" WEST, 196.45 FEET TO A POINT ON THE NORTH LINE OF LOT B OF HOPEWELL FARM SUBDIVISION, NORTH 51°53'32" EAST, 1050.48 FEET; AND NORTH 48°19'28" WEST, 1196.22 FEET TO THE WESTERMOST CORNER OF SAID LOT B, SAID CORNER ALSO BEING THE FOLLOWING COURSES AND DISTANCES: NORTH 82°57'48" WEST, 325.00 FEET TO AN OLD IRON ROD; NORTH 07°02'12" EAST, 125.13 FEET; SOUTH 70°14'48" WEST, 308.07 FEET; SOUTH 07°02'03" WEST, 251.14 FEET TO AN OLD IRON PIPE; SOUTH 36°26'38" EAST, 730.15 FEET; SOUTH 37°02'32" EAST, 483.42 FEET; AND SOUTH 11°11'07" EAST, 238.98 FEET TO AN OLD IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT B; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH AND WEST LINES OF SAID LOT B THE FOLLOWING COURSES AND DISTANCES: SOUTH 49°48'57" WEST, 1077.80 FEET TO AN OLD IRON ROD; NORTH 37°16'53" WEST, 523.96 FEET TO AN OLD STONE; SOUTH 53°17'36" WEST, 233.68 FEET TO AN OLD IRON PIPE; NORTH 44°22'18" WEST, 905.75 FEET TO AN OLD IRON PIPE ON THE NORTH LINE OF ABOVE-SAID U.S. SURVEY 418; ALONG THE NORTHWEST LINE OF U.S. SURVEY 418, SOUTH 52°47'20" WEST, 84.19 FEET TO THE EASTERNMOST CORNER OF U.S. SURVEY 891; ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 891, NORTH 37°39'48" WEST, 182.99 FEET TO THE SOUTHERNMOST CORNER OF LOT A OF SAID HOPEWELL FARM SUBDIVISION; NORTH 51°53'32" EAST, 1050.48 FEET; AND NORTH 48°19'28" WEST, 1196.22 FEET TO THE WESTERMOST CORNER OF SAID LOT B, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT A; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT A, NORTH 88°45'45" WEST, 134.64 FEET TO THE NORTHWEST CORNER OF SAID LOT A, SAID CORNER BEING ON THE WEST LINE OF SAID FRACTIONAL SECTION 17; THENCE LEAVING LAST SAID NORTH LINE AND ALONG SAID WEST LINE OF FRACTIONAL SECTION 17, NORTH 00°33'36" EAST, 1829.52 FEET TO THE POINT OF BEGINNING AND CONTAINS 11,390,877 SQUARE FEET, OR 261.499 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2021 UNDER ORDER NUMBER 20-09-327

Legend

EXISTING		PROPOSED
--- 542 ---	CONTOURS	---(542)---
X 536	SPOT ELEVATIONS	XXX.X
--- X --- X ---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
---	FENCE	-X-X-X-
---	SILTATION CONTROL FENCE	-X-X-X-
---	STORM SEWERS	---
---	SANITARY SEWERS	---
EX 50	CATCH BASIN	AI NO
EX 51	AREA INLET	AI NO
EX 52	GRATED INLET	GI NO
EX 53	DOUBLE CURB INLET	DC NO
EX 54	STORM MANHOLE	MR NO
EX 55	SANITARY MANHOLE	MR NO
EX 56	FLARED END SECTION	FE NO
---	CLEANOUT	CO
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
---	GAS MAIN & SIZE	---(G)---
---	WATER MAIN & SIZE	---(W)---
---	TELEPHONE	---(T)---
---	ELECTRIC (U) UNDERGROUND	---(UE)---
---	ELECTRIC (O) OVERHEAD	---(OHE)---
---	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	---
---	JURISDICTIONAL STREAM	---
H.R. ~	~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME	
TF ~	~ TOP OF FOUNDATION ELEVATION	
BF ~	~ BASEMENT FLOOR ELEVATION	
LS ~	~ LATERAL STATION FROM DOWNSTREAM MANHOLE	

NOTE:
AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.

Conditions of Approval From Planning and Zoning

SEE SHEET 1.3 NOTES FOR A LIST OF THE CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

Project Data

- TOTAL SITE AREA: 261.50 ACRES
- TOTAL DISTURBED AREA: 228.3 ACRES
- FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C0215G & 29183C0405G DATED JANUARY 20, 2016), THIS PROPERTY LIES PARTIALLY WITHIN ZONE 'X' (UNSHADED), ZONE 'X' (SHADED), ZONE 'AE' AND ZONE 'AE' (FLOODWAY).
THE FOLLOWING LOTS WILL BE REMOVED FROM THE FLOODPLAIN DURING THE LOMR PROCESS: 3180-3290, 3450-3510, AND 6160-6170.
NO LOTS WILL REMAIN IN THE FLOODPLAIN AFTER GRADING IS COMPLETE.
HOMES BUILT ON THE LOTS LISTED ABOVE WILL REQUIRE AN ELEVATION CERTIFICATE PRIOR TO OCCUPANCY SHOWING THAT THEY MEET THE CITY'S CODE FOR THE LOWEST FLOOR BEING 2 FEET ABOVE THE BASE FLOOD ELEVATION.

