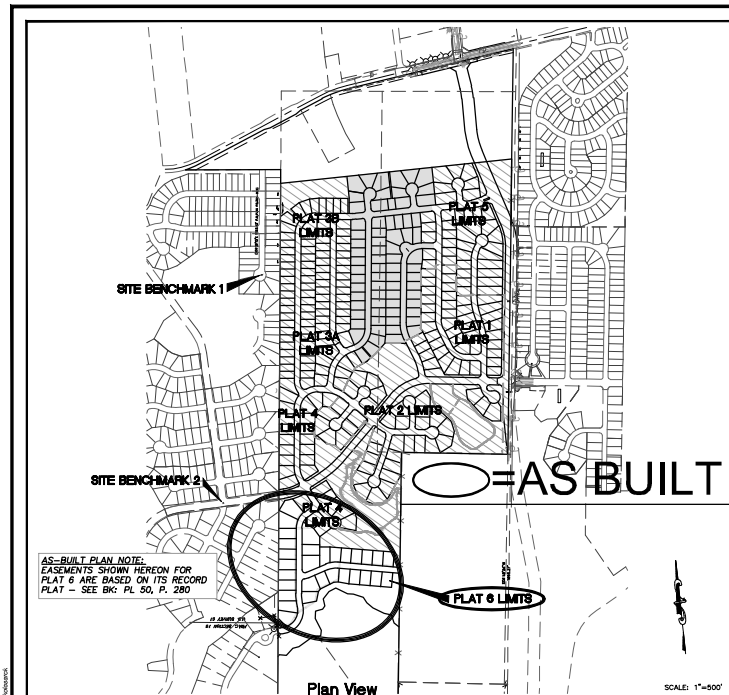
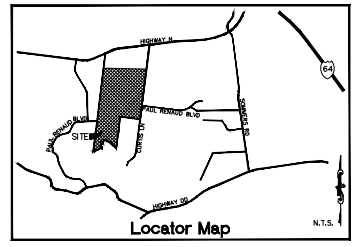




A SET OF CONSTRUCTION PLANS FOR THE VILLAGES AT SHADY CREEK

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

308 PROPOSED RESIDENTIAL AREA OF SITE: 140.73 ACRES
PROPOSED RIGHT-OF-WAY WITH RESIDENTIAL: 26.64 ACRES = 18.96%
NET PROPOSED RESIDENTIAL AREA: 114.18 ACRES = 81.14%
CURRENT ZONING: R-1 - SINGLE FAMILY RESIDENTIAL
CURRENT OWNER: JOANNE GRIFITH & GARY E. KOPADT REVOCABLE TRUSTS
8707 HWY N
ST. LOUIS MO, 63367

PROPOSED ZONING: MIXED - MIXED-USE TRADITIONAL DEVELOPMENT DISTRICT
PROPOSED ZONING: MIXED - MIXED-USE TRADITIONAL DEVELOPMENT DISTRICT
PROPOSED ZONING: MIXED - MIXED-USE TRADITIONAL DEVELOPMENT DISTRICT

67 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 PROVIDED: 176 SPACES
RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)(338 UNITS) = 676 SPACES
RESIDENTIAL SPACES PROVIDED: 34 SPACES
RESIDENTIAL SPACES REQUIRED: 34 SPACES
TOTAL SPACES PROVIDED: 52 SPACES
TOTAL SPACES REQUIRED: 52 SPACES

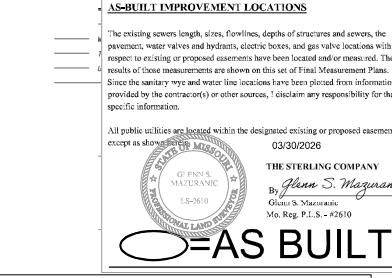
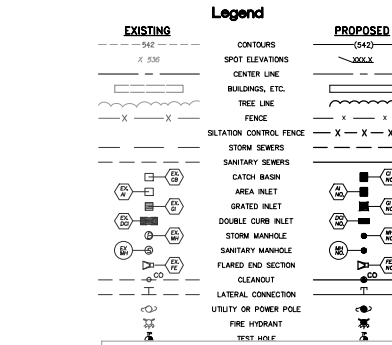
POOL AREA PARKING CALCULATIONS:
(1.0 SPACE/20 DWELLING UNITS)
REQUIRED: 17 SPACES
SPACES PROVIDED: 52 SPACES

