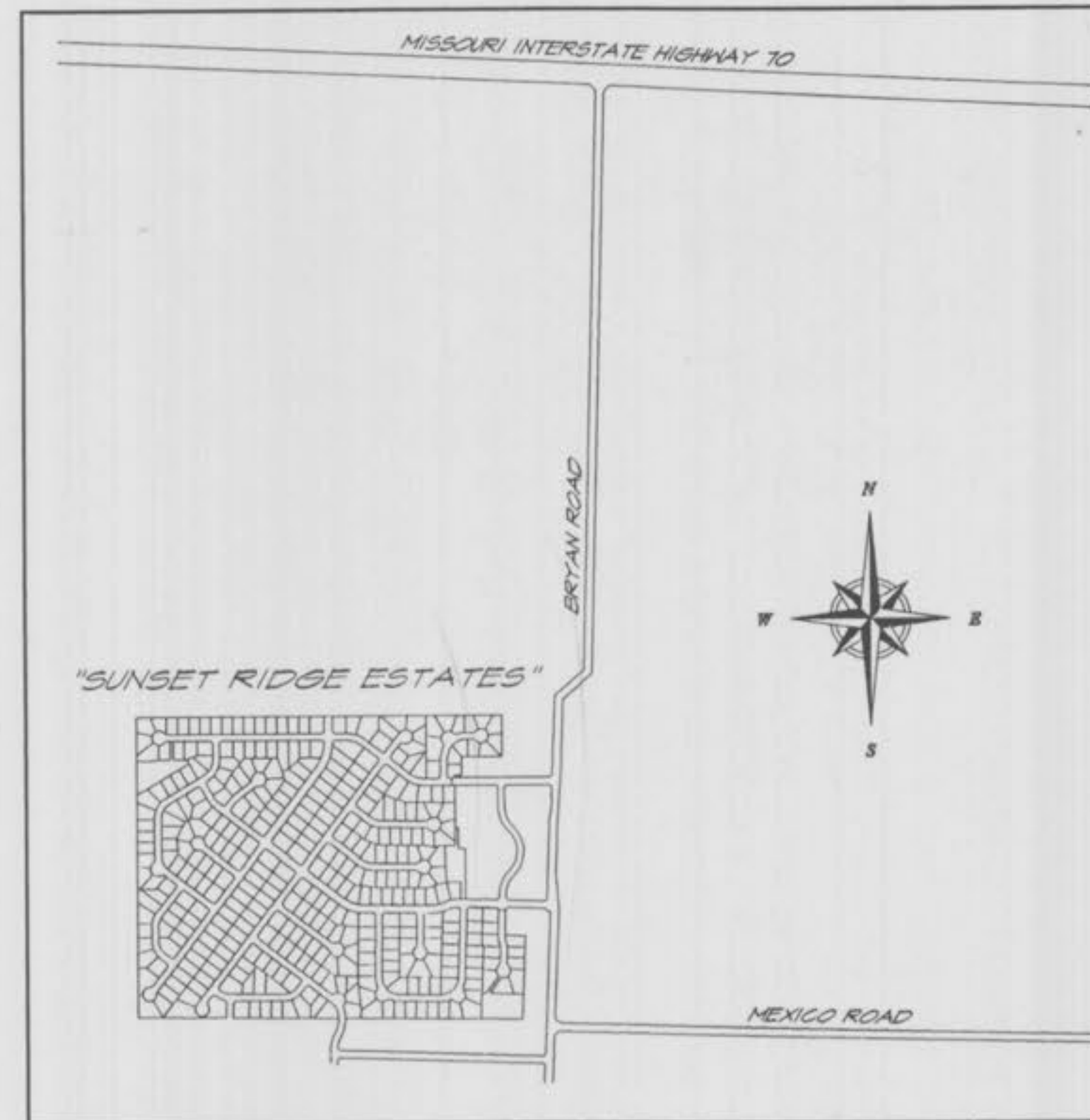


# SUNSET RIDGE ESTATES

A TRACT OF LAND BEING PART OF  
SECTION 36, TOWNSHIP 47 NORTH, RANGE 2 EAST,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

## IMPROVEMENT PLANS



LOCATION MAP  
(N.T.S.)

PREPARED FOR:  
**NOTHUM HOMES, INC.**

GLENN NOTHUM  
7321 S. LINDBERGH  
SUITE 310  
ST. LOUIS, MISSOURI 63125  
(314) 894-7768

CIVIL ENGINEER:

**SITE DEVELOPMENT ENGINEERING, INC.**

12221 BIG BEND ROAD  
ST. LOUIS, MISSOURI 63122  
PHONE (314) 822-4800  
FAX (314) 822-9600

PH. 3 & 4 AS-BUILTS

The existing sewer lengths, 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 Plats". Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within designated existing or proposed easements unless noted otherwise.

Site Development Engineering, Inc.  
Corporate E.S. 320D

*Michael A. Schukopkecht*  
Michael A. Schukopkecht, R.L.S.  
Missouri Cert. No. L.S. 2303

8/8/02  
Date

ZIP CODE: 63301

<b>SITE DEVELOPMENT ENGINEERING, INC.</b> <small>12221 BIG BEND ROAD, ST. LOUIS, MISSOURI 63122 (314) 822-4800 FAX (314) 822-9600</small>		PLANNING SURVEYING CIVIL ENGINEERING
<b>SUNSET RIDGE ESTATES</b>		
DATE: 4-10-96 DESIGN: JOY	JOB NO.: 95-541	DRAWN BY: JJA SCALE: NONE
<b>TITLE SHEET</b>		
<small>REV: 4-24-96 per CITY OF O'FALLON                  8-30-96 per CITY OF O'FALLON                  10-20-96 per CITY OF O'FALLON</small>		Sunset Ridge Estates 1 of 58





**BOUNDARY LINE & CURVE TABLE**

LINE	DIRECTION	DISTANCE
L2	N 00°01'40" W	195.00'
L3	S 84°58'20" W	50.00'
L4	N 84°58'20" E	245.00'
L5	N 84°58'20" E	14.46'
L6	S 00°01'40" E	50.00'
L7	S 84°58'20" W	24.24'
L8	S 84°58'20" W	48.48'
L9	N 00°01'40" W	150.00'
L10	N 00°01'40" W	309.01'
L11	S 84°58'20" E	50.00'
L12	N 84°58'20" W	192.86'
L13	S 17°21'35" W	50.00'
L14	N 00°01'40" W	352.66'
L15	S 00°01'40" E	300.01'
L16	S 00°01'40" E	300.01'
C1	CURVE RADIUS	20.00'
C2	CURVE RADIUS	20.00'
C3	CURVE RADIUS	509.00'
C4	CURVE RADIUS	555.00'
C5	CURVE RADIUS	509.00'
C6	CURVE RADIUS	555.00'
C7	CURVE LENGTH	31.42'
C8	CURVE LENGTH	31.42'
C9	CURVE LENGTH	46.28'
C10	CURVE LENGTH	144.64'

N/F FLORENCE KELLERMAN & DOLORA BECKERLE, TRUSTEES 443/1486

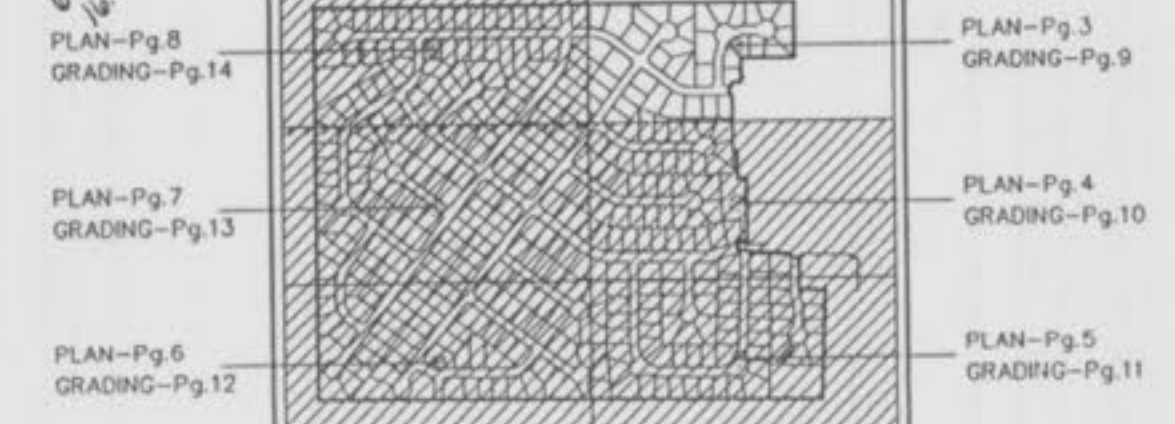
N/F KAREN MARIE CRABTREE ET AL 444/1324

BRYAN ROAD (VARIABLE WIDTH)

**PHASE IV**

\* - THESE LOTS ARE SUSCEPTIBLE TO STREET CREEP

The underground utilities shown herein are plotted from available information and do not necessarily reflect the actual existence, 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 such 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 313 RSMo.



NOTE:  
 PHASE I = 123 LOTS  
 PHASE II = 74 LOTS  
 PHASE III = 86 LOTS  
 PHASE IV = 84 LOTS

PH. 3 & 4 AS-BUILTS

ZIP CODE: 63366

**SUNSET RIDGE ESTATES**

DATE: 4/10/88 JOB NO.: 95-541 DRAWN BY: TWF  
 DESIGN: JOY SCALE: 1" = 60'

REVISIONS:  
 8/30/88 per CLIENT REVISIONS  
 10/23/88 per CITY COMMENTS  
 11/23/88 per CITY COMMENTS  
 8/31/88 per CLIENT REVISIONS

SHEET: 3 OF 56





**BOUNDARY LINE & CURVE TABLE**

LINE	DIRECTION	DISTANCE
L2	N 00°01'40" W	159.00'
L3	S 84°58'20" E	50.00'
L4	N 64°58'20" E	245.00'
L5	N 64°58'20" E	14.88'
L6	S 00°01'40" E	50.00'
L7	S 84°58'20" E	24.24'
L8	S 84°58'20" E	46.48'
L9	S 17°21'58" W	50.00'
L10	N 00°01'40" W	305.01'
L11	S 87°54'20" E	50.00'
L12	N 87°54'20" W	192.56'
L13	S 17°21'58" W	50.00'
L14	N 00°01'40" W	292.64'
L15	S 00°01'40" E	300.01'

CURVE	RADIUS	LENGTH
C1	20.00'	31.42'
C4	20.00'	31.42'
C5	505.00'	46.28'
C6	559.00'	144.64'

BRYAN ROAD  
(VARIABLE WIDTH)

**PHASE IV**

**PHASE I**

\* - THESE LOTS ARE SUSCEPTIBLE TO STREET CREEP

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ZIPCODE : 63866

**SITE DEVELOPMENT ENGINEERING, INC.**  
12221 BIG BEND ROAD, ST. LOUIS, MISSOURI 63122 (314) 822-4800

**SUNSET RIDGE ESTATES**

DATE: 4/10/98 JOB NO.: 95-541 DRAWN BY: TWF  
DESIGN: JOY SCALE: 1" = 50'

**PLAN SHEET**

REV. 8/30/98 per CLIENT REVISIONS Sunset  
11/21/98 per CITY COMMENTS Ridge Estates  
1/27/97 per CITY COMMENTS

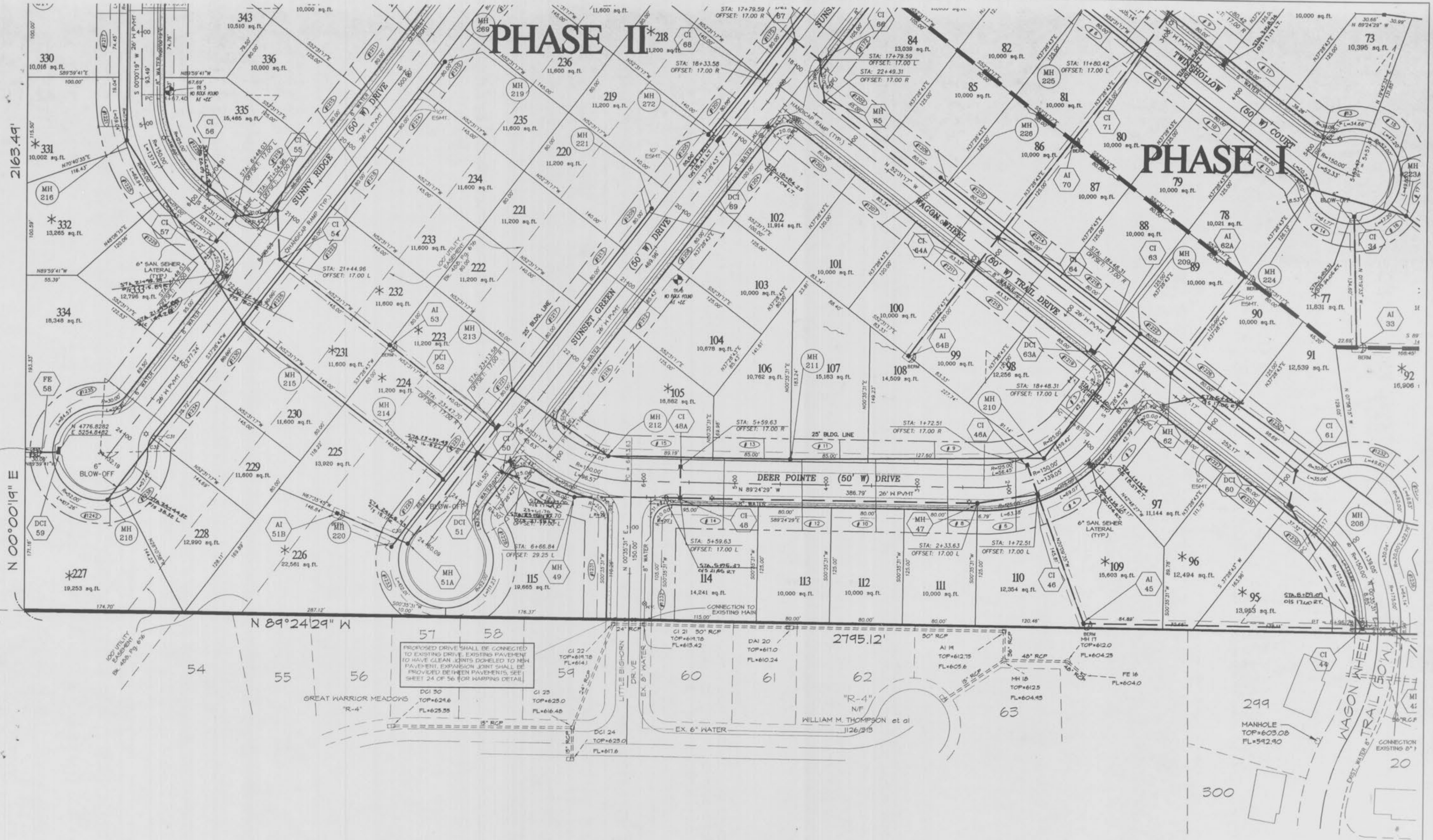
SHEET 4 OF 56

PH. 3 & 4 AS-BUILTS









# PHASE II

# PHASE I

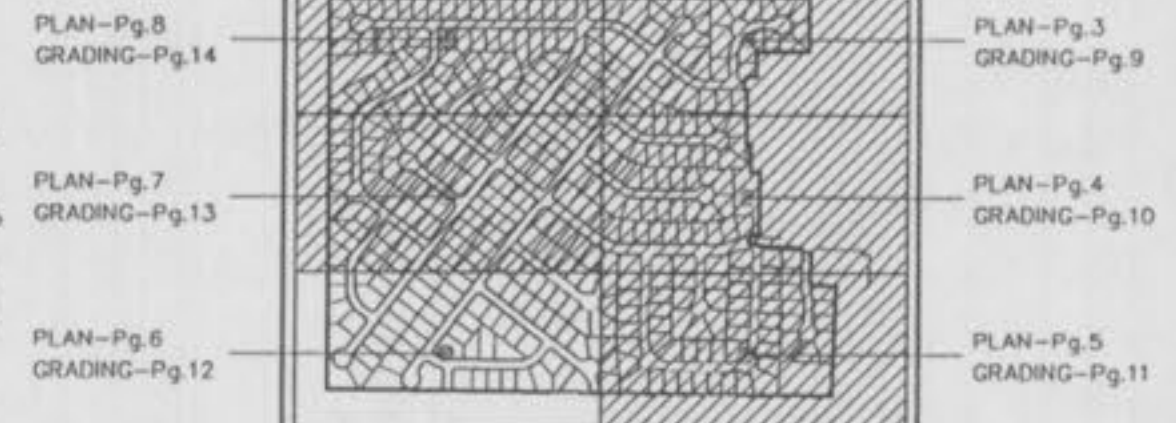
2163.41'

N 00°00'19" E

N 89°24'29" W

ANDREW WOODS  
FLAT 2  
P.B. 52 PG. 76

PROPOSED DRIVE SHALL BE CONNECTED TO EXISTING DRIVE. EXISTING PAVEMENT TO HAVE CLEAN JOINTS DOHELED TO MH. PAVEMENT EXPANSION JOINT SHALL BE PROVIDED BETWEEN PAVEMENTS. SEE SHEET 24 OF 56 FOR WARPING DETAIL.



\* - THESE LOTS ARE SUSCEPTIBLE TO STREET CREEP

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PL. 3 & 4 AS-BUILTS

ZIPCODE : 63386

PLANNING  
SURVEYING  
CIVIL ENGINEERING

**SUNSET RIDGE ESTATES**

DATE: 4/10/96      JOB NO.: 95-541      DRAWN BY: TWF  
DESIGN: JOY      SCALE: 1" = 60'

**PLAN SHEET**

REV. 8/30/96 per CLIENT REVISIONS      SHEET: 56 OF 56  
10/23/96 per CITY COMMENTS      Sunset Ridge Estates  
11/21/96 per CITY COMMENTS  
1/27/97 per CITY COMMENTS



LAKE FOREST MANOR, INC.  
1632/1415  
"SR-1"

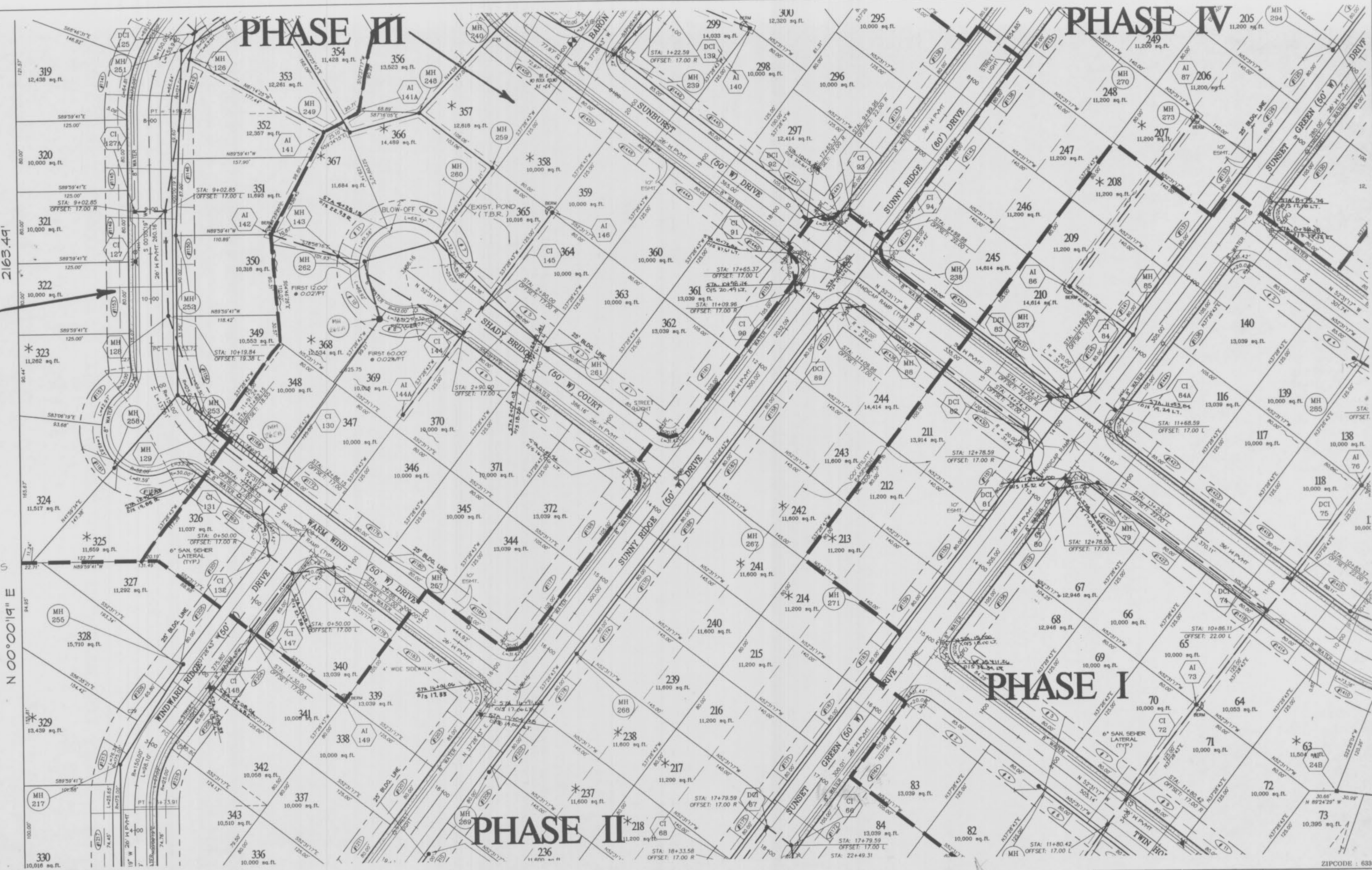
# PHASE III

# PHASE IV

# PHASE V

# PHASE I

# PHASE II

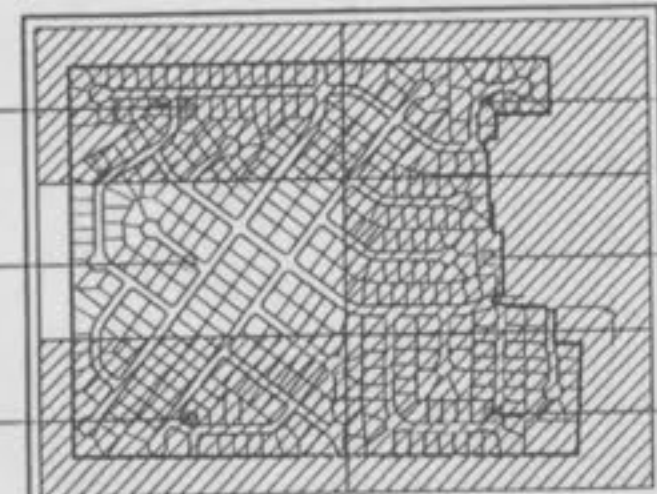


CITY OF LAKE ST. LOUIS  
"SR-1"

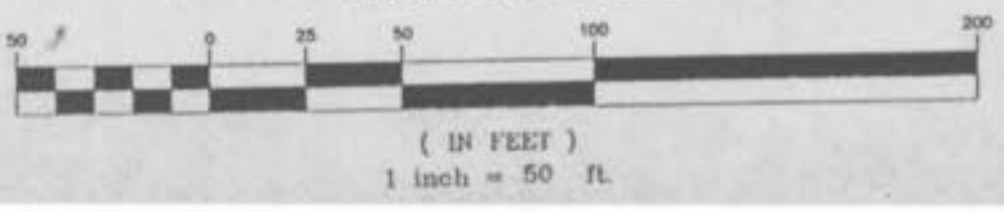
N 00°00'19" E  
2163.49'

N/F  
LAKE ST. LOUIS  
COMMUNITY ASSOCIATION  
805/1042

- PLAN-Pg. 8  
GRADING-Pg. 14
- PLAN-Pg. 7  
GRADING-Pg. 13
- PLAN-Pg. 6  
GRADING-Pg. 12
- PLAN-Pg. 3  
GRADING-Pg. 9
- PLAN-Pg. 4  
GRADING-Pg. 10
- PLAN-Pg. 5  
GRADING-Pg. 11



GRAPHIC SCALE



\* - THESE LOTS ARE SUSCEPTIBLE TO STREET CREEP

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ZIPCODE : 63366  
**SUNSET RIDGE ESTATES**  
 SITE DEVELOPMENT ENGINEERING, INC.  
 12221 BIG BEND ROAD, ST. LOUIS, MISSOURI 63122 (314) 822-4800

DATE: 4/10/88 JOB NO.: 95-541 DRAWN BY: TWF  
 DESIGN: JOY SCALE: 1" = 50'

## PLAN SHEET

REV.: 8/30/88 per CLIENT REVISIONS  
 10/23/88 per CITY COMMENTS  
 11/23/88 per CITY COMMENTS  
 8/10/88 per CLIENT REVISIONS

SHEET 7 OF 58  
 Sunset Ridge Estates

### PH. 3 & 4 AS-BUILTS

XXX = LOT STREET ADDRESS

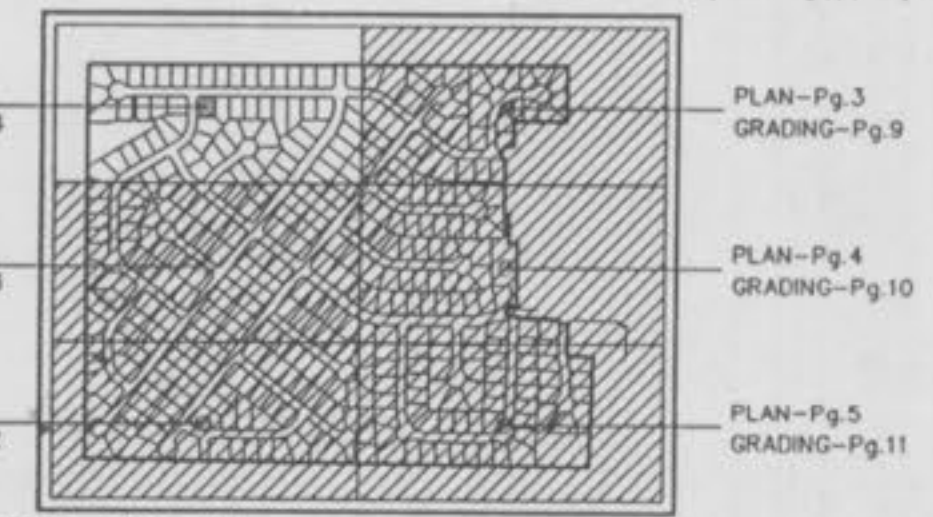




**PHASE II**

**PHASE III**

**PHASE IV**



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

\* - THESE LOTS ARE SUSCEPTIBLE TO STREET CREEP

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities shown or not shown, and any 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 315, RSMo.



ZIPCODE : 63866

**SITE DEVELOPMENT ENGINEERING, INC.**  
12221 BRG BEND ROAD, ST. LOUIS, MISSOURI 63122 (314) 822-4800

**SUNSET RIDGE ESTATES**

DATE : 4/10/88  
DESIGN : JOY  
JOB NO. : 95-541  
DRAWN BY : TWF  
SCALE : 1" = 50'

PLANNING SURVEYING CIVIL ENGINEERING

**PLAN SHEET**

REV. : 8/30/88 per CLIENT REVISIONS  
11/2/88 per CITY COMMENTS  
1/17/87 per CITY COMMENTS  
2/1/85 per CLIENT REVISIONS

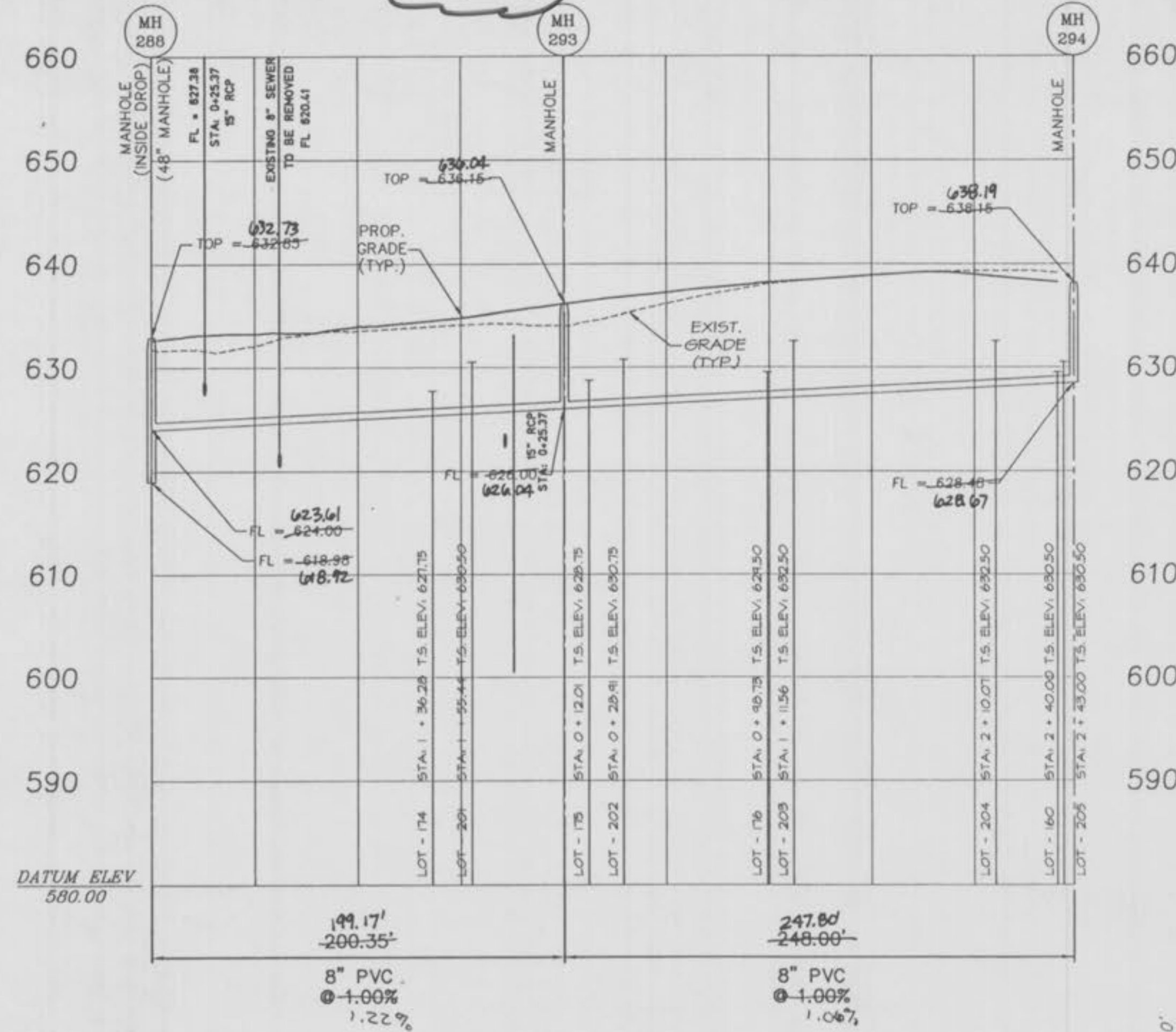
SHEET 8 OF 58  
Sunset Ridge Estates

PA. 3 & 4 AS-BUILTS

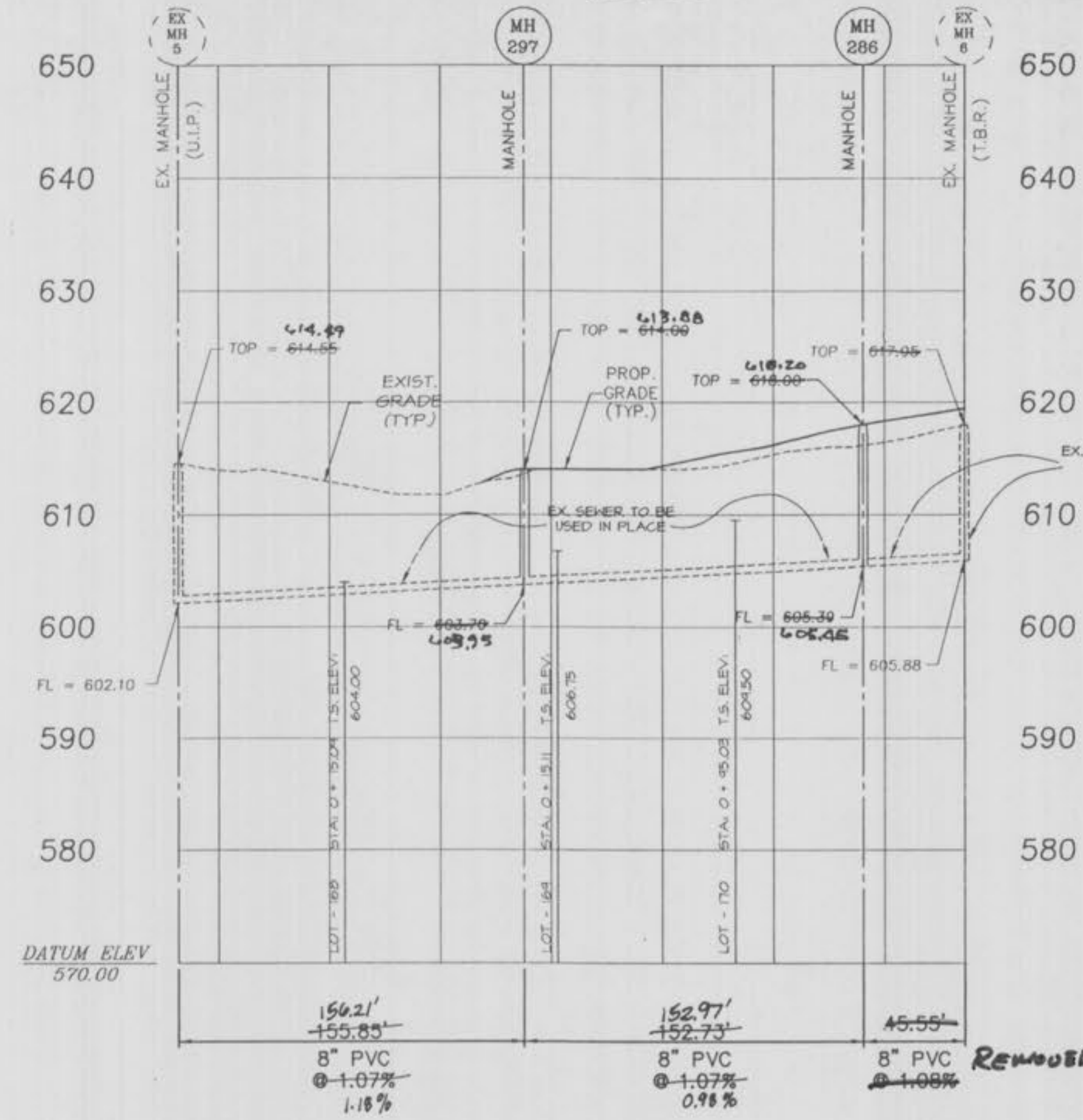
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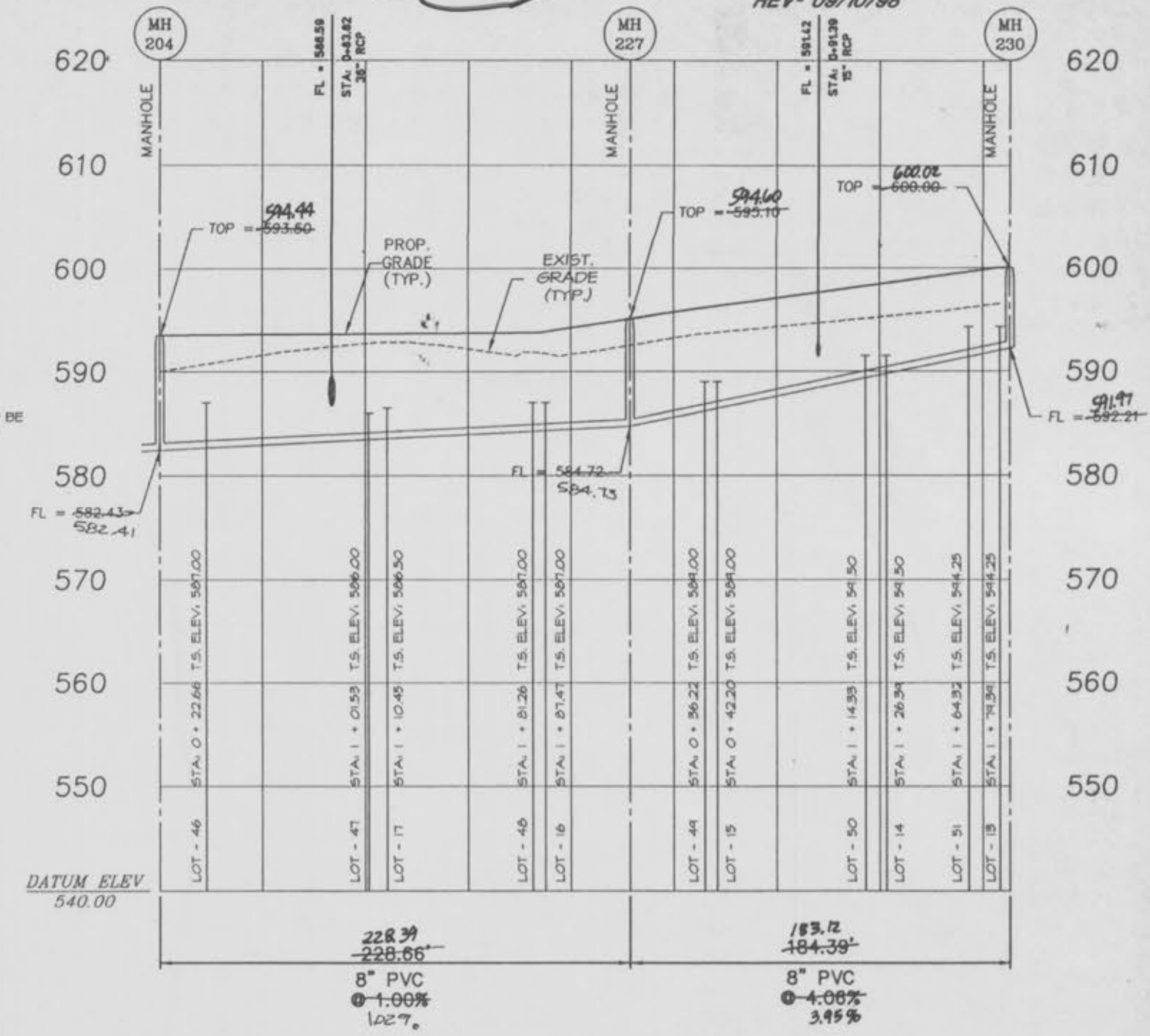
288-294 PH4



