

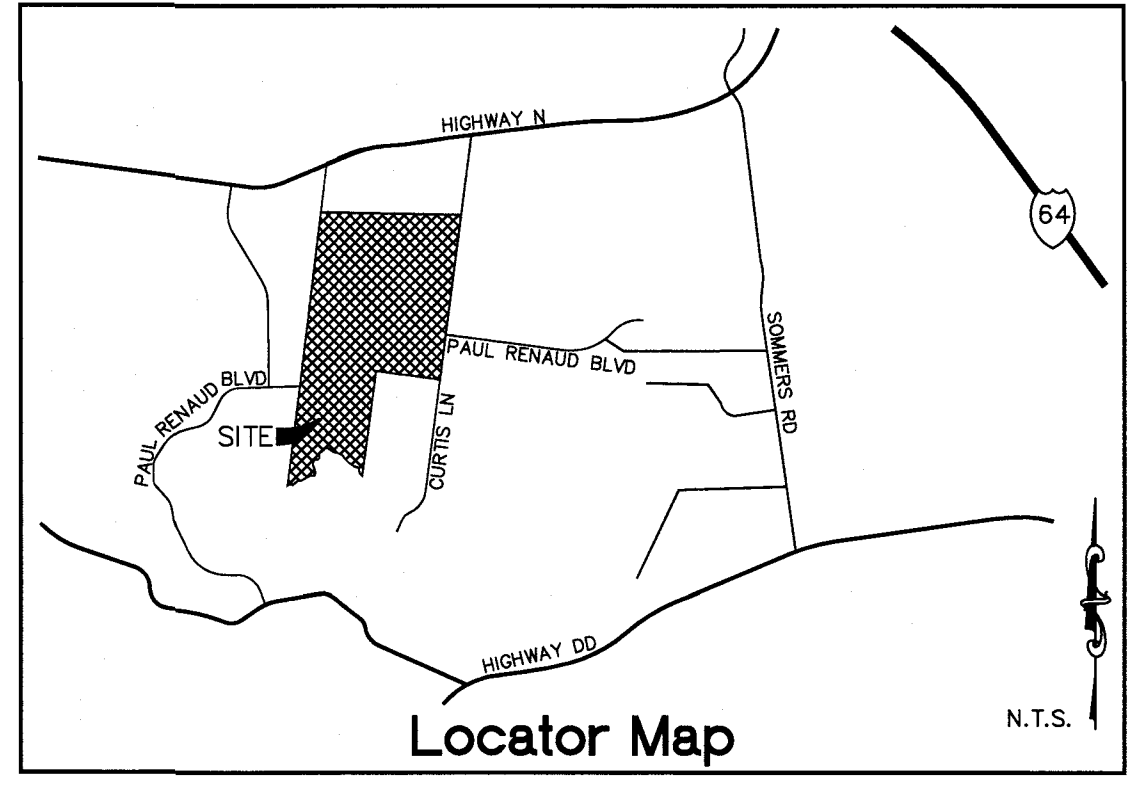
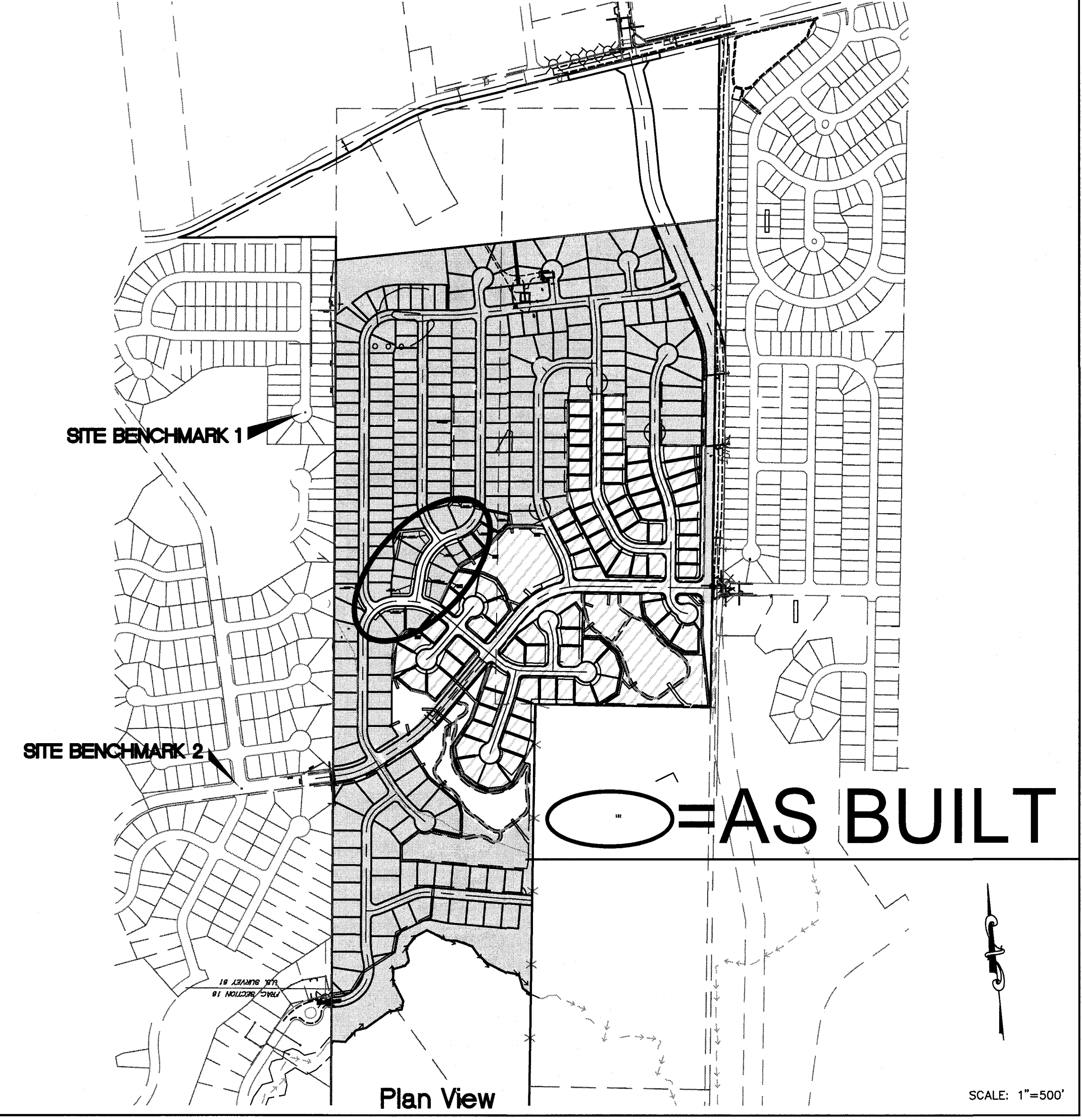
A SET OF CONSTRUCTION PLANS FOR THE VILLAGES AT SHADY CREEK

