

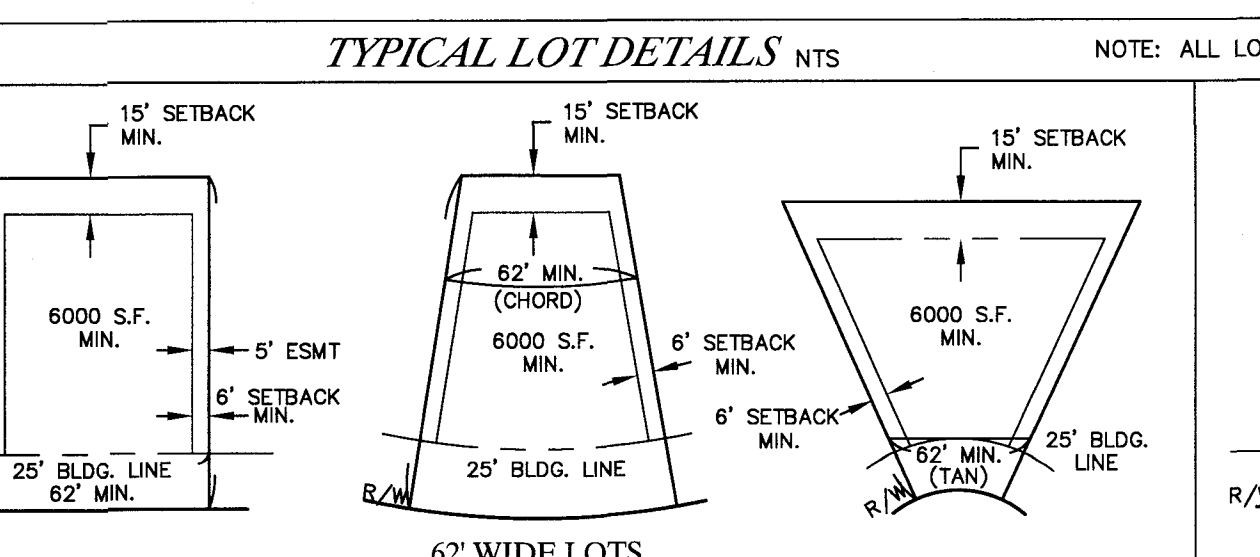
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**Commercial Note**  
A SITE PLAN FOR THE COMMERCIAL AREA WILL BE REQUIRED FOR REVIEW AND APPROVAL WHEN A LAND USE IS CHOSEN AND PRIOR TO DEVELOPMENT

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

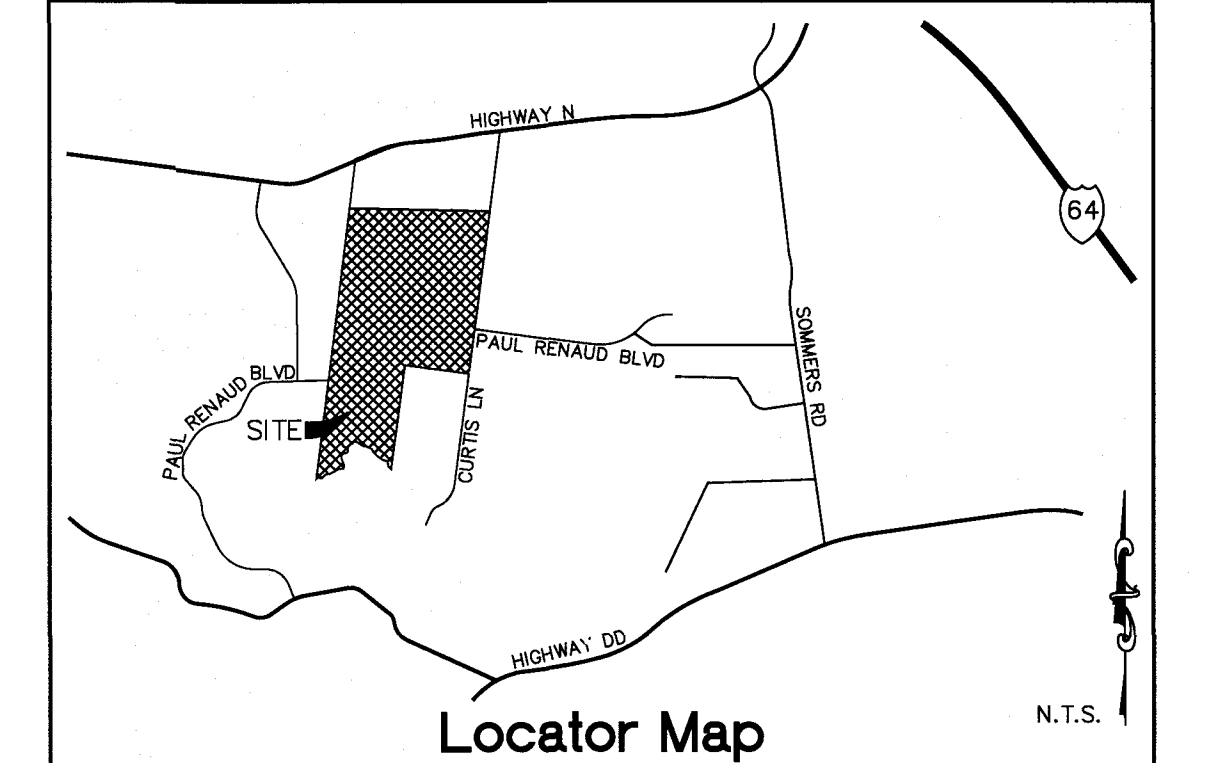
\* The area of this phase of development is 140.73 AC.  
The area of land disturbance is 133.94 AC.  
Number of proposed lots is 338 LOTS.  
Building setback information:

Front	25 FT.
Side	6 FT.
Rear	15 FT.



# 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



### 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 2858-2918 in such close proximity to the right-of-way dedicated to the City of O'Fallon. Consideration should be given to extend Coblebrook Court so that the homes at the end of the cul-de-sac (Lots 3202 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 use 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:  
1. The Wentzville School District comments shall be addressed on the Final Plan.  
2. 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.  
3. All subdivision monuments, identification signage and/or directional signage shall be reviewed and approved by the Planning Division prior to installation.  
4. 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\\_fw\\_engineering.htm](http://www.ofallon.mo.us/dept_fw_engineering.htm).

Per April 23, 2015 Approval Requests  
The Area Plan approval would be contingent upon the following:  
1. 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 a commercial Area Plan is submitted for development in the future.  
2. The plans shall be submitted to MoDOT for review and comment. Any comments set forth by MoDOT shall be addressed on the Final Plan.  
3. 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.  
4. 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.  
5. The County has requested a 300R 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.  
6. The petitioner shall abide by the comments set forth in the letter provided by the Wentzville School District.  
7. 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:  
1. 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.  
2. Provide with the Final Plan a detailed landscaping plan in accordance with Chapter 402 of the Code.  
3. Provide easements for any proposed signage.  
4. An amended Area Plan will be required when the commercial portion of this development is proposed to be constructed.  
5. Internal traffic circulation of the commercial area will need to be reviewed in detail when users and layout are finalized.  
6. The Area Plan is the first step in the review and approval process. Should the Area Plan be approved a Final Plan then required to be submitted. The Final Plan also requires a public hearing and sign posting.

