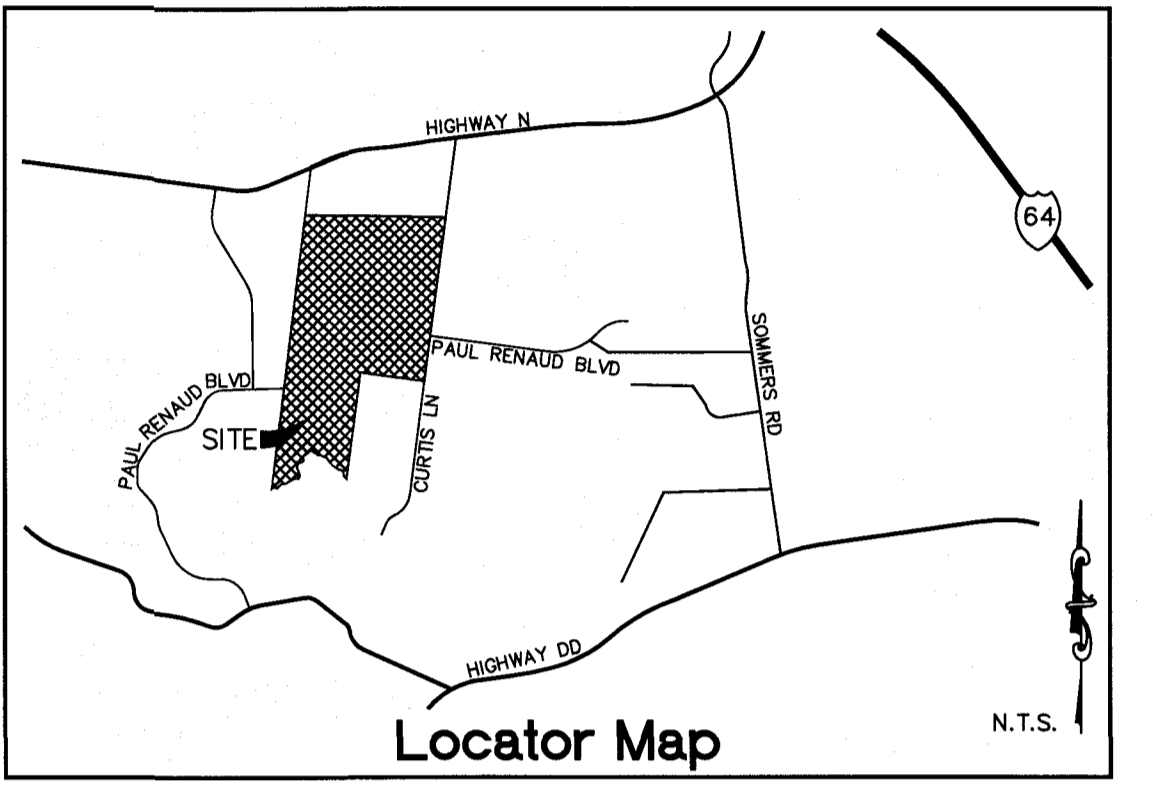


A SET OF CONSTRUCTION PLANS FOR THE VILLAGES AT SHADY CREEK

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

Legal Description = AS BUILT

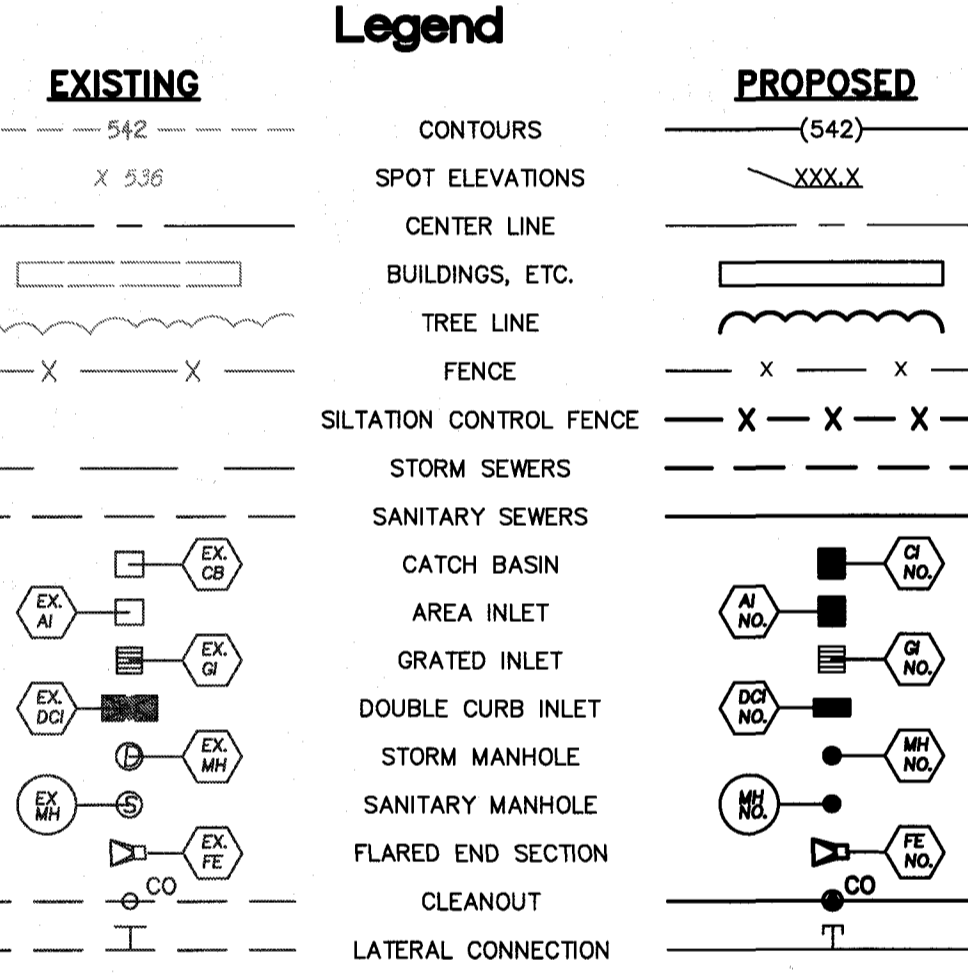
PART OF U.S. SURVEY 931 AND A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5th P.M., ST. CHARLES COUNTY, MISSOURI, DESCRIBED AS BEING COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY 931 SAID POINT ALSO BEING ON A NORTHERN CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, SAID POINT ALSO BEING ON THE EAST LINE OF WINDGATE VILLAGE E PLAT TWO (PLAT BOOK PL 42 PAGES 370-374) AND THE EAST LINE OF WINDGATE VILLAGE D PLAT ONE (PLAT BOOK PL 43 PAGES 381-382), C PLAT ONE (PLAT BOOK PL 43 PAGES 93-97) AND B PLAT ONE (PLAT BOOK PL 42 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 1073.83 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 DESCRIBED; THENCE ALONG SAID WEST LINE OF SAID U.S. SURVEY 931, EAST LINE OF FRACTIONAL SECTION 16 (NOTE: FRACT. SEC. 16 ENDS AND U.S. SURVEY 81 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 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 DECIDED 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 PAGE 1121, RECORDS OF ST. CHARLES COUNTY, MISSOURI, THENCE ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 06°47'41" WEST A DISTANCE OF 587.50 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 06°48'24" WEST A DISTANCE OF 1943.23 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN AFOREMENTIONED 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 08°40'44" WEST A DISTANCE OF 1405.45 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 43 DEGREES 05 MINUTES 50 SECONDS WEST, 67.04 FEET; NORTH 19 DEGREES 47 MINUTES 27 SECONDS WEST, 55 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, 112.79 FEET; SOUTH 87 DEGREES 33 MINUTES 15 SECONDS WEST, 85.43 FEET; SOUTH 45 DEGREES 18 MINUTES 54 SECONDS WEST, 78.77 FEET; SOUTH 07 DEGREES 58 MINUTES 20 SECONDS WEST, 61.31 FEET; SOUTH 21 DEGREES 07 MINUTES 11 SECONDS WEST, 114.84 FEET; SOUTH 16 DEGREES 53 MINUTES 04 SECONDS WEST, 45.26 FEET; SOUTH 86 DEGREES 35 MINUTES 22 SECONDS WEST, 67.13 FEET; SOUTH 60 DEGREES 27 MINUTES 45 SECONDS WEST, 114.93 FEET; SOUTH 82 DEGREES 58 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 09 MINUTES 34 SECONDS WEST, 17.42 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED U.S. SURVEY 931 AND POINT OF BEGINNING CONTAINING 6,130,258 S.F. (140.73 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
 RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)(338 UNITS) = 676 SPACES
 POOL AREA SPACES PROVIDED: 52 SPACES
 TOTAL SPACES PROVIDED: 728 SPACES
 POOL AREA PARKING CALCULATIONS: (1.0 SPACES/10 DWELLING UNITS) 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

Conditions of Approval From Planning and Zoning
 1. 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.
 2. The city has concerns with the ability of motorists accessing (pulling in, backing out of, etc.) Lots 288B-291B 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 cut-de-sac (Lots 300B to 322B) back up to Haycocks Drive. If any proposed amendments are approved by Staff it will be presented to the Planning and Zoning Commission for their information.
 3. Add a right turn lane on the southbound section of the right-of-way dedicated to the City of O'Fallon at Haycocks Drive. This can double as the pick-up/drop-off lane the school district will require when phase 2 is developed.
 4. 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.
 5. An intersection signal plan at Highway N and Lake St Louis Boulevard will need to be reviewed and approved by the City of O'Fallon and MoDOT.
 6. A revised traffic study will be required prior to construction plan approval of any part of the Commercial Area.
 7. The City would prefer to have the islands within the right-of-way dedicated to the City of O'Fallon and Paul Renard 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.
 8. The Construction Plans shall address the Municipal Code Requirements listed.
 9. A crosswalk shall be provided across Paul Renard Blvd. in the round-a-bout.
 10. The covenants and restrictions shall include language that states any fences that abut Paul Renard Blvd. on the extension of the 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_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 buffer yard shall be provided along the south property line of the subject property, which is consistent with the buffer yard 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 80' 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 consistent with the concepts of Mixed-Use Traditional Development District.
 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.

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 Grigg 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 Cahoon Road, Wentzville, MO, 63385, 636-639-8312
 Gas: Laclede Gas Company, 6400 Grather Road, St. Louis, MO, 63134, 314-522-2297
 Telephone: Century Tel, 1151 Century Tel Dr., Wentzville, MO, 63385, 636-332-7261
 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
 Cottleville Fire Protection District, 1385 Motherhead Rd., St. Charles, MO, 63304, 636-447-6655



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 gas utility 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
 JAMES A. HENSON
 By: [Signature] JAH/MS
 NUMBER: PLS-2007017963
 MISSOURI PROFESSIONAL LAND SURVEYOR
 MO Reg. P.L.S.# - 2007017963

Drawing Index

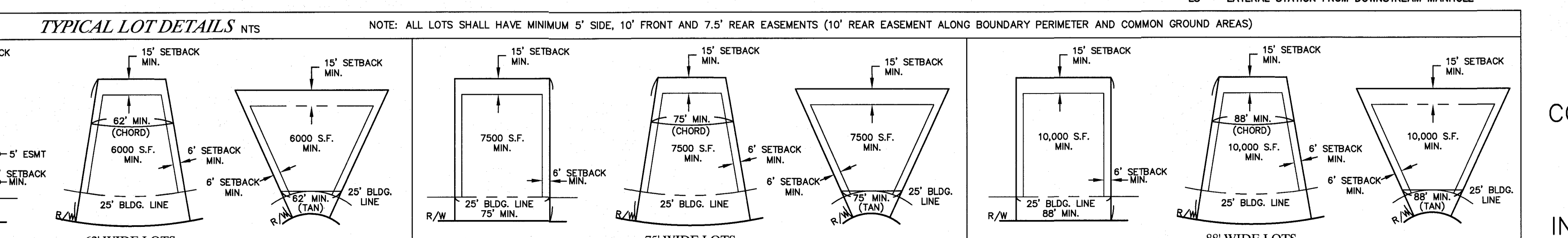
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DTL 9	Water Main Details
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Commercial Note
 A SITE PLAN FOR THE COMMERCIAL AREA WILL BE REQUIRED FOR REVIEW AND APPROVAL WHEN A LAND USE IS CHOSEN AND PRIOR TO DEVELOPMENT

* 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
 8:00 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.