A TRACT OF LAND BEING A PART OF U.S. SURVEY 931 AND A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

Legal Description

AS BUILT

PART OF U.S. SURVEY 931 AND A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5th P.M., ST. CHARLES COUNTY, MISSOURI, DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY 931 SAID POINT ALSO BEING ON A NORTHERN CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, SAID POINT ALSO BEING ON THE EAST LINE OF WYNDGATE VILLAGE E PLAT TWO (PLAT BOOK PL42 PAGES 370-374) AND THE EAST LINE OF WYNDGATE VILLAGE D PLAT ONE (PLAT BOOK PL43 PAGES 98-102), C PLAT ONE (PLAT BOOK PL43 PAGES 93-97) AND B PLAT ONE (PLAT BOOK PL42 PAGES 364-365) RECORDS OF ST. CHARLES COUNTY MISSOURI; THENCE ALONG THE WEST LINE OF SAID U.S. SURVEY 931 AND EAST LINE OF SAID FRACTIONAL SECTION 16 NORTH 08°20'10" EAST A DISTANCE OF 1073.83 FEET TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING ON THE EAST LINE OF SAID WYNDGATE VILLAGE E PLAT TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED; THENCE ALONG WEST LINE OF SAID U.S. SURVEY 931, EAST LINE OF FRACTIONAL SECTION 16 (NOTE FRACT. SEC. 16 ENDS AND U.S. SURVEY #1 BEGINS W/ IN THIS CALL) AND THE WEST LINE OF SAID WYNDGATE VILLAGE E PLAT TWO, D PLAT ONE, C PLAT ONE AND B PLAT ONE, NORTH 08°20'10" EAST A DISTANCE OF 4021.31 TO A POINT; THENCE LEAVING THE WEST LINE OF SAID U.S. SURVEY 931 SOUTH 89°56'40" WEST A DISTANCE OF 1978.41 FEET TO A POINT ON THE WEST LINE OF 25 FOOT WIDE STRIP OF LAND DEEDED TO R. STEPHEN AND CATHERINE M. BARNETT IN DEED BOOK 1874 PAGE 1123, RECORDS OF ST. CHARLES COUNTY, MISSOURI AND DEED TO DONALD AND MARIANNE MOLLISON IN DEED BOOK 1874 PAGE 1121, RECORDS OF ST. CHARLES COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 08°47'41" WEST A DISTANCE OF 587.50 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 08°48'24" WEST A DISTANCE OF 1943.23 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN AFOREMENTIONED DEED TO BARNETT; THENCE ALONG THE NORTH LINE OF SAID BARNETT TRACT NORTH 82°55'01" WEST A DISTANCE OF 904.67 FEET TO THE NORTHWEST CORNER OF SAID BARNETT TRACT; THENCE ALONG THE WEST LINE OF SAID BARNETT TRACT SOUTH 08°48'44" WEST A DISTANCE OF 1485.45 FEET TO THE CENTERLINE OF A CREEK, THENCE LEAVING SAID WEST LINE OF BARNETT TRACT WITH MEANDERING CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 48 DEGREES 33 MINUTES 03 SECONDS WEST, 53.02 FEET; NORTH 09 DEGREES 24 MINUTES 34 SECONDS WEST, 72.75 FEET; NORTH 72 DEGREES 33 MINUTES 03 SECONDS WEST, 65.95 FEET; NORTH 57 DEGREES 34 MINUTES 43 SECONDS WEST, 106.59 FEET; NORTH 43 DEGREES 05 MINUTES 50 SECONDS WEST, 67.04 FEET; NORTH 28 DEGREES 47 MINUTES 27 SECONDS WEST, 107.78 FEET; SOUTH 07 DEGREES 13 MINUTES 28 SECONDS WEST, 87.89 FEET; NORTH 81 DEGREES 20 MINUTES 10 SECONDS WEST, 50.42 FEET; NORTH 56 DEGREES 59 MINUTES 47 SECONDS WEST, 112.79 FEET; SOUTH 67 DEGREES 33 MINUTES 03 SECONDS WEST, 68.43 FEET; SOUTH 45 DEGREES 18 MINUTES 18 SECONDS WEST, 78.77 FEET; SOUTH 13 MINUTES 28 SECONDS WEST, 87.89 FEET; NORTH 81 DEGREES 20 MINUTES 10 SECONDS WEST, 50.42 FEET; NORTH 56 DEGREES 59 MINUTES 47 SECONDS WEST, 112.79 FEET; SOUTH 67 DEGREES 33 MINUTES 03 SECONDS WEST, 68.43 FEET; SOUTH 45 DEGREES 18 MINUTES 18 SECONDS WEST, 78.77 FEET; SOUTH 13 MINUTES 28 SECONDS WEST, 87.89 FEET; NORTH 81 DEGREES 20 MINUTES 10 SECONDS WEST, 50.42 FEET; SOUTH 33.37 FEET; SOUTH 80 DEGREES 21 MINUTES 31 SECONDS WEST, 62.97 FEET; SOUTH 07 DEGREES 07 MINUTES 53 SECONDS WEST, 61.31 FEET; SOUTH 21 DEGREES 26 SECONDS EAST, 114.84 FEET; SOUTH 16 DEGREES 53 MINUTES 04 SECONDS WEST, 45.26 FEET; SOUTH 86 DEGREES 35 MINUTES 22 SECONDS WEST, 67.13 FEET; SOUTH 60 DEGREES 27 MINUTES 45 SECONDS WEST, 114.93 FEET; SOUTH 82 DEGREES 56 MINUTES 32 SECONDS WEST, 51.57 FEET; SOUTH 48 DEGREES 27 MINUTES 51 SECONDS WEST, 83.23 FEET; NORTH 80 DEGREES 04 MINUTES 02 SECONDS WEST, 61.14 FEET; SOUTH 45 DEGREES 05 MINUTES 34 SECONDS WEST, 17.42 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED U.S. SURVEY 931 AND POINT OF BEGINNING CONTAINING 6,100.258 S.F. (140,731.3 ACRES) MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING JUNE 2014, UNDER ORDER NUMBER 14-03-087.



Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: 140.73 ACRES
 PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 26.54 ACRES = 18.86%
 NET PROPOSED RESIDENTIAL AREA: 114.19 ACRES = 81.14%
 CURRENT ZONING: R-1 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: MUTDD - MIXED-USE TRADITIONAL DEVELOPMENT DISTRICT
 CURRENT OWNER: JOANNE GRIFFITH & GARY E. KOPADT REVOCABLE TRUSTS
 8750 HWY N LAKE ST LOUIS MO, 63367

62' LOTS = 83
 75' LOTS = 160
 88' LOTS = 95
 TOTAL = 338

DWELLING UNITS PROPOSED: 338 UNITS/(140.73-26.54) AC. = 2.96 UNITS/ACRE

PARKING: RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)(338 UNITS) = 676 SPACES
 RESIDENTIAL SPACES PROVIDED: 676 SPACES
 POOL AREA SPACES PROVIDED: 52 SPACES
 TOTAL SPACES PROVIDED: 728 SPACES

POOL AREA PARKING CALCULATIONS: (1.0 SPACES/10 DWELLING UNITS) SPACES REQUIRED: 34 SPACES SPACES PROVIDED: 52 SPACES
 BICYCLE PARKING CALCULATIONS: (1 RACK SPACE/15 PARKING SPACES) (4 RACK SPACES/BUILDING MIN) BIKE RACK SPACES PROVIDED: 7 RACK SPACES

COMMON GROUND: 28.57 ACRES
 RIGHT-OF-WAY: 26.55 ACRES

Conditions of Approval From Planning and Zoning

- At the southern leg of the roundabout, provide a 10' wide x 20' long concrete pad on top of the existing gravel driveway to the Barnett property to aid in the prevention of gravel migration into the roundabout area.
- The city has concerns with the ability of motorists accessing (pulling in, backing out of, etc.) Lots 2888-2918 in such close proximity to the right-of-way dedicated to the City of O'Fallon. Consideration should be given to extend Colebrook Court so that the homes at the end of the cul-de-sac (Lots 3208 to 3228) back up to Haycastle Drive. If any proposed amendments are approved by Staff it will be presented to the Planning and Zoning Commission for their information.
- Add a right turn lane on the southbound section of the right-of-way dedicated to the City of O'Fallon at Haycastle Drive. This can double as the pick-up/drop-off lane the school district will require when phase 2 is developed.
- The pavement within the intersection of Highway N and the right-of-way dedicated to the City of O'Fallon shall be properly designed for future needs at this time to avoid the need for additional right-of-way dedication in the future from the commercial area. This will need to include all traffic lanes, medians and signal post placement. This shall be part of the Construction Plans and can be shown in phases. The City will require MoDOT approval prior to Construction Plan approval.
- An intersection signal plan at Highway N and Lake Saint Louis Boulevard will need to be reviewed and approved by the City of O'Fallon and MoDOT.
- A revised traffic study will be required prior to construction plan approval of any part of the Commercial Area.
- The City would prefer to have the islands within the right-of-way dedicated to the City of O'Fallon and Paul Renaud Boulevard landscaped, irrigated and contained within common ground or easement dedicated to the homeowners association for maintenance. If this is not possible and the City is responsible for maintenance, the City will require decorative stamped concrete in the islands.
- The Construction Plans shall address the Municipal Code Requirements listed.
- A crosswalk shall be provided across Paul Renaud Blvd. in the round-a-bout.
- The covenants and restrictions shall include language that states any fences that abut Paul Renaud Blvd. or the extension of Lake St Louis Blvd shall be identical in type, size and color in order to maintain a cohesive appearance along these corridors.

The Approval is also conditional upon the following Municipal Code Requirements being provided in conjunction with the Construction Site Plans:

- The Wentzville School District comments shall be addressed on the Final Plan.
- A detailed landscaping plan in accordance with the requirements of chapter 402 and the conditions set forth on the Area Plan and as noted in the Final Plan shall be submitted with the construction plans.
- All subdivision monuments, identification signage and/or directional signage shall be reviewed and approved by the Planning Division prior to installation.
- The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at http://www.ofallon.mo.us/dept_pw_engineering.htm

Per April 23, 2015 Approval Requests

The Area Plan approval would be contingent upon the following:

- Several issues have been identified on the Area Plan. Realizing this plan serves as a concept for a future commercial development and does not accurately represent what could be constructed; staff will address additional design issues when an amended Area Plan is submitted for development in the future.
- The plans shall be submitted to MoDOT for review and comment. Any comments set forth by MoDOT shall be addressed on the Final Plan.
- A 30 foot buffer zone shall be provided along the south property line of the subject property, which is consistent with the buffer zone that was previously approved on the Final Plan for the other non-residential portion of the development east of the subject property when the Area Plan for this portion of the commercial development is submitted.
- Considering the proximity of existing residential development to the south, a 10 foot no grading easement shall be maintained to preserve existing vegetation and minimize any impact future development will have on the surrounding residential lots.
- The County has requested a 30RWD dedication along the entire frontage of Hwy. N to provide a 60' ROW from the center line of Hwy. N. Additional they have requested a 25' setback and that structures, parking lots, drive aisles etc. remain outside the setback area. Another approach to the County's request would be to determine what they anticipate for future roadway improvements and insure that the grading work could occur within the right of way dedication area or to verify the grading limits that would be needed would be less than the 25' setback.
- The petitioner shall abide by the comments set forth in the letter provided by the Wentzville School District.
- The construction site plans shall address the Municipal Code requirements listed.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

- At the time of final plan approval, detailed information including the covenants and restrictions on the development standards and architectural controls shall be provided. Such standards and controls shall be consistent with the concepts of Mixed-Use Traditional Development District.
- Provide with the Final Plan a detailed landscaping plan in accordance with Chapter 402 of the Code.
- Provide easements for any proposed signage.
- An amended Area Plan will be required when the commercial portion of this development is proposed to be constructed.
- Internal traffic circulation of the commercial area will need to be reviewed in detail when users and layout are finalized.
- The Area Plan is the first step in the review and approval process. Should the Area Plan be approved a Final Plan is then required to be submitted. The Final Plan also requires a public hearing and sign posting.

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- DTL-8 Storm Sewer Details
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- DTL-10 DTL-11 Pavement Details
- DTL-12 Miscellaneous Details
- DTL-13 Access Plan Detail
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Benchmarks

THE STERLING COMPANY HAS ESTABLISHED 2 SITE BENCHMARKS, AS DESCRIBED HEREON. THE SITE DATUM HAS BEEN ESTABLISHED BY GPS OBSERVATION USING CORS REFERENCE STATION "MOOF" (O'FALLON).

SITE BENCHMARK 1 - FOUND CROSS - ELEV. = 647.53' (NAVD 88) LOCATED IN CUL-DE-SAC AT SOUTH END OF EASTGATE DRIVE.

SITE BENCHMARK 2 - FOUND CROSS - ELEV. = 612.98' (NAVD 88) LOCATED AT THE CENTER LINE OF PAUL RENAUD BLVD. AND WYNDGATE RIDGE DRIVE.