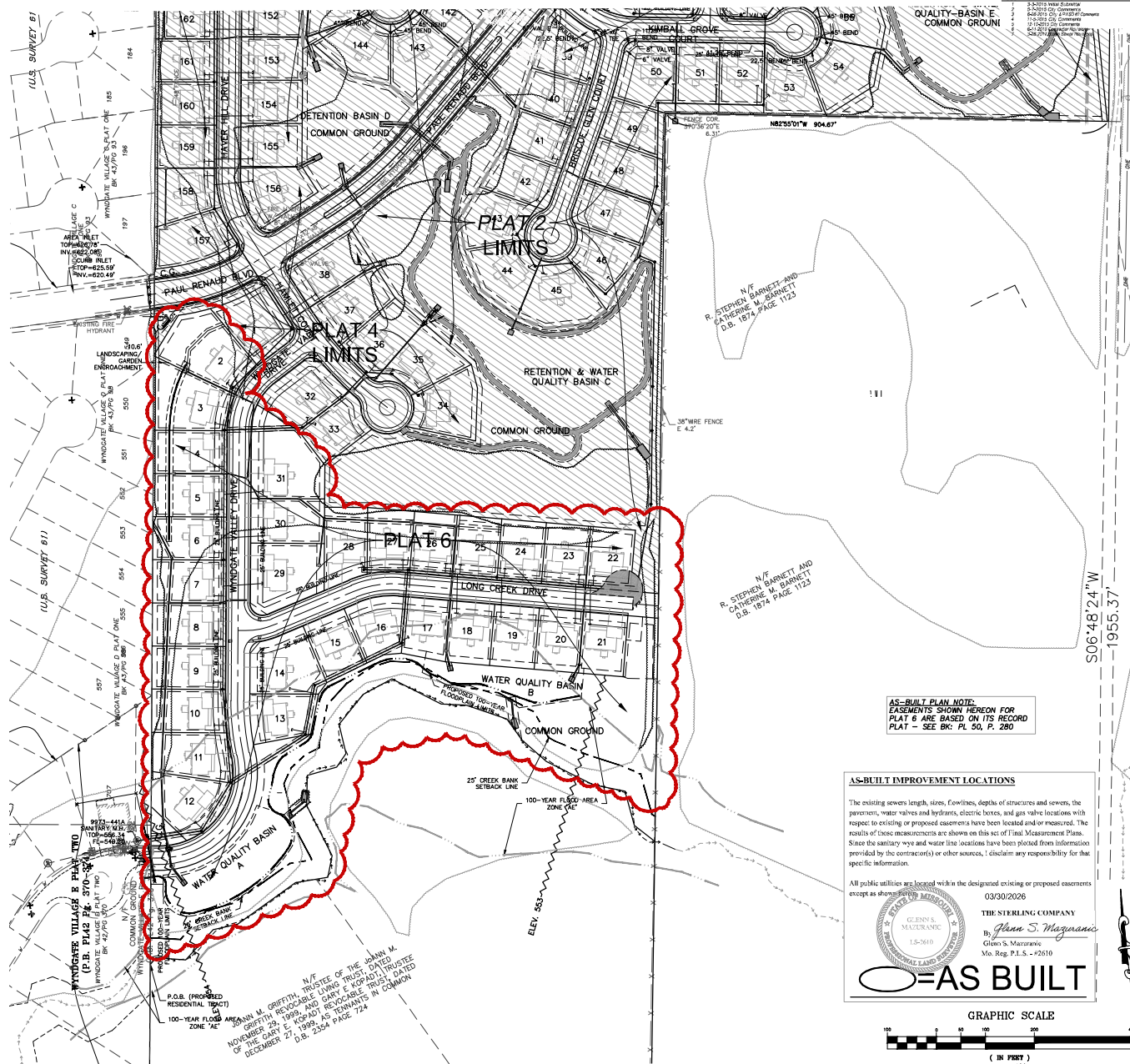
BICYCLE PARKING CALCULATIONS:
(1 RACK SPACE/15 PARKING SPACES)
(4 RACK SPACES/BUILDING MIN)
BICYCLE SPACES PROVIDED: 4 RACK SPACES
BICYCLE SPACES REQUIRED: 7 RACK SPACES