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

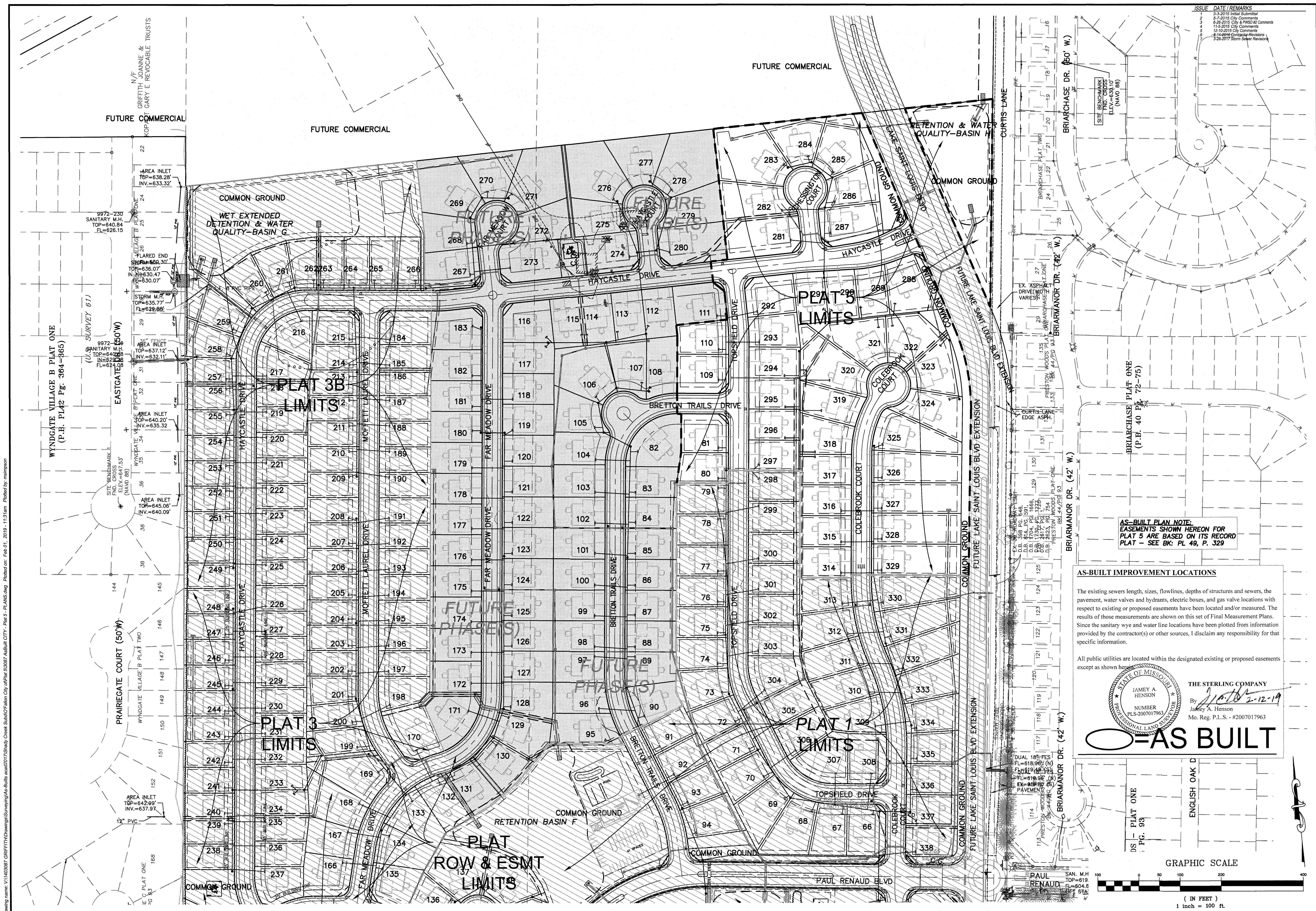
PROJECT TITLE
 The Villages at Shady Creek
 City As-Built - Plat 5
 OF FALLON, MISSOURI

THE STERLING COMPANY
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-6944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

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

Lombardo Homes of St. Louis, LLC
 2289 Technology Drive, Suite 150
 O'Fallon, Missouri 63368
 Ph: (636) 265-2710
 Fax: (636) 695-3195
 www.lombardohomesofstlou.com

CITY OF O'FALLON
 P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 6/14/2016
 Job No. 14-03-087
 Page No. 1.1
 As-Built - IMP



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

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 5 ARE BASED ON ITS RECORD PLAT - SEE BK. PL. 49, P. 329

AS-BUILT IMPROVEMENT LOCATIONS

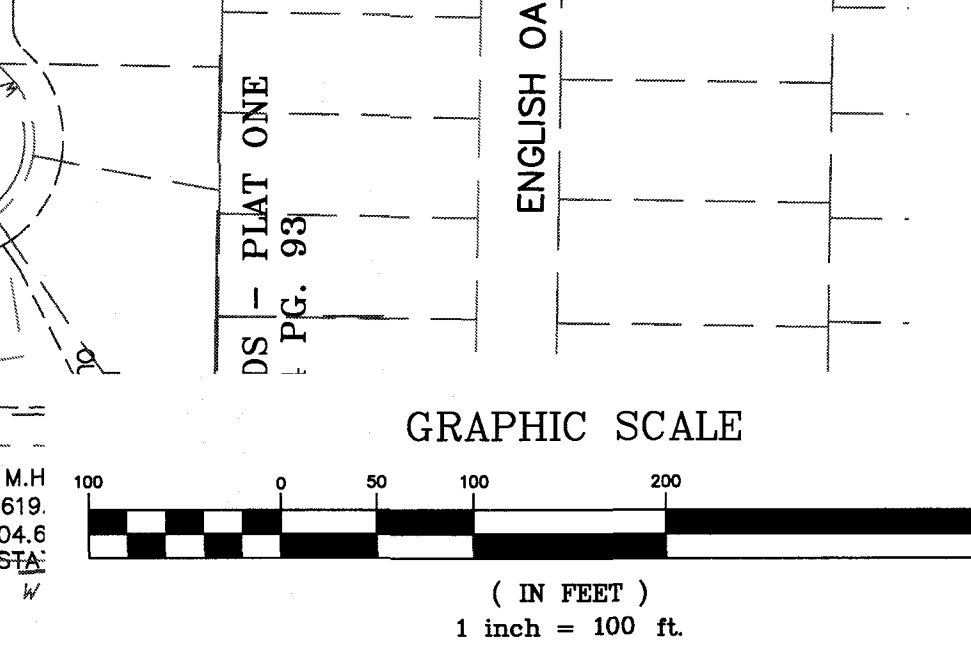
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STATE OF MISSOURI
 JAMES A. HENSON
 NUMBER PLS-2007017963
 Mo. Reg. P.L.S. - #2007017963

THE STERLING COMPANY
 By: *[Signature]*
 JAMES A. HENSON
 Mo. Reg. P.L.S. - #2007017963

AS-BUILT



PROJECT TITLE
The Villages at Shady Creek
 City As-Built - Plat 5

OF FALLON, MISSOURI

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 ENGINEERS & SURVEYORS

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OVERALL SITE PLAN

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

4.0
 As-Built - IMP

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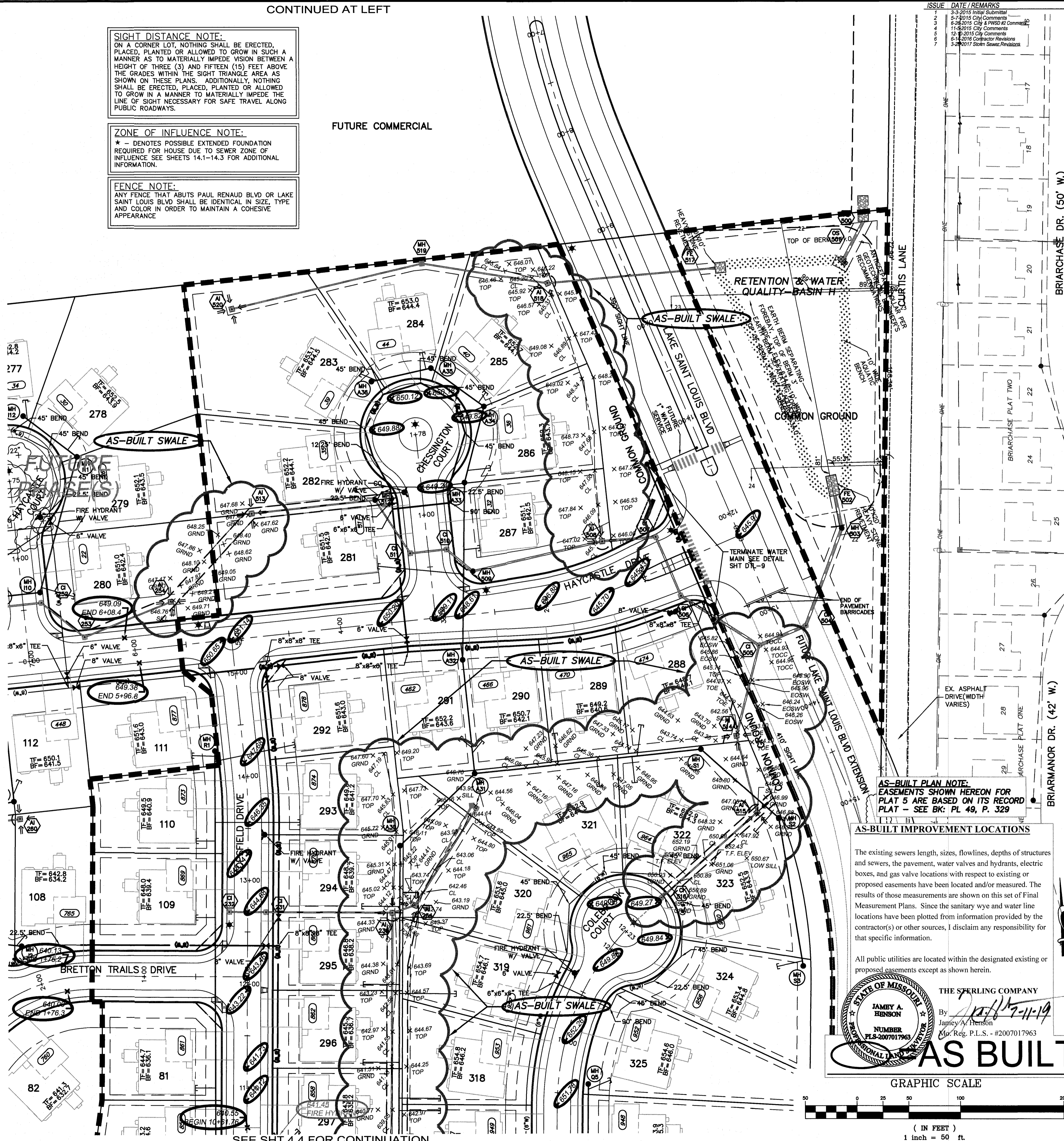
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SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA 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

FUTURE COMMERCIAL



ISSUE DATE/REMARKS

3-3-2016	Initial Submittal
5-7-2016	City Comments
6-28-2016	City Approval Comments
11-3-2016	City Comments
12-8-2016	City Comments
6-14-2016	Contractor Revisions
6-14-2016	Contractor Revisions
3-28-2017	Storm Sewer Revisions

PROJECT TITLE
The Villages at Shady Creek
City As-Builts - Plat 5
OFFALLON, MISSOURI

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5055 New Baumgartner Road
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Civil Engineer

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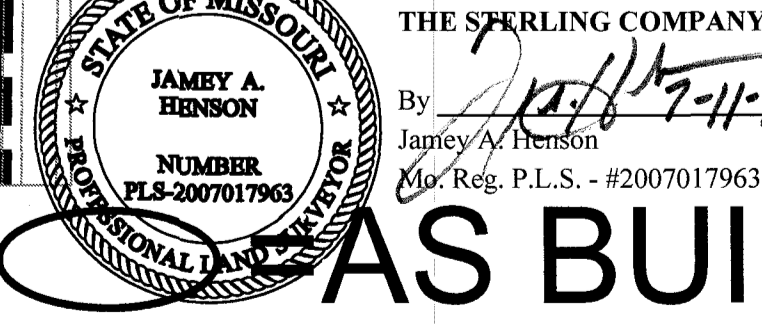
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City No. 15-162-SP
Date: 6/14/2016
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Page No.