**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, 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 WINDGATE VILLAGE E PLAT TWO (PLAT BOOK PL42 PAGES 370-374) AND THE EAST LINE OF WINDGATE 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 06°20'10" EAST A DISTANCE OF 1073.93 FEET TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING ON THE EAST LINE OF SAID WINDGATE VILLAGE E PLAT TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING OF HEREIN DESCRIPTION; THENCE ALONG SAID WEST LINE OF SAID U.S. SURVEY 931, EAST LINE OF FRACTIONAL SECTION 16 (NOTE TRACT SEC. 16 ENDS AND U.S. SURVEY 61 BEGINS W/ IN THIS CALL) AND THE WEST LINE OF SAID WINDGATE VILLAGE E PLAT TWO, D PLAT ONE, C PLAT ONE AND B PLAT ONE, NORTH 06°20'10" EAST A DISTANCE OF 4021.31 TO A POINT; THENCE ALONG THE WEST LINE OF SAID U.S. SURVEY 931 SOUTH 88°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 MARRIANE MOLISON 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 567.50 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 FOREMENTIONED 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 06°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 46 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 59 MINUTES 43 SECONDS WEST, 106.59 FEET; NORTH 55 DEGREES 55 SECONDS WEST, 67.04 FEET; NORTH 29 DEGREES 47 MINUTES 27 SECONDS WEST, 62.46 FEET; NORTH 85 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, 62.46 FEET; SOUTH 87 DEGREES 33 MINUTES 15 SECONDS WEST, 66.43 FEET; SOUTH 45 DEGREES 18 MINUTES 54 SECONDS WEST, 78.77 FEET; SOUTH 07 DEGREES 58 MINUTES 40 SECONDS WEST, 61.66 FEET; SOUTH 40 DEGREES 42 MINUTES 56 SECONDS WEST, 33.37 FEET; SOUTH 80 DEGREES 21 MINUTES 31 SECONDS WEST, 63.97 FEET; SOUTH 26 DEGREES 07 MINUTES 53 SECONDS WEST, 61.31 FEET; SOUTH 21 DEGREES 01 MINUTES 26 SECONDS EAST, 114.84 FEET; SOUTH 16 DEGREES 53 MINUTES 04 SECONDS WEST, 45.28 FEET; SOUTH 86 DEGREES 35 MINUTES 22 SECONDS WEST, 67.13 FEET; SOUTH 60 DEGREES 27 MINUTES 45 SECONDS WEST, 114.83 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 18 MINUTES 54 SECONDS WEST, 17.42 FEET TO A POINT ON THE WEST LINE OF FOREMENTIONED U.S. SURVEY 931 AND POINT OF BEGINNING CONTAINING 6,130,258 S.F. (140,733 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  
8780 HWY N  
LAKE ST LOUIS MO, 63367

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

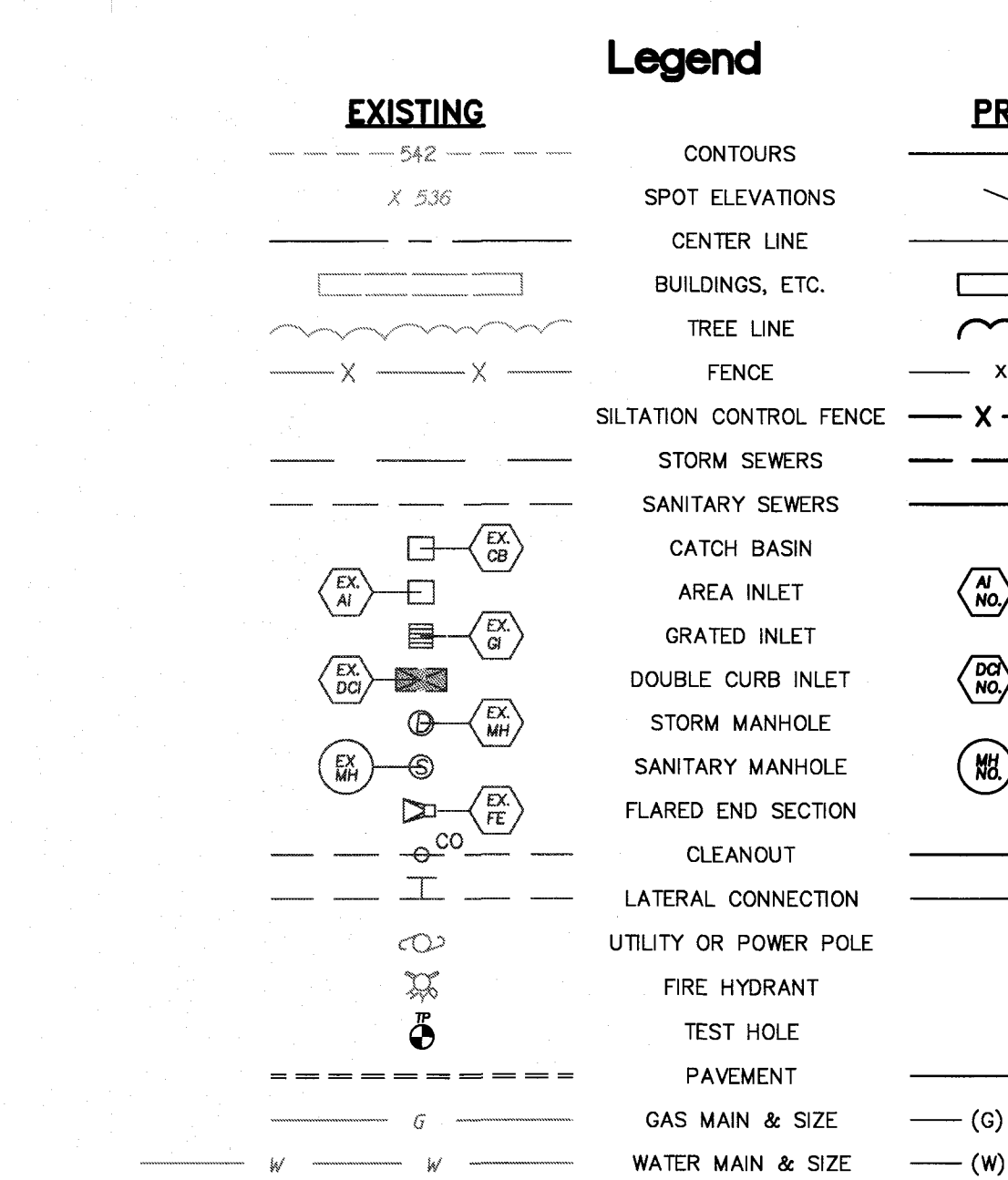
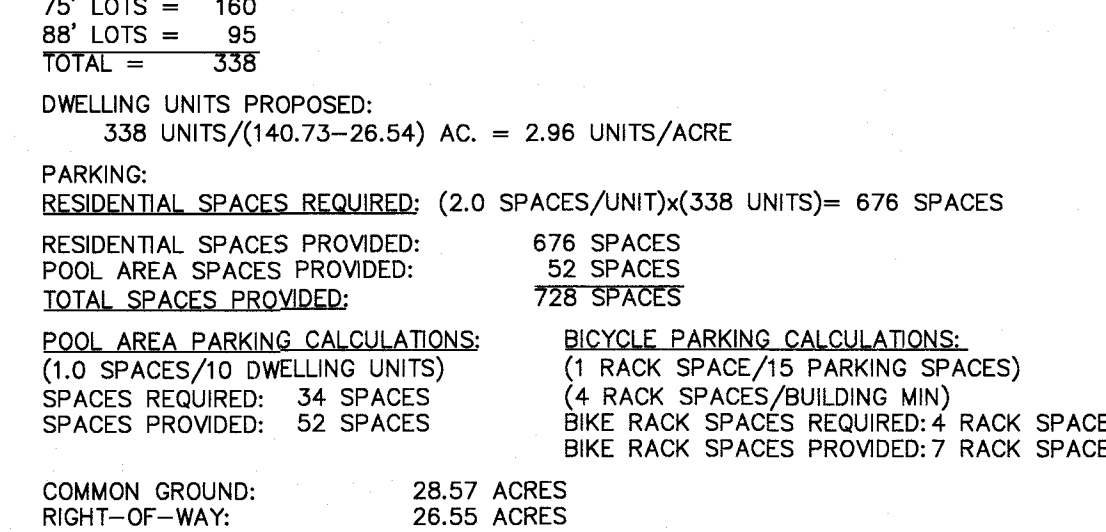
DWELLING UNITS PROPOSED:  
338 UNITS/(140.73-26.54) AC. = 2.96 UNITS/ACRE

