

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

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

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 WYNDGATE VILLAGE E PLAT TWO (PLAT BOOK PL 42 PAGES 370-374) AND THE EAST LINE OF WYNDGATE VILLAGE D PLAT ONE (PLAT BOOK PL 43 PAGES 98-102), C PLAT ONE (PLAT BOOK PL 43 PAGES 93-97) AND B PLAT ONE (PLAT BOOK PL 43 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 WYNDGATE VILLAGE E PLAT TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED; THENCE ALONG SAID WEST LINE OF SAID U.S. SURVEY 931, EAST LINE OF FRACTIONAL SECTION 16 (NOTE: FRAC. SEC. 16 ENDS AND U.S. SURVEY 61 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 06°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 PAGES 1121, RECORDS OF ST. CHARLES COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 06°48'44" 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 1543.25 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN AFORMENTIONED 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 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 45 DEGREES 05 MINUTES 50 SECONDS WEST, 67.04 FEET; NORTH 29 DEGREES 47 MINUTES 27 SECONDS WEST, 52.48 FEET; NORTH 65 DEGREES WEST, 67.04 FEET; NORTH 28 DEGREES 47 MINUTES 27 SECONDS WEST, 50.42 FEET; NORTH 112°19' FEET; SOUTH 89 DEGREES 59 MINUTES 47 SECONDS WEST, 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 EAST, 61.66 FEET; SOUTH 40 DEGREES 42 MINUTES 56 SECONDS WEST, 63.97 FEET; SOUTH 80 DEGREES 21 MINUTES 31 SECONDS WEST, 114.93 FEET; SOUTH 07 DEGREES 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, 45.26 FEET; SOUTH 86 DEGREES 35 MINUTES WEST, 63.23 FEET; NORTH 80 DEGREES 04 MINUTES 02 SECONDS WEST, 61.4 FEET; SOUTH 45 DEGREES 05 MINUTES 34 SECONDS WEST, 17.42 FEET TO A POINT ON THE WEST LINE OF AFORMENTIONED U.S. SURVEY 931 AND POINT OF BEGINNING CONTAINING 6,130,258 S.F. (140,7313 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

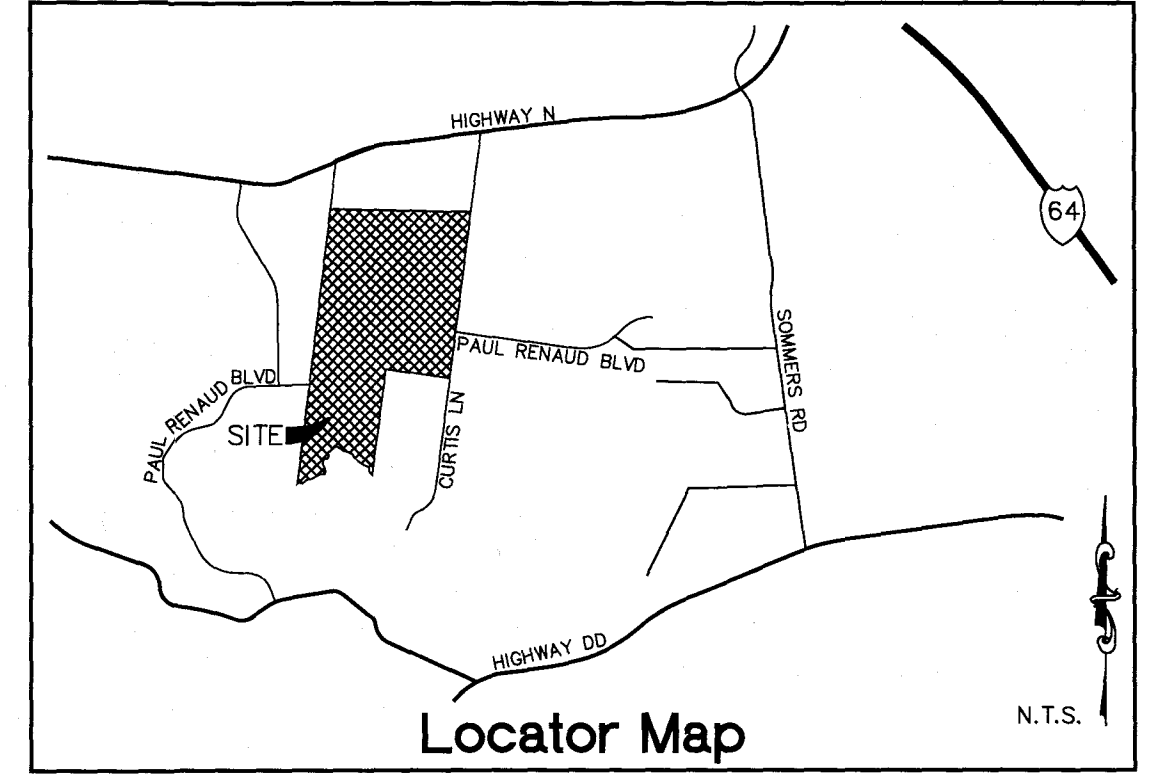
GROSS PROPOSED RESIDENTIAL AREA OF SITE: 140.73 ACRES
PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 26.54 ACRES = 18.86%
NET PROPOSED RESIDENTIAL AREA: 114.19 ACRES = 81.14%
CURRENT ZONING: R-1 - SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: MUTDD - MIXED-USE TRADITIONAL DEVELOPMENT DISTRICT
CURRENT OWNER: 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
BIKE RACK SPACES PROVIDED: 728 SPACES
BIKE RACK SPACES REQUIRED: 4 RACK SPACES
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

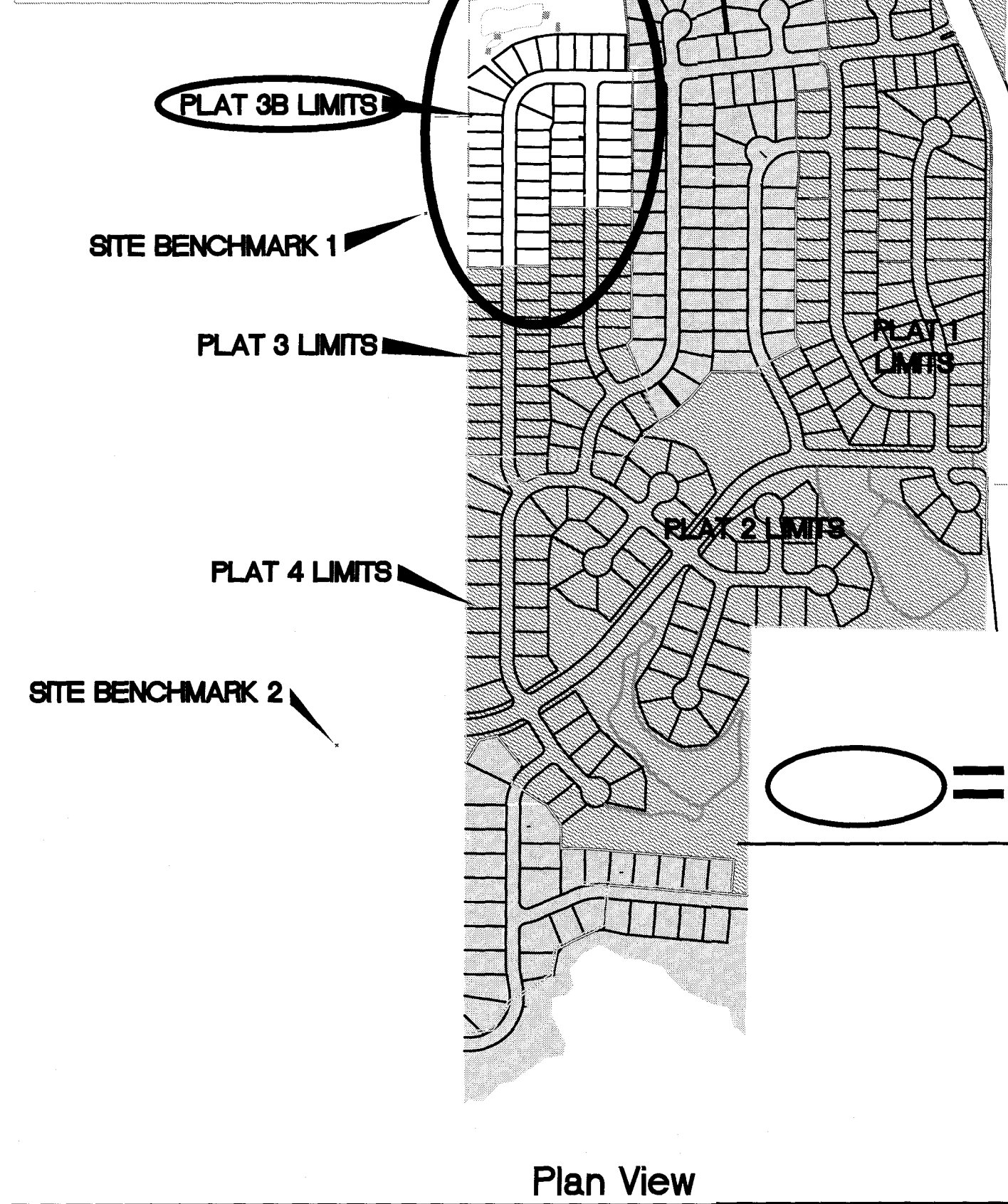
- At the southern leg of the roundabout, provide a 10' wide x 20' long concrete pad on top of the existing gravel driveway to the Barnett property to aid in the prevention of gravel migration into the roundabout area.
- The City has concerns with the ability of motorists accessing (pulling in, backing out, 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 Hoycastle 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 Hoycastle 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 roundabout-bait.
- 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.gov/dept_PW_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 an amended 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 bufferyard shall be provided along the south property line of the subject property, which is consistent with the bufferyard 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 30ROW dedication along the entire frontage of Hwy. N to provide a 60' ROW from the center line of Hwy. N. Additional items have been 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 is then required to be submitted. The Final Plan also requires a public hearing and sign posting.