Project Data

- TOTAL SITE AREA: 140.73 ACRES
- TOTAL DISTURBED: 133.94 ACRES
- FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI, AND INCORPORATED AREAS THIS PROPERTY LIES WITHIN (COMMUNITY PANEL NUMBER 29183C0022 F DATED MARCH 17, 2003) AND (COMMUNITY PANEL NUMBER 29183C0410 E DATED AUGUST 2, 1996 - REVISED BY LOMR EFFECTIVE DECEMBER 27, 2006 PURSUANT TO CASE NO. 06-07-86999). THIS PROPERTY LIES MOSTLY WITHIN ZONE X. ZONE X IS DEFINED AS AREAS OUTSIDE 500-YEAR FLOODPLAIN. A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE. ZONE AE IS DEFINED AS SPECIAL FLOOD HAZARD AREAS INUNDATE BY 100-YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.
- TREE PRESERVATION CALCS:
 EXISTING TREES = 44.25 ACRES
 TREES REMOVED = 38.42 ACRES
 TREES SAVED = 5.83 ACRES (13.2%)
 TREES REQUIRED TO BE SAVED = 8.65 ACRES (20.0%)
 TREES REQUIRED TO REPLANT = 3.02 ACRES @ 15 TREES/ACRE = 46 TREES
 TREES PROVIDED = GREATER THAN 150 TREES
 PLANTING MITIGATION IS REQUIRED.
 COMPLIED WITH CHAPTER 402, SECTION 402.040
- ESTIMATED SANITARY SEWER FLOW = 125,060 GALLONS/DAY

Deviations From R-1 Zoning District

R-1 REGULATIONS	PROPOSED
MIN. LOT SIZE 10,000 S.F.	6000 S.F.
MIN. LOT WIDTH 80 FT.	62 FT.
FRONT YARD 25 FT.	25 FT.
SIDE YARD 6 FT.	6 FT.
REAR YARD 25 FT.	15 FT.
LOT COVERAGE 35%	50%

Commercial Note

A SITE PLAN FOR THE COMMERCIAL AREA WILL BE REQUIRED FOR REVIEW AND APPROVAL WHEN A LAND USE IS CHOSEN AND PRIOR TO DEVELOPMENT

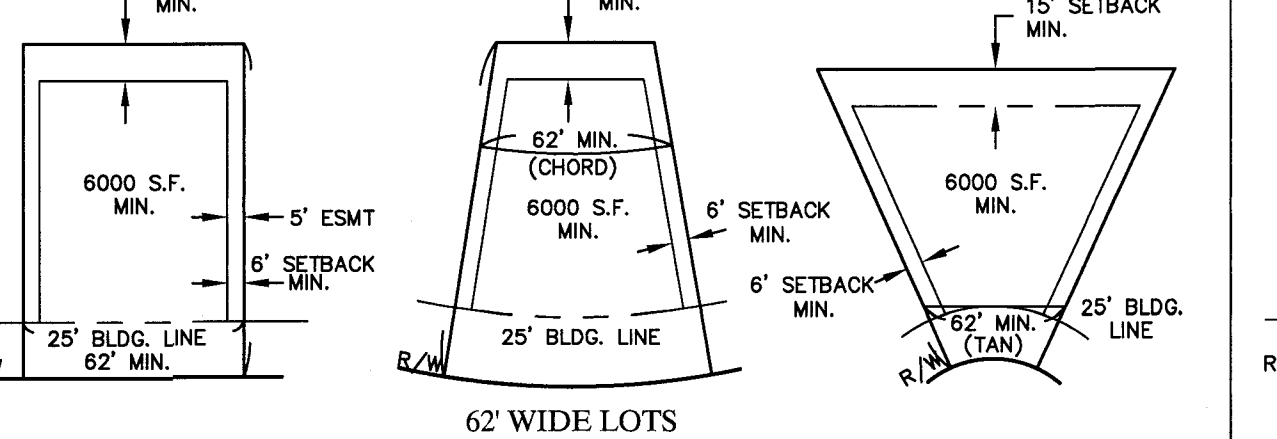
* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

- 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

* The area of this phase of development is 140.73 AC.
 The area of land disturbance is 133.94 AC.
 Number of proposed lots is 338 LOTS
 Building setback information:
 Front 25 FT
 Side 6 FT
 Rear 15 FT

TYPICAL LOT DETAILS NTS

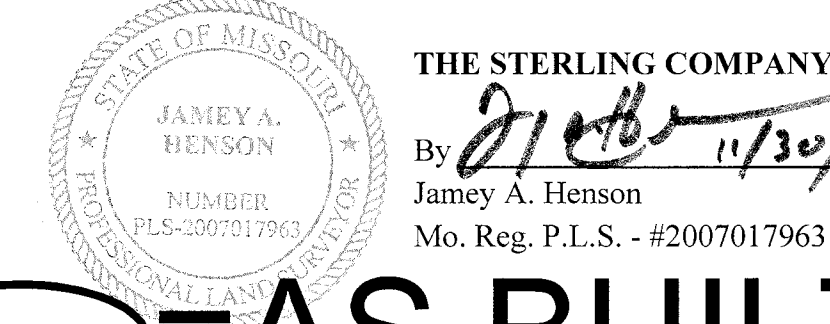
NOTE: ALL LOTS SHALL HAVE MINIMUM 5' SIDE, 10' FRONT AND 7.5' REAR EASEMENTS (10' REAR EASEMENT ALONG BOUNDARY PERIMETER AND COMMON GROUND AREAS)



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.



AS BUILT

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: _____ DATE: _____
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE: **The Villages at Shady Creek**

PLAT - ROW & ESMT

THE STERLING COMPANY
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-467-0440 Fax 314-467-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

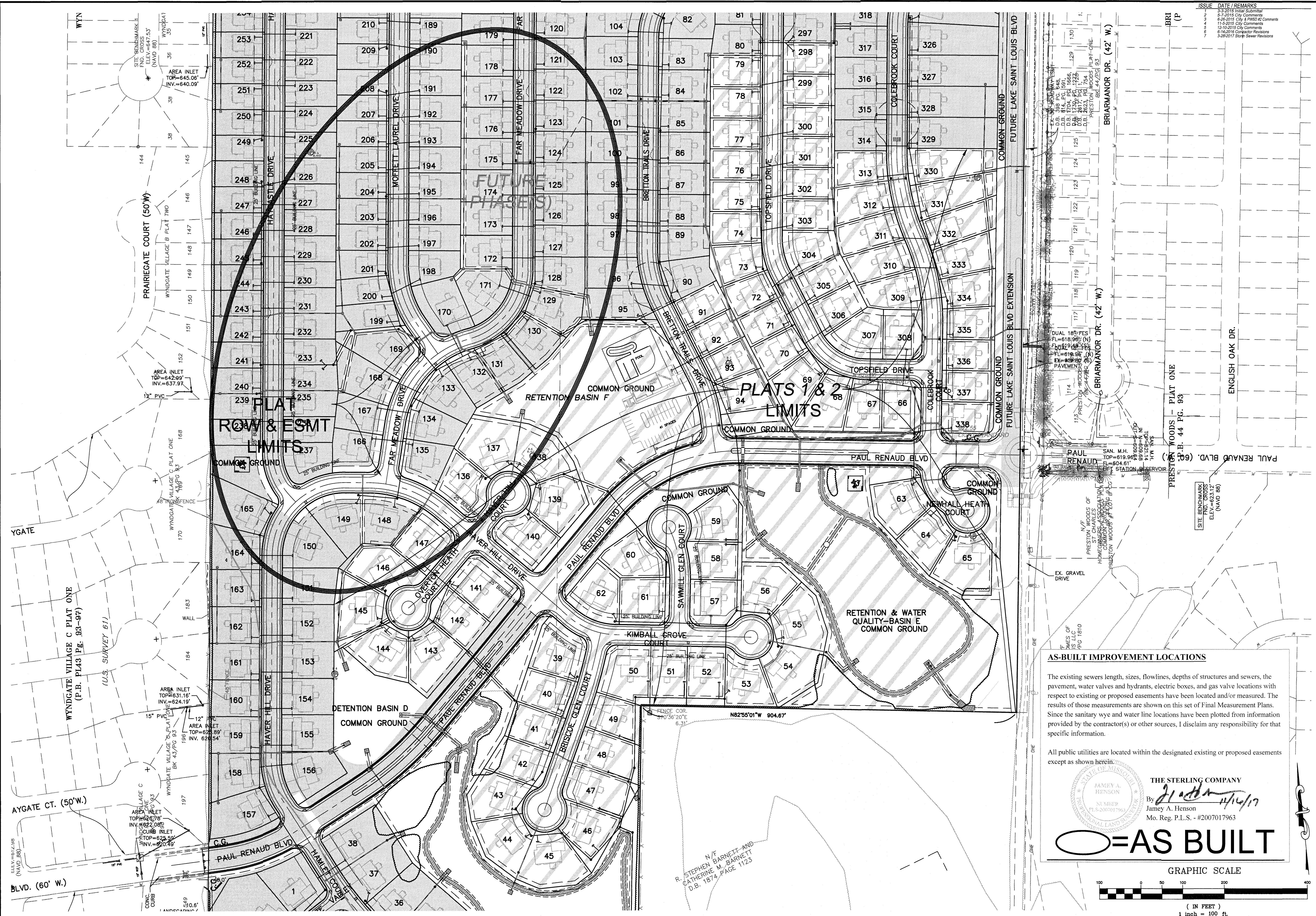
Date: 6/14/2016
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