Tree Ordinance

EXISTING TREES	59.5 AC.
TREES REMOVED	47.6 AC.
TREES SAVED	11.9 AC.
TREES REQUIRED TO BE SAVED	20.0% (11.9 AC)
PERCENTAGE OF TREES SAVED	20.0%

NO PLANTING MITIGATION REQUIRED
COMPLIED WITH CHAPTER 402, SECTION 402.040

EMERGENCY CONTACT

ELITE DEVELOPMENT SERVICES, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
DOUG HICKS
PH. 314-504-4132

AS-BUILT PLANS

APPROVED FOR CONSTRUCTION
BY: *[Signature]* DATE: OCTOBER 23, 2023
PROFESSIONAL ENGINEER'S SEAL
IN FULL RESPONSIBILITY TO THE DESIGN

PROPOSED AMENITY AREAS IS NOT PART
OF THIS APPROVAL. TO BE DESIGNED BY
OTHERS

ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-15, DCSD SUBMITTAL
3	2023-06-28, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL

Utility Contacts

Sanitary Sewers

City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-240-2000

Duckett Creek 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: 636-240-2000

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO 63141
1-866-430-0820

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO 63366
636-561-3737

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-240-2000

Electric

Curve River Electric Co.
P.O. Box 160
Troy, MO 63379-0160
1-800-392-3709

Central Electric Power Cooperative
2106 Jefferson Street
Jefferson City, MO. 65102
573-761-2860

Ameren Missouri
200 Cahoon Road
Wentzville, MO 63385
636-639-8312

Gas

Spire Gas
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Telephone

CenturyLink
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO. 63017
888-438-2427

Fire District

O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO 63366
636-272-3493

Wentzville Fire Protection District
502 Luetkenhaus Blvd.
Wentzville, MO 63385
636-327-6239

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO 63304
636-447-6655

New Melle Fire Protection District
3705 Mill St.
New Melle, MO 63365
636-828-5528

City of O'Fallon Standard Notes and Details - July 2019

PROJECT TITLE

PLAT FOUR
HARVEST
AT HOPEWELL

O'Fallon, Missouri
O'FALLON PHASE 1A

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: 10-19-2023
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PHASE 1A -- PLAT FOUR

COVER SHEET

P+Z No. 21-004994

City No. 21-011444

Date: 10/19/2023

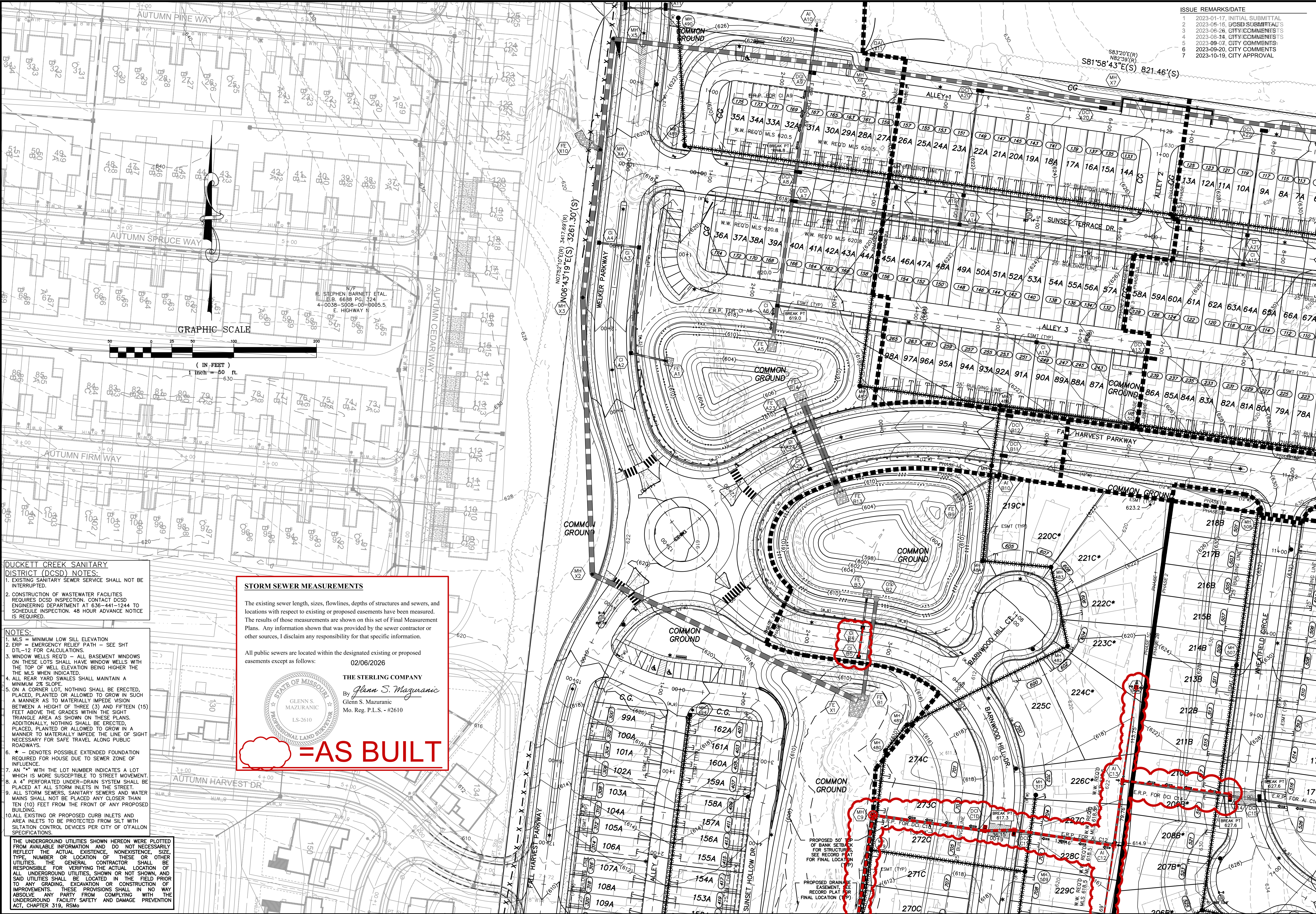
Job No. 20-09-327

Page No.