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 3B ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 224



○=AS BUILT

SCALE: 1"=500'

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- 6.1-6.9 Street Profiles
- 7.1-7.10 Sanitary Profiles
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- 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" (OFALLON).
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: THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI, AND INCORPORATED AREAS THIS PROPERTY LIES WITHIN (COMMUNITY PANEL NUMBER 29183C0220 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. 06-07-8699P). 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 INUNDAED 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 = 8.85 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

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.	6 FT.
SIDE YARD	6 FT.	6 FT.
REAR YARD	25 FT.	15 FT.
LOT COVERAGE	35%	50%

AS-BUILTS APPROVED
JULY 1, 2023

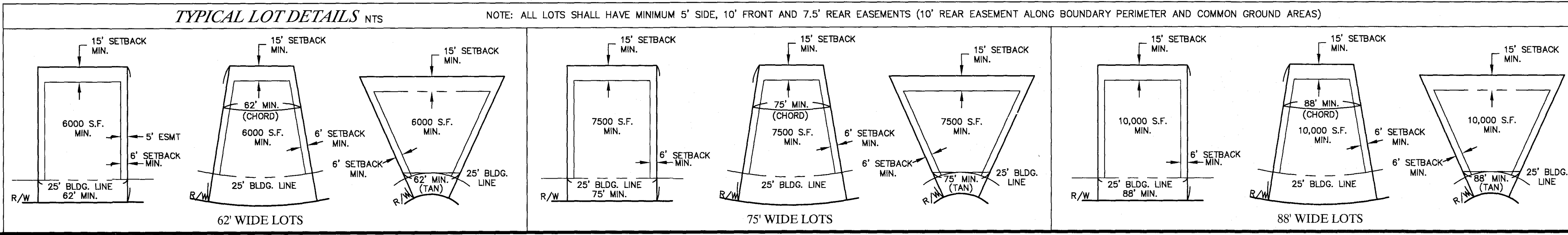
AS-BUILT IMPROVEMENT LOCATIONS
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements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

○=AS BUILT

H.R. ~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME
TF ~ TOP OF FOUNDATION ELEVATION
BF ~ BASEMENT FLOOR ELEVATION
LS ~ LATERAL STATION FROM DOWNSTREAM MANHOLE



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

○=AS BUILT "Final Plan" Approval Date: January 8, 2015 (26-14.01)

PROJECT TITLE
The Villages at Shady Creek
City As-Built - Plat 3B
O'FALLON, MISSOURI

THE STERLING COMPANY
ENGINEERS & SURVEYORS
5055 New Barringer Road
St. Louis, MO 63120
Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001948

Utility Contacts
Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO - 63366
Contact: 636-261-2858
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO, 63368
636-441-1244
Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO - 63366
Contact: 636-261-2858
Missouri American Water Co.
727 Craig Rd.
St. Louis, MO - 63141
1-866-430-0920
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO, 63366
636-561-3737 Ext. 131
Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO, 63366
636-281-2858
Curve River Electric Co.
P.O. Box 160
Troy, MO, 63379-0160
1-800-392-3709
Ameren UE
206 Calhoun Road
Wentzville, MO - 63385
636-639-8342
Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO, 63134
314-522-2297
Telephone
Century Tel
151 Century Tel Dr.
Wentzville, MO, 63385
636-332-7261
Fire Department
O'Fallon Fire Protection District
1415 E. Elm St.
O'Fallon, MO - 63366
636-272-3493
Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO, 63368
Ottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO - 63304
636-447-6665

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

Payne Family Homes
10407 Blair Blvd., Suite B
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P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 16-10-293
Page No.

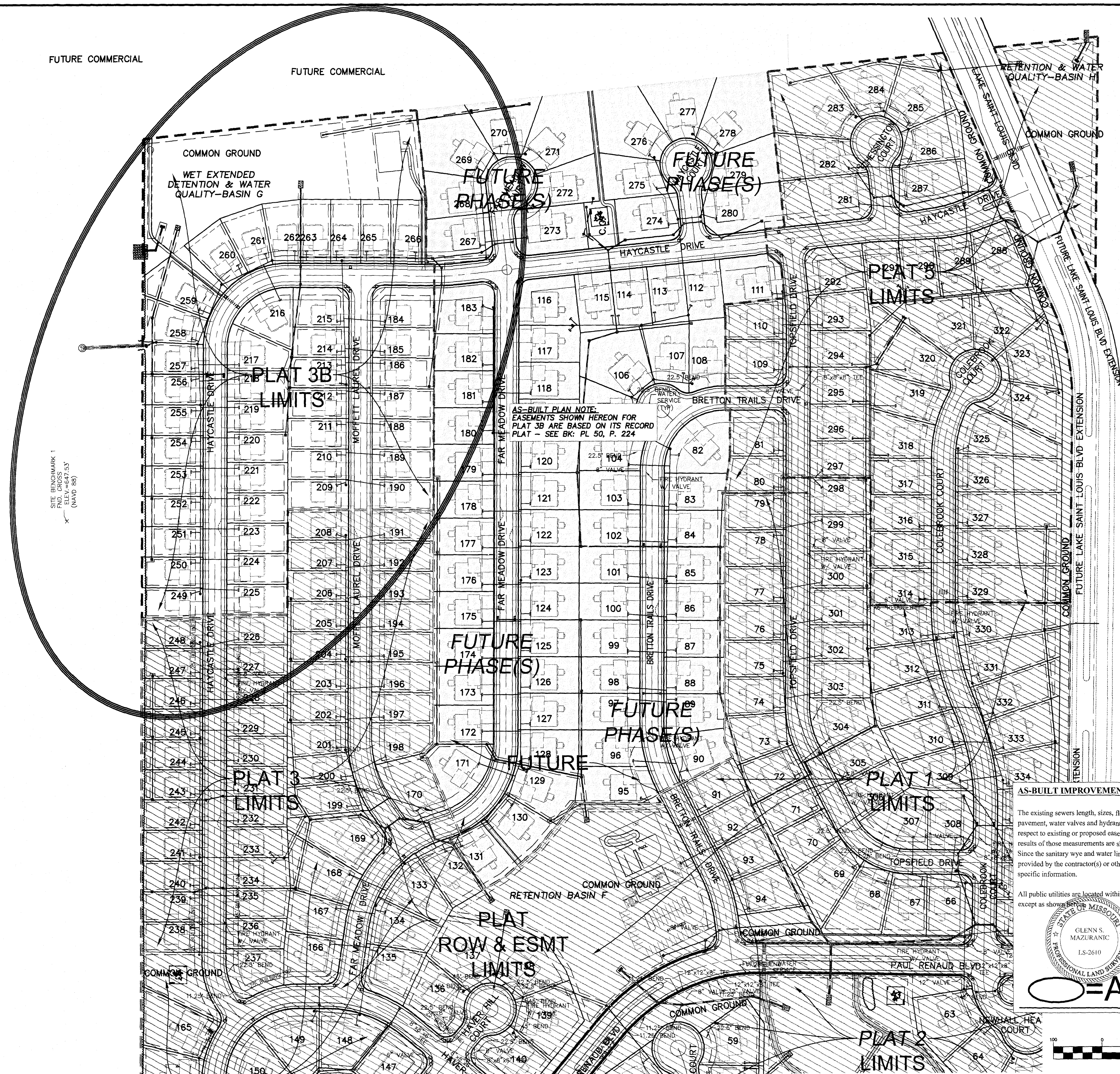
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As-Built

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FUTURE COMMERCIAL

FUTURE COMMERCIAL



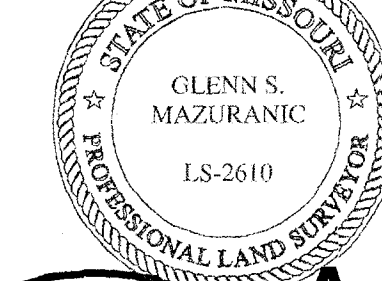
SITE BENCHMARK 1
FND. CROSS
ELEV. = 647.53'
(NAVD 88)

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR
PLAT 3B ARE BASED ON ITS RECORD
PLAT - SEE BK: PL 50, P. 224

AS-BUILT IMPROVEMENT LOCATIONS

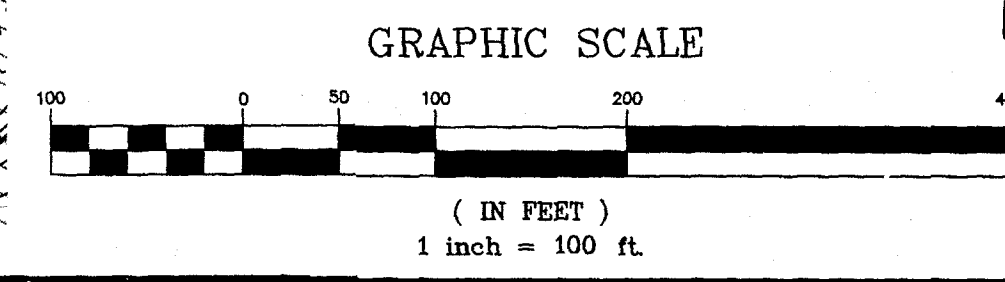
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of 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.

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

AS-BUILT



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

PROJECT TITLE

The Villages at Shady Creek
City As-Built - Plat 3B
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-487-0440 Fax. 314-487-0844
www.sterling-engineers.com
Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature is required to take effect. This seal applies only to the work shown on this drawing. It does not constitute an endorsement of the work shown on this drawing. The Engineer's seal and signature shall not be used for any other project or work unless the Engineer has specifically authorized such use in writing.