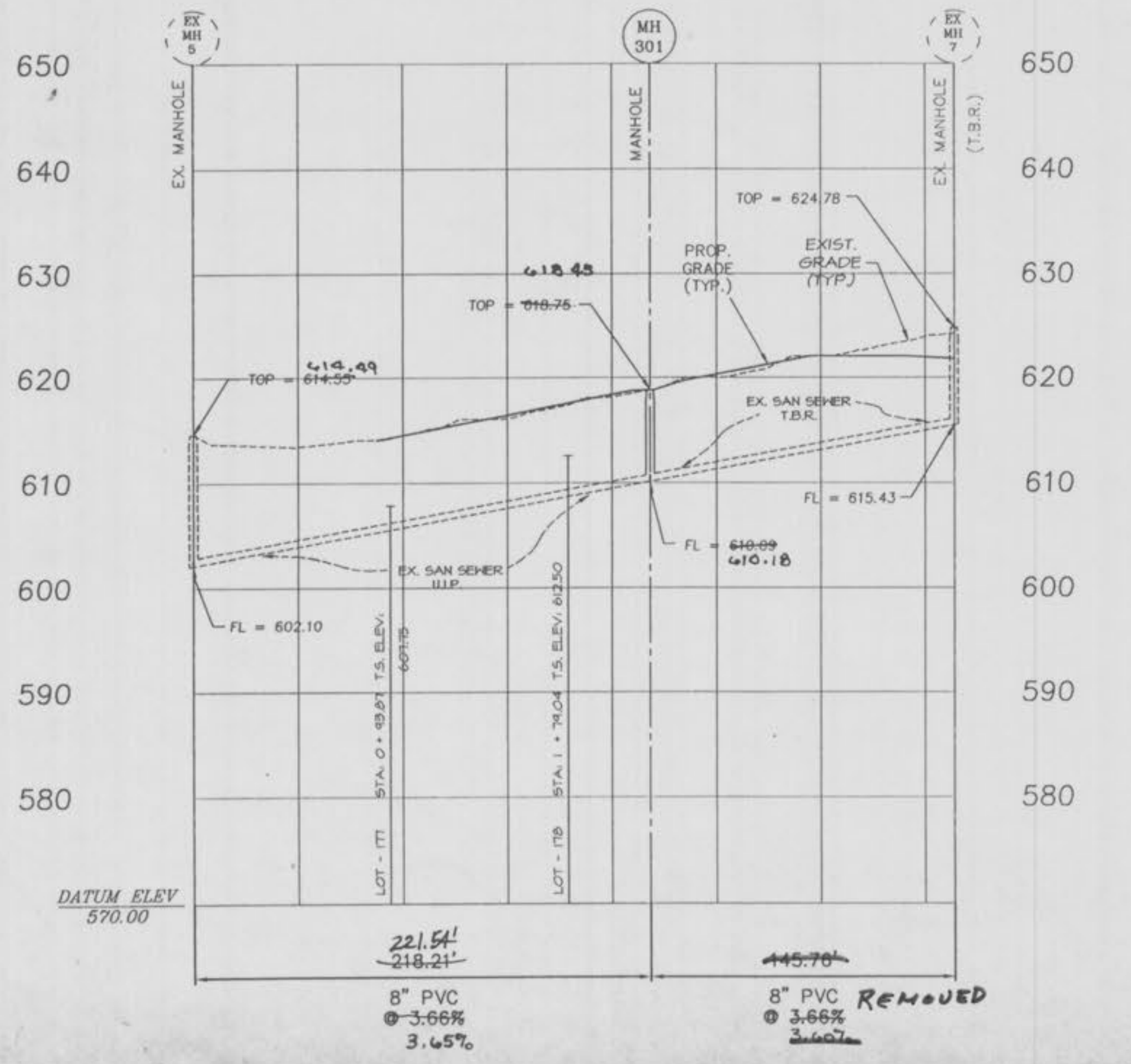
EX 5 - EX 6 PH4



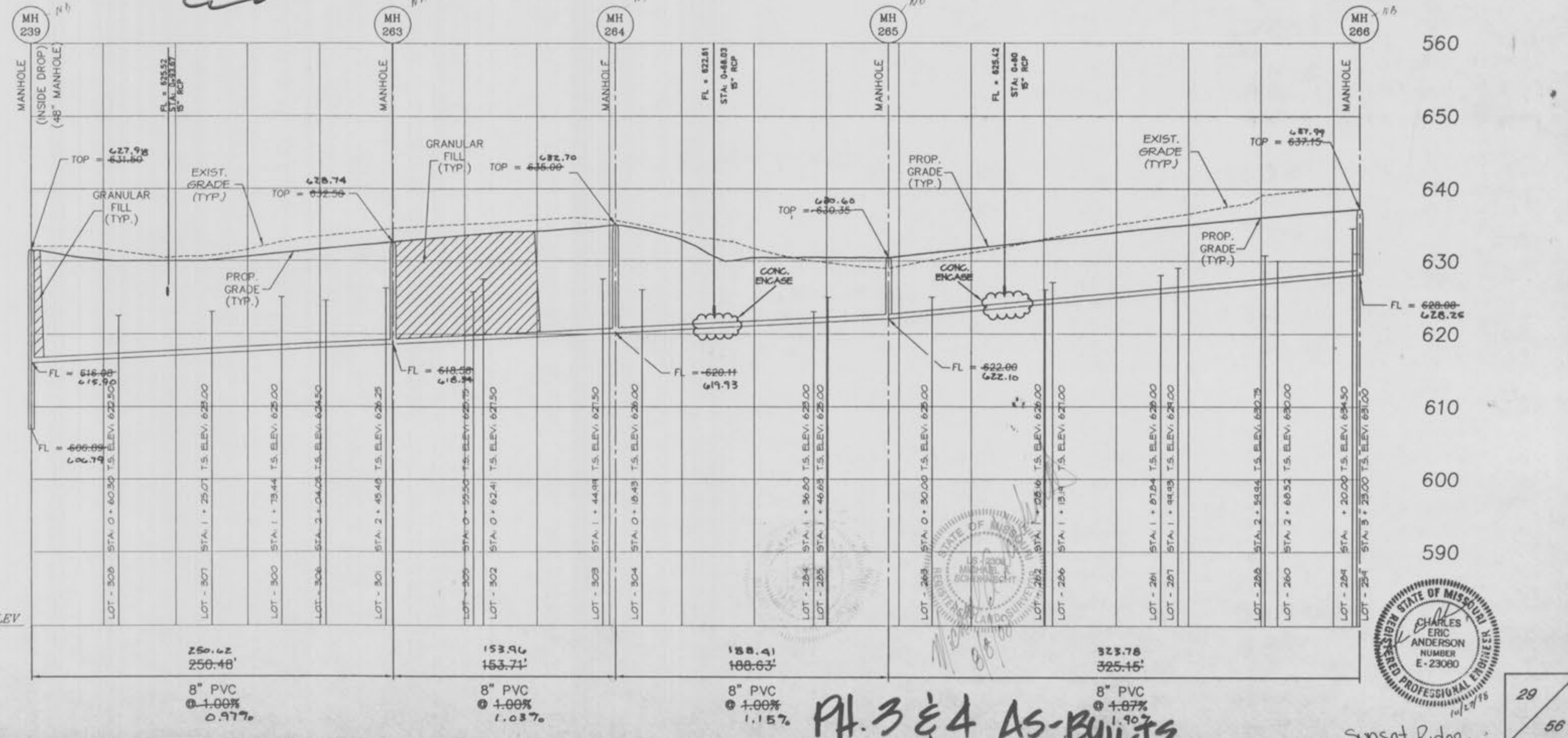
204-230 PH 1



EX 5 - EX 7 PH4



239-266 PH 3



T.S. = TAILSTAKE ELEVATION OF A 6" SANITARY SEWER LATERAL @ BUILDING LINE.

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 315, RSM.

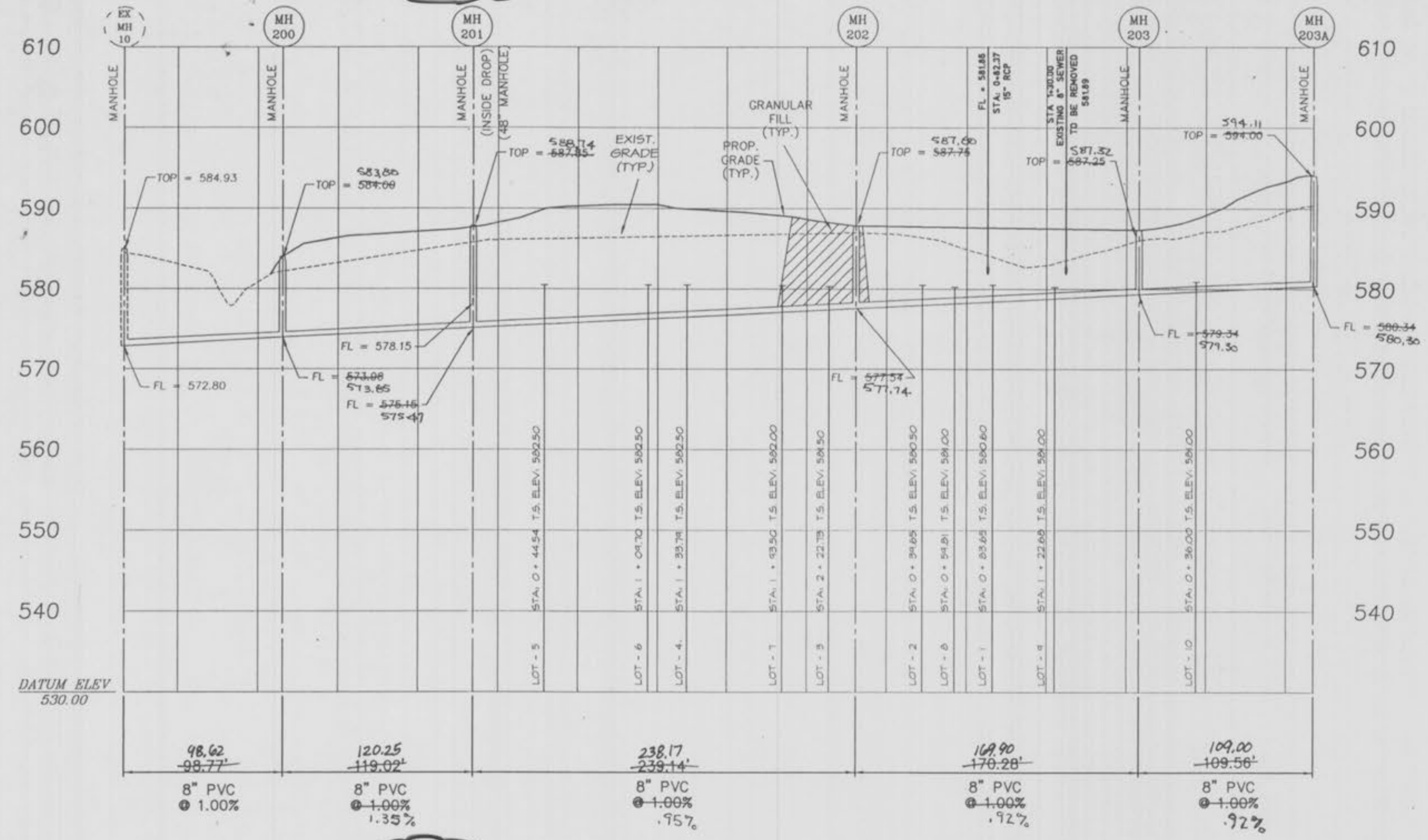


PH 3 & 4 AS-BUILTS

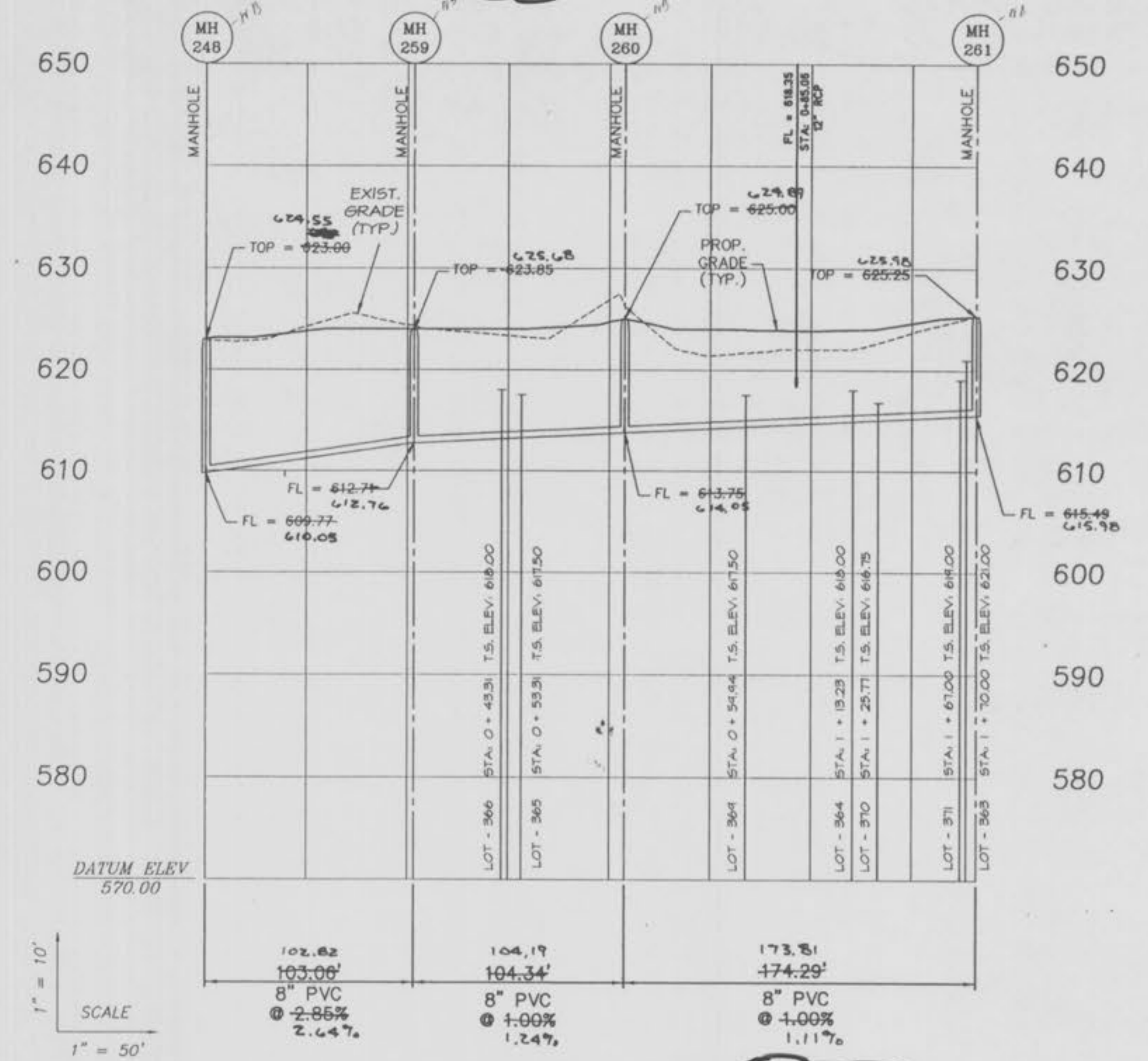


T.S. = TAILSTAKE ELEVATION OF A 6" SANITARY SEWER LATERAL @ BUILDING LINE.

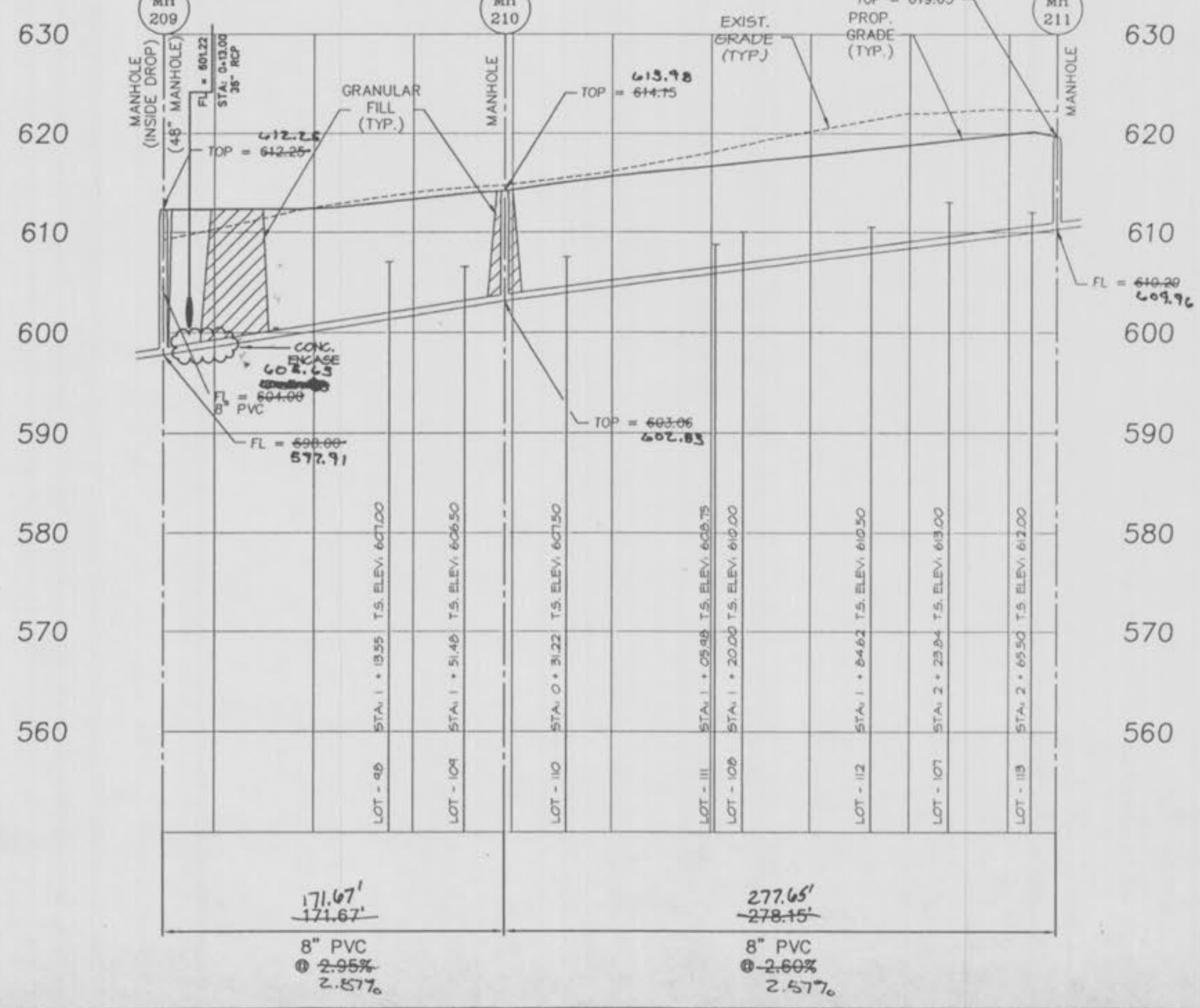
EX 10 - 203 PH 1



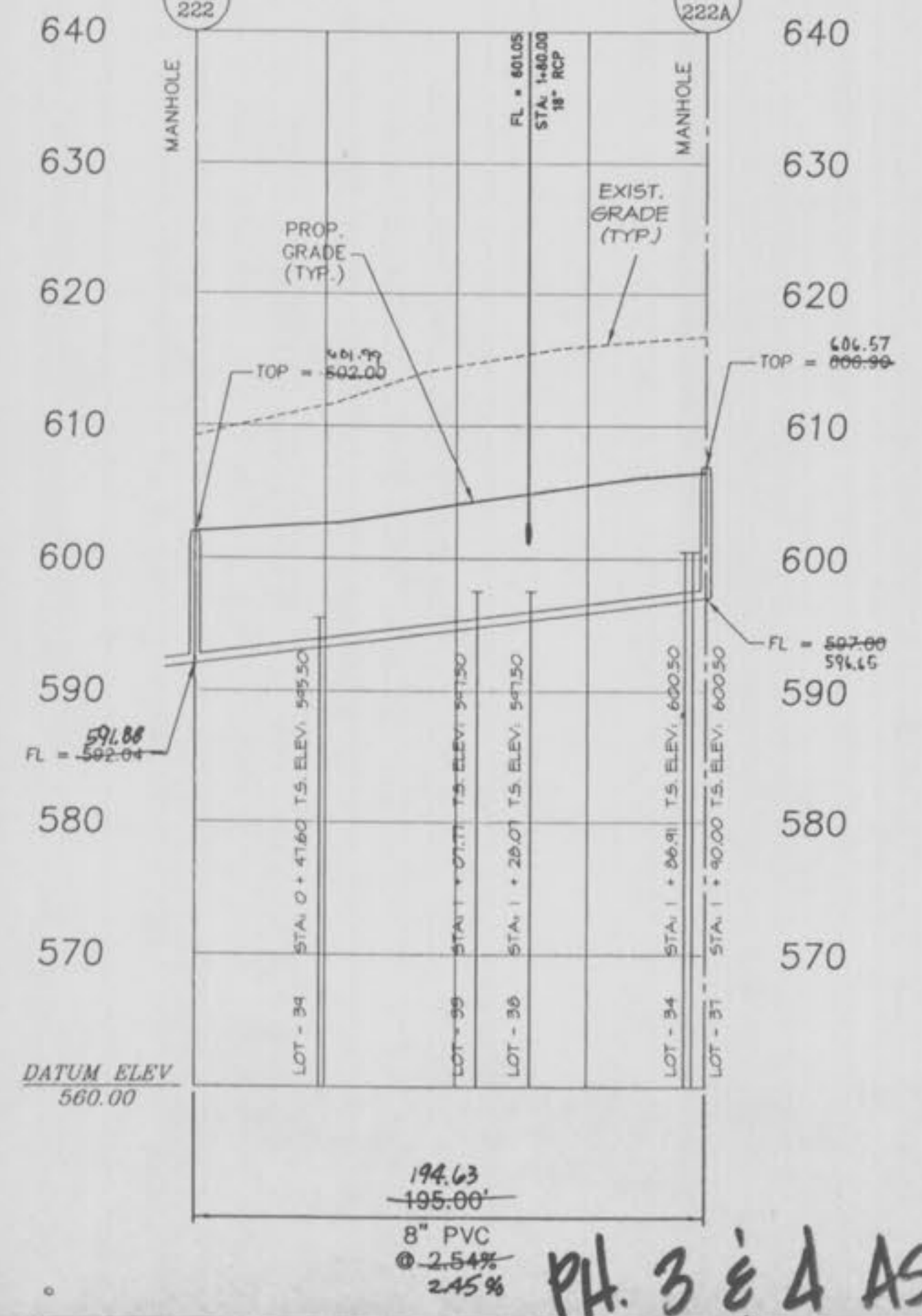
248-261 PH 3



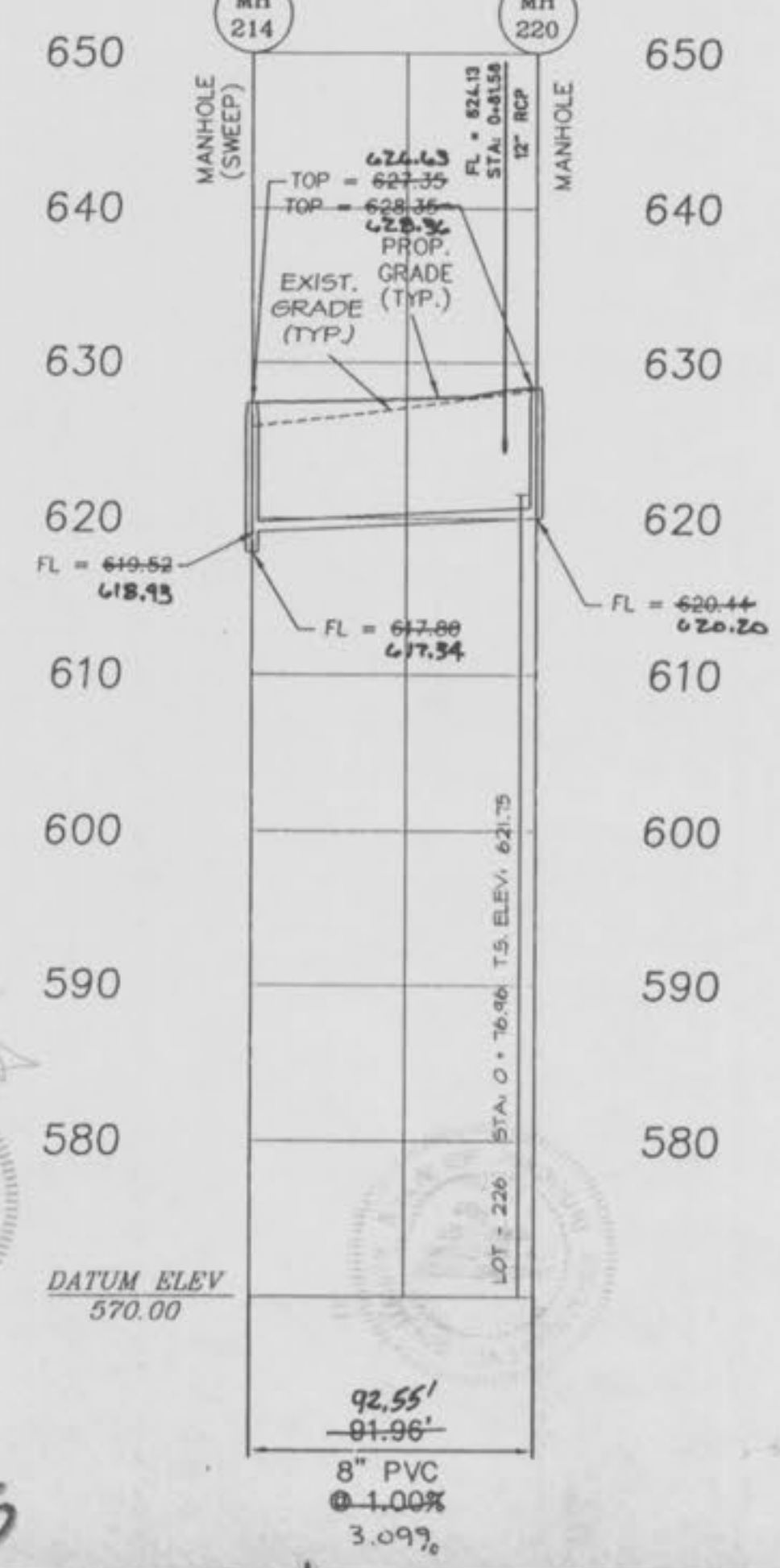
209 - 211 PH 2



222-222A PH 1



214-220 PH 2



The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, location, depth, 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 318, RSM.

SUNSET RIDGE ESTATES  
SANITARY SEWER  
REV- 8/30/88  
REV- 10/15/96  
REV- 05/06/97  
REV- 09/10/98  
95-541



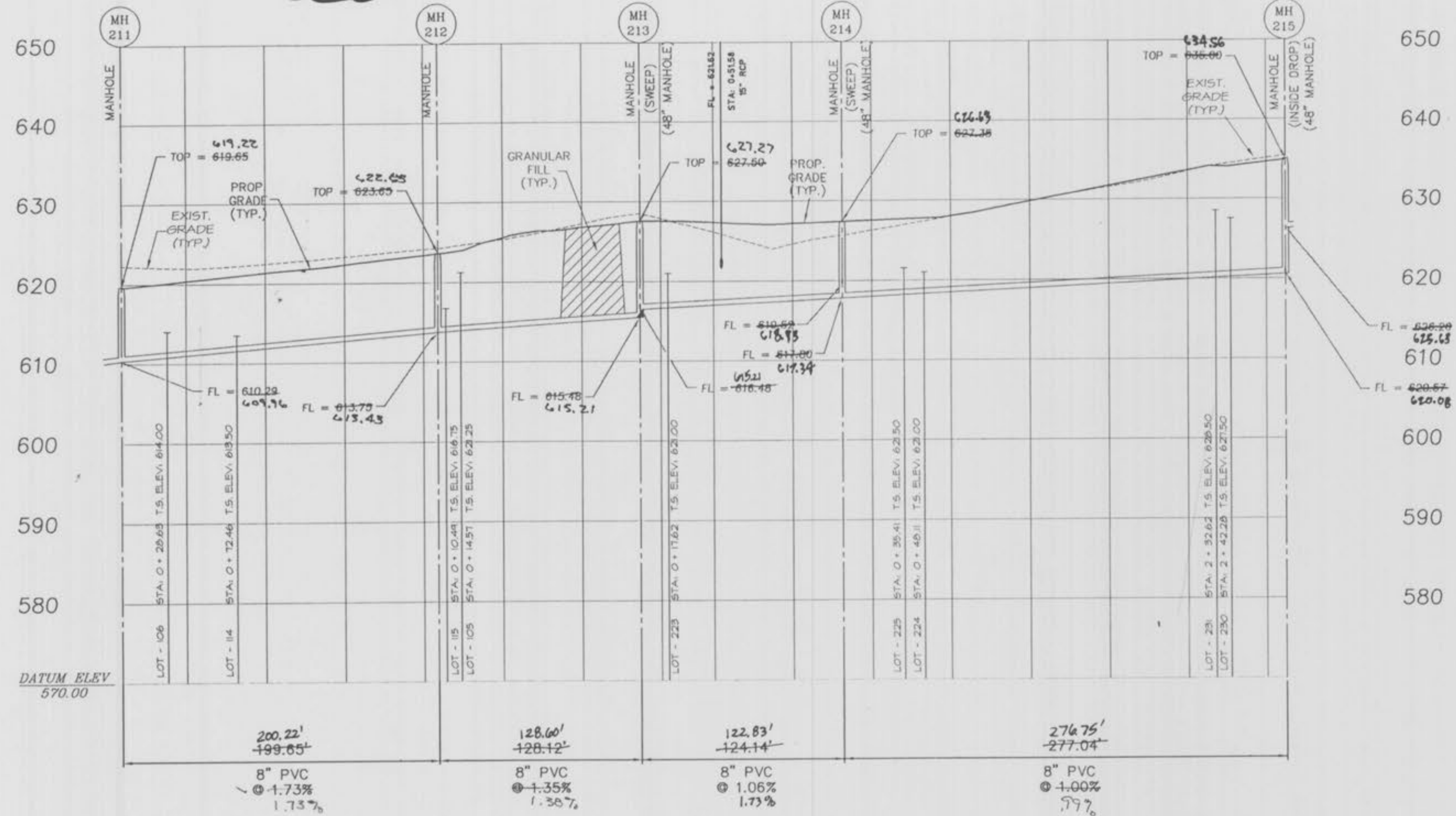
PH. 3 & 4 AS-BUILTS



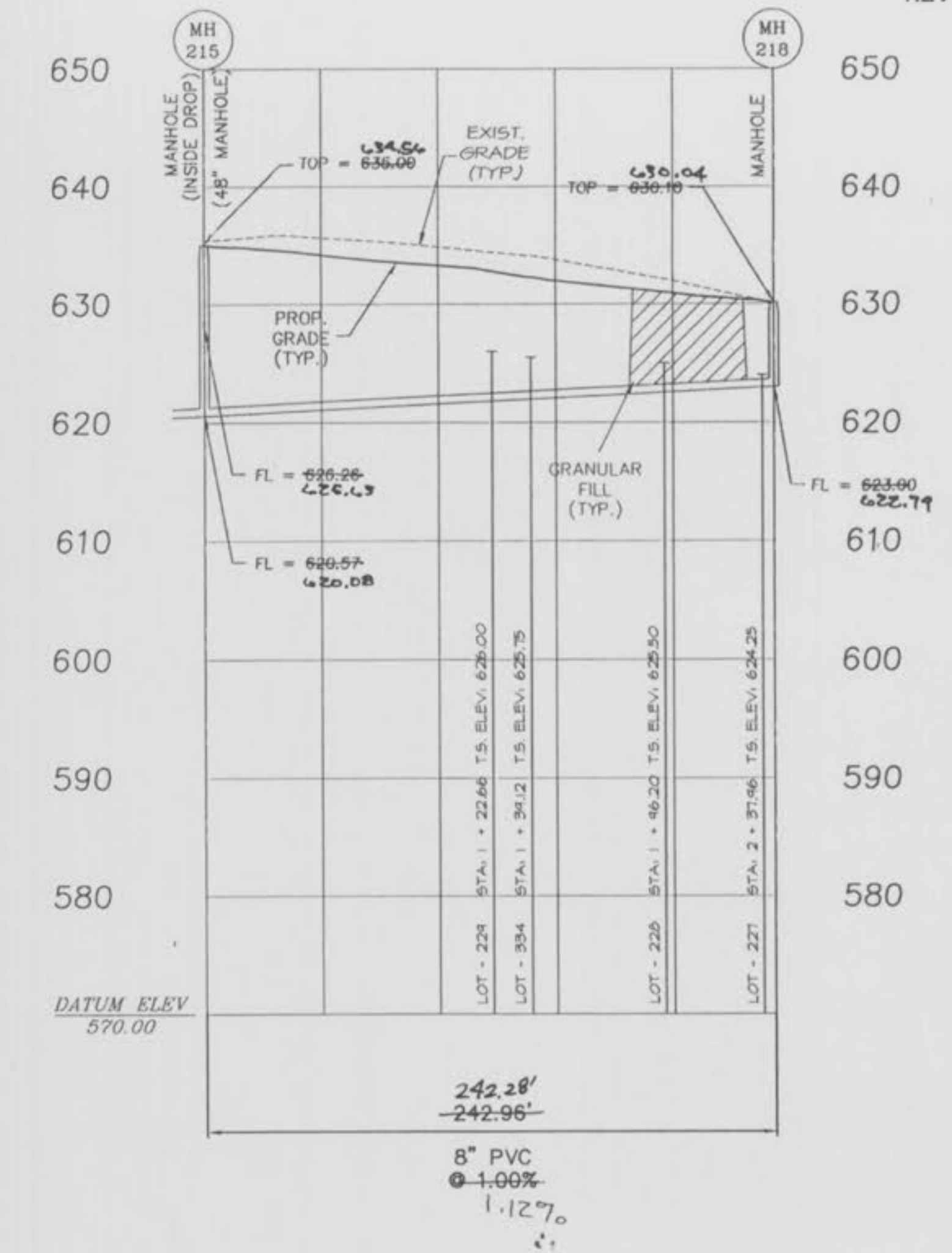
T.S. = TAILSTAKE ELEVATION OF A 6" SANITARY SEWER LATERAL @ BUILDING LINE.