COMMON GROUND:
RIGHT-OF-WAY: 26.64 ACRES
26.64 ACRES

Conditions of Approval From Planning and Zoning

- At the southern leg of the roundabout, provide a 10' wide x 20' deep 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 materials accessing (paving in, backing out of, etc.) Lane 2000-2010 in such close proximity to the right-of-way dedicated to the City of O'Fallon. Consideration should be given to extend Concrete Curb so that the names at the end of the curb-lane (Lane 2000 to 2010) meet up to Highway Drive. If any proposed amendments are approved by Staff it will be presented to the Planning and Zoning Commission for their information.
- As a right turn lane on the southeast section of the right-of-way dedicated to the City of O'Fallon at Highway Drive. This can occur as the pick-up/drop-off zone the school district will require when phase 2 is developed.
- The placement with the intersection of Highway N and the right-of-way dedicated to the City of O'Fallon will be properly designed for future needs of the right-of-way dedicated to the City of O'Fallon. Consideration should be given to extend Concrete Curb so that the names at the end of the curb-lane (Lane 2000 to 2010) meet up to Highway Drive. If any proposed amendments are approved by Staff it will be presented to the Planning and Zoning Commission for their information.
- As an intersection detail at Highway N and Lane South Lane Boulevard will need to be reviewed and approved by the City of O'Fallon and MODOT.
- A related 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 Reubens 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 Reubens Blvd. in the round-about.
- The covenants and restrictions shall include language that states any fence that shall Paul Reubens Blvd. or the extension of Lane St., Louis Blvd. shall be 6' high and 4" in diameter and shall be constructed of wood or metal.



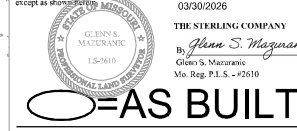


AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR
PLAT 6 ARE BASED ON ITS RECORD
PLAT - SEE BK: PL 50, P. 280

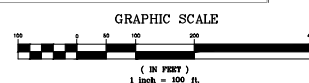
AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavements, water valves and hydrants, electric lines, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of these measurements are shown on this set of Final Measurement Plans. Since the sanitary sewer 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 on this set of Final Measurement Plans.