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 REQUIRED: 4 RACK SPACES  
BIKE RACK SPACES PROVIDED: 7 RACK SPACES

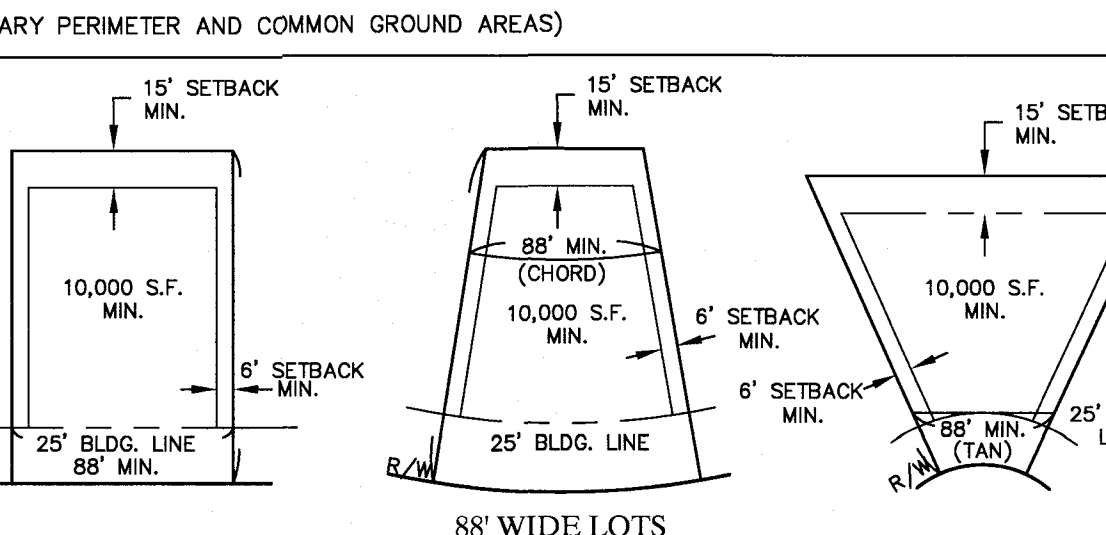
COMMON GROUND:  
RIGHT-OF-WAY: 28.57 ACRES  
26.55 ACRES



**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 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  
Glenn S. Mazurkovic  
Mo. Reg. P.L.S. - #2610  
11-8-2022



**THE VILLAGES AT SHADY CREEK**  
CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: **NOVEMBER 23, 2022**  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN  
AS-BUILT PLANS "Final Plan" Approval Date: January 8, 2015 (26-14.01)

**PROJECT TITLE**  
The Villages at Shady Creek  
City As-Built - Plat 3A

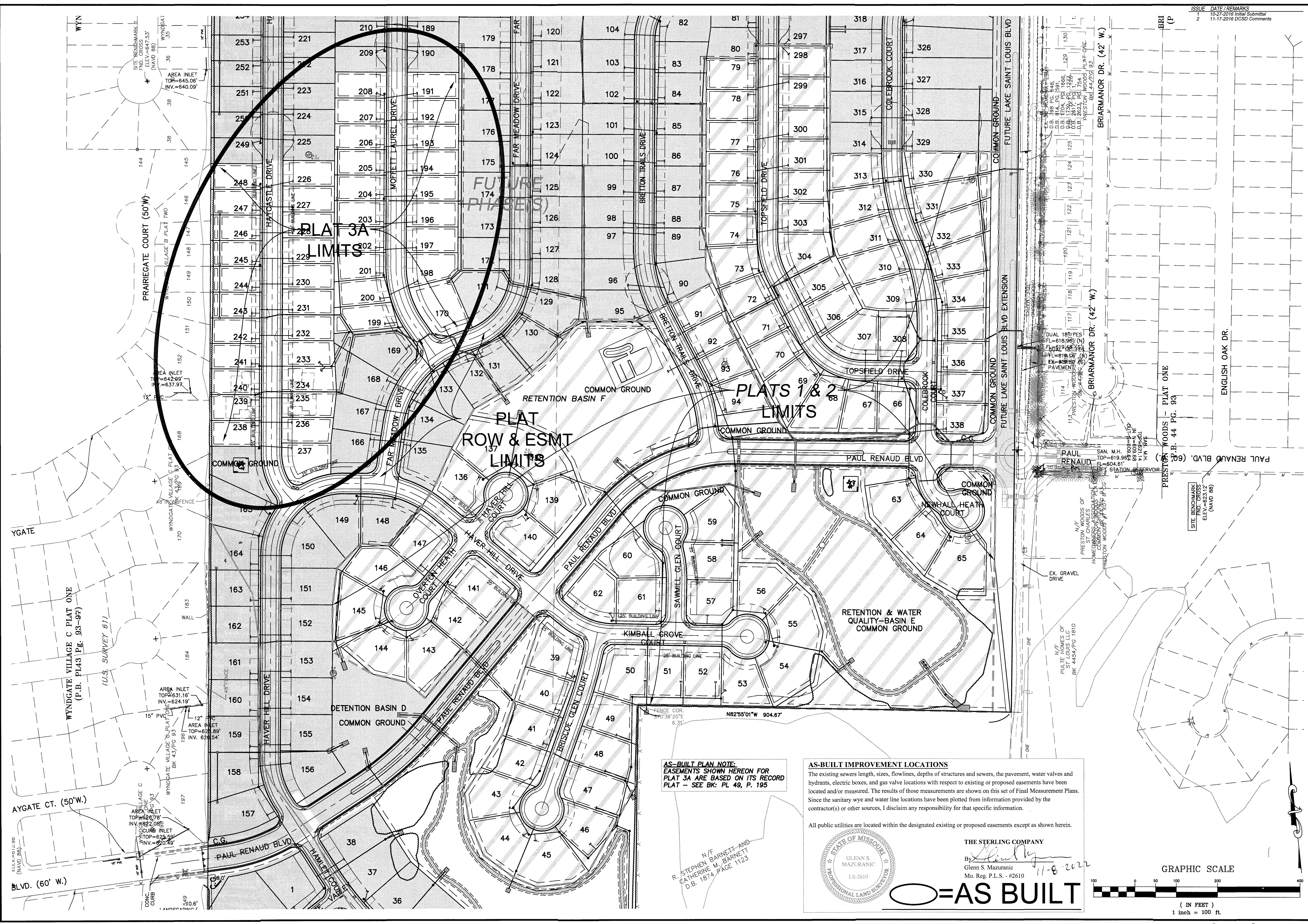
**THE STERLING COMPANY**  
ENGINEERS & SURVEYORS  
5065 New Baumgardner Road  
St. Louis, Missouri 63129  
Ph. 314-487-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

**COVER SHEET**

**Payne Family Homes**  
10407 Baur Blvd., Suite B  
St. Louis, MO 63132  
Ph. (314) 996-0341  
www.paynefamilyhomes.com

**P+Z No.** P&Z NO  
**City No.** 15-162-SP  
**Date:** 6/14/2016  
**Job No.** 16-10-293  
**Page No.** 1.1  
As-Built - MMP

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**AS-BUILT PLAN NOTE:**  
EASEMENTS SHOWN HEREON FOR PLAT 3A ARE BASED ON ITS RECORD PLAT - SEE BK: PL 49, P. 195

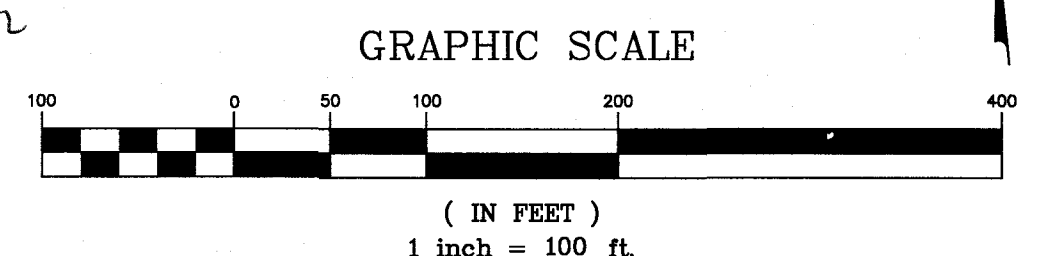
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THE STERLING COMPANY  
By: *[Signature]*  
Glenn S. Mazuranc  
Mo. Reg. P.L.S. - #2610