Approval and seal not necessary, unless it is for a project where 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.

211-215 PH 2

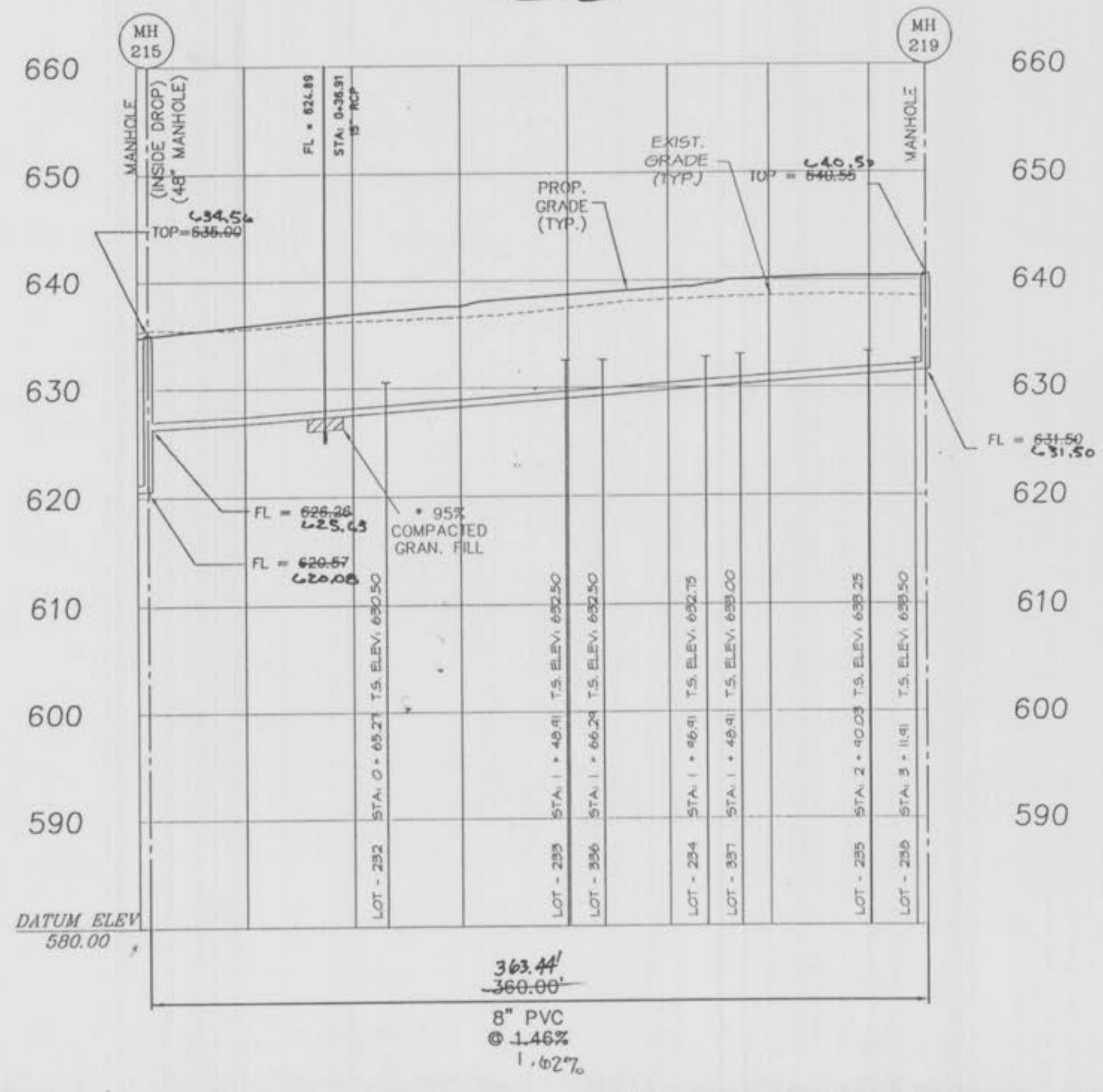


215-218 PH 2

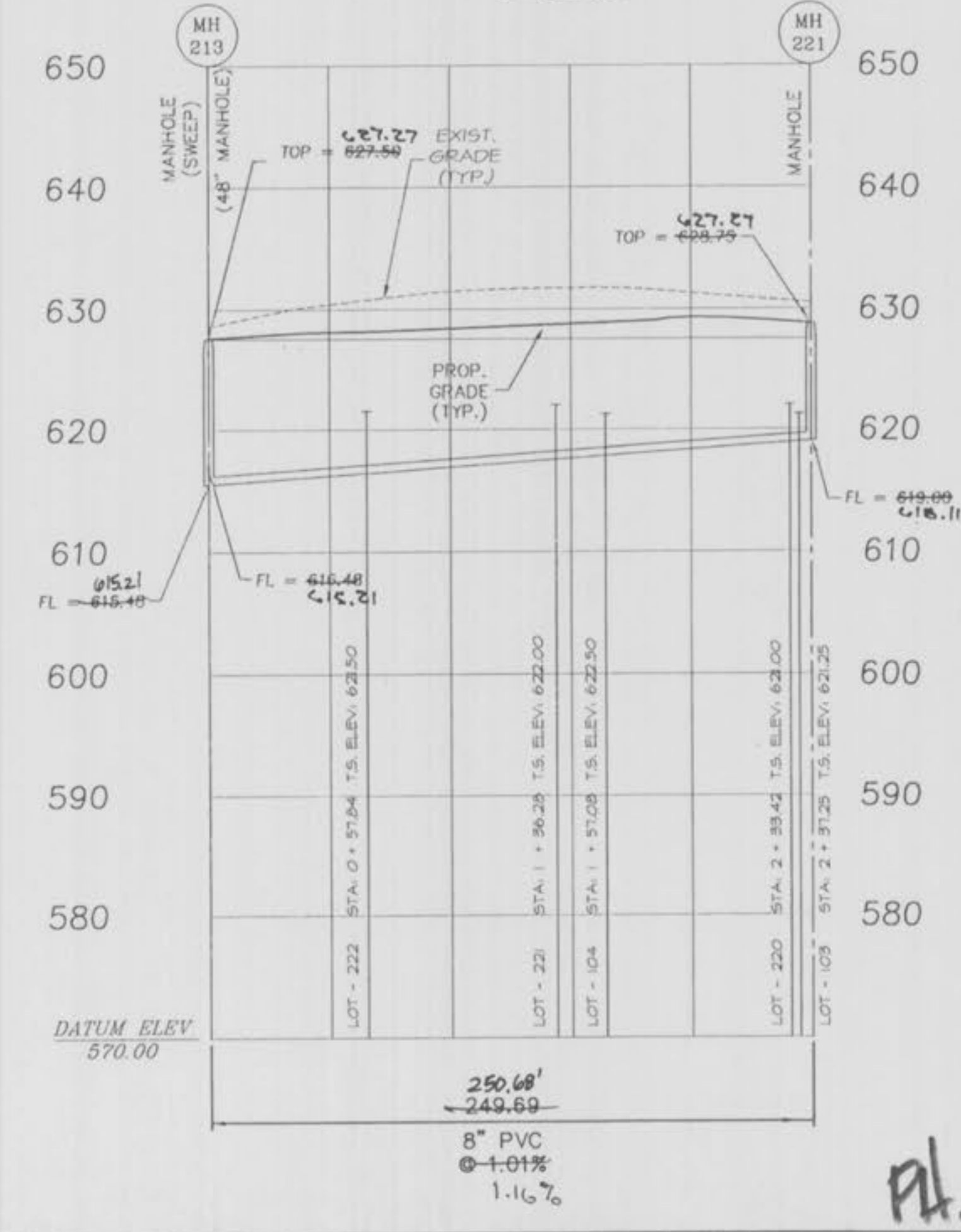


1" = 10'  
SCALE  
1" = 50'

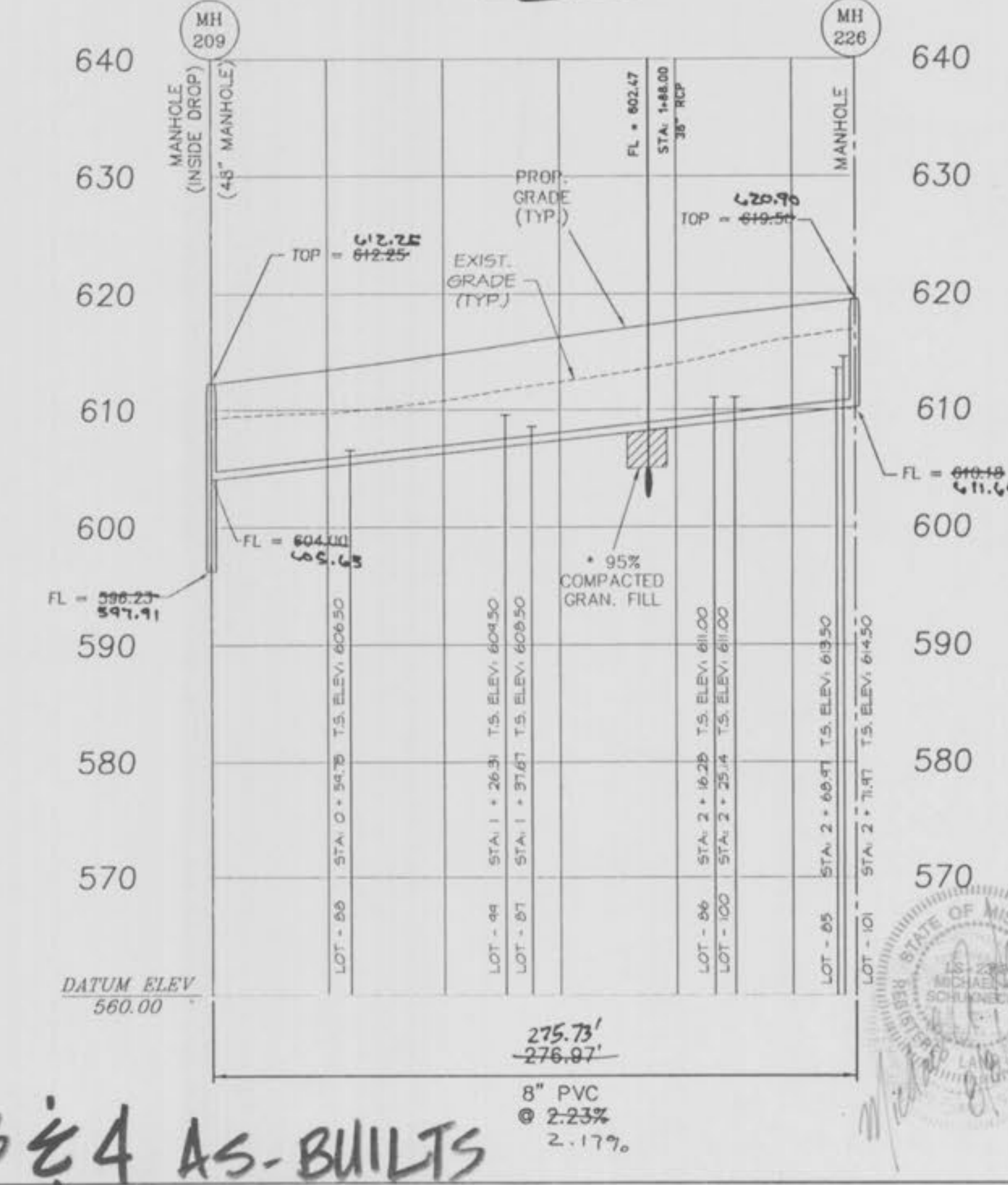
215-219 PH 2



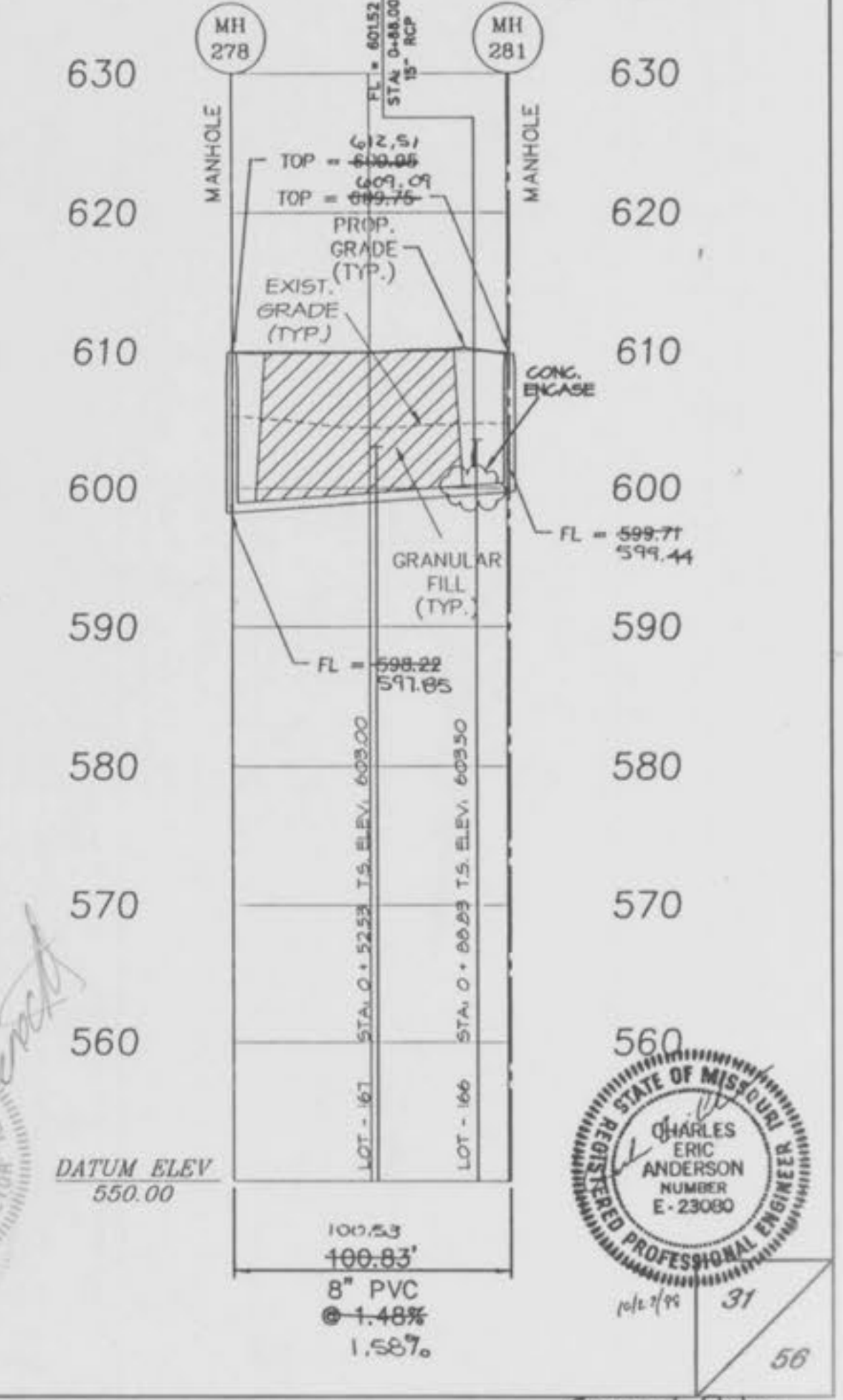
213-221 PH 2



209-226 PH 2



278-281 PH 4



Pl. 3 & 4 AS-BUILTS

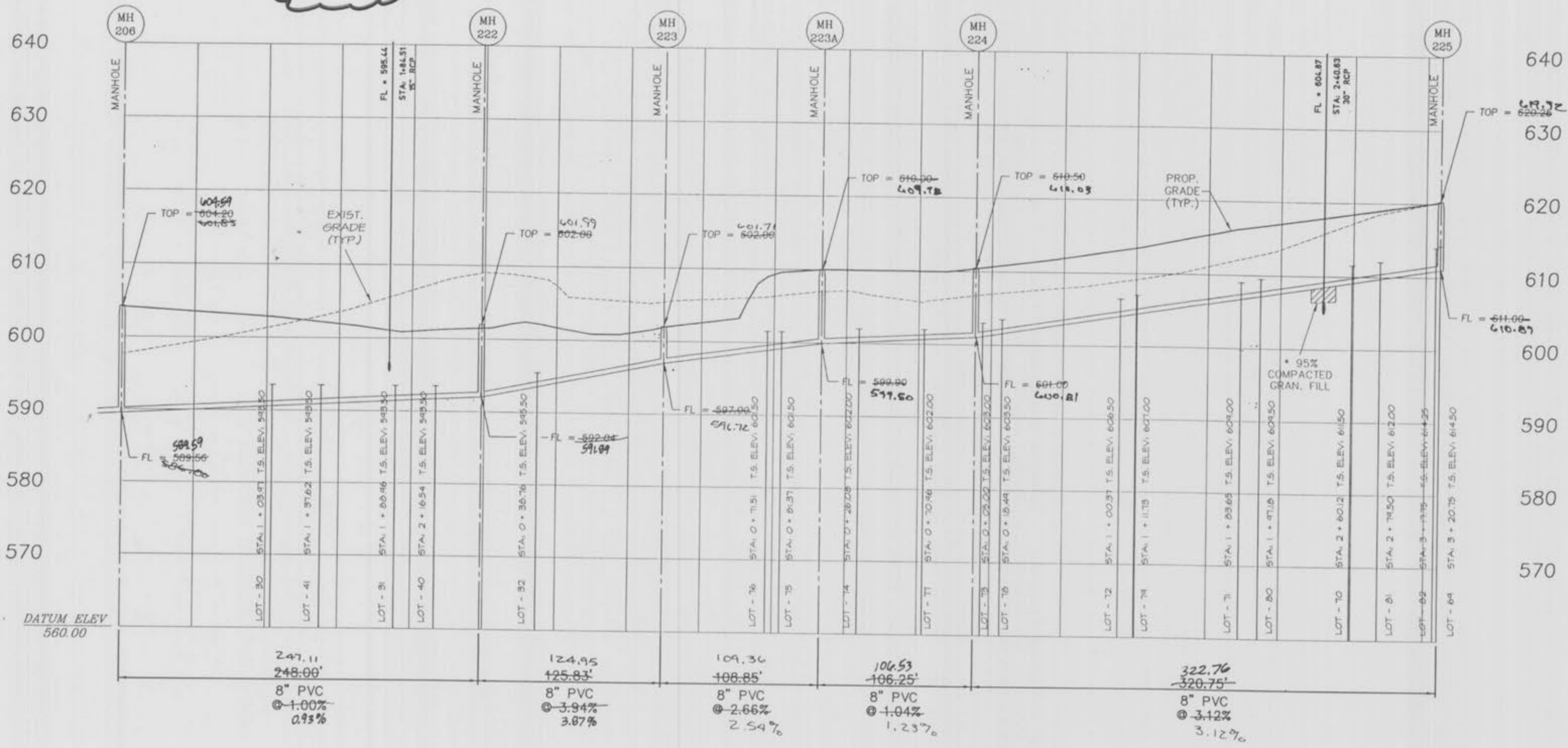


206-225 PH 1

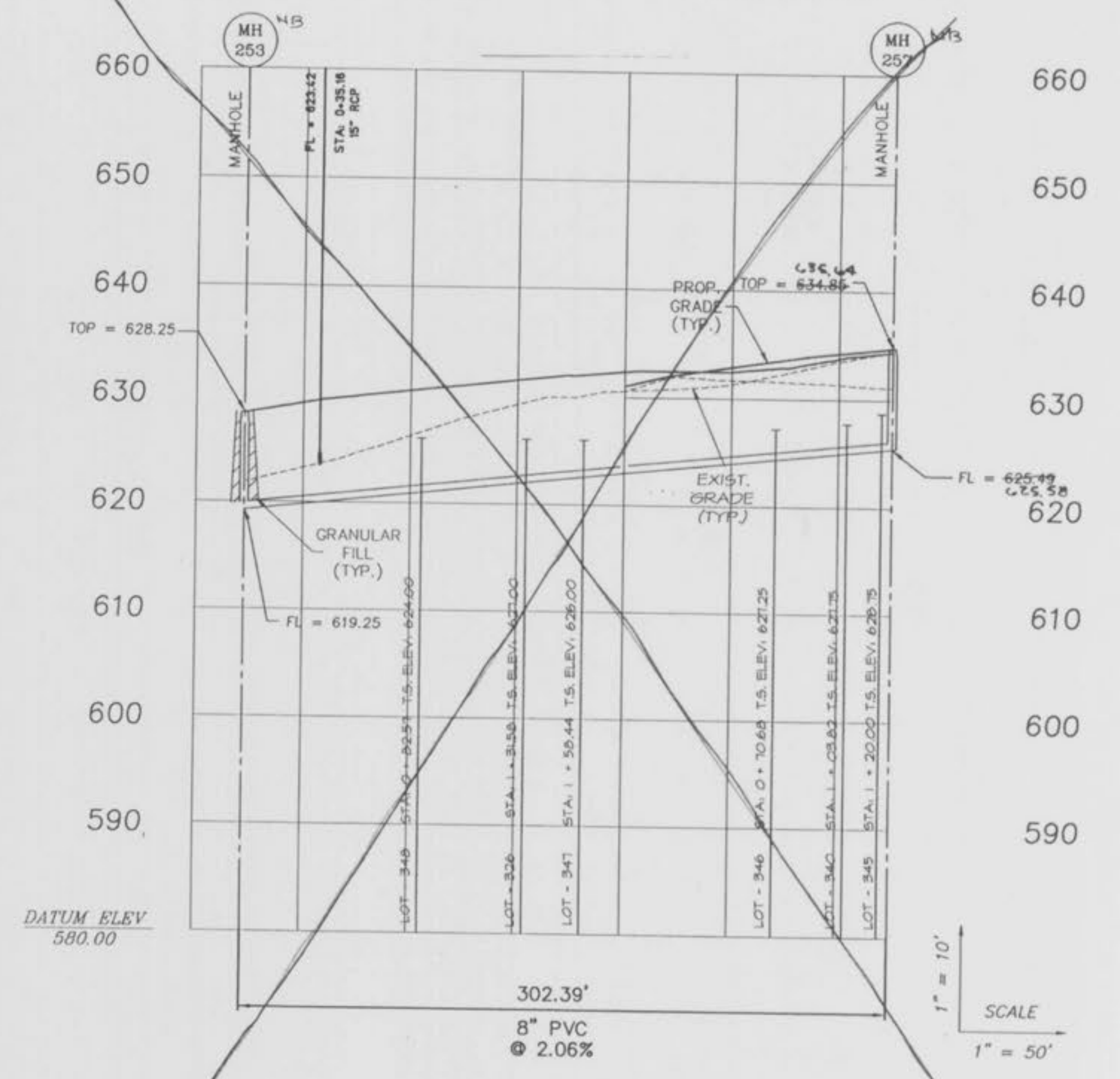
T.S. = TAILSTAKE ELEVATION OF A 6" SANITARY SEWER LATERAL @ BUILDING LINE.

\* SEE NOTE 13 OF SANITARY SEWER CONSTRUCTION NOTES, SHEET 2 OF 56.

SUNSET RIDGE ESTATES  
SANITARY SEWER  
REV- 8/30/96 95-541  
REV- 10/15/96  
REV- 09/10/98 REV- 10/15/98



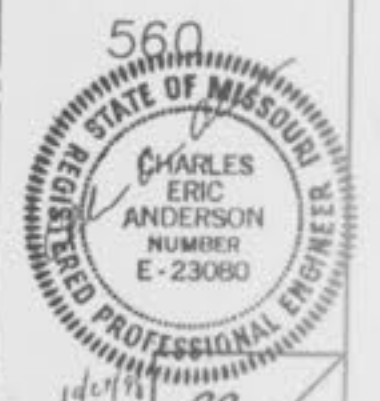
253-257



The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and for their protection during 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.

201-209 PH 1

PH 2



Pl. 3 & 4 AS BUILT

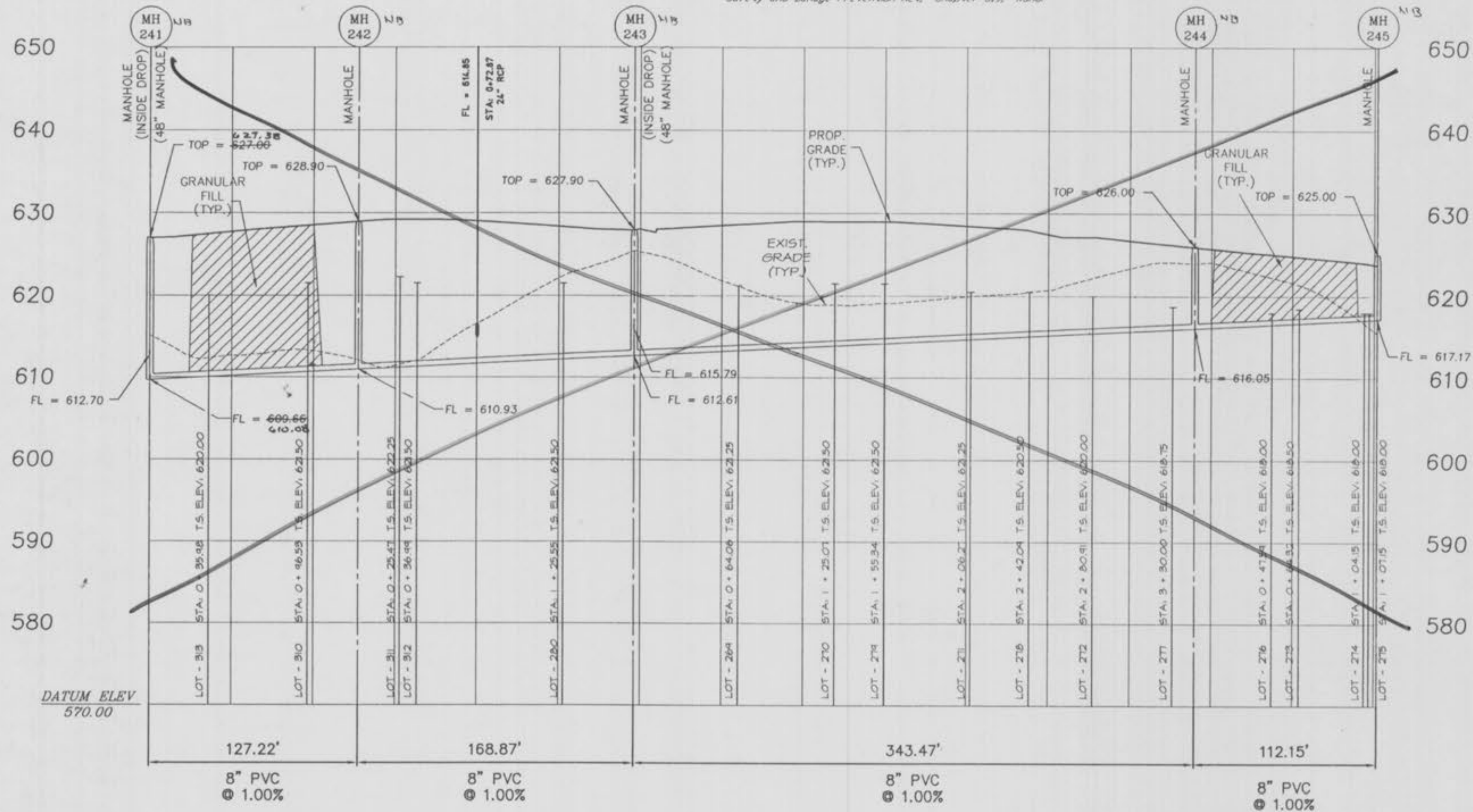






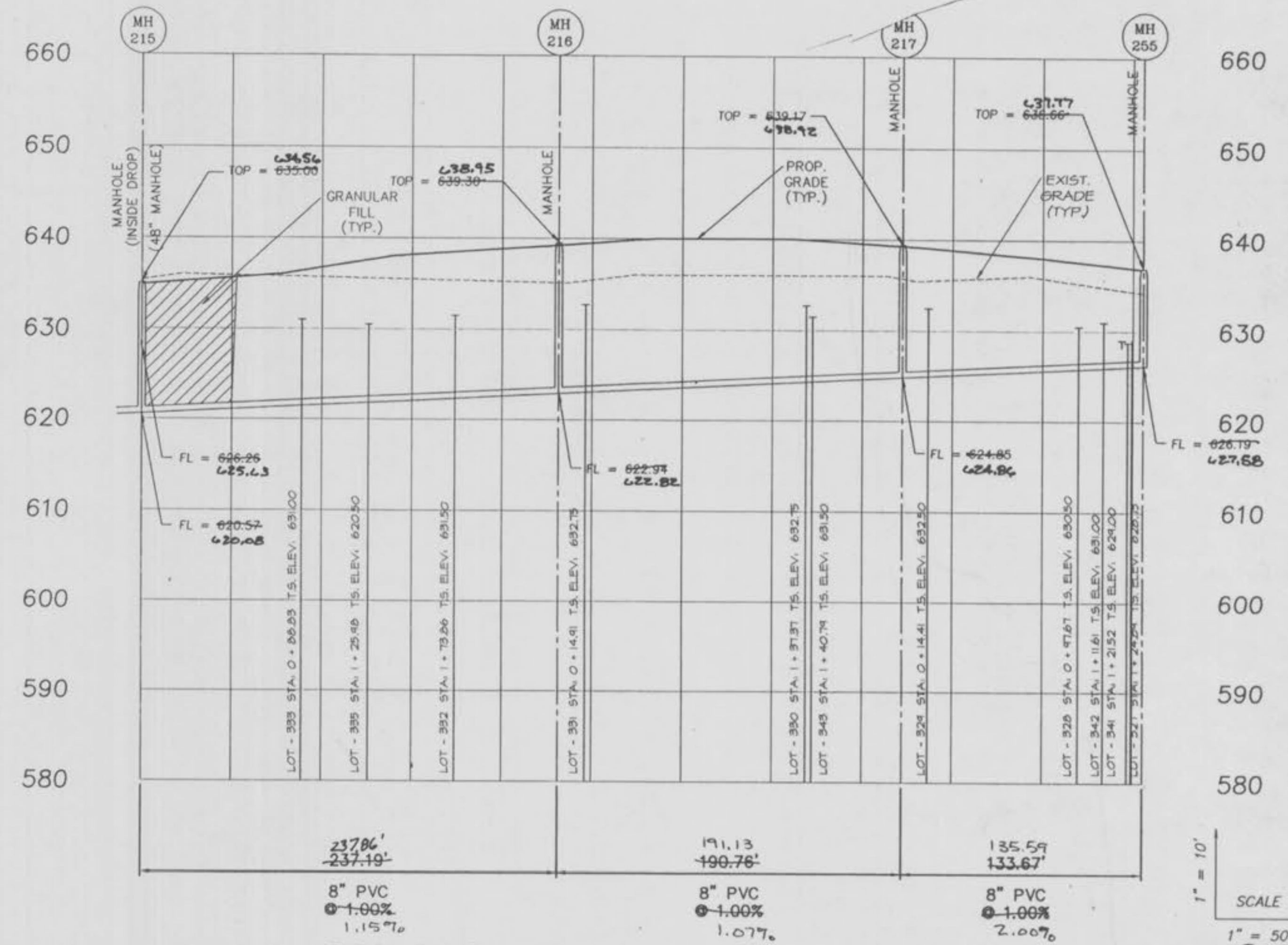
# 241-245 PH 5

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 315, RSMs.