AS BUILT



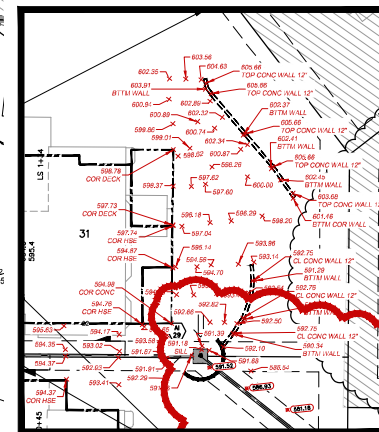
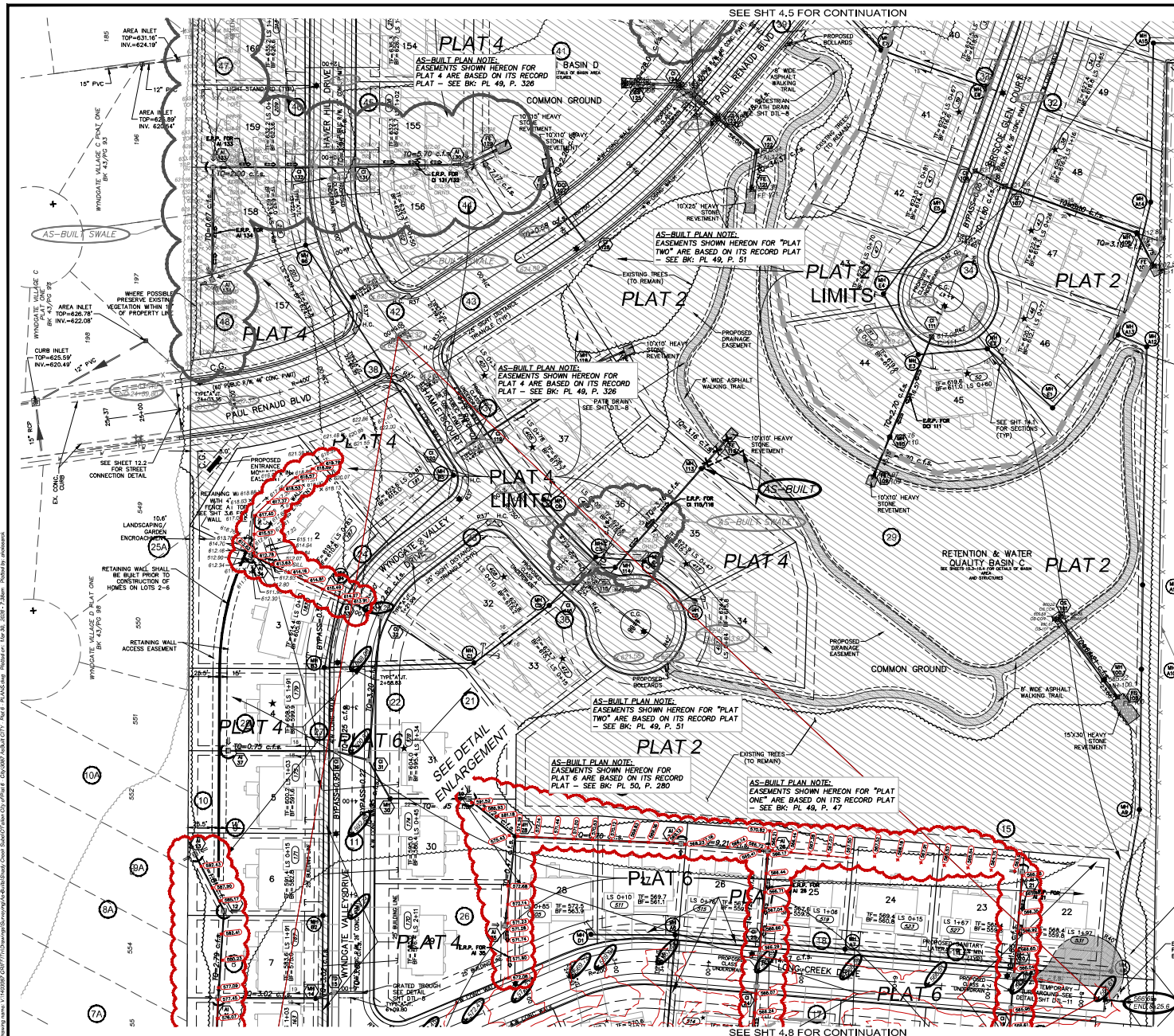
PROJECT TITLE
The Villages at Shady Creek
City As-Built - Plat 6

THE **STERLING** CO.
ENGINEERS & SURVEYORS
9015 Newburg Road
St. Louis, Missouri 63123
PH: 636-665-3195
www.sterling-eng-ar.com
Corporate Certificate of Authority 0001548

Date: 6/14/2016
RODNEY ARNOLD
LICENSE # PE-0002016812
Civil Engineer

OVERALL SITE PLAN
Lombard Homes of St. Louis, LLC
2289 Technology Drive, Suite 150
St. Louis, MO 63114
Tel: (636) 265-2710
Fax: (636) 655-3195
www.lombardhometeam.com

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



DETAIL ENLARGEMENT
SCALE: 1" = 20'

AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers, drains, ditches, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

All public utilities are located within the designed or existing or proposed easements except as shown on this set of Final Measurement Plans.

03/30/2016

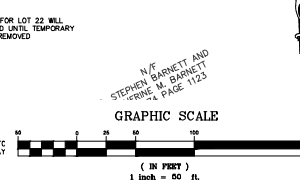
THE STERLING COMPANY
By *Glenn S. Magnanico*
Glenn S. Magnanico
Mo. Reg. P.E. # 62670

AS-BUILT

SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPERE VISION BETWEEN 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 IMPERE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ZONE OF INFLUENCE NOTE:
+ - - - - - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE USED 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.



