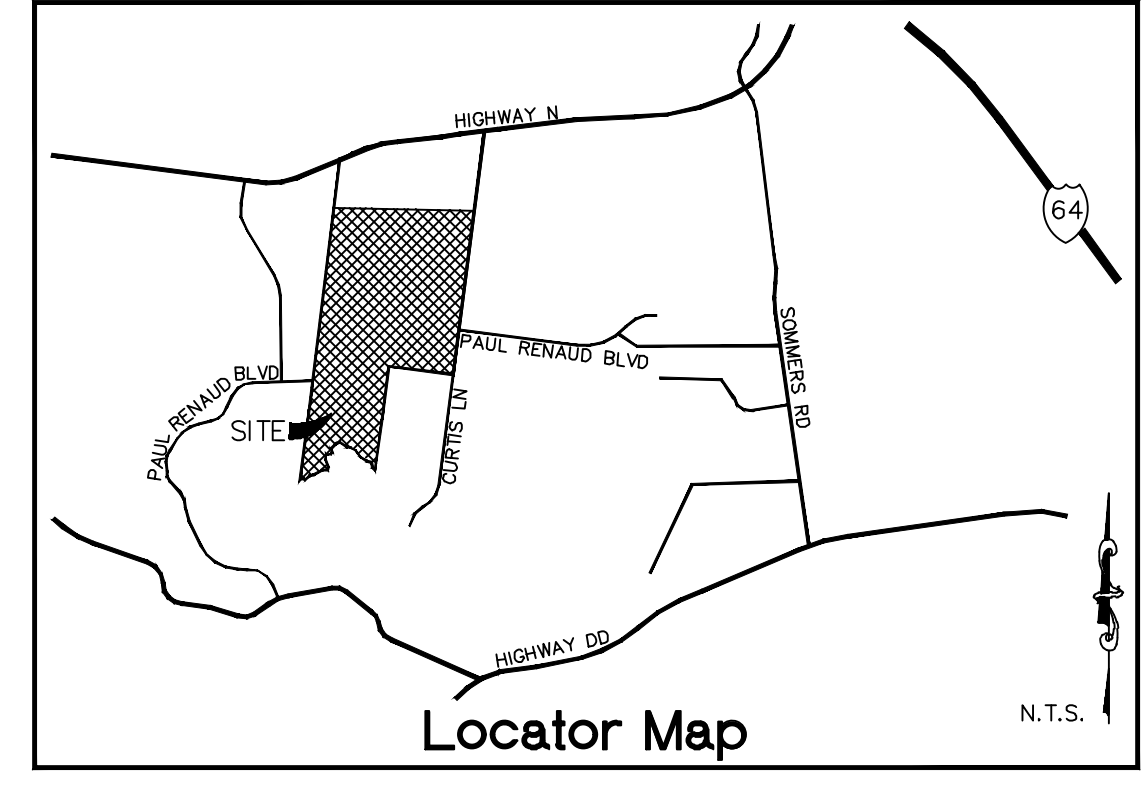


A SET OF CONSTRUCTION PLANS FOR THE VILLAGES AT SHADY CREEK

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



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) x (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: 28.57 ACRES
 RIGHT-OF-WAY: 26.55 ACRES

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers along with their locations with respect to existing or proposed easements have been located and/or measured. The surveyor has located above-ground features, but did not locate any underground facilities. The results of those measurements are shown on this set of Final Measurement Plans. Since underground information has been plotted from information provided by 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.

03/24/2026
 THE STERLING COMPANY
 By: Glenn S. Mazuranic
 Glenn S. Mazuranic
 Mo. Reg. P.L.S. - #2610

Conditions of Approval From Planning and Zoning

- At the southern leg of the roundabout, provide a 10' wide x 20' long concrete pad on top of the existing gravel driveway to the Barnett property to aid in the prevention of gravel migration into the roundabout area.
- The city has concerns with the ability of motorists accessing (pulling in, backing out of, etc.) Lots 2888-2918 in such close proximity to the right-of-way dedicated to the City of O'Fallon. Consideration should be given to extend Colebrook Court so that the homes at the end of the cul-de-sac (Lots 320B to 322B) back up to Haycastle Drive. If any proposed amendments are approved by Staff it will be presented to the Planning and Zoning Commission for their information.
- Add a right turn lane on the southbound section of the right-of-way dedicated to the City of O'Fallon at Haycastle Drive. This can double as the pick-up/drop-off lane the school district will require when phase 2 is developed.
- The pavement within the intersection of Highway N and the right-of-way dedicated to the City of O'Fallon shall be properly designed for future needs at this time to avoid the need for additional right-of-way dedication in the future from the commercial area. This will need to include all traffic lanes, medians and signal post placement. This shall be part of the Construction Plans and can be shown in phases. The City will require MoDOT approval prior to Construction Plan approval.
- An intersection signal plan at Highway N and Lake Saint Louis Boulevard will need to be reviewed and approved by the City of O'Fallon and MoDOT.
- A revised traffic study will be required prior to construction plan approval of any part of the Commercial Area.
- The City would prefer to have the islands within the right-of-way dedicated to the City of O'Fallon and Paul Renaud Boulevard landscaped, irrigated and contained within common ground or easement dedicated to the homeowners association for maintenance. If this is not possible and the City is responsible for maintenance, the City will require decorative stamped concrete in the islands.
- The Construction Plans shall address the Municipal Code Requirements listed.
- A crosswalk shall be provided across Paul Renaud Blvd. in the round-a-bout.
- The covenants and restrictions shall include language that states any fences that abut Paul Renaud Blvd. or the extension of Lake St. Louis Blvd. shall be identical in type, size and color in order to maintain a cohesive appearance along these corridors.