4.2
As-Built - IMP

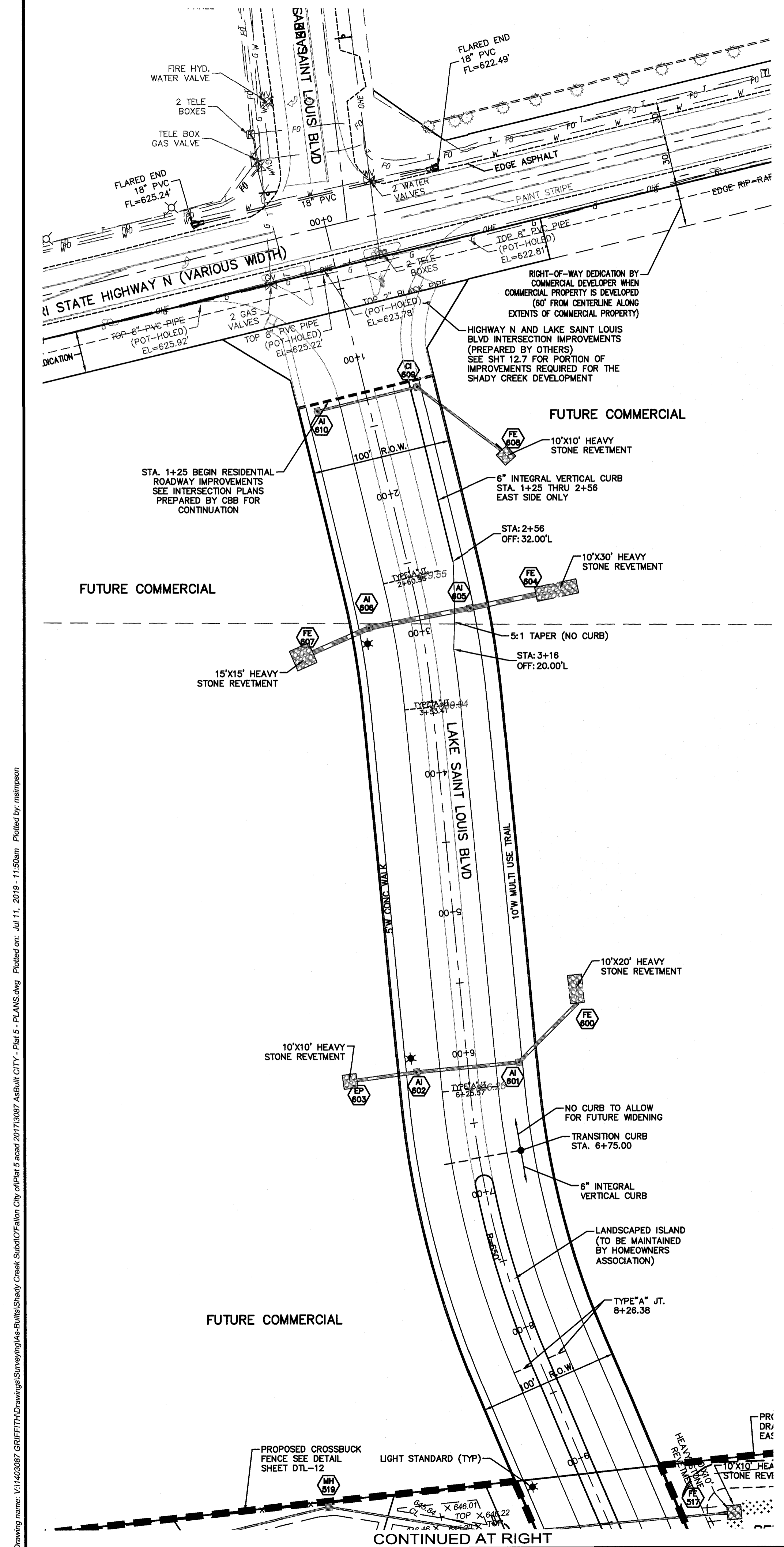
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THE STERLING COMPANY
By: 2/11/17-11-19
Rodney Arnold
Professional Engineer
No. Reg. P.L.S. - #2007017963
AS BUILT
GRAPHIC SCALE
1 inch = 50 ft.



CONTINUED AT RIGHT

SEE SHIT 4.4 FOR CONTINUATION

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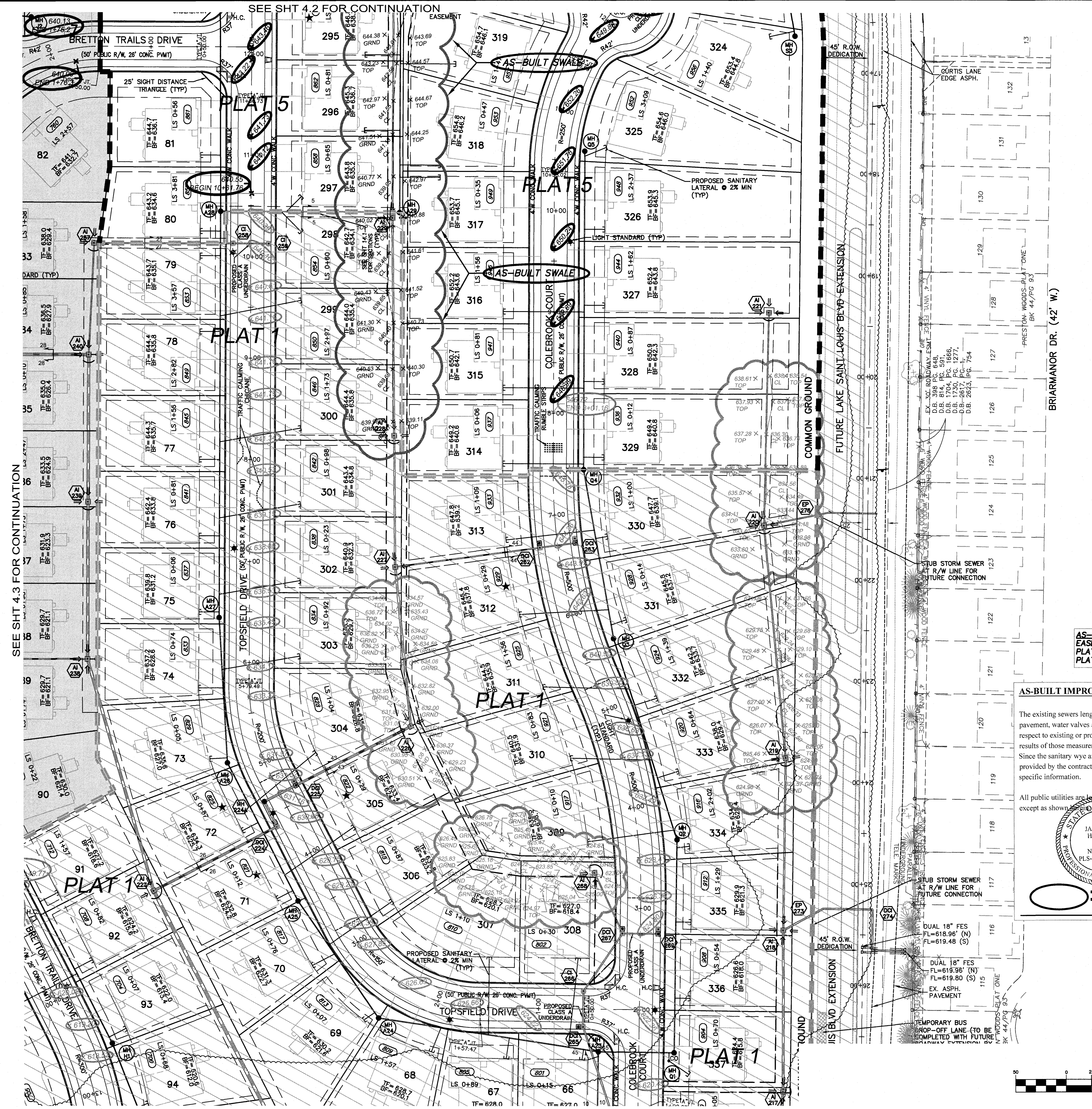
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ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	6-7-2015 City Comments
3	6-26-2015 City & PWS #2 Comments
4	1-8-2016 City Comments
5	12-10-2016 City Comments
6	6-14-2016 Contractor Revisions
7	3-28-2017 Storm Sewer Revisions

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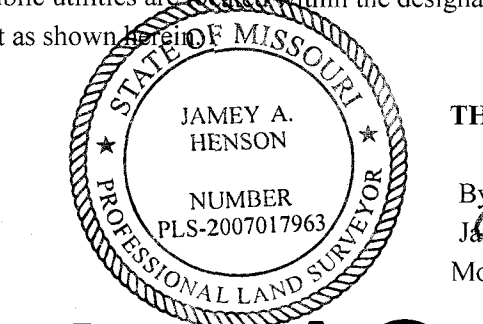


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AS-BUILT IMPROVEMENT LOCATIONS

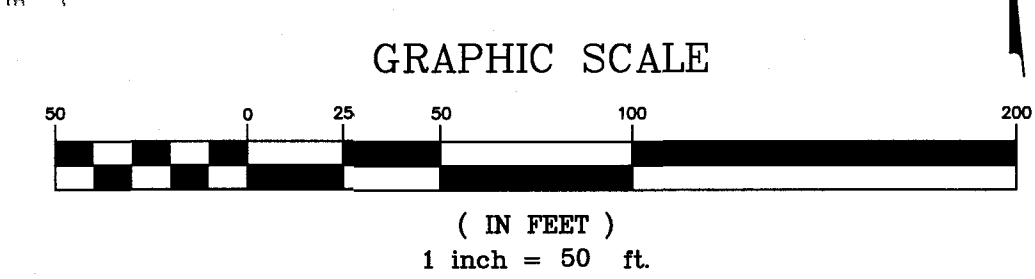
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By: **JAMES A. HENSON**
NUMBER: PLS-2007017963
Mo. Reg. P.L.S. - #2007017963

=AS BUILT



PROJECT TITLE
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City As-Built - Plat 5
OFFFALLOON, 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-sur.com
Corporate Certificate of Authority #001548

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.lombardohomesmissouri.com

SITE PLAN

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

CONTINUES AT LEFT

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 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 FOR FUTURE COMMERCIAL.
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 PUBLIC WORKS GUIDELINES AND SPECIFICATIONS AS APPROVED BY MONR 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.

SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HOMEOWNER AND A HOMEOWNER'S ASSOCIATION 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 8-26-38 6th ROADWAYS.

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 5 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 49, P. 329

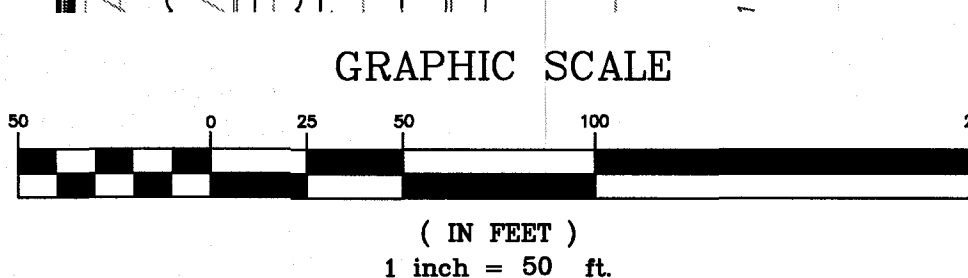
AS-BUILT IMPROVEMENT LOCATIONS

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 hereon.