PROJECT TITLE

The Villages at
Shady Creek

City As-Built - Plat 6

THE STERLING COMPANY
ENGINEERS & SURVEYORS
9015 Newburg Road
St. Louis, Missouri 63123
PH: (636) 655-4944
www.sterling-engineers.com
Corporate Certificate of Authority #001548

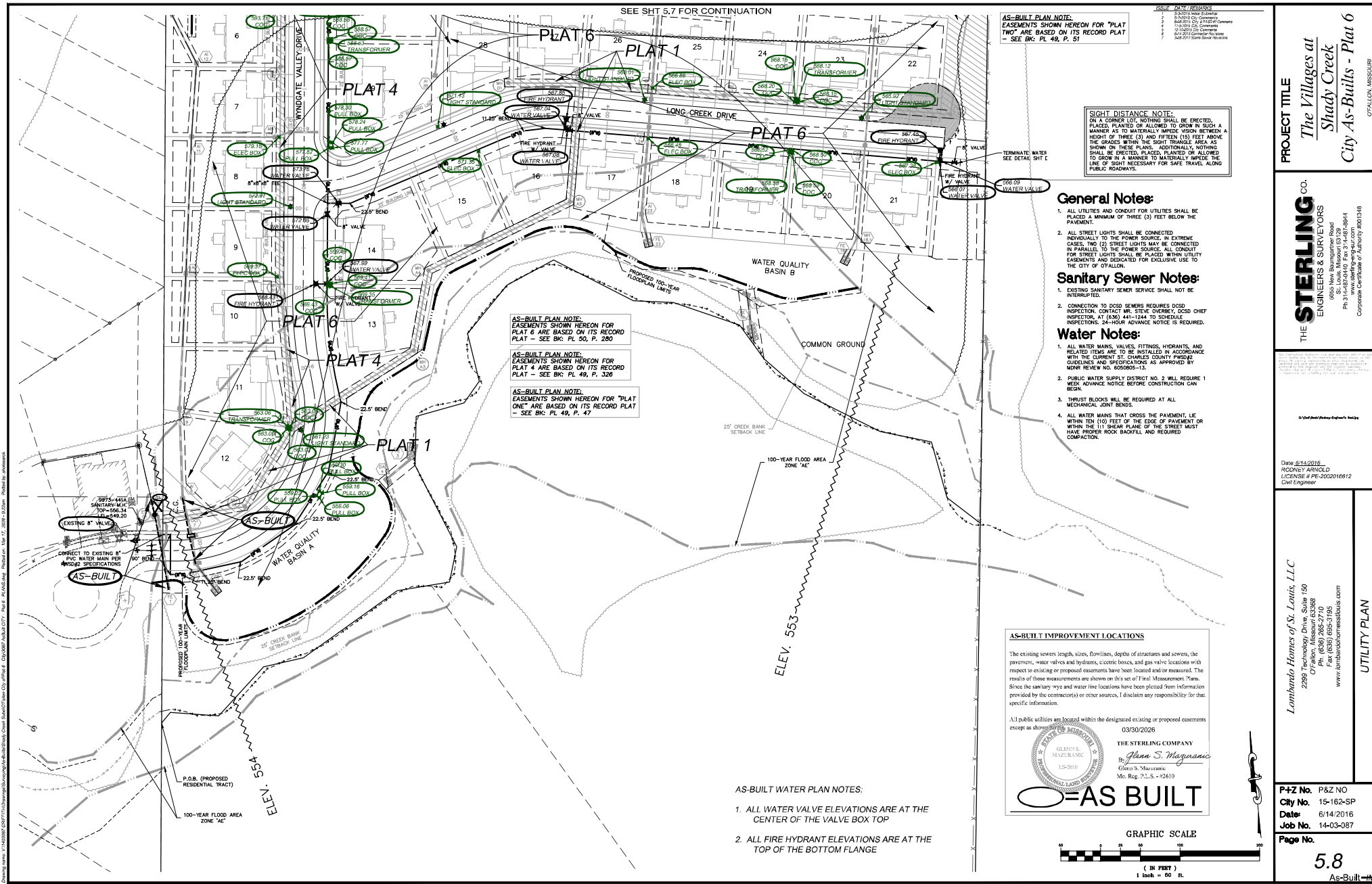
DATE: 6/14/2016
RODNEY ARNOLD
LICENSE # PE-2002016812
Civil Engineer

Lombardi Homes of St. Louis, LLC
2289 Technology Drive, Suite 150
St. Louis, MO 63114
PH: (636) 265-2710
www.lombardihomes.com
Fax: (636) 655-1195

SITE PLAN
AS-BUILT PAVEMENT & SWALES

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

4.7
As-Built



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

SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDING 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 ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDING THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

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 OYALON.