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

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

Per April 23, 2015 Approval Requests
 The Area Plan approval would be contingent upon the following:

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

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

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

Drawing Index

11	Cover Sheet
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2.1-2.12	Overall Grading / SWPPP
3.5	Grading Plan
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5.1-5.8	Utility Plan
6.1-6.9	Street Profiles
7.1-7.10	Sanitary Profiles
8.1-8.10	Storm Profiles
9.1-9.8	Drainage Area Map
10.5	Detention / Water Quality Details
11.1	Hydraulic Calculations
12.1-12.6	Entrance Details / Warings
12.7	Offsite Road Improvements
13.1-13.2	Traffic Control Plan
14.1-14.3	Site Sections
DTL 1 - DTL 2	Erosion Control Details
DTL 3 - DTL 7	Sanitary Sewer Details
DTL 8	Storm Sewer Details
DTL 9	Water Main Details
DTL 10 - DTL 11	Pavement Details
DTL 12	Miscellaneous Details
DTL 13	Access Plan Detail
L1-L2	Landscape Plan

Benchmarks

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

- SITE BENCHMARK 1 - FOUND CROSS - ELEV. = 647.53' (NAVD 88) LOCATED IN CUL-DE-SAC AT SOUTH END OF EASTGATE DRIVE.
- SITE BENCHMARK 2 - FOUND CROSS - ELEV. = 612.98' (NAVD 88) LOCATED AT THE CENTER LINE OF PAUL RENAUD BLVD. AND WYNDGATE RIDGE DRIVE.

Project Data

- TOTAL SITE AREA: 140.73 ACRES
- TOTAL DISTURBED: 133.94 ACRES
- FLOOD NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI, AND INCORPORATED AREAS THIS PROPERTY LIES WITHIN (COMMUNITY PANEL NUMBER 29183C0229 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-B699P). 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.

EXISTING TREES	PROPOSED
EXISTING TREES = 44.25 ACRES	6000 S.F.
TREES REMOVED = 38.42 ACRES	62 FT.
TREES SAVED = 5.83 ACRES (13.2%)	25 FT.
TREES REQUIRED TO BE SAVED = 8.85 ACRES (20.0%)	25 FT.
TREES REQUIRED TO REPLANT = 3.02 ACRES @ 15 TREES = 46 TREES	6 FT.
TREES PROVIDED = GREATER THAN 150 TREES	15 FT.
PLANTING MITIGATION IS REQUIRED.	25 FT.
COMPLIED WITH CHAPTER 402, SECTION 402.040	50%

Estimated Sanitary Sewer Flow = 125,600 GALLONS/DAY Deviations From R-1 Zoning District

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

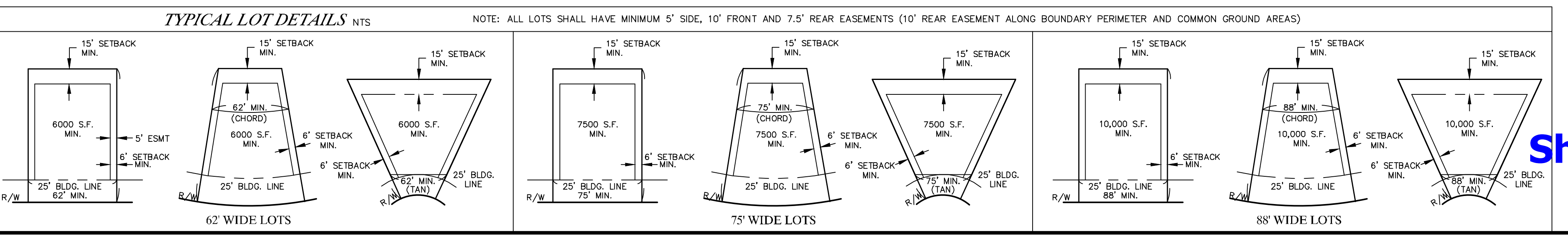
Commercial Note

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

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

October 1 through May 31
 7:00 A.M. To 7:00 P.M. Monday Through Sunday
 June 1 Through September 30
 6:00 A.M. To 8:00 P.M. Monday Through Friday
 7:00 A.M. to 8:00 P.M. Saturday and Sunday

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



Utility Contacts

Sanitary Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 Contact: 636-281-2858

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: 636-281-2858

Missouri American Water Co.
 727 Craig Rd.
 St. Louis, MO. 63141
 1-866-430-0820

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
 200 Calhoun Road
 Wentzville, MO. 63385
 636-639-8312

Gas
 Laclede Gas Company
 6400 Graham Road
 St. Louis, MO. 63134
 314-522-2297

Telephone
 Century Tel
 1151 Century Tel Dr.
 Wentzville, MO. 63385
 636-352-7261

Fire Department
 O'Fallon Fire Protection District
 119 E. Elm St.
 O'Fallon, MO. 63366
 636-272-3493

Wentzville Fire District
 209 West Pearce Blvd.
 Wentzville, MO. 63385

Gottville Fire Protection District
 1385 Motherhood Rd.
 St. Charles, MO. 63364
 636-447-6655

CITY OF O'FALLON
 COUNTY OF JEFFERSON DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
Shady Creek Plat 4 Basin D
 PROFESSIONAL ENGINEER'S SEAL
 March 25, 2026
 INDICATES RESPONSIBILITY FOR DESIGN

