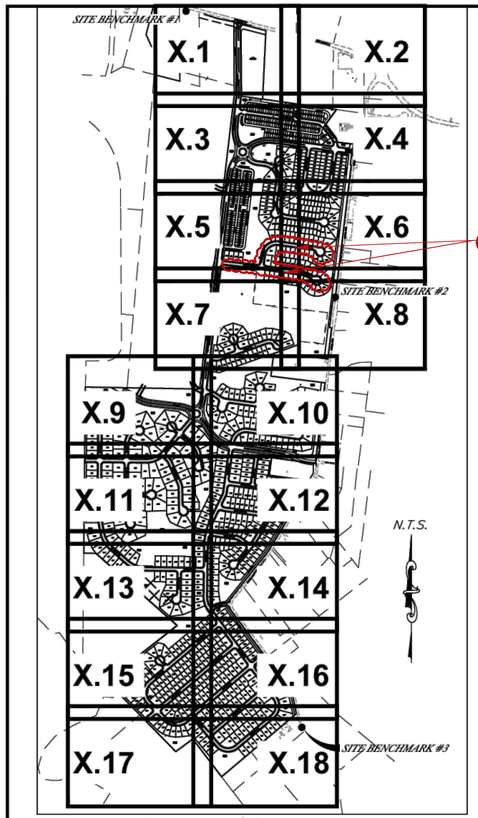
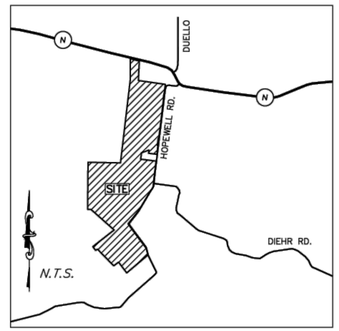
A SET OF CONSTRUCTION PLANS FOR HARVEST AT HOPEWELL CITY OF O'FALLON PHASE 1A

CITY AS-BUILT PLANS



Plan View / Sheet Index



LOCATION MAP
N.T.S.

AS-BUILT IMPROVEMENT LOCATIONS

The exsting 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.

02/11/2026

=AS BUILT

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

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

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 08°43'19" EAST, 3281.30 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 565.00 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°14'46" 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' ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 2020R–103703 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE OF LOT B, SOUTH 82°15'09"EAST, 60.78 FEET TO THE NORTHEAST CORNER OF SAID LOT B, SAID CORNER BEING ON SAID WEST RIGHT–OF–WAY LINE OF HOPEWELL ROAD; THENCE LEAVING LAST SAID NORTH LINE AND ALONG SAID WEST RIGHT–OF–WAY LINE OF HOPEWELL ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 31°11'12" WEST, 915.79 FEET; SOUTH 38°27'37" WEST, 733.00 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°17'07" 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 WESTERNMOST 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

Benchmarks

PROJECT BENCHMARK:
NGS 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 = 594.08' (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 METERIAL 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

1. GROSS AREA OF SITE: 261.50 ACRES
2. CURRENT ZONING: R–1 SINGLE FAMILY RESIDENTIAL W/ P.U.D. (CITY OF O'FALLON)
3. CURRENT OWNER: HARVEST HOPEWELL, LLC 5091 NEW BAUMGARTNER ROAD ST. LOUIS, MO 63129
4. DWELLING UNITS PROPOSED: 896 UNITS
5. OVERALL PARKING:
   REQUIRED: (2.0 SPACES/UNIT)x 734 UNITS=1468 SPACES
   (2.5 SPACES/UNIT)X 162 UNITS=405 SPACES

   TOTAL SPACES PROVIDED: 1630 GARAGE SPACES
   1630 DRIVEWAY SPACES
   87 GUEST SPACES
   3347 SPACES PROVIDED
6. 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

   TOTAL SPACES PROVIDED: 98 GARAGE SPACES
   98 DRIVEWAY SPACES
   49 GUEST SPACES
   7 MAIL PARKING SPACES
   252 SPACES PROVIDED
7. 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: 64 GARAGE SPACES
   64 DRIVEWAY SPACES
   38 GUEST SPACES
   4 MAIL PARKING SPACES
   170 SPACES PROVIDED

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	
EX. CB	CATCH BASIN	CI NO.
EX. AI	AREA INLET	AI NO.
EX. GI	GRATED INLET	GI NO.
EX. DCI	DOUBLE CURB INLET	DCI NO.
EX. MH	STORM MANHOLE	MH NO.
EX. SS	SANITARY MANHOLE	MH NO.
EX. FE	FLARED END SECTION	FE NO.
CO	CLEANOUT	CO
	LATERAL CONNECTION	T
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
TP	TEST HOLE	TP
	PAVEMENT	
G G	GAS MAIN & SIZE	(G) (G)
W W	WATER MAIN & SIZE	(W) (W)
T T	TELEPHONE	(T) (T) (UE)
UE UE	ELECTRIC (U) UNDERGROUND	(OHE)
OHE	ELECTRIC (O) OVERHEAD	
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
P.S. ELEC	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 "*" 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

1. TOTAL SITE AREA: 261.50 ACRES
2. TOTAL DISTURBED AREA: 228.3 ACRES
3. 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: 318D–329D, 345D–351D, AND 616D–617D.

   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 DEVELOPEMENT SERVICES, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
DOUG HICKS
PH. 314–504–4132

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [illegible] DATE: [illegible] 23, 2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

AS-BUILT PLANS APPROVED August 11, 2026

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

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

* 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

Drawing Index

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~~1.3~~	~~CONDITIONS OF APPROVAL~~
~~1.4-1.5~~	~~LOT INFORMATION~~
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4.5-4.8 ~~4.1-4.8~~	UTILITY PLAN - ELECTRIC
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~~6.12, 6.15-6.29~~	~~SANITARY PROFILES~~
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~~DTL-7~~	~~STORM SEWER DETAILS~~
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~~DTL-9 - DTL-11.1~~	~~PAVEMENT DETAILS~~
~~DTL-12~~	~~EMERGENCY RELIEF PATH DETAILS~~
~~DTL-13~~	~~CONTRUCTION DETAILS~~

ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-15, DCSD SUBMITTAL
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

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

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

PLAT FIVE-A

COVER SHEET

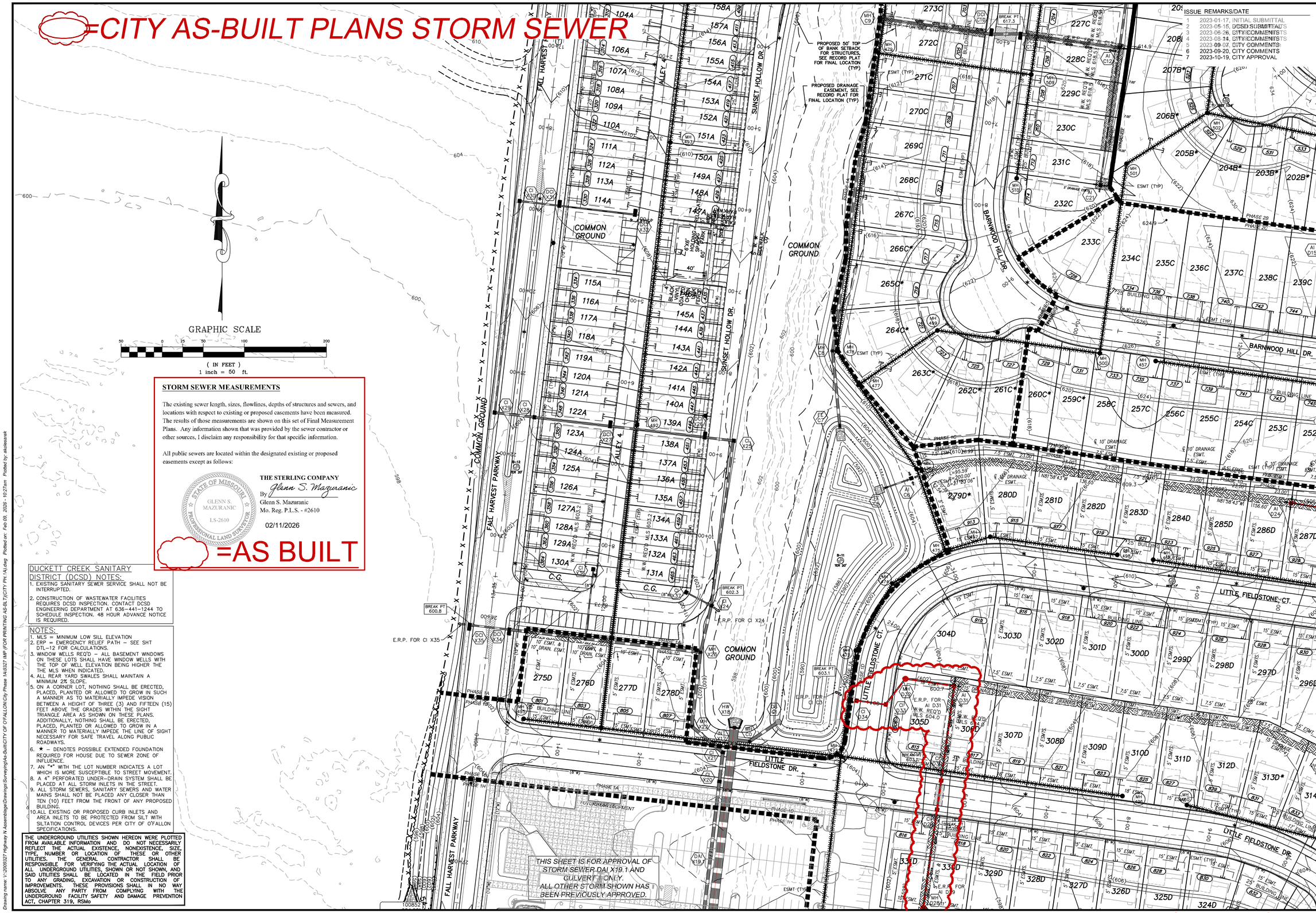
P-I-Z No. 21-004994
City No. 21-011444
Date: 10/19/2023
Job No. 20-09-327