Sanitary Sewer Notes:

- 1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- 2. CONNECTION TO DSDP SEWERS REQUIRES DSDP INSPECTION. CONTACT: MR. STEVE OVERBY, DSDP CHIEF INSPECTOR, AT (630) 441-1244 TO SCHEDULE INSPECTION. 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. LOUIS COUNTY PUBLIC WORKS GUIDELINES AND SPECIFICATIONS AS APPROVED BY MOHAWK REVIEW NO. 6050609-13.
- 2. PUBLIC WATER SUPPLY DISTRICT NO. 1 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.

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 6 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 280

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 4 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 49, P. 300

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

AS-BUILT IMPROVEMENT LOCATIONS

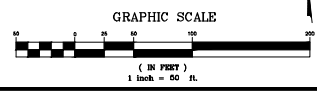
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of these measurements are shown on this set of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

03/30/2026
THE STERLING COMPANY
By: *Ann S. McGinnis*
Glenn S. McGinnis
13-3018
Mo. Reg. No. 13-3018

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



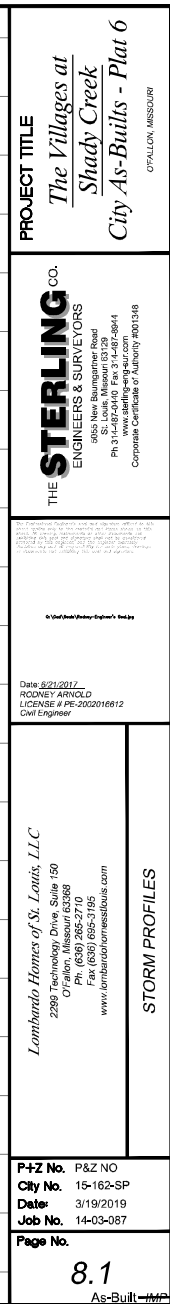
PROJECT TITLE
The Villages at Shady Creek
City As-Built - Plat 6

