

SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPED 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 IMPED 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

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

PLAT 4
AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 4 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 49, P. 326

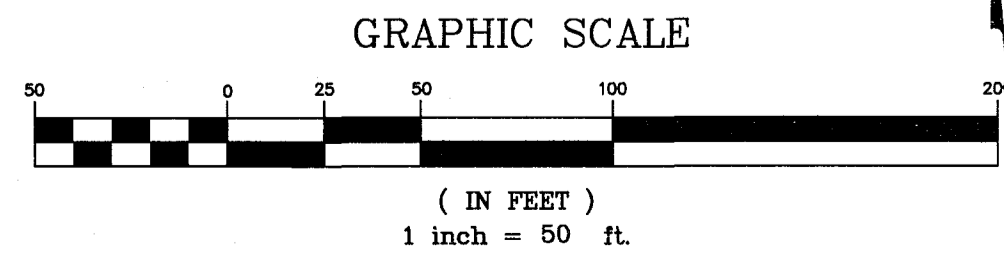
AS-BUILT IMPROVEMENT LOCATIONS

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 water 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 *J. Henson* 6-29-18
James A. Henson
Mo. Reg. P.L.S. - #2007017963

○ = AS BUILT



ISSUE DATE/REMARKS

3-3-2015	Initial Submittal
5-5-2015	City Comments
6-25-2015	City & PWS#2 Comments
10-2-2015	City Comments
12-10-2015	City Comments
3-2-2017	Revised Final
6-24-2018	Final Approval

PROJECT TITLE
The Villages at Shady Creek
City As-Built - Plat 4
OFALLON, MISSOURI

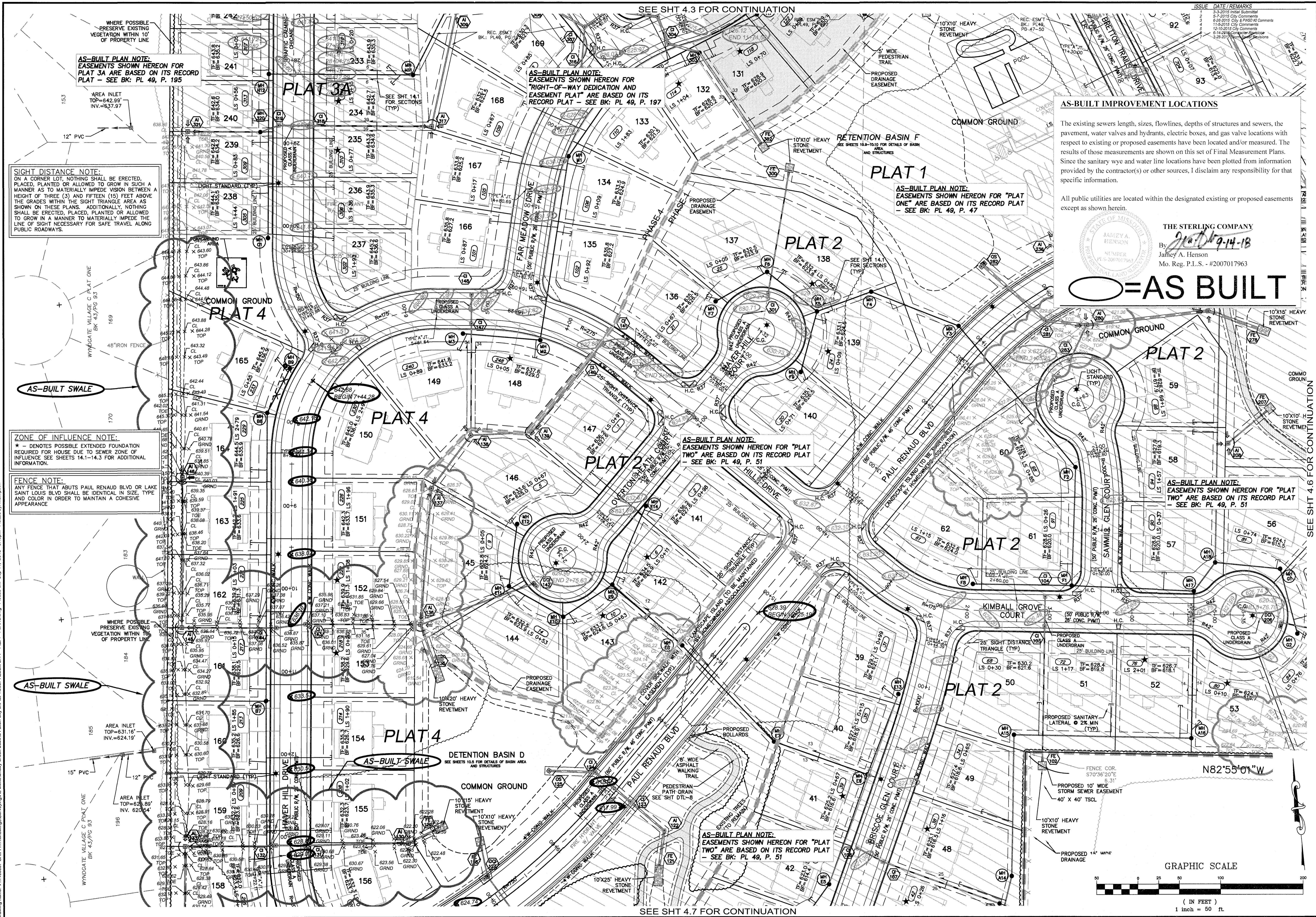
THE STERLING CO.
ENGINEERS & SURVEYORS
5065 New Baumgartner Road
St. Louis, Missouri 63129 8944
Ph 314.991.4400
Corporate Certificate of Authority #001348

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

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
OFallon, Missouri 63368
Ph: (636) 265-2710
Fax: (636) 695-3195
www.lombardohomesstlouisc.com

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

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IMP



AS-BUILT IMPROVEMENT LOCATIONS

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THE STERLING COMPANY
 By: *Jaimey A. Henson*
 Jaimey A. Henson
 Mo. Reg. P.L.S. - #2007101963

AS-BUILT

AS-BUILT PLAN NOTE:
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WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE

AS-BUILT SWALE

AREA INLET
 TOP=631.16'
 INV.=624.19'

AREA INLET
 TOP=625.89'
 INV.=620.54'

AREA INLET
 TOP=625.89'
 INV.=620.54'

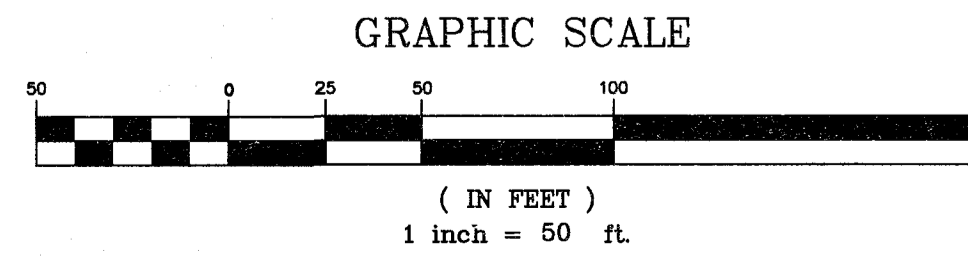
AREA INLET
 TOP=625.89'
 INV.=620.54'

AREA INLET
 TOP=625.89'
 INV.=620.54'

SEE SHT 4.3 FOR CONTINUATION

SEE SHT 4.7 FOR CONTINUATION

SEE SHT 4.6 FOR CONTINUATION



PROJECT TITLE
 The Villages at
 Shady Creek
 City As-Built - Plat 4
 OFALLON, MISSOURI