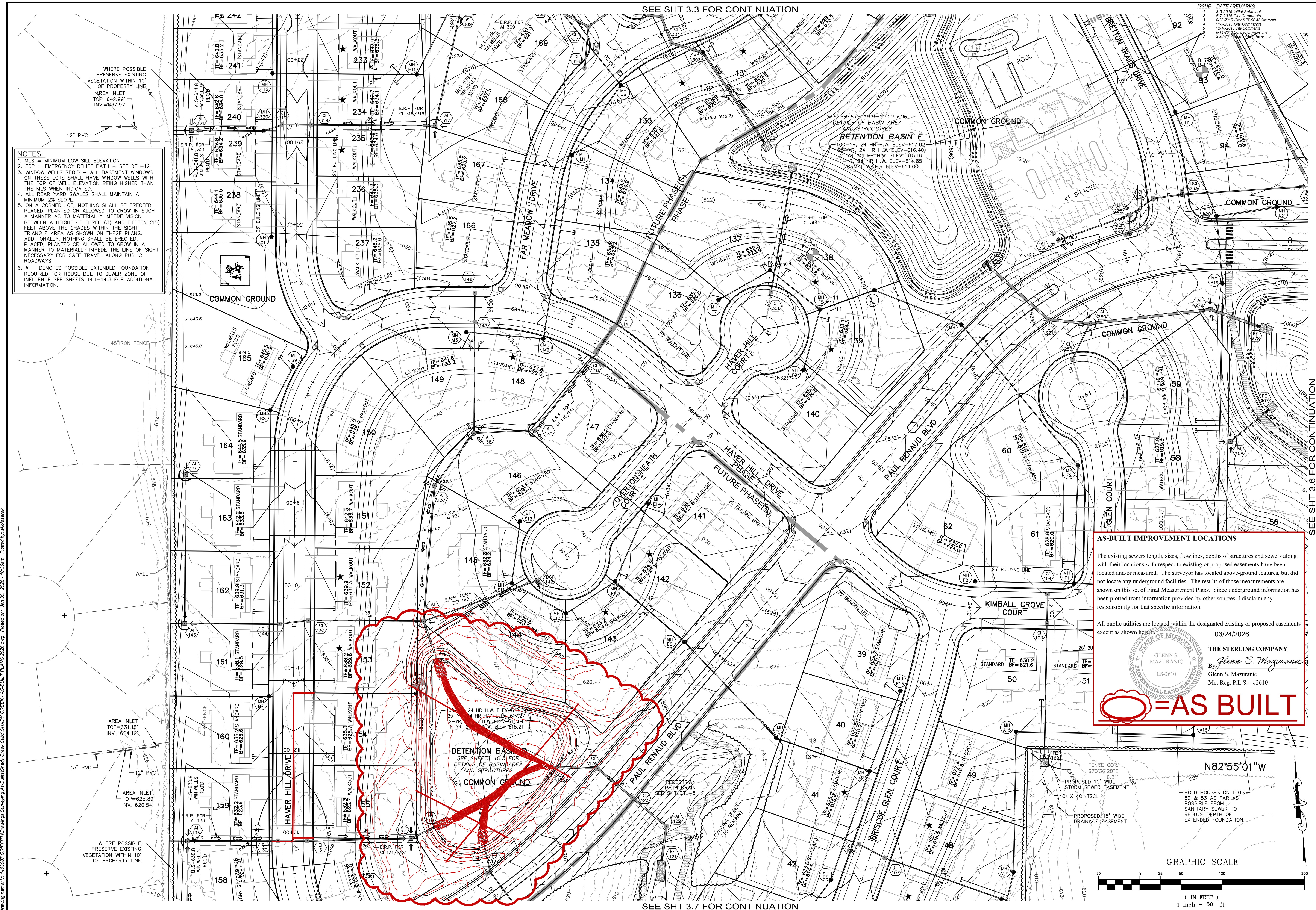
PROJECT TITLE
The Villages at Shady Creek
 OFFALLON, MISSOURI
PLAT 4 - BASIN D

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

Date: 4/24/2019
 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
 www.lombardohomesstlouislouis.com

P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 4/24/2019
 Job No. 14-03-087
 Page No. 1.1
 As-Built BMP IMP



- NOTES:**
1. MLS = MINIMUM LOW SILL ELEVATION
 2. ERP = EMERGENCY RELIEF PATH - SEE DTL-12
 3. WINDOW WELLS RECD - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THAN THE MLS WHEN INDICATED.
 4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
 5. ON A CORNER LOT, NOTHING SHALL BE ERCTED, 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 ERCTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
 6. * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1-14.3 FOR ADDITIONAL INFORMATION.

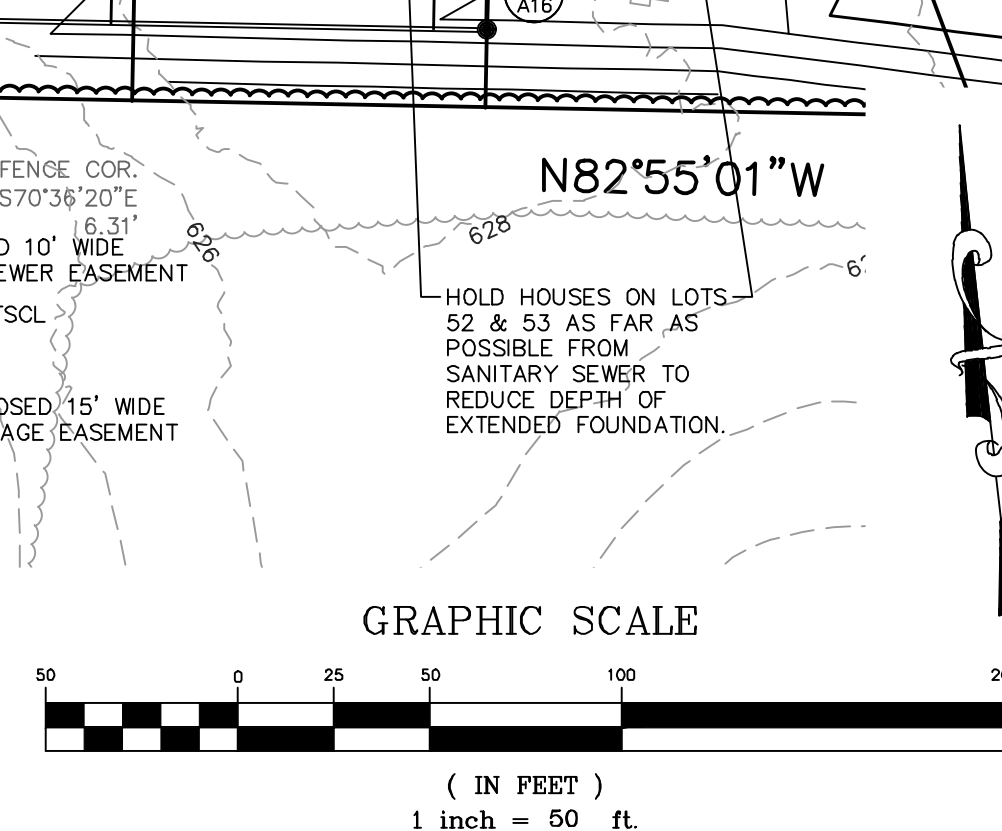
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03/24/2026
THE STERLING COMPANY
 By: *Glenn S. Mazuranc*
 Glenn S. Mazuranc
 Mo. Reg. P.L.S. - #2610