# 215-255 PH 2

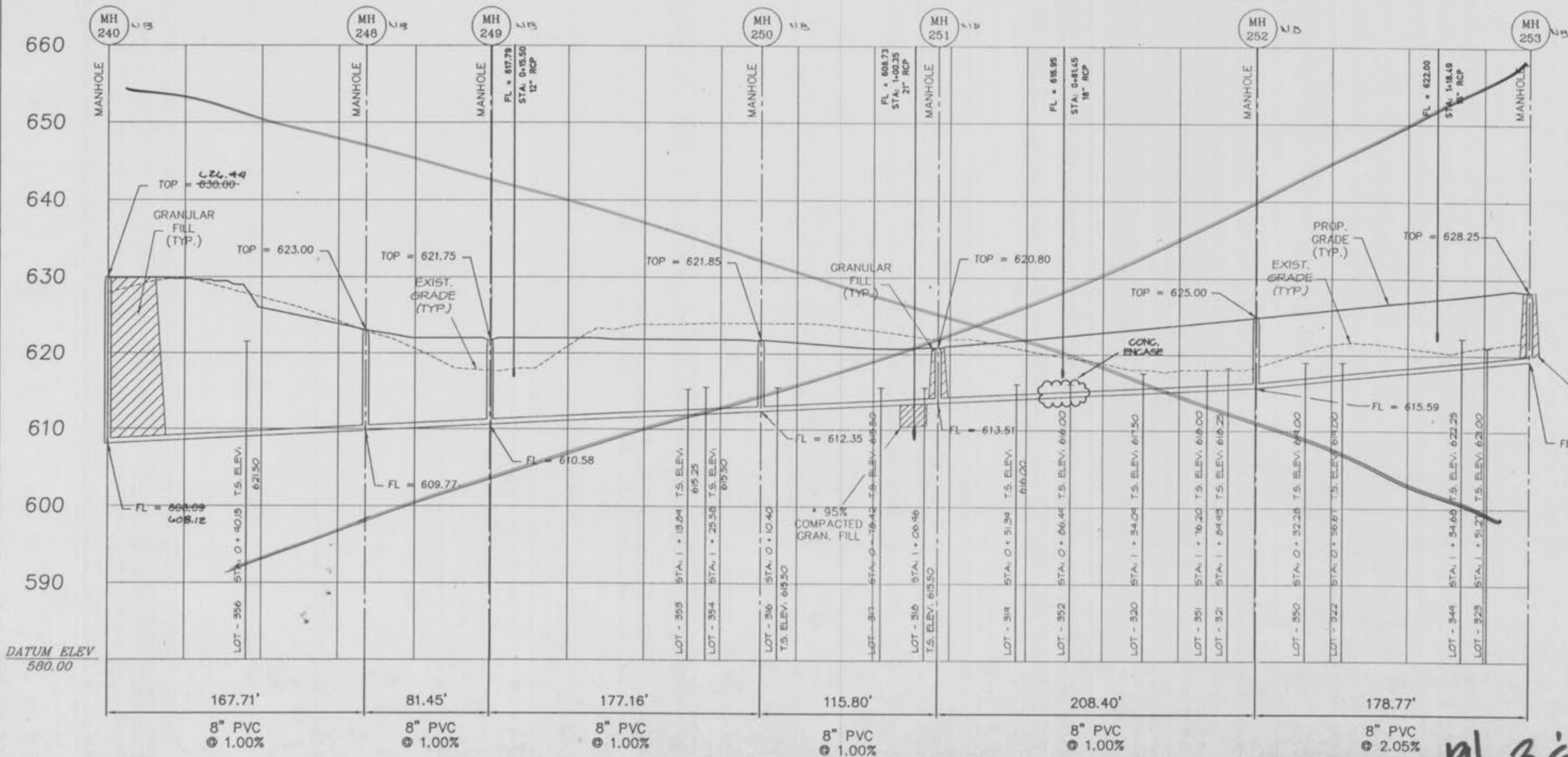
SUNSET RIDGE ESTATES  
SANITARY SEWER  
REV- 8/30/96 95-541  
REV- 10/15/96 REV- 05/06/97  
REV- 09/10/98 REV- 10/16/98



# 240-256 PH 5

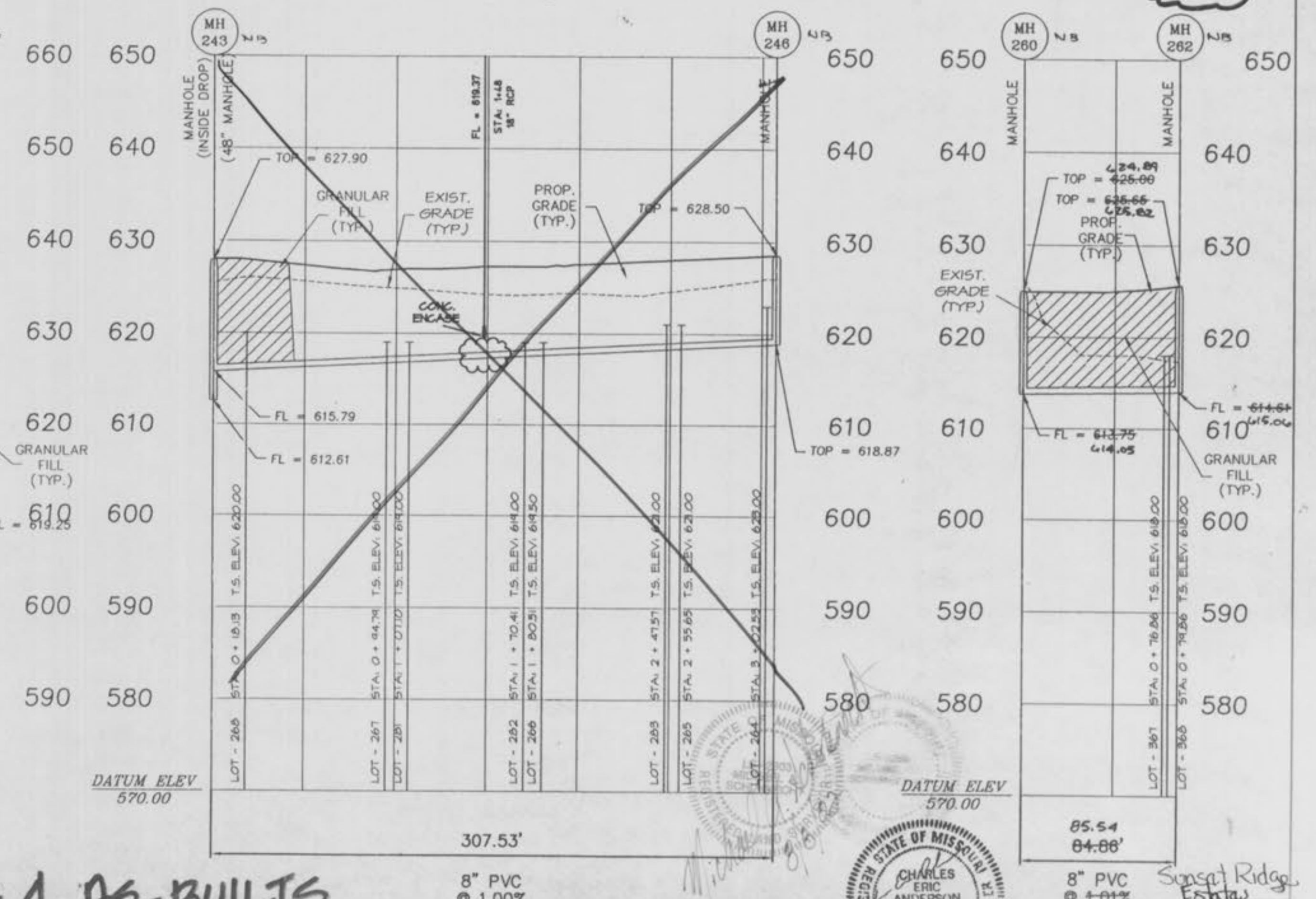
SEE NOTE 13 OF SANITARY SEWER CONSTRUCTION NOTES, SHEET 2 OF 56.

T.S. = TAILSTAKE ELEVATION OF A 6" SANITARY SEWER LATERAL @ BUILDING LINE.



# 243-246 PH 5

# 260-262 PH 3



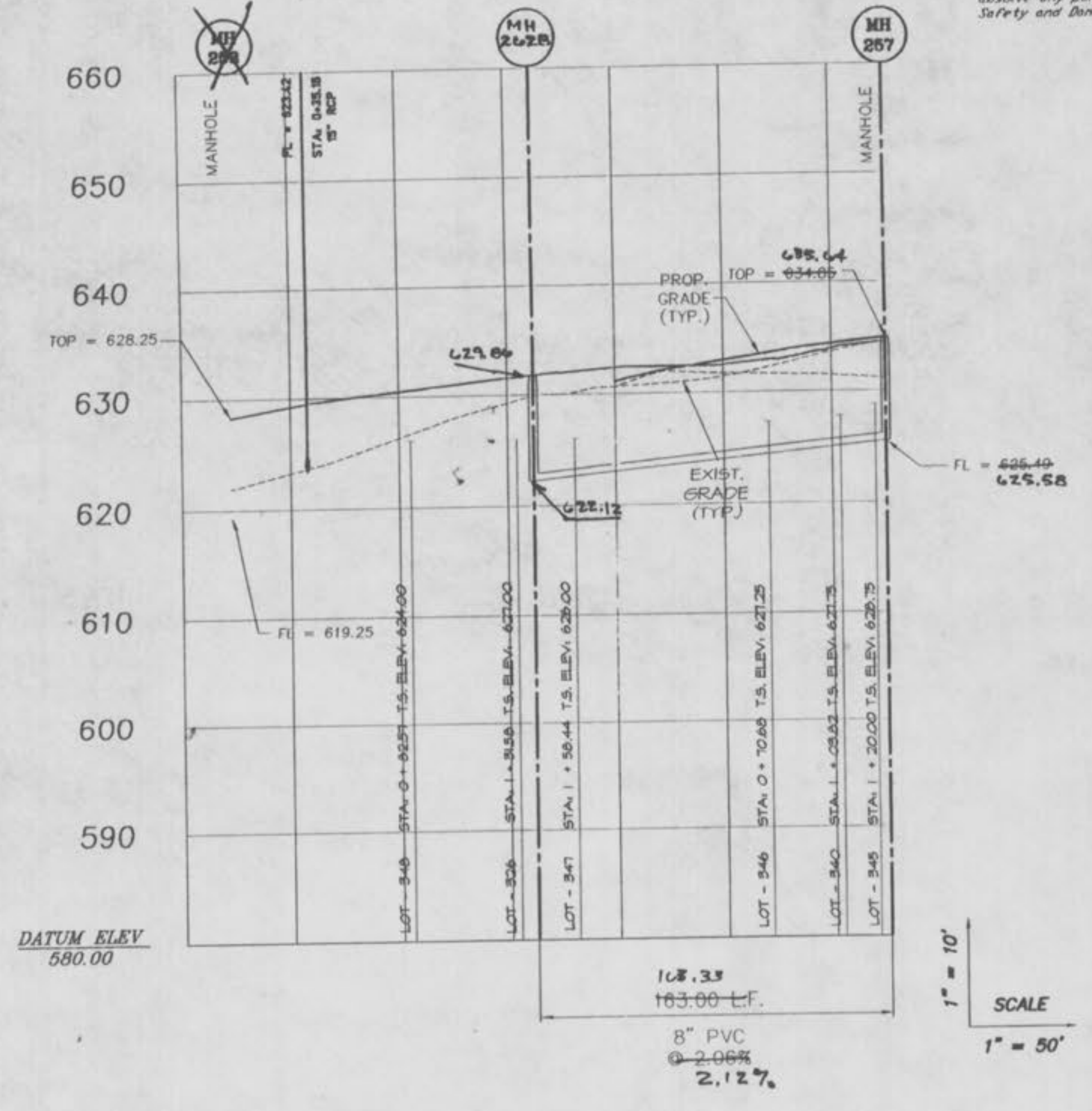
PL. 3 & 4 AS-BUILTS

STATE OF MISSISSIPPI  
ERIC ANDERSON  
E-23080

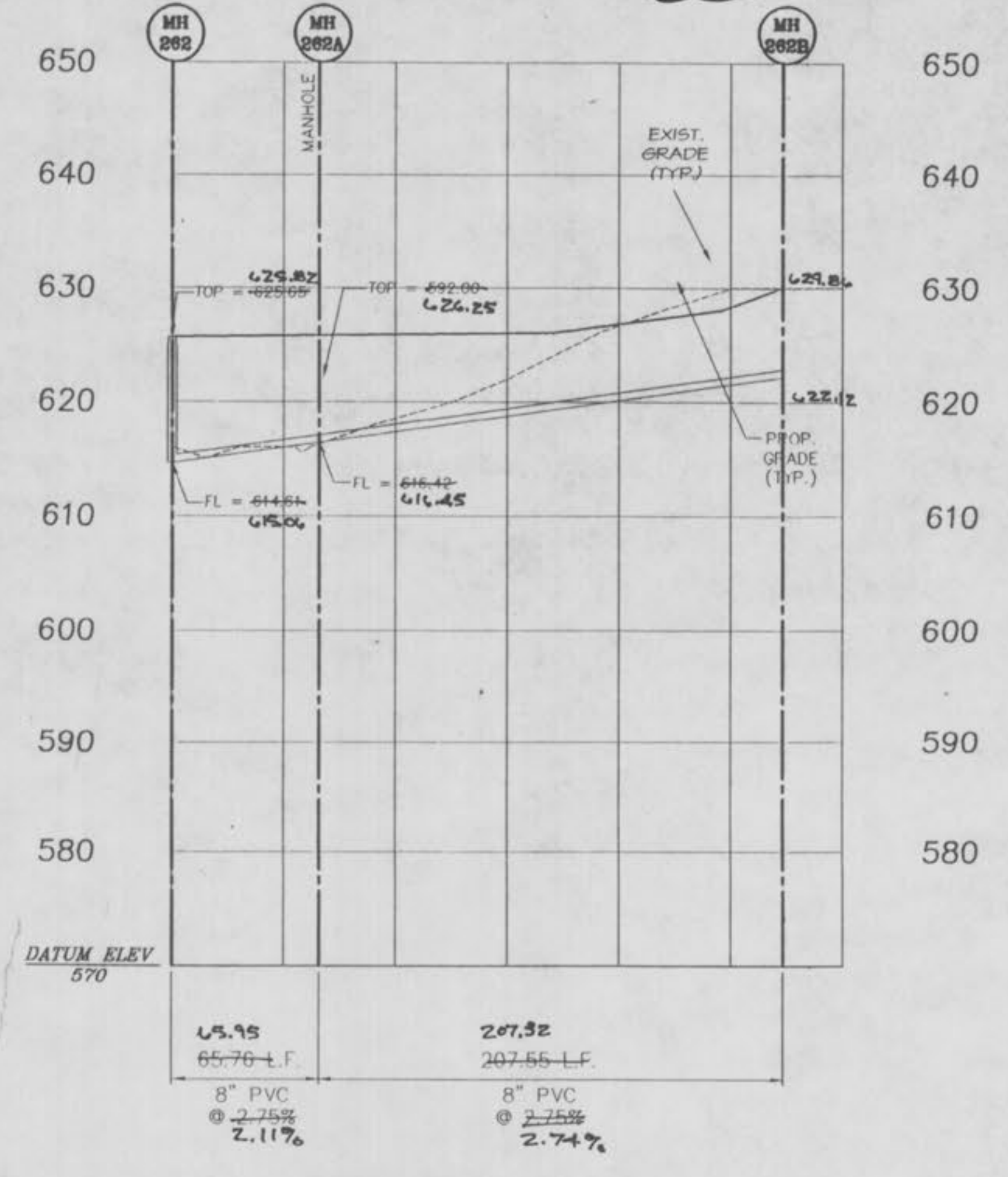


MH262B MH 257 PH3

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and 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 318, RSA.



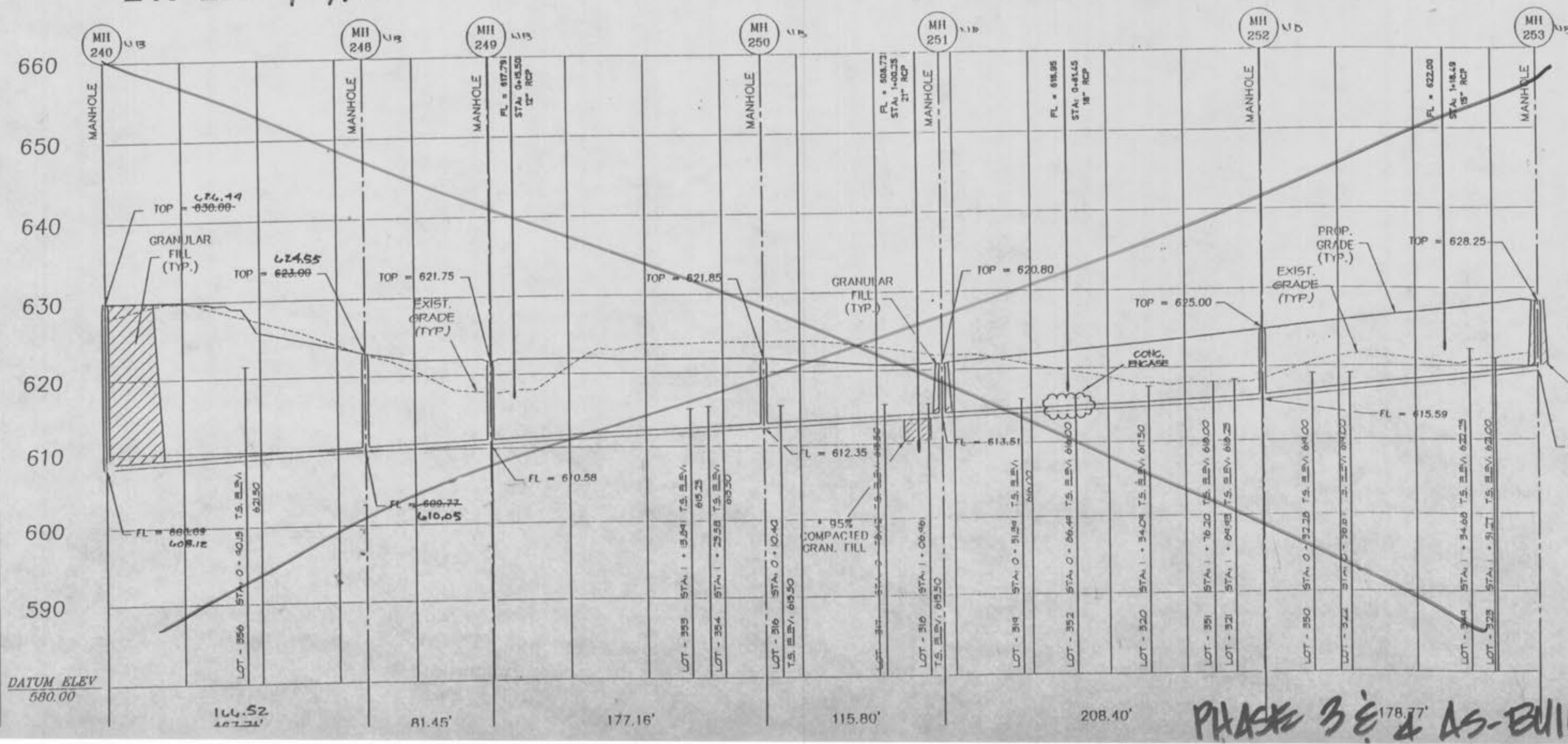
MH262-MH262B PH3



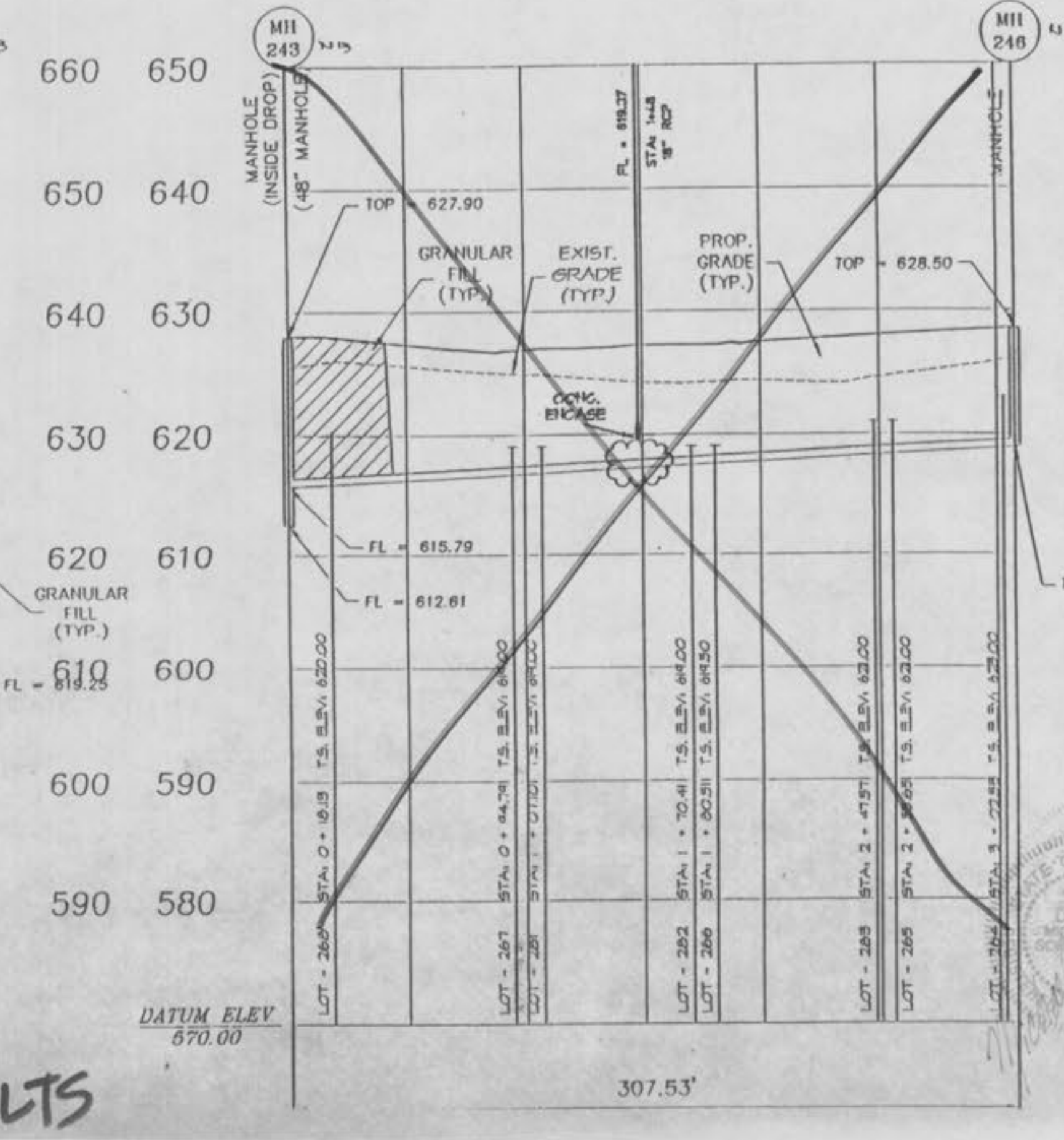
240-256 PH5

SEE NOTE 13 OF SANITARY SEWER CONSTRUCTION NOTES, SHEET 2 OF 56.

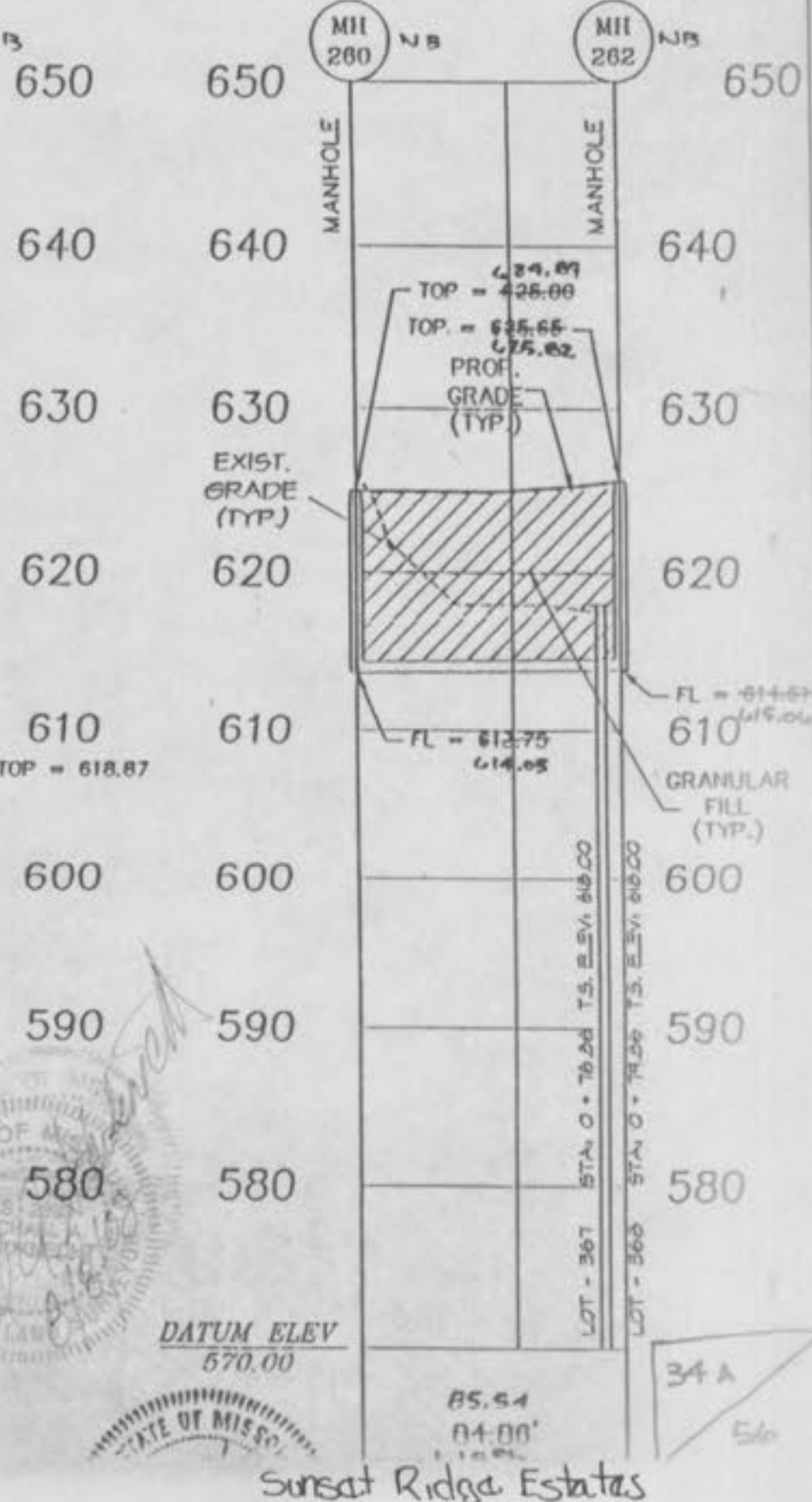
T.S. = TAILSTAKE ELEVATION OF A 6" SANITARY SEWER LATERAL @ BUILDING LINE.



243-246 PH5



260-262 PH3



PHASE 3 E & AS-BUILTS



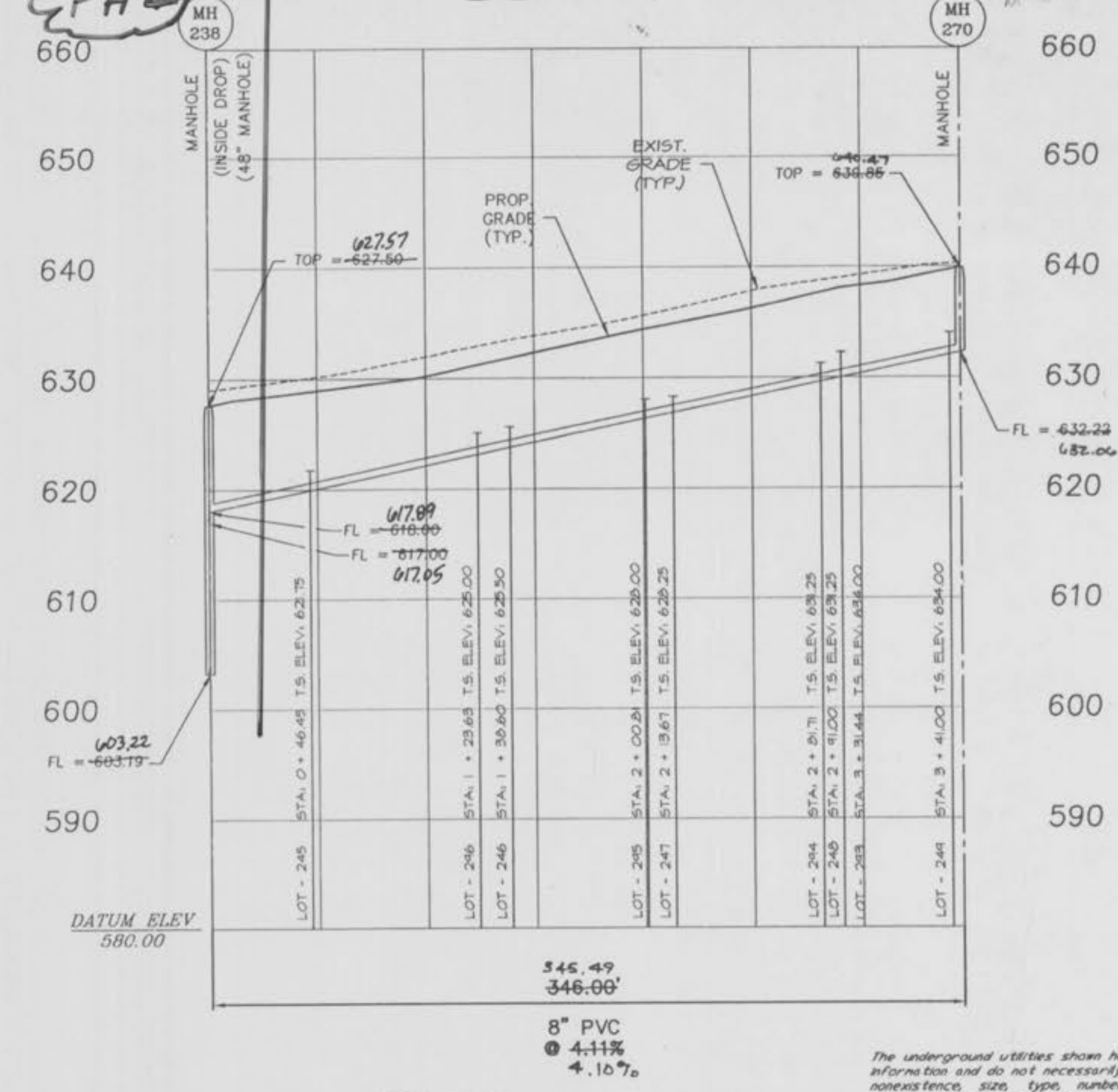


T.S. = TAILSTAKE ELEVATION OF A 6" SANITARY  
SEWER LATERAL @ BUILDING LINE.

238-269 PH 2



238-270 PH 3

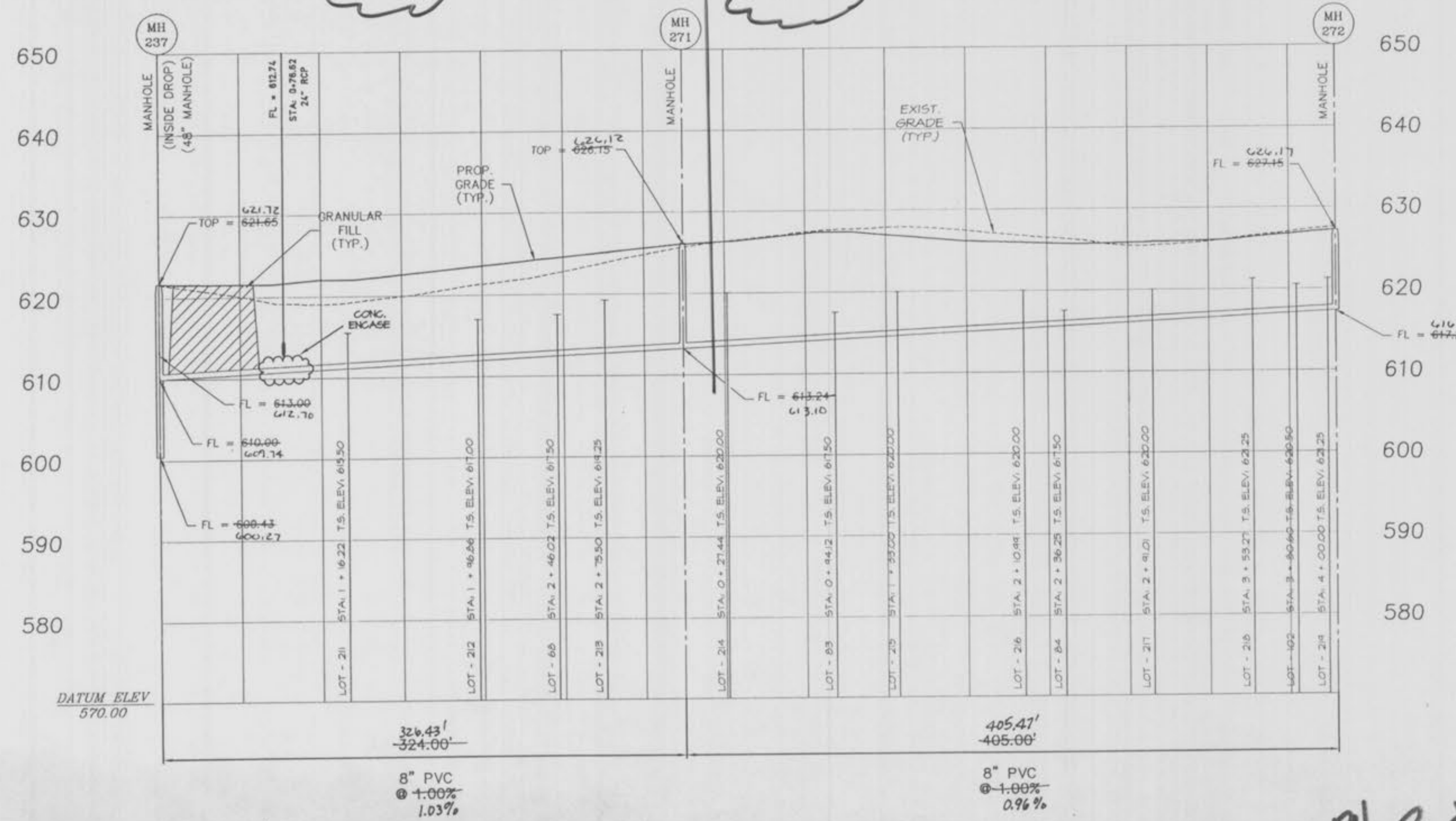


1" = 10'  
SCALE

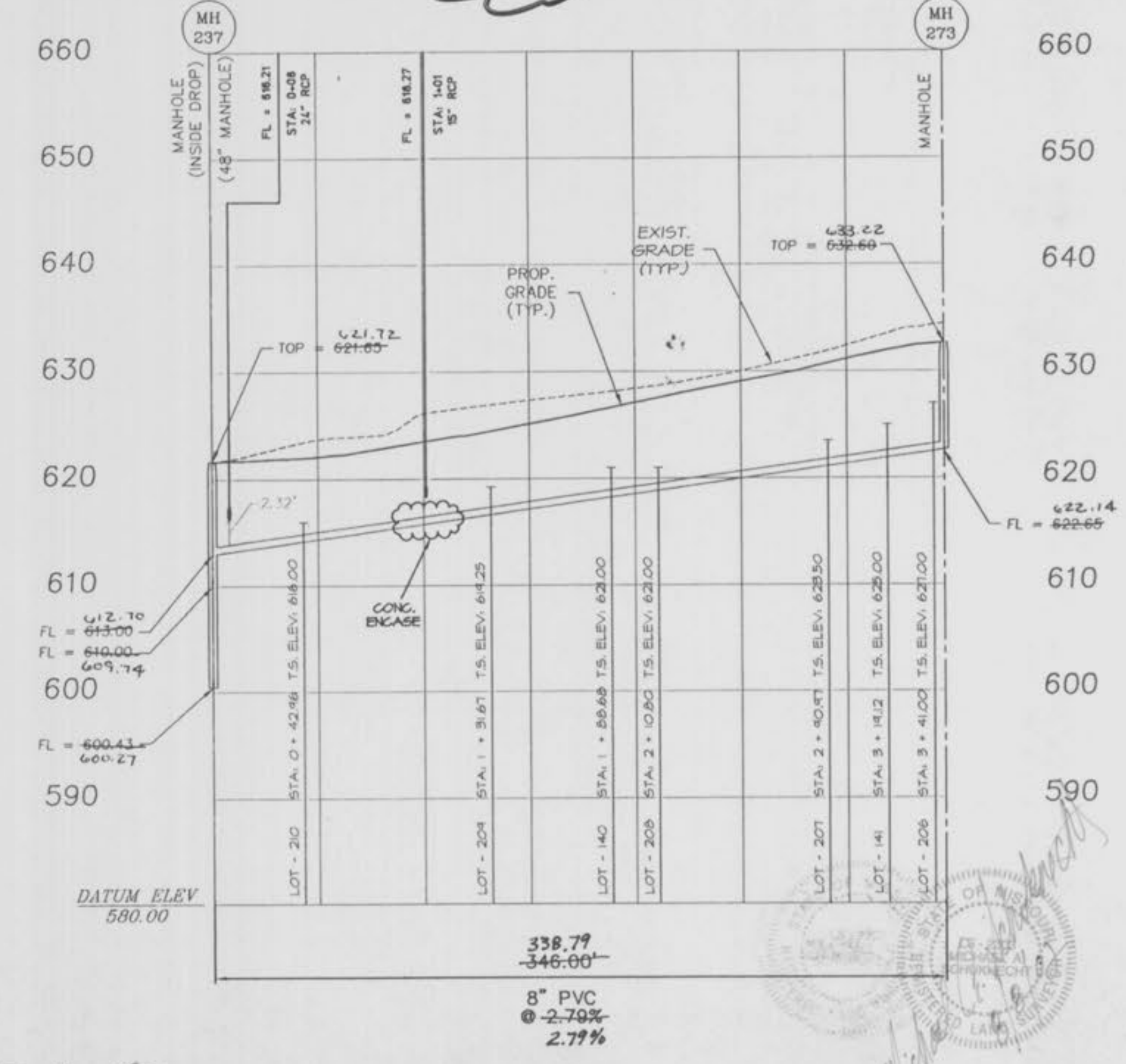
The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, appearance, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground 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, RSM.