**O=AS BUILT**



**PROJECT TITLE**  
*The Villages at Shady Creek*  
City As-Built - Plat 3A  
OTFALLO, MISSOURI

**THE STERLING CO.**  
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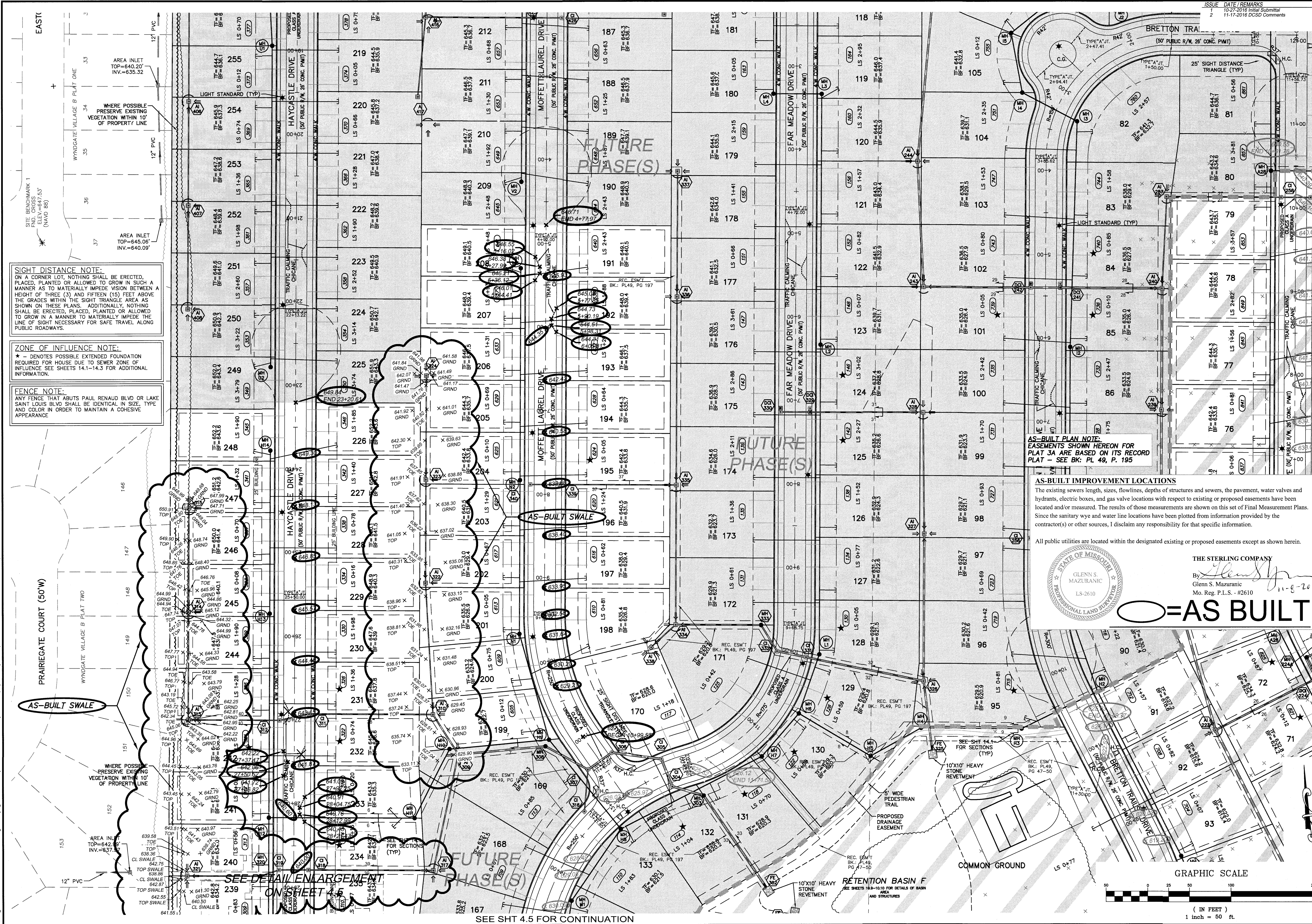
Date: 6/14/2016  
RODNEY ARNOLD  
LICENSE # PE-2002016612  
Civil Engineer

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10407 Baur Blvd, Suite B  
St. Louis, MO 63132  
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**OVERALL SITE PLAN**

P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 6/14/2016  
Job No. 16-10-293

Page No. **4.0**  
As-Built *mmp*



**SIGHT DISTANCE NOTE:**  
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPERE 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:**  
ANY FENCE THAT ABUTS PAUL RENAUD BLVD OR LAKE SAINT LOUIS BLVD SHALL BE IDENTICAL IN SIZE, TYPE AND COLOR IN ORDER TO MAINTAIN A COHESIVE APPEARANCE.

**AS-BUILT PLAN NOTE:**  
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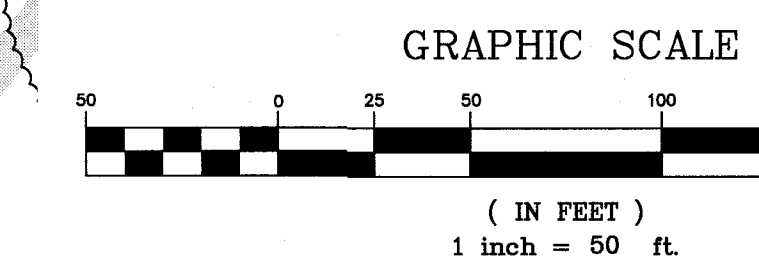
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All public utilities are located within the designated existing or proposed easements except as shown herein.



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

**○ = AS BUILT**



PROJECT TITLE  
*The Villages at Shady Creek*  
City As-Built - Plat 3A  
OFALLON, MISSOURI

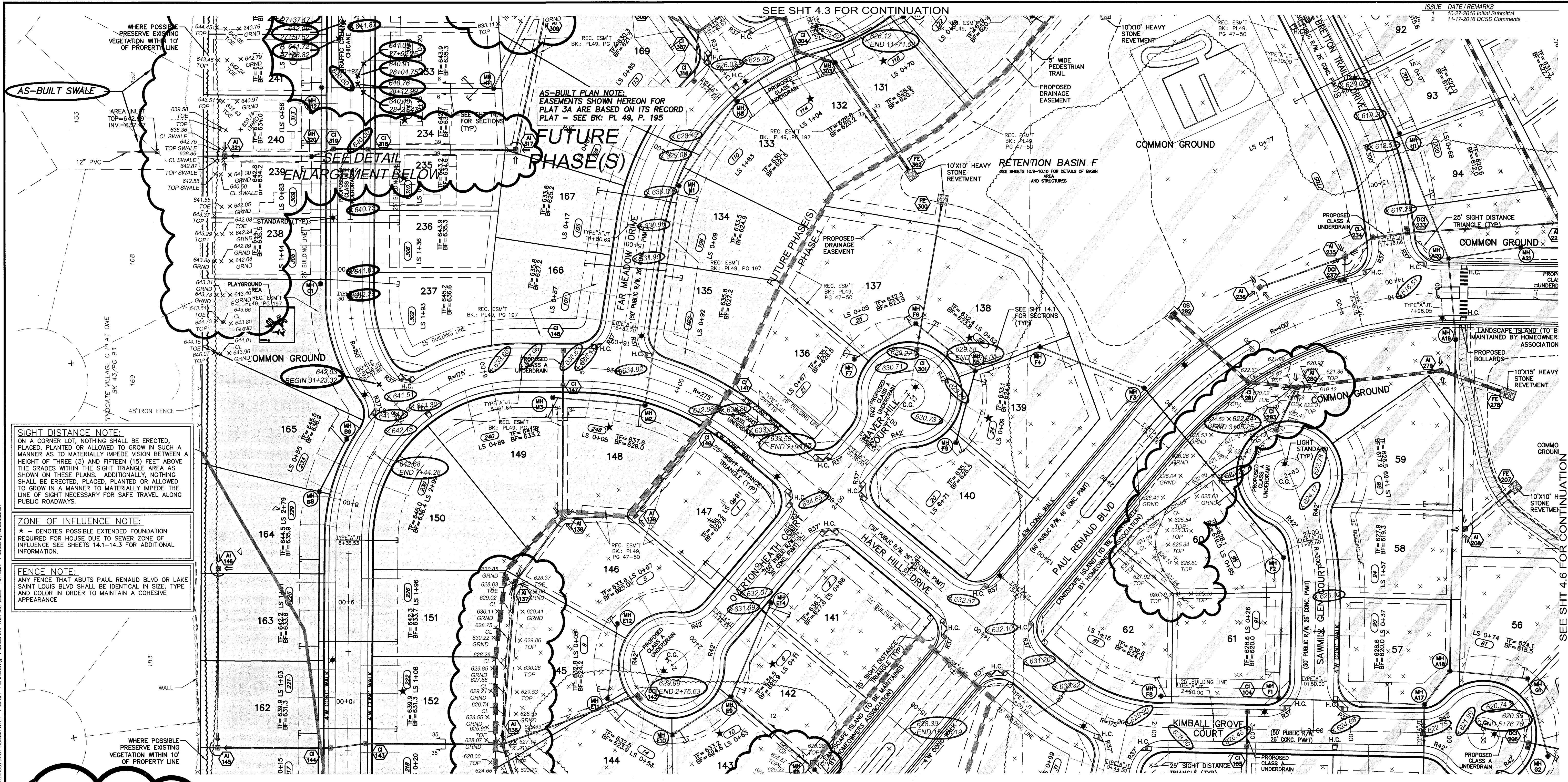
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Date: 6/14/2016  
RODNEY ARNOLD  
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Civil Engineer