THE STERLING CO.
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 5055 New Baumgartner Road
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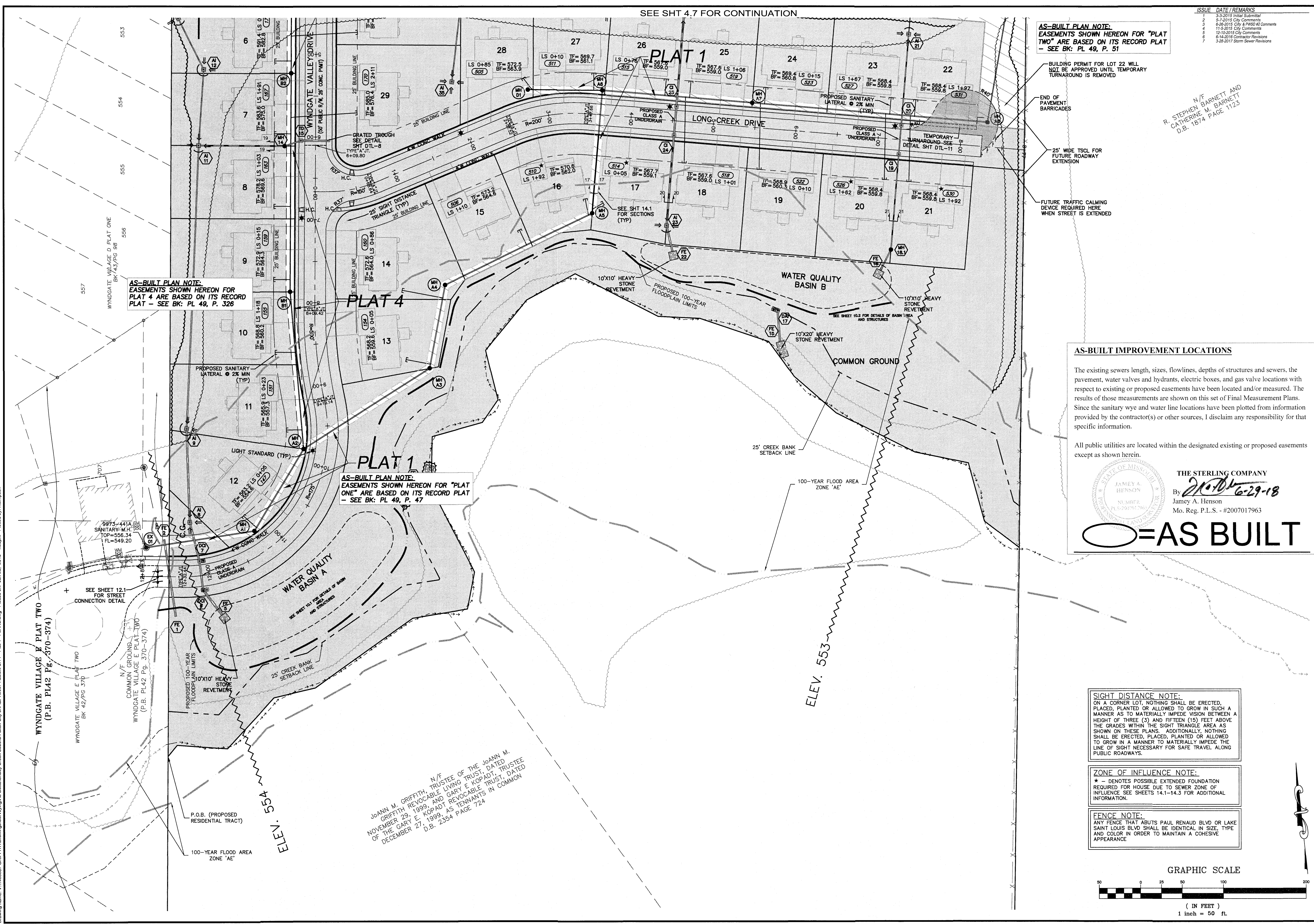
Date: 6/14/2016
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 Ofallon, Missouri 63368
 Ph: (636) 265-2710
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P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 14-03-087

Page No.
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"Final Plan" Approval Date: January 8, 2015 (26-14.01)



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The Villages at Shady Creek
City As-Built - Plat 4

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5055 New Baumgartner Road
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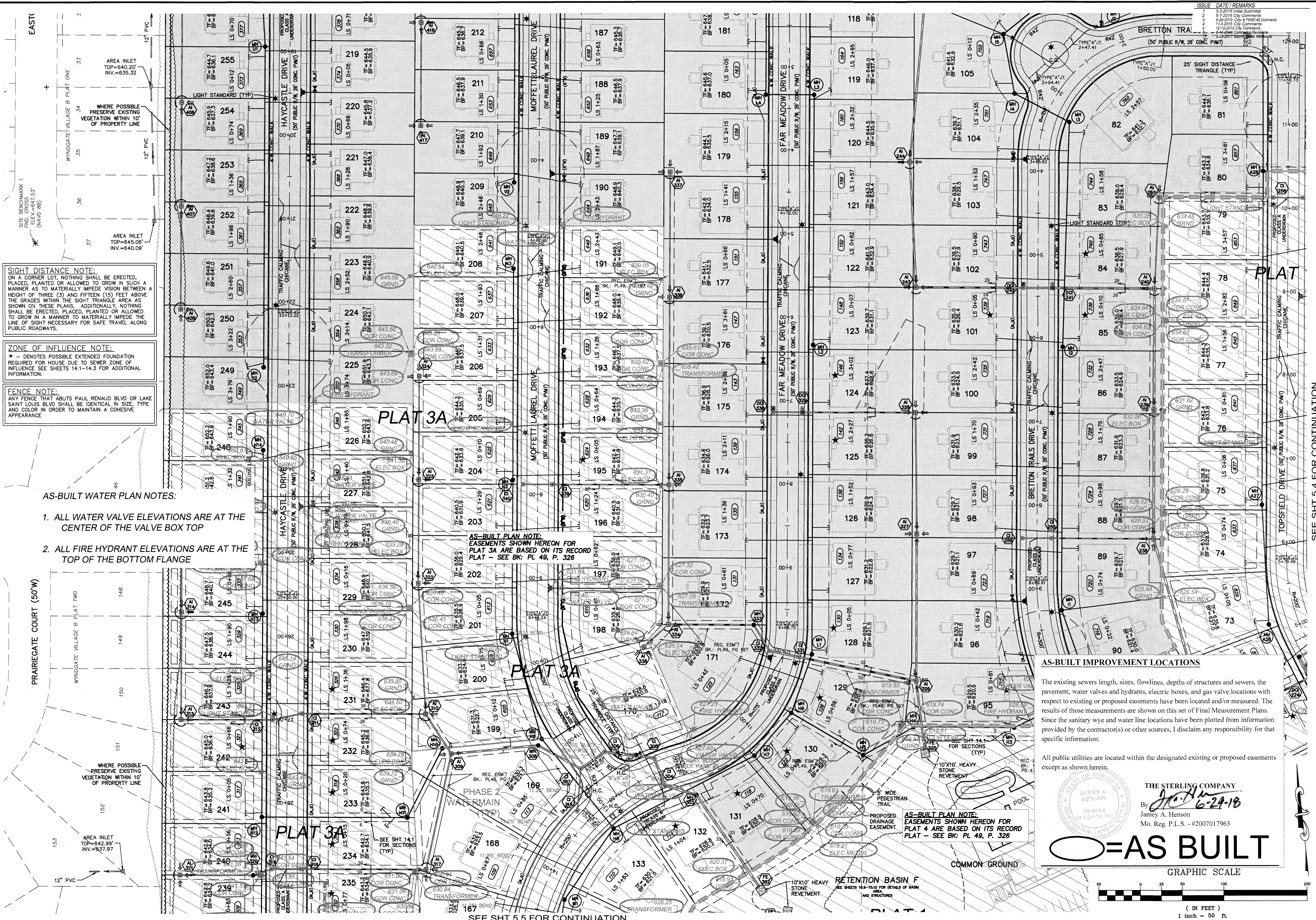
Date: 6/14/2016
By: Rodney Arnold
LICENSE # PE-2002016612
Civil Engineer

Lombardo Homes of St. Louis, LLC
2289 Technology Drive, Suite 150
OFallon, Missouri 63368
Ph: (636) 265-2710
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SITE PLAN

P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 14-03-087
Page No.
4.8

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



SIGHT DISTANCE NOTE:
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AS-BUILT WATER PLAN NOTES:

1. ALL WATER VALVE ELEVATIONS ARE AT THE CENTER OF THE VALVE BOX TOP
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WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE

AS-BUILT PLAN NOTE:
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AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 4 ARE BASED ON ITS RECORD PLAT - SEE BK. PL 49, P. 326

AS-BUILT IMPROVEMENT LOCATIONS

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THE STERLING COMPANY
By *J.A. Henson* 6-29-18
James A. Henson
Mo. Reg. P.L.S. - #2007107963

○ = AS BUILT

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

PROJECT TITLE
The Villages at Shady Creek
City As-Built - Plat 4
OFALLOON, MISSOURI