Page No.
1.1
As-Built ~~IMP~~

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

Drawing name: V:\2009327 Highway N Assemblages\Drawings\Engineering\Improvements\9327 IMP (FOR PRINTING).dwg Plotted on: Oct 19, 2023 - 9:23am Plotted by: jluetkenhaus

=CITY AS-BUILT PLANS STORM SEWER



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:

STATE OF MISSOURI
GLENN S. MAZURANIC
L.S-2610
PROFESSIONAL LAND SURVEYOR

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

02/11/2026

=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:

1. MLS = MINIMUM LOW SILL ELEVATION
2. ERP = EMERGENCY RELIEF PATH – SEE SHT DTL-12 FOR CALCULATIONS.
3. 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.
4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
5. ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
6. ★ – DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
7. AN "*" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
8. A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
9. 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.
10. 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	2023-05-15, DCSD SUBMITTALS
3	2023-06-26, CITY COMMENTS
4	2023-08-11, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
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PROJECT TITLE
PLAT FIVE A
HARVEST AT HOPEWELL
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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: 01-04-2024
Michael G. Boerding
License No. MO E-28643
Professional Engineer

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

PHASE 1A -- PLAT FIVE A

GRADING PLAN

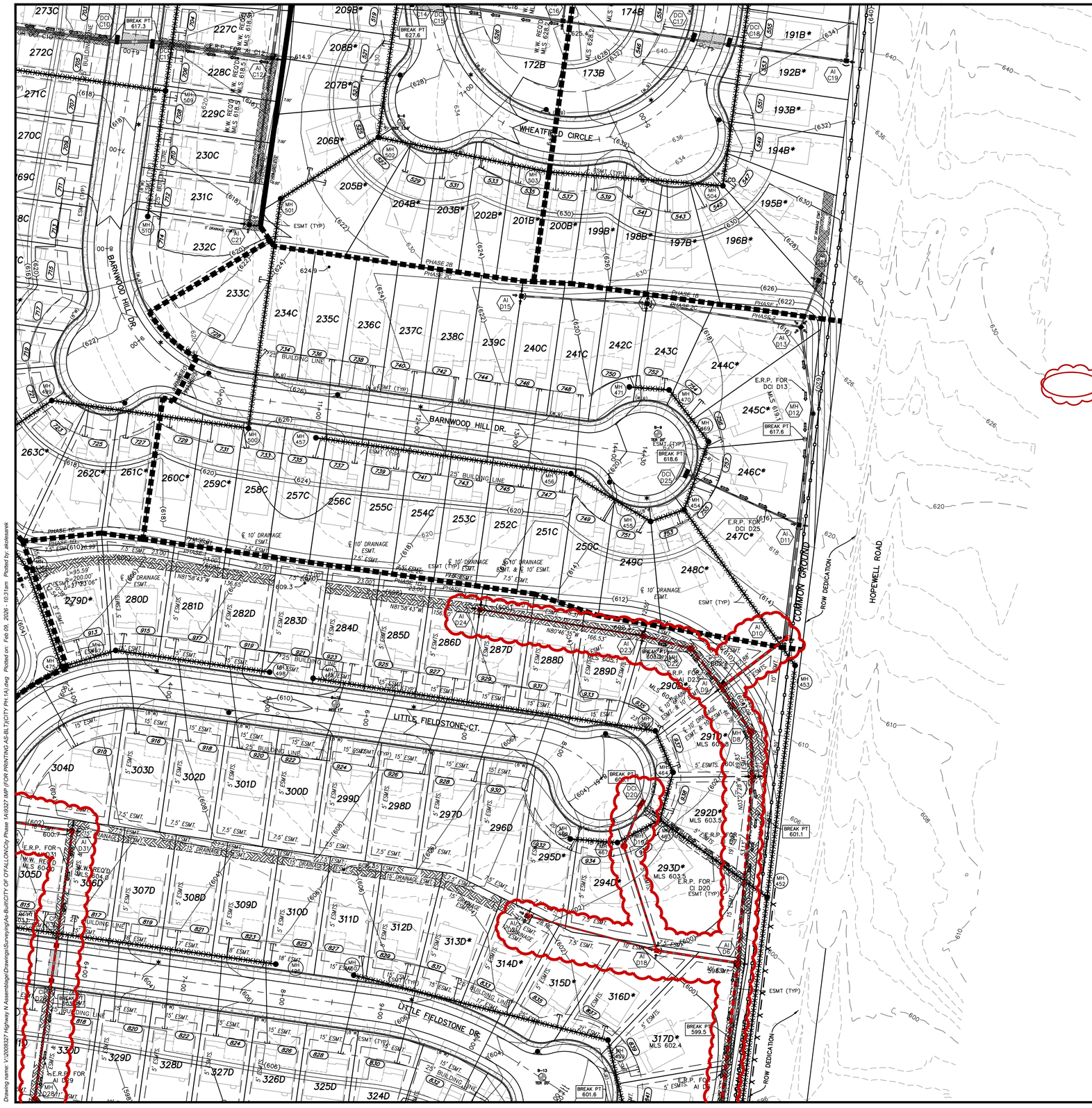
P+Z No.	21-004994
City No.	21-011444
Date:	01-04-2024
Job No.	20-09-327

Page No.
2.5 As-Built ~~IMP~~

AS-BUILT PIPE ONLY

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

Drawing name: V:\2009\327 Highway N Assemblage\Drawings\Surveying\As-Built\CITY OF O'FALLON City Phase 1A\0327 IMP IFCR PRINTING AS-BLT\CITY PH 1A.dwg Plotted on: Feb 09, 2026 - 10:27am Plotted by: akoblesarek



=CITY AS-BUILT PLANS
STORM SEWER

ISSUE	REMARKS/DATE
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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

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

02/11/2026

=AS BUILT
AS-BUILT PIPE ONLY

PROJECT TITLE
PLAT FIVE A
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: 01-04-2024
Michael G. Boerding
License No. MO E-28643
Professional Engineer

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

PHASE 1A -- PLAT FIVE A

GRADING PLAN

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

Page No.
2.6 As-Built ~~IMP~~

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

Drawing name: V:\2009\327 Highway N Assemblages\Drawings\Surveying\As-Built\CITY OF O'FALLON\City Phase 1A\9327 IMP (FOR PRINTING AS-BLT)(CITY PH 1A).dwg Plotted on: Feb 09, 2026 - 10:31am Plotted by: akolesarek