1.1

As-Built
-IMP-

Drawing name: V:\2023\237 Highway N Assemblies\Drawings\Survey\GIS-Building\City of O'Fallon\GIS-Building\Phase 1A\B327 MP FOR PRINTING AS-BUILT\City PH 1A.dwg Potted on: Jul 22, 2025 4:39am Plotted by: aolchiaro



ISSUE REMARKS/DATE	
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-16, DCSD SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

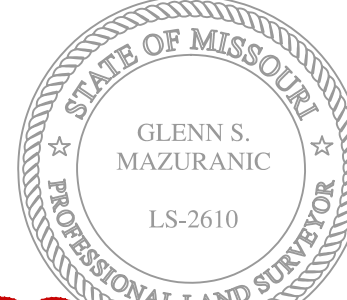
- NOTES:**
- MLS = MINIMUM LOW SILL ELEVATION
 - ERP = EMERGENCY RELIEF PATH - SEE SHT DTL-12 FOR CALCULATIONS.
 - WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THE THE MLS WHEN INDICATED.
 - ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
 - 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, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
 - * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
 - AN "*" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
 - A "P" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
 - ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
 - ALL EXISTING OR PROPOSED CURB INLETS AND AREA INLETS TO BE PROTECTED FROM SILT WITH SITUATION CONTROL DEVICES PER CITY OF O'FALLON SPECIFICATIONS.

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

STORM 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. Any information shown that was 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: 02/06/2026



THE STERLING COMPANY

By: *Glenn S. Mazuranic*
Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610

=AS BUILT

PROJECT TITLE
PLAT FOUR
HARVEST
AT HOPEWELL
O'Fallon, Missouri
O'FALLON PHASE 1A

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

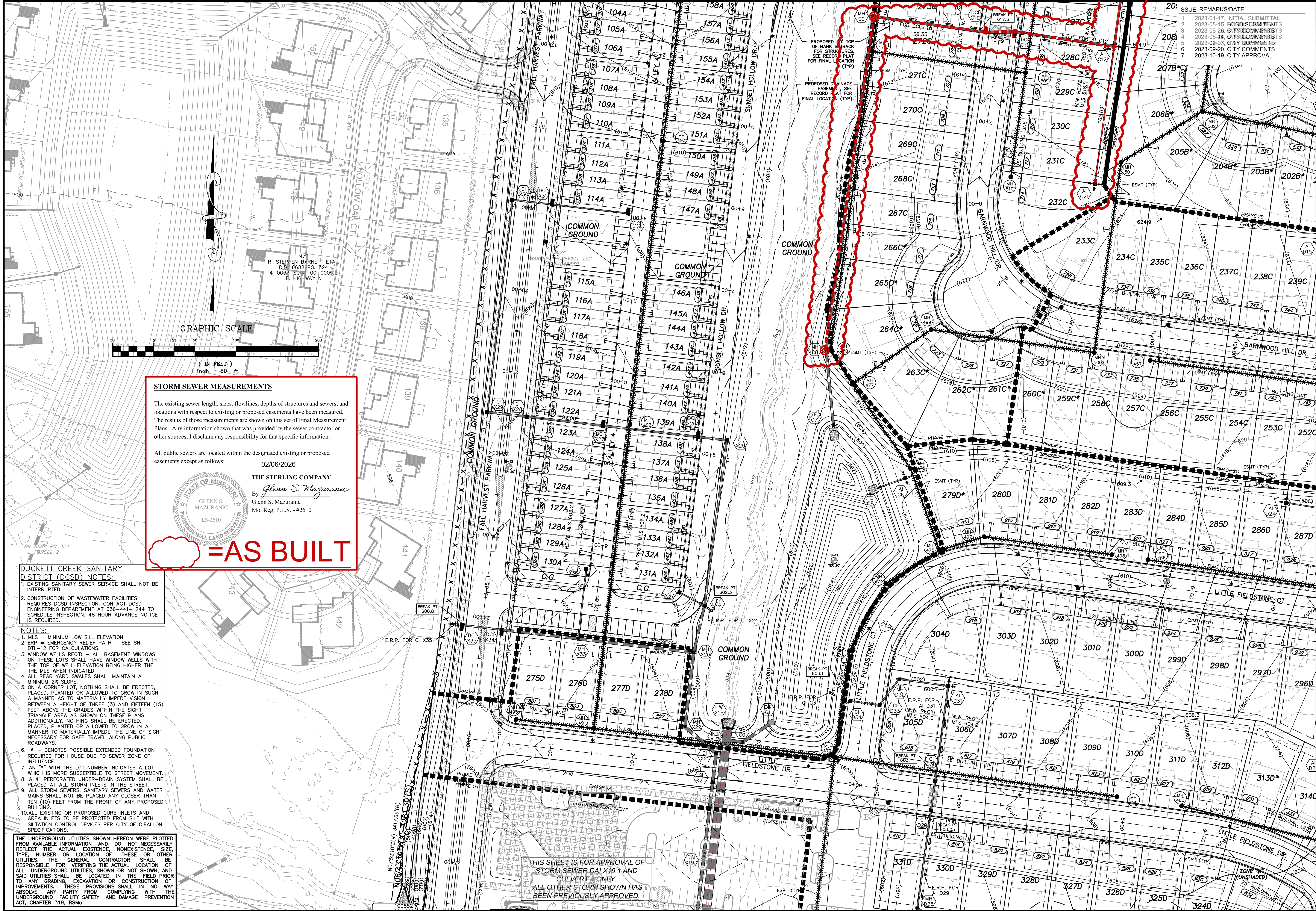
NOT APPROVED FOR CONSTRUCTION!
Date: 01-04-2024
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129
PHASE 1A -- PLAT FOUR
GRADING PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 01-04-2024
Job No. 20-09-327
Page No.
2.3 As-Built
-IMP-
"FINAL PLAN" Approval Date: Dec. 16, 2021