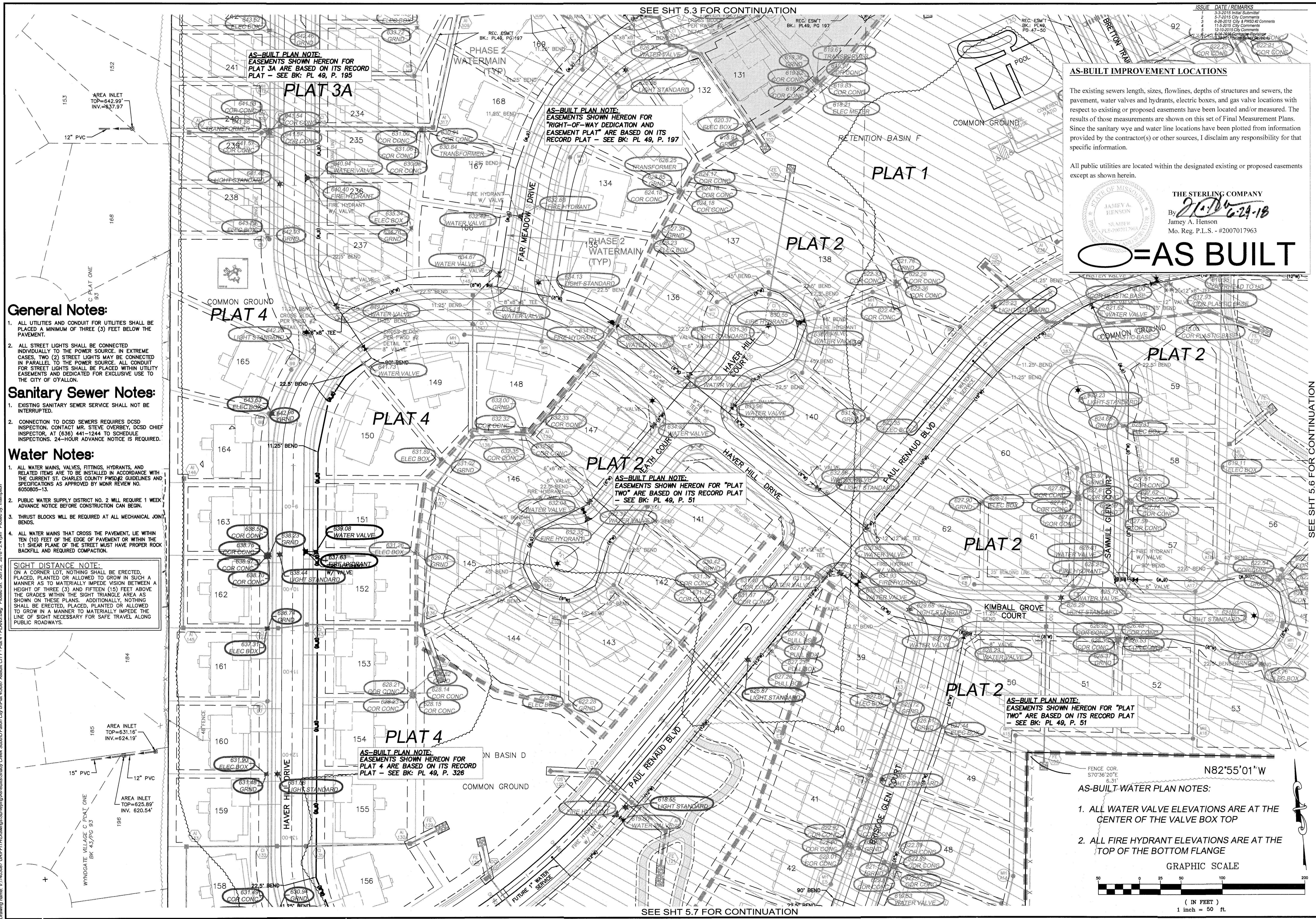
THE STERLING COMPANY
ENGINEERS & SURVEYORS
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Corporate Certificate of Authority #001348

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UTILITY PLAN

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

ISSUE DATE/REMARKS

1	3-3-2015 Initial Submittal
2	5-3-2015 City Comments
3	6-26-2015 City & PWS&D Comments
4	11-20-2015 City Comments
5	12-10-2015 City Comments
6	1-14-2016 Contractor Response
7	2-11-2016 Contractor Response

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

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR "RIGHT-OF-WAY DEDICATION AND EASEMENT PLAT" ARE BASED ON ITS RECORD PLAT - SEE BK: PL 49, P. 197

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR "PLAT TWO" ARE BASED ON ITS RECORD PLAT - SEE BK: PL 49, P. 51

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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 FALLON.

Sanitary Sewer Notes:

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

Water Notes:

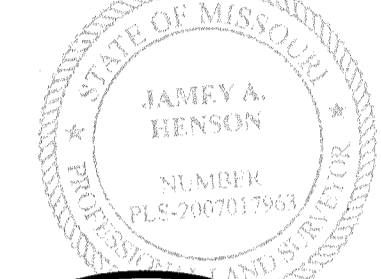
1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWS&D GUIDELINES AND SPECIFICATIONS AS APPROVED BY MDR REVIEW NO. 6050805-13.
2. PUBLIC WATER SUPPLY DISTRICT NO. 2 WILL REQUIRE 1 WEEK ADVANCE NOTICE BEFORE CONSTRUCTION CAN BEGIN.
3. THRUST BLOCKS WILL BE REQUIRED AT ALL MECHANICAL JOINT BENDS.
4. ALL WATER MAINS THAT CROSS THE PAVEMENT, LIE 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.

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

AS-BUILT

PROJECT TITLE
The Villages at Shady Creek
City As-Built - Plat 4
OF FALLON, MISSOURI

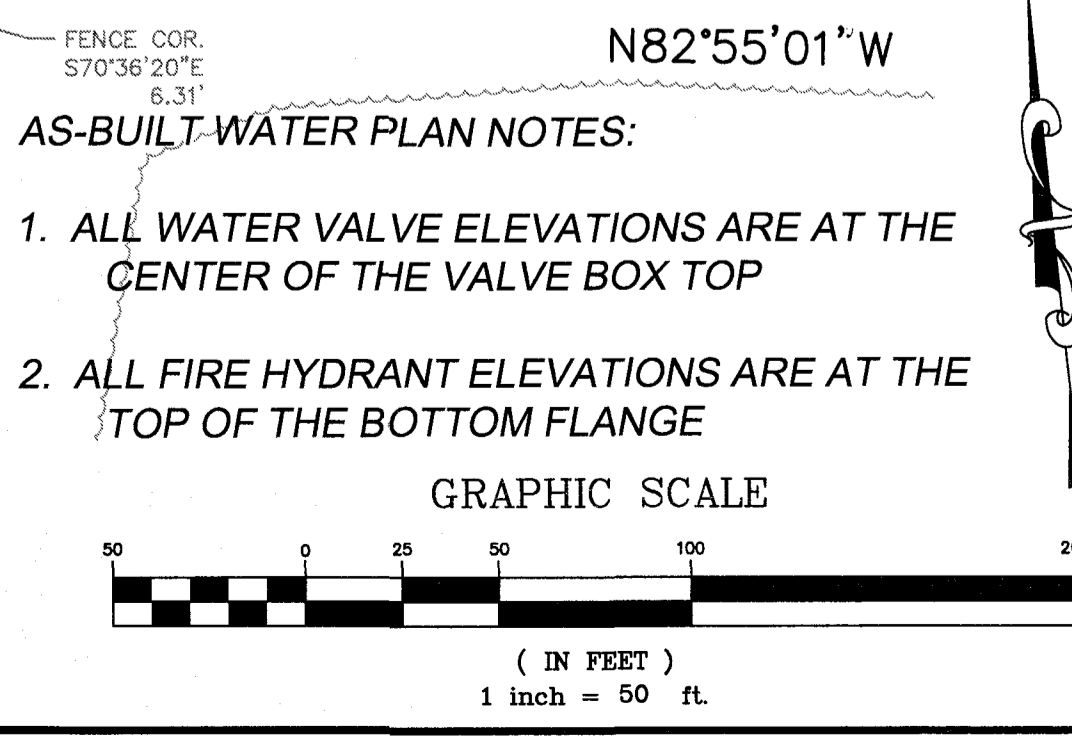
THE STERLING COMPANY
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Date: 6/14/2016
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

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UTILITY PLAN

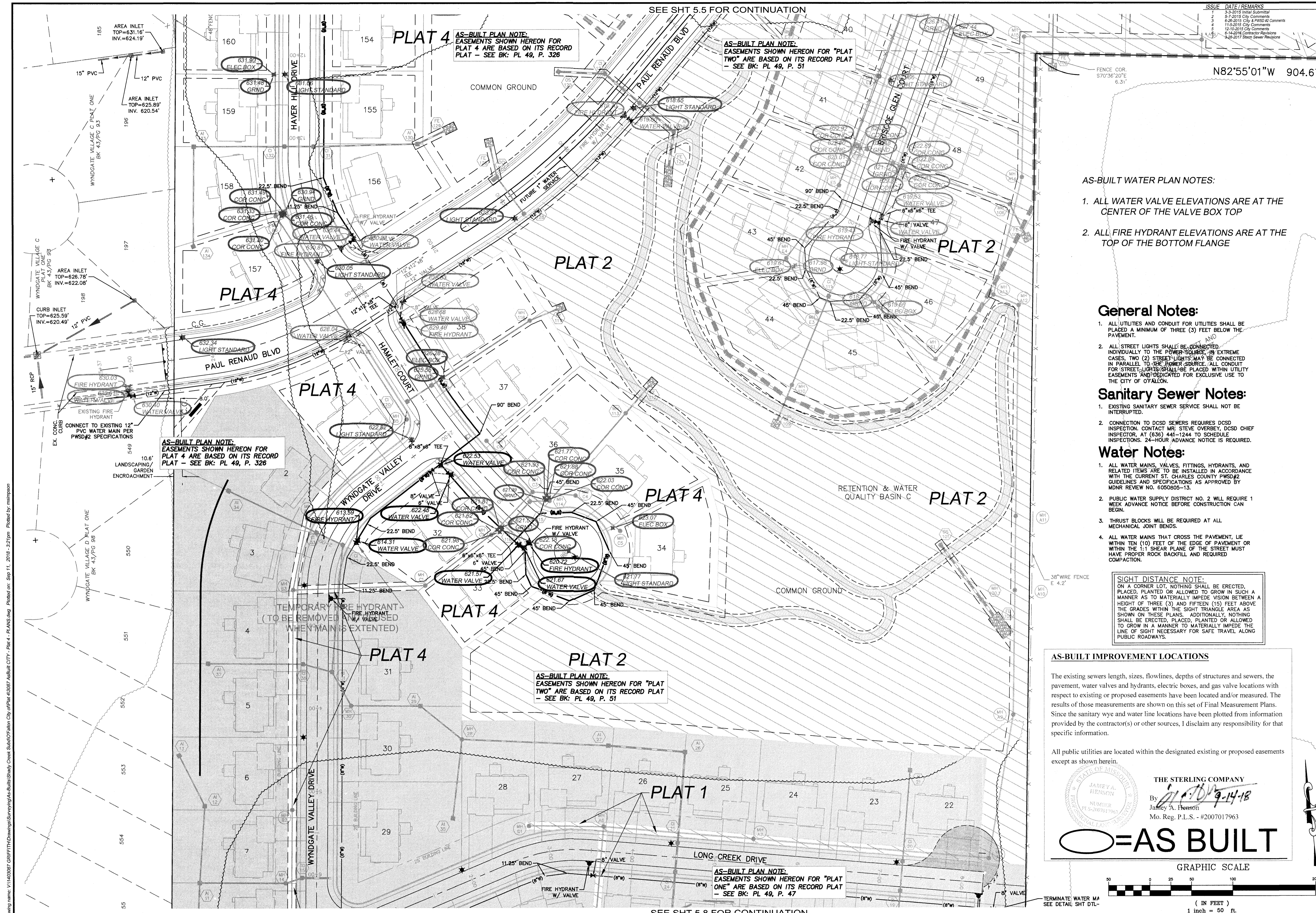
P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 14-03-087
Page No. **5.5** IMP