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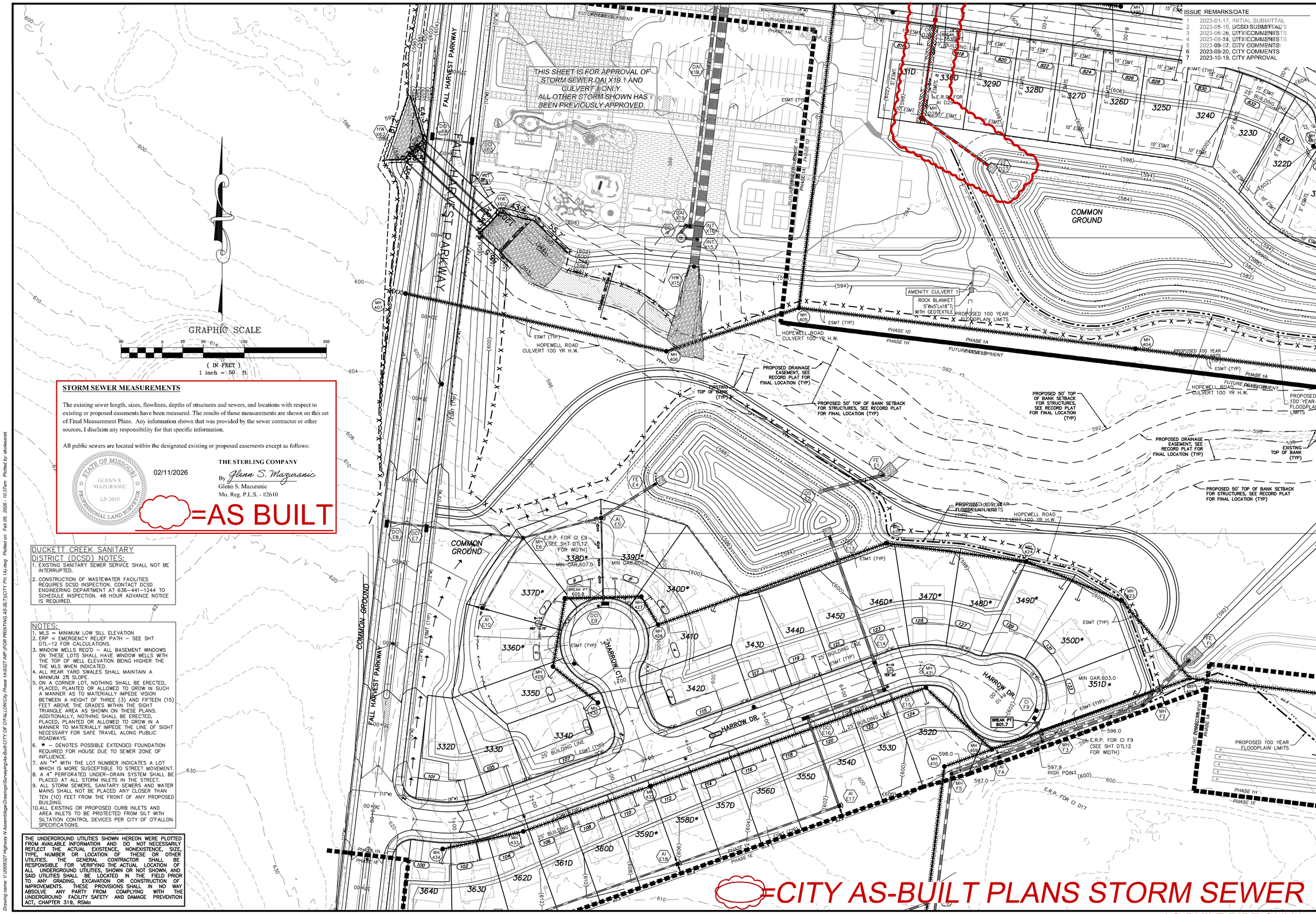

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02/11/2026

THE STERLING COMPANY

By *Glenn S. Mazuranic*

Glenn S. Mazuranic

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

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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 FIVE A

GRADING PLAN

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

Page No. 2.7 As-Built ~~IMP~~

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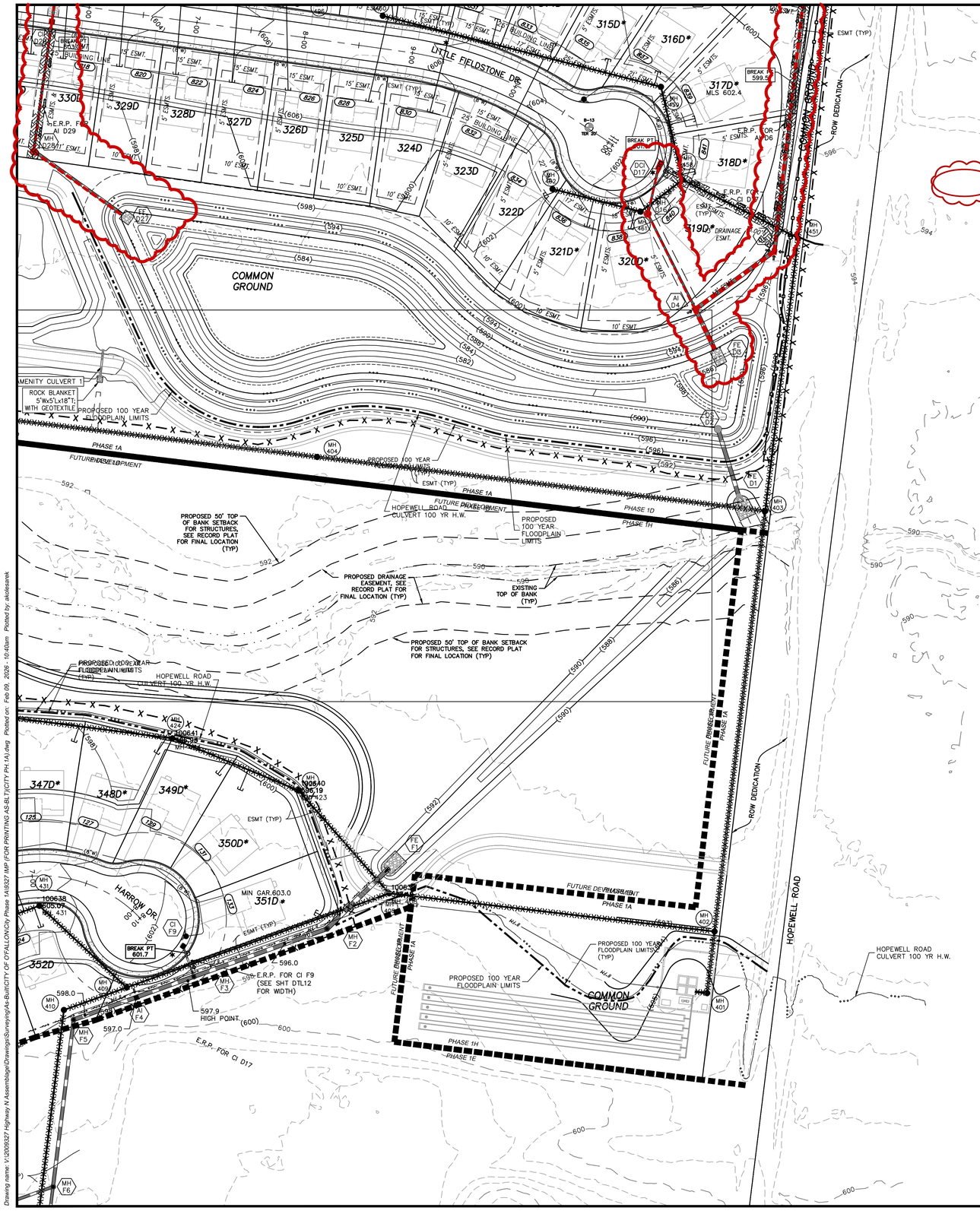

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=CITY AS-BUILT PLANS STORM SEWER

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(IN FEET)
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By *Glenn S. Mazuranic*
Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610

02/11/2026

=AS BUILT

AS-BUILT PIPE ONLY

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

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Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature affixed to this plan, or any copy thereof, represents that it is an original plan, or a copy of an original plan, prepared by the engineer and bearing an original signature that has been compared and found to be identical with the original. Changes or alterations made after sealing and signature shall not be considered prepared by the engineer, and the engineer disclaims any and all responsibility for such plans, drawings or documents that are altered after seal and signature.

NOT APPROVED FOR CONSTRUCTION!