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

Payne Family Homes
10407 Bear Blvd., Suite B
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Ph. (314) 996-0341
www.paynefamilyhomes.com

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 - IMP



WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE

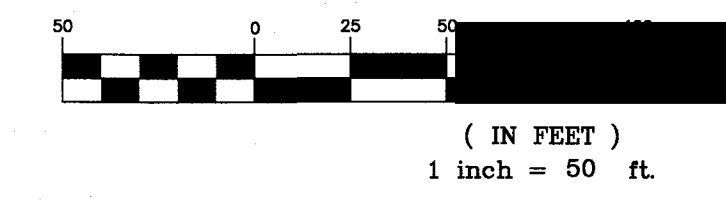
SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL 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:
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:
EASEMENTS SHOWN HEREON FOR PLAT 3B ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 224

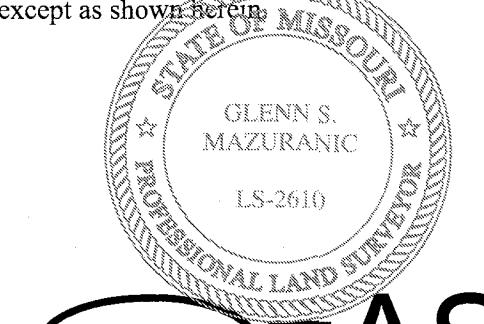
GRAPHIC SCALE



AS-BUILT IMPROVEMENT LOCATIONS

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

AS BUILT

PROJECT TITLE
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City As-Built - Plat 3B
OF ALLON, MISSOURI

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Ph. 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature appear on this sheet to attest only to the accuracy of the information shown on this sheet. All drawings, measurements or other documents are prepared by the engineer and the engineer is responsible for the accuracy of the information shown on this sheet. The engineer is not responsible for the accuracy of the information shown on this sheet if the information is not based on a survey or other documents prepared by the engineer.

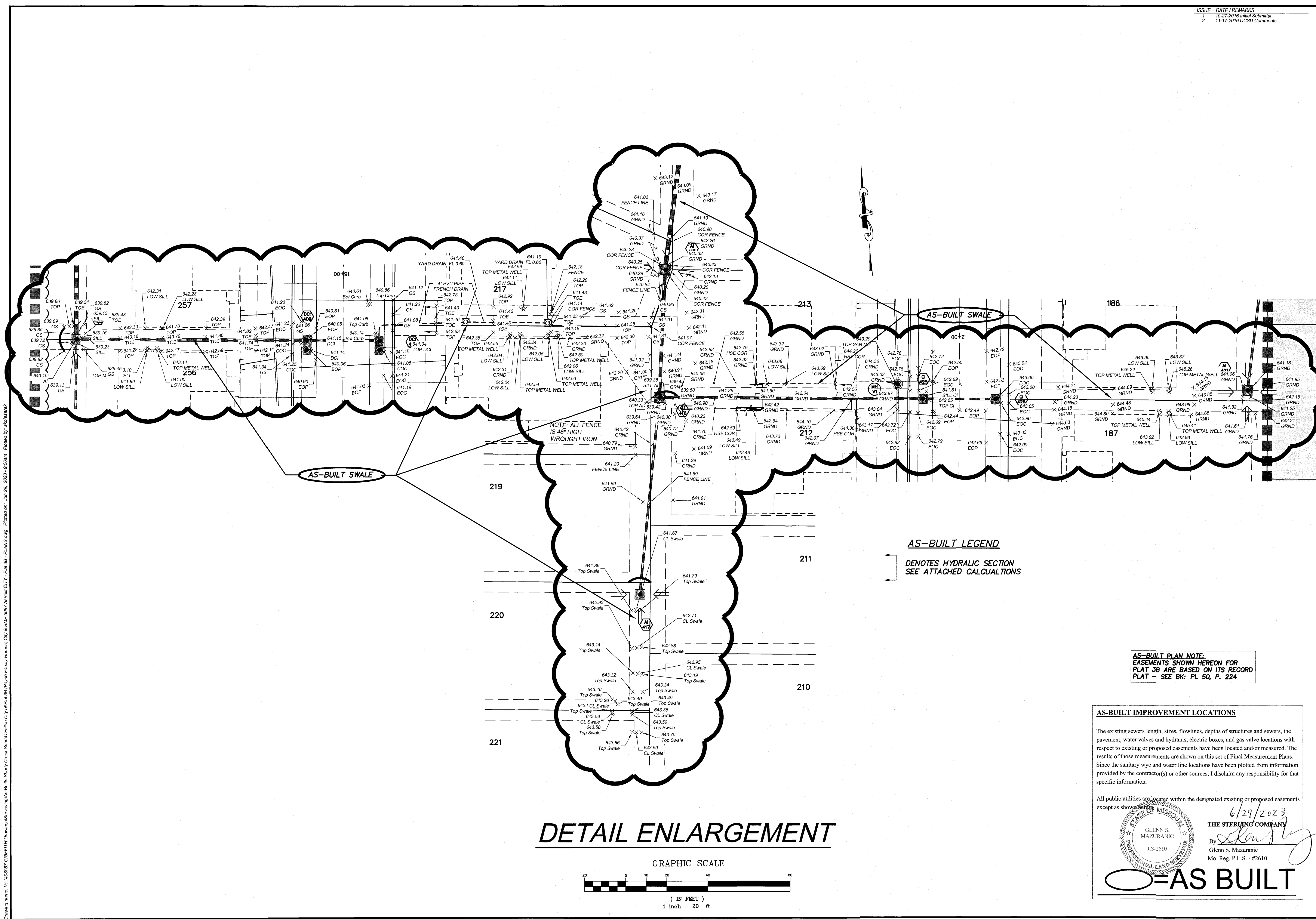
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LICENSE # PE-2002016612
Civil Engineer

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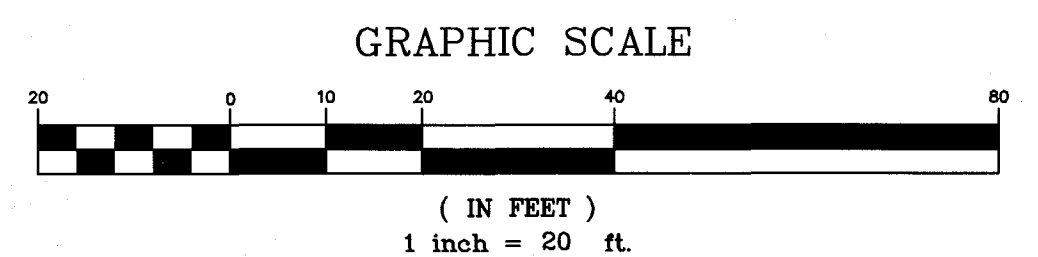
SITE PLAN
AS-BUILT PAVEMENT

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

4.3
As-Built - MP



DETAIL ENLARGEMENT



AS-BUILT LEGEND
 DENOTES HYDRALIC SECTION
 SEE ATTACHED CALCUALTIONS

AS-BUILT PLAN NOTE:
 EASEMENTS SHOWN HEREON FOR
 PLAT 3B ARE BASED ON ITS RECORD
 PLAT - SEE BK: PL 50, P. 224

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.

6/29/2016
 THE STERLING COMPANY
 By *Glenn S. Mazuranc*
 Glenn S. Mazuranc
 Mo. Reg. P.L.S. - #2610

AS BUILT

Drawing name: V11403087.GRIF1111Drawings\Surveying\As-Built\City of Fallon City - Plat 3B - PLANS.dwg Plotted on: Jun 29, 2016 9:08am Plotted by: akolesaruk

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.