AS-BUILT PIPE ONLY

Drawing name: V:\2023\27 Highway N Assemblies\Drawings\Surveys\As-Built\City PH 1A.dwg Plotted on: Jul 22, 2025 8:50am Plotted by: akhavanak



PROJECT TITLE
**PLAT FOUR
HARVEST
AT HOPEWELL**

THE **STERLING** CO.
ENGINEERS & SURVEYORS
6055 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: 01-04-2024
MICHAEL G. BOERING
LICENSE NO. MO E-28643
PROFESSIONAL ENGINEER

PHASE 1A -- PLAT FOUR

P+Z No. 21-004994
City No. 21-011444
Date: 01-04-2024
Job No. 20-09-327
Page No.

2.5 As-Built
-IMP-

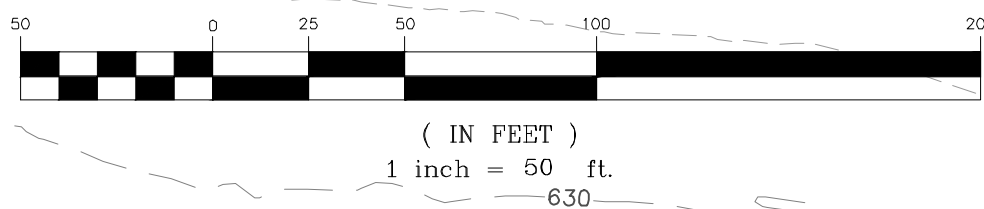
GRADING PLAN

ISSUE REMARKS/DATE
1 2023-01-17, INITIAL SUBMITTAL
2 2023-01-16, DCSD SUBMITTALS
3 2023-06-26, CITY COMMENTS
4 2023-08-14, CITY COMMENTS
5 2023-09-07, CITY COMMENTS
6 2023-09-20, CITY COMMENTS
7 2023-10-19, CITY APPROVAL

Drawing name: V:\030827 Highway N Assemblies\Drawings\Grading\As-Built\City of O'Fallon\City Phase 1A\City Pavement\Electric\Grading\327 City AS-Built Plat 1A (FOR PRINTING).eng. Plotted on: Feb 05, 2025 - 2:24pm. Plotted by: aklesanek

=CITY AS-BUILT PLANS SWALES

GRAPHIC SCALE



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.



02/06/2026

THE STERLING COMPANY

By *Glenn S. Mazuranc*
Glenn S. Mazuranc
Mo. Reg. P.L.S. - #2610

=AS BUILT

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:

- MLS = MINIMUM LOW SILL ELEVATION
- ERP = EMERGENCY RELIEF PATH - SEE SHT DTL-12 FOR CALCULATIONS.
- WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THE THE MLS WHEN INDICATED.
- ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
- 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, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
- ★ - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
- AN "★" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
- A "★" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
- ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
- ALL EXISTING OR PROPOSED CURB INLETS AND AREA INLETS TO BE PROTECTED FROM SILT WITH SILTATION CONTROL DEVICES PER CITY OF O'FALLON SPECIFICATIONS.

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.

ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-16, DCSD SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL
8	2024-05-01, PARKING ADDITIONS

PROJECT TITLE

**HARVEST
AT HOPEWELL**

O'Fallon, Missouri

O'FALLON PHASE 1A

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

NOT APPROVED
FOR CONSTRUCTION!

Date: 01-16-2025
Michael G. Boering
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT FOUR