O:\Projects\20-09-327 Harvest Hopewell Phase 1A\Data\Photos\2020-11-24.jpg
O:\Projects\20-09-327 Harvest Hopewell Phase 1A\Data\Photos\20-09-327 Harvest Water Sed.jpg

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 FIVE A

GRADING PLAN

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

Page No.
2.8 As-Built IMP

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

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=CITY AS-BUILT PLANS SWALES

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

AS-BUILT IMPROVEMENT LOCATIONS

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02/11/2026

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PROJECT TITLE

HARVEST AT HOPEWELL

O'Fallon, Missouri

O'FALLON PHASE 1A

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PLAT FIVE-A

GRADING PLAN

P+Z No.	21-004994
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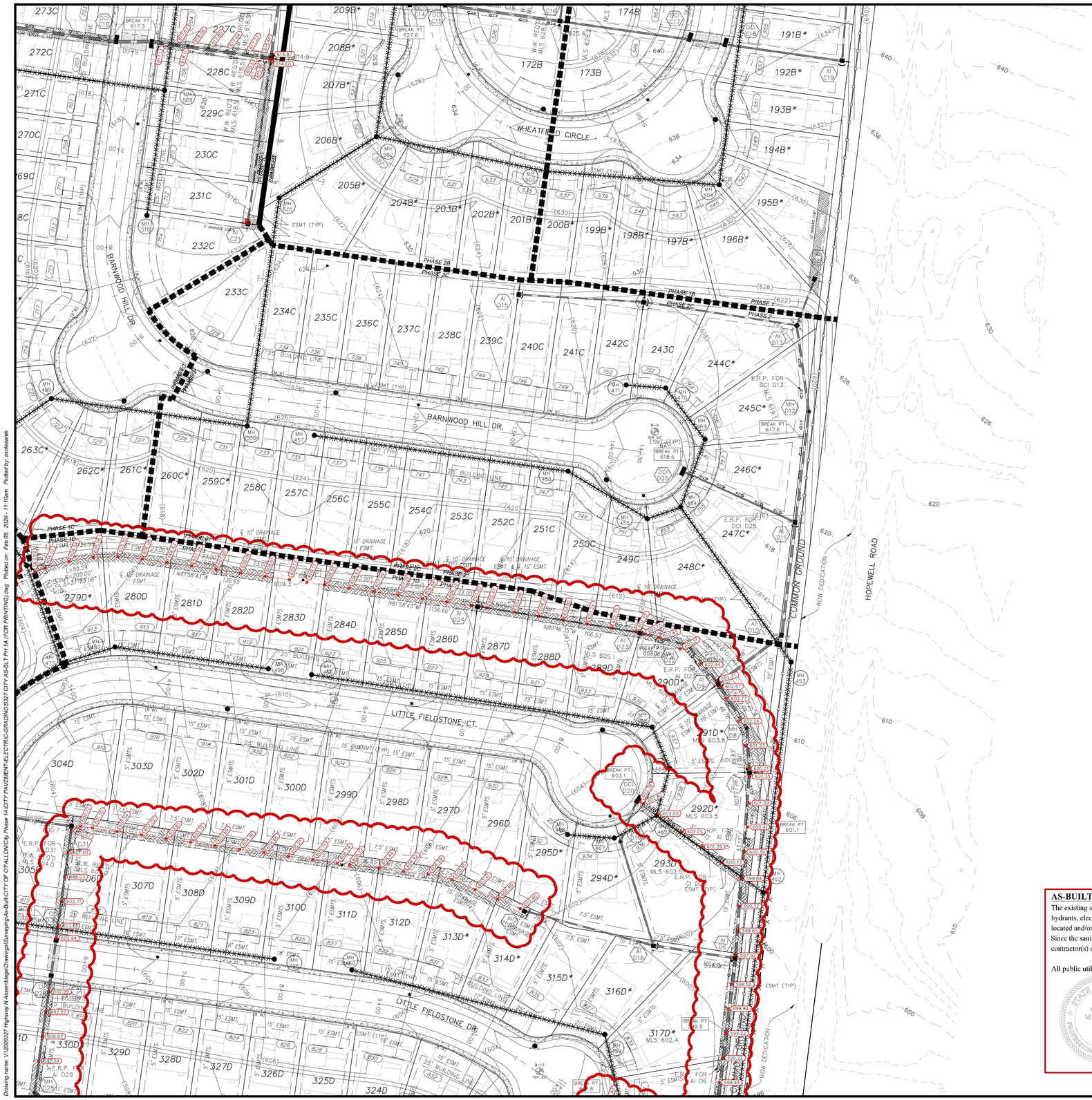
Page No.

2.5a

As-Built ~~IMP~~

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

Drawing name: V:\2009\327 Highway N Assemblage\Drawings\Surveying\As-Built\CITY OF O'FALLON\City Phase 1A\CITY PAVEMENT-ELECTRIC-GRADING\9327 CITY AS-BLT PH 1A (FOR PRINTING).dwg Plotted on: Feb 10, 2026 - 11:48am Plotted by: akolesarek


WHEATFIELD CIRCLE
BARNWOOD HILL DR.
LITTLE FIELDSTONE CT.
LITTLE FIELDSTONE DR.
COMMON GROUND
HOPEWELL ROAD
ROW DEDICATION
PHASE 1A
PHASE 1B
PHASE 1C
PHASE 2A
PHASE 2B
PHASE 2C
PHASE 2D
BUILDING LINE
ESMT (TYP)
E.R.P. FOR DCI D13
E.R.P. FOR DCI D25
E.R.P. FOR DCI D29
E.R.P. FOR DCI D20
E.R.P. FOR AI D6
E.R.P. FOR AI D29
BREAK PT 617.3
BREAK PT 627.6
BREAK PT 617.6
BREAK PT 618.6
BREAK PT 603.1
BREAK PT 601.1
BREAK PT 603.5
BREAK PT 602.5
BREAK PT 602.6
MLS 603.5
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=CITY AS-BUILT PLANS SWALES

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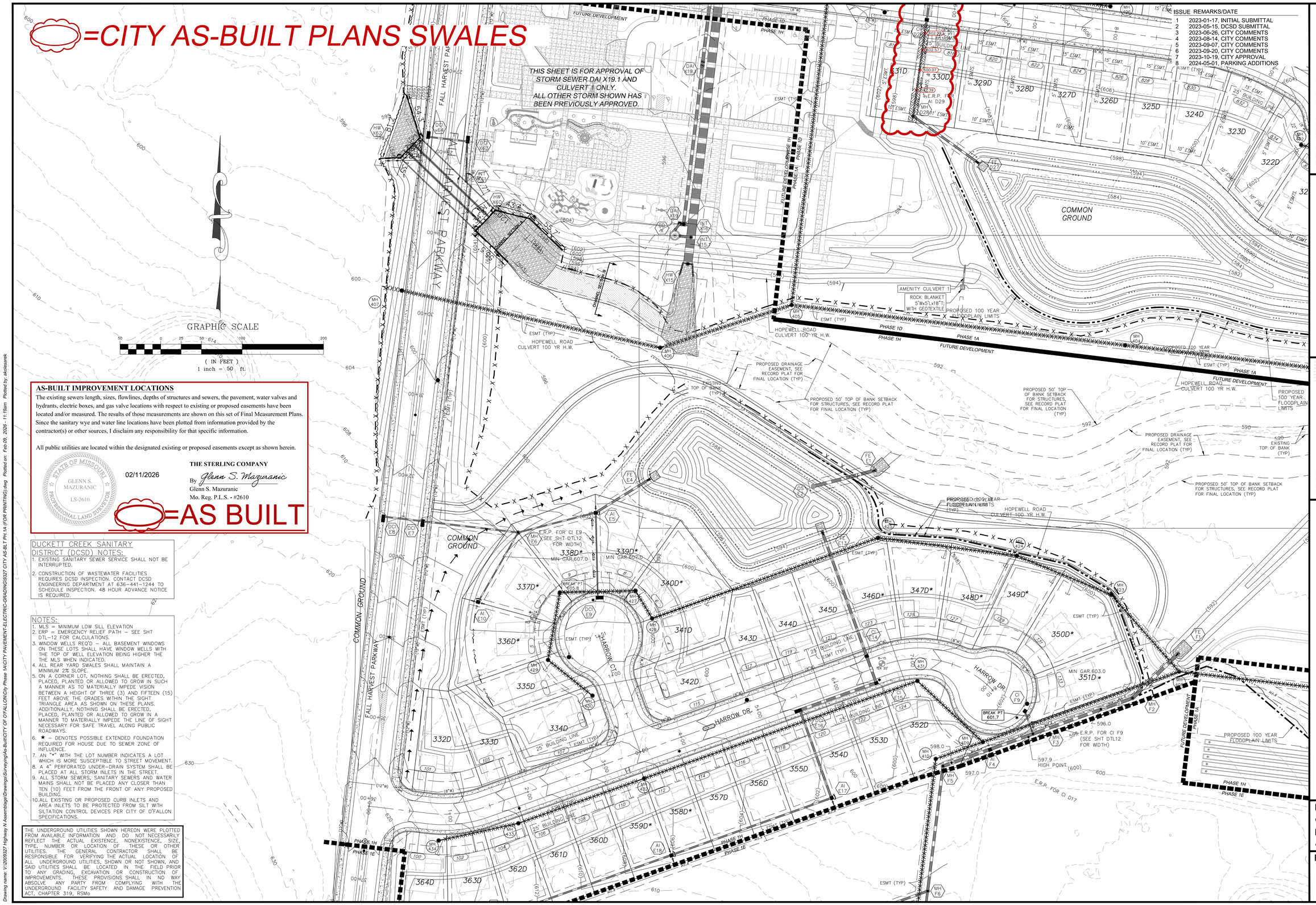

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02/11/2026

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Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature affixed to this document indicates that the professional engineer has exercised his professional judgment in preparing this plan and signature shall not be considered endorsing the seal only signature shall not be considered endorsing the plan, only the engineer assumes any and all responsibility for such plans. Drawings and specifications are protected by copyright laws.