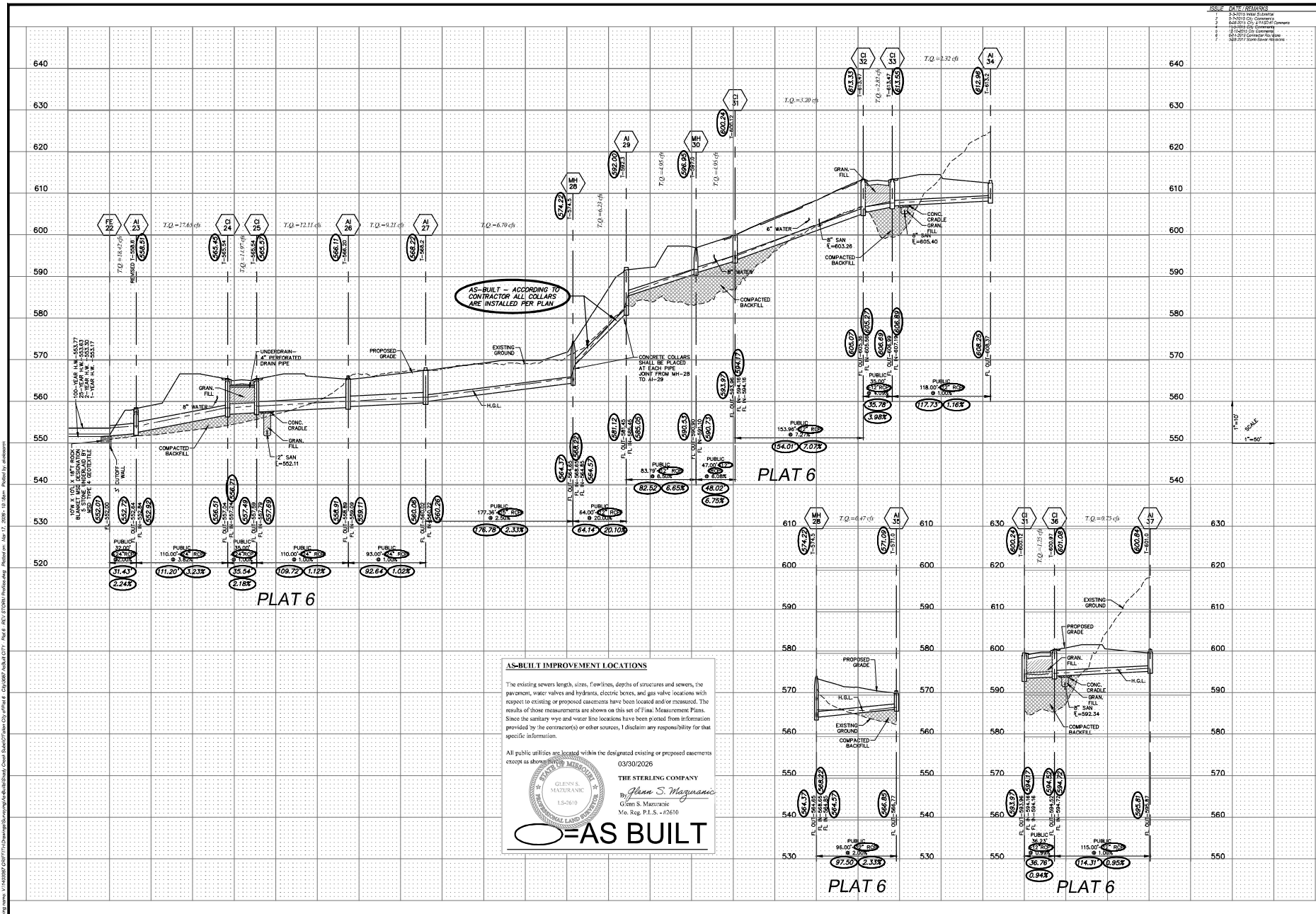
THE STERLING COMPANY
ENGINEERS & SURVEYORS
9015 New Baumgartner Road
St. Louis, Missouri 63126
PH: (636) 964-1444
www.sterling-engr.com
Corporate Certificate of Authority 0001548

Date: 6/14/2016
RODNEY ARNOLD
LICENSE # PE-2002016812
Civil Engineer

UTILITY PLAN
AS-BUILT ELECTRIC AND WATER

P+Z No. P&Z NO
City No. 15-162-SP
Date: 6/14/2016
Job No. 14-03-087
Page No. 5.8
As-Built





AS-BUILT IMPROVEMENT LOCATIONS

The existing sewers length, sizes, flowlines, depths of structures and sewers, the manholes, 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 these measurements are shown on this set of Final Measurement Plans. Since the sanitary waste and water line locations have been noted 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.

03/30/2026

THE STERLING COMPANY

By: *Glenn S. Magnani*
Glenn S. Magnani
Me Reg. P.L.S. #15616

AS-BUILT

ISSUE	DATE	REMARKS
1	5-20-15	New Contract
2	5-20-15	City Comments
3	5-20-15	City Comments
4	5-20-15	City Comments
5	5-20-15	City Comments
6	5-20-15	City Comments
7	5-20-15	City Comments
8	5-20-15	City Comments
9	5-20-15	City Comments
10	5-20-15	City Comments

PROJECT TITLE

The Villages at Shady Creek

City As-Built - Plat 6

OTWALON, MISSISSIPPI

THE STERLING COMPANY

ENGINEERS & SURVEYORS

9015 Newburg Avenue Road
St. Louis, Missouri 63126
PH: (636) 655-3195
www.sterling-eng.com
Corporate Certificate of Authority 0001548

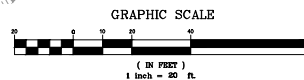
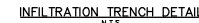
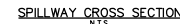
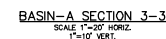
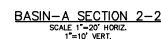
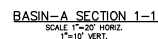
Date: 8/21/2017
RDNEY ARNOLD
LICENSE # PE-2002016812
Civil Engineer