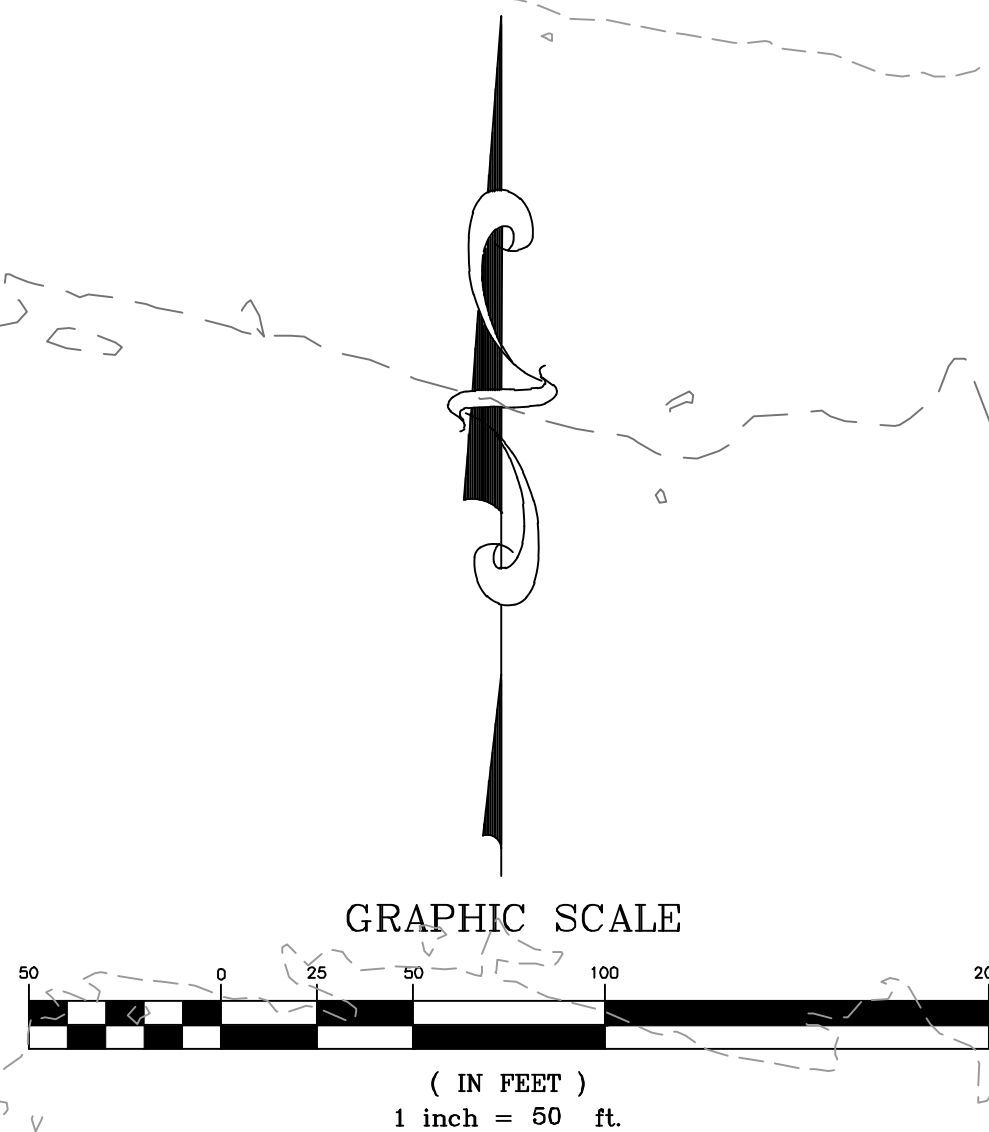
GRADING PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 01-16-2025
Job No. 20-09-327

Page No.

2.3a

As-Built IMP

 = CITY AS-BUILT PLANS SWALES

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, water and gas 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.



02/06/2026

THE STERLING COMPANY

By Glenn S. Mazuranic
Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610

Mo. Reg. P.L.S. - #2610

 **AS BUILT**

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:

2. M.S. = MINIMUM LOW SILT ELEVATION
3. ERP = EMERGENCY RELIEF PATH - SEE SHT
4. 10' = 10' FOR CALCULATING SLOPE
5. WINDOW WELLS SHOULD - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THE EXISTING FINISH WHEN INDICATED
6. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE
7. PLANTED OR NOT, NOTHING SHALL BE ERECTED, PLACED, COOKED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET OF THE CURB OR SIDEWALK WITHIN THE TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER AS TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
8. * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE
9. AN "N" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT
10. ALL EXISTING OR PROPOSED CURB INLETS SHALL BE PLACED AT ALL STORM INLETS IN THE STREET
11. ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN FEET FROM THE FRONT OF ANY PROPOSED BUILDING
12. ALL EXISTING OR PROPOSED CURB INLETS AND CURB INLETS TO BE PROTECTED FROM SILT WITH CURB CONTROL DEVICES PER CITY OF O'FALLON SPECIFICATIONS.

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.

THIS SHEET IS FOR APPROVAL OF
STORM SEWER DAI X19.1 AND
CULVERT ONLY.
ALL OTHER STORM SHOWN HAS
BEEN PREVIOUSLY APPROVED.

PROJECT TITLE

*HARVEST
AT HOPEWELL*

O'Fallon, Missouri

O'FALLON PHASE 1A

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

NOT APPROVED
FOR CONSTRUCTION!

C:\Users\jsteele\OneDrive\Documents\2020-11-24.jpg

C:\Users\jsteele\OneDrive\Documents\Job Files\WB-Harvest Water Seal.jpg

Date: 01-16-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT FOUR
St. Louis, Missouri 63129

GRADING PLAN

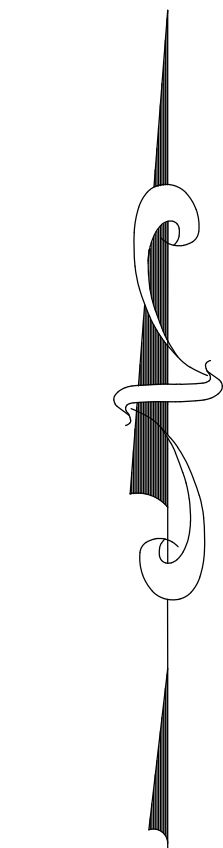
P+Z No.	21-004994
City No.	21-011444
Date:	01-16-2025
Job No.	20-09-327

Page No.