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P-Z No. P&Z NO  
City No. 15-162-SP  
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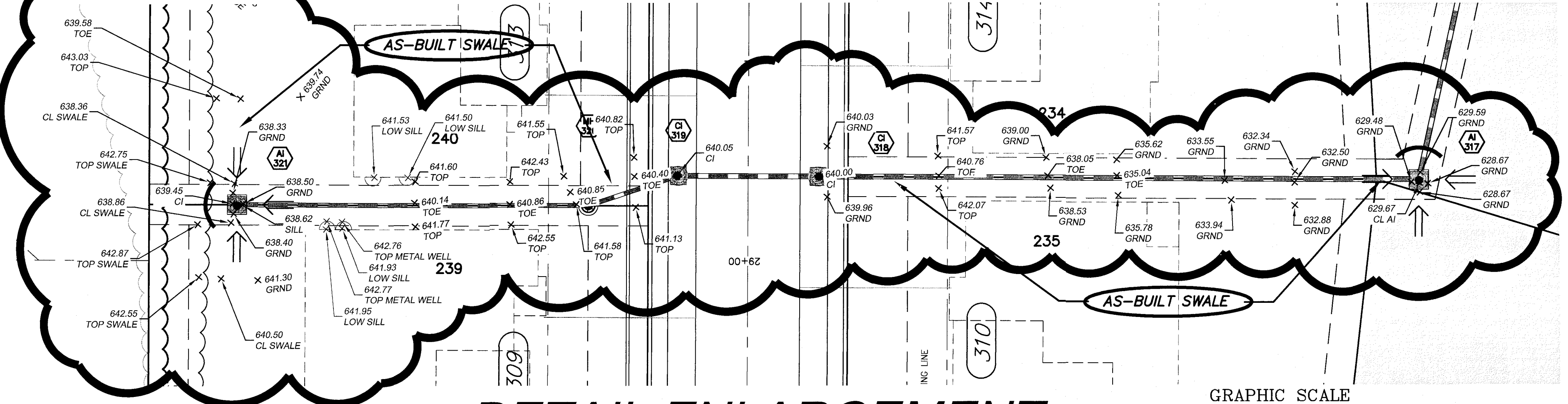
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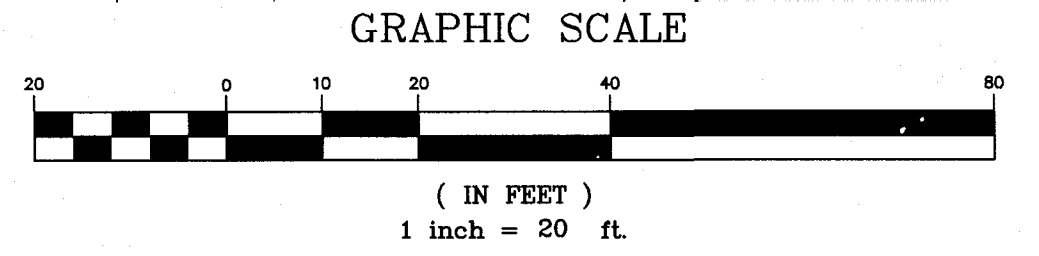
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**DETAIL ENLARGEMENT**



**AS-BUILT IMPROVEMENT LOCATIONS**

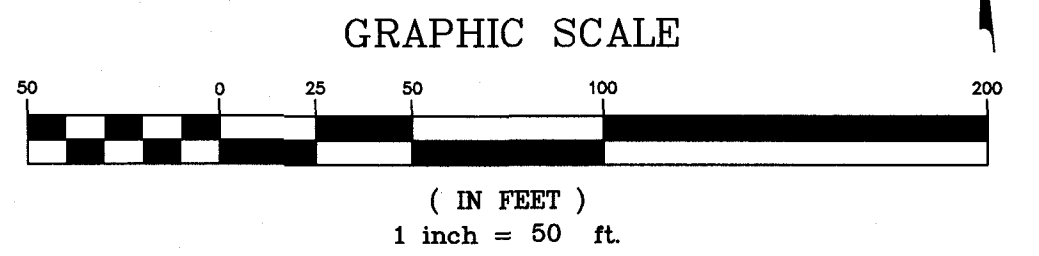
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STATE OF MISSOURI  
PROFESSIONAL LAND SURVEYOR  
GLENN S. MAZURANIC  
LS-2610

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

**AS BUILT**



**PROJECT TITLE**  
The Villages at Shady Creek  
City As-Built - Plat 3A

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
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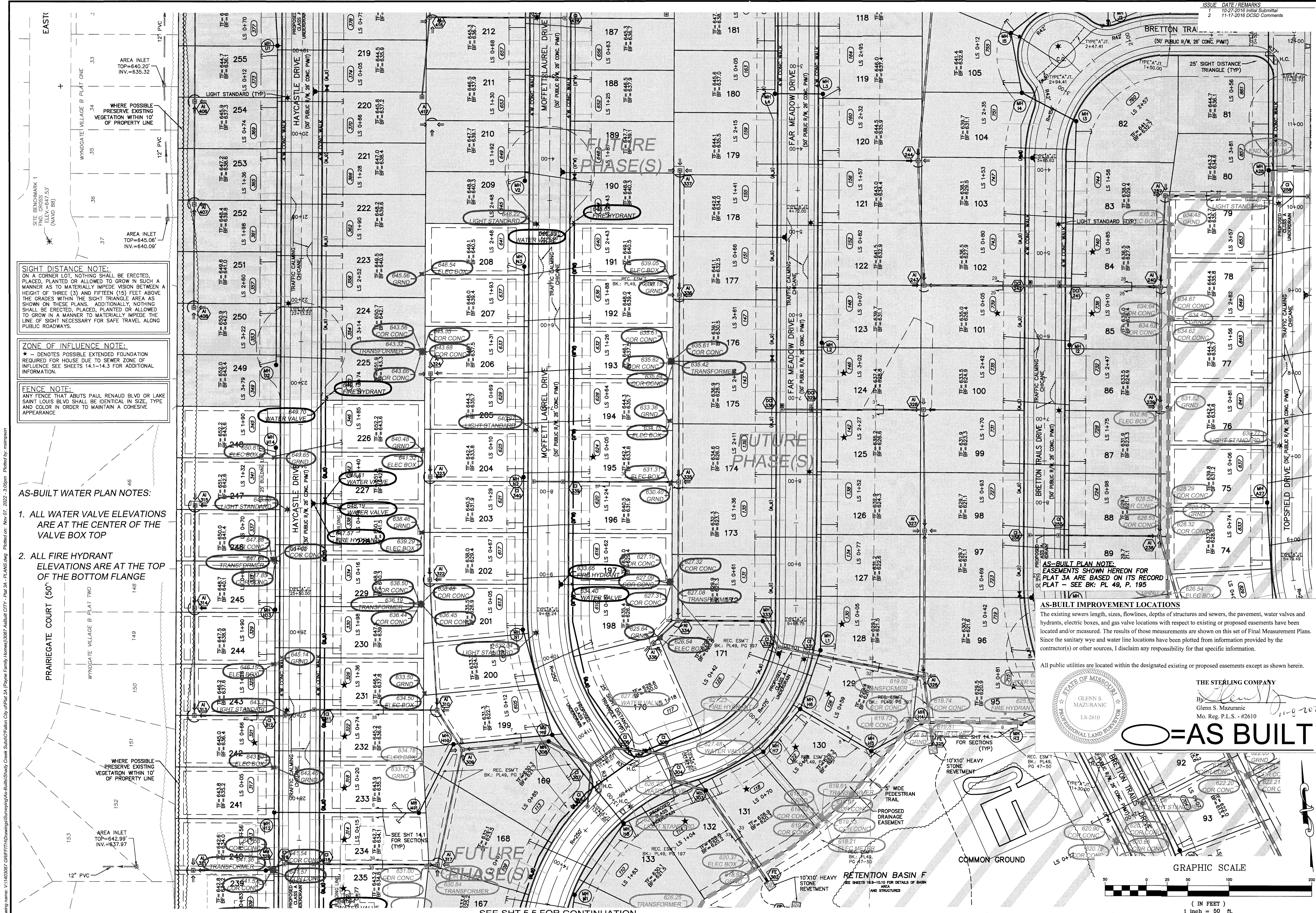
Date: 6/14/2016  
RODNEY ARNOLD  
LICENSE # PE-200216612  
Civil Engineer