SEE SHT 5.7 FOR CONTINUATION

SEE SHT 5.6 FOR CONTINUATION

Drawing name: V:\1403087\GREFF\14-Dwg\14-03-087_ASBuilt_City_of_Fallon_City_of_Plats_4-Plat_4-Plat_4.dwg, Date: 2016-06-14 10:00:00, Plotted on: Jun 25, 2016, 2:24 pm, Plotted by: malinson



ISSUE	DATE	REMARKS
1	3-3-2015	Initial Submittal
2	8-7-2015	City Comments
3	8-26-2015	City & PWS#2 Comments
4	11-4-2015	City Comments
5	12-10-2015	City Comments
6	6-14-2016	Contractor Revisions
7	8-23-2017	Street Sewer Revisions

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR
PLAT 4 ARE BASED ON ITS RECORD
PLAT - SEE BK: PL 49, P. 326

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR "PLAT
TWO" ARE BASED ON ITS RECORD PLAT
- SEE BK: PL 49, P. 51

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- SEE BK: PL 49, P. 47

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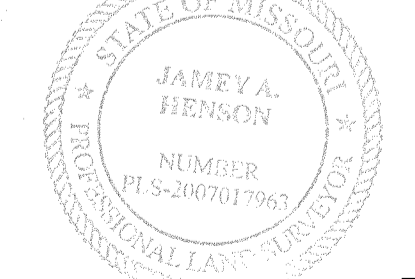
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AS-BUILT IMPROVEMENT LOCATIONS

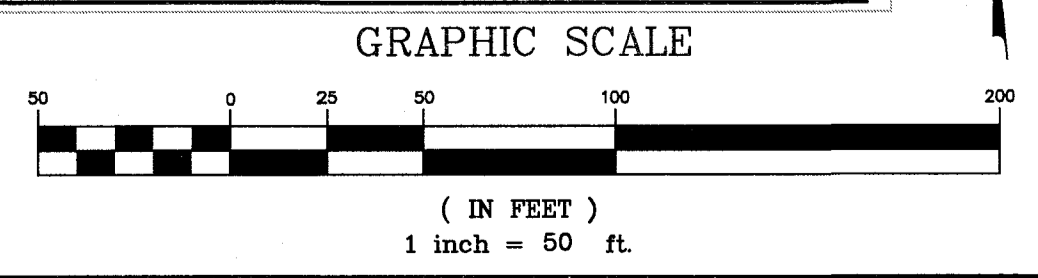
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By: *[Signature]*
James A. Henson
Mo. Reg. P.L.S. - #2007017963

O=AS BUILT



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OFFALLON, MISSOURI

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Page No.

SEE SHT 5.7 FOR CONTINUATION

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR "PLAT TWO" ARE BASED ON ITS RECORD PLAT - SEE BK: PL. 49, P. 51

ISSUE	DATE	REMARKS
1	3-3-2015	Initial Submittal
2	3-7-2015	City Comments
3	9-26-2015	City & PWSD #2 Comments
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7	9-26-2017	Storm Sewer Revisions

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AS-BUILT IMPROVEMENT LOCATIONS

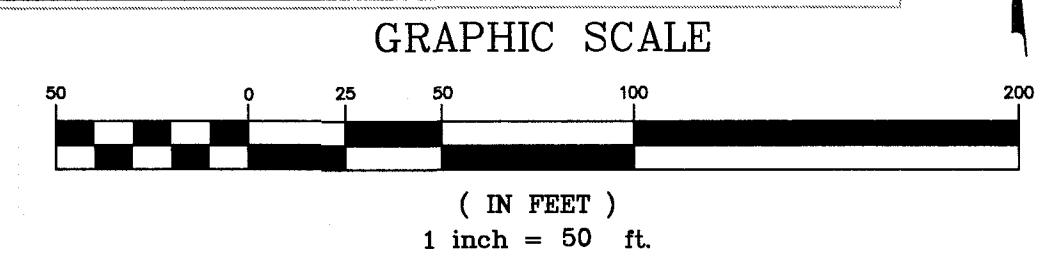
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THE STERLING COMPANY
By *J.A. Henson* 6-29-18
James A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

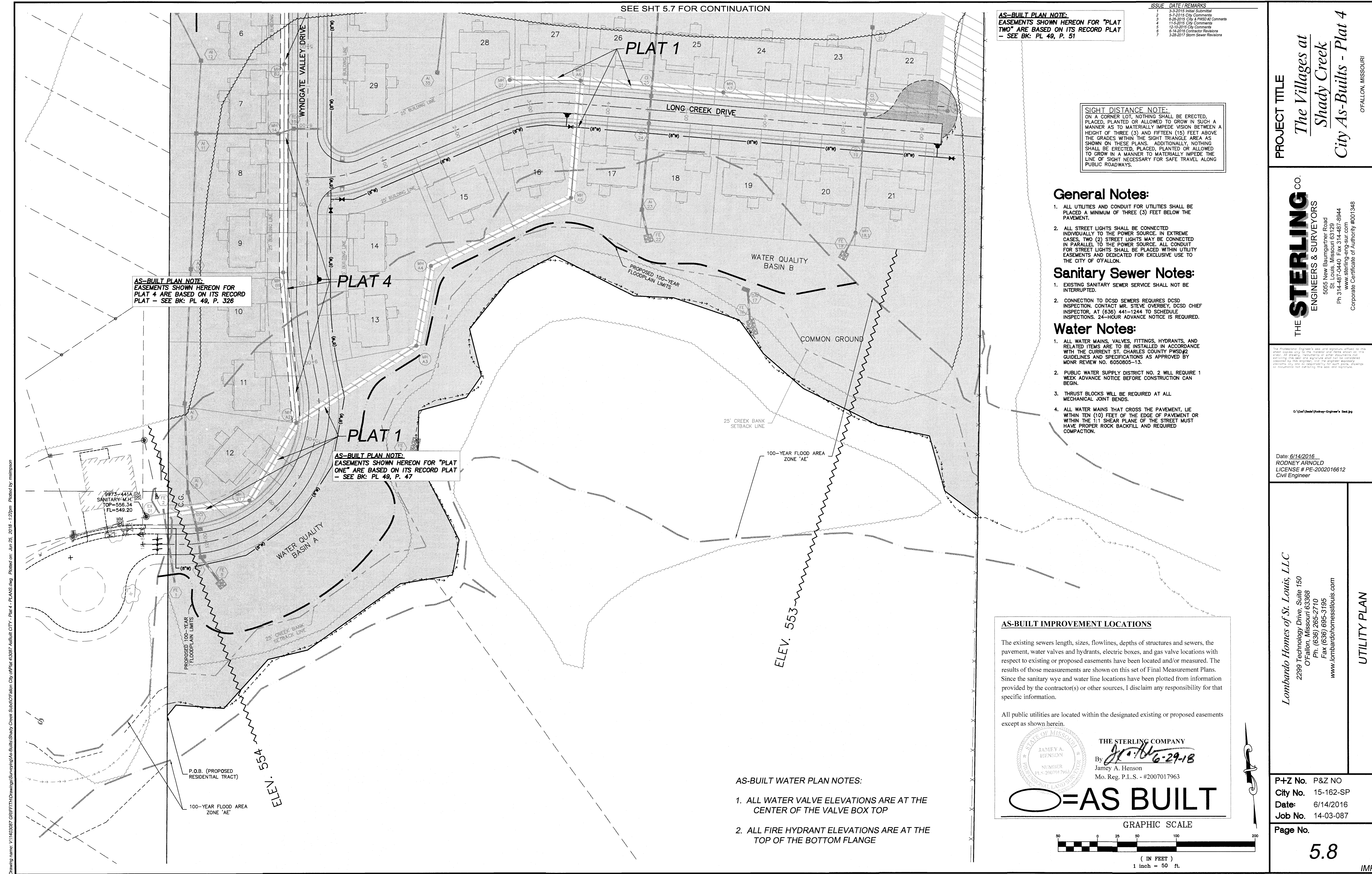


AS-BUILT WATER PLAN NOTES:

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 4 ARE BASED ON ITS RECORD PLAT - SEE BK: PL. 49, P. 326

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR "PLAT ONE" ARE BASED ON ITS RECORD PLAT - SEE BK: PL. 49, P. 47



PROJECT TITLE
The Villages at Shady Creek
City As-Built - Plat 4
OFALLON, MISSOURI

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

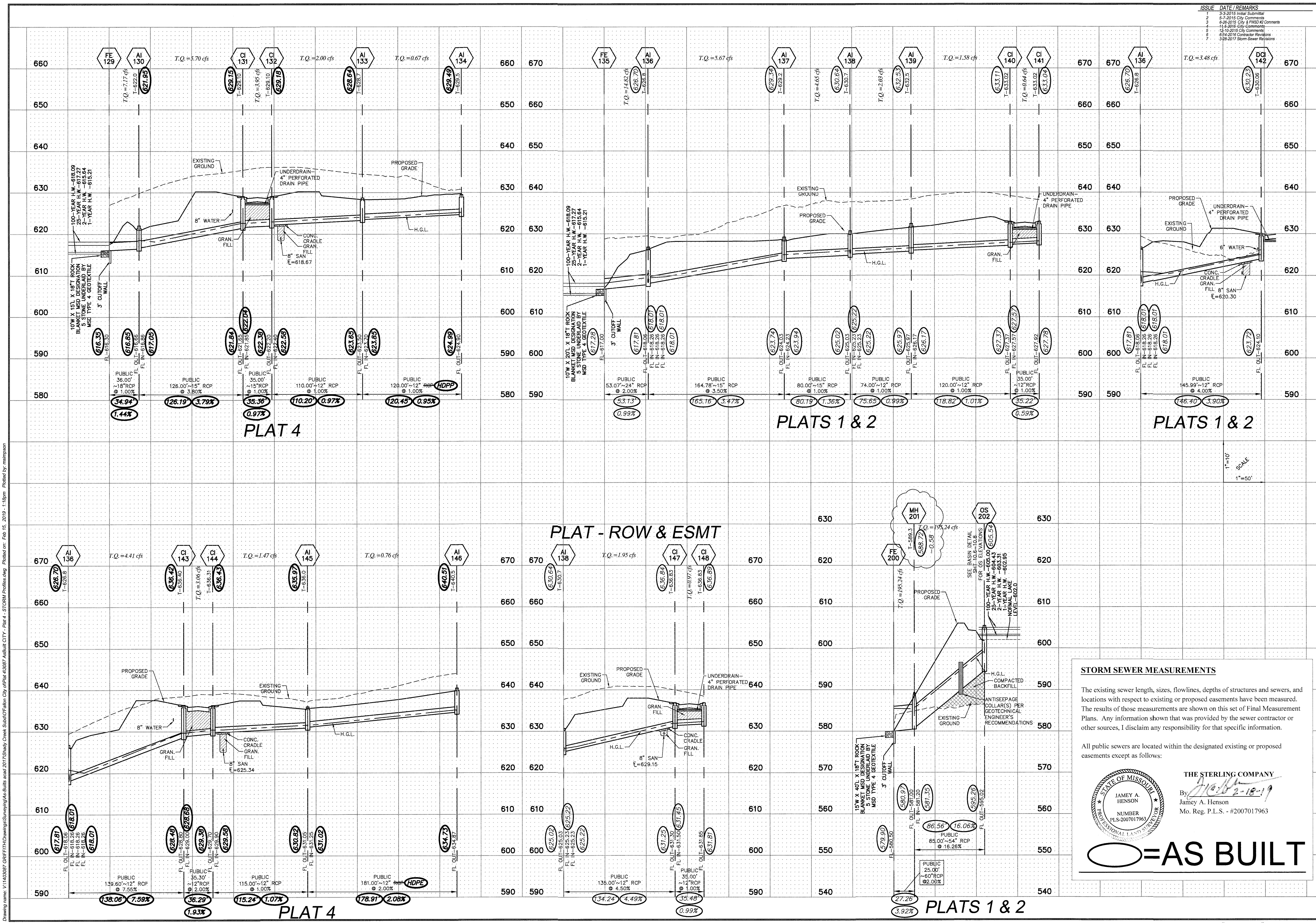
Date: 6/14/2016
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph: (636) 265-2710
Fax: (636) 695-3195
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P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 14-03-087

Page No.
5.8

Drawing name: V:\1403087 GR\FFTH\Drawings\Surveying\As-Built\Shady Creek\City of\Plat 4 - PLANS.dwg Plotted on: Jun 25, 2016 - 1:22pm Plotted by: mstimpson



ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	5-7-2015 City Comments
3	6-26-2015 City & PWSO #2 Comments
4	11-6-2016 City Comments
5	12-10-2015 City Comments
6	6-14-2016 Contractor Revisions
7	3-28-2017 Storm Sewer Revisions