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 2299 Technology Drive, Suite 150
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 Fax: (636) 695-3195
 www.lombardohomesofstlouis.com

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: _____ DATE: _____
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 6/14/2016
 Job No. 14-03-087
 Page No. 1.1

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AS-BUILT

GRAPHIC SCALE
1 inch = 100 ft.

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

PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI

ISSUE	DATE	REMARKS
3-3-2015	Initial Submittal	
6-26-2015	City Comments	
11-6-2015	City & PWSO #2 Comments	
12-16-2015	City Comments	
8-14-2016	Contractor Revisions	
3-29-2017	Storm Sewer Revisions	

PROJECT TITLE
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OFALLON, MISSOURI
PLAT - ROW & ESMT

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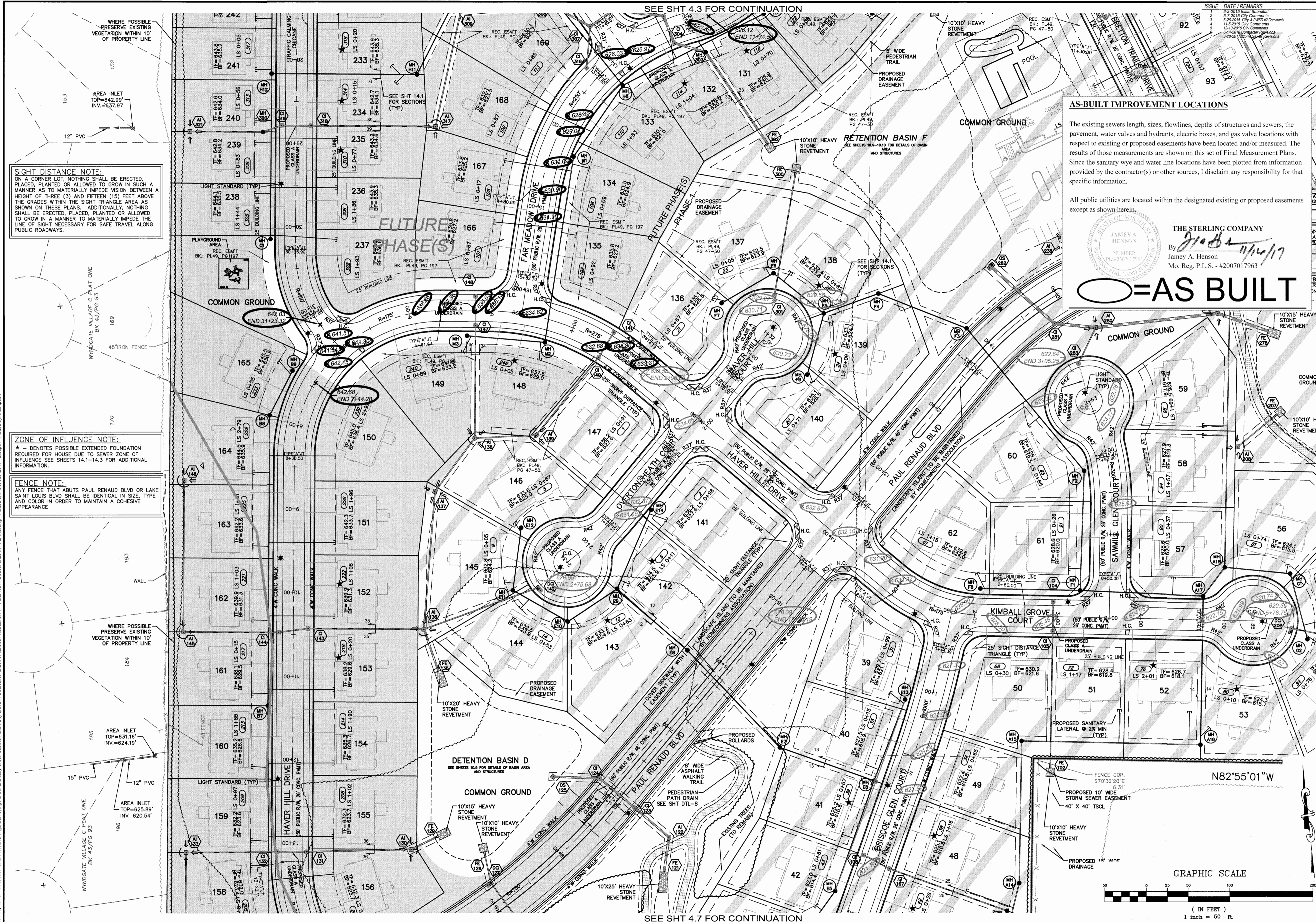
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OVERALL SITE PLAN

P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 14-03-087

Page No. **4.0**
Asbuilt

"Final Plan" Approval Date: January 8, 2015 (26-14.01)



SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, 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 ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ZONE OF INFLUENCE NOTE:
* DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1-14.3 FOR ADDITIONAL INFORMATION.