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**SITE PLAN**

P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 6/14/2016  
Job No. 16-10-293

Page No. **4.5**  
As-Built - MPP



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**FENCE NOTE:**  
ANY FENCE THAT ABUTS PAUL RENAUD BLVD OR LAKE SAINT LOUIS BLVD SHALL BE IDENTICAL IN SIZE, TYPE AND COLOR IN ORDER TO MAINTAIN A COHESIVE APPEARANCE.

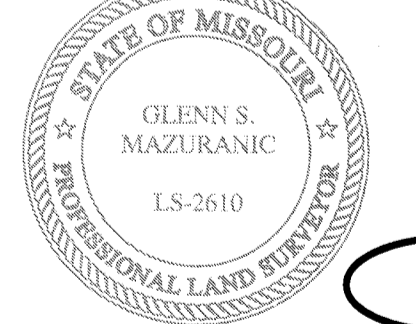
**AS-BUILT WATER PLAN NOTES:**

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 PLAN NOTE:**  
EASEMENTS SHOWN HEREON FOR PLAT 3A ARE BASED ON ITS RECORD OF PLAT - SEE BK: PL 49, P. 195

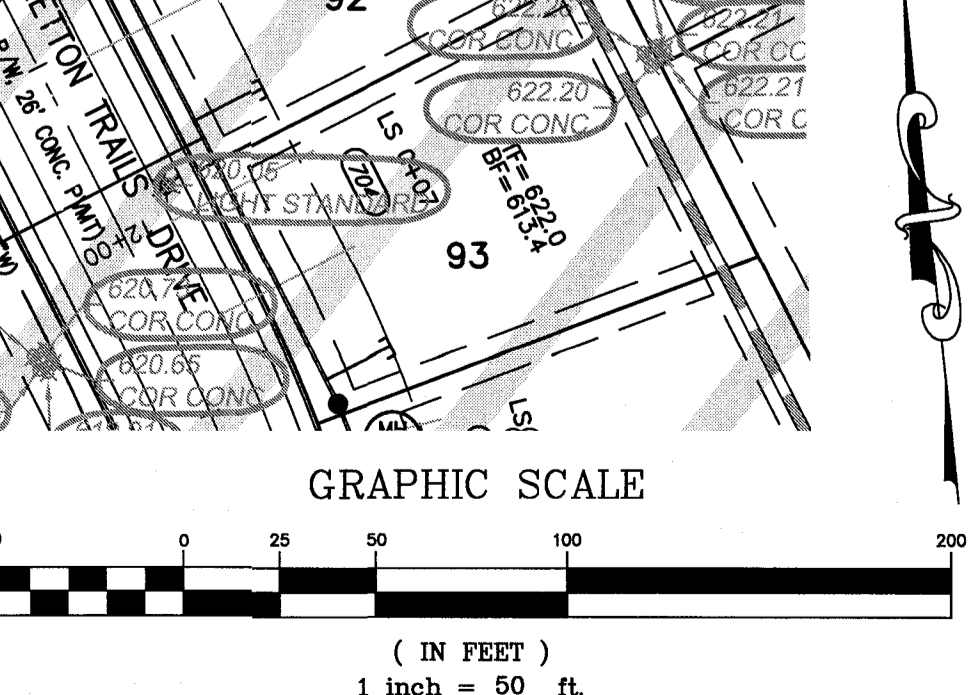
**AS-BUILT IMPROVEMENT LOCATIONS**  
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements 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: *Glenn S. Mazuranie*  
Glenn S. Mazuranie  
Mo. Reg. P.L.S. #2610

**O=AS BUILT**



PROJECT TITLE  
**The Villages at Shady Creek**  
City As-Built - Plat 3A

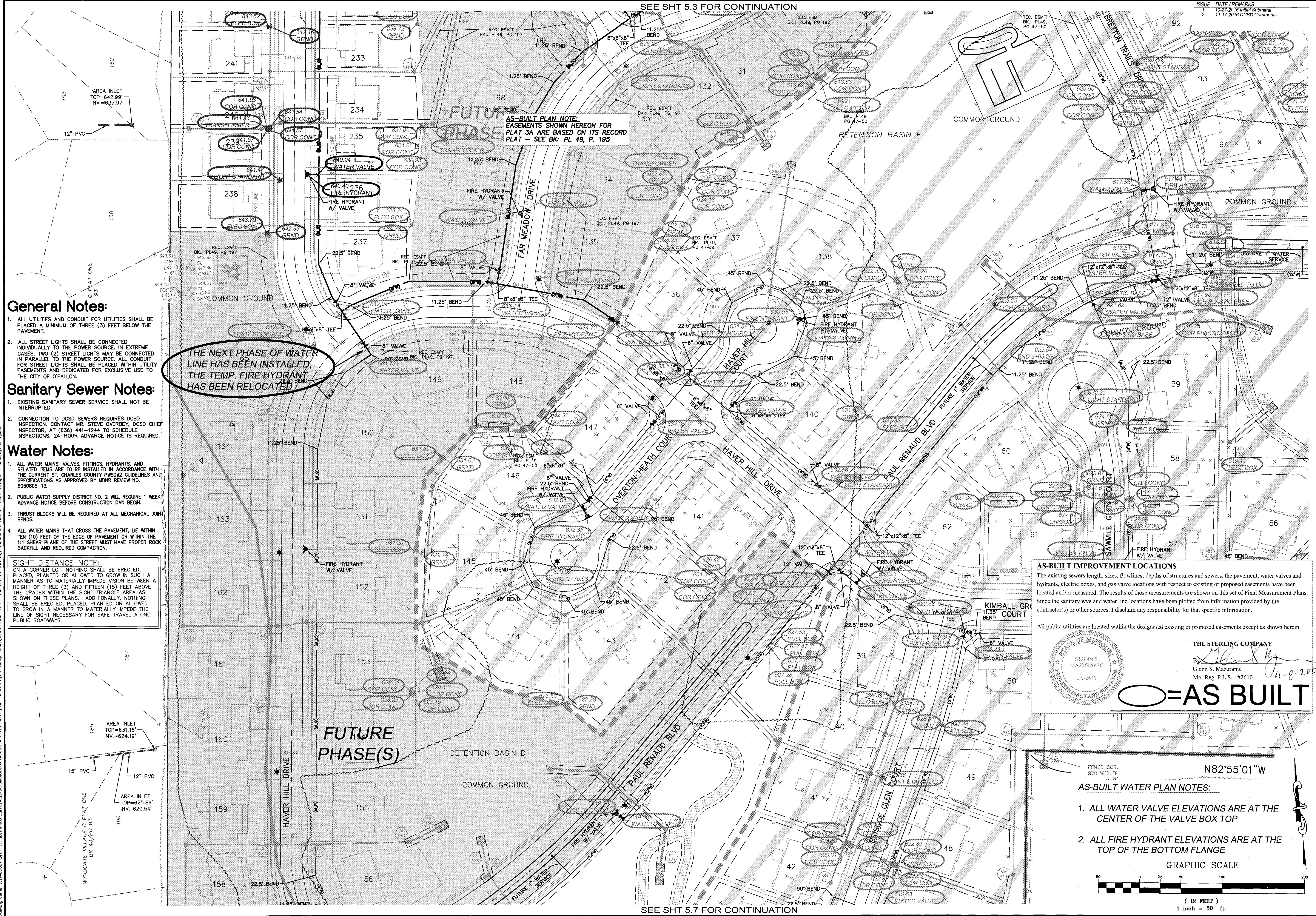
THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63129  
Ph 314-487-0440 Fax 314-487-8044  
www.sterling-eng-sur.com  
Corporate Certificate of Authority #0011348