237-272 PH 1

PH 2



237-273 PH 1



1" = 10'  
SCALE



PH. 3 & 4 AS-BUILTS







286-292 PH4

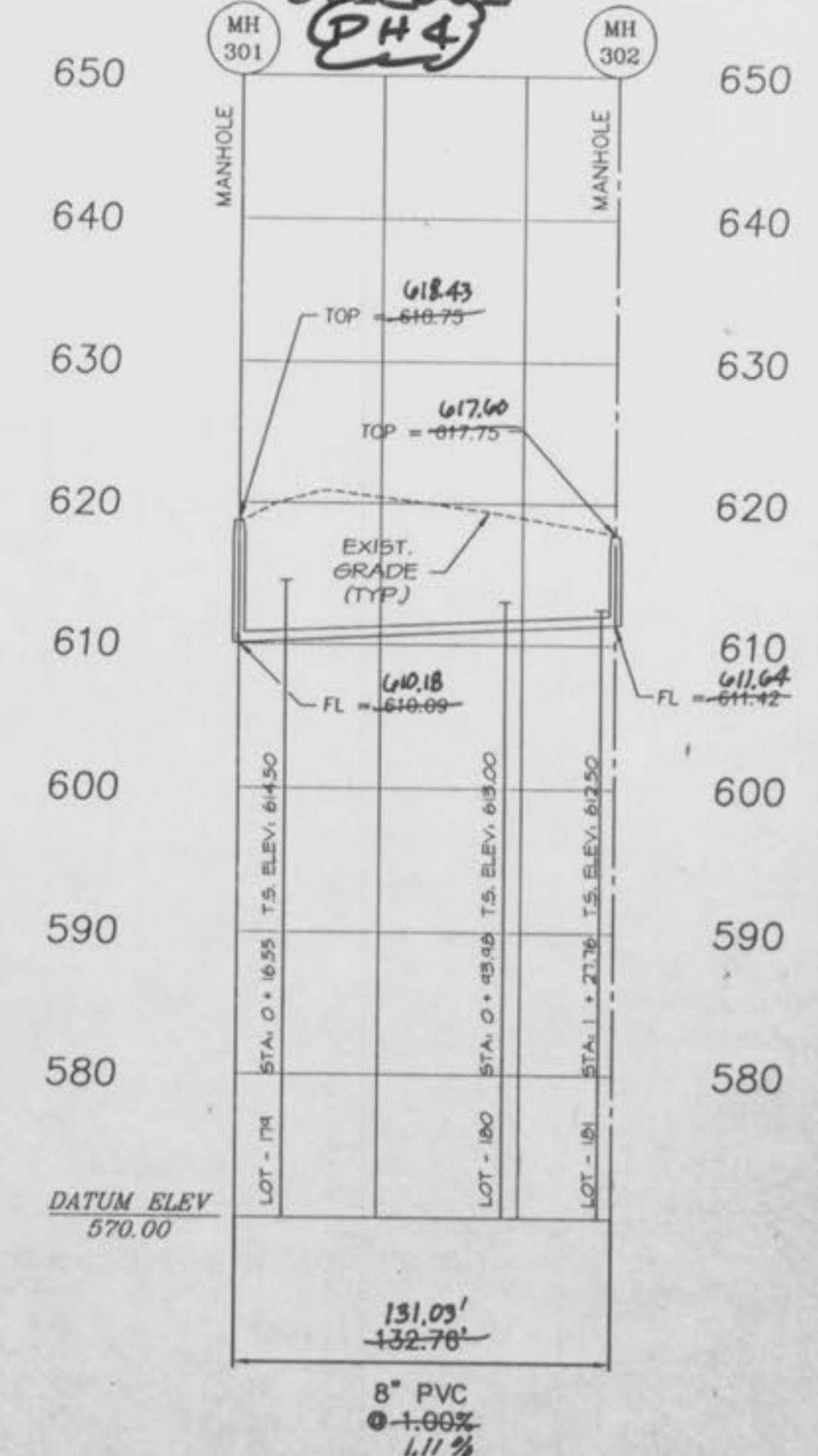
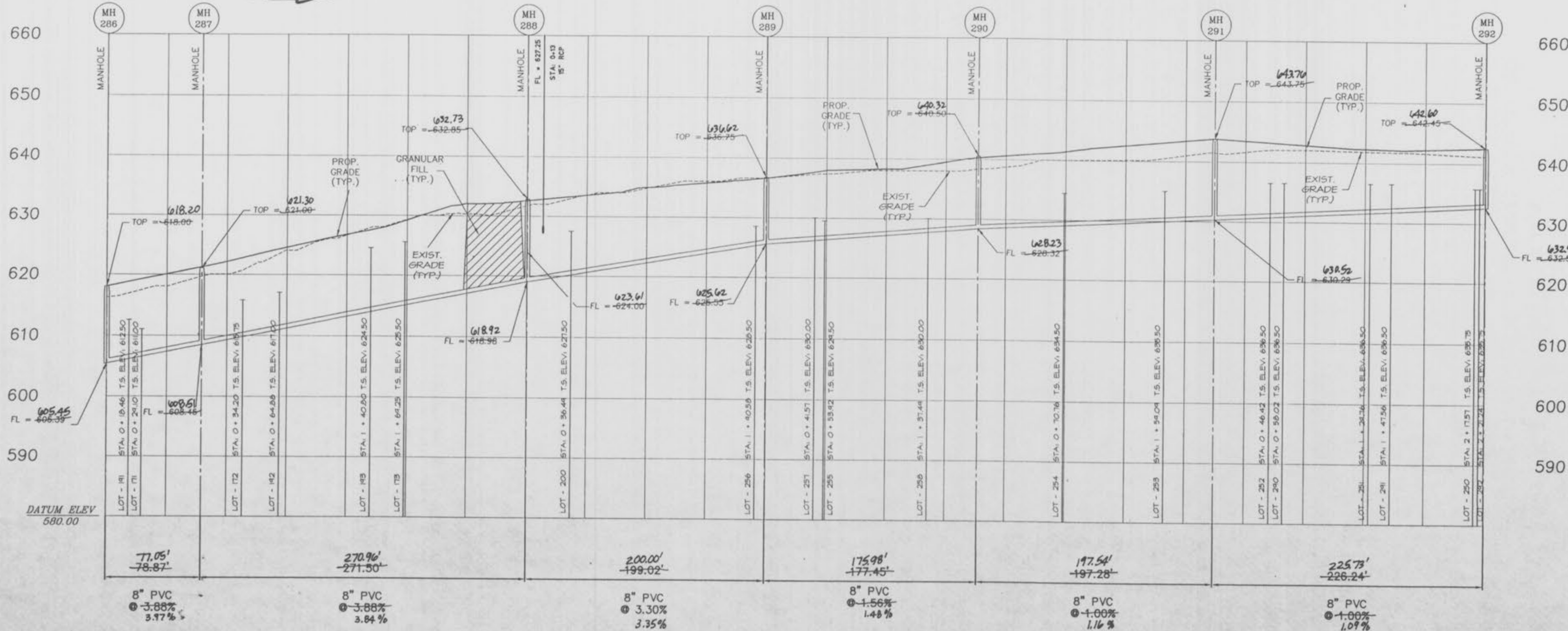
T.S. = TAILSTAKE ELEVATION OF A 6" SANITARY SEWER LATERAL @ BUILDING LINE.

SUNSET RIDGE ESTATES SANITARY SEWER

REV- 8/30/96 95-541

REV- 10/15/96 REV- 05/06/97 REV- 09/10/98

301-302 PH4

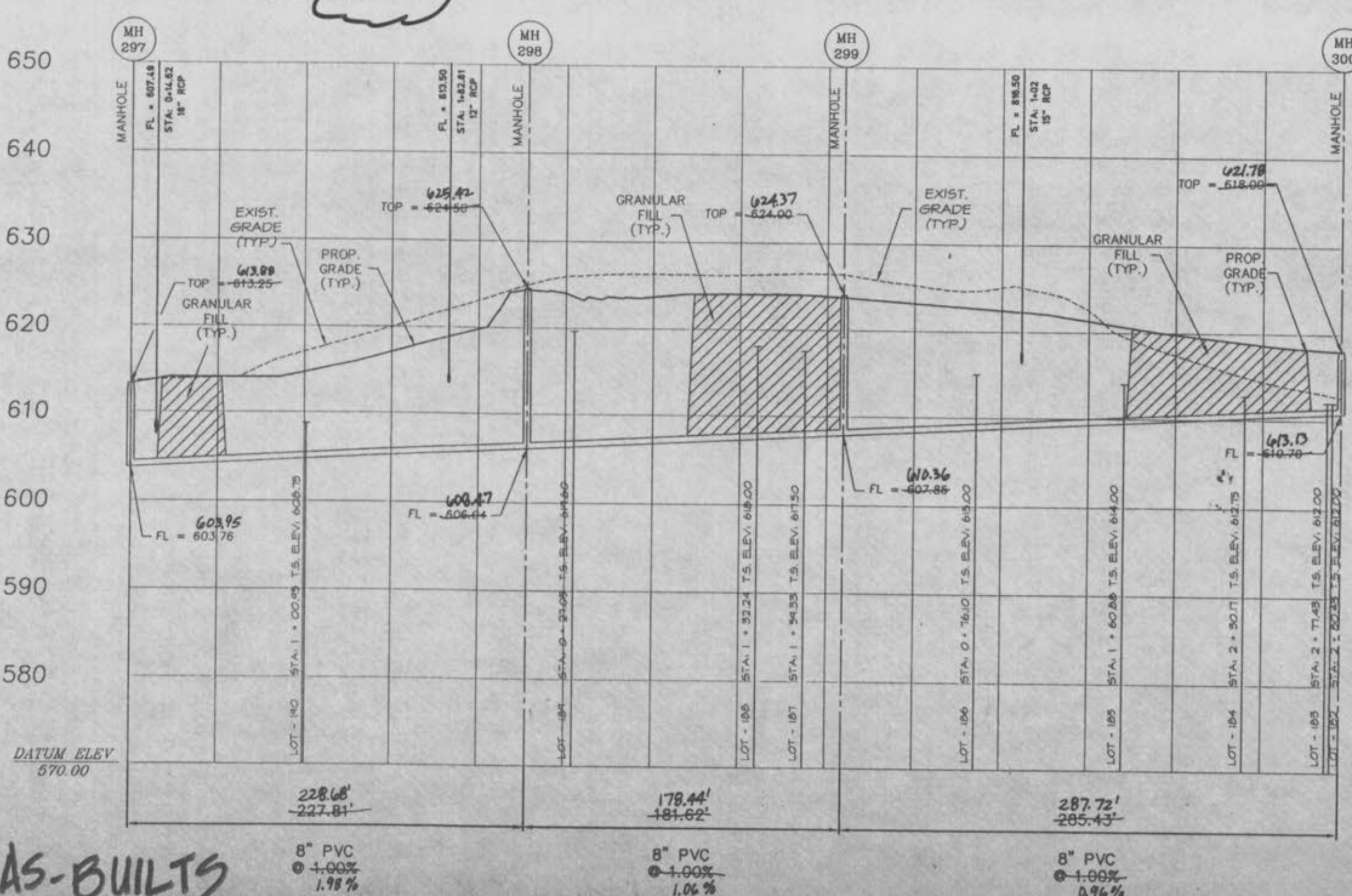
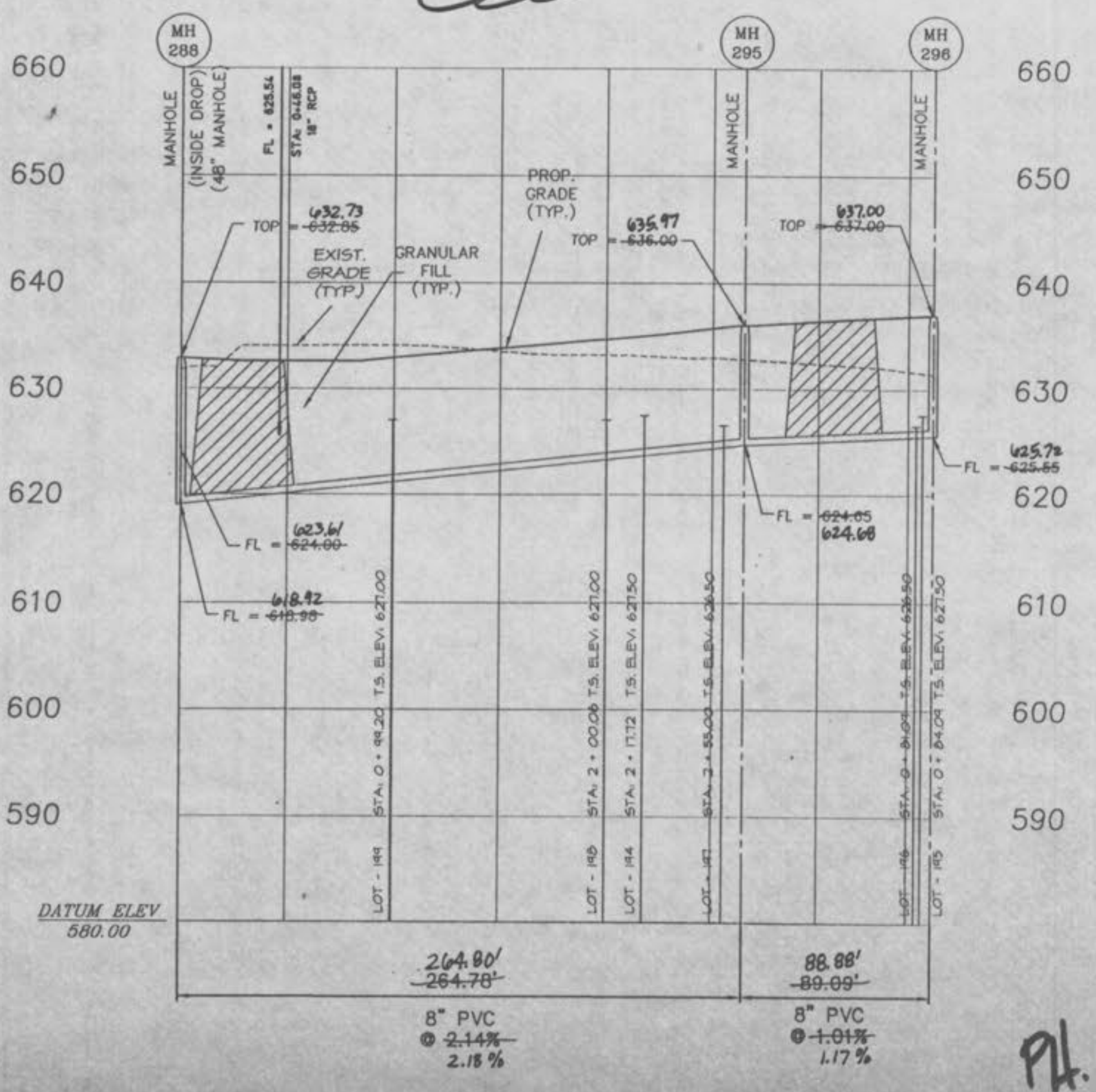


1" = 10'  
SCALE  
1" = 50'

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, dimensions, 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, RSA.

288-296 PH4

297-300 PH4

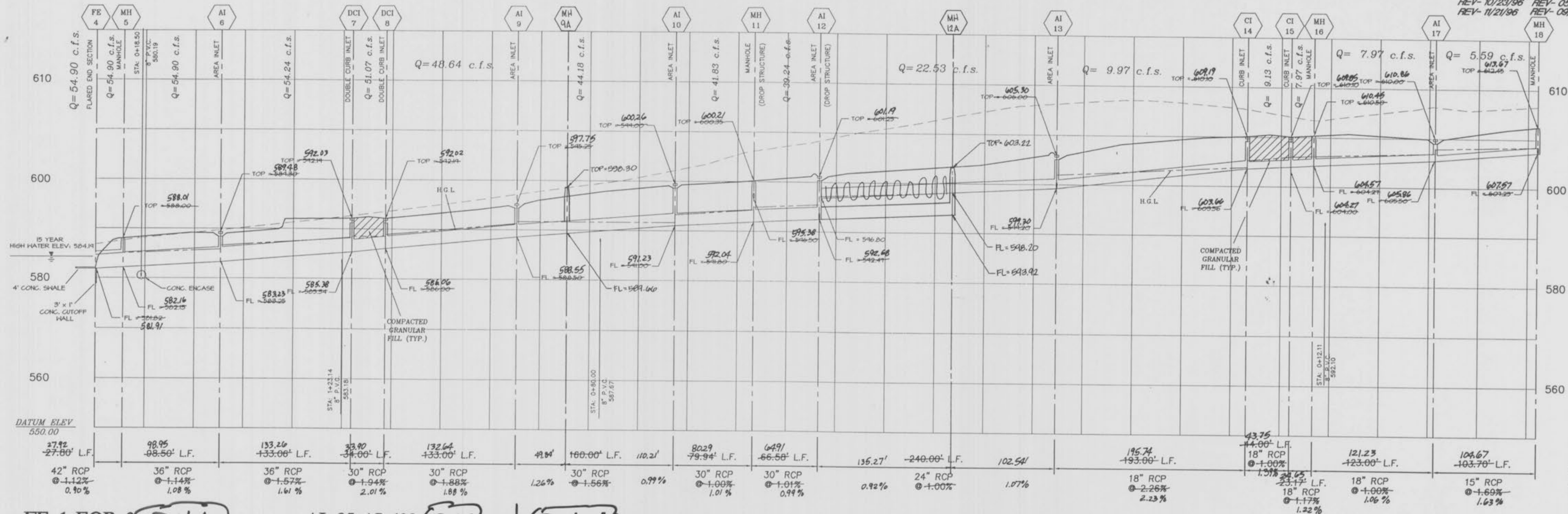


PH. 3 & 4 AS-BUILTS



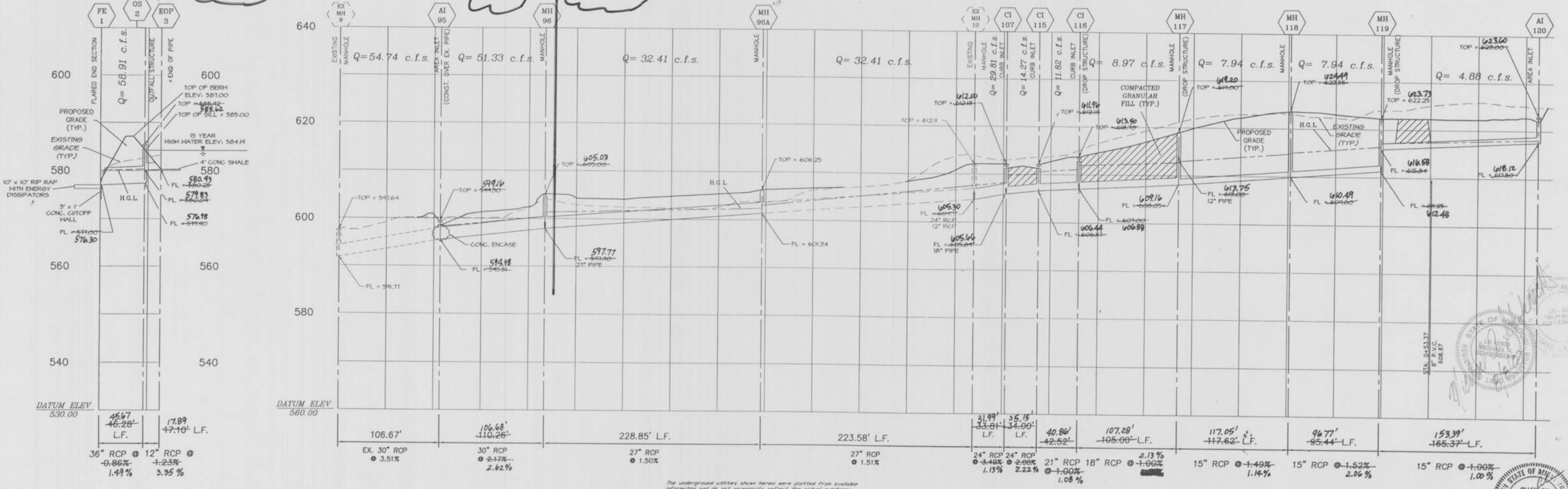
FE 4-MH 18 PH 1

SUNSET RIDGE ESTATES  
STORM PROFILES  
REV- 8/30/96 95-541  
REV- 10/23/96  
REV- 05/06/97  
REV- 11/21/96 REV- 09/10/98



FE 1-EOP 3 PH 1

AI 95-AI 120 PH 1 PH 4

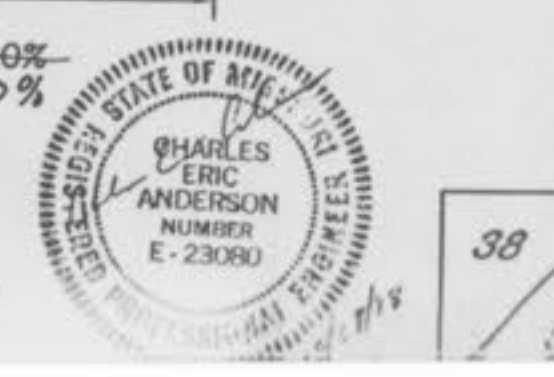


PH. 3 & 4 AS-BUILTS

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and any 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 318, RSM.

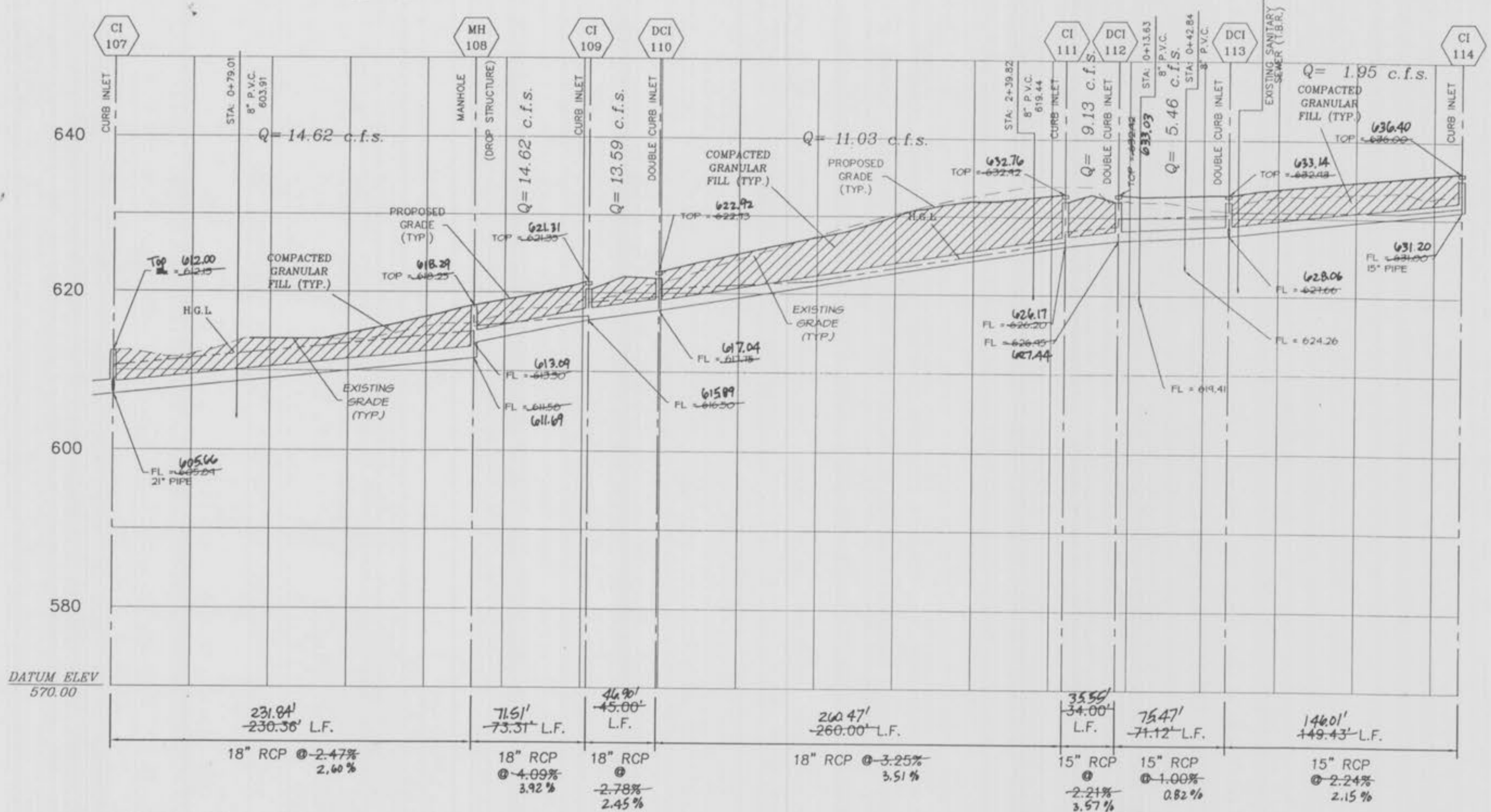
H.G.L. = HYDRAULIC GRADE LINE  
NOTE: ALL SEWER PIPE TO BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SPECIFIED ON PLANS.

Sunset Ridge Estates

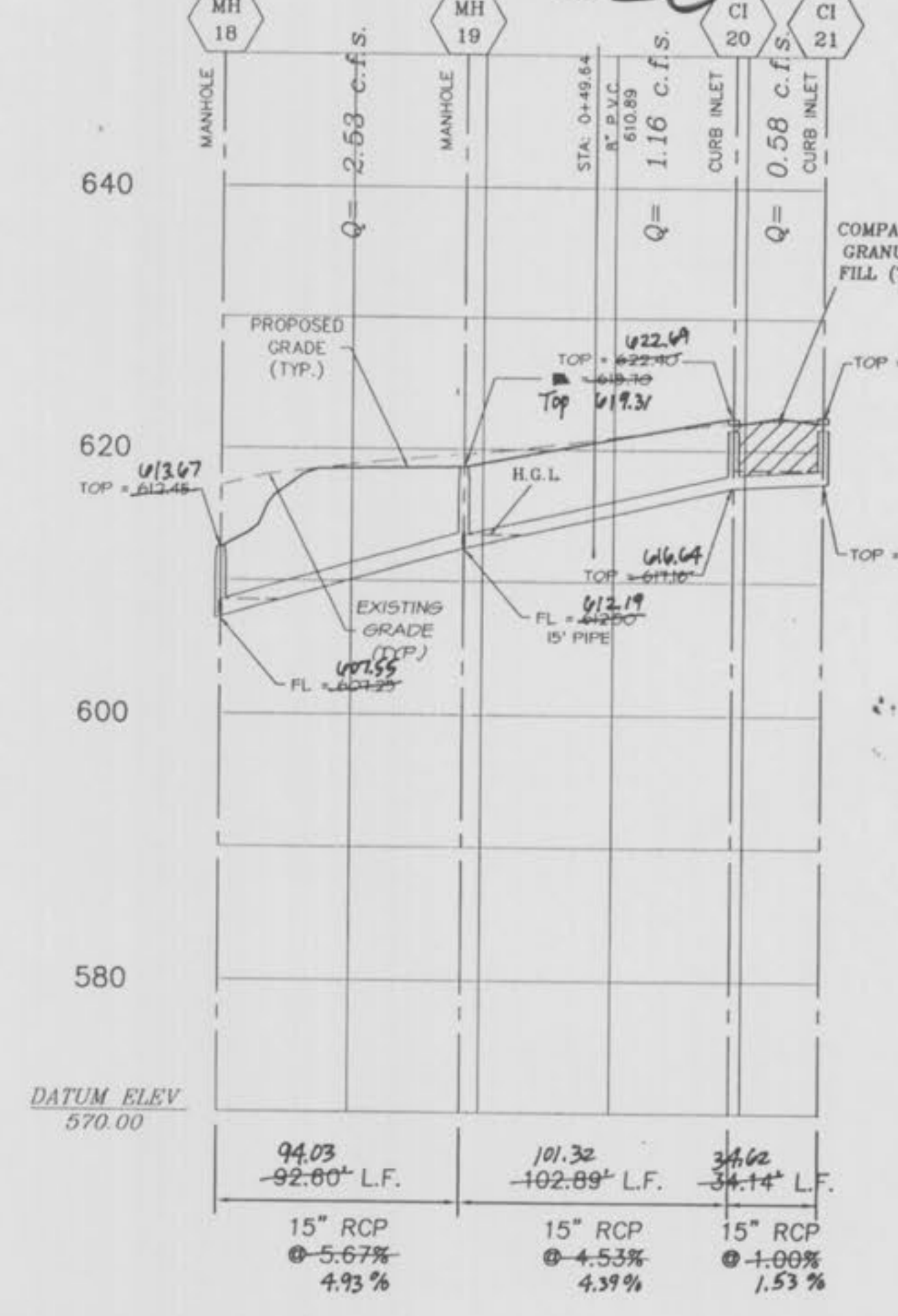




CI 114-CI 107 PH4

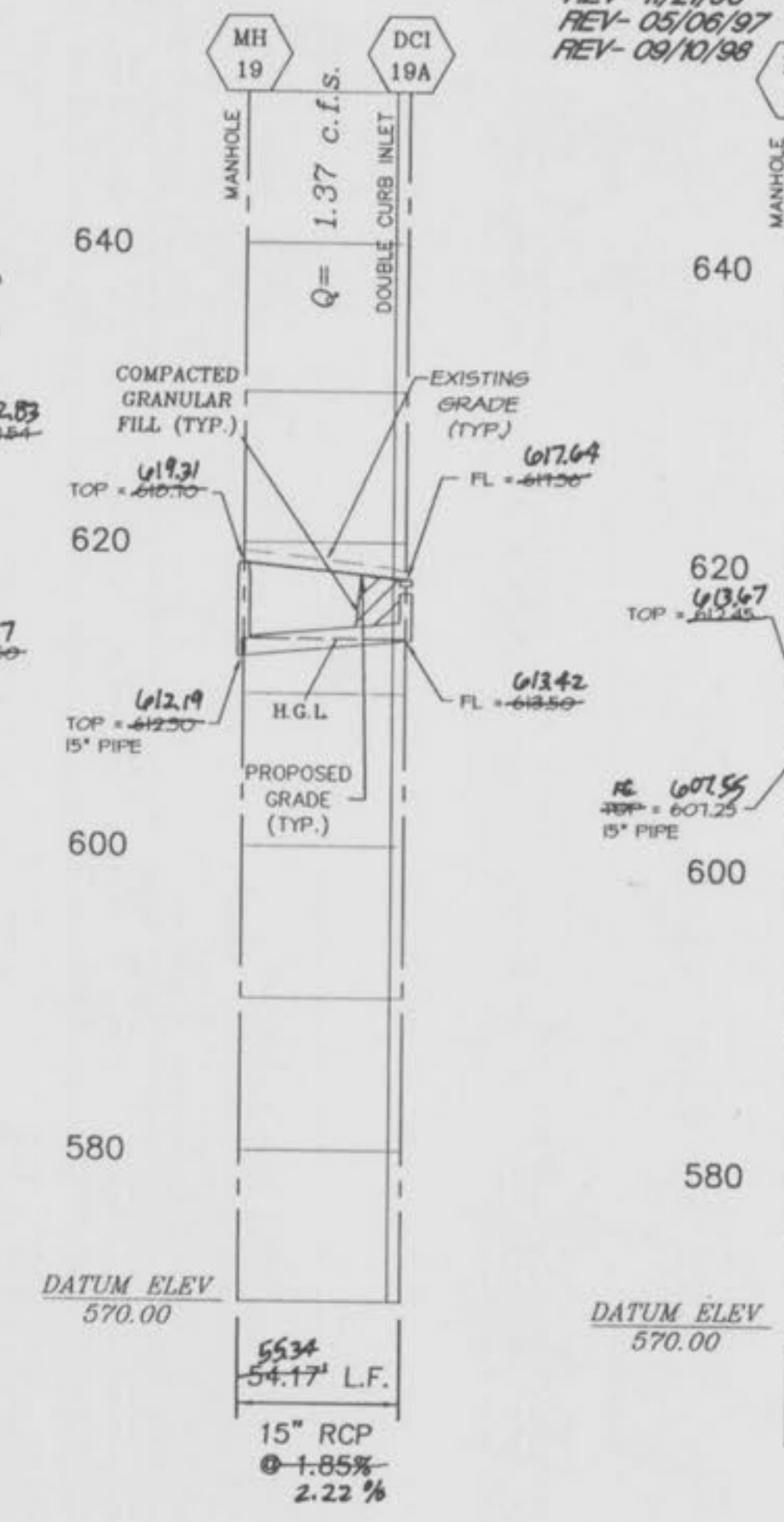


MH 18-CI 21 PH1

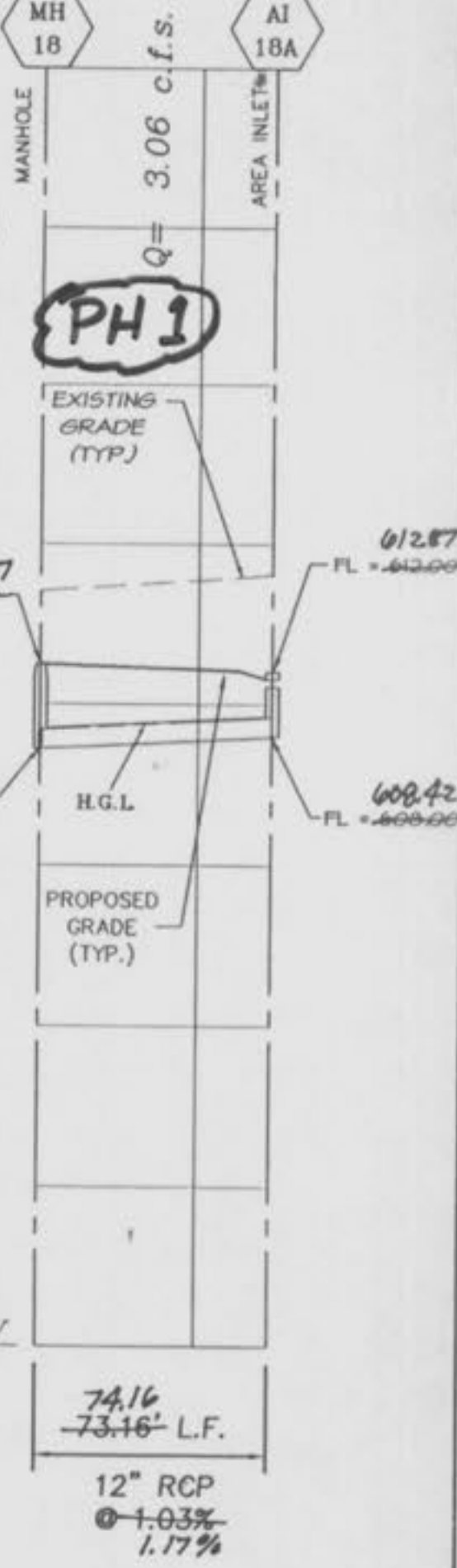


SUNSET RIDGE ESTATES STORM PROFILES  
REV- 8/30/96 95-541  
REV- 10/23/96  
REV- 11/21/96  
REV- 05/06/97  
REV- 09/10/98