AS BUILT



PROJECT TITLE
The Villages at
Shady Creek
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PLAT 4 - BASIN D

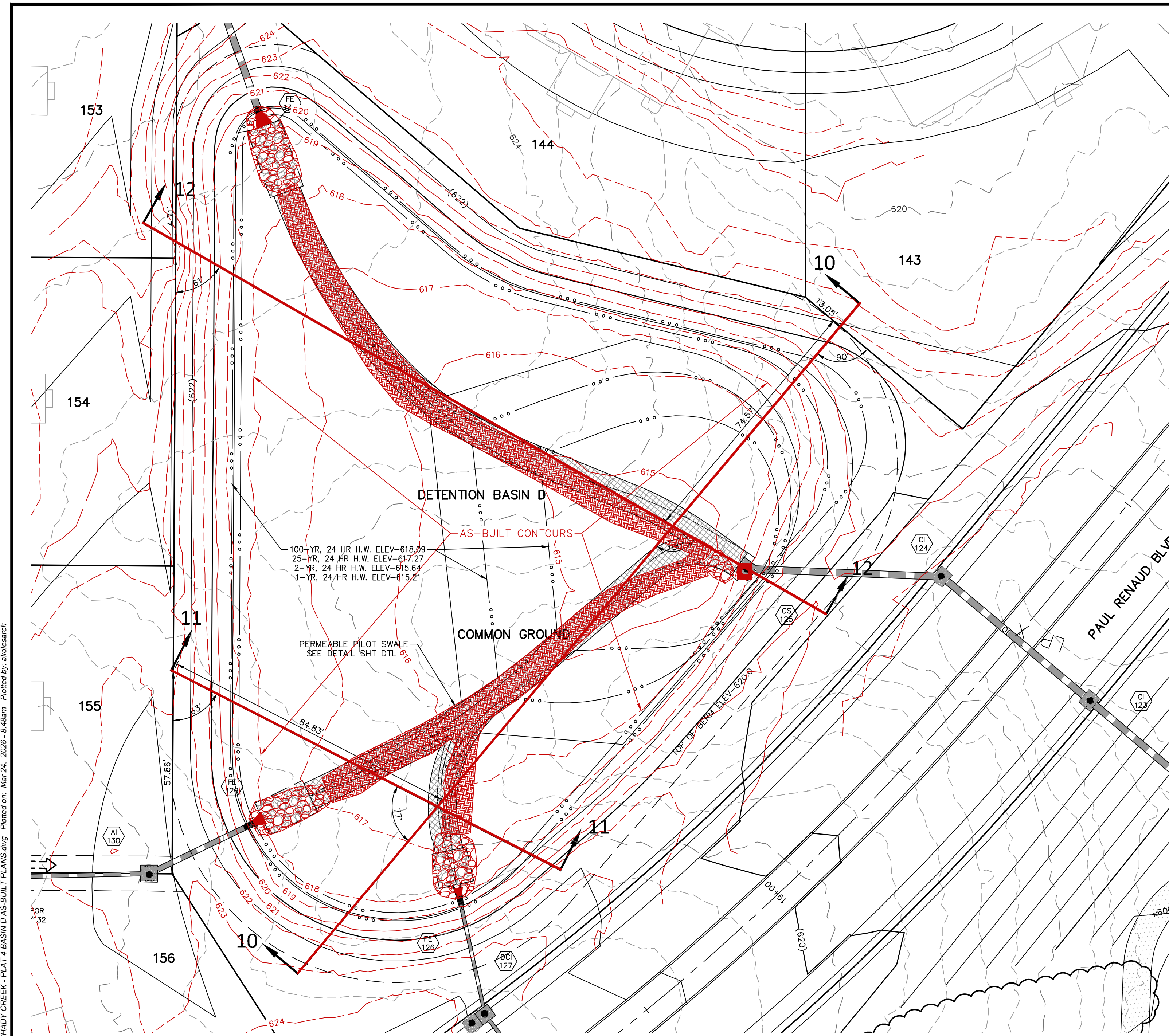
THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Date: 4/24/2019
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