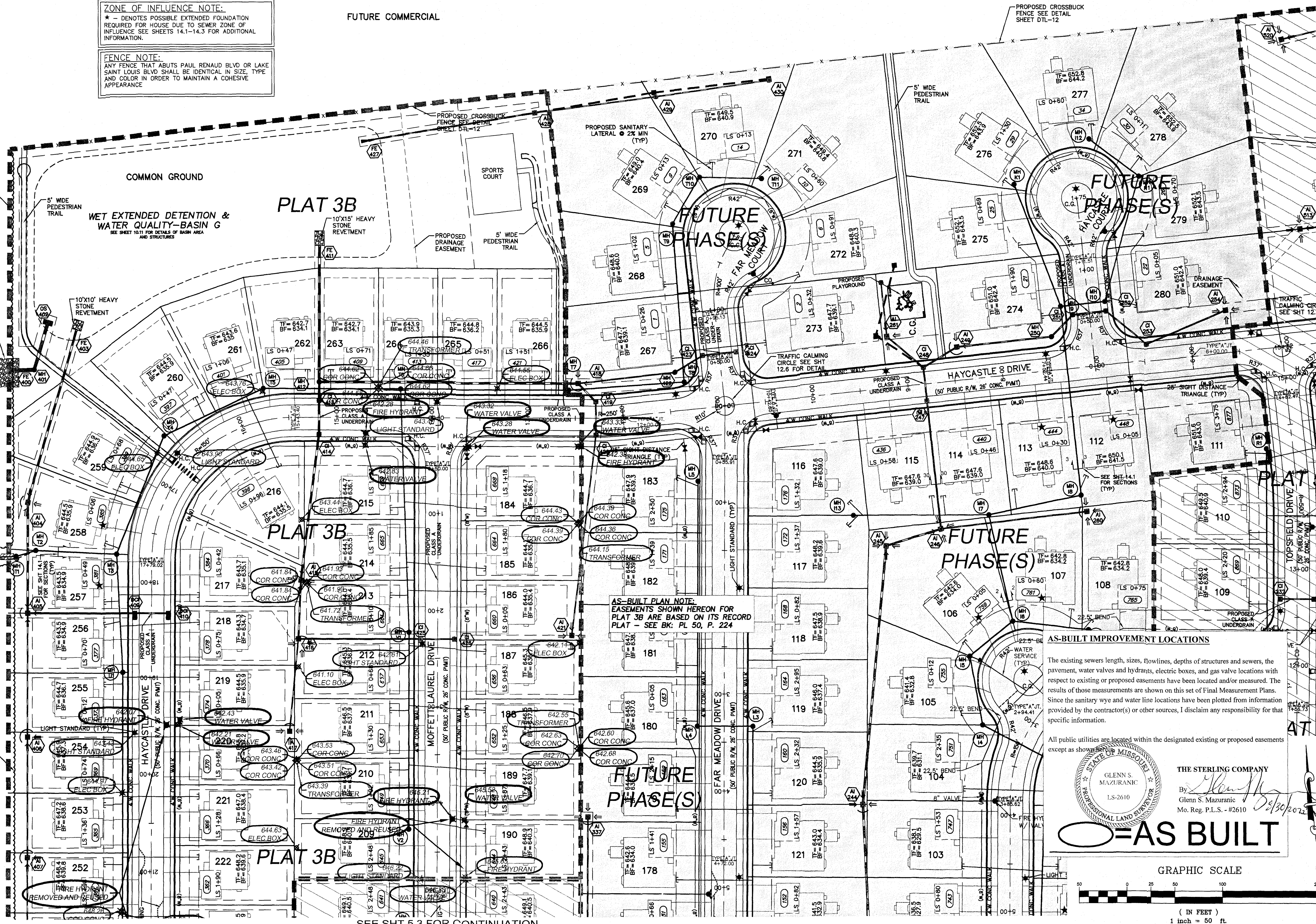
FENCE NOTE:
 ANY FENCE THAT ABUTS PAUL RENAUD BLVD OR LAKE SAINT LOUIS BLVD SHALL BE IDENTICAL IN SIZE, TYPE AND COLOR IN ORDER TO MAINTAIN A COHESIVE APPEARANCE

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

FUTURE COMMERCIAL

FUTURE COMMERCIAL



WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE

30'X30' HEAVY STONE REVETMENT

BORE OFFSITE SANITARY

BORE DIRECTLY INTO EXISTING MANHOLE

WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE

SITE BENCHMARK 1
 ELEVATION = 647.53'
 (NAVD 88)

Drawing name: V11403087.GRIFFITHDrawings\Survey\Info\As-Built\Shady Creek Sub\OfFallon City\Plat 3B - PLANS.dwg. Plotted on: Jun 28, 2022 - 2:53pm. Plotted by: filianm

PROJECT TITLE

The Villages at
 Shady Creek
 City As-Built - Plat 3B
 OF FALLON, MISSOURI

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

SEE SHIT 5.2 FOR CONTINUATION

Date: 6/14/2016
 RODNEY ARNOLD
 LICENSE # PE-2002018612
 Civil Engineer

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

UTILITY PLAN
 AS-BUILT ELECTRIC & WATER

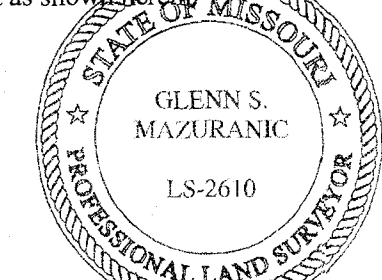
P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 6/14/2016
 Job No. 16-10-293

Page No.
5.1
 As-Built - IMP

AS-BUILT IMPROVEMENT LOCATIONS

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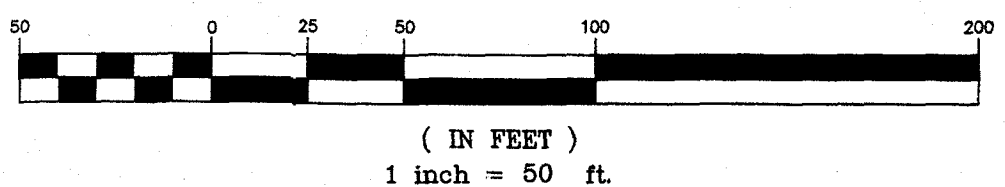
All public utilities are located within the designated existing or proposed easements except as shown on this plan.

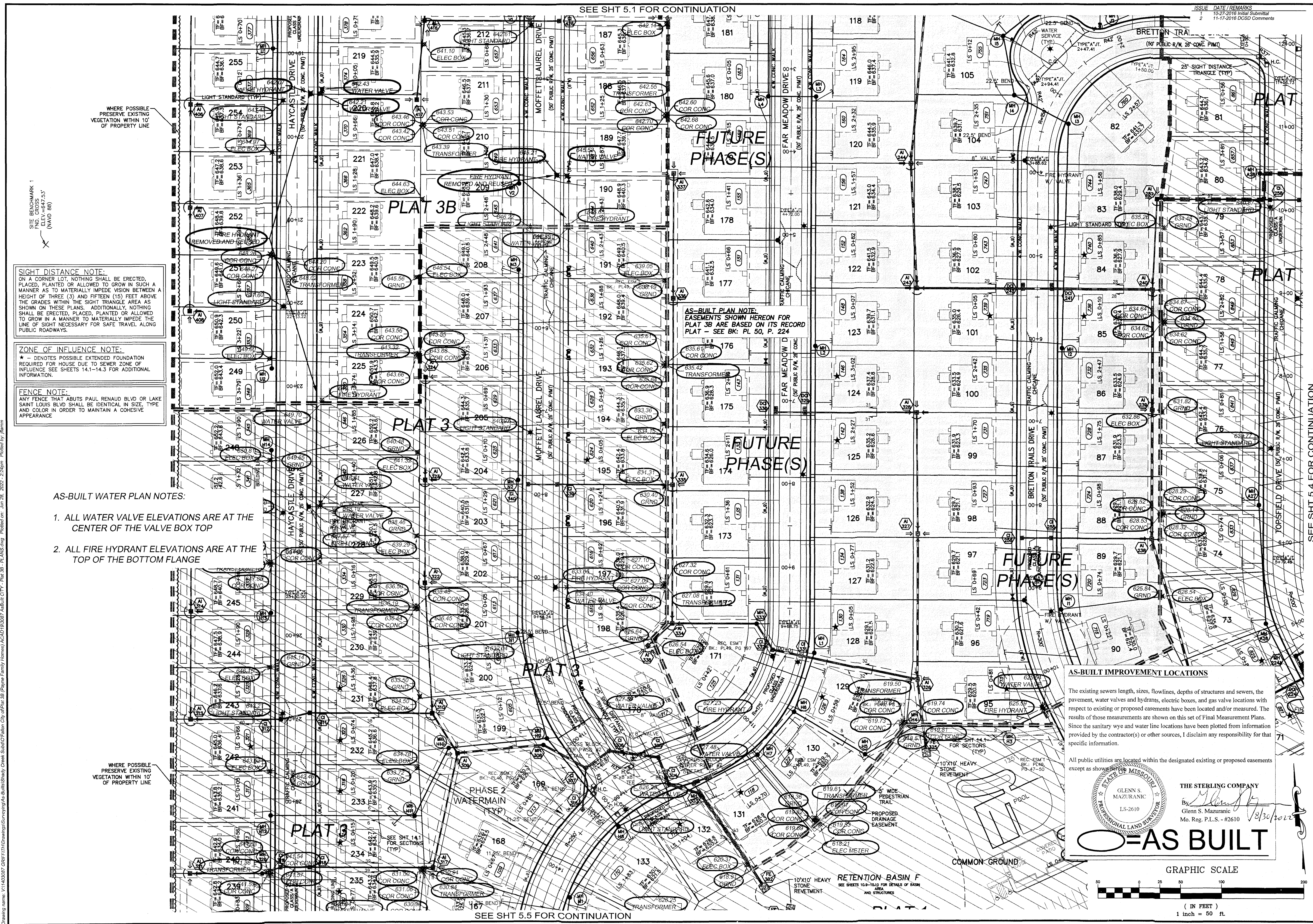


THE STERLING COMPANY
 By: *Glenn S. Mazuranc*
 Glenn S. Mazuranc
 Mo. Reg. P.L.S. - #2610

AS BUILT

GRAPHIC SCALE





SEE SHT 5.1 FOR CONTINUATION

ISSUE DATE/REMARKS
10-27-2016 Initial Submittal
11-17-2016 DCSO Comments

WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE

SITE BENCHMARK 1
FND. CROSS
ELEV. = 647.57
(NAD 86)

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:
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:
EASEMENTS SHOWN HEREON FOR PLAT 3B ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 224

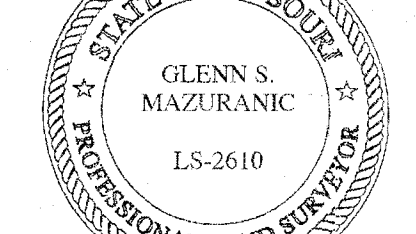
AS-BUILT WATER PLAN NOTES:

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

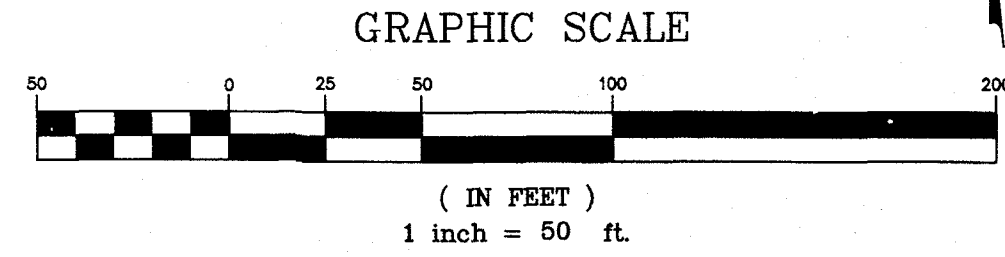
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of 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 otherwise.