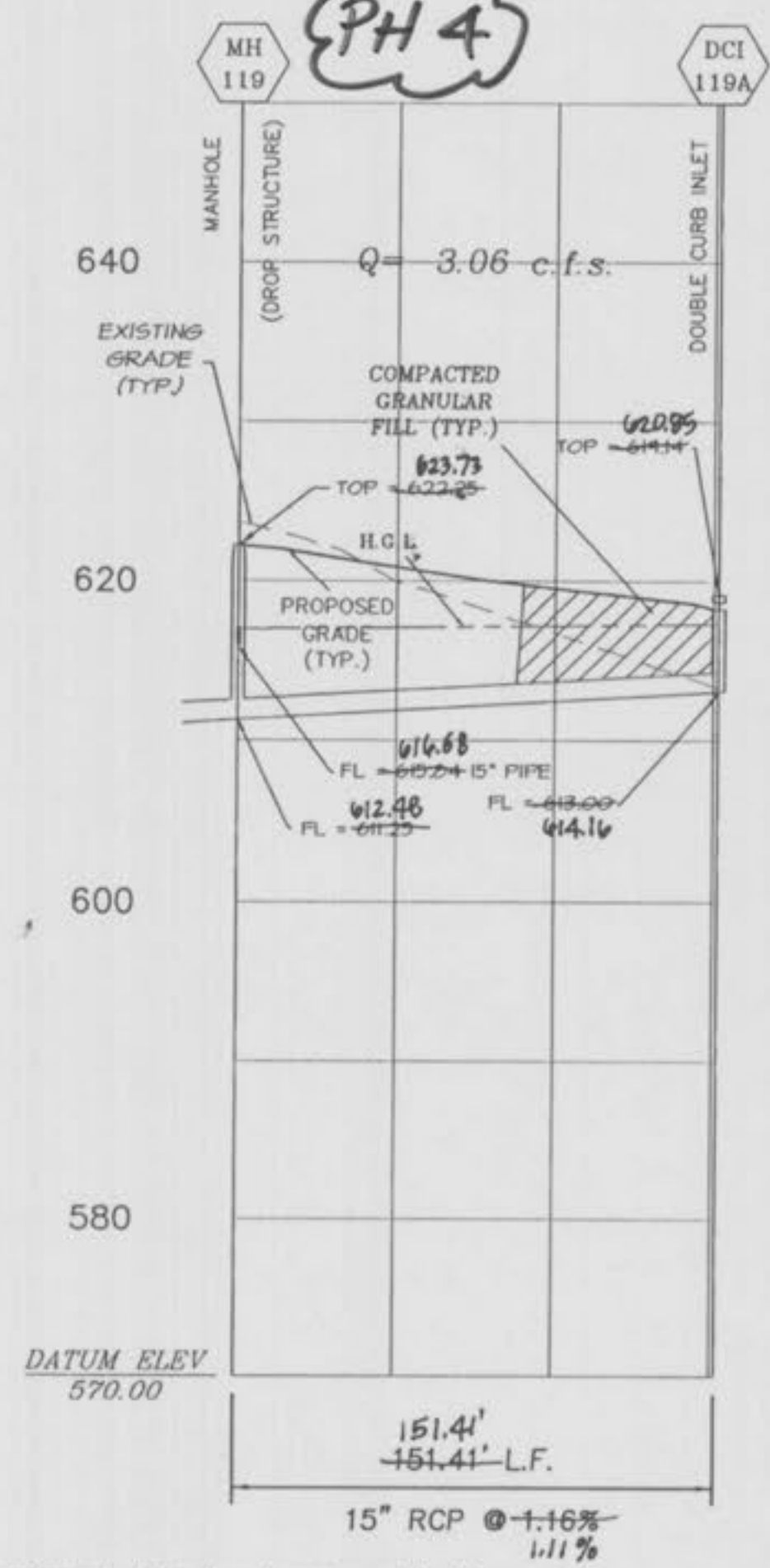
MH 19-DCI 19A PH1



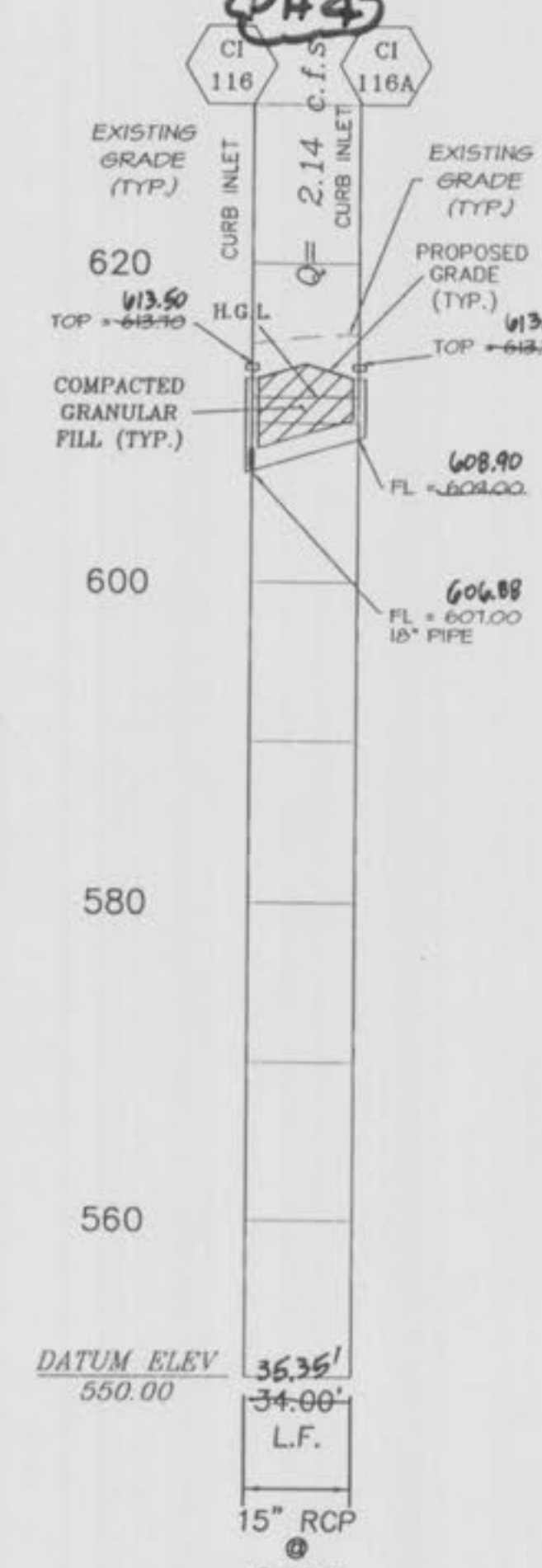
MH 18-AI 18A PH1



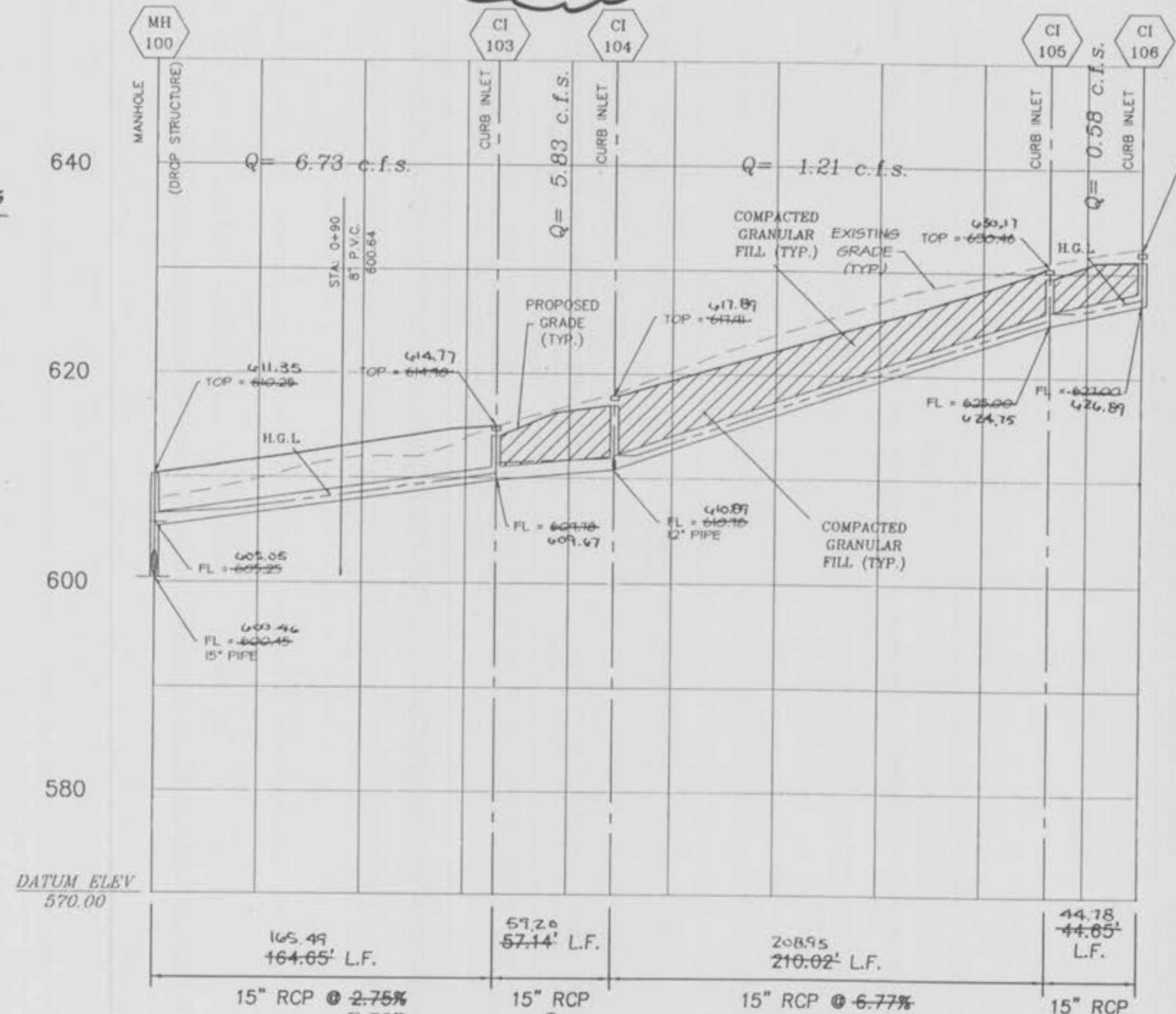
MH 119-DCI 119A PH4



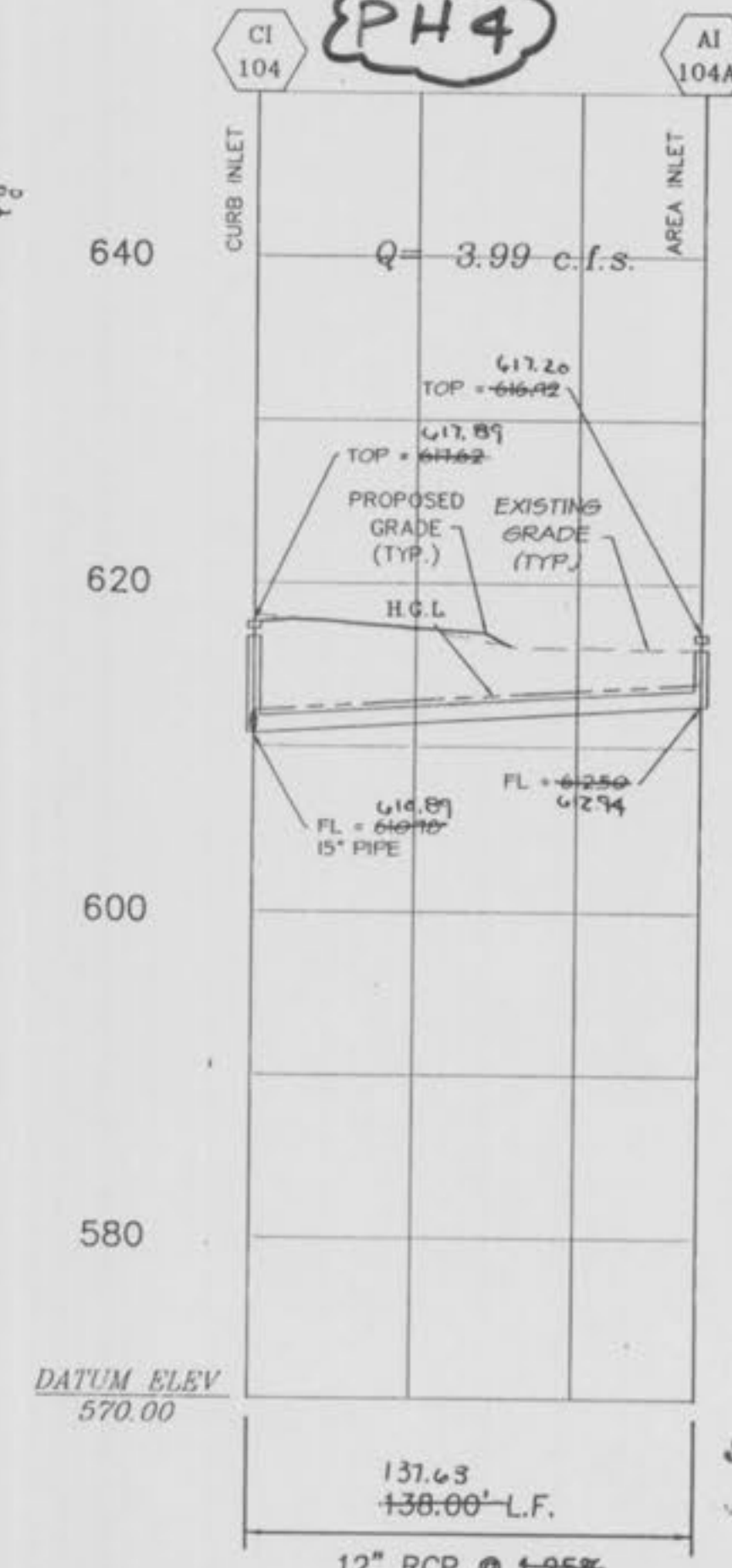
CI 116-CI 116A PH4



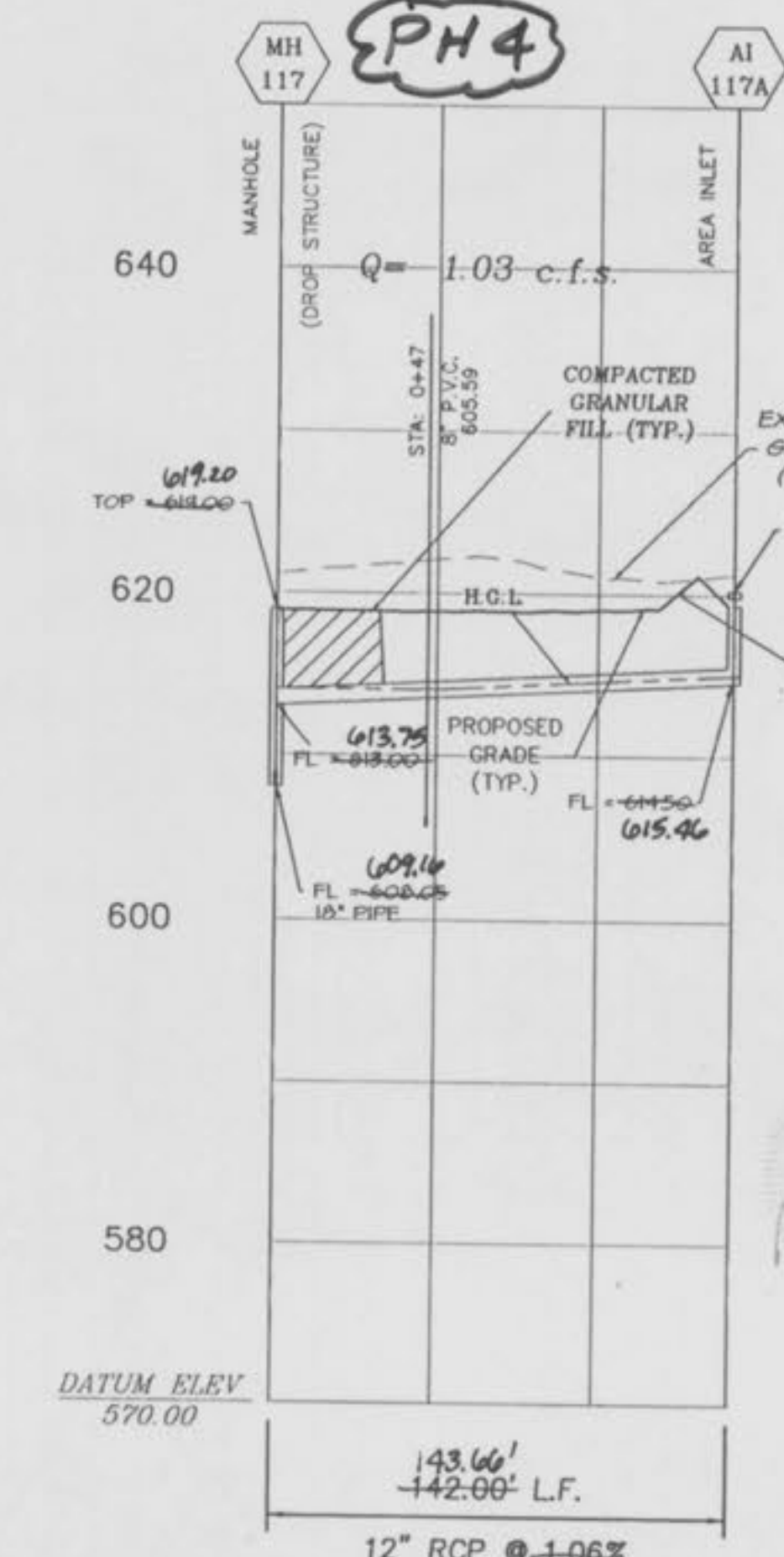
MH 100-CI 106 PH4



CI 104-AI 104A PH4



MH 117-AI 117A PH4



1" = 10'  
SCALE  
1" = 50'

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, maintenance, 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 that 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 318, RSMo.

H.G.L. = HYDRAULIC GRADE LINE  
NOTE: ALL SEWER PIPE TO BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SPECIFIED ON PLANS.

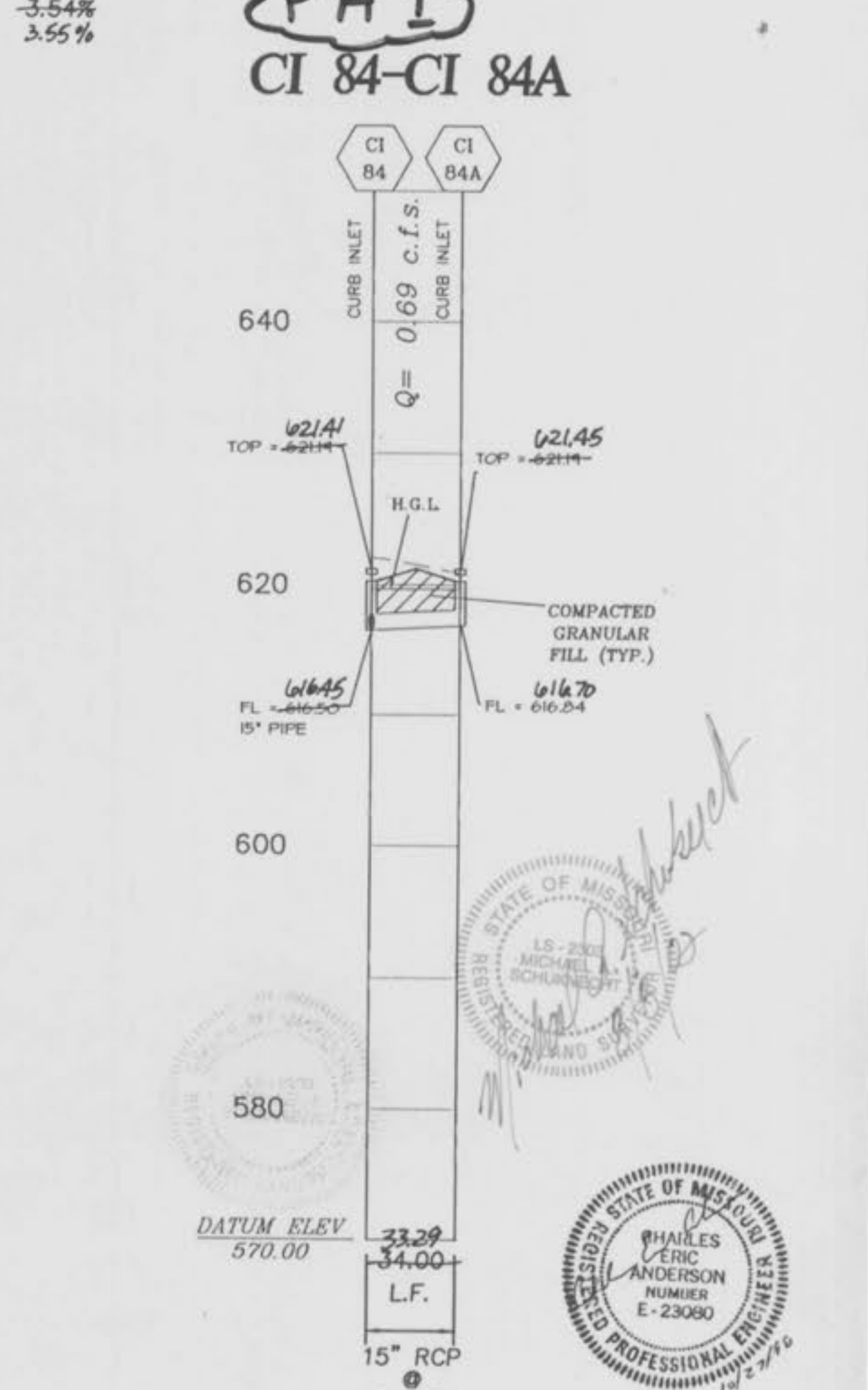
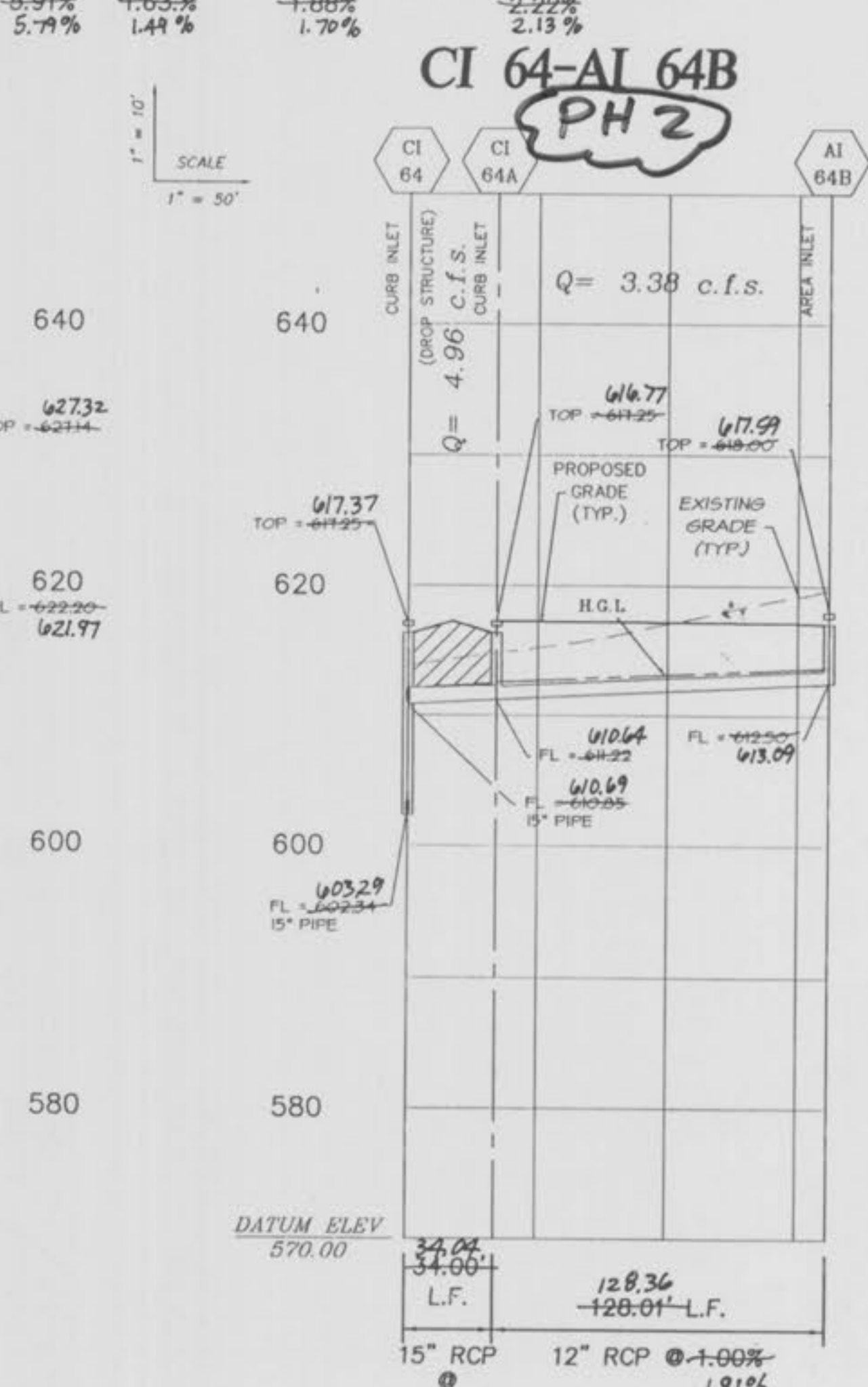
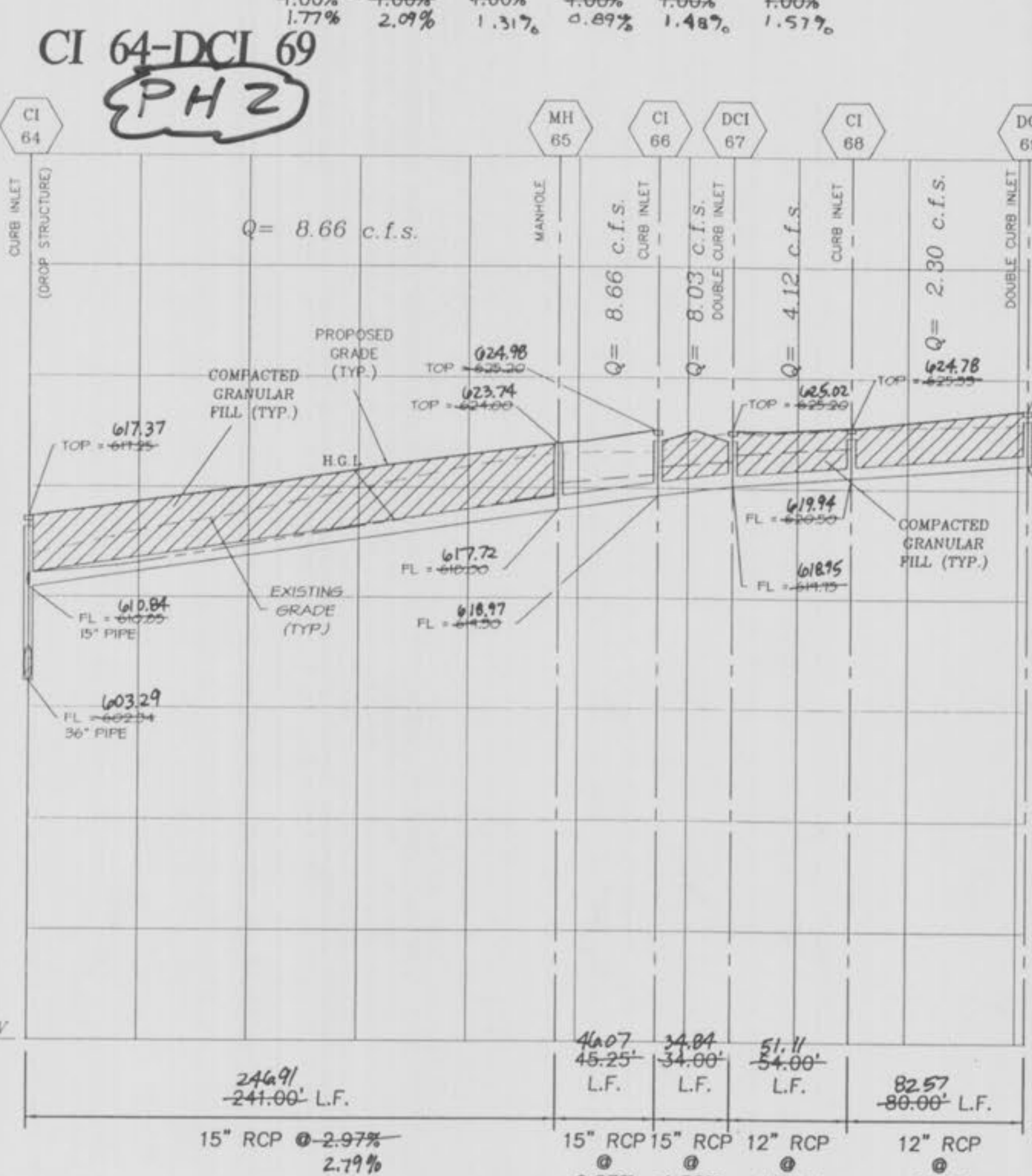
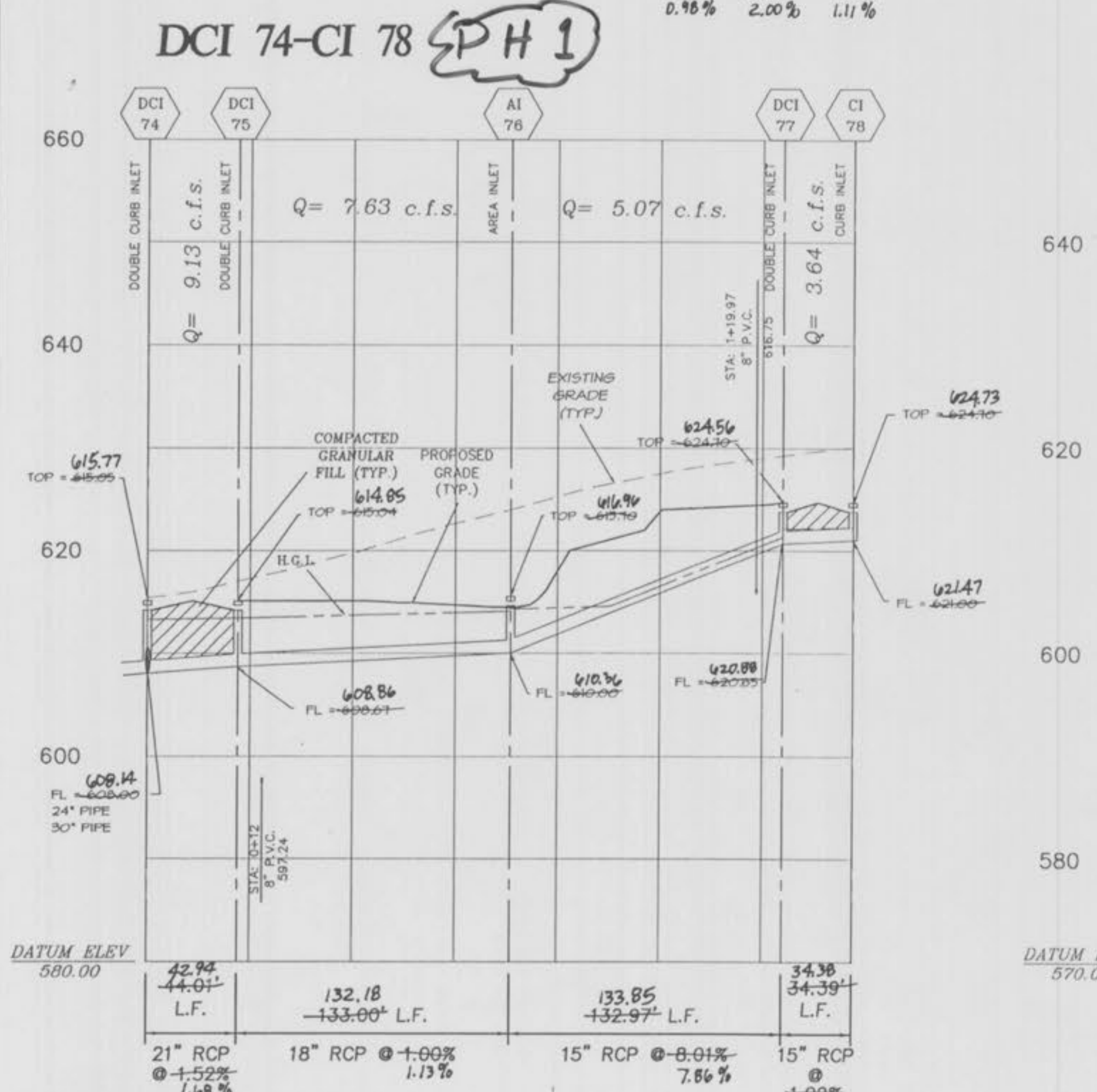
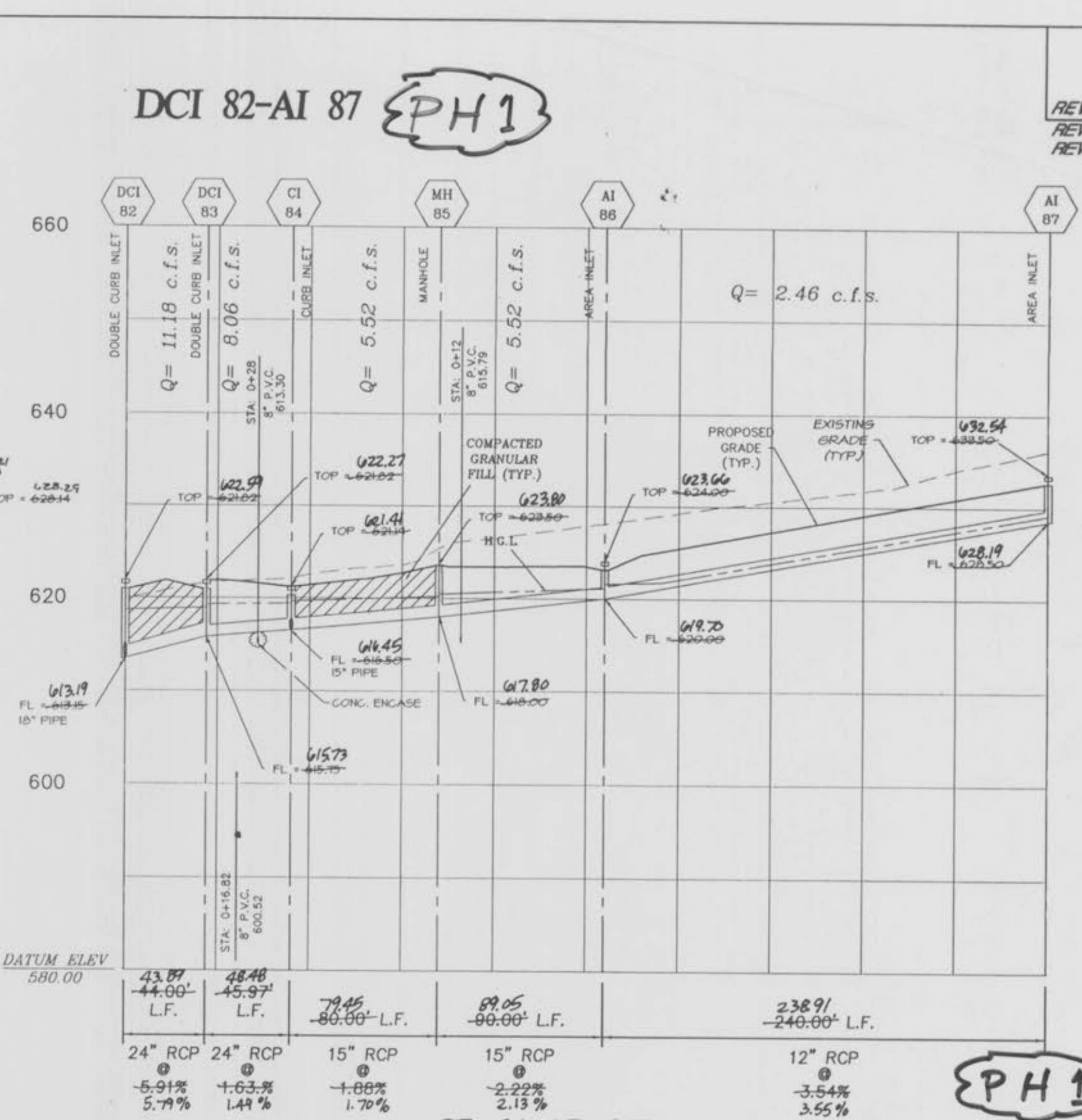
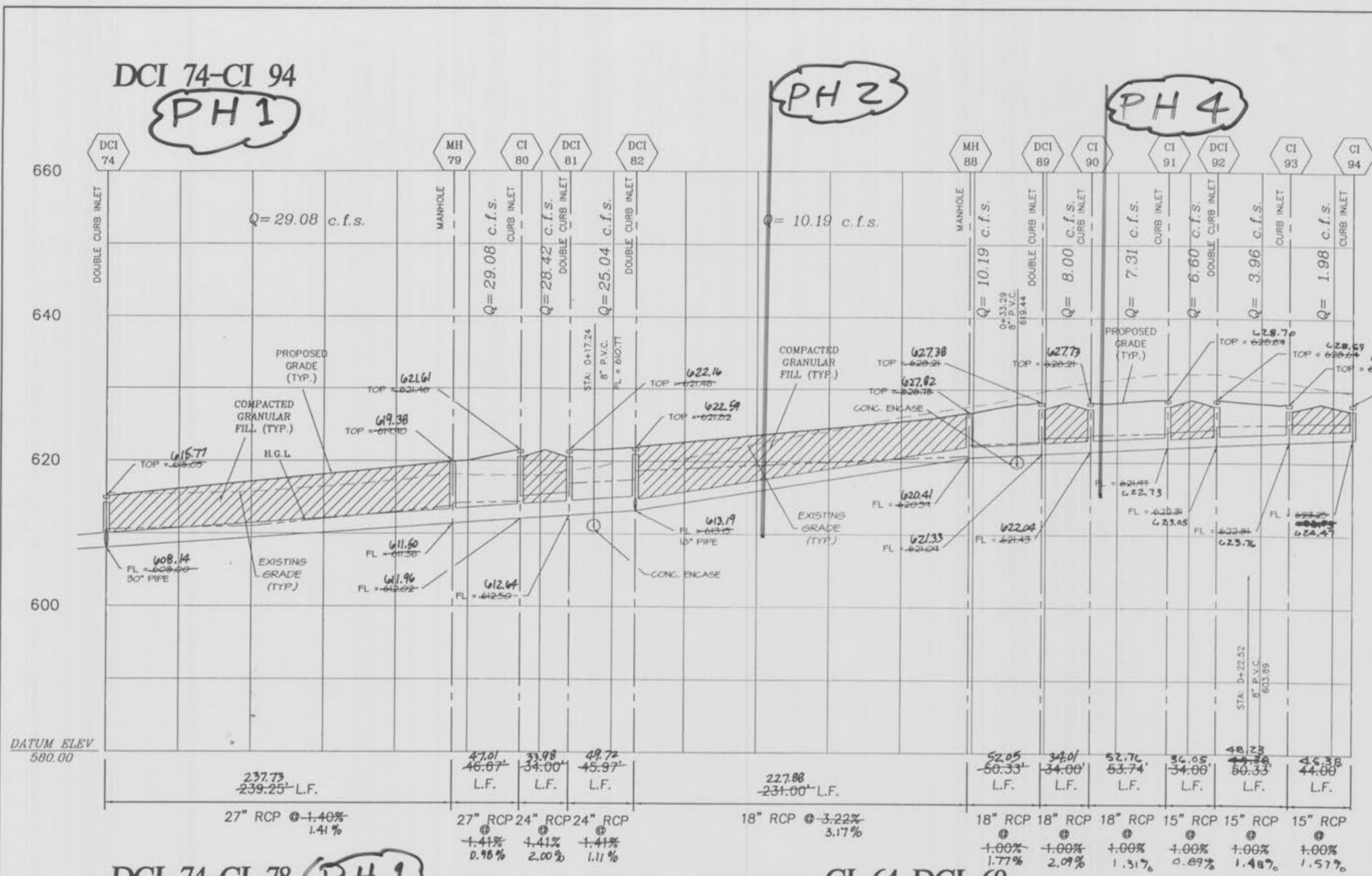
PH. 3 & 4 AS-BUILTS