PROJECT TITLE
 The Villages at
 Shady Creek
 City As-Built - Plat 4

THE STERLING CO.
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Date: 6/21/2017
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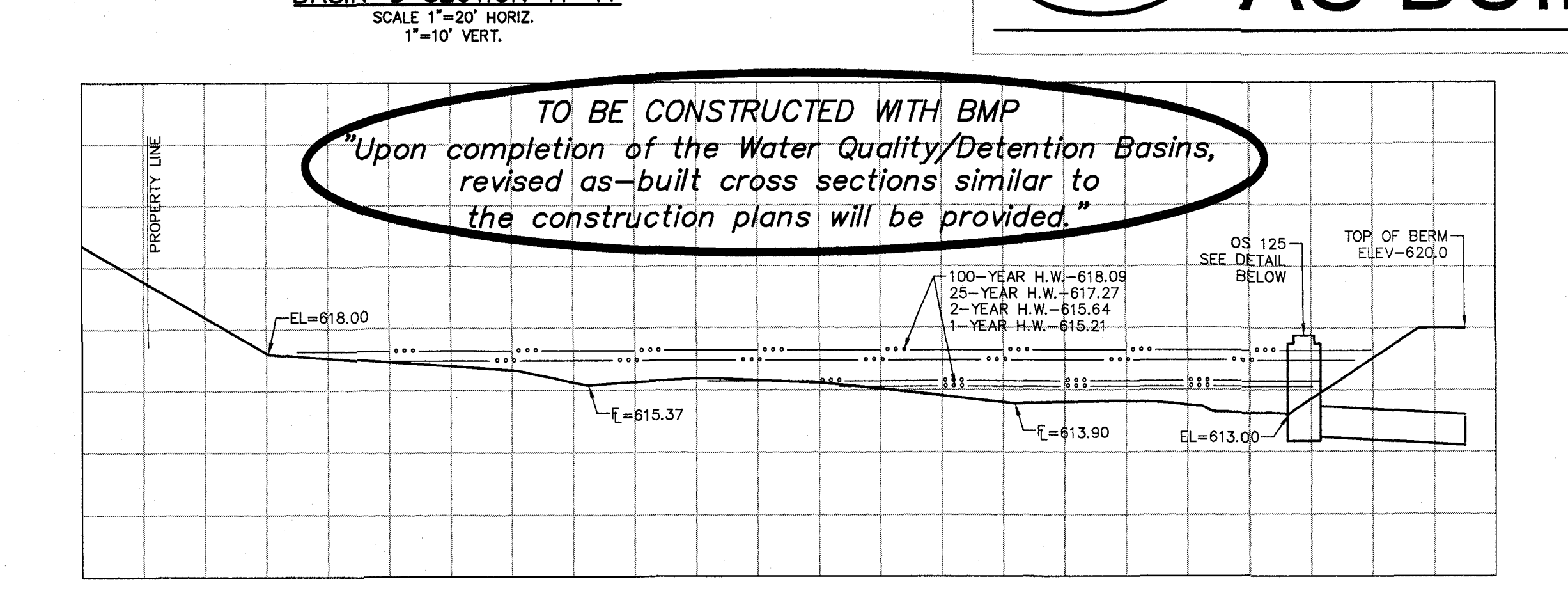
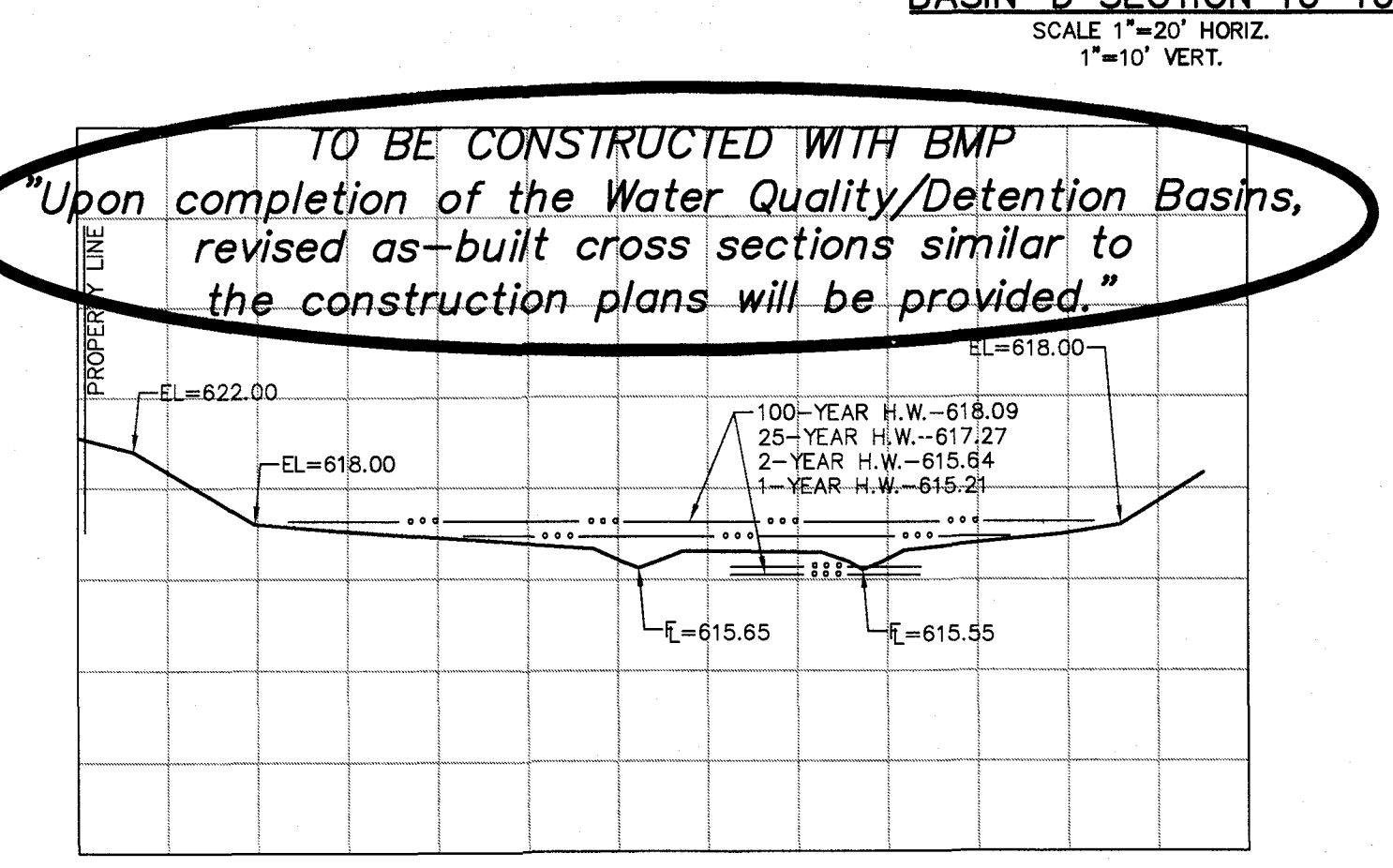
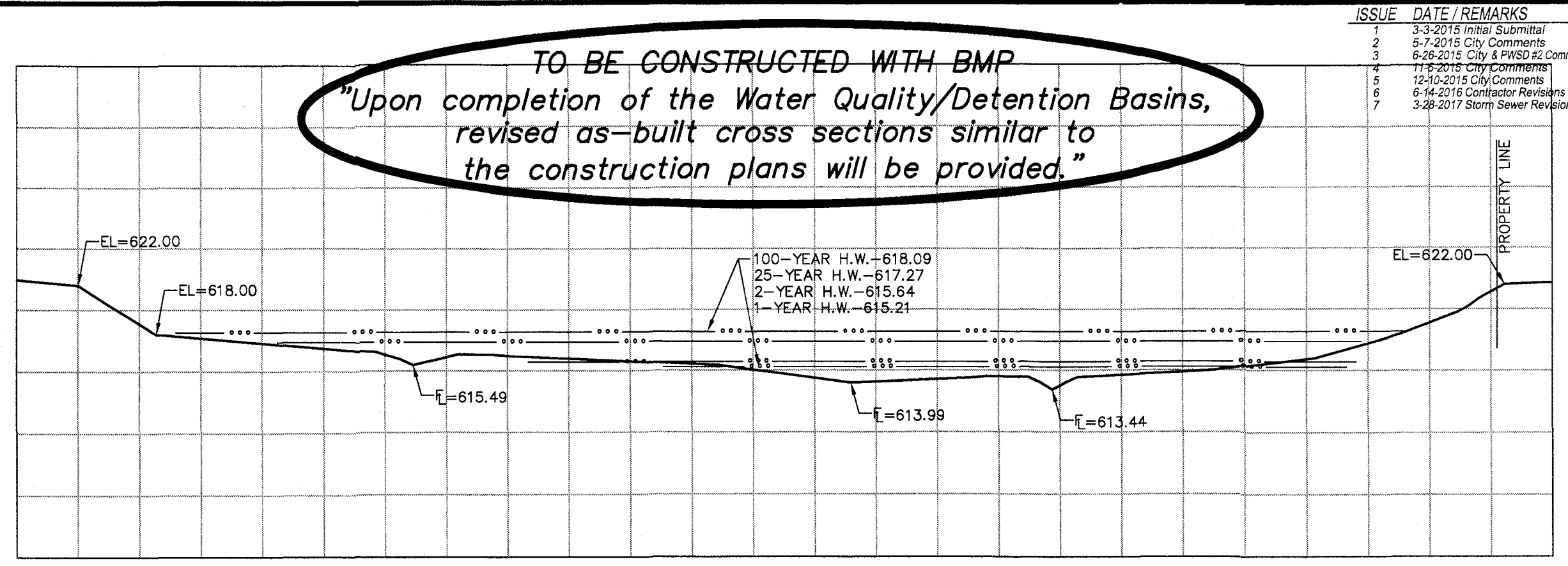
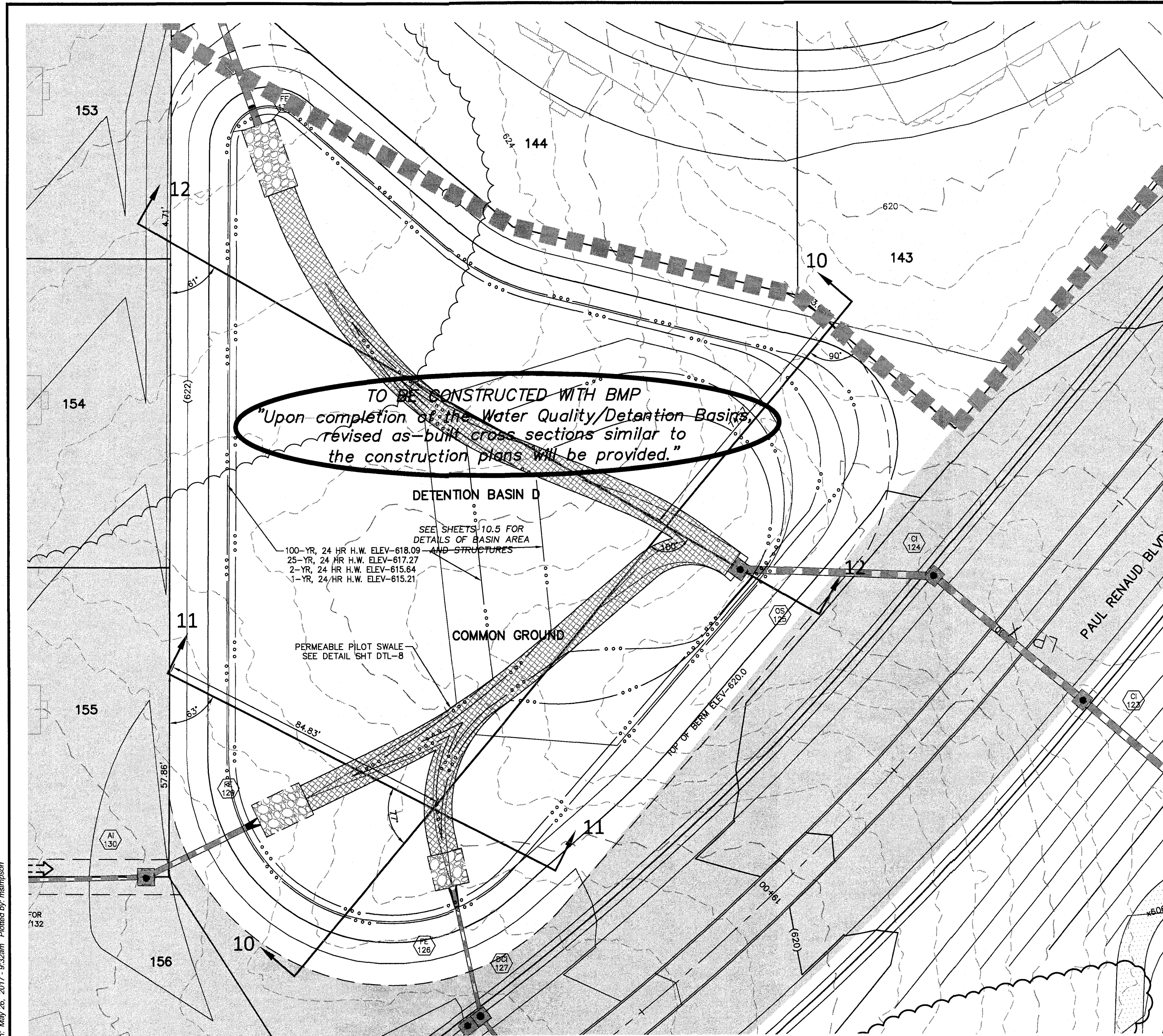
STORM PROFILES