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

AS BUILT



PROJECT TITLE

The Villages at Shady Creek
City As-Built - Plat 3B
OTFALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8844
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

SEE SHT 5.4 FOR CONTINUATION

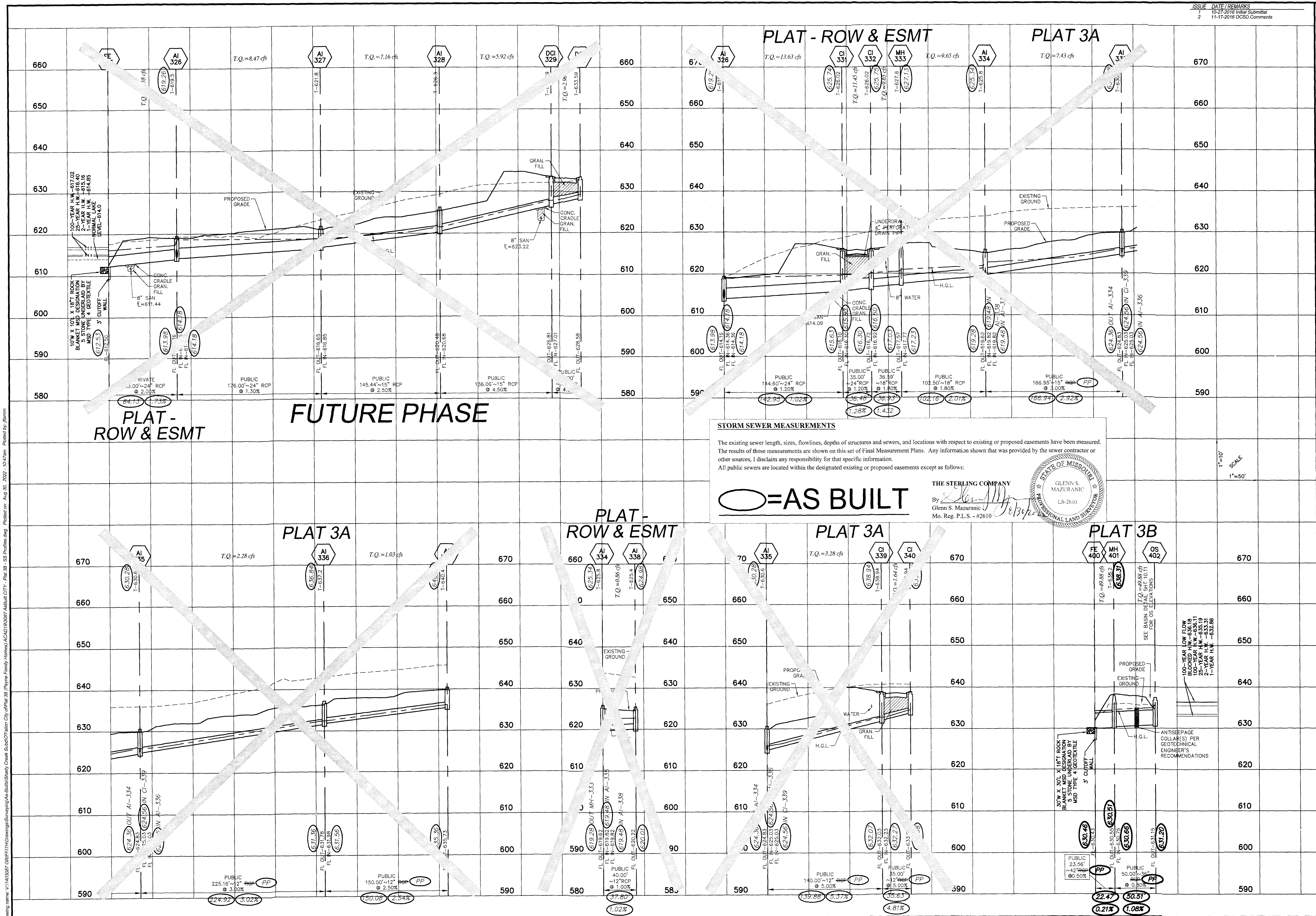
Date: 6/14/2016
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

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

UTILITY PLAN
AS-BUILT ELECTRIC & WATER

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

Page No.
5.3
As-Built - MP



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:

○ = AS BUILT

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

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

1" = 10'
 1" = 50'

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

OF FALLOM, MISSOURI

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-9844
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature are required for all sheets of this set of plans. The Professional Engineer's seal and signature are required for all sheets of this set of plans. The Professional Engineer's seal and signature are required for all sheets of this set of plans.

Date: 7/27/2018
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

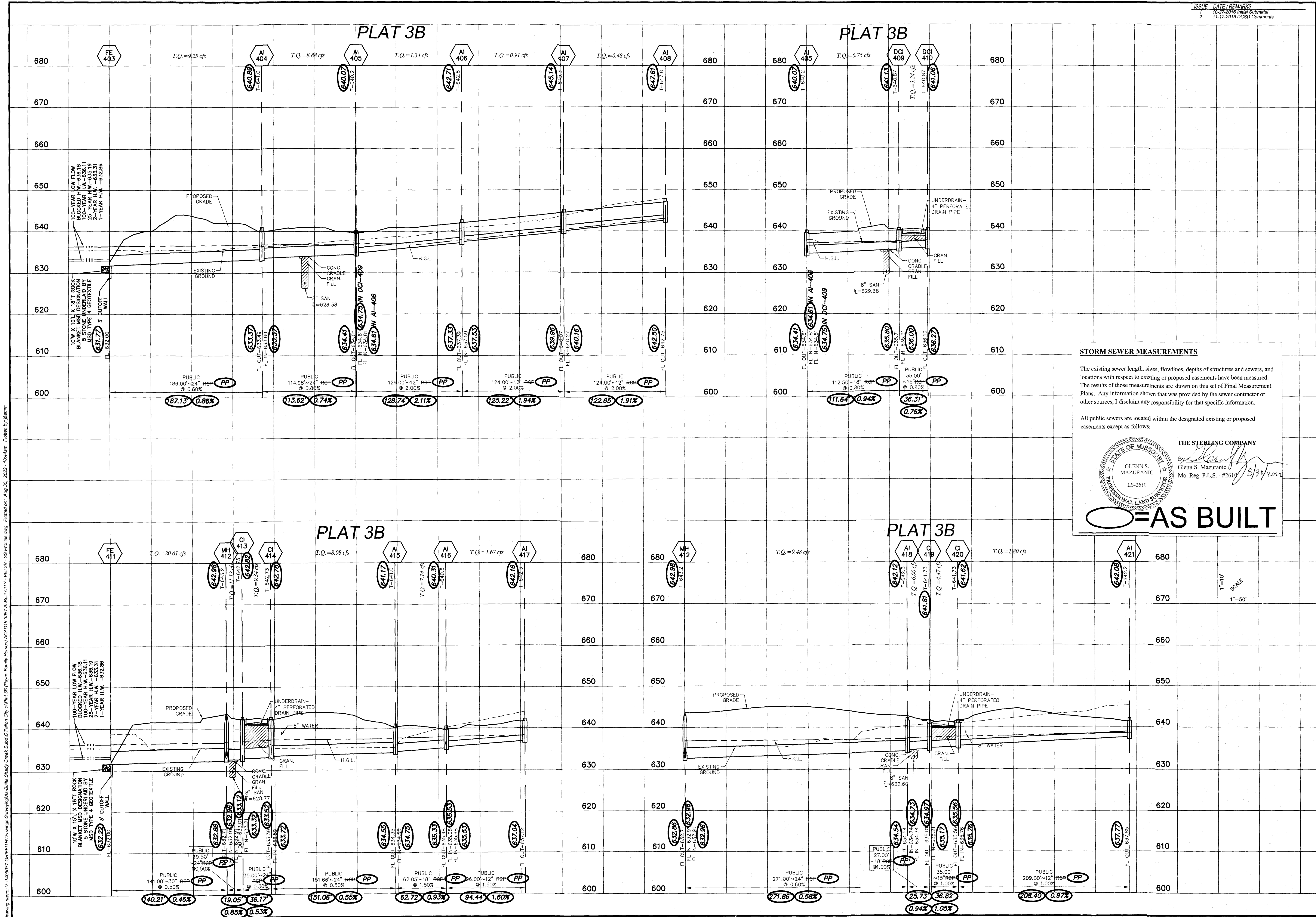
Payne Family Homes
 10407 Baur Blvd., Suite B
 St. Louis, MO 63132
 Ph. (314) 996-0341
 www.paynefamilyhomes.com

STORM PROFILES

P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 8/08/2018
 Job No. 16-10-293

Page No.
8.10
 As-Built - IMP

Drawing name: V:\1403087-GRFF\H\Drawings\Storming\As-Built\City of Platt 3B (Payne Family Homes) ACAD\1903087 As-Built City - Plat 3B - SS Profiles.dwg Plotted on: Aug 30, 2022 - 10:47am. Plotted by: jharron



STORM SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed casements 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 casements except as follows:

THE STERLING COMPANY
 By: *Glenn S. Mazuranc*
 Glenn S. Mazuranc
 Mo. Reg. P.L.S. - #2610 8/27/2012
 LS-2610

AS BUILT

1"=10'
 1"=50'
 SCALE

PROJECT TITLE
The Villages at Shady Creek
 City As-Built - Plat 3B
 OF FALLON, MISSOURI