The underground utilities shown 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 shall be liable for any damage to any existing or proposed utilities. These provisions shall in no way limit the liability of the engineer.

H.G.L. = HYDRAULIC GRADE LINE

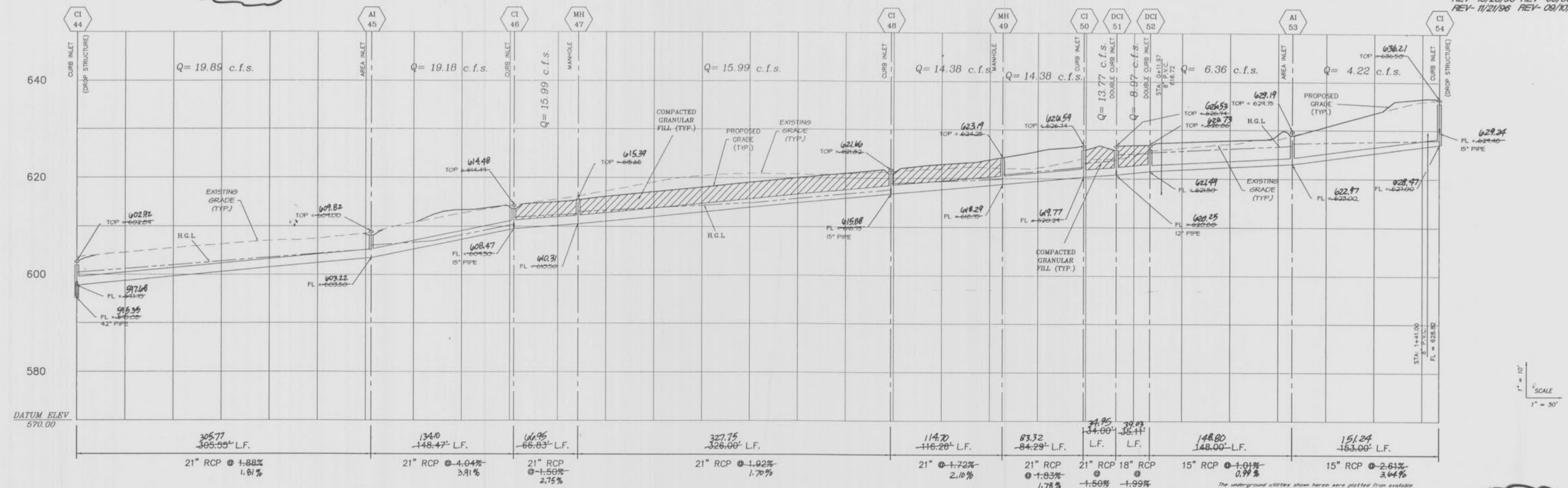
NOTE: ALL SEWER PIPE TO BE CLASS III REINFORCED CONCRETE

nl 3 & 1 AS-BUILDING





CI 44-CI 54 PH2

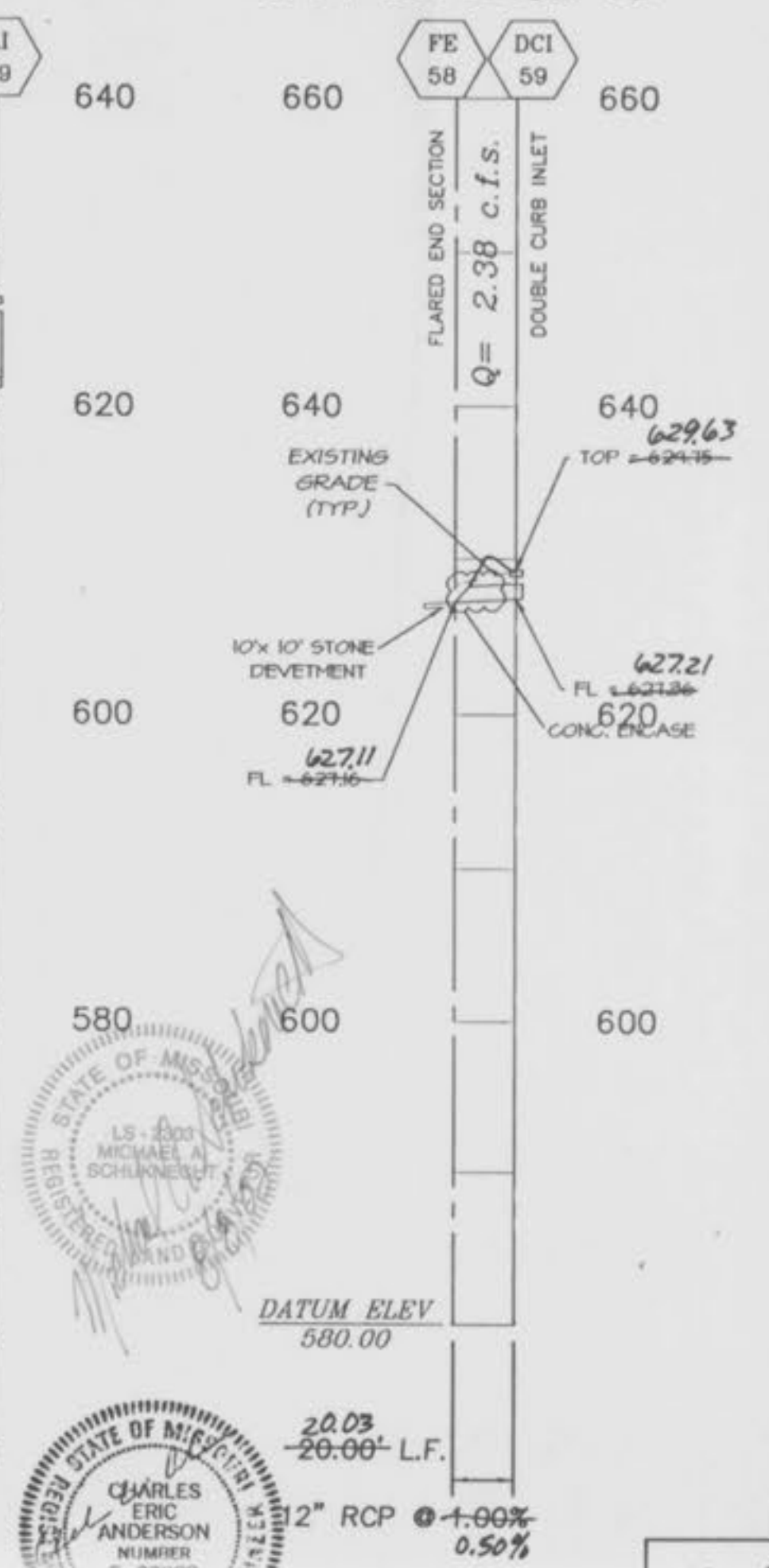
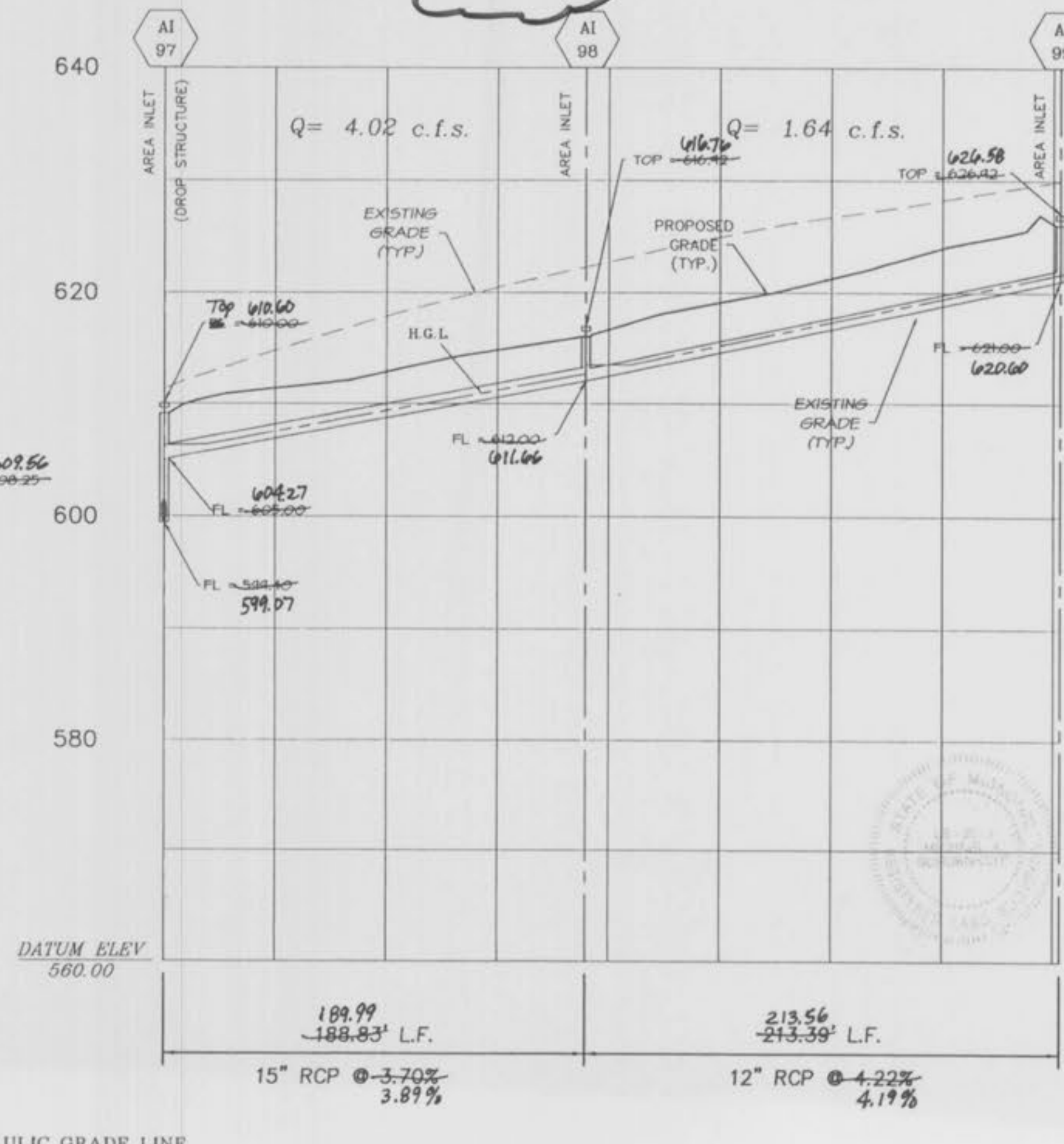
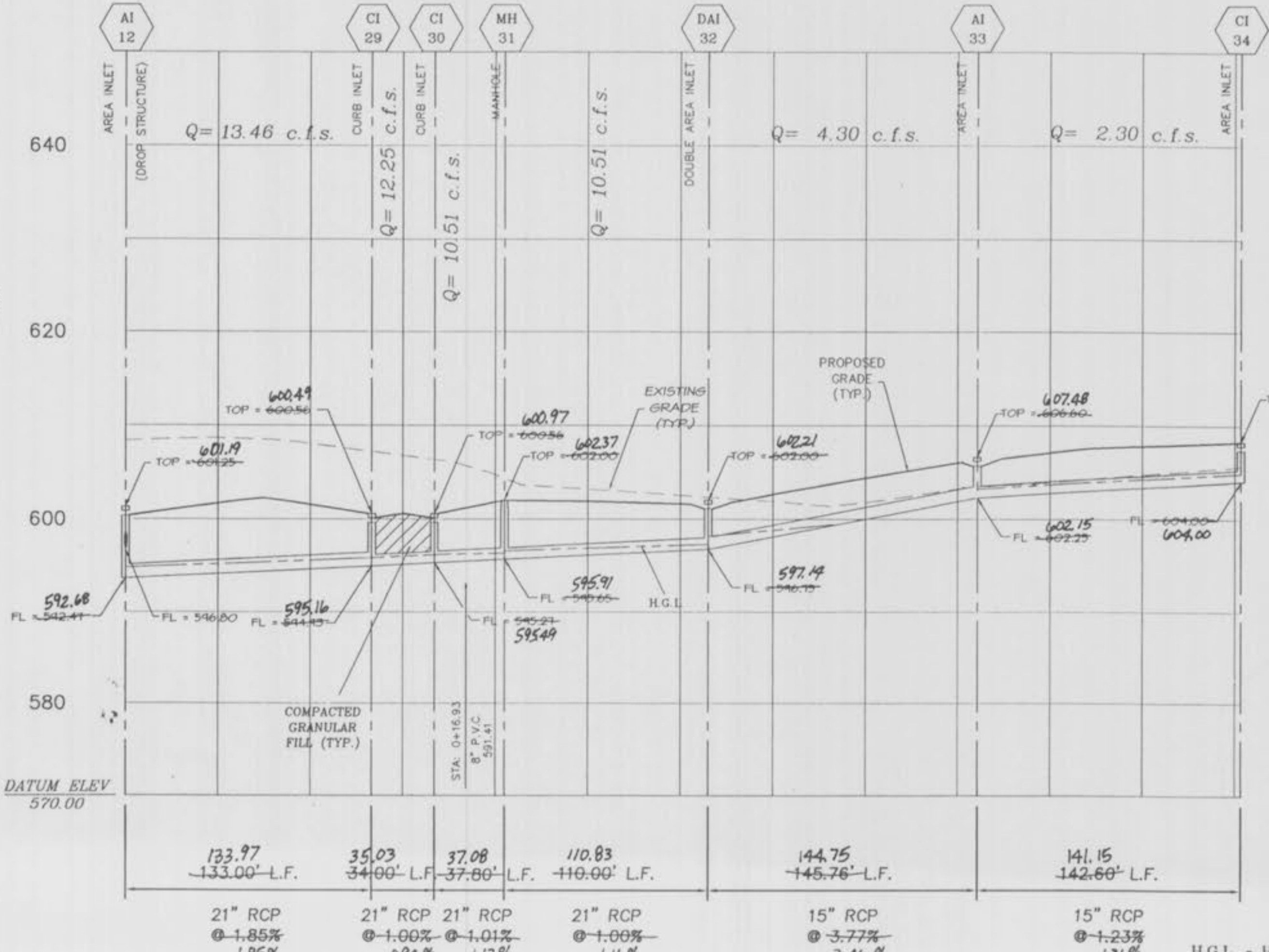
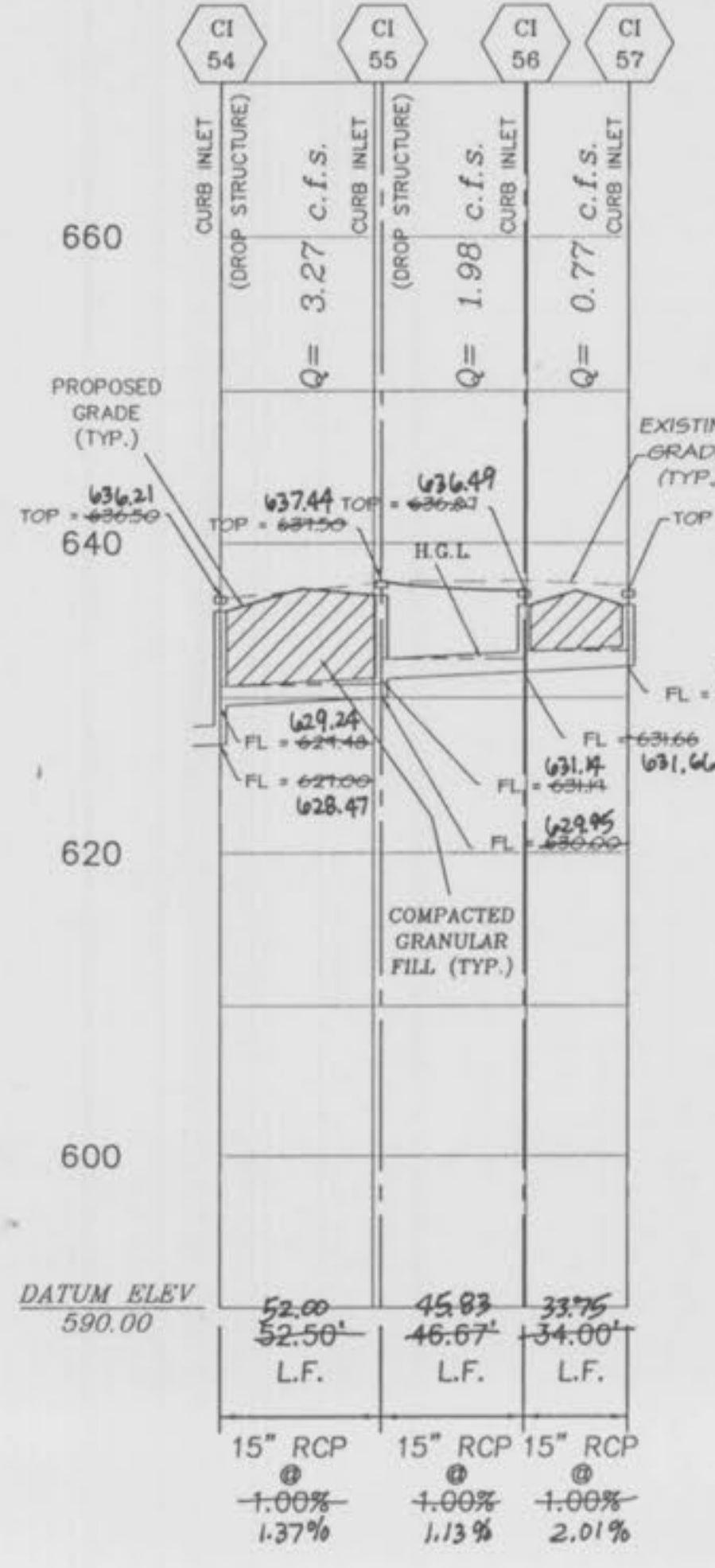


CI 54-CI 57 PH2

AI 12-CI 34 PH1

AI 97-AI 99 PH1

PH2  
FE 58-DCI 59



The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and soil 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 315, RSM.

H.G.L. = HYDRAULIC GRADE LINE  
NOTE: ALL SEWER PIPE TO BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE SPECIFIED ON PLANS





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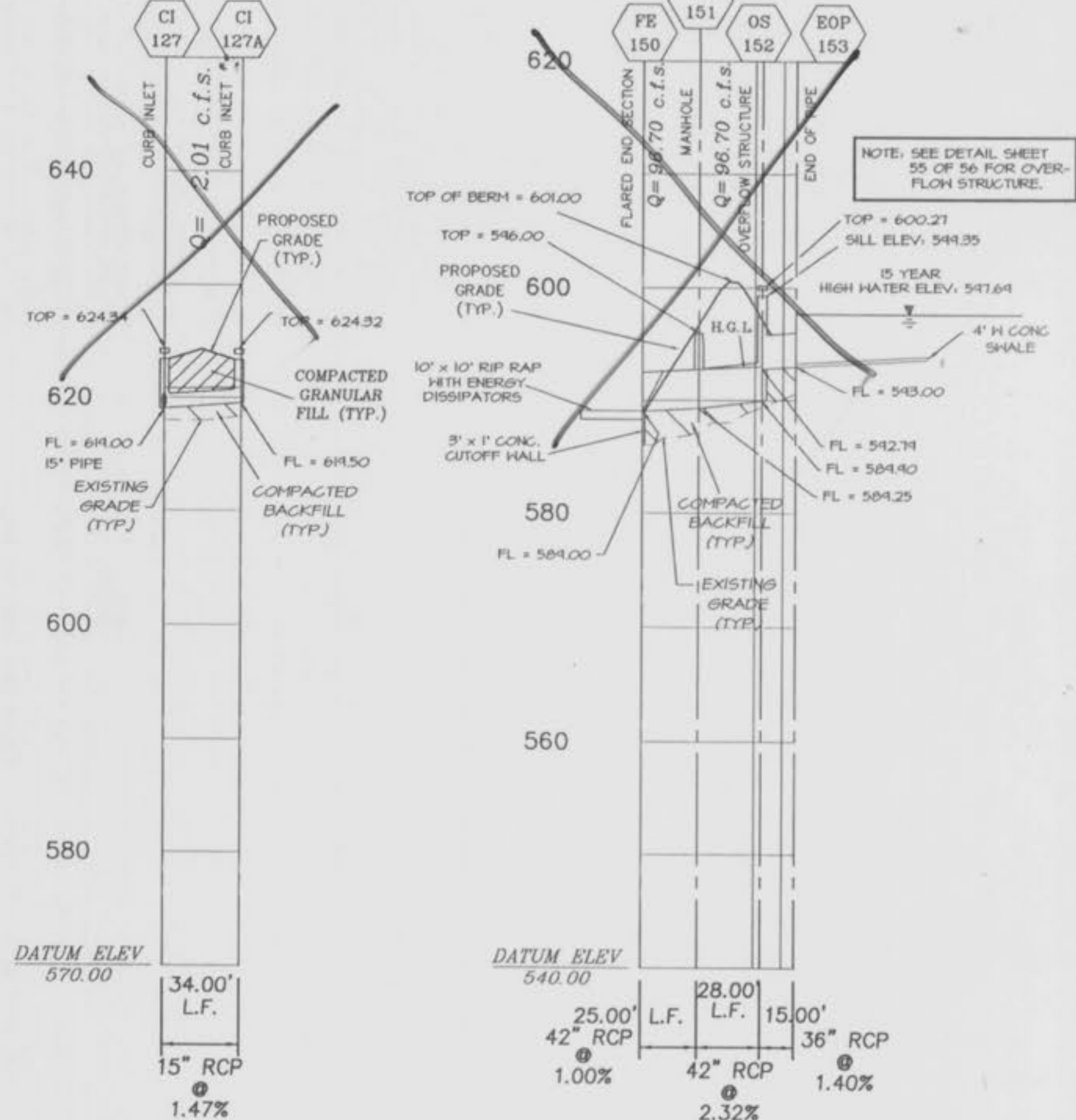
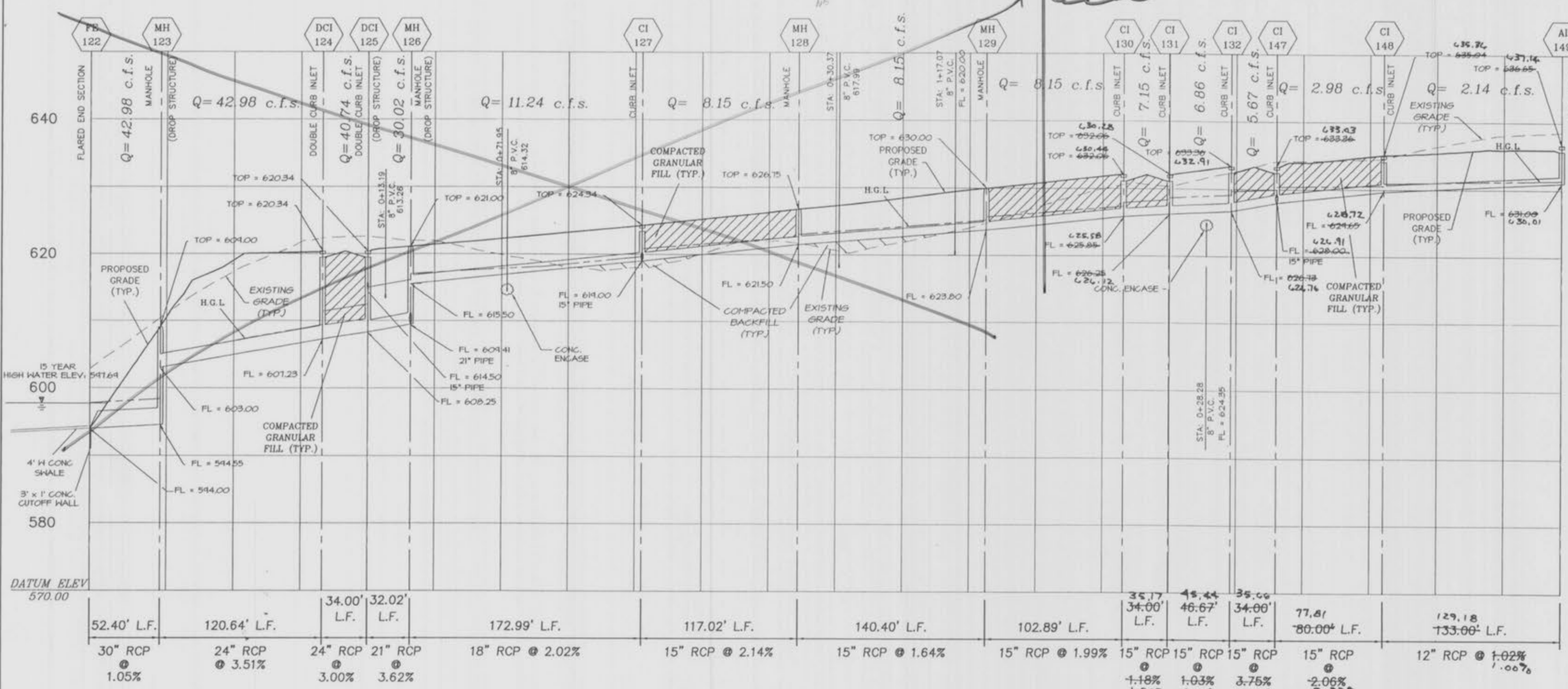
H.G.L. = HYDRAULIC GRADE LINE  
NOTE: ALL SEWER PIPE TO BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SPECIFIED ON PLANS.