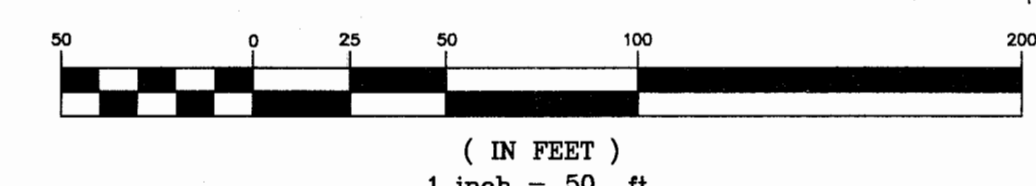
FENCE NOTE:
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THE STERLING COMPANY
By *Jamie A. Henson*
Jamie A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT



PROJECT TITLE
The Villages at Shady Creek
OF FALLON, MISSOURI
PLAT - ROW & ESMT

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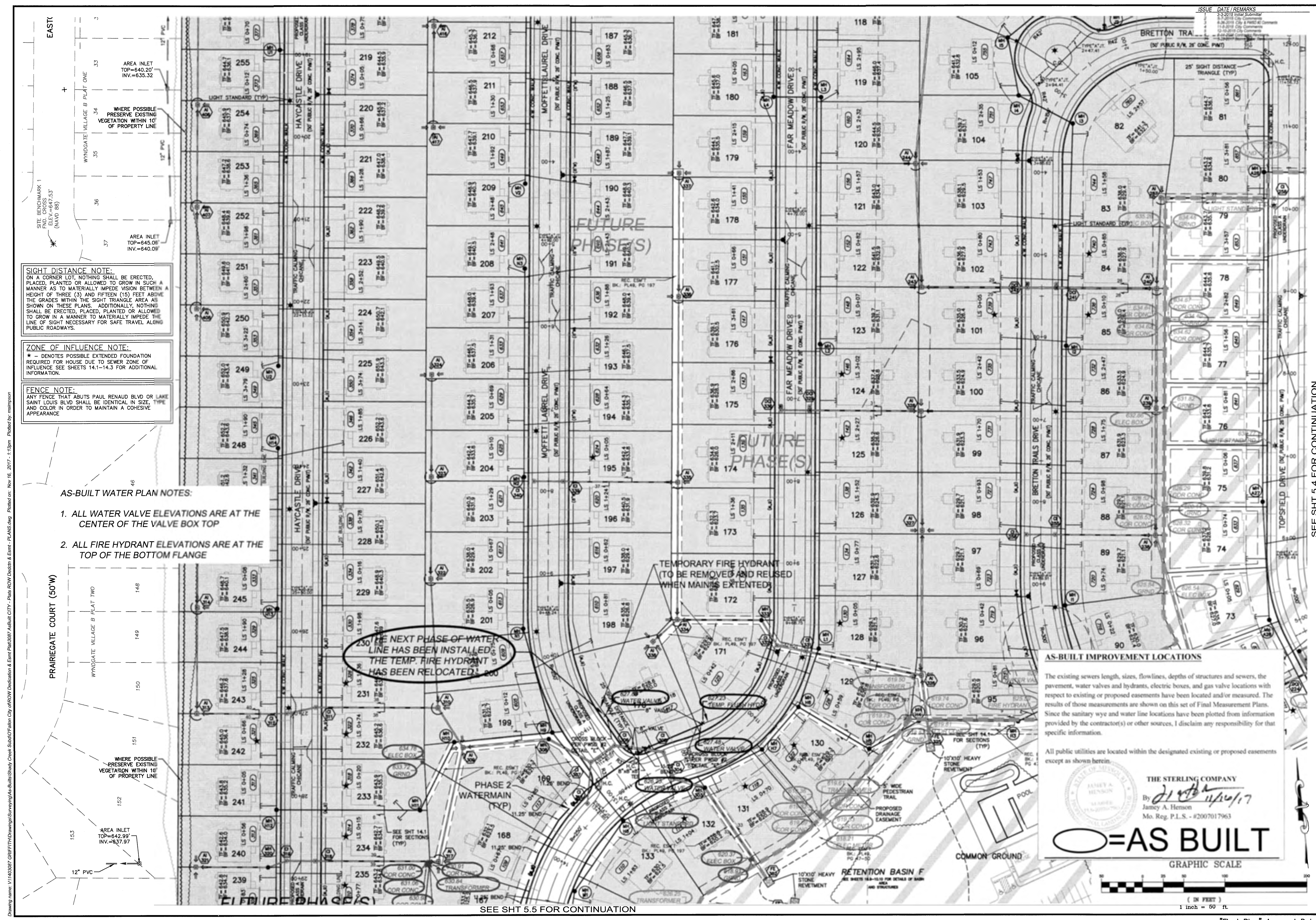
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P+Z No. P&Z NO
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Date: 6/14/2016
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Page No.
4.5

SITE PLAN

IMP



SIGHT DISTANCE NOTE:
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FENCE NOTE:
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AS-BUILT WATER PLAN NOTES:

1. ALL WATER VALVE ELEVATIONS ARE AT THE CENTER OF THE VALVE BOX TOP
2. ALL FIRE HYDRANT ELEVATIONS ARE AT THE TOP OF THE BOTTOM FLANGE

AS-BUILT IMPROVEMENT LOCATIONS

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By *Jamie A. Hemon*
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AS BUILT

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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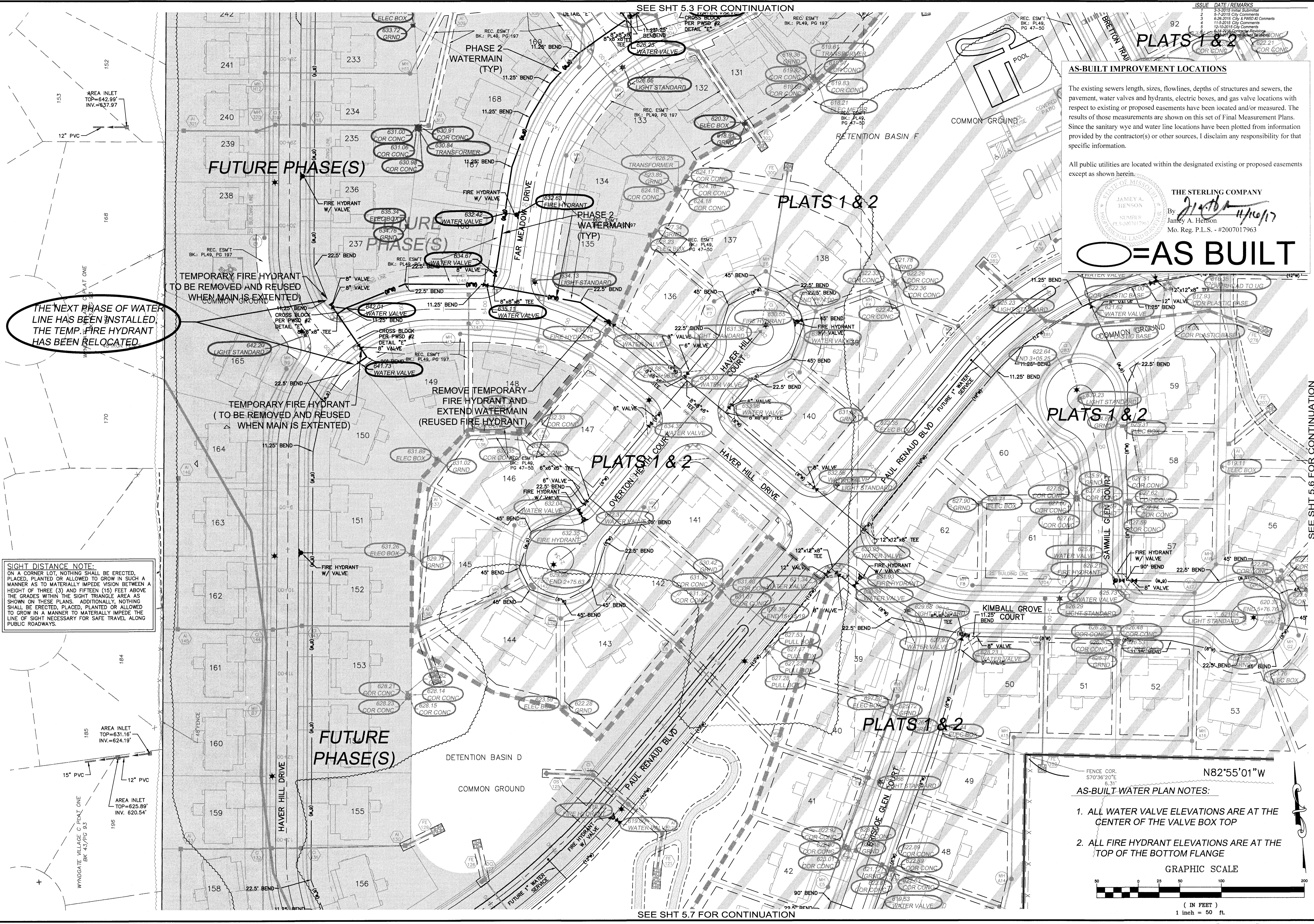
UTILITY PLAN