THE STERLING COMPANY
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

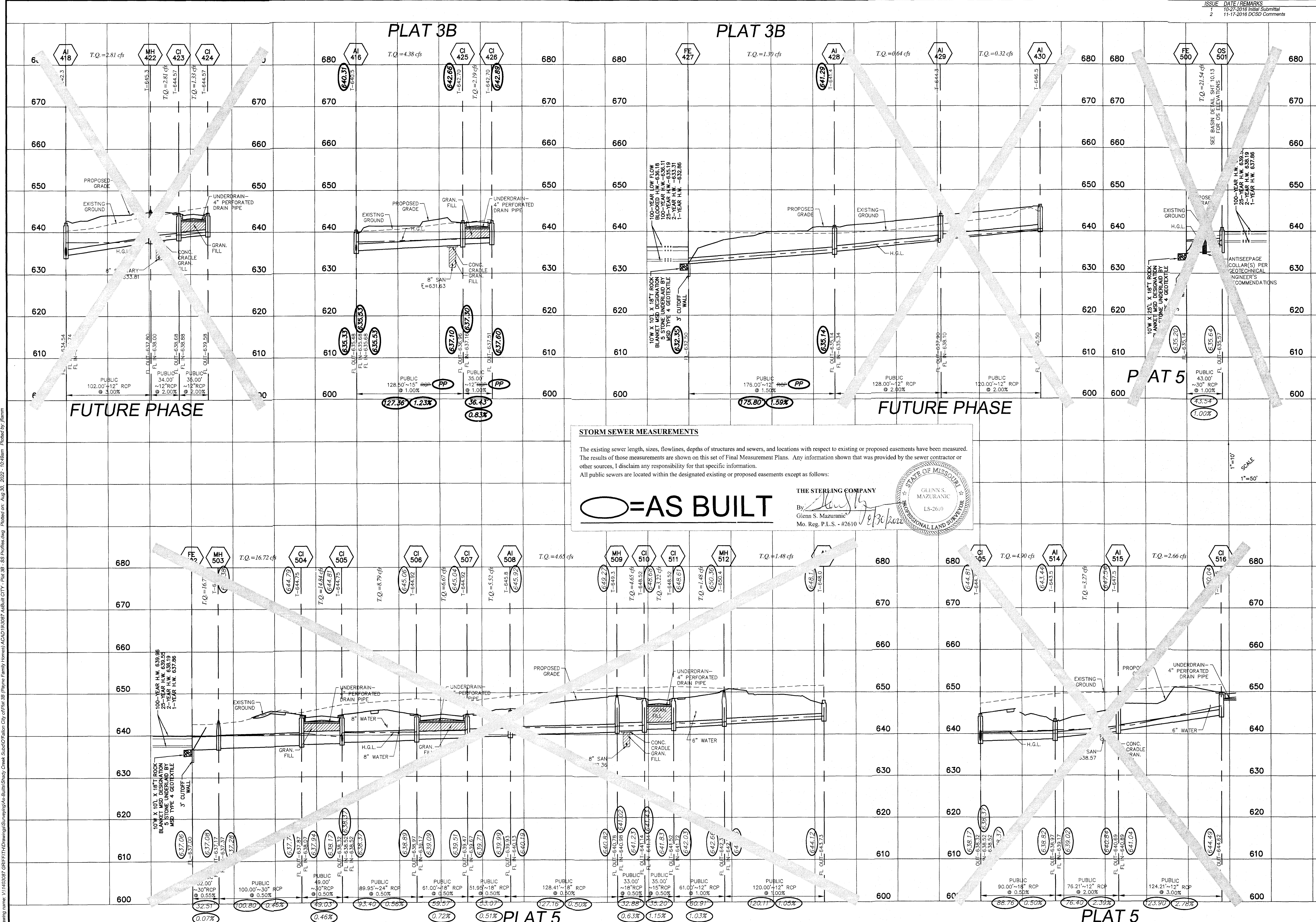
Date: 2/27/2018
 RODNEY ARNOLD
 LICENSE # PE-202016612
 Civil Engineer

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

STORM PROFILES

P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 8/08/2018
 Job No. 16-10-293
 Page No.
8.11
 As-Built -IMP-

Drawing name: V14402077 GRIFTH/Drawings/Surveying/As-Built/Plat 3B - SS Profiles.dwg Plotted on: Aug 30, 2022 - 10:44am. Plotted by: jflann



STORM SEWER MEASUREMENTS

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AS BUILT

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

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

PROJECT TITLE
 The Villages at
 Shady Creek
 City As-Built - Plat 3B
 OFFALLON, MISSOURI

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-467-0440 Fax 314-467-0944
 www.sterling-engineers.com
 Corporate Certificate of Authority #001548

The Professional Engineer's seal and signature shall be placed on this drawing only. It is the responsibility of the engineer to ensure that all drawings are complete and correct. The engineer shall not be responsible for any errors or omissions on drawings prepared by others, including but not limited to, those prepared by the contractor, unless the engineer expressly indicates otherwise. The engineer shall not be responsible for any errors or omissions on drawings prepared by others, including but not limited to, those prepared by the contractor, unless the engineer expressly indicates otherwise.

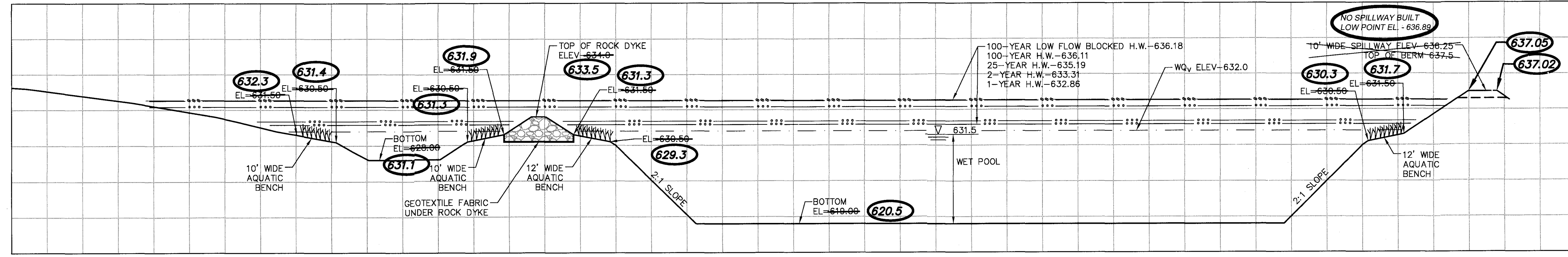
Date: 7/27/2018
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

Payne Family Homes
 10407 Bair Blvd., Suite B
 St. Louis, MO 63132
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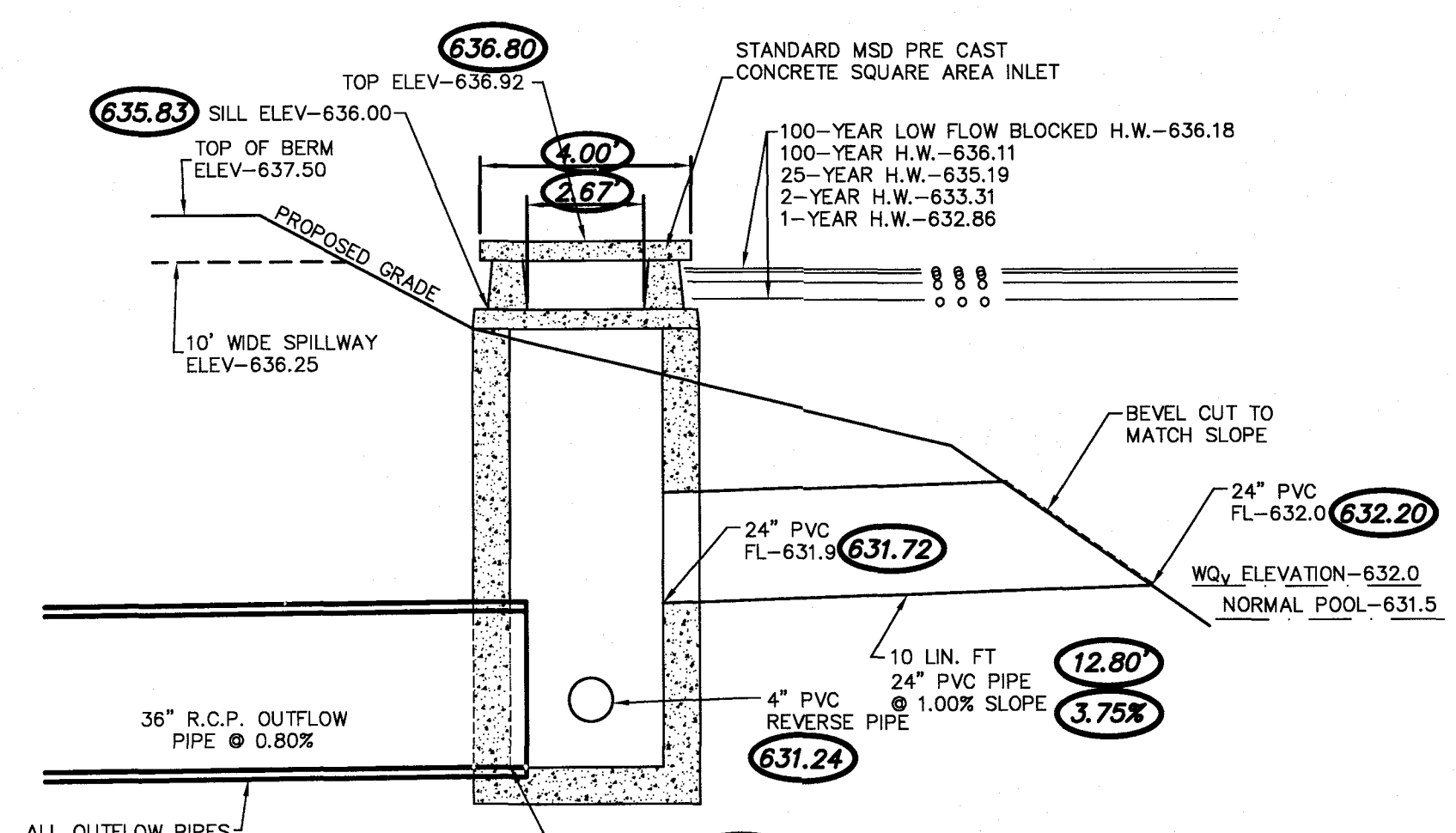
STORM PROFILES