THE STERLING COMPANY
By: JAMES A. HENSON
NUMBER 715-20771963
Mo. Reg. P.L.S. - #2007017963

AS BUILT



PROJECT TITLE
The Villages at Shady Creek
City As-Built - Plat 5
OFFALLON, MISSOURI

THE STERLING CO.
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5055 New Baumgartner Road
St. Louis, Missouri 63129
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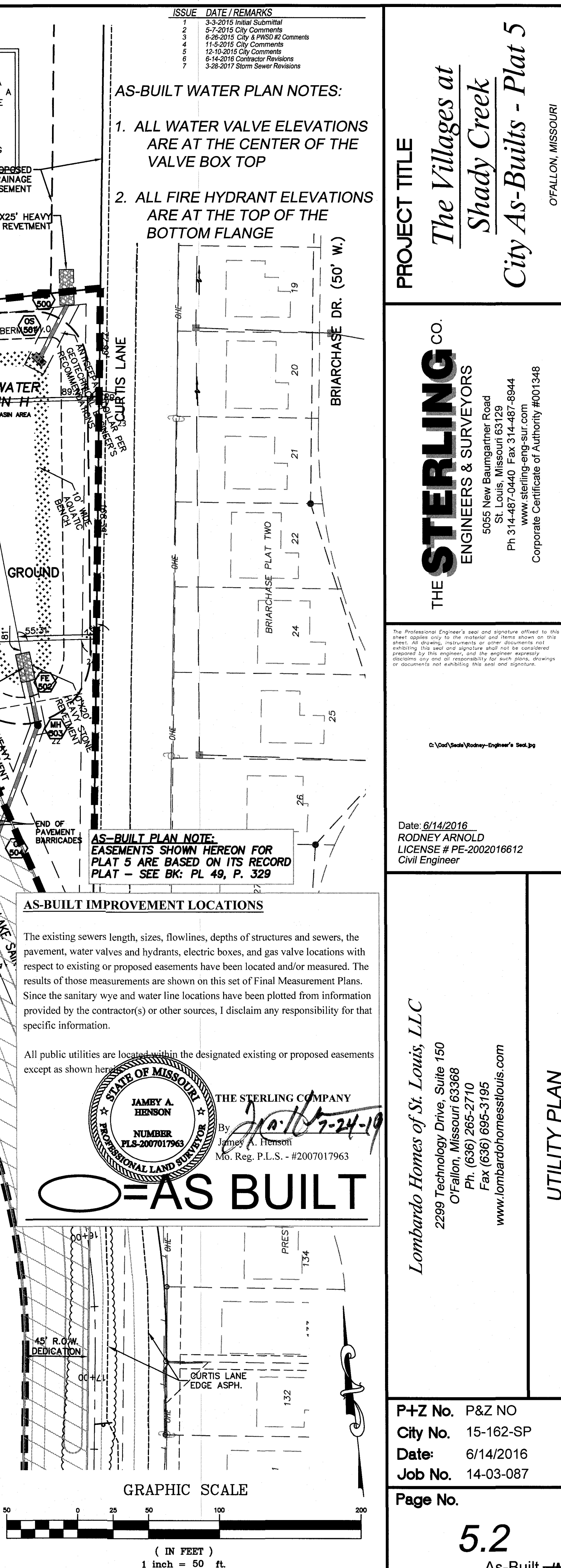
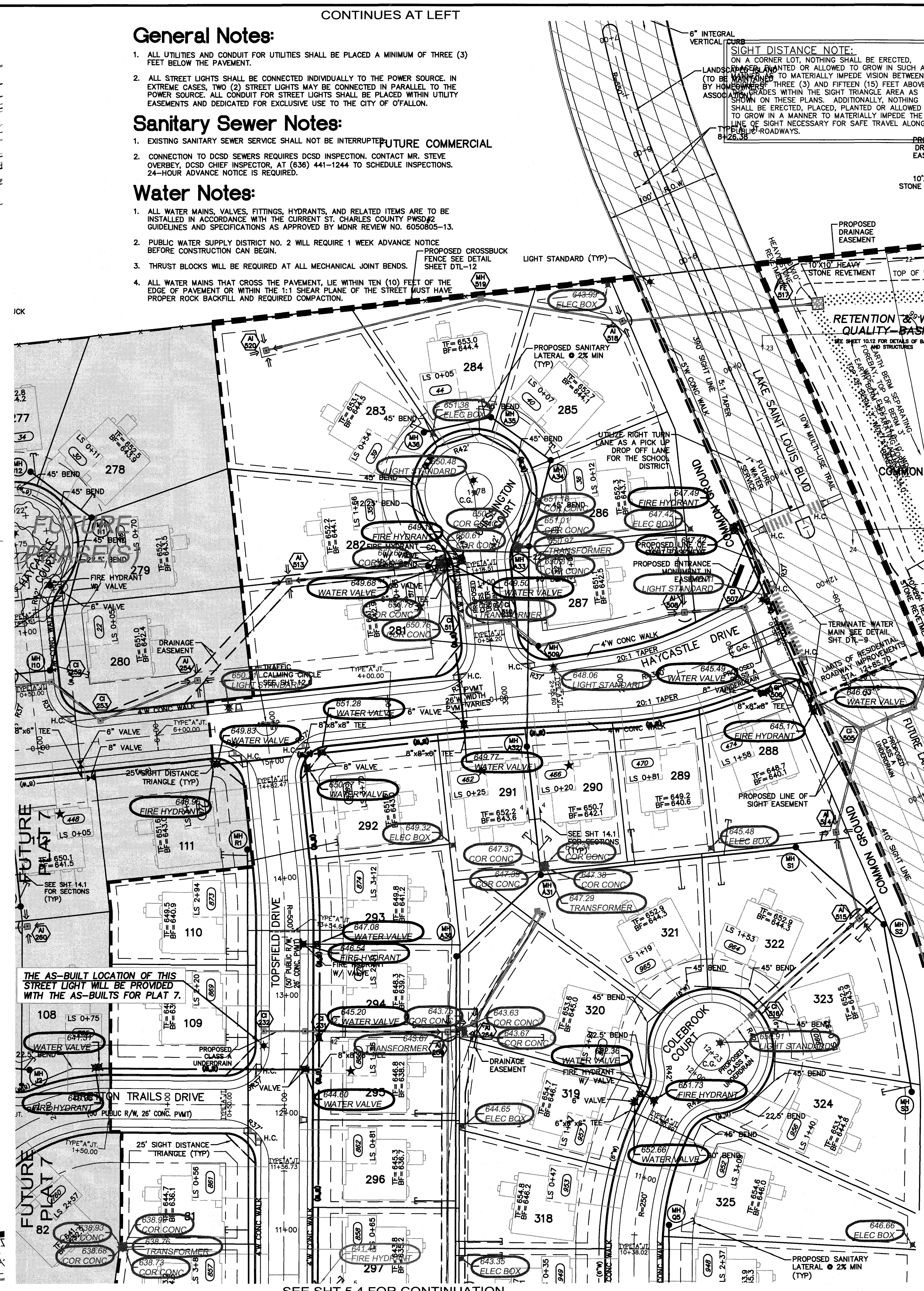
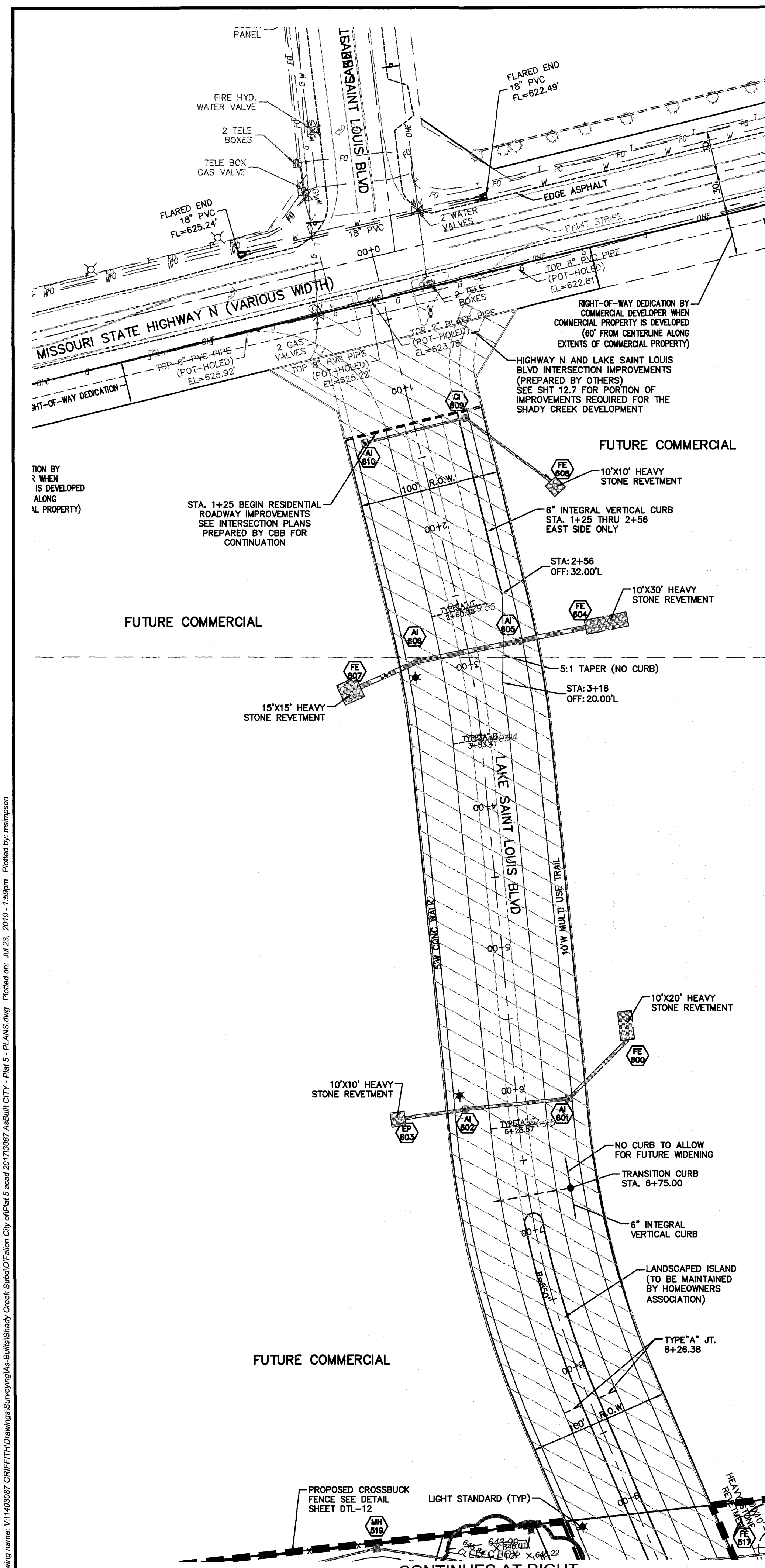
Date: 6/14/2016
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

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

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

Page No. **5.2**
As-Built - #MP

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



Drawing name: V1402087-GRFFTHDrawings/Surveying/As-Built/Plat 5 used 2017/03/07 As-Built CITY - Plat 5 - PLANS.dwg Plotted on: Jul 23, 2016 - 1:58pm Plotted by: mainpenn

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SEE SHT 5.4 FOR CONTINUATION

Drawing name: V:\1403087\GRFFTH\Drawings\Surveying\As-Built\Shady-Creek-Sublot\OfFallon-City-Of\Plat-5-PLANS.dwg Plotted on: Jul 10, 2019 - 1:58pm Plotted by: maimason

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:

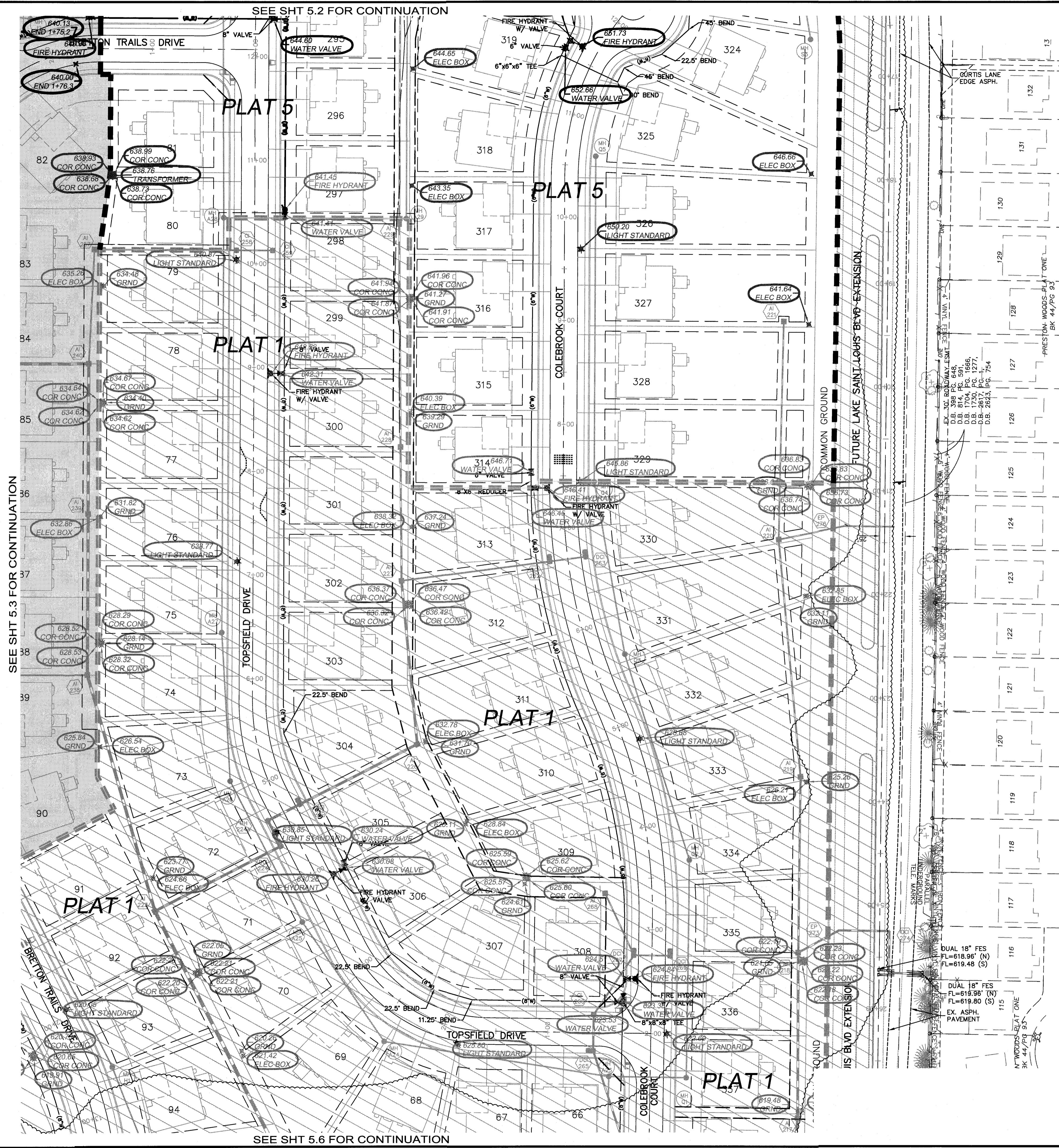
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONNECTION TO DCSD SEWERS REQUIRES DCSD INSPECTION. CONTACT MR. STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT (636) 441-1244 TO SCHEDULE INSPECTIONS. 24-HOUR ADVANCE NOTICE IS REQUIRED.

Water Notes:

1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWD#2 GUIDELINES AND SPECIFICATIONS AS APPROVED BY MDNR 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.

SIGHT DISTANCE NOTE:

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

PROJECT TITLE
The Villages at Shady Creek
 City As-Built - Plat 5
 OFFFALLON, MISSOURI

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, MO 63112
 Ph: 314-487-0440 Fax: 314-487-8944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature affixed to this sheet indicate only that the engineer has reviewed the work shown on this sheet. All drawings, calculations or other documents not attached to this sheet are not approved and shall not be considered approved by this engineer, and the engineer's signature, seal, and stamp are not to be used for any other drawings, calculations or documents not attached to this sheet.

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

- 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 5 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 49, P. 329

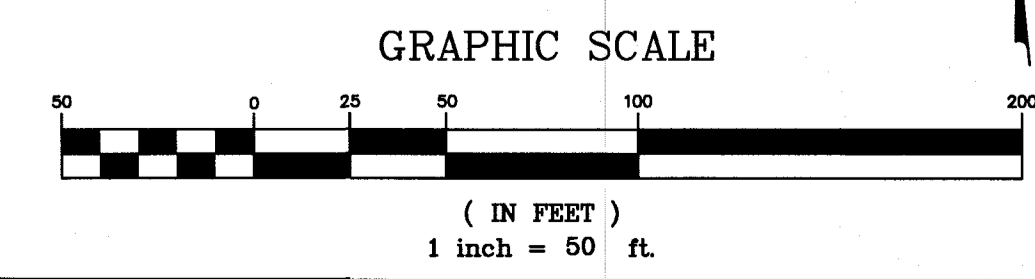
AS-BUILT IMPROVEMENT LOCATIONS

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

THE STERLING COMPANY
 By: JAMIE A HENSON
 NUMBER: PL-5-2007017963
 Mo. Reg. P.L.S. - #2007017963

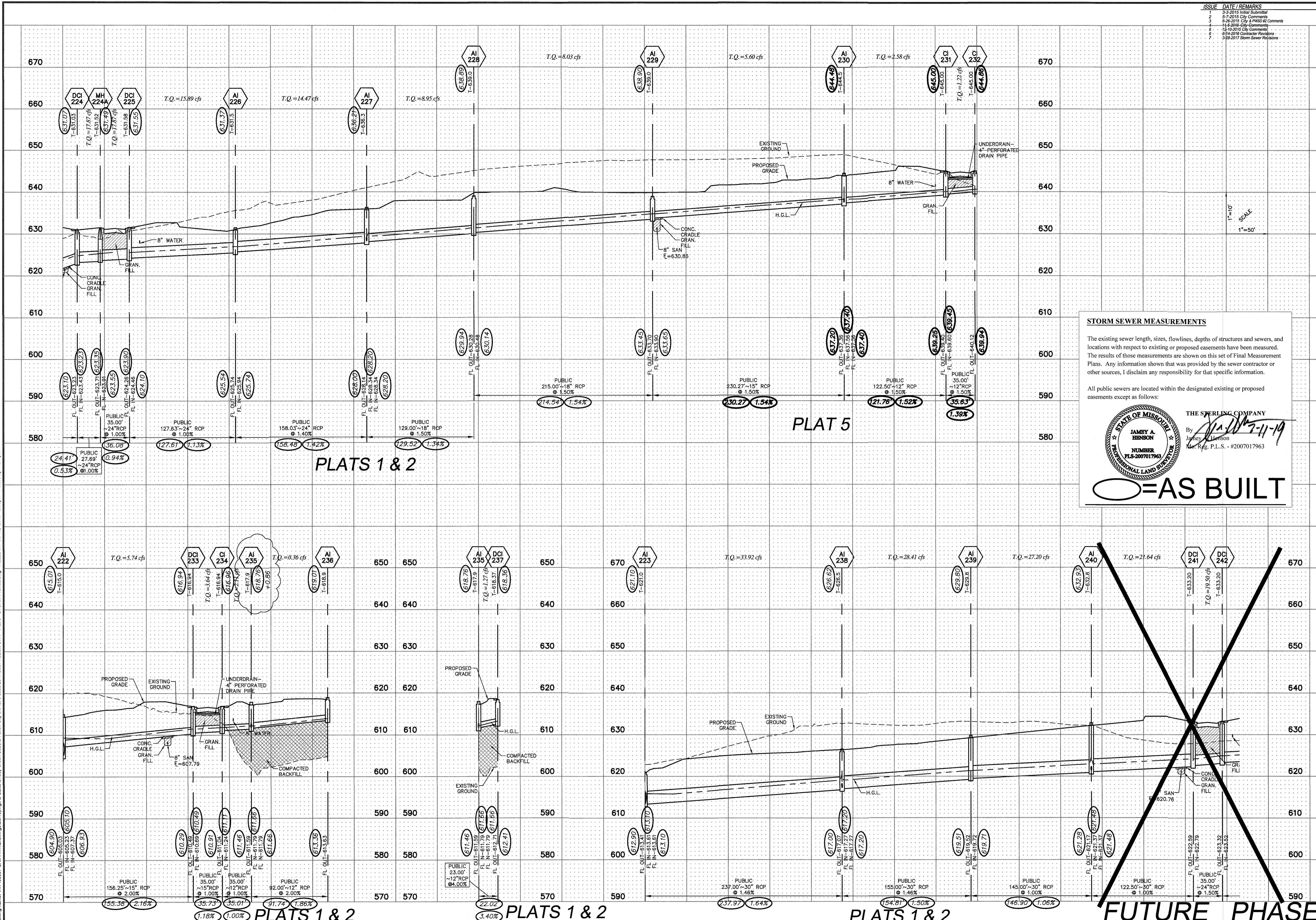
AS BUILT



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 Fax: (636) 265-3195
 www.lombardohomesstlouis.com

P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 6/14/2016
 Job No. 14-03-087
 Page No.
5.4
 As-Built -AMP

ISSUE	DATE	REMARKS
1	3-3-2015	Initial Submittal
2	5-7-2015	City Comments
3	5-29-2015	City & Precinct Comments
4	6-14-2015	City Comments
5	6-14-2015	City Comments
6	6-14-2015	Contractor Revisions
7	3-28-2017	Storm Sewer Revisions



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: James A. Benson
Date: 7-11-19
P.L.S. - #2007017963

PROJECT TITLE
The Villages at Shady Creek
 City As-Built - Plat 5
 OF FALLON, 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

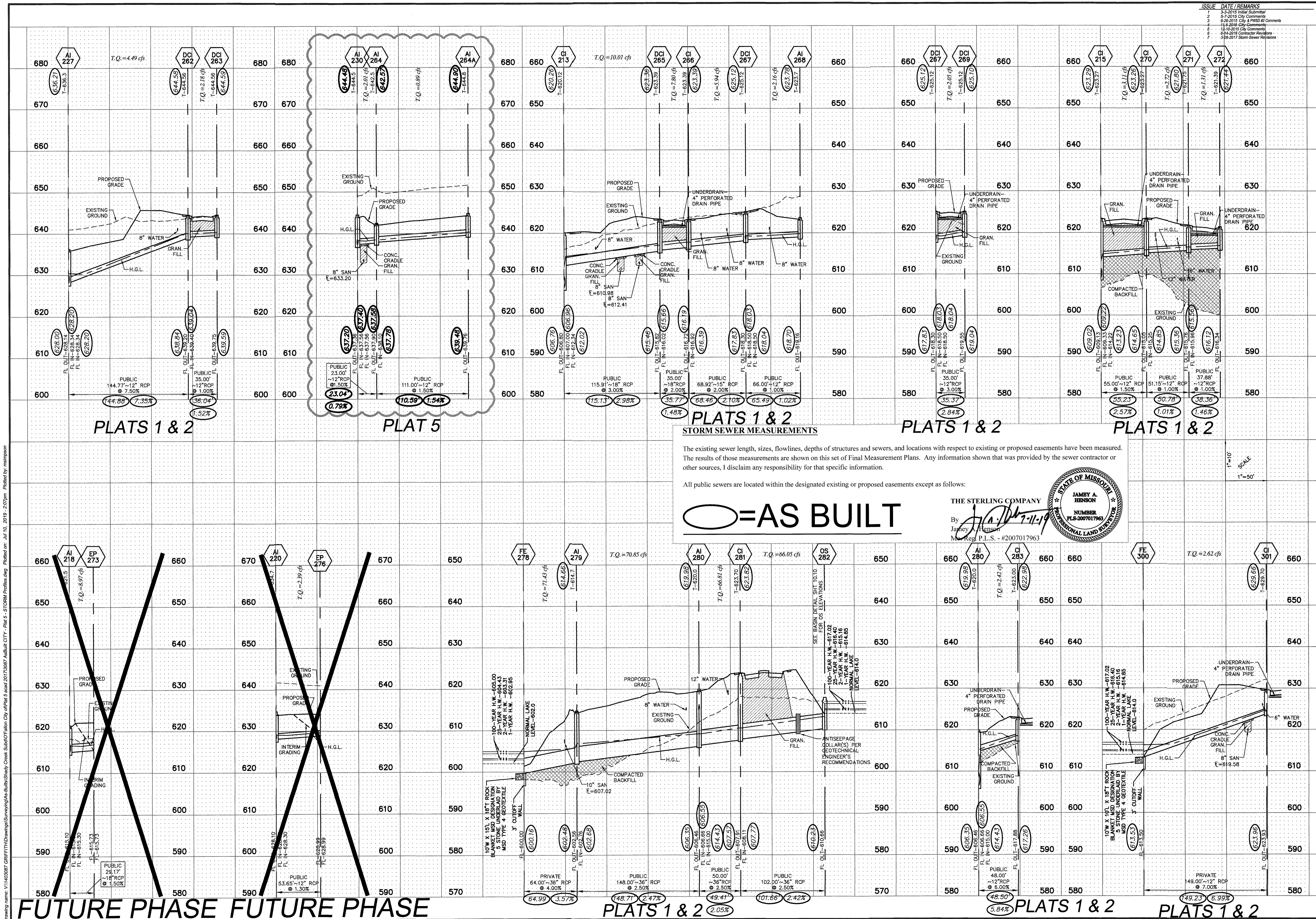
Date: 6/21/2017
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368
 Ph: (636) 265-2710
 Fax: (636) 695-9195
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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
 Page No. **8.6**
 As-Built -MP

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ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	6-7-2015 City Comments
3	6-26-2015 City & P&Z RC Comments
4	11-6-2015 City Comments
5	11-10-2015 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 5
 OFALLON, MISSOURI

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

The Professional Engineer's seal and signature are required for this plan to be used for any purpose other than that for which it was prepared. All drawings, instruments, or other documents not including this seal and signature shall not be considered valid. The Professional Engineer shall not be held responsible for any errors or omissions on drawings or documents not including this seal and signature.