Date: 6/14/2016  
RODNEY ARNOLD  
LICENSE # PE-200216612  
Civil Engineer

Payne Family Homes  
10407 Baur Blvd., Suite B  
St. Louis, MO 63132  
Ph. (314) 996-0341  
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P+Z No. P&Z NO  
City No. 15-162-SP  
Date: 6/14/2016  
Job No. 16-10-293

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As-Built - IMP



SEE SHT 5.3 FOR CONTINUATION

SEE SHT 5.7 FOR CONTINUATION

**AS-BUILT PLAN NOTE:**  
EASEMENTS SHOWN HEREON FOR PLAT 3A ARE BASED ON ITS RECORD PLAT - SEE BK: PL 49, P. 195

**THE NEXT PHASE OF WATER LINE HAS BEEN INSTALLED. THE TEMP. FIRE HYDRANT HAS BEEN RELOCATED**

**General Notes:**

1. ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.
2. ALL STREET LIGHTS SHALL BE CONNECTED INDIVIDUALLY TO THE POWER SOURCE. IN EXTREME CASES, TWO (2) STREET LIGHTS MAY BE CONNECTED IN PARALLEL TO THE POWER SOURCE. ALL CONDUIT FOR STREET LIGHTS SHALL BE PLACED WITHIN UTILITY EASEMENTS AND DEDICATED FOR EXCLUSIVE USE TO THE CITY OF O'FALLON.

**Sanitary Sewer Notes:**

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONNECTION TO DCSO SEWERS REQUIRES DCSO INSPECTION. CONTACT MR. STEVE OVERBEY, DCSO CHIEF INSPECTOR, AT (636) 441-1244 TO SCHEDULE INSPECTIONS. 24-HOUR ADVANCE NOTICE IS REQUIRED.

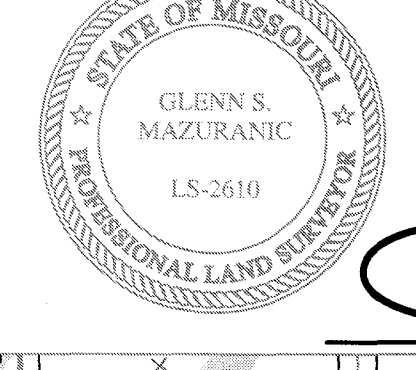
**Water Notes:**

1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWS#2 GUIDELINES AND SPECIFICATIONS AS APPROVED BY MDR REVIEW NO. 6050805-13.
2. PUBLIC WATER SUPPLY DISTRICT NO. 2 WILL REQUIRE 1 WEEK ADVANCE NOTICE BEFORE CONSTRUCTION CAN BEGIN.
3. THRUST BLOCKS WILL BE REQUIRED AT ALL MECHANICAL JOINT BENDS.
4. ALL WATER MAINS THAT CROSS THE PAVEMENT, USE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

**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.

**AS-BUILT IMPROVEMENT LOCATIONS**  
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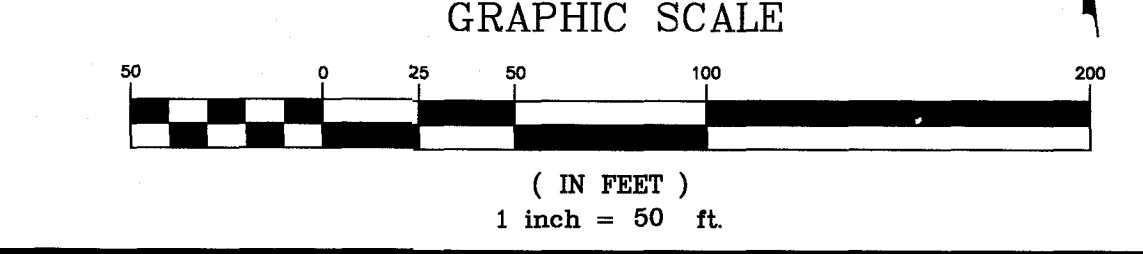


**THE STERLING COMPANY**  
By: *Glenn S. Mazuranc*  
Glenn S. Mazuranc  
Mo. Reg. P.L.S. - #2610  
11-8-2015

**○ = AS BUILT**

**AS-BUILT WATER PLAN NOTES:**

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**PROJECT TITLE**  
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**City As-Built - Plat 3A**  
O'FALLON, MISSOURI

**THE STERLING CO.**  
**ENGINEERS & SURVEYORS**  
5055 New Barrington Road  
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Ph. 314-487-9440 Fax 314-487-8944  
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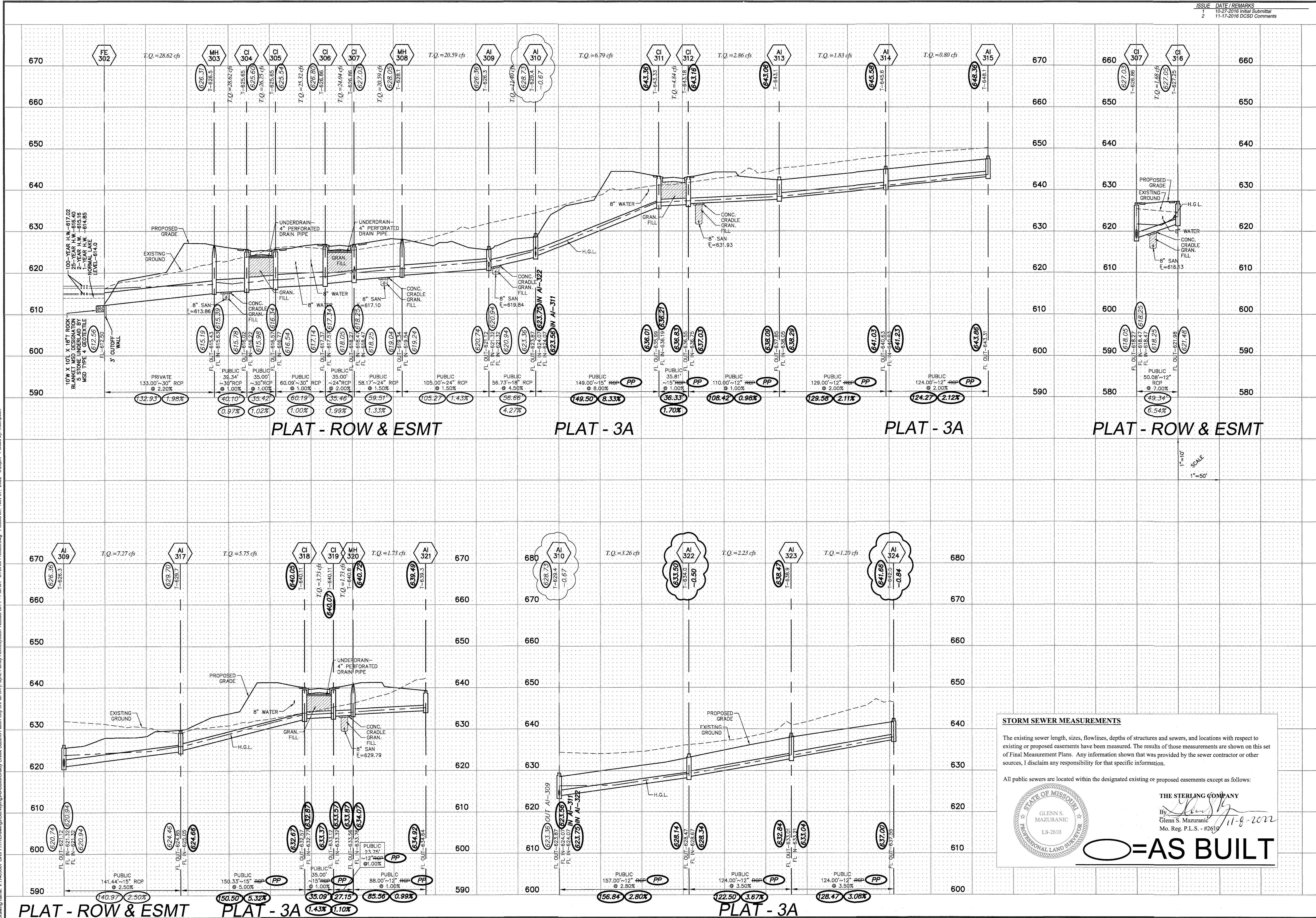
Date: 6/14/2016  
RODNEY ARNOLD  
LICENSE # PE-2002016612  
Civil Engineer