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 FIVE-A

GRADING PLAN

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

Page No.

2.7a

As-Built ~~IMP~~

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Drawing name: V:\2009\327 Highway N Assemblage\Drawings\Surveying\As-Built\CITY OF O'FALLON\City Phase 1A\CITY PAVEMENT-ELECTRIC-GRADING\9327 CITY AS-BLT PH 1A (FOR PRINTING).dwg Plotted on: Feb 09, 2026 - 11:19am Plotted by: akolesarek

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02/11/2026

THE STERLING COMPANY

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

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Michael G. Boerding
License No. MO E-28643
Professional Engineer

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PLAT FIVE-A

GRADING PLAN

P+Z No.	21-004994
City No.	21-011444
Date:	01-16-2025
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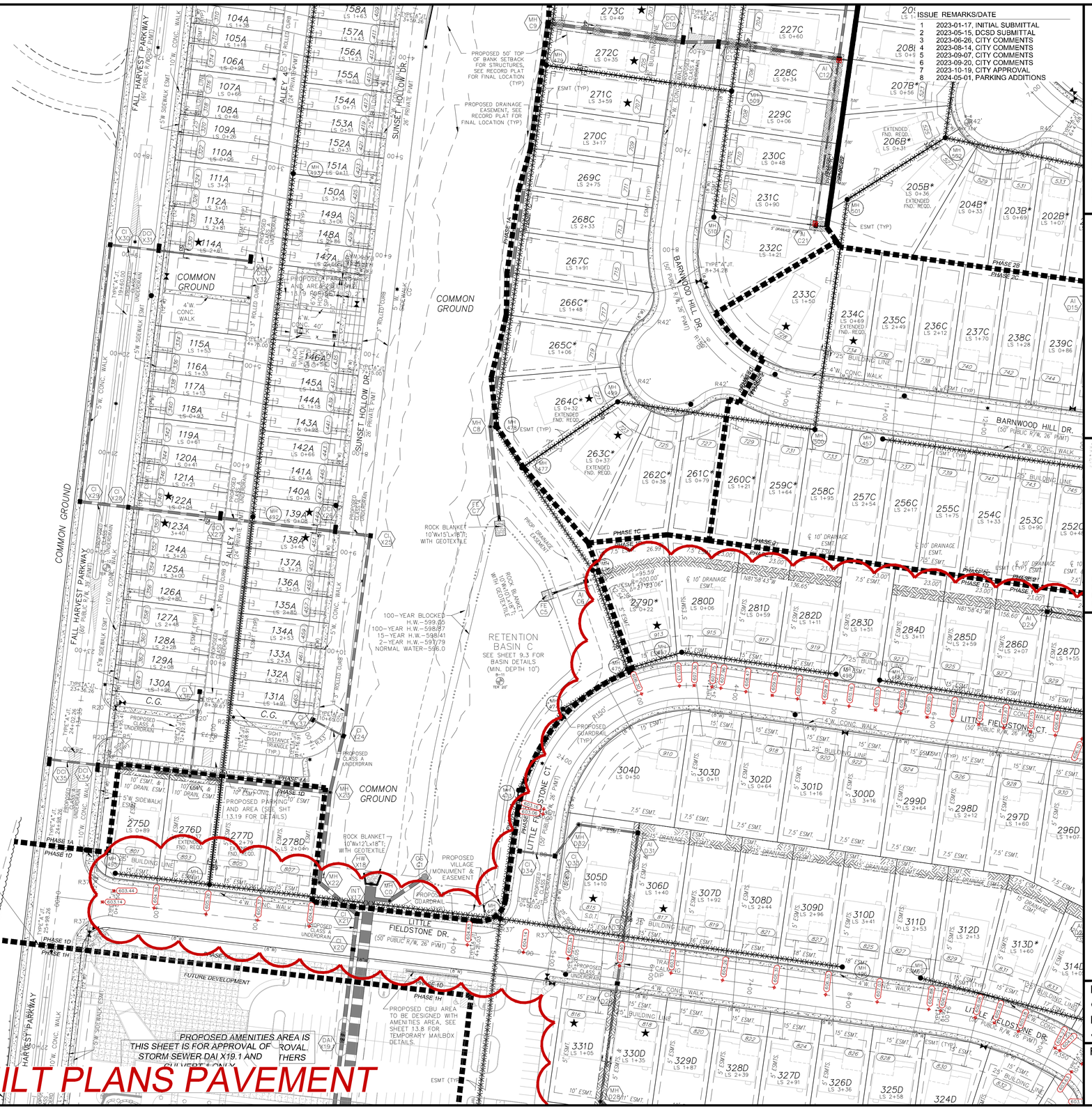

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PLAT FIVE-A

SITE PLAN

P+Z No.	21-004994
City No.	21-011444
Date:	01-16-2025
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Page No.
3.5
As-Built ~~IMP~~

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02/11/2026

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PLAT FIVE-A

SITE PLAN

P+Z No.	21-004994
City No.	21-011444
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As-Built ~~IMP~~

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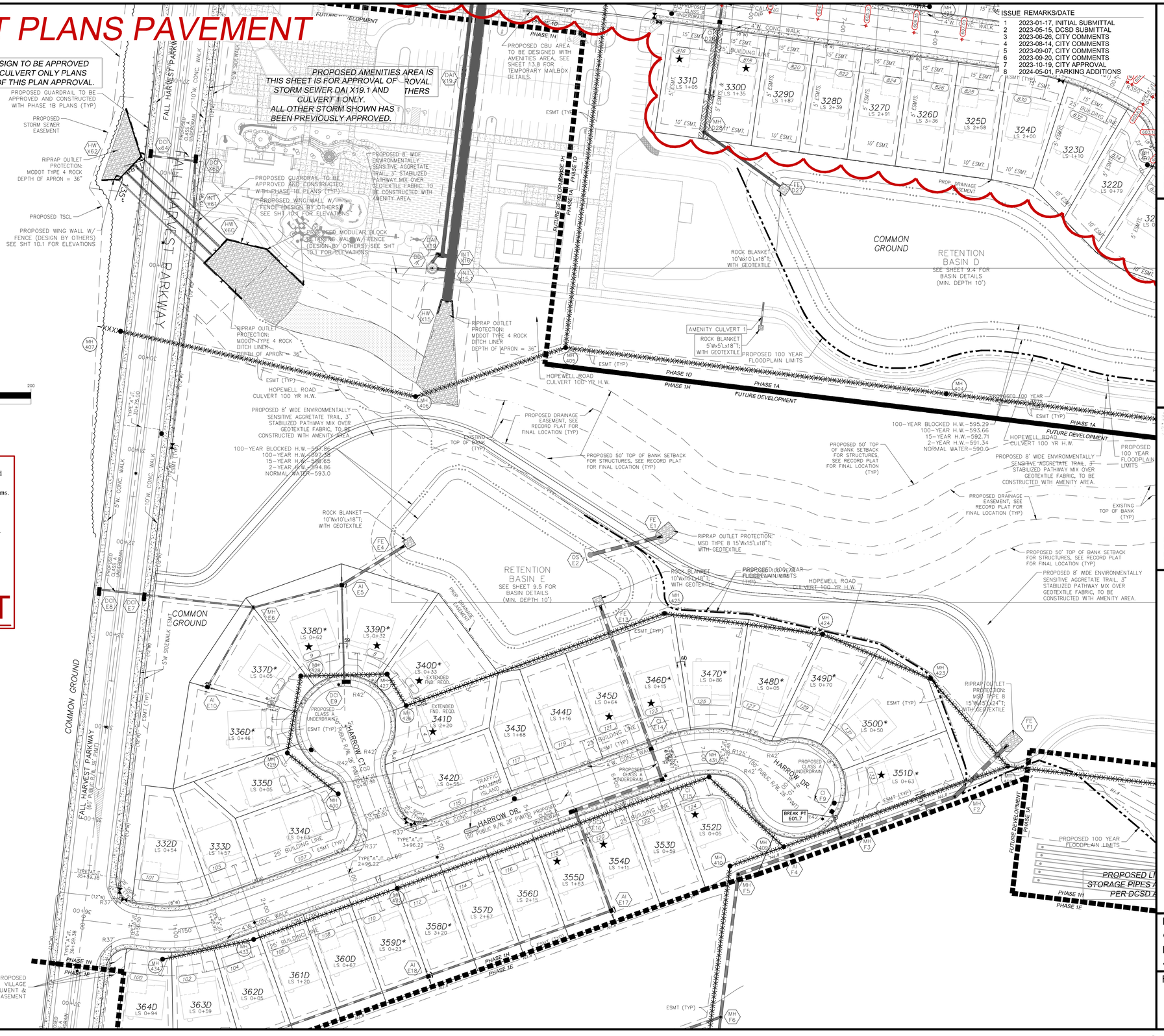
=CITY AS-BUILT PLANS PAVEMENT

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 STORM SEWER DAI X19.1 AND CULVERT 1 ONLY. ALL OTHER STORM SHOWN HAS BEEN PREVIOUSLY APPROVED.