P-Z No. P&Z NO
 City No. 15-162-SP
 Date: 6/21/2017
 Job No. 14-03-087

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8.4

IMP

Drawing name: V11403887-GRFFTHDrawings/Surveying/As-Built/Plat 4 - STORM Profiles.dwg Plotted on: Feb 15, 2019 1:18pm Plotted by: rmanipson



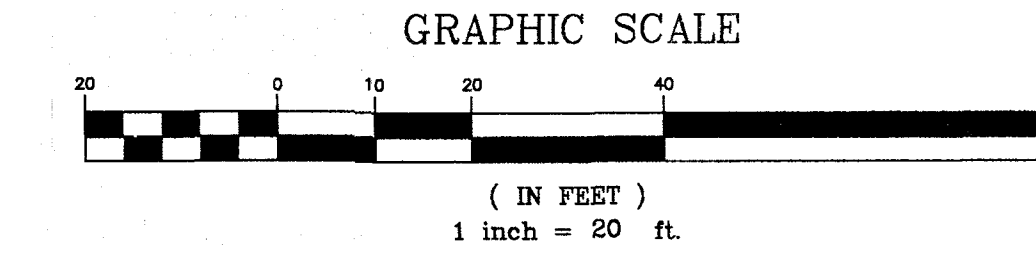
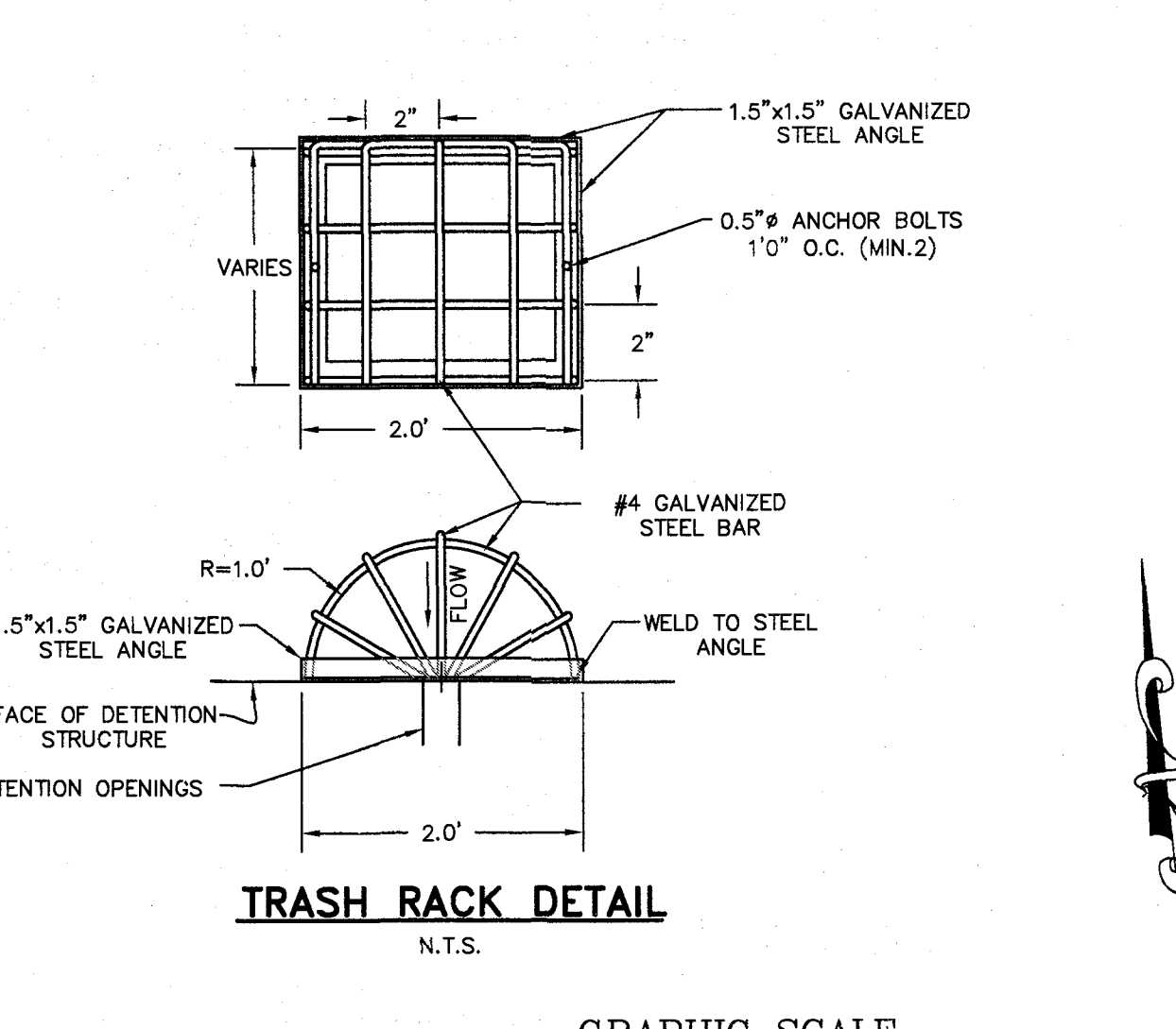
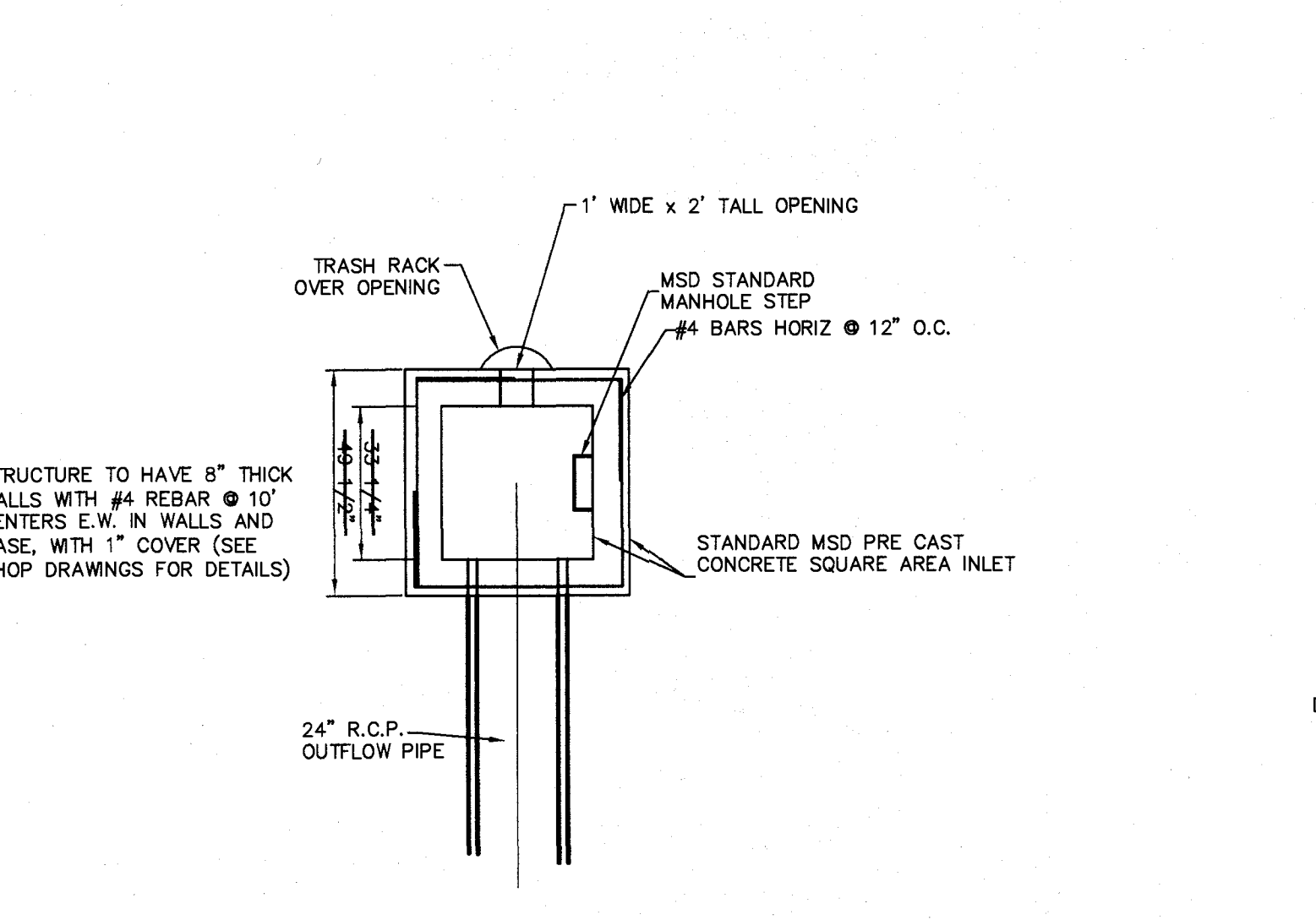
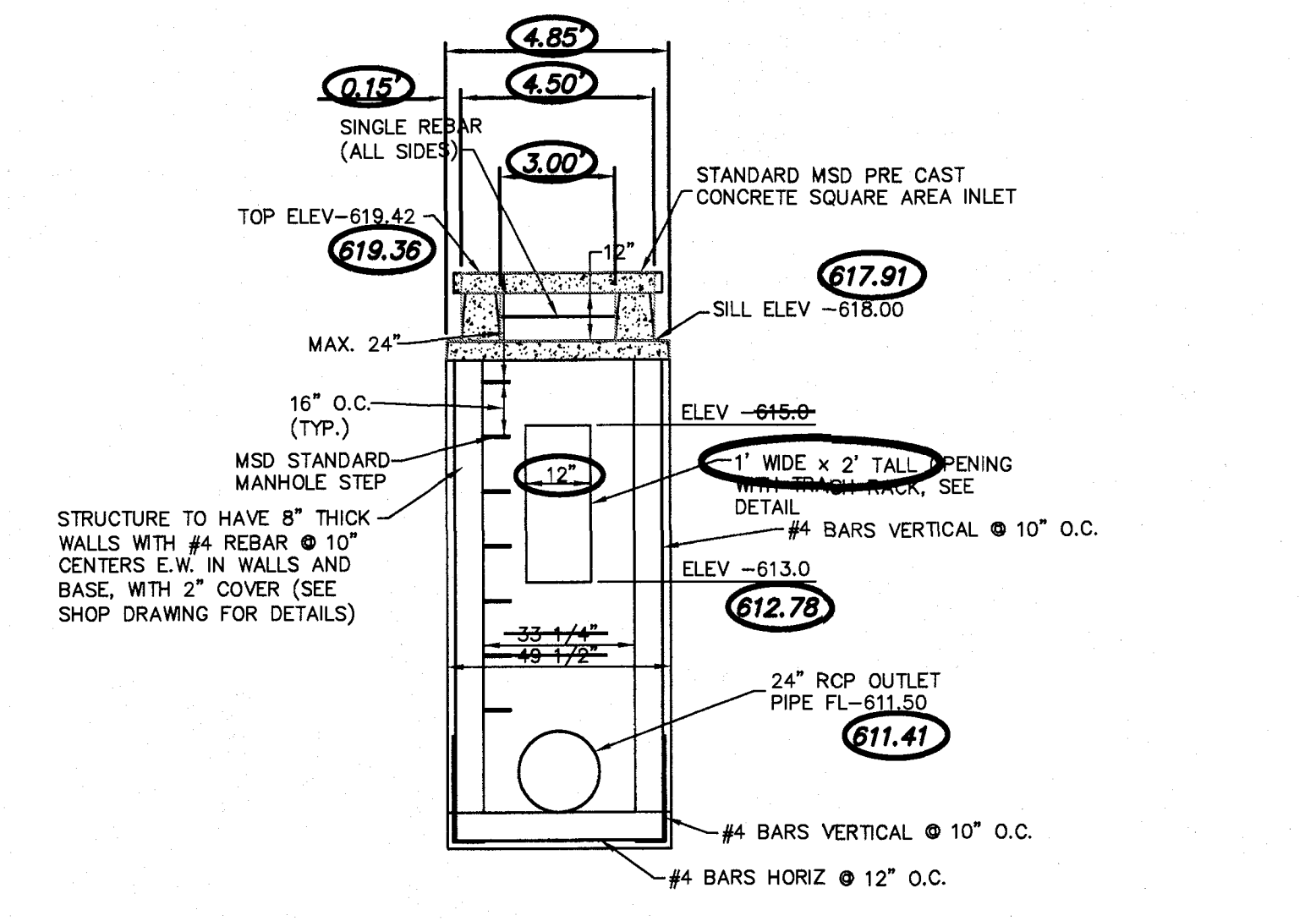
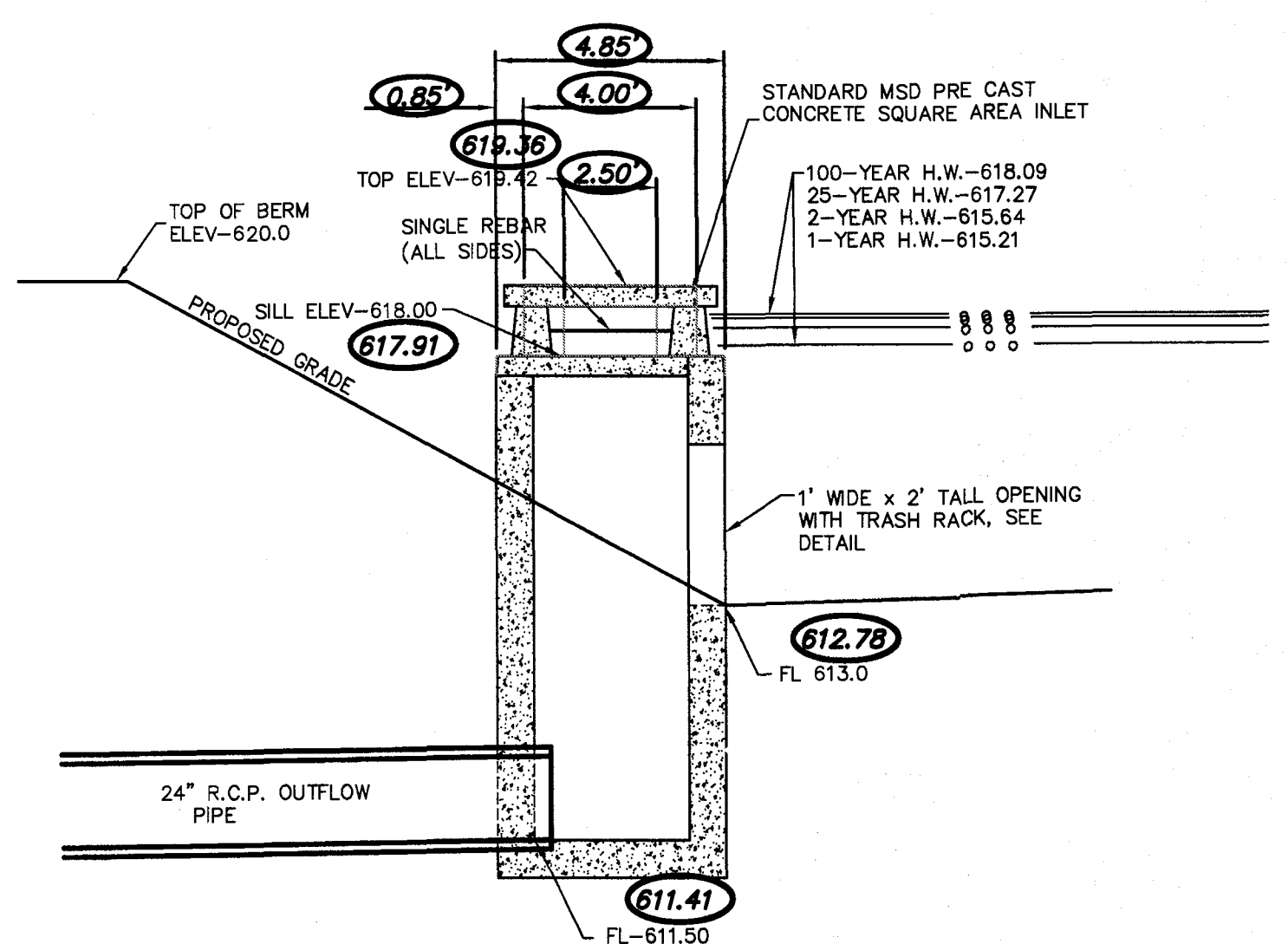
STORM AND SANITARY SEWER MEASUREMENTS

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. 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 the designated existing or proposed easements except as follows:

THE STERLING COMPANY
 By *[Signature]* 6/14/17
 Jamey A. Henson
 Mo. Reg. P.L.S. - #2007017963

○=AS BUILT



PROJECT TITLE

The Villages at
Shady Creek

OFF FALLON, MISSOURI

CITY - PLATS 1 & 2

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Page No. 10.5