STORM PROFILES

Lombardo Homes of St. Louis, LLC

2289 Technology Drive, Suite 150
St. Louis, MO 63114
PH: (636) 265-2710
Fax: (636) 655-3195
www.lombardohomes.com

P+Z No. P&Z NO
City No. 15-162-SP
Date: 3/19/2019
Job No. 14-03-087
Page No. 8.2
As-Built



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 survey or 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 below. 03/30/2026

THE STERLING COMPANY

Glenn S. Mazur

By James E. Magallon
 Clerk, B. Magallon & Co.

Mo. Reg. P.L.S. - #2610

2. **PLU**

5 BUILD

5. DOLLE

WATER QUALITY NOTE:
WATER QUALITY VOLUME IS ACHIEVED
FOR BASIN A WITHIN THE VOIDS OF
THE INFILTRATION TRENCH.

PROJECT TITLE
The Villages at
Shady Creek
City As-Built - Plat 6

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Bounaparker Road
St. Louis, Missouri 63129
Ph 314-487-0410 Fax 314-487-8944
www.sterling-engr.com
Corporate Certificate of Authority #001348

Postgraduate students need not always attend in person, depending on the nature of their research project. In 1992, 15, 30, or 45% of students attending in person, telephonically, and by mail, respectively, completed their assignments and received their diplomas. The latter two groups were advised to take remedial work and the computer laboratory course and to re-enroll the next year. During 1993, 1994, and 1995, the results were similar.

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

[illegible]

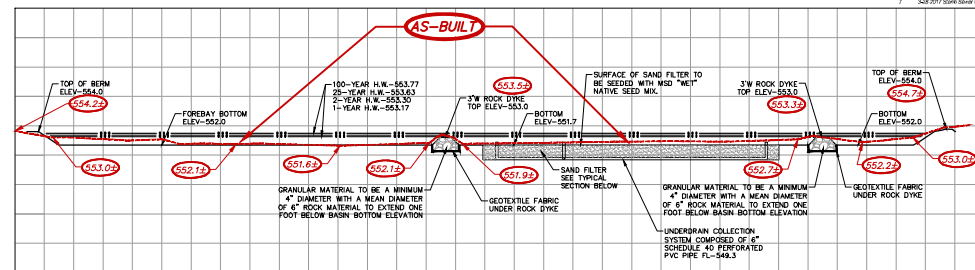
Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph: (636) 265-2710
Fax (636) 695-3195
www.lombardohomesstlouis.com

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

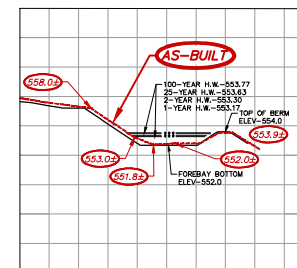
10.1

AS-BUILT BMP

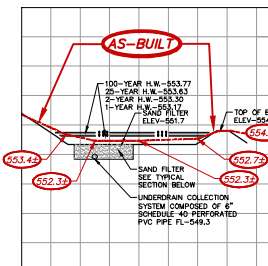
January 8, 2015 (26-14.0)



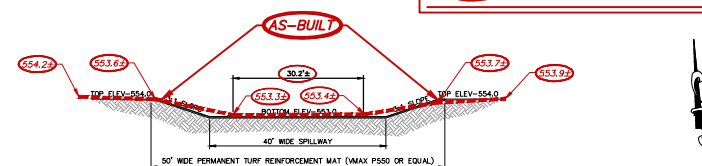
BASIN-B SECTION 4-4
SCALE 1"=20' HORIZ.
1"=10' VERT.



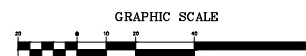
BASIN-B SECTION 5-5
SCALE 1"=20' HORIZ.
1"=10' VERT.



BASIN-B SECTION 6-6
SCALE 1"=20' HORIZ.
1"=10' VERT.



SPILLWAY CROSS SECTION



GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

"Final Plan" Approval Date: January 8, 2015 (26-14-01)

PROJECT TITLE
The Villages at
Shady Creek
City As