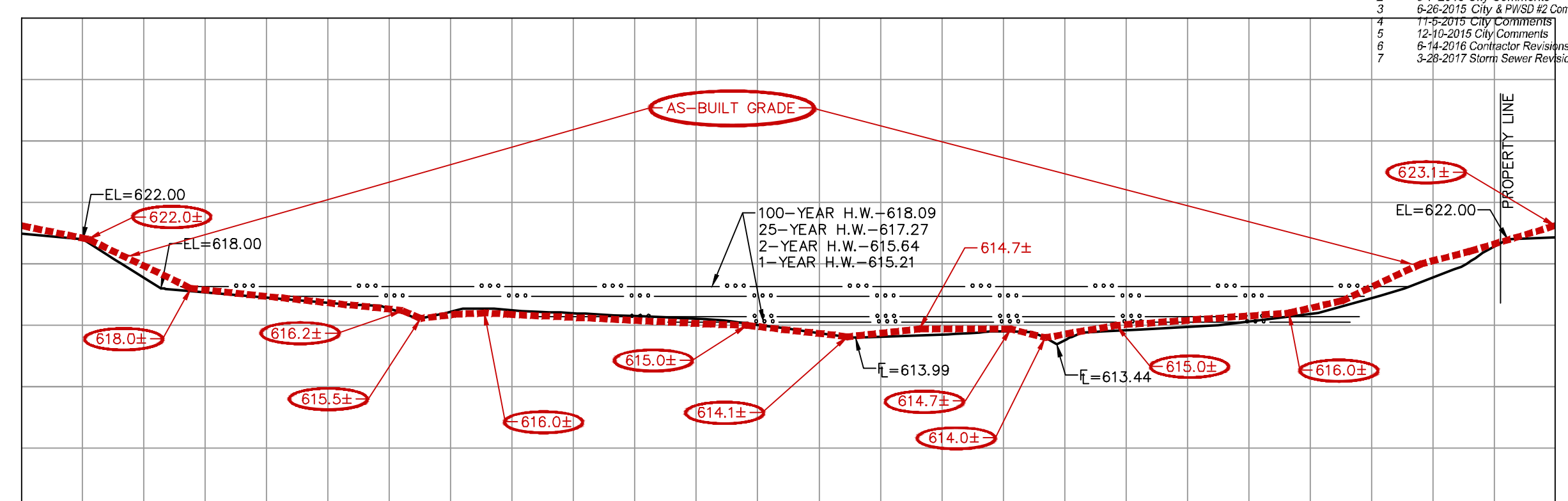
Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368
 Ph. (636) 265-2710
 Fax (636) 695-3195
 www.lombardohomesstlouis.com

GRADING PLAN

P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 4/24/2019
 Job No. 14-03-087
 Page No.
3.5
 As-Built BMP



ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	5-2-2015 City Comments