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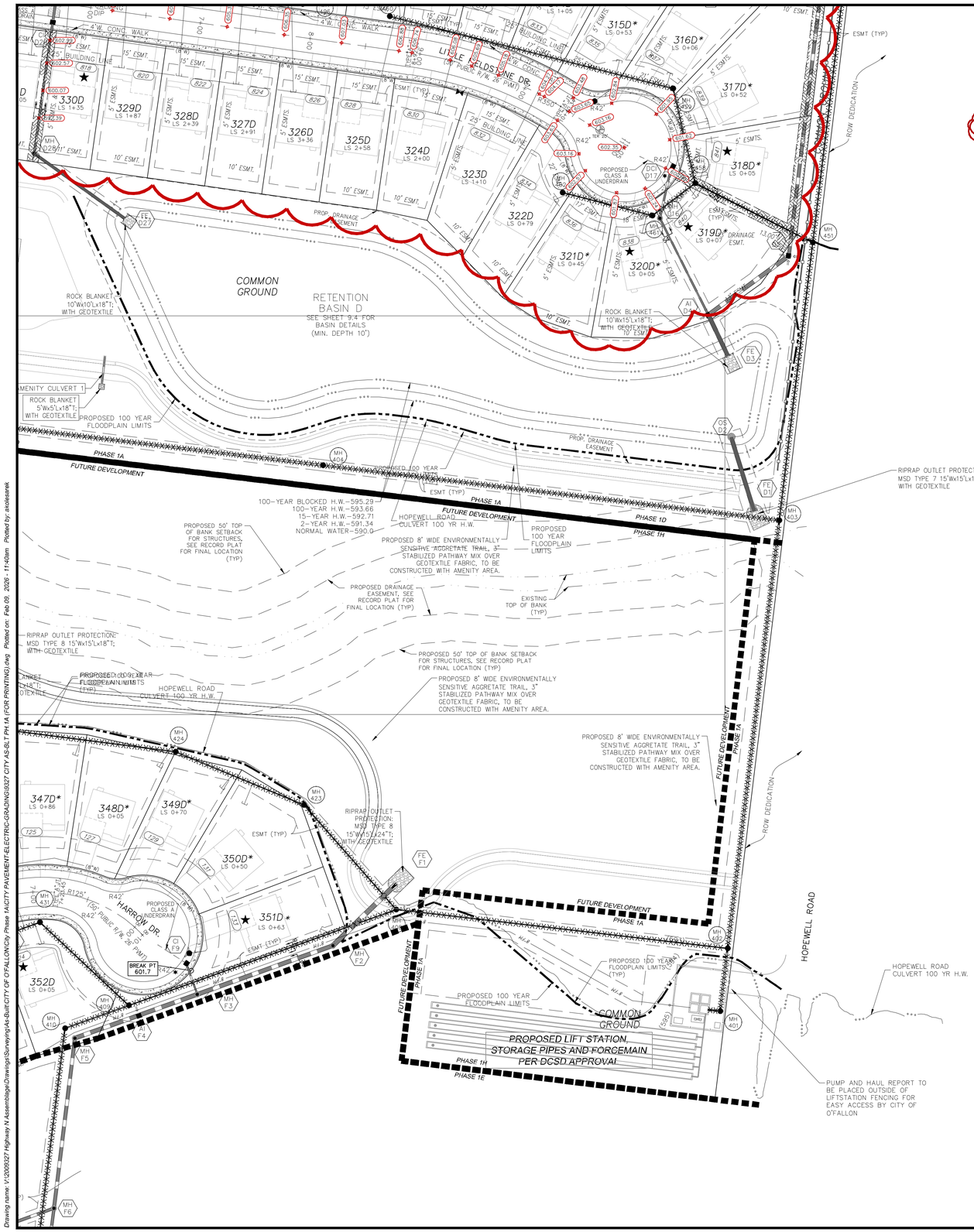

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DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION.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

PROJECT TITLE

HARVEST AT HOPEWELL

O'Fallon, Missouri

O'FALLON PHASE 1A

THE STERLING CO.
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5055 New Baumgartner Road
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Ph 314-487-0440 Fax 314-487-8944
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Date: 01-16-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
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PLAT FIVE-A

SITE PLAN

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

Page No.

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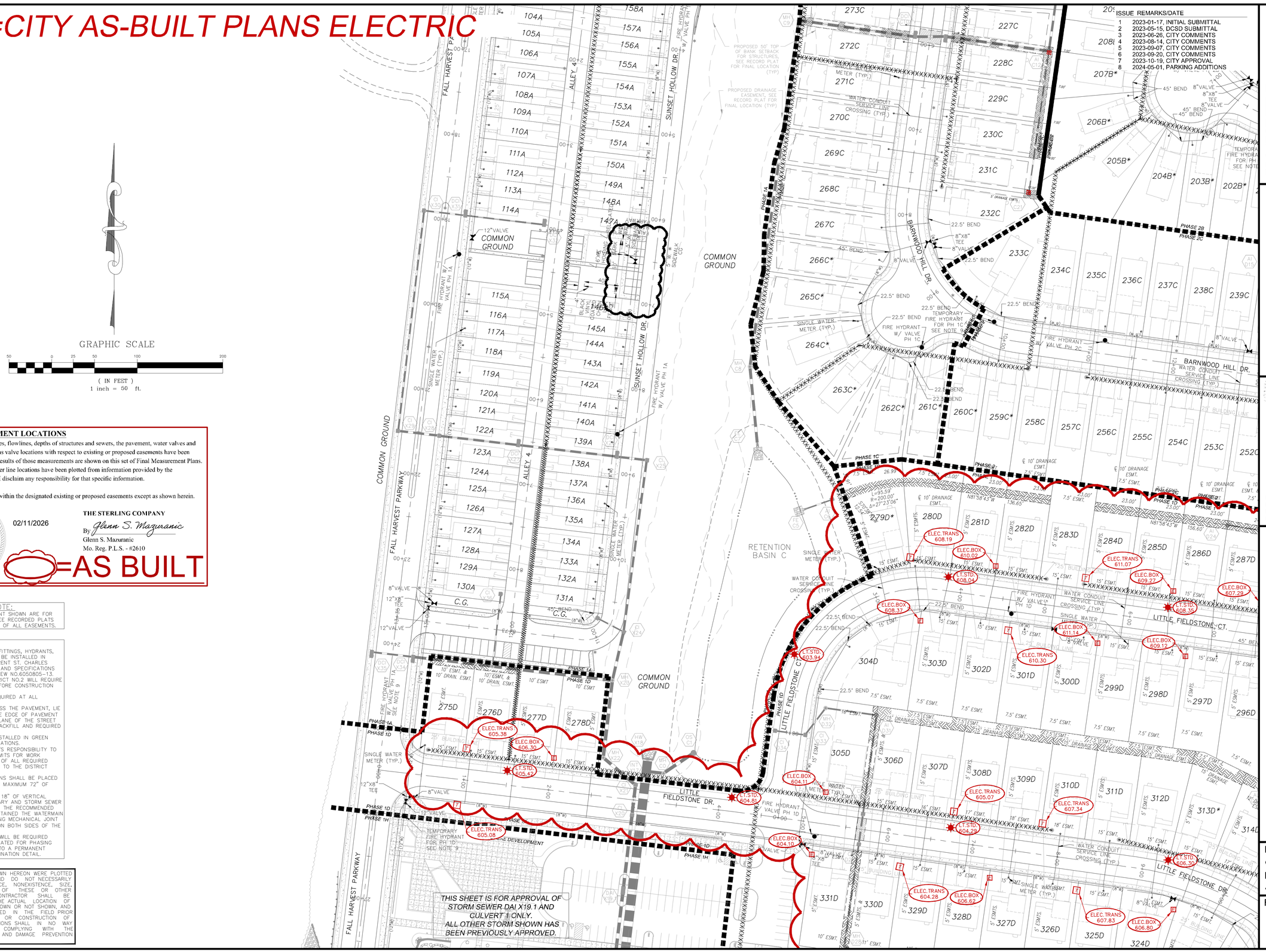