Date: 6/21/2017
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

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

Page No.
8.8
 As-Built -MPP

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

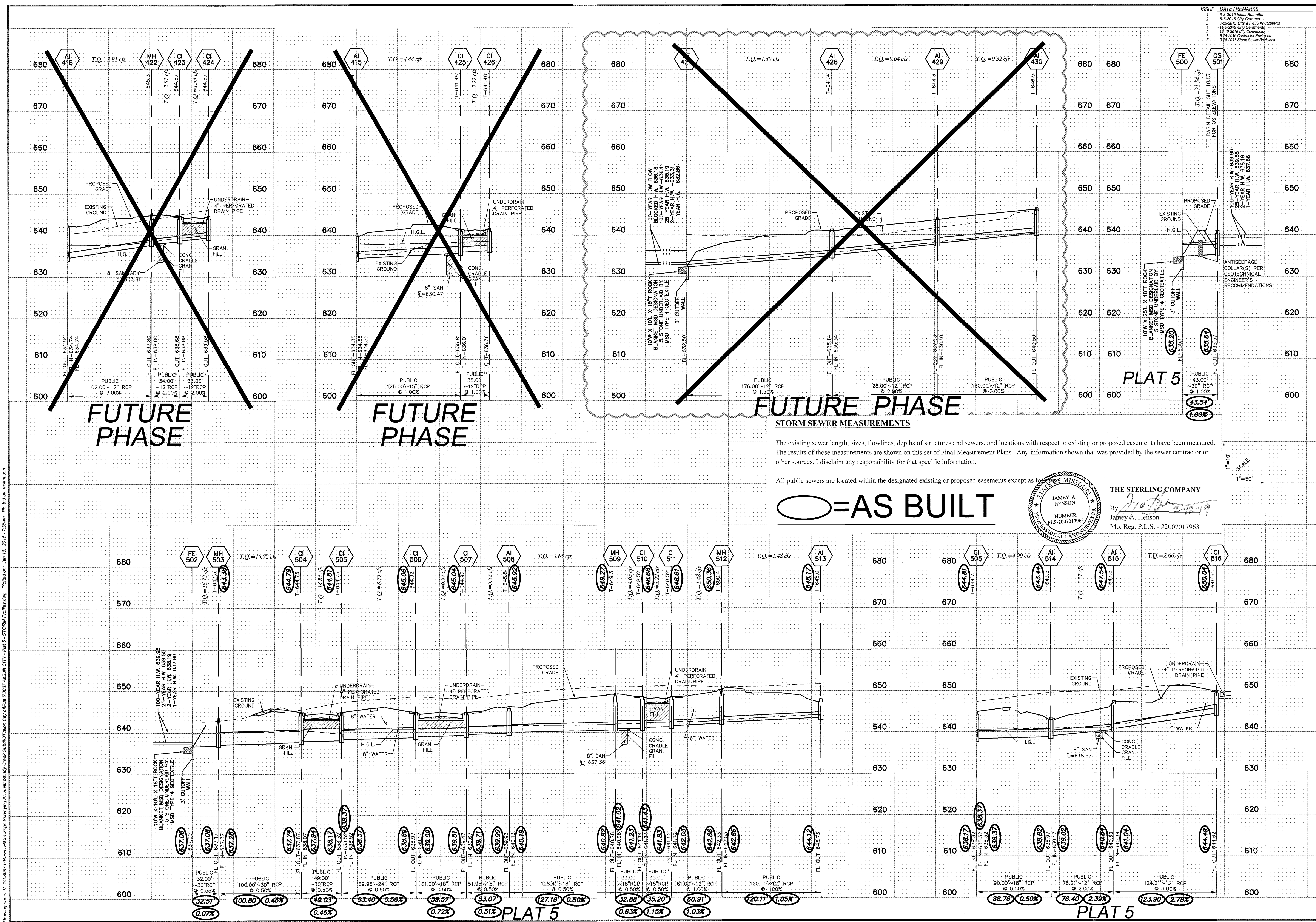
THE STERLING COMPANY

By: *J. A. Henson*
 Jamey A. Henson
 Missouri Reg. P.L.S. - #2007017963



1"=10'
 1"=50'
 SCALE

FUTURE PHASE FUTURE PHASE



ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	8-2-2015 City Comments
3	6-28-2015 City & PHSD #2 Comments
4	11-16-2015 City Comments
5	11-10-2015 City Comments
6	6-14-2016 Contractor Revisions
7	3-28-2017 Storm Sewer Revisions

PROJECT TITLE
The Villages at Shady Creek
 City As-Builts - Plat 5
 OFALLON, MISSOURI

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
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 www.sterling-eng-survey.com
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Date: 8/21/2017
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

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 2299 Technology Drive, Suite 150
 Of-Fallon, Missouri 63368
 Ph: (636) 265-2710
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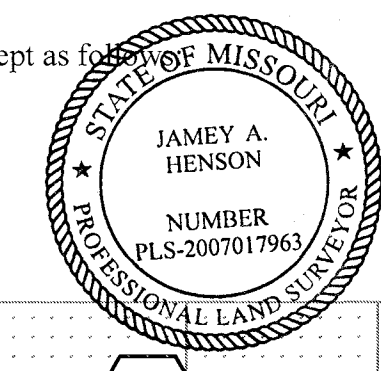
P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 6/21/2017
 Job No. 14-03-087
 Page No.
8.12
 IMP

FUTURE PHASE
 STORM SEWER MEASUREMENTS

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All public sewers are located within the designated existing or proposed easements except as follows:

○ = AS BUILT



THE STERLING COMPANY
 By: [Signature]
 Jamey A. Henson
 Mo. Reg. P.L.S. - #2007017963

1" = 10'
 1" = 50'

ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	6-2-2015 City Comments
3	6-28-2015 City & PWSO #7 Comments
4	11-4-2016 City Comments
5	12-10-2016 City Comments
6	6-14-2018 Contractor Revisions
7	3-28-2017 Storm Sewer Revisions

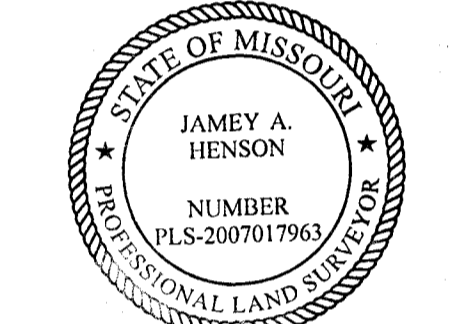
THE VILLAGES AT SHADY CREEK
15 YEAR, 20 MINUTE STORM SEWER HYDRAULICS (ADDITIONAL STORM SEWERS)

LineNo.	LineID	LineSize	FlowRate	InvertDn	InvertUp	LineLength	LineSlope	VelAve	Grnd/RimElev Dn	Grnd/RimElev Up	HGLDn	HGLUp	Rim-Hw	CriticalDepth	EGLDn	EGLUp	EnergyLoss	CapacityFull	n-valuePipe
		(in)	(cfs)	(ft)	(ft)	(ft)	(%)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	
1	FE427-AI428	12	1.30	632.50	635.14	176.00	1.50	1.66	633.75	641.40	636.18	636.41	4.98	0.48	636.22	636.46	0.235	4.36	0.013
2	AI428-AI429	12	0.64	635.34	637.90	128.00	2.00	1.81	641.40	644.30	636.42	638.23	6.07	0.33	636.43	638.35	0.382	5.04	0.013
3	AI429-AI430	12	0.32	638.10	640.50	120.00	2.00	2.94	644.30	646.50	638.27	640.73	5.77	0.23	638.35	640.82	0.000	5.04	0.013
4	CI248-AI261	12	1.83	639.09	639.59	50.00	1.00	2.80	644.25	644.70	640.17	640.26	4.32	0.58	640.25	640.43	0.172	3.56	0.013
5	AI261-AI261A	12	1.23	639.79	640.35	56.00	1.00	2.97	644.70	645.00	640.38	640.82	4.18	0.47	640.56	641.00	0.000	3.56	0.013
6	AI264-AI264A	12	0.89	638.10	639.76	111.00	1.50	3.06	642.50	644.80	638.50	640.15	4.65	0.39	638.65	640.30	0.000	4.36	0.013

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 Contractor 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:



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

○ = AS BUILT

PROJECT TITLE

The Villages at Shady Creek
City As-Builts - Plat 5

OFALLON, 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 #001948

The Professional Engineer's seal and signature placed on this sheet do not constitute approval of any other documents not prepared by this engineer and the engineer expressly disclaims any and all responsibility for such other documents or documents not exhibiting this seal and signature.

© Your/Steel/Trinity-Engineer's Seal.jpg

Date: 6/21/2017
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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STORM PROFILES

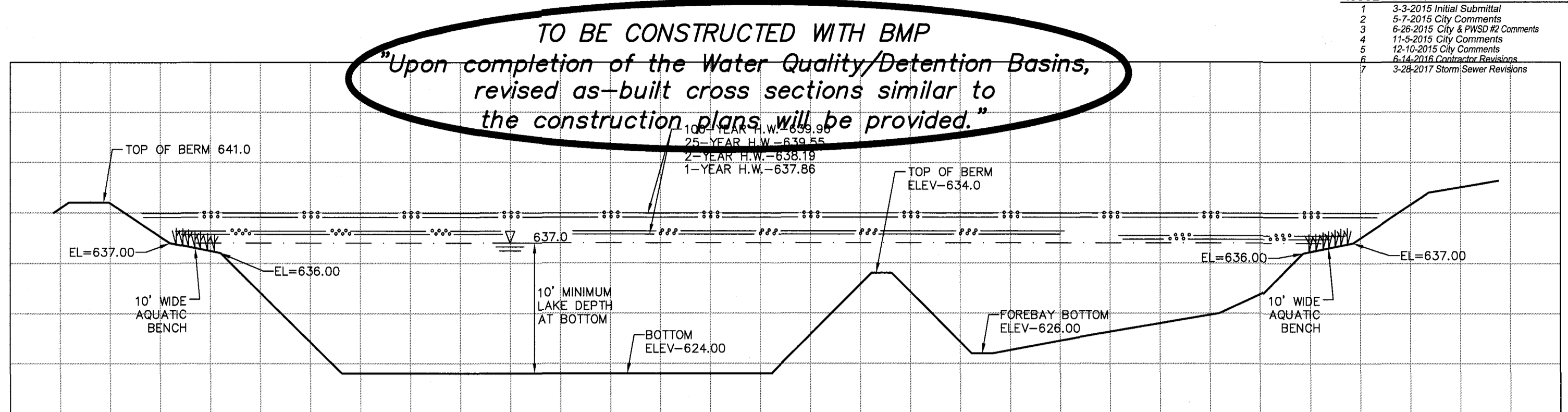
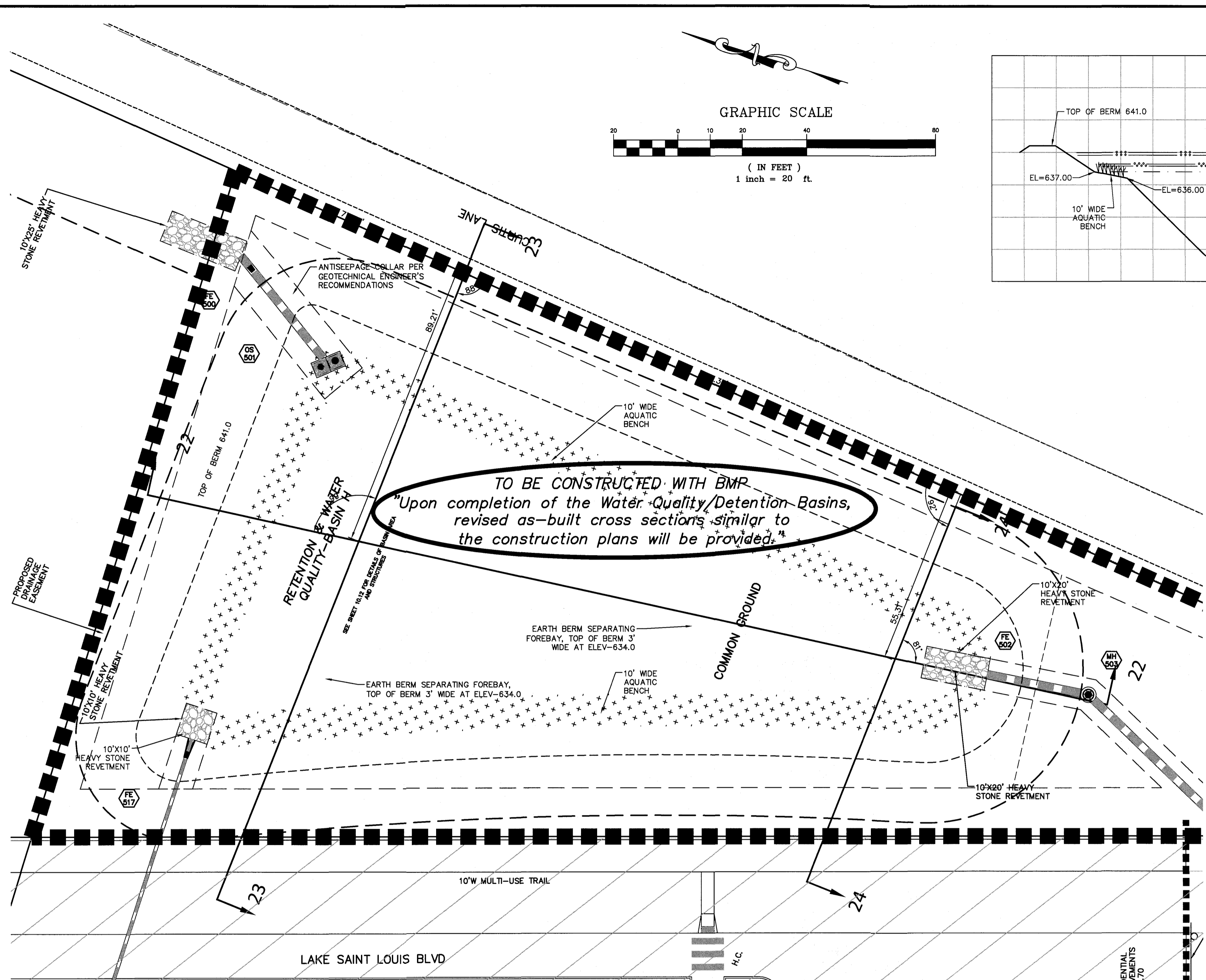
P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/21/2017
Job No. 14-03-087