P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 14-03-087
Page No. **5.3**

SEE SHT 5.4 FOR CONTINUATION
SEE SHT 5.5 FOR CONTINUATION

Final Plan Approval Date: January 8, 2015 (26-14.01)

Drawing name: \\11402007\GREFF\T\Drawings\Surveying\45-Bulk\Shady Creek Subdiv\OT Fallon City\RDIV\Detail & Esmt - PLANS.dwg Plotted on: Nov 18, 2017, 8:20am Plotted by: mcmason



SIGHT DISTANCE NOTE:
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.

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary wye and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

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

THE STERLING COMPANY
By: *Janey A. Henson* 11/16/17
Janey A. Henson
Mo. Reg. P.L.S. - #2007017963

○ = AS BUILT

PLATS 1 & 2

PROJECT TITLE
The Villages at Shady Creek
OF FALLON, MISSOURI
PLAT - ROW & ESMT

THE STERLING COMPANY
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
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Ph 314-991-8800
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Corporate Certificate of Authority #0011348

Date: 6/14/2016
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

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UTILITY PLAN

P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 14-03-087
Page No. **5.5**

AS-BUILT WATER PLAN NOTES:

1. ALL WATER VALVE ELEVATIONS ARE AT THE CENTER OF THE VALVE BOX TOP
2. ALL FIRE HYDRANT ELEVATIONS ARE AT THE TOP OF THE BOTTOM FLANGE