2.5a

"FINAL PLAN" Approval Date: Dec. 16, 2021

 =CITY AS-BUILT PLANS PAVEMENT



GRAPHIC SCALE



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

02/06/2026

By *Glenn S. Mazuranc*
Glenn S. Mazuranc
Mo. Reg. P.L.S. #2610

 =AS BUILT

UTILITY EASEMENT NOTE:

ALL PROPOSED UTILITY EASEMENT SHOWN ARE FOR REFERENCE PURPOSES ONLY. SEE RECORDED PLATS FOR EXACT LOCATION AND SIZE OF ALL EASEMENTS.

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:

1. 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, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
2. ★ - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
3. AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
4. A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
5. ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
6. ALL STREET LIGHTS ARE TO BE PRIVATE.
7. TEMPORARY TURNAROUNDS ARE REQUIRED AT PLAT AND PHASING LIMITS WHEN THE STUB EXCEEDS 250' AND CAN BE REMOVED UPON EXTENSION OF THE ROAD.

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:\0008327 Highway N Assembly\Drawings\Surveying\As-Built\PH 1A (FOR PRINTING).dwg Plotted on: May 16, 2025 - 8:33am Plotted by: akobarsark

ISSUE REMARKS/DATE	
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-16, DCSD SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL
8	2024-05-01, PARKING ADDITIONS

PROJECT TITLE

**HARVEST
AT HOPEWELL**

O'Fallon, Missouri

O'FALLON PHASE 1A

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

Use Professional Engineer's seal and signature affixed to this plan. All drawings, including this one, are prepared and checked by a Professional Engineer or a Professional Surveyor. The Professional Engineer or Surveyor is responsible for the accuracy of the information shown on this drawing and for the proper construction of the project. The Professional Engineer or Surveyor is not responsible for the accuracy of the information shown on this drawing if it is not in accordance with the approved plans.

C:\ProgramData\Bentley\Software\Map\Files\HARVEST-Hopewell-Water-Set.plt

Date: 01-16-2025
Michael G. Boeringer
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT FOUR

SITE PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 01-16-2025
Job No. 20-09-327

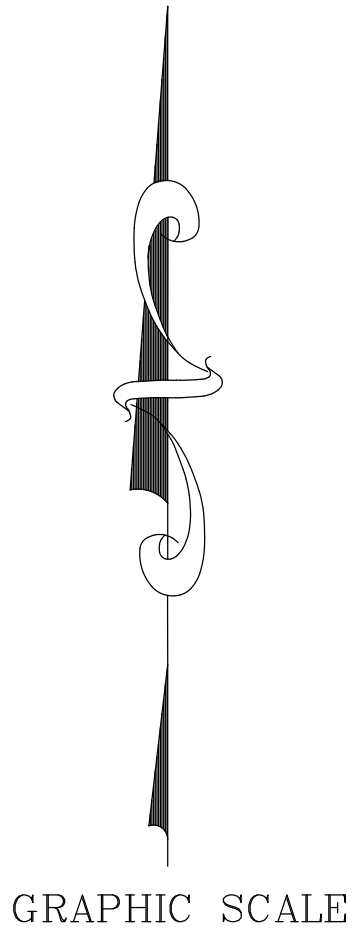
Page No.

3.3

As-Built - IMP

"FINAL PLAN" Approval Date: Dec. 16, 2021

Drawing name: V:\2024\27 Highway N Assembly\Drawings\As-Built\City of O'Fallon\City Phase 1A\City Pavement\Electric\Grading\27 City AS-Built PH 1A (FOR PRINTING).dwg Plotted on: May 16, 2025 - 8:18am Plotted by: akobasank



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.



02/06/2026

THE STERLING COMPANY

By *Glenn S. Mazuranc*
Glenn S. Mazuranc
Mo. Reg. P.L.S. - #2610

AS BUILT

UTILITY EASEMENT NOTE:

ALL PROPOSED UTILITY EASEMENT SHOWN ARE FOR REFERENCE PURPOSES ONLY. SEE RECORDED PLATS FOR EXACT LOCATION AND SIZE OF ALL EASEMENTS.

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:

- 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, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
- ★ DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
- AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
- A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
- ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
- ALL STREET LIGHTS ARE TO BE PRIVATE.
- TEMPORARY TURNAROUNDS ARE REQUIRED AT PLAT AND PHASING LIMITS WHEN THE STUB EXCEEDS 250' AND CAN BE REMOVED UPON EXTENSION OF THE ROAD.

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.

BOX CULVERT DESIGN TO BE APPROVED UNDER THE BOX CULVERT ONLY PLANS AND IS NOT PART OF THIS PLAN APPROVAL.

PROPOSED AMENITIES AREA IS THIS SHEET IS FOR APPROVAL OF ROVAL. STORM SEWER DAI X19.1 AND THERS

AS-BUILT PLANS PAVEMENT

PROJECT TITLE

**HARVEST
AT HOPEWELL**

O'Fallon, Missouri

O'FALLON PHASE 1A

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

NOT APPROVED FOR CONSTRUCTION!

Date: 01-16-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5051 New Baumgartner Road
St. Louis, Missouri 63129

PLAT FOUR

SITE PLAN

P+Z No. 21-004994

City No. 21-011444

Date: 01-16-2025

Job No. 20-09-327

Page No.

3.5

As-Built - IMP

"FINAL PLAN" Approval Date: Dec. 16, 2021

 =CITY AS-BUILT PLANS ELECTRIC

ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-16, DCSD SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL
8	2024-05-01, PARKING ADDITIONS

N/F
FAMILY TRUST U/T/I
703 PG. 633
S00B-00-0003
E. HIGHWAY N

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

UTILITY EASEMENT NOTE:

ALL PROPOSED UTILITY EASEMENT SHOWN ARE FOR REFERENCE PURPOSES ONLY. SEE RECORDED PLATS FOR EXACT LOCATION AND SIZE OF ALL EASEMENTS.