P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 8/08/2018
 Job No. 16-10-293

Page No.
8.12
 As-Built - JMP

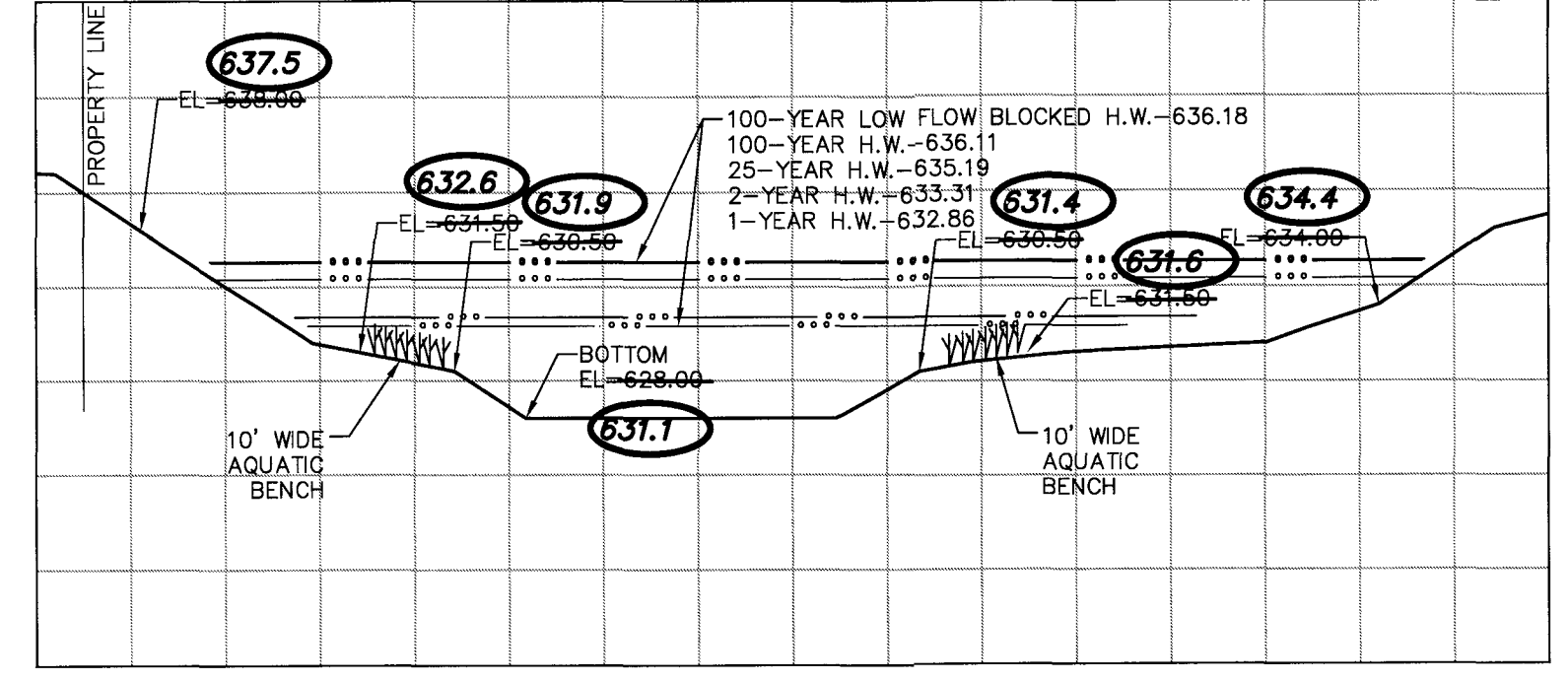


BASIN-G SECTION 19-19
 SCALE 1"=20' HORIZ.
 1"=10' VERT.

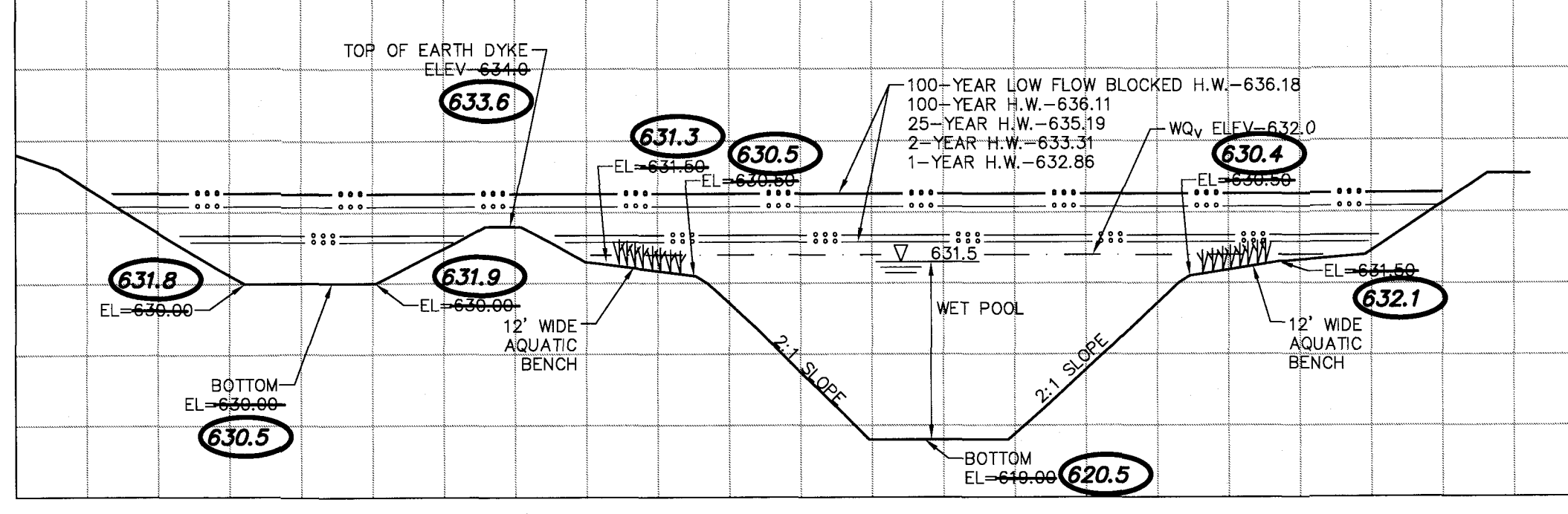


OUTFALL STRUCTURE 402 SIDE SECTION
 N.T.S.

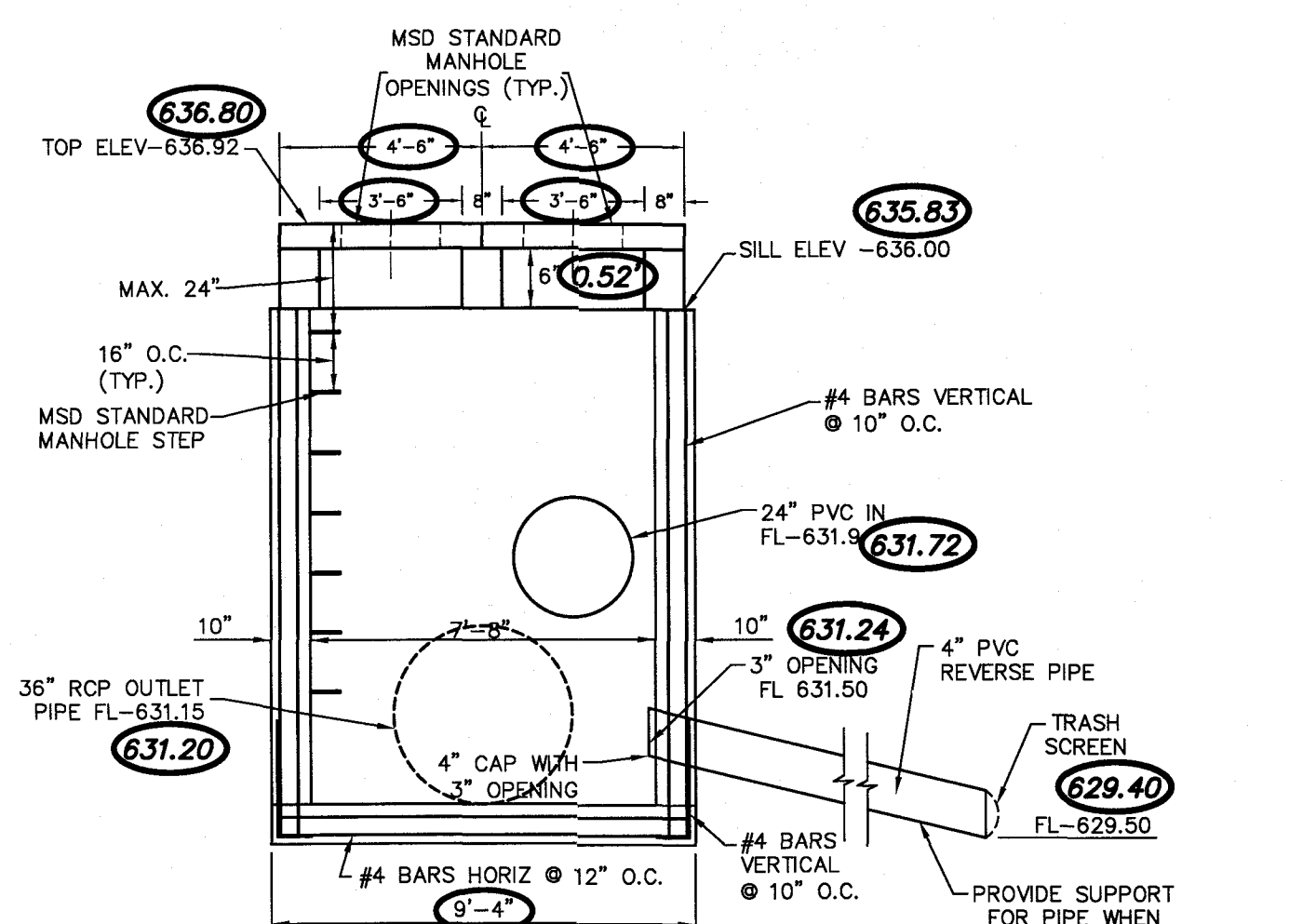
ALL OUTFLOW PIPES SHALL HAVE ANTISEEPAGE COLLARS PER GEOTECHNICAL RECOMMENDATIONS