GRAPHIC SCALE
1 inch = 50 ft

N82°55'01"W

SEE SHT 5.7 FOR CONTINUATION

SEE SHT 5.6 FOR CONTINUATION

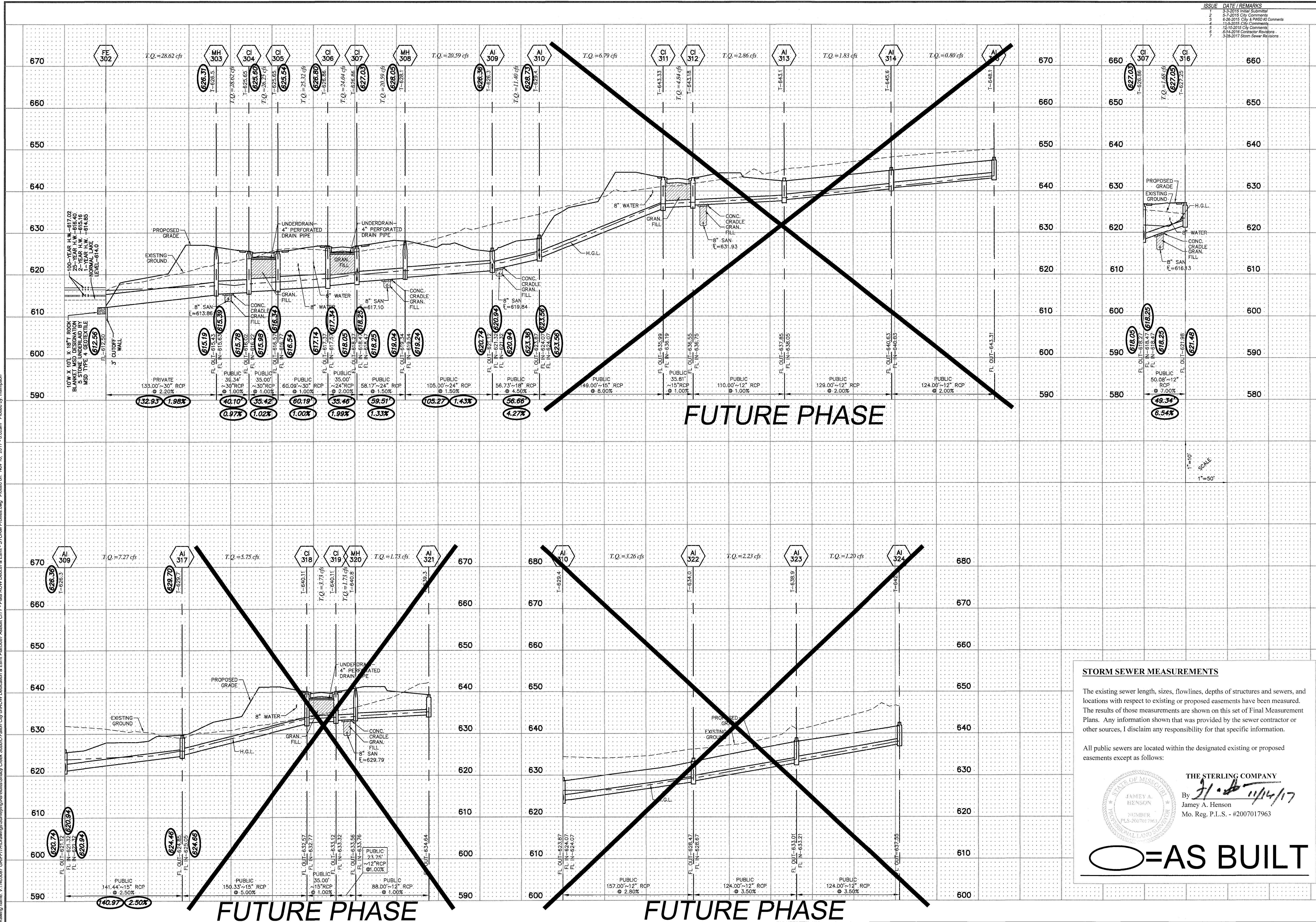
ISSUE DATE / REMARKS

1	3-3-2015 Initial Submittal
2	4-3-2015 City Comments
3	6-26-2015 City & P&Z #2 Comments
4	11-5-2015 City Comments
5	12-10-2015 City Comments
6	1-15-2016 City Comments
7	2-15-2016 City Comments
8	3-15-2016 City Comments
9	4-15-2016 City Comments
10	5-15-2016 City Comments
11	6-15-2016 City Comments
12	7-15-2016 City Comments
13	8-15-2016 City Comments
14	9-15-2016 City Comments
15	10-15-2016 City Comments
16	11-15-2016 City Comments
17	12-15-2016 City Comments
18	1-15-2017 City Comments
19	2-15-2017 City Comments
20	3-15-2017 City Comments
21	4-15-2017 City Comments
22	5-15-2017 City Comments
23	6-15-2017 City Comments
24	7-15-2017 City Comments
25	8-15-2017 City Comments
26	9-15-2017 City Comments
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83	6-15-2022 City Comments
84	7-15-2022 City Comments
85	8-15-2022 City Comments
86	9-15-2022 City Comments
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88	11-15-2022 City Comments
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91	2-15-2023 City Comments
92	3-15-2023 City Comments

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"Final Plan" Approval Date: January 8, 2015 (26-14.01)

Drawing name: V:\1403087\GPR\1403087.dwg; Date: 6/14/2016 9:02am; Plotted by: mmpinson



ISSUE	DATE	REMARKS
1	3-3-2015	Initial Submittal
2	5-3-2015	City Comments
3	6-28-2015	City & PWSO #2 Comments
4	11-20-2015	City Comments
5	12-10-2015	City Comments
6	2-14-2016	Contractor Revisions
7	3-28-2017	Storm Sewer Revisions

PROJECT TITLE
The Villages at Shady Creek
 OF FALLOON, MISSOURI
PLAT - ROW & ESMT

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Date: 6/14/2016
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

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 www.lombardohomesstlouis.com

STORM PROFILES

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.

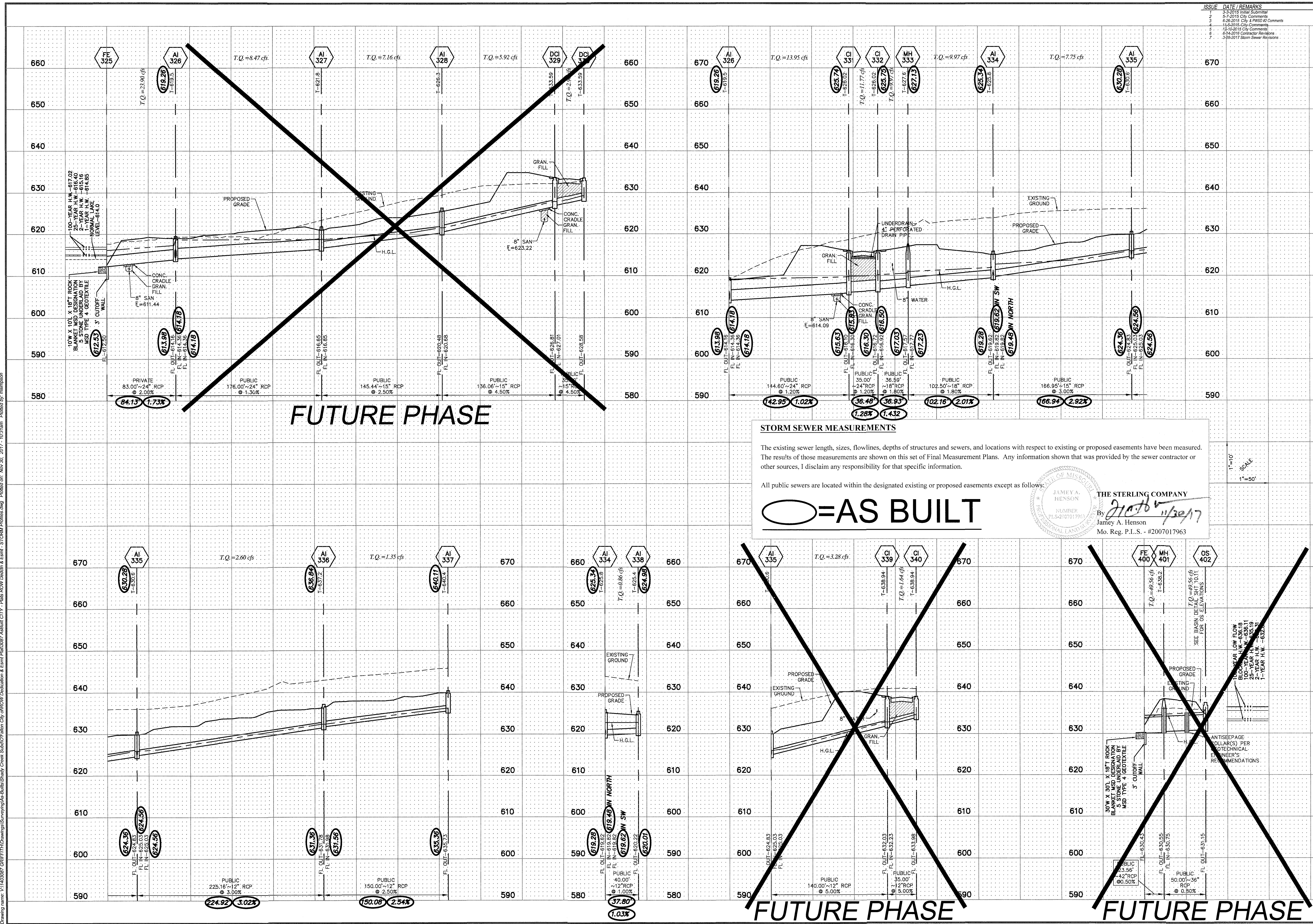
All public sewers are located within the designated existing or proposed easements except as follows:

THE STERLING COMPANY
 By *J. Henson* 1/14/17
 Jamey A. Henson
 Mo. Reg. P.L.S. #2007017963

AS BUILT

P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 6/14/2016
 Job No. 14-03-087
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ISSUE	DATE	REMARKS
1	3-3-2015	Final Submittal
2	5-7-2015	City Comments
3	6-26-2015	City & PWSO #2 Comments
4	11-6-2015	City Comments
5	12-10-2015	City Comments
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7	3-28-2017	Storm Sewer Revisions

PROJECT TITLE
The Villages at Shady Creek
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PLAT - ROW & ESMT

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STORM SEWER MEASUREMENTS

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All public sewers are located within the designated existing or proposed easements except as follows:

○ = AS BUILT

THE STERLING COMPANY
 JAMEY A. HENSON
 LICENSE # PE-2002016612
 Civil Engineer
 By: *J. Henson* 11/30/17
 JAMEY A. HENSON
 Mo. Reg. P.L.S. - #2007017963

Date: 6/14/2016
 RODNEY ARNOLD
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