3	6-26-2015 City & PWS&D Comments
4	11-20-2015 City Comments
5	12-10-2015 City Comments
6	6-14-2016 Consultant Revisions
7	3-28-2017 Storm Sewer Revisions



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

AS-BUILT IMPROVEMENT LOCATIONS

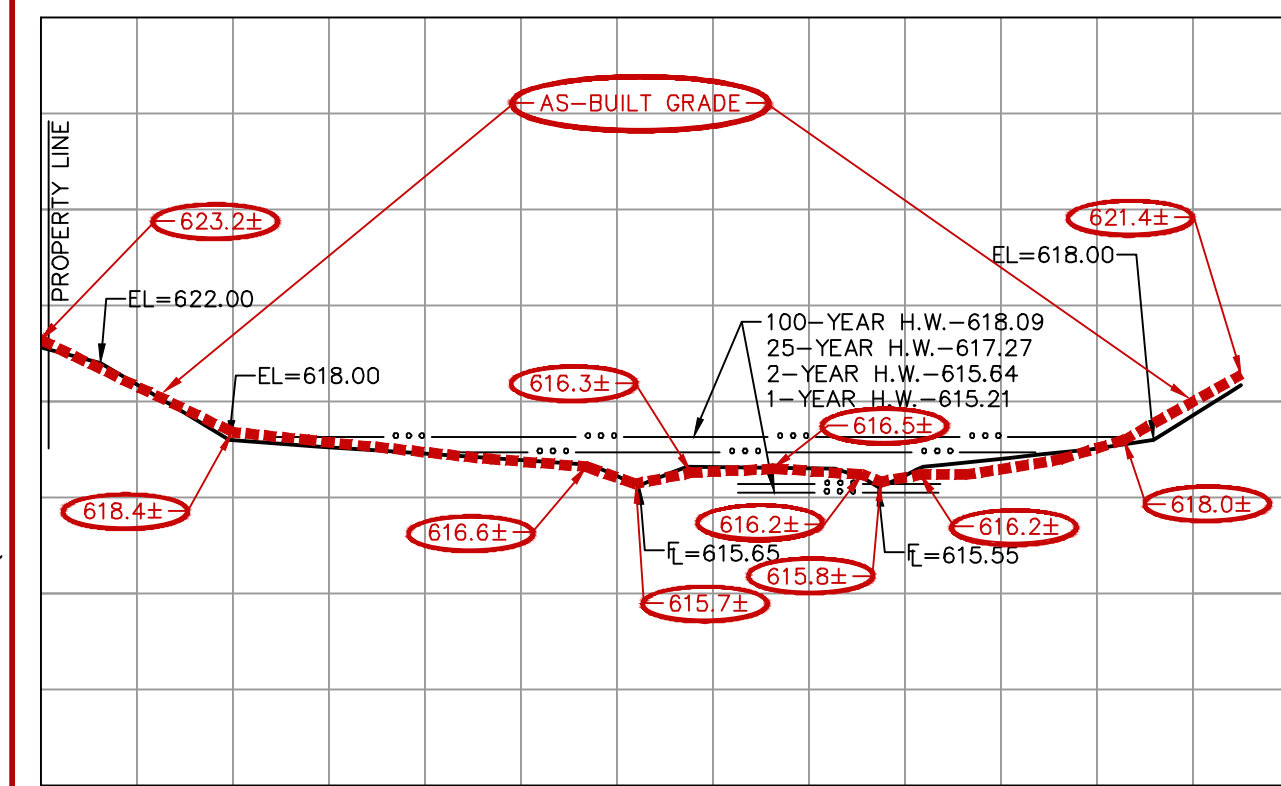
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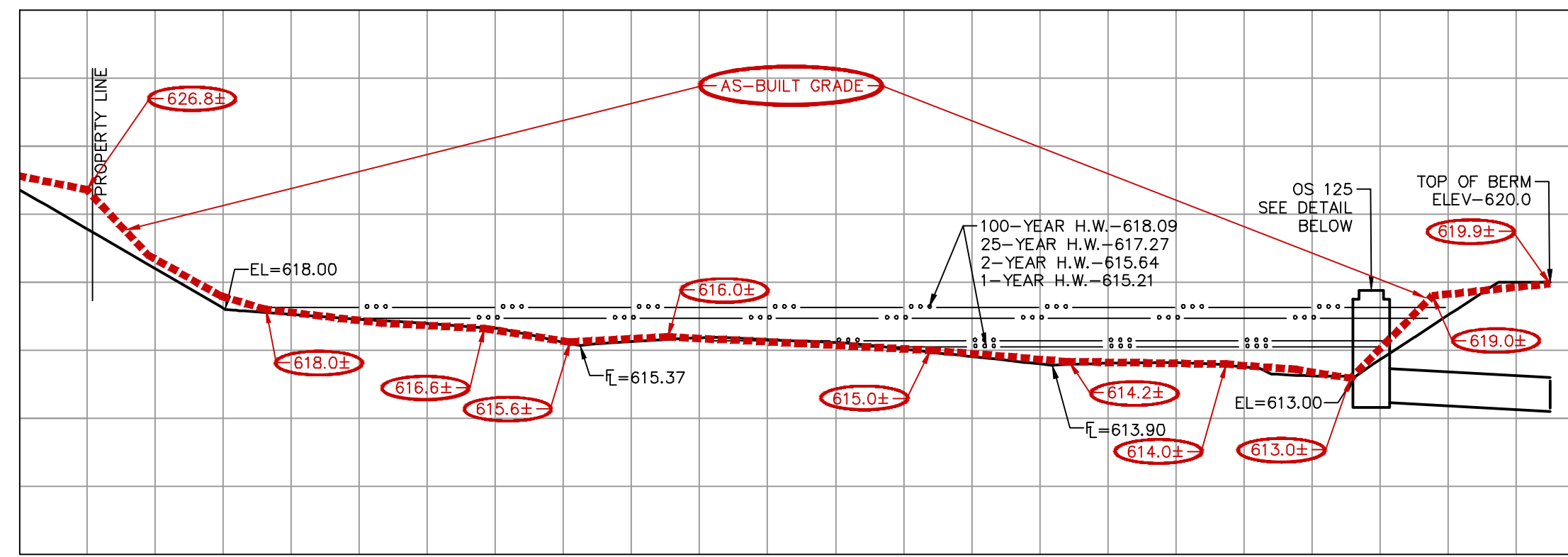
03/24/2026