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STATE OF MISSOURI — GLENN S. MAZURANIC — L.S-2610 — PROFESSIONAL LAND SURVEYOR

02/11/2026

THE STERLING COMPANY
By: Glenn S. Mazuranic
Glenn S. Mazuranic
Mo. Reg. P.L.S. - #2610

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O'Fallon, Missouri

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PLAT FIVE-A

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P+Z No. 21-004994
City No. 21-011444
Date: 01-16-2025
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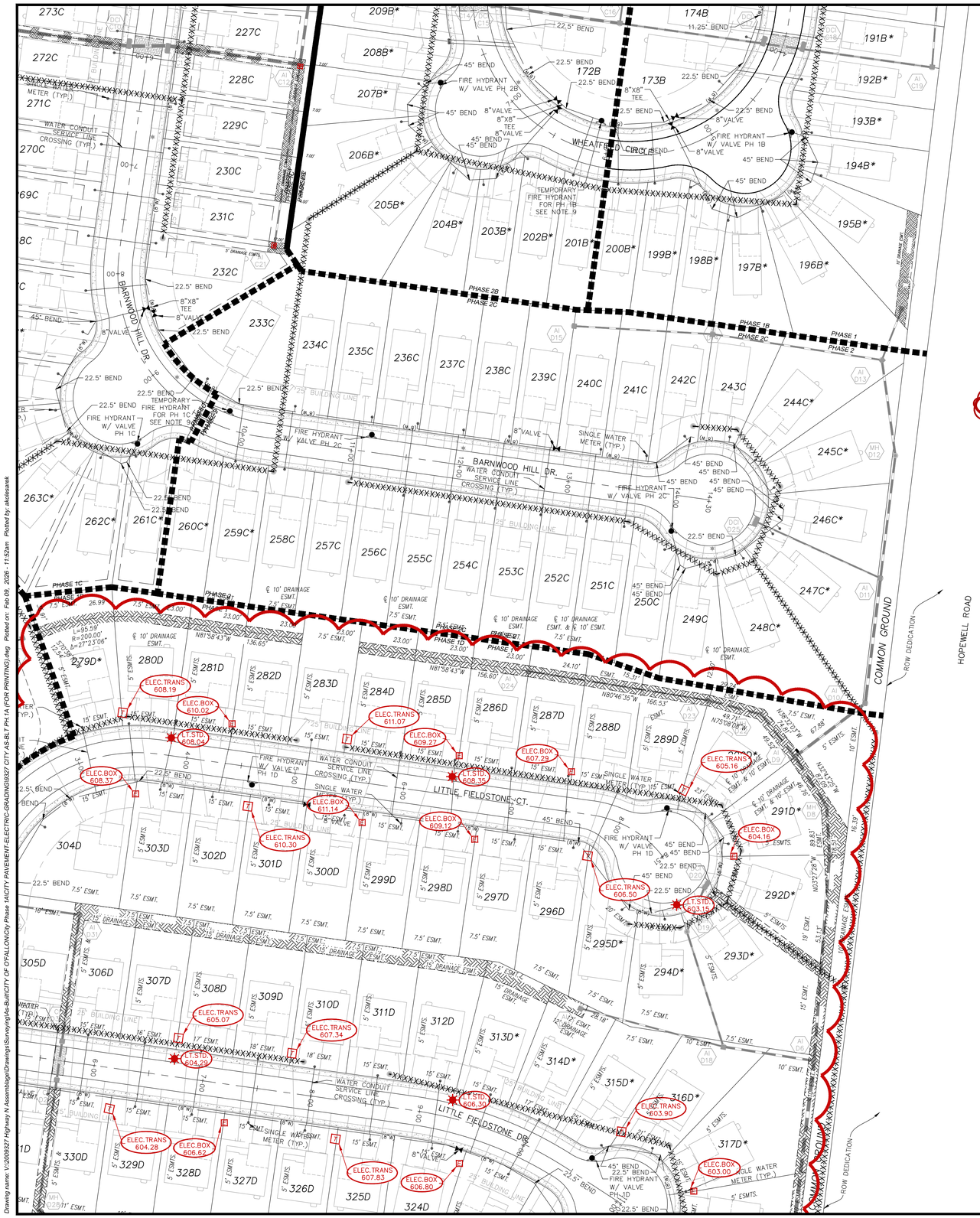

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GRAPHIC SCALE

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The Professional Engineer's seal and signature affixed to this sheet, shall be deemed to be the only seal and signature on this sheet. All drawing, instruments and other documents bearing this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not bearing this seal and signature.

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PLAT FIVE-A

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THIS SHEET IS FOR APPROVAL OF
19.1 AND
LY.
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02/11/2026

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PLAT FIVE-A

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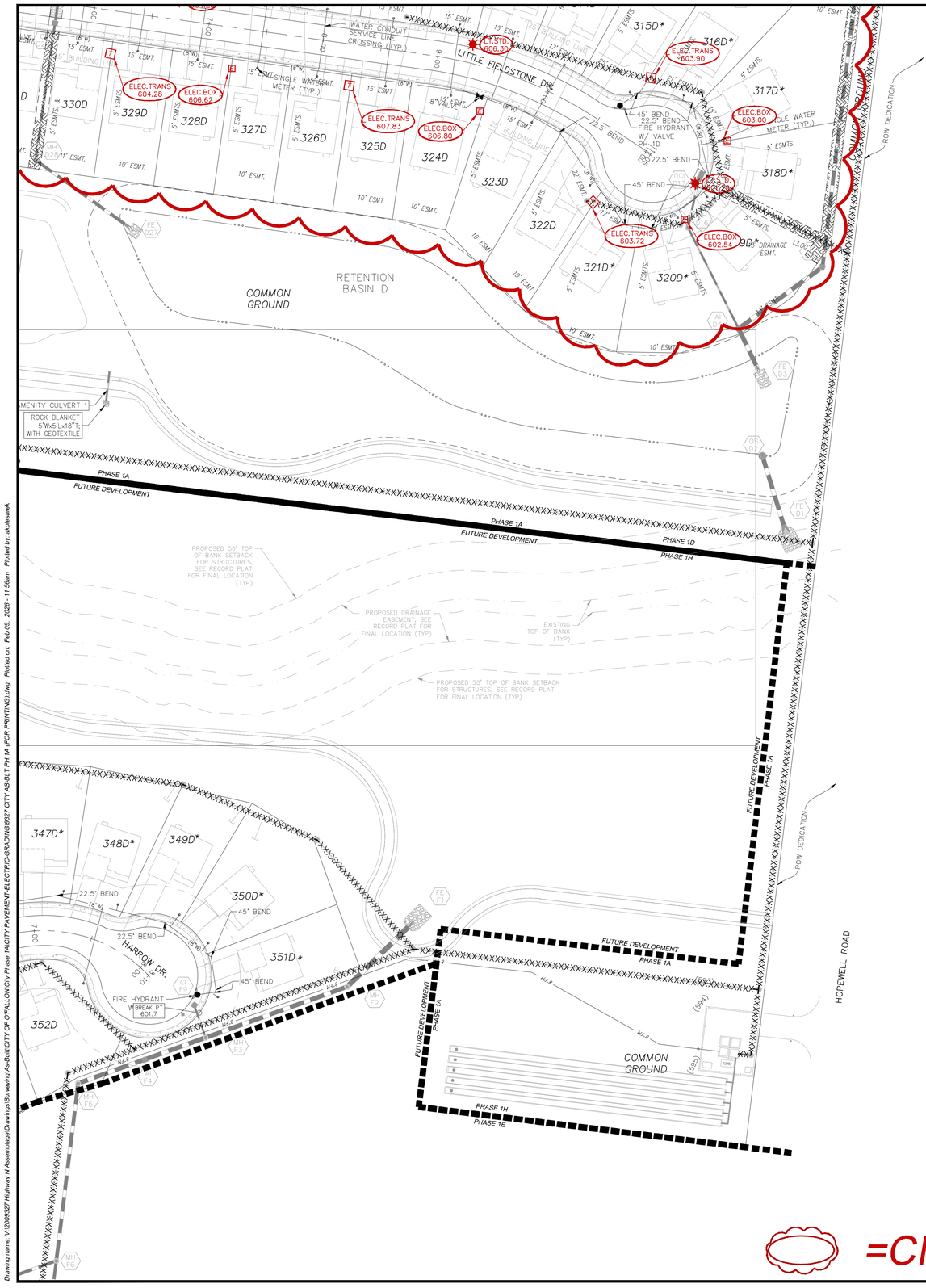