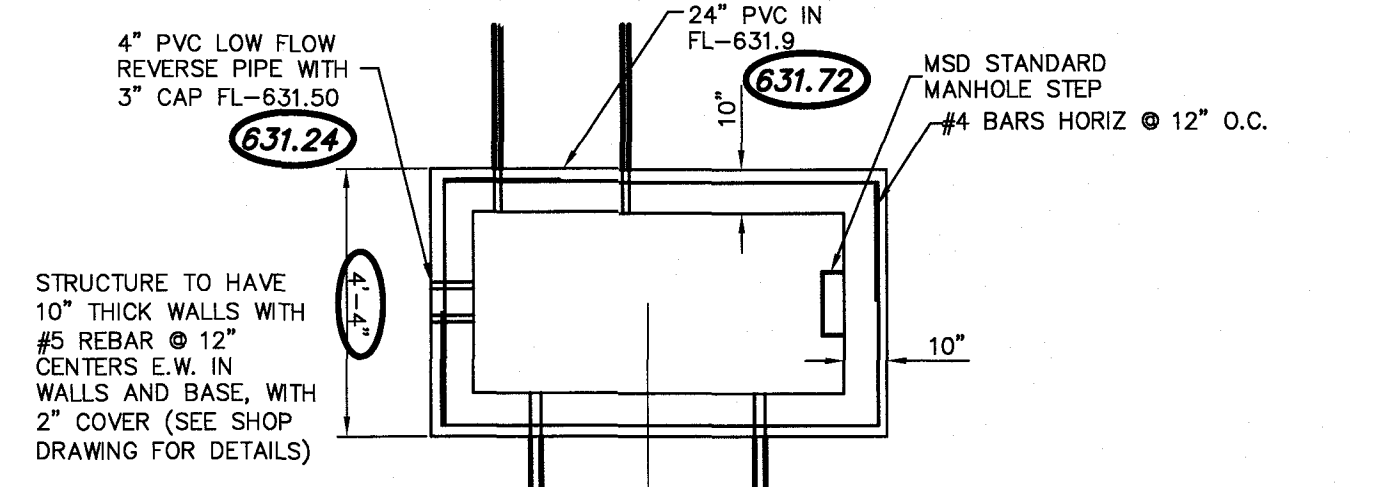
BASIN-G SECTION 20-20
 SCALE 1"=20' HORIZ.
 1"=10' VERT.



BASIN-G SECTION 21-21
 SCALE 1"=20' HORIZ.
 1"=10' VERT.



OUTFALL STRUCTURE 402 FRONT VIEW
 N.T.S.

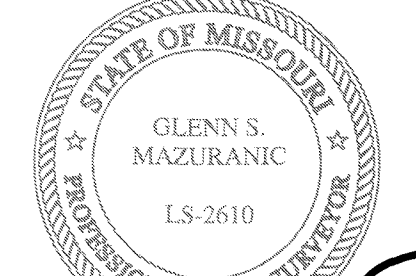


OUTFALL STRUCTURE 402 PLAN VIEW
 N.T.S.

STORM SEWER MEASUREMENTS

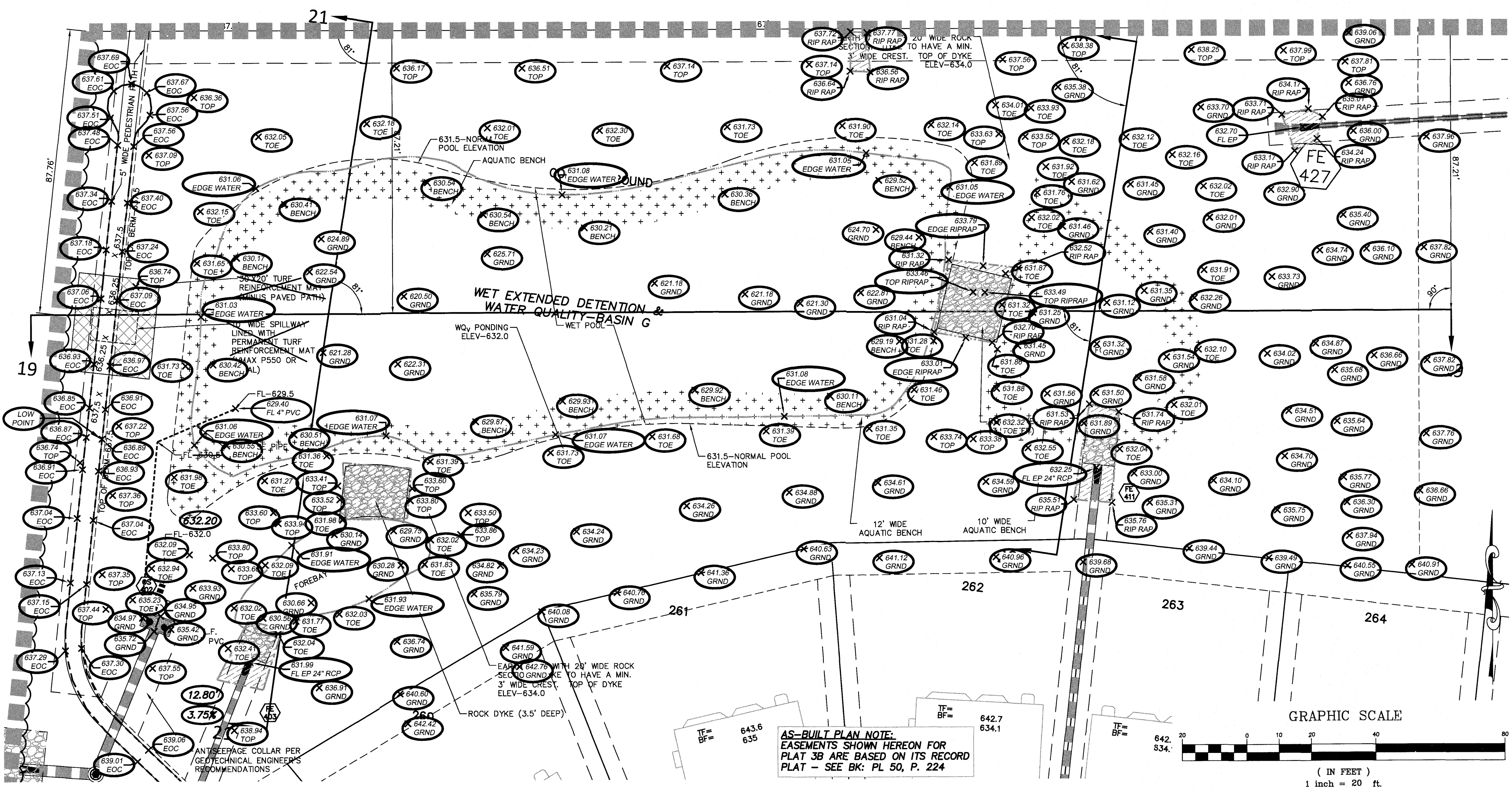
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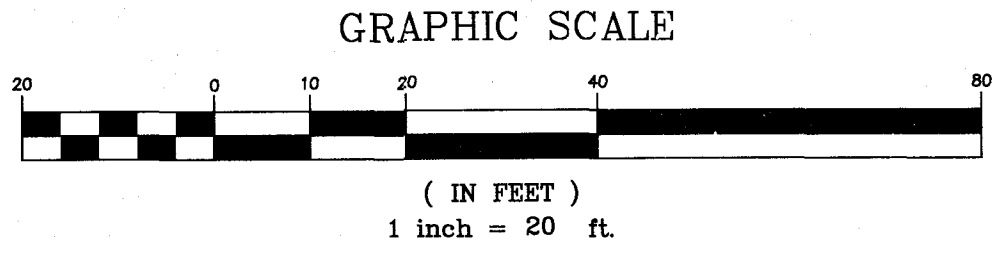


THE STERLING COMPANY
 By: Glenn S. Mazuranc
 Mo. Reg. P.L.S. - #2610

AS BUILT



AS-BUILT PLAN NOTE:
 EASEMENTS SHOWN HEREON FOR PLAT 3B ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 224



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

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature placed on this sheet apply only to the portion of the work shown on this sheet. All drawings, instruments or other documents not bearing this seal and signature shall not be considered prepared by the engineer, and the engineer hereby certifies that he/she is not responsible for any errors or omissions not appearing on this seal and signature.

Date: 12/10/2018
 RODNEY ARNOLD
 LICENSE # PE-200216612
 Civil Engineer

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: 12/10/2018
 Job No. 16-10-293

Page No.
10.11
 As-Built