NOTES:

- ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWS#2 GUIDELINES AND SPECIFICATIONS AS APPROVED BY MDNR REVIEW NO.6050805-13.
- PUBLIC WATER SUPPLY DISTRICT NO.2 WILL REQUIRE 1 WEEK ADVANCE NOTICE BEFORE CONSTRUCTION CAN BEGIN.
- THRUST BLOCKS WILL BE REQUIRED AT ALL MECHANICAL JOINT BENDS.
- ALL WATER MAINS THAT CROSS THE 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.
- ALL METER PITS MUST BE INSTALLED IN GREEN SPACE PER PWS#2 SPECIFICATIONS.
- IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR WORK PERFORMED OFFSITE. COPIES OF ALL REQUIRED PERMITS SHALL BE PROVIDED TO THE DISTRICT PRIOR TO CONSTRUCTION.
- PER PWS#2 ALL WATER MAINS SHALL BE PLACED WITH A MINIMUM OF 42" AND MAXIMUM 72" OF COVER.
- PWS#2 REQUIRES AT LEAST 18" OF VERTICAL SEPARATION BETWEEN SANITARY AND STORM SEWER CROSSINGS. IN AREAS WHERE THE RECOMMENDED SEPARATIONS CANNOT BE OBTAINED THE WATERMAIN SHALL BE CONSTRUCTED USING MECHANICAL JOINT PIPE EXTEND AT LEAST 10' ON BOTH SIDES OF THE CROSSING.
- TEMPORARY FIRE HYDRANTS WILL BE REQUIRED WHEN WATER MAIN IS TERMINATED FOR PHASING UNLESS THE MAIN EXTENDS TO A PERMANENT HYDRANT. SEE PWS#2 TERMINATION DETAIL.

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

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.



02/06/2026

THE STERLING COMPANY

By *Glenn S. Mazuranc*
Glenn S. Mazuranc
Mo. Reg. P.L.S. - #2610

 =AS BUILT

PROJECT TITLE

HARVEST
AT HOPEWELL

O'Fallon, Missouri

O'FALLON PHASE 1A

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

I, the Professional Engineer's seal and signature shall be used only for the project and shall not be used for any other project. All drawings, documents or other documents or materials shall be approved and signed by the Professional Engineer. The Professional Engineer shall not be responsible for any errors or omissions on this drawing or any other drawings or documents or materials.

NOT APPROVED
FOR CONSTRUCTION!

Date: 01-16-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT FOUR

UTILITY PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 01-16-2025
Job No. 20-09-327

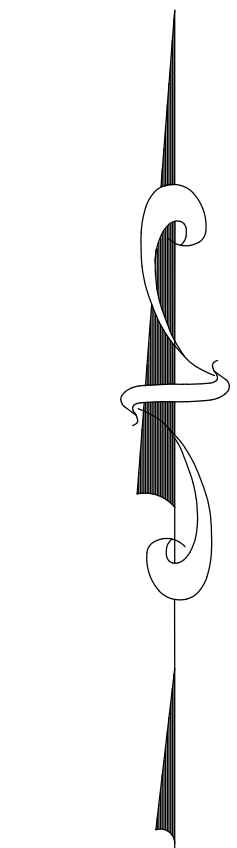
Page No.

4.3

As-Built - IMP

Drawing name: V:\2024\27 Highway N Assembly\Drawings\Surveying\As-Built\City of O'Fallon\City Phase 1A\City Pavement\Electric\Grading\27 City AS-Built PH 1A (FOR PRINTING).dwg Plotted on: May 16, 2025 - 8:34am Plotted by: akobarsnik

 =CITY AS-BUILT PLANS ELECTRIC



GRAPHIC SCALE



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.



02/06/2026

THE STERLING COMPANY

By *Glenn S. Mazuranc*
Glenn S. Mazuranc
Mo. Reg. P.L.S. - #2610

 =AS BUILT

UTILITY EASEMENT NOTE:

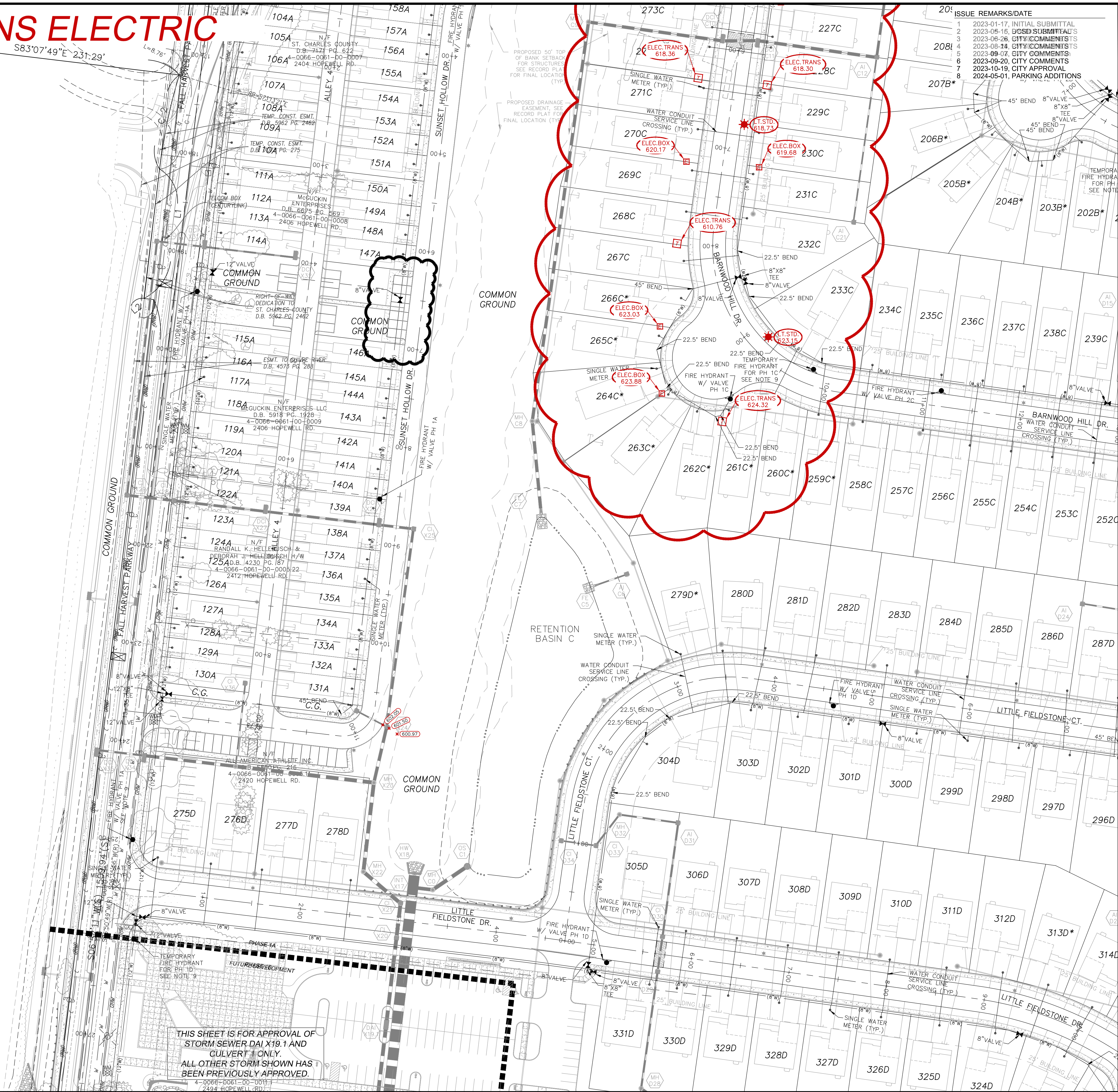
ALL PROPOSED UTILITY EASEMENT SHOWN ARE FOR REFERENCE PURPOSES ONLY. SEE RECORDED PLATS FOR EXACT LOCATION AND SIZE OF ALL EASEMENTS.

NOTES:

1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWS#2 GUIDELINES AND SPECIFICATIONS AS APPROVED BY MDNR REVIEW NO.6050805-13.
2. PUBLIC WATER SUPPLY DISTRICT NO.2 WILL REQUIRE 1 WEEK ADVANCE NOTICE BEFORE CONSTRUCTION CAN BEGIN.
3. THURST BLOCKS WILL BE REQUIRED AT ALL MECHANICAL JOINT BENDS.
4. ALL WATER MAINS THAT CROSS THE 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.
5. ALL METER PITS MUST BE INSTALLED IN GREEN SPACE PER PWS#2 SPECIFICATIONS.
6. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR WORK PERFORMED OFFSITE. COPIES OF ALL REQUIRED PERMITS SHALL BE PROVIDED TO THE DISTRICT PRIOR TO CONSTRUCTION.
7. PER PWS#2 ALL WATER MAINS SHALL BE PLACED WITH A MINIMUM OF 42" AND MAXIMUM 72" OF COVER.
8. PWS#2 REQUIRES AT LEAST 18" OF VERTICAL SEPARATION BETWEEN SANITARY AND STORM SEWER CROSSINGS. IN AREAS WHERE THE RECOMMENDED SEPARATIONS CANNOT BE OBTAINED THE WATERMAIN SHALL BE CONSTRUCTED USING MECHANICAL JOINT UNLESS THE MAIN EXTENDS TO A PERMANENT HYDRANT. SEE PWS#2 TERMINATION DETAIL.
9. TEMPORARY FIRE HYDRANTS WILL BE REQUIRED WHEN WATER MAIN IS TERMINATED FOR PHASING UNLESS THE MAIN EXTENDS TO A PERMANENT HYDRANT. SEE PWS#2 TERMINATION DETAIL.

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.

THIS SHEET IS FOR APPROVAL OF STORM SEWER DAI X19.1 AND CULVERT ONLY. ALL OTHER STORM SHOWN HAS BEEN PREVIOUSLY APPROVED.



ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-16, DCSD SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-20, CITY COMMENTS
7	2023-10-19, CITY APPROVAL
8	2024-05-01, PARKING ADDITIONS

PROJECT TITLE

HARVEST
AT HOPEWELL

O'Fallon, Missouri

O'FALLON PHASE 1A

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

I, the Professional Engineer's seal and signature affirm that I am duly licensed and qualified to perform the work shown on these drawings and that I am not providing any engineering or surveying services to any other party without the written consent of the client. I am not providing any engineering or surveying services to any other party without the written consent of the client.

NOT APPROVED
FOR CONSTRUCTION!

Date: 01-16-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

PLAT FOUR

UTILITY PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 01-16-2025
Job No. 20-09-327
Page No.

4.5

As-Built - IMP