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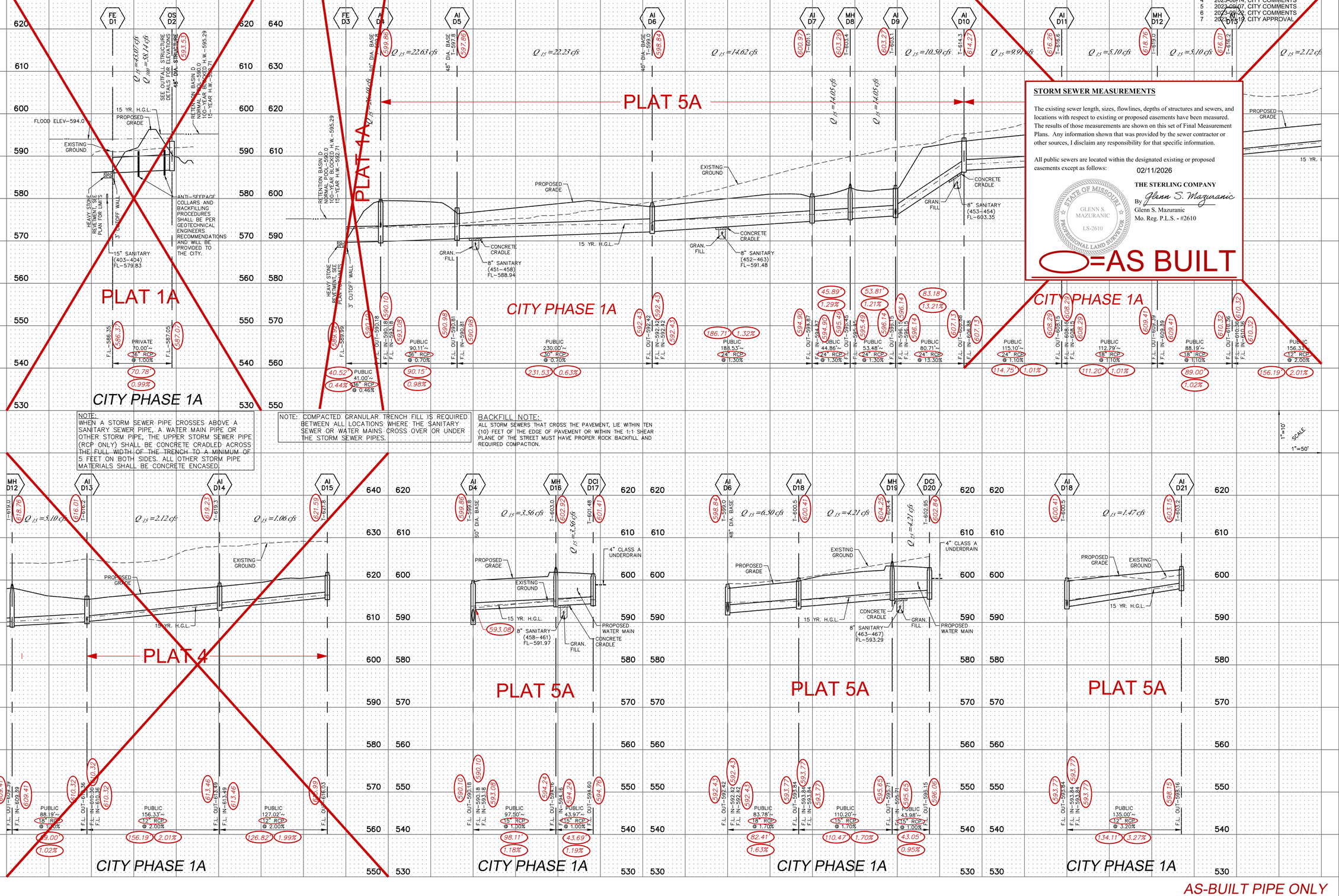

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02/11/2026

THE STERLING COMPANY

By *Glenn S. Mazuranic*

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

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

=AS BUILT

PROJECT TITLE

PLAT FIVE A
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

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Date: 01-04-2024
Michael G.Boerding, PE
License No. MO E-28643
Professional Engineer

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

PHASE 1A -- PLAT FIVE A

STORM SEWER PROFILES

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

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As-Built
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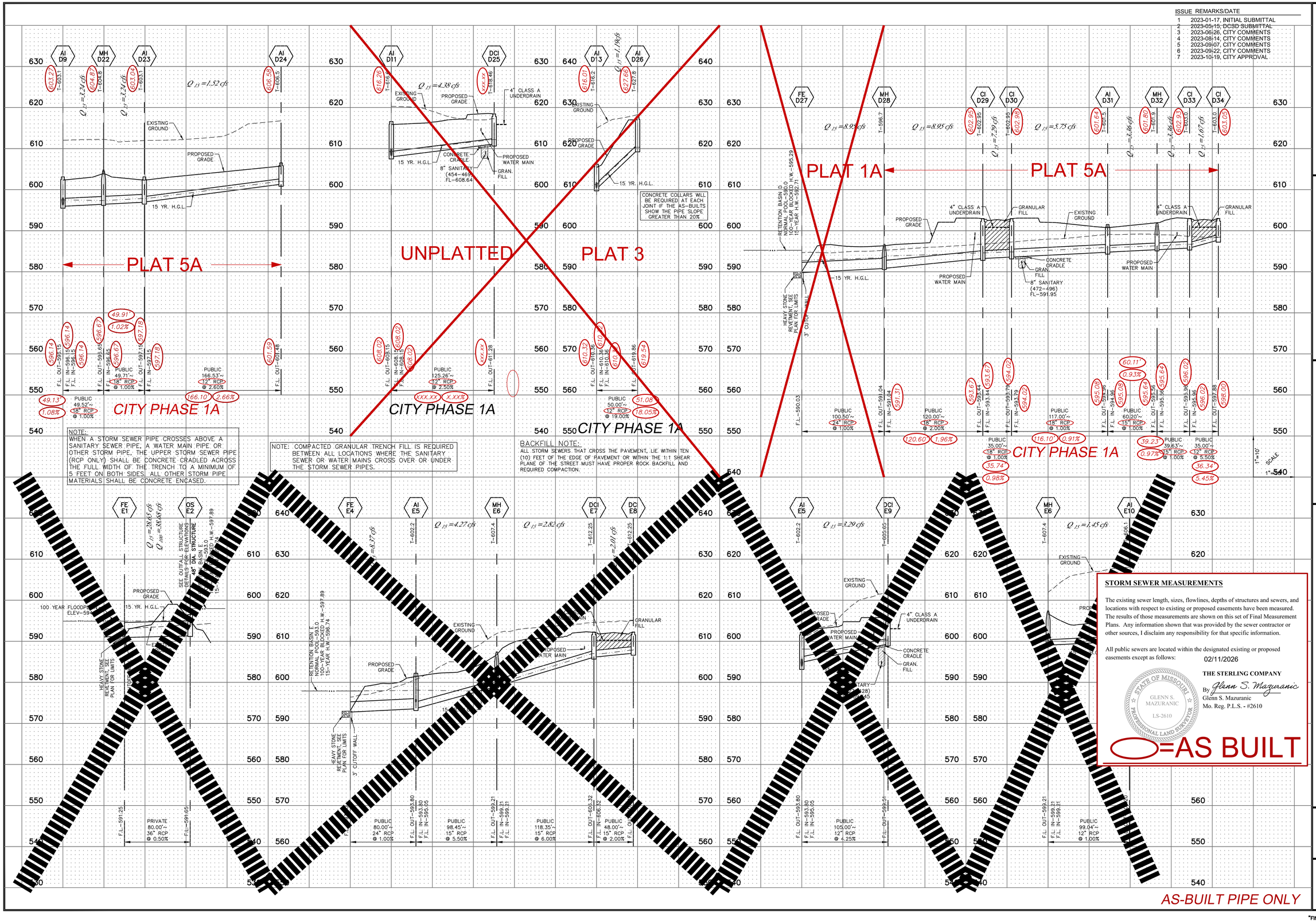
"FINAL PLAN" Approval Date: Dec. 16, 2021

Drawing name: V:\2009327 Highway N Assemblage\Drawings\Surveying\As-Built\CITY OF O'FALLON\City Phase 1A\9327 IMP Storm-FOR AS-BUILTS.dwg Plotted on: Jul 23, 2025 - 10:54am Plotted by: akolesarek

ISSUE	REMARKS/DATE
1	2023-01-17, INITIAL SUBMITTAL
2	2023-05-15, DCSD SUBMITTAL
3	2023-06-26, CITY COMMENTS
4	2023-08-14, CITY COMMENTS
5	2023-09-07, CITY COMMENTS
6	2023-09-22, CITY COMMENTS
7	2023-10-19, CITY APPROVAL



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