*Payne Family Homes*  
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Date: 6/14/2016  
Job No. 16-10-293

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**5.5**  
As-Built - MPP

**UTILITY PLAN**



**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:

GLENN S. MAZURANC  
 I.S. 2610

THE STERLING COMPANY

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

○ = AS BUILT

**PROJECT TITLE**  
 The Villages at  
 Shady Creek  
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 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature shall be on this sheet. All drawings, instruments or other documents and writings that bear the signature shall not be considered approved by the engineer until the engineer's signature is on the drawing or document and the seal is on the drawing or document.

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

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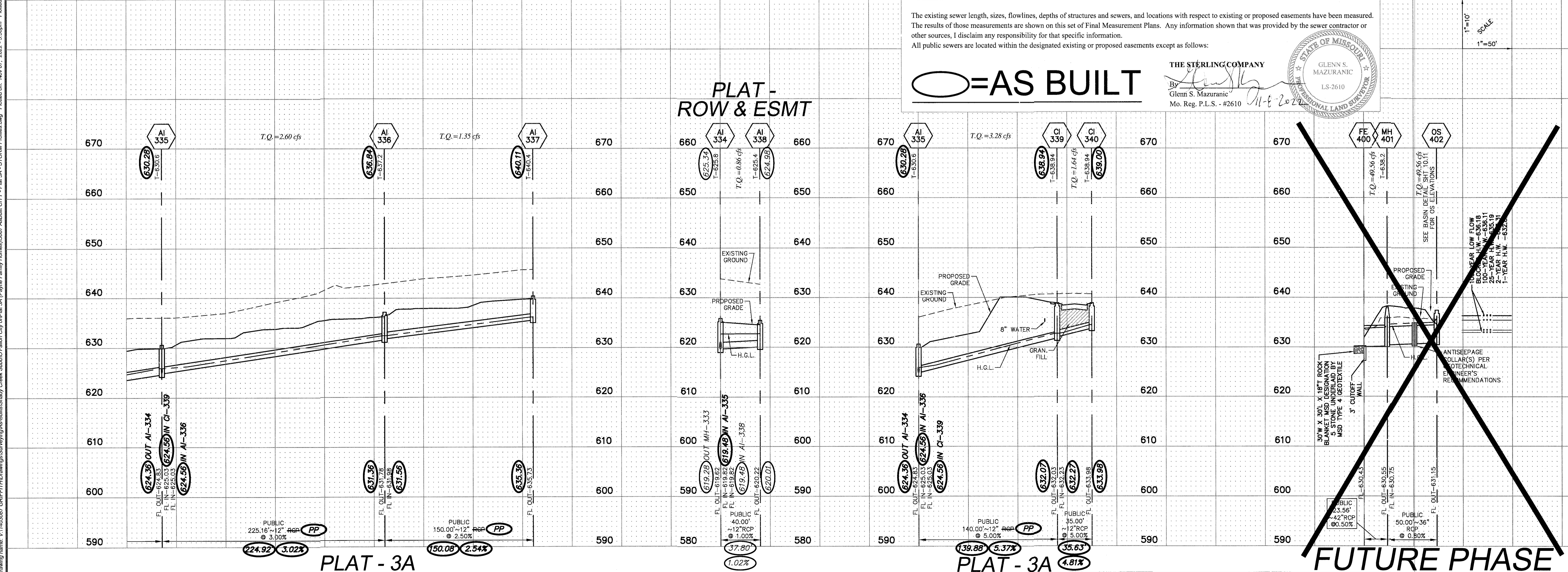
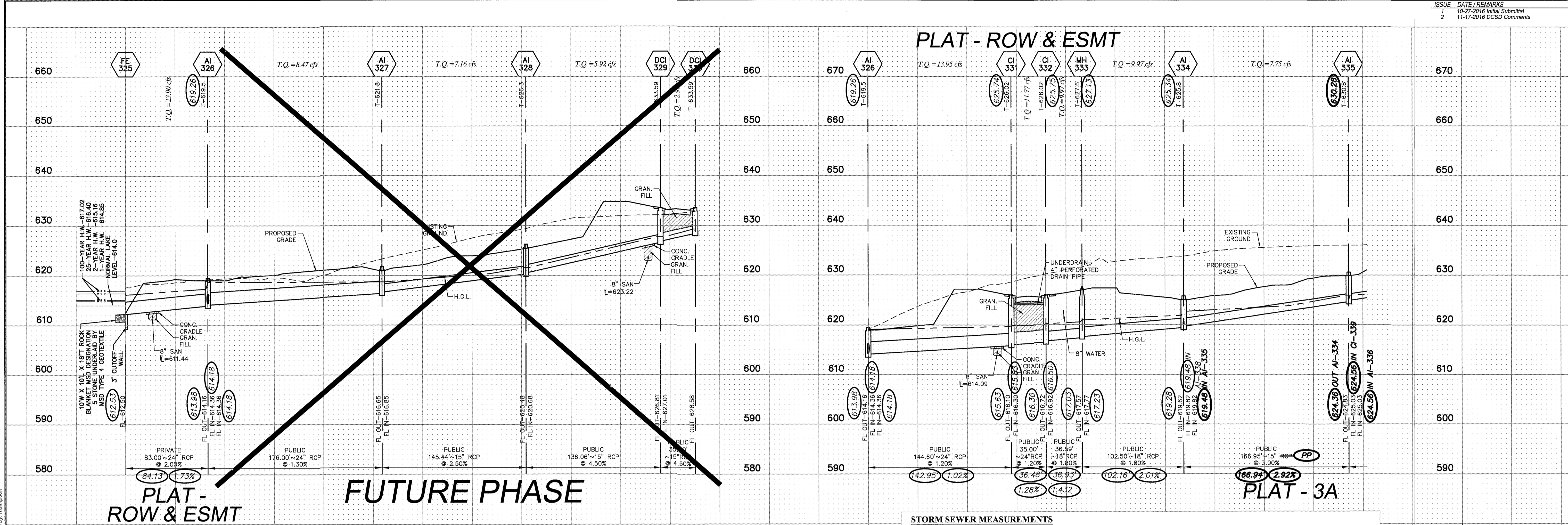
STORM PROFILES

P+Z No. P&Z NO  
 City No. 15-162-SP  
 Date: 6/14/2016  
 Job No. 16-10-293  
 Page No.

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As-Built - MWP

ISSUE	DATE / REMARKS
1	10-27-2016 Initial Submittal
2	11-17-2016 DCSD Comments



**STORM SEWER MEASUREMENTS**

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**○ = AS BUILT**

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

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

**PROJECT TITLE**  
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City As-Built - Plat 3A

OTFALLON, MISSOURI

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The Professional Engineer's seal and signature appear on this sheet applying only to the portion and items shown on this sheet. All drawings, instruments or other documents not embracing this seal and signature shall not be considered approved by this engineer. Only the engineer's approval or signature on any drawings, instruments or other documents not embracing this seal and signature.

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

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As-Built - TMP

Drawing name: V:\1403887\GPI\FTT\Drawings\Surveying\As-Built\Shady Creek Sub\OTF\Plat 3A (Payne Family Homes)\3887 AdBuilt CITY - Plat 3A - STORM Profiles.dwg Plotted on: Nov 07, 2022 - 3:39pm Plotted by: mampson