FE 122-AI 149 PH5

PH3

CI 127-CI 127A PH5

FE 150-EOP 153 PH5



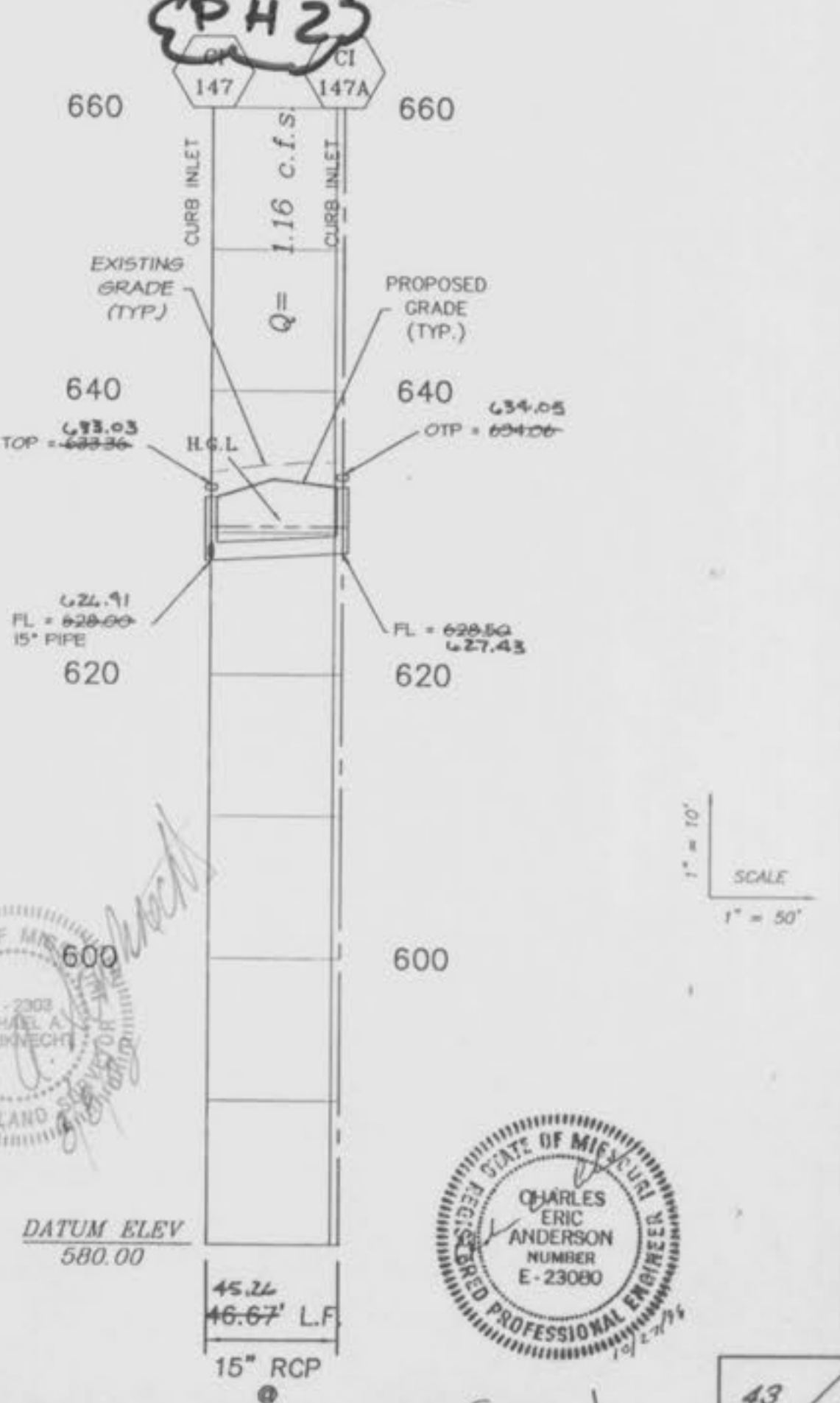
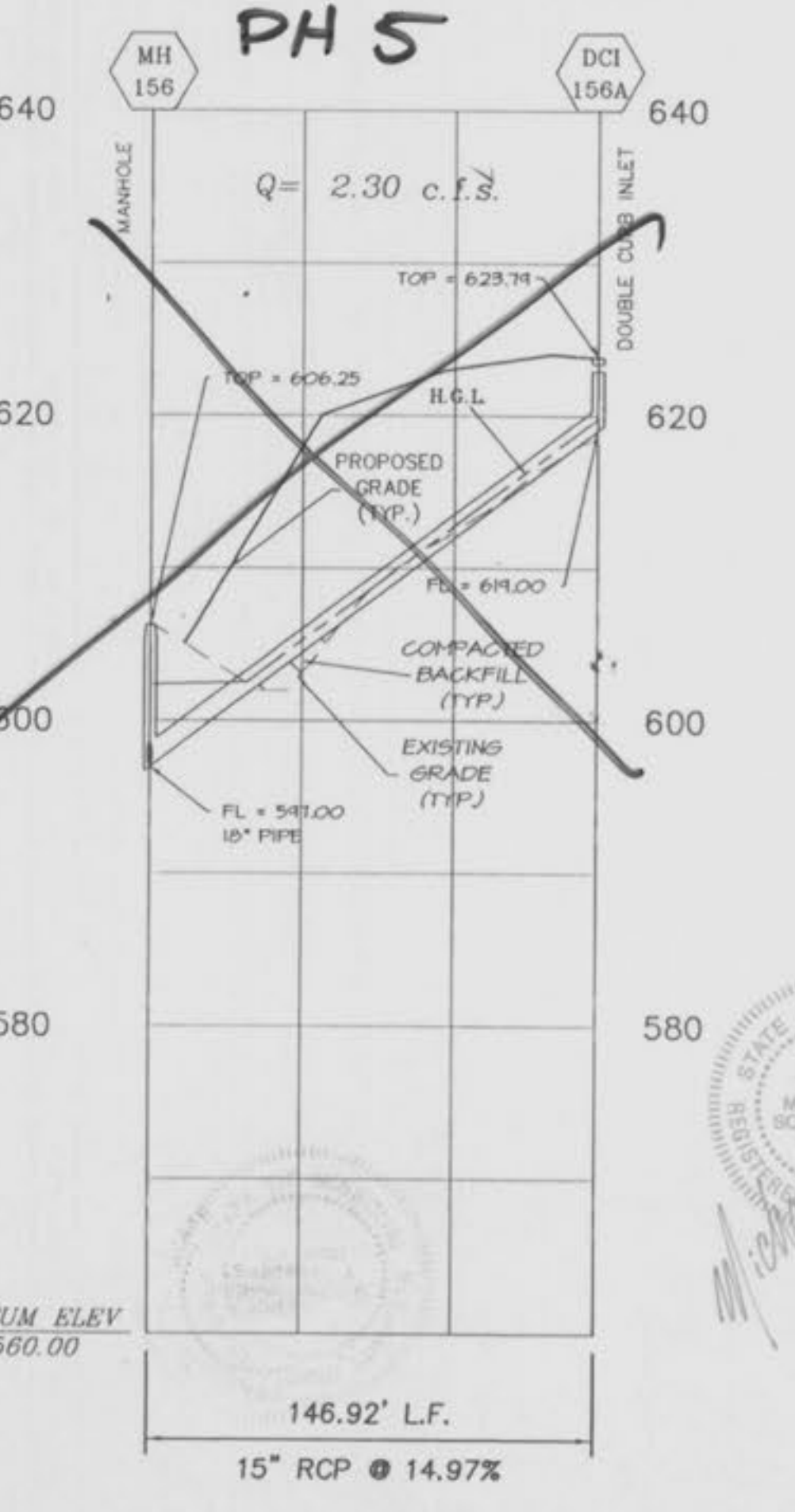
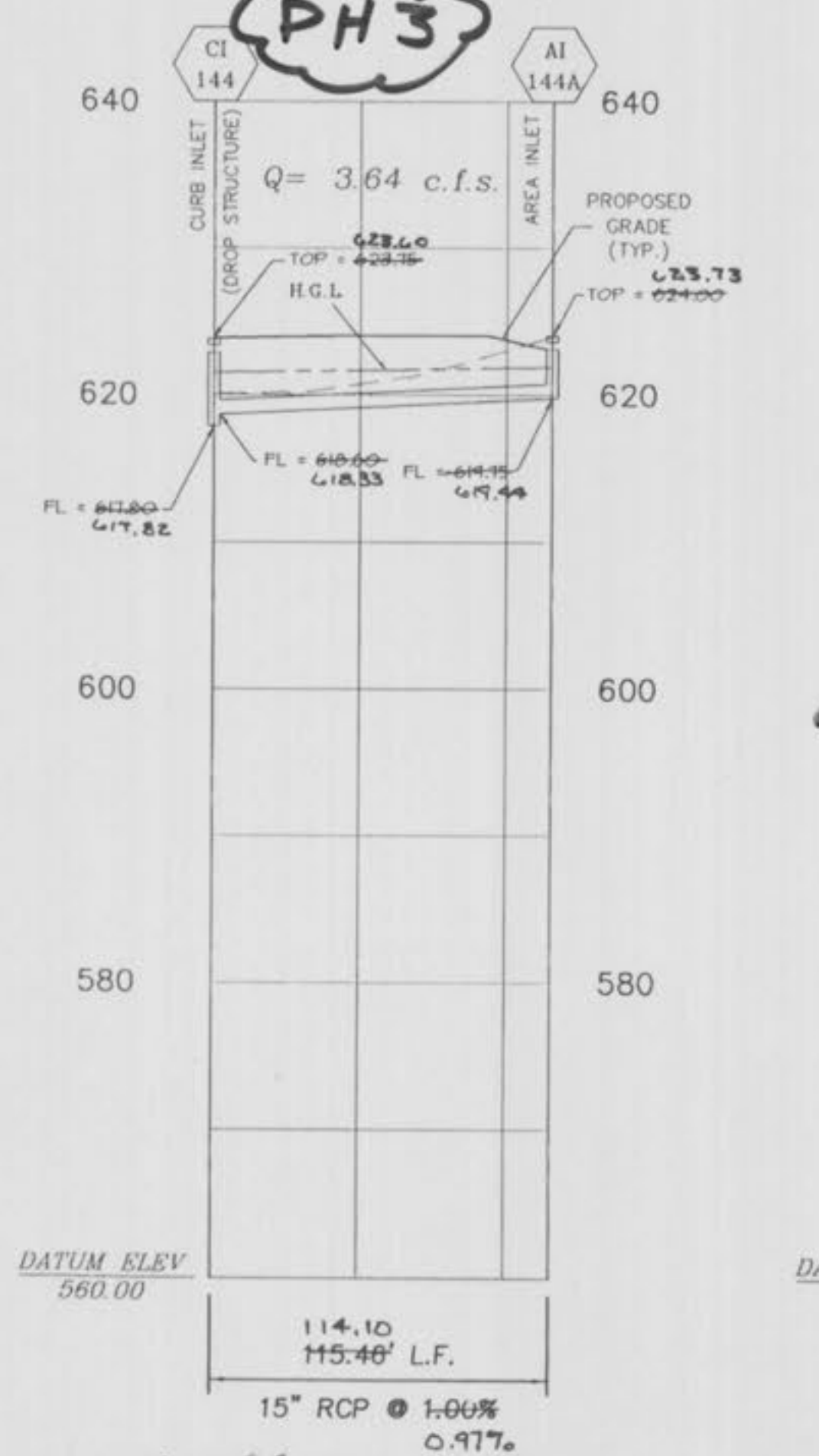
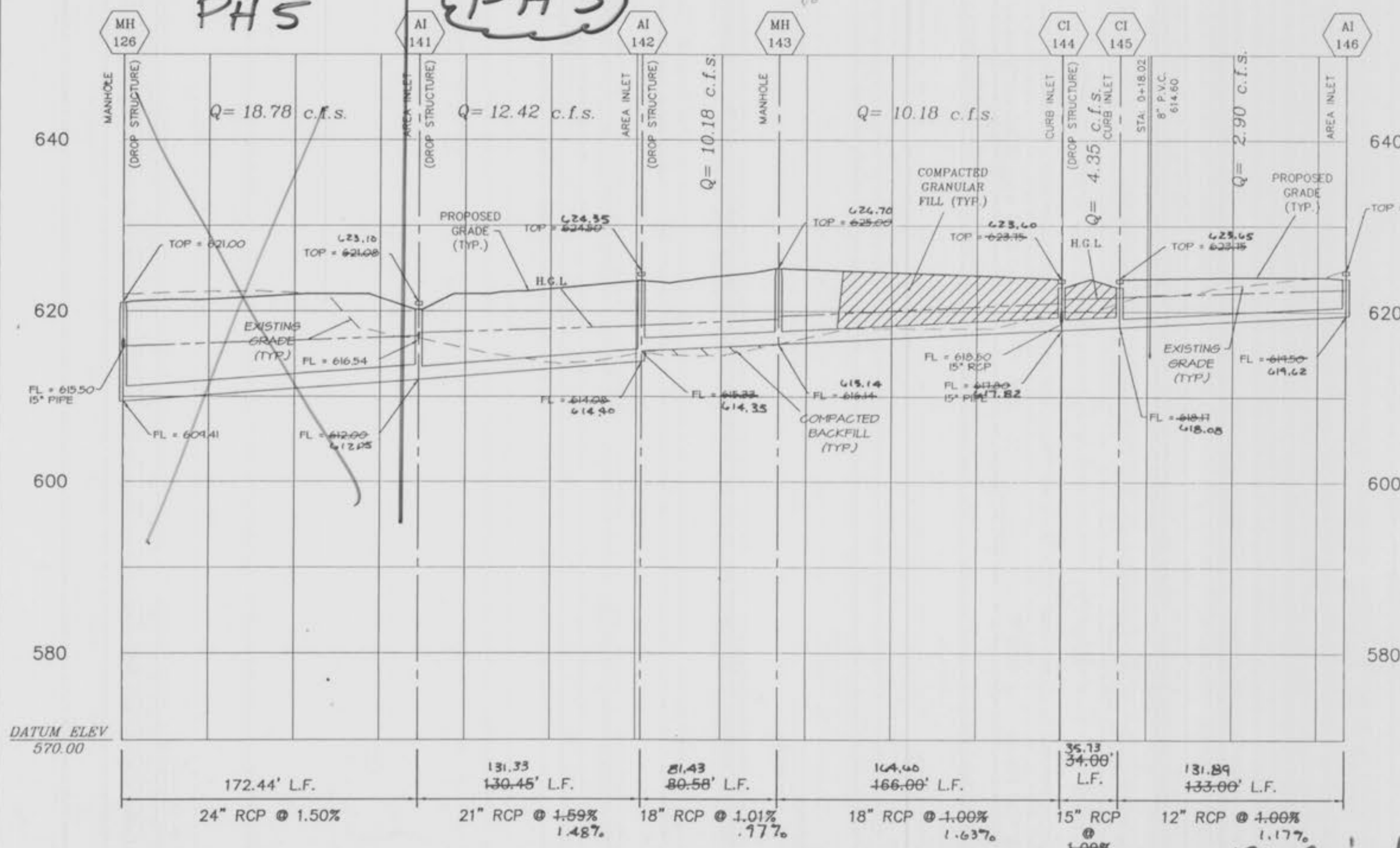
MH 126-AI 146 PH5

PH3

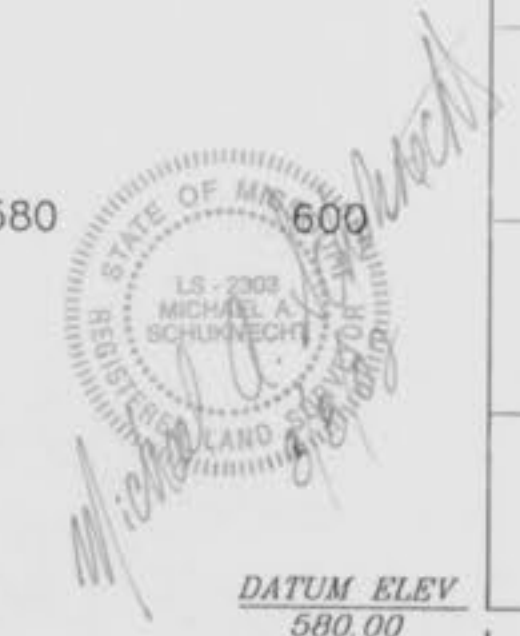
CI 144-AI 144A PH3

MH 156-DCI 156A PH5

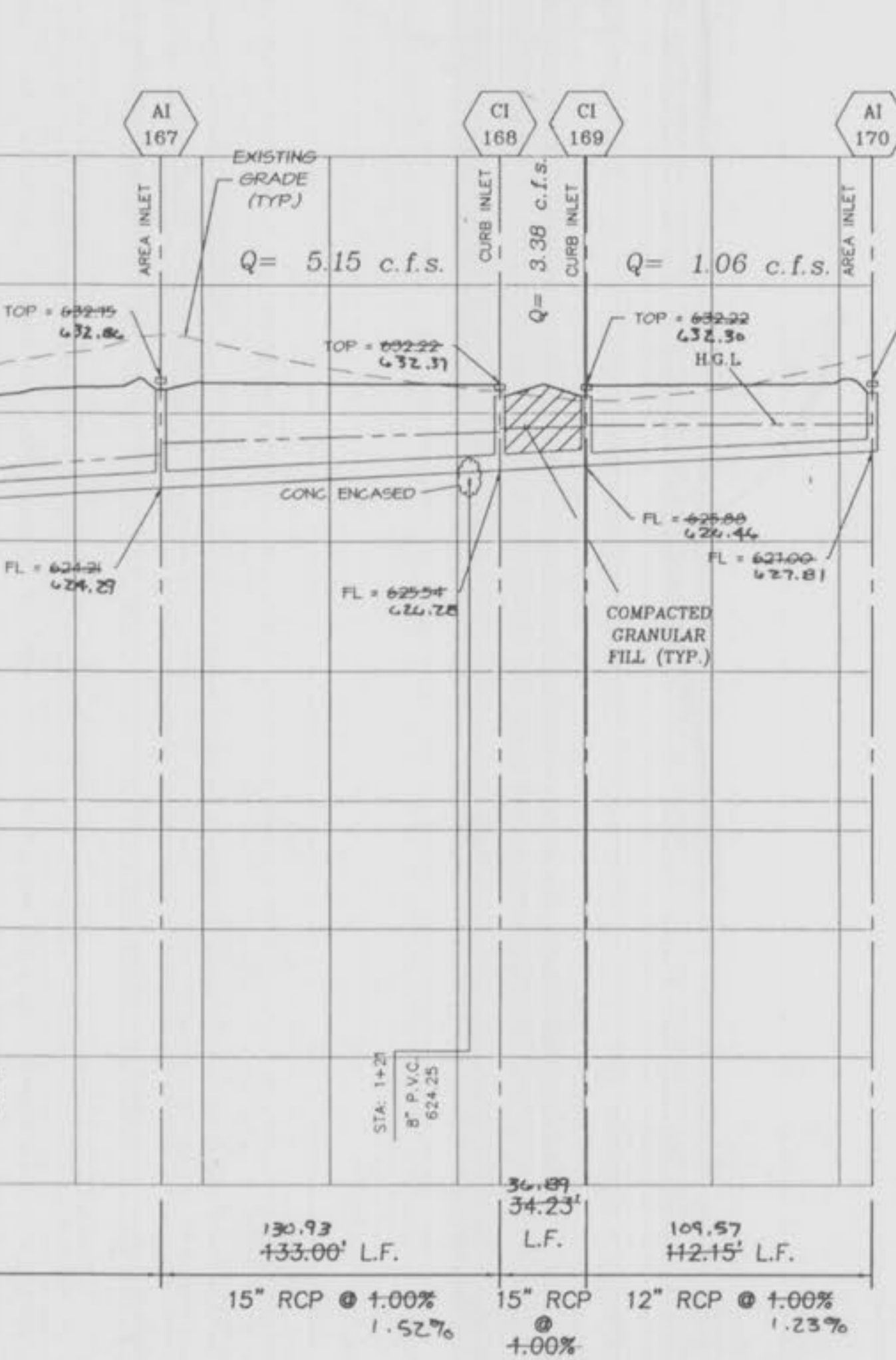
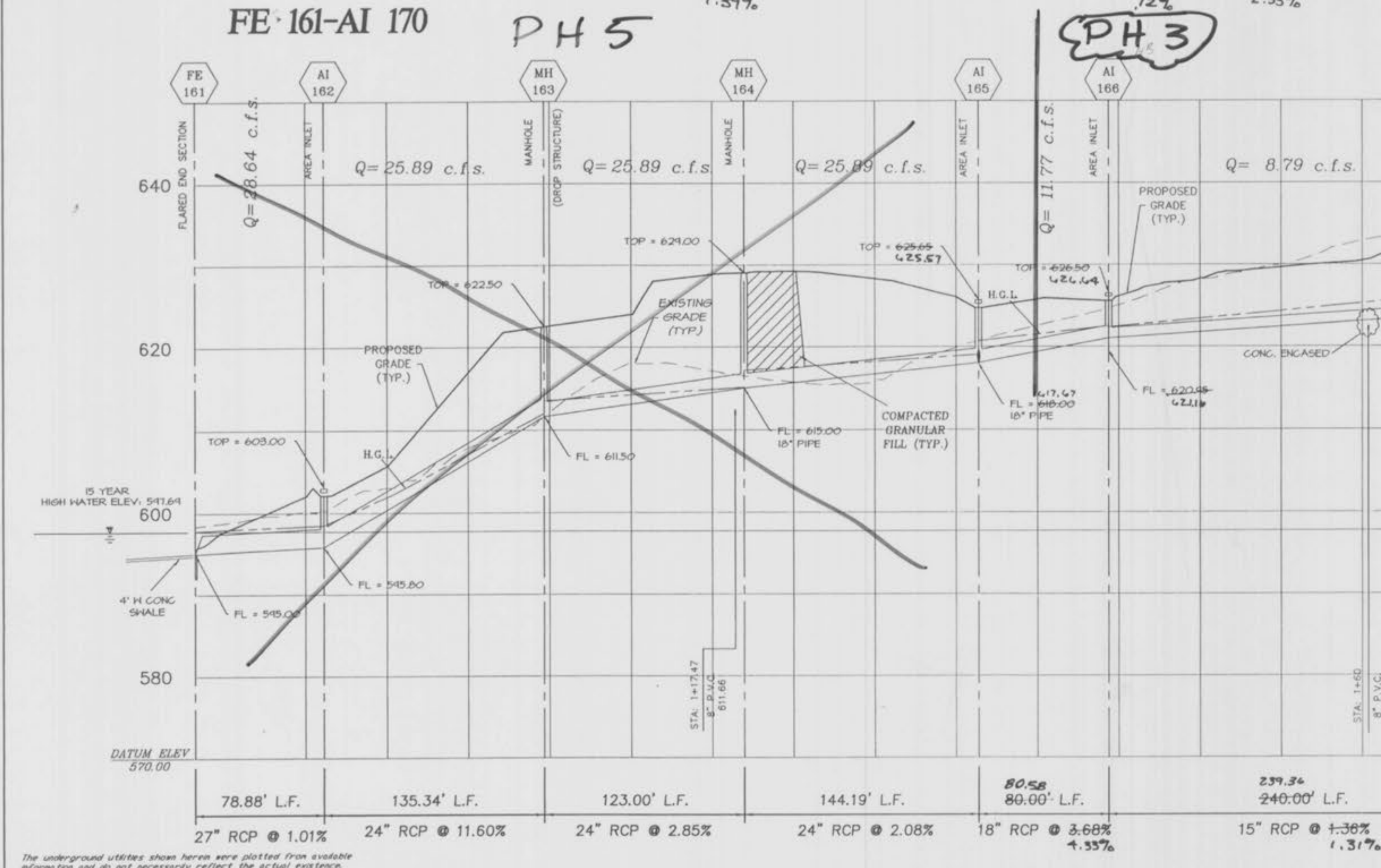
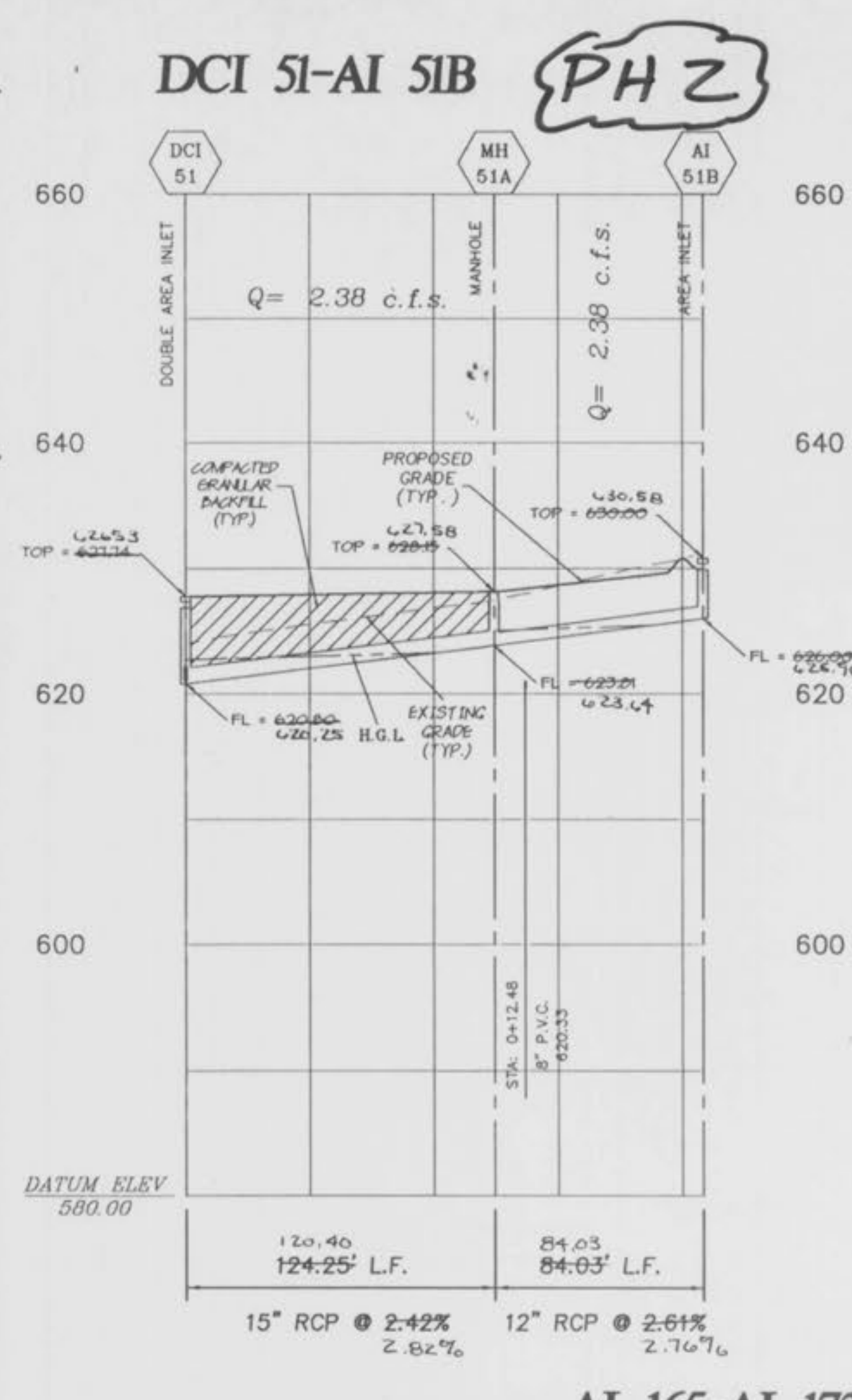
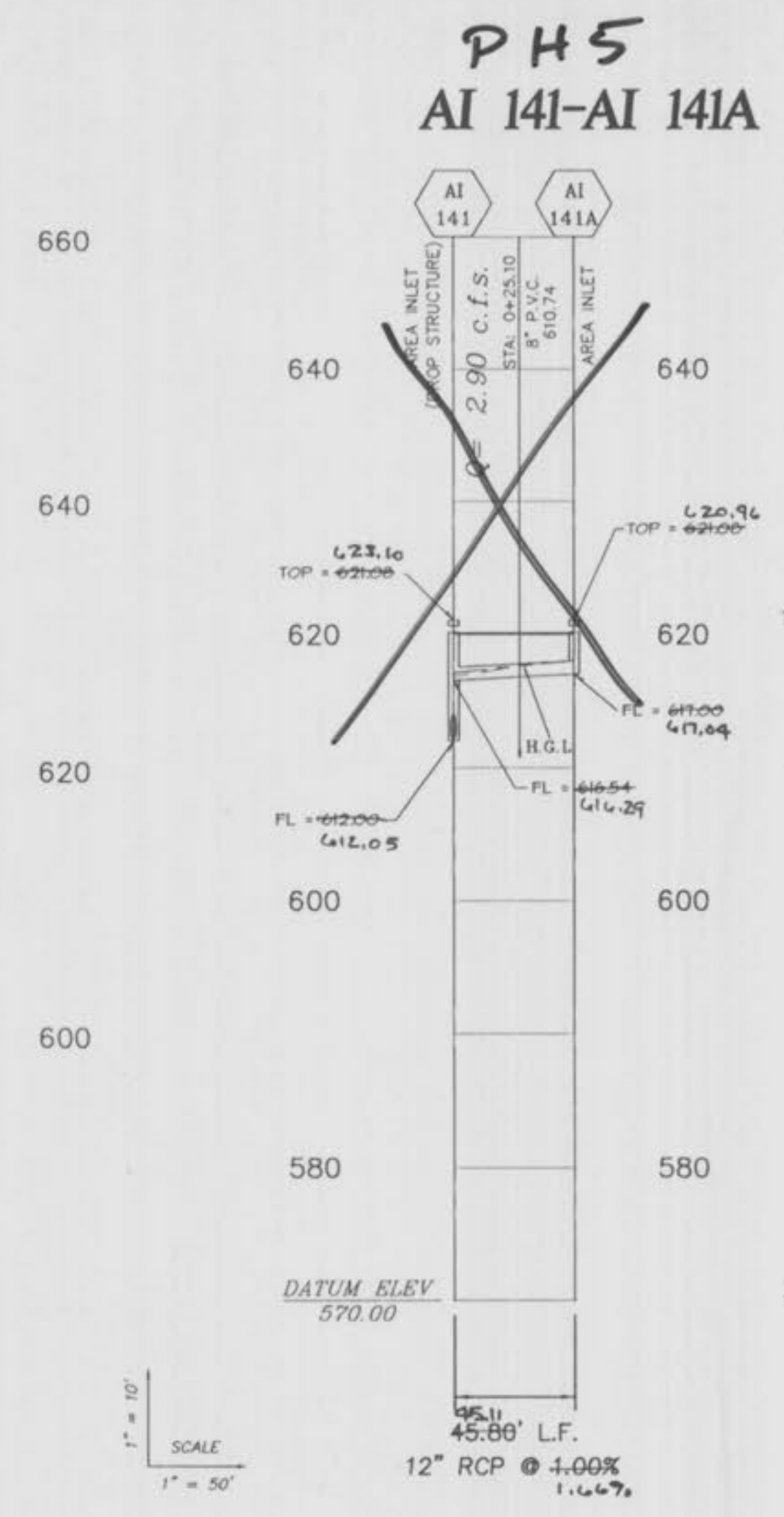
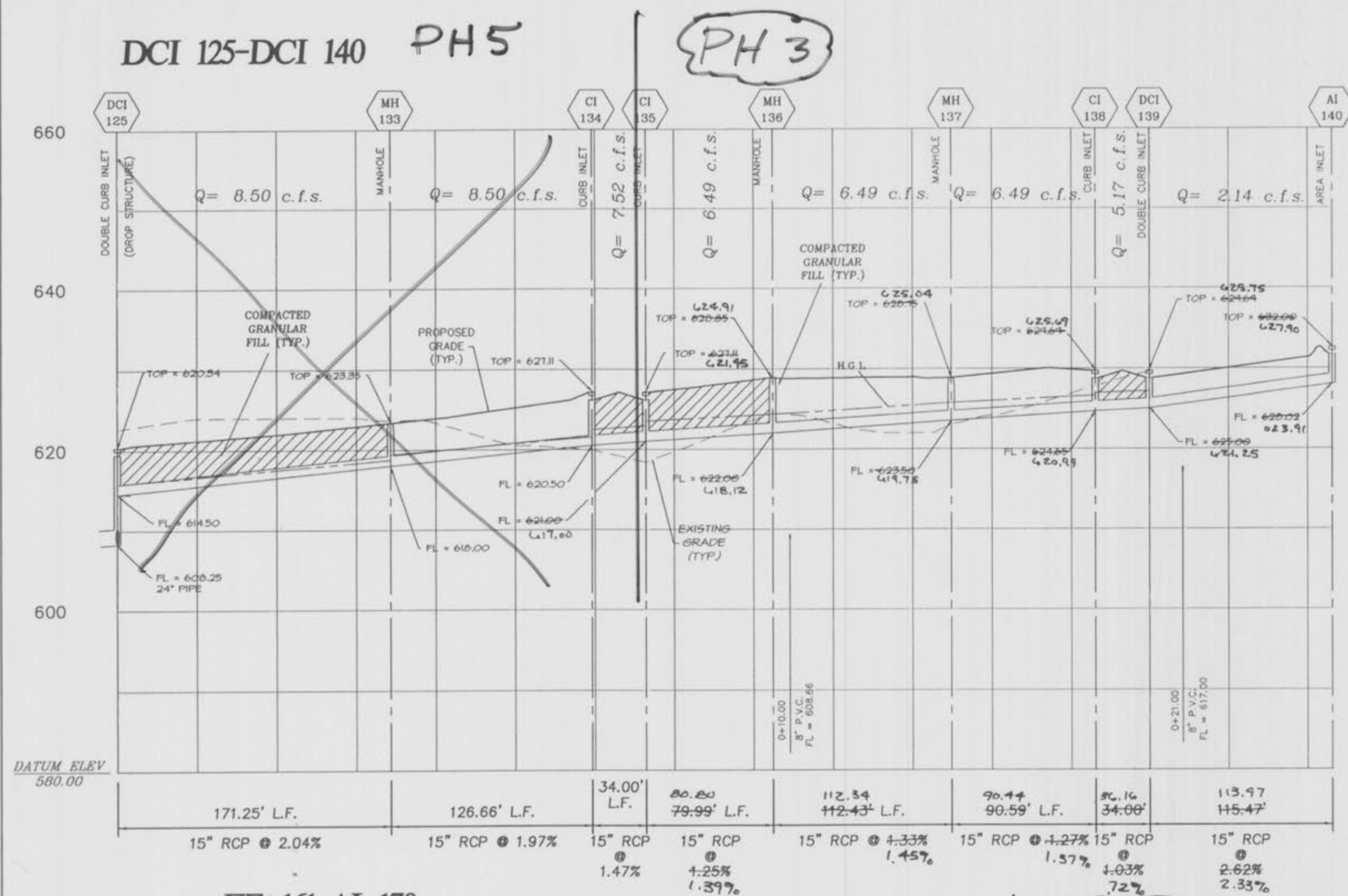
CI 147-CI 147A PH2



PH 3 & 4 AS-BUILTS







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H.G.L. = HYDRAULIC GRADE LINE  
NOTE: ALL SEWER PIPE TO BE CLASS III REINFORCED CONCRETE PIPE, UNLESS OTHERWISE SPECIFIED ON PLANS.

PH 3 & 4 AS-BUILTS