Page No.
8.13

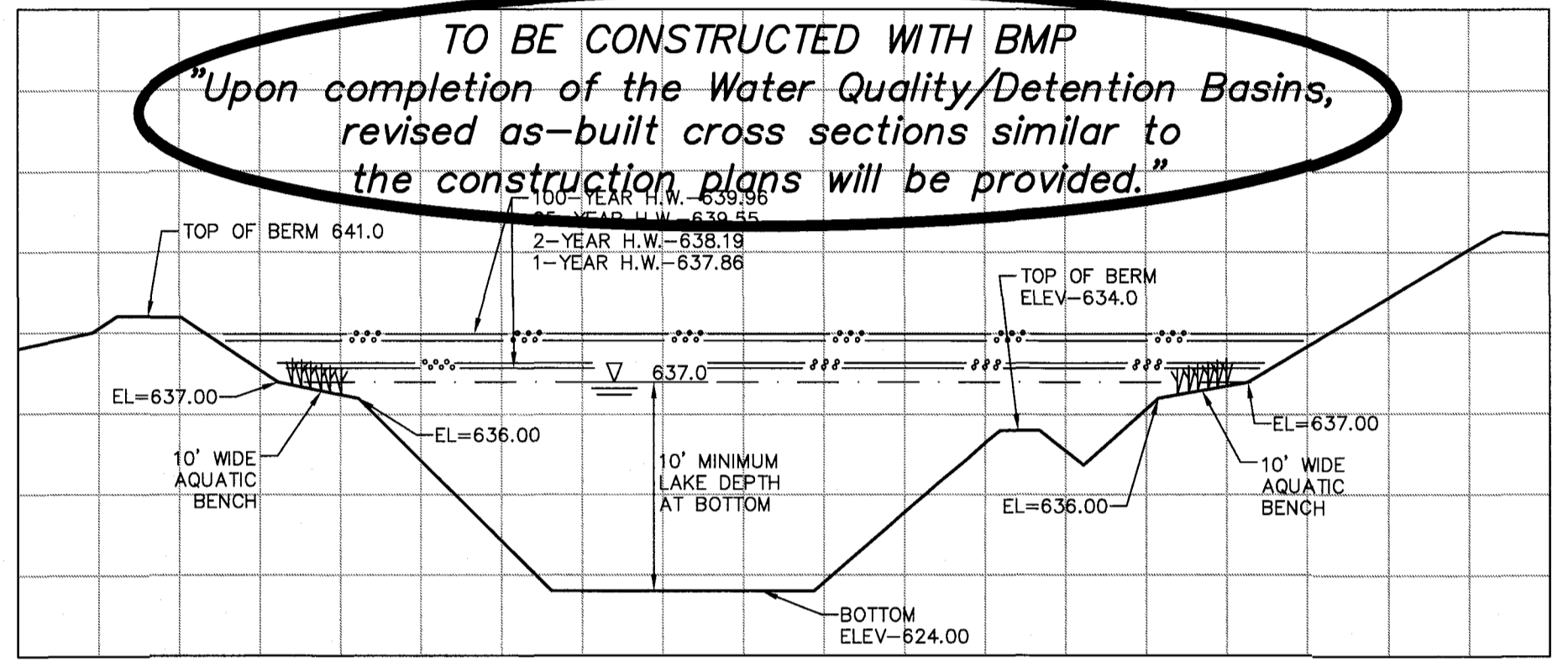
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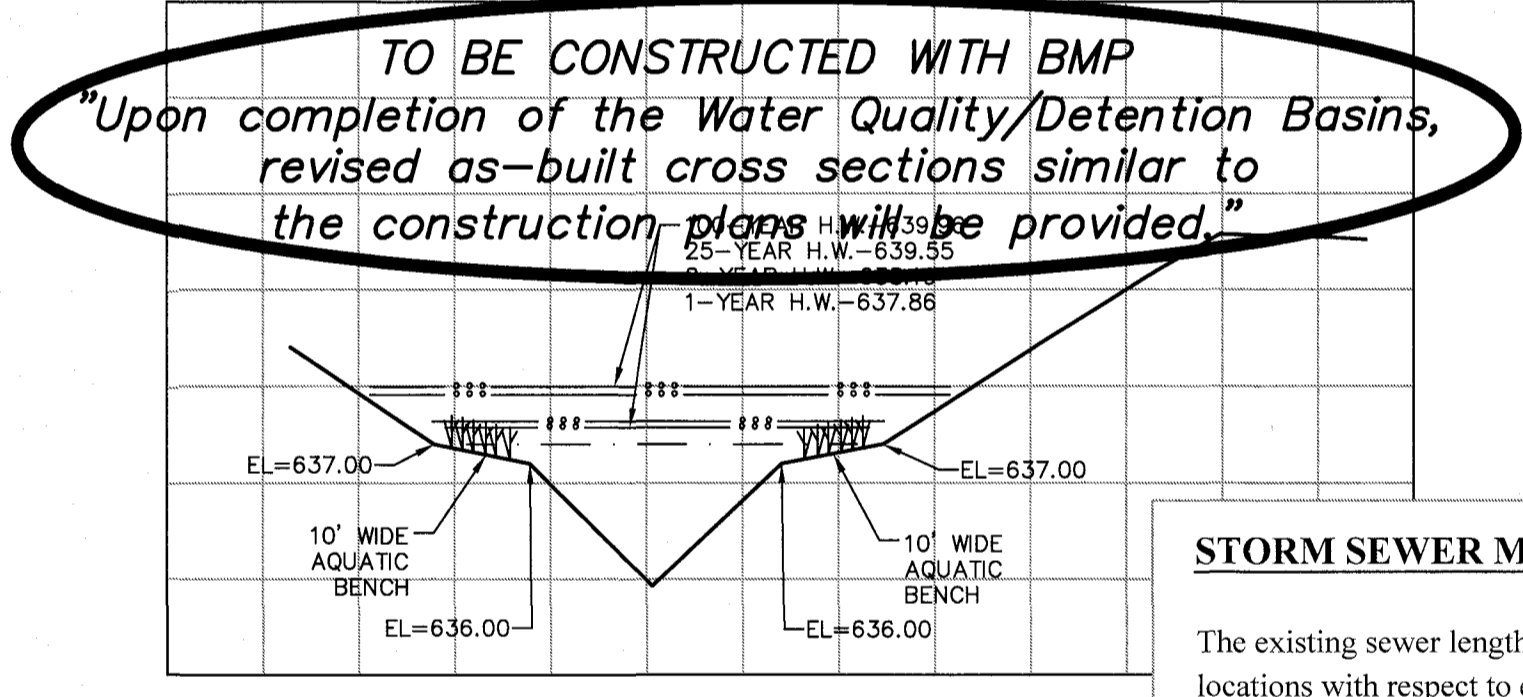
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BASIN-H SECTION 22-22
SCALE 1"=20' HORIZ.
1"=10' VERT.



BASIN-H SECTION 23-23
SCALE 1"=20' HORIZ.
1"=10' VERT.

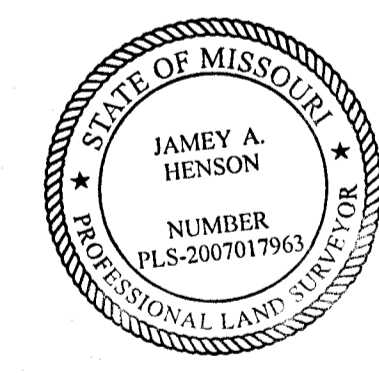


BASIN-H SECTION 24-24
SCALE 1"=20' HORIZ.
1"=10' VERT.

STORM SEWER MEASUREMENTS

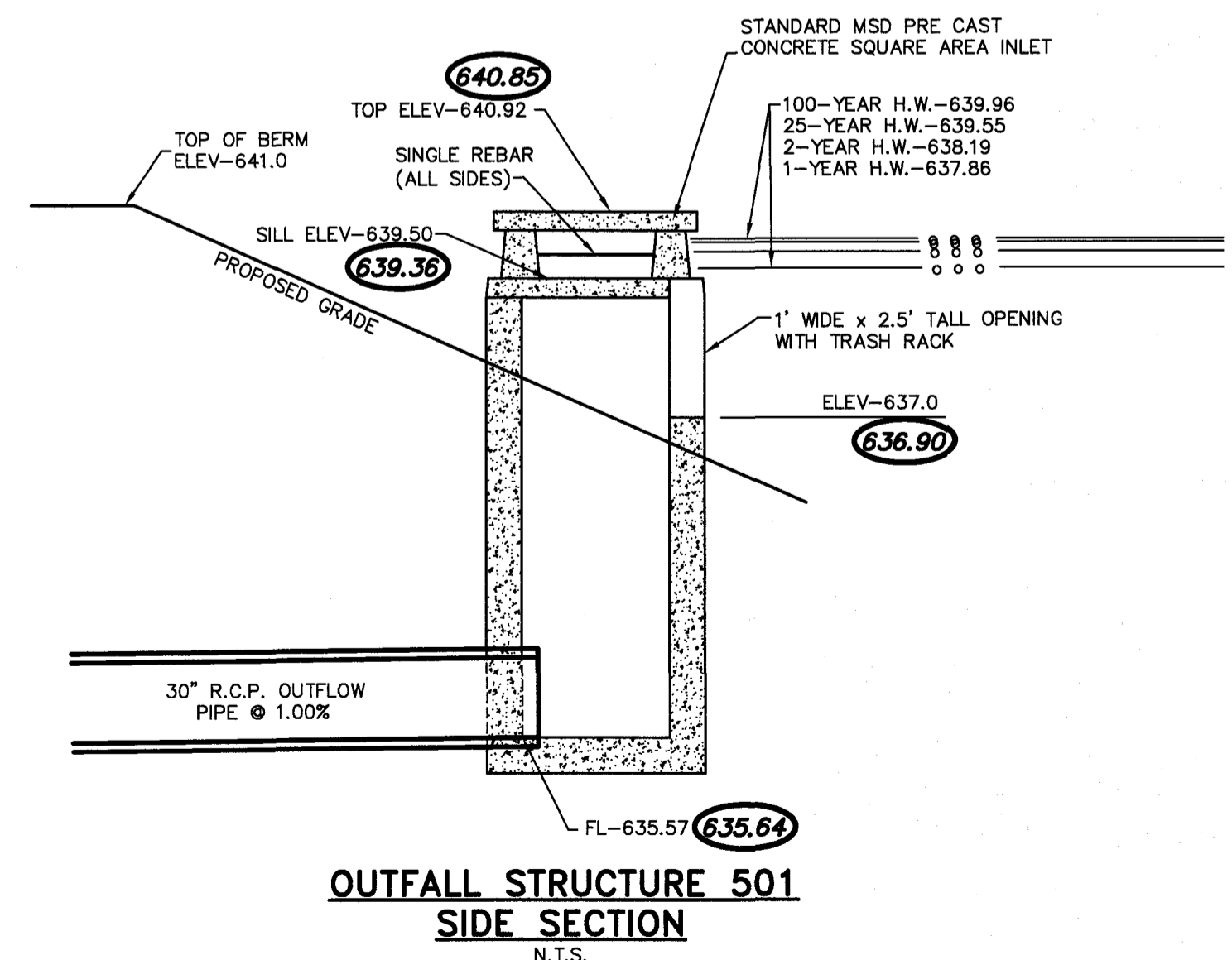
The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Any information shown that was provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