THE STERLING COMPANY
By *Glenn S. Mazuranic*
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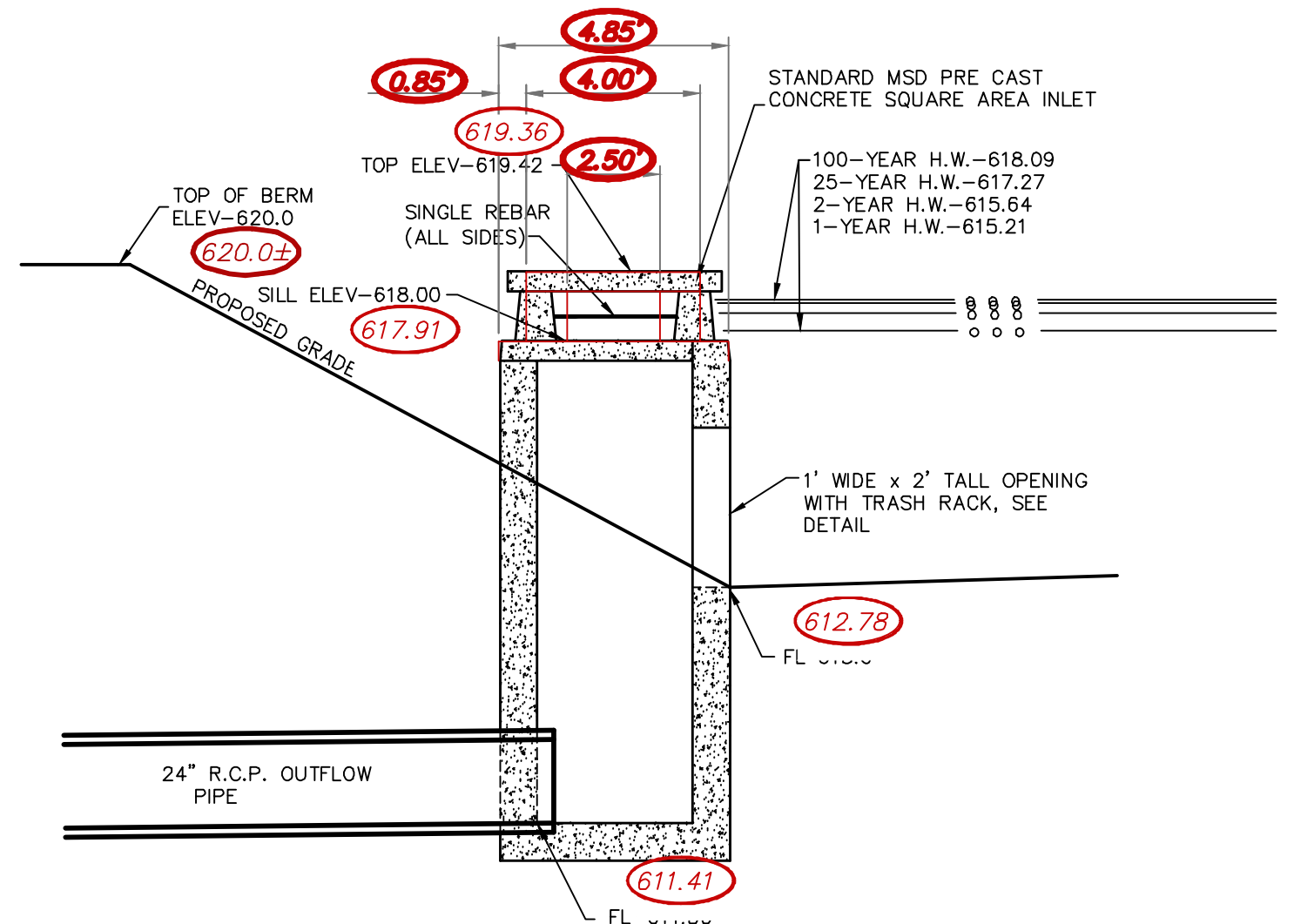
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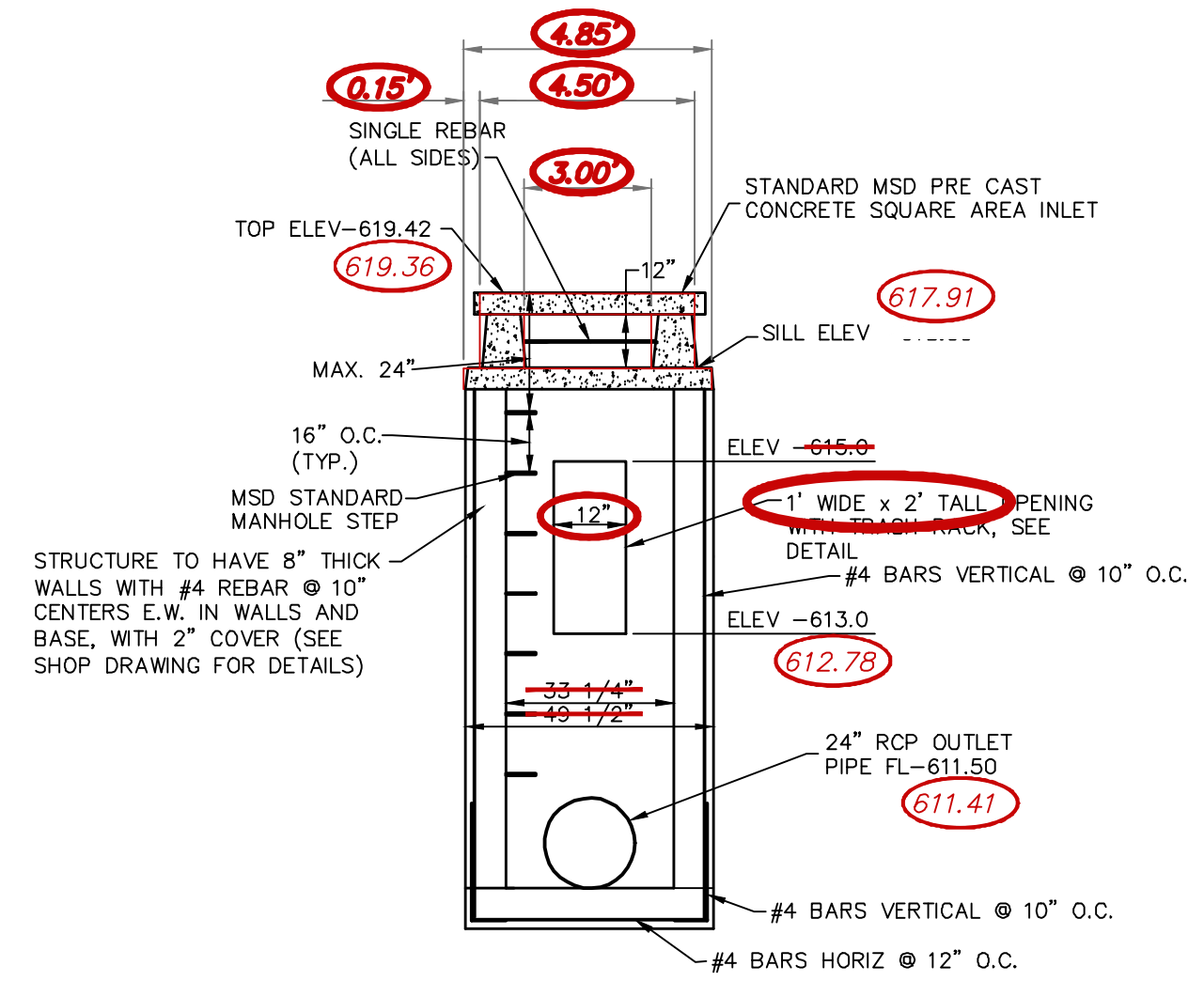
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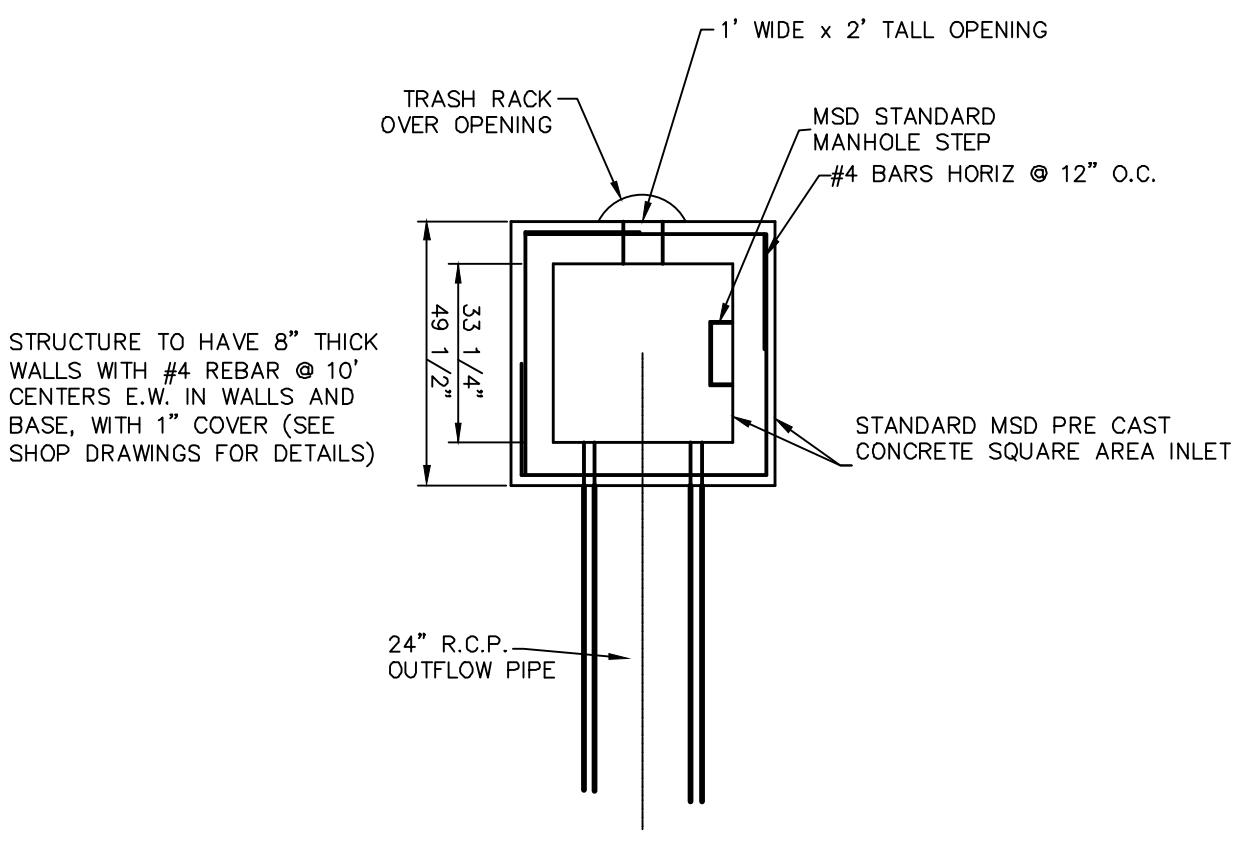
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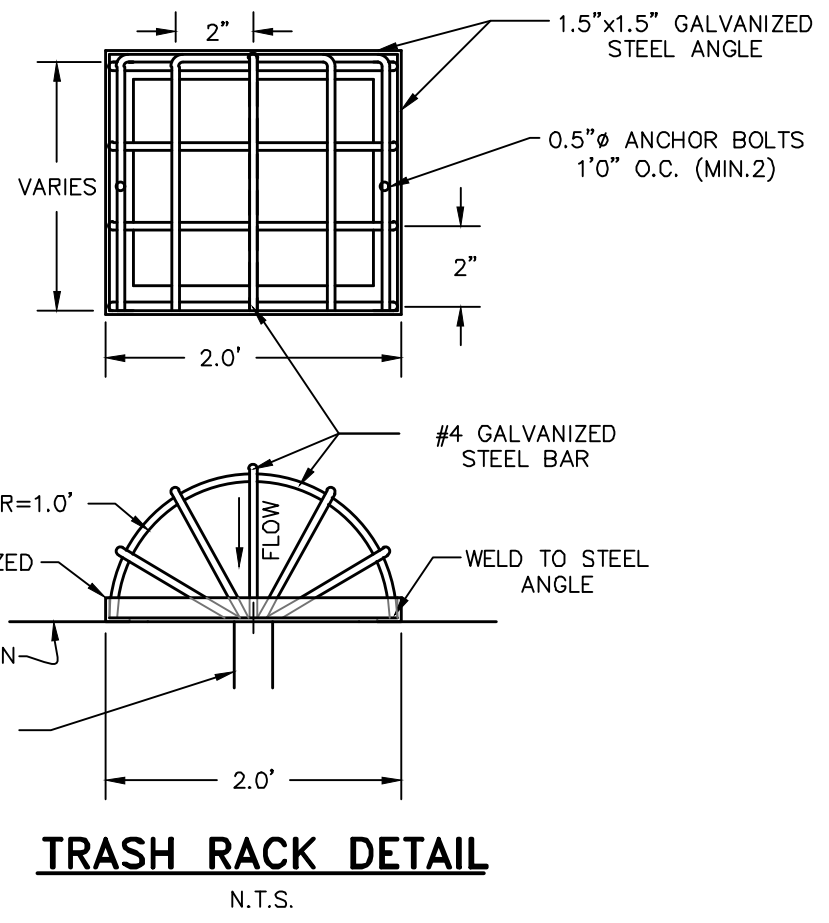
OUTFALL STRUCTURE 125
SIDE SECTION
N.T.S.



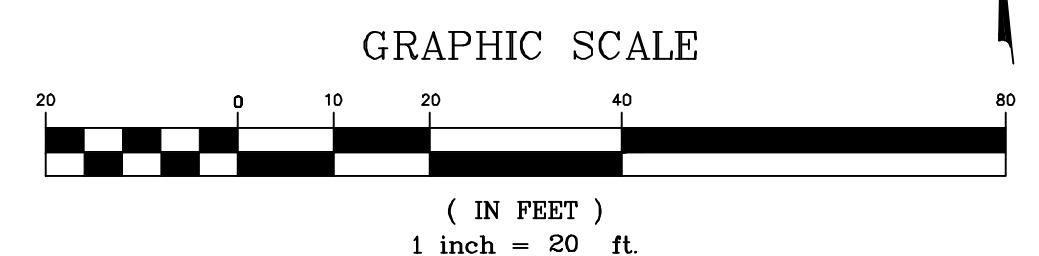
OUTFALL STRUCTURE 125
FRONT VIEW
N.T.S.



OUTFALL STRUCTURE 125
PLAN VIEW
N.T.S.



TRASH RACK DETAIL
N.T.S.



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PLAT 4 - BASIN D

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