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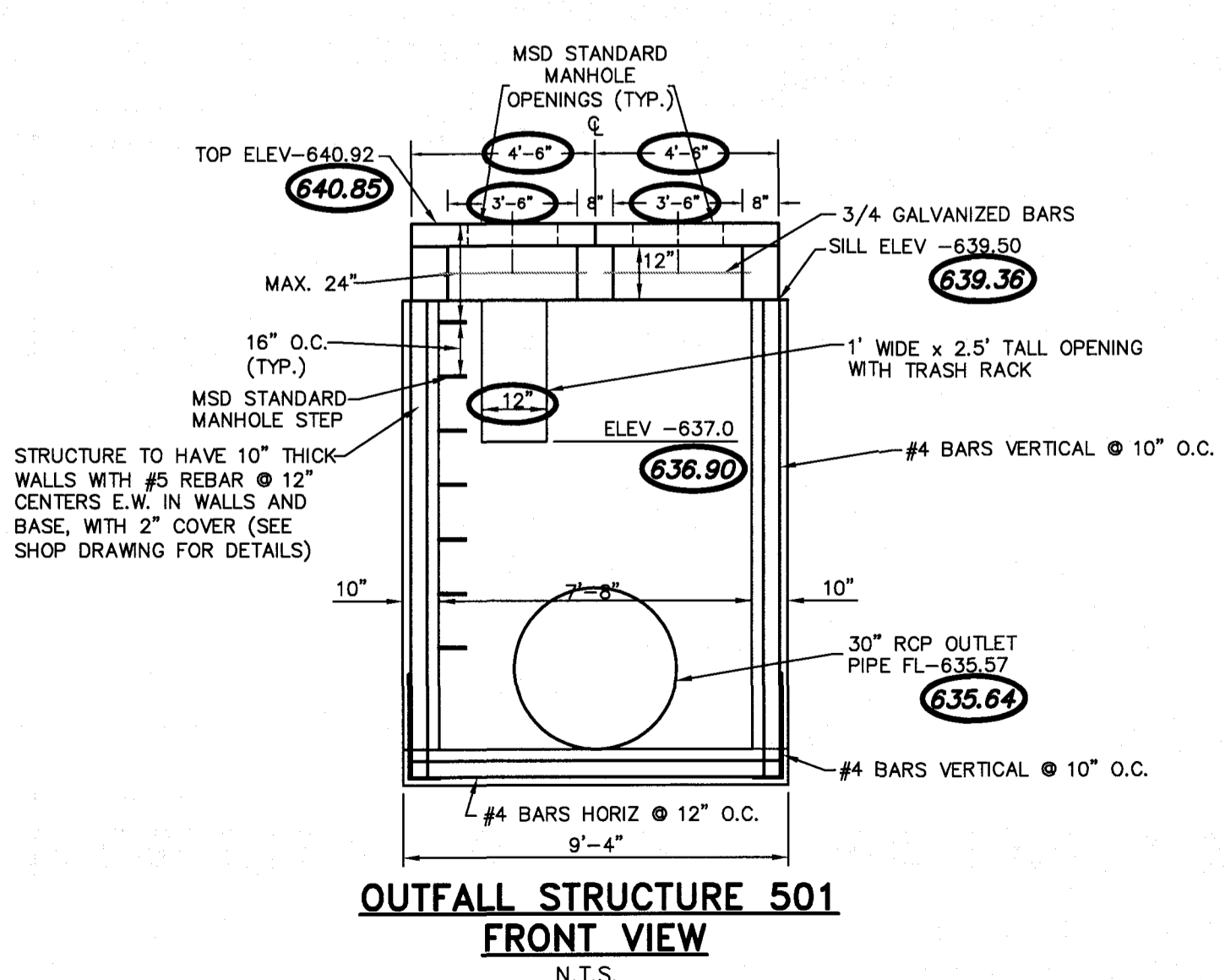


THE STERLING COMPANY
By: *[Signature]*
Janey A. Henson
Mo. Reg. P.L.S. - #2007017963

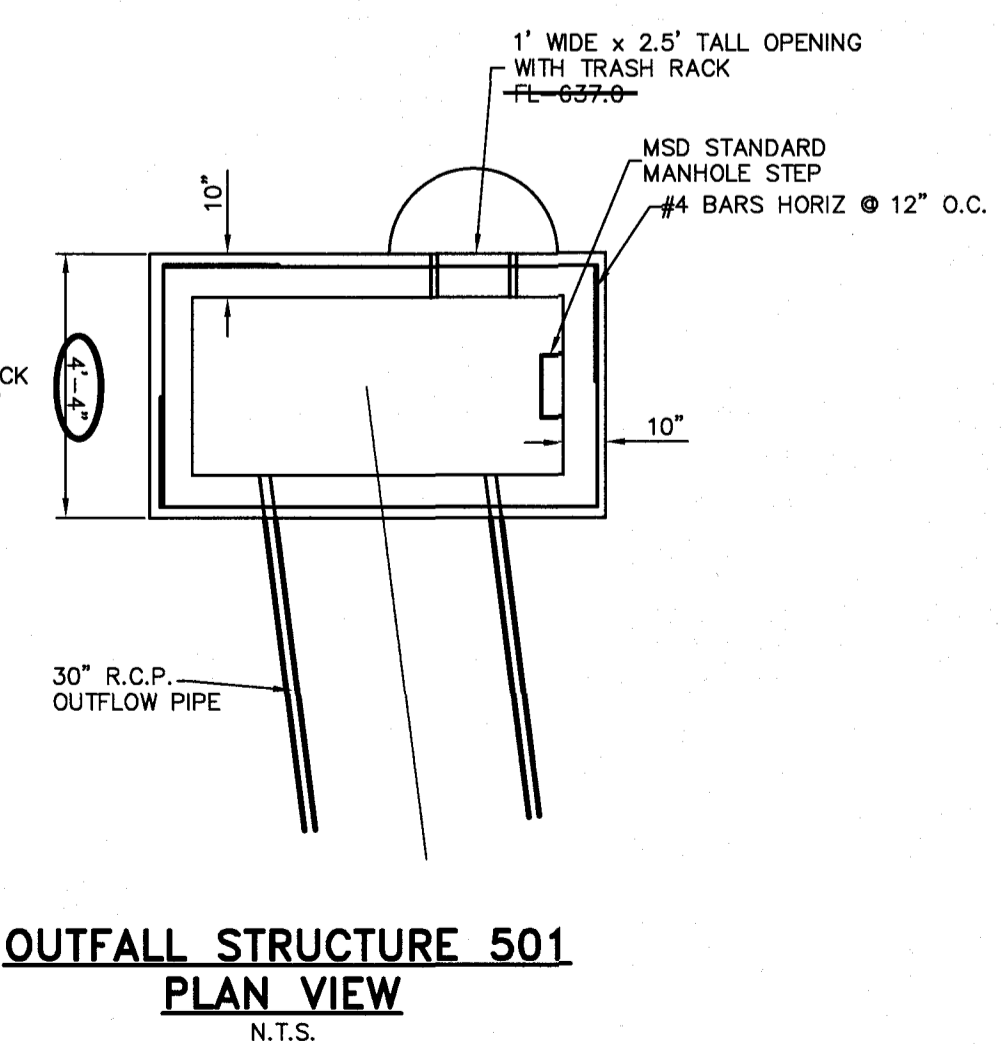
AS BUILT



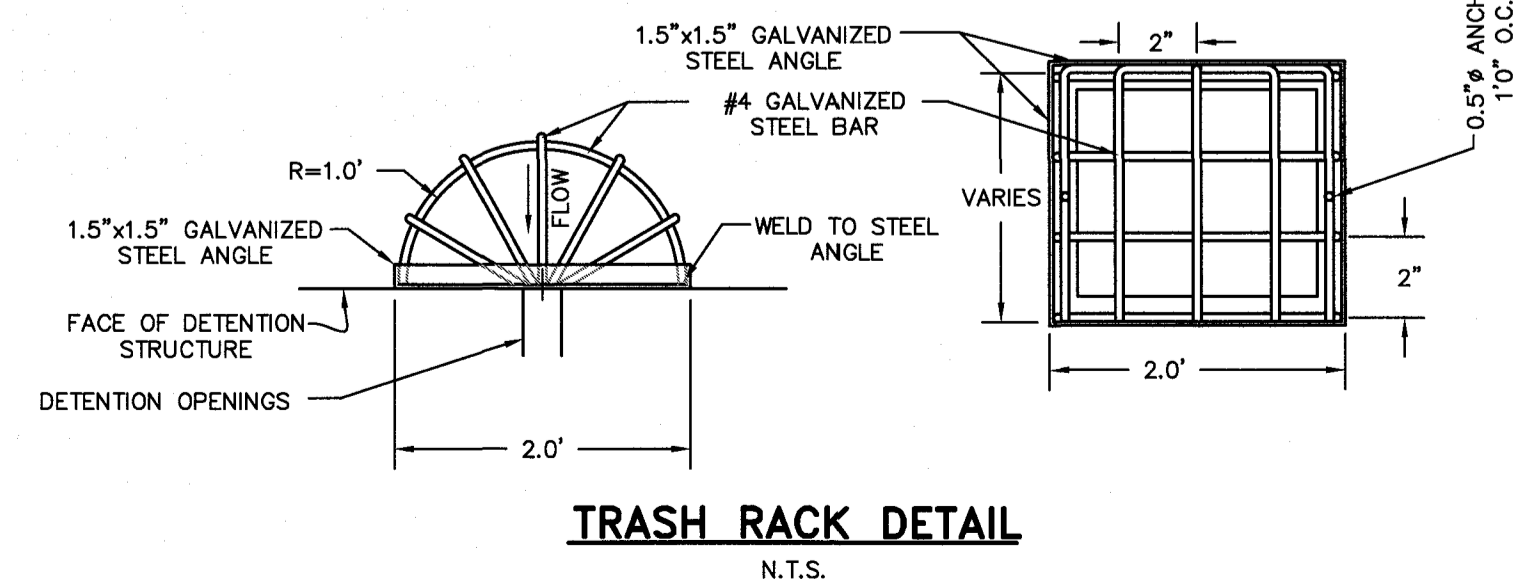
OUTFALL STRUCTURE 501
SIDE SECTION
N.T.S.



OUTFALL STRUCTURE 501
FRONT VIEW
N.T.S.



OUTFALL STRUCTURE 501
PLAN VIEW
N.T.S.



TRASH RACK DETAIL
N.T.S.

PROJECT TITLE
The Villages at
Shady Creek
City As-Built - Plat 5
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: 6/21/2017
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

Lombardo Homes of St. Louis, LLC
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P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/21/2017
Job No. 14-03-087
Page No.
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As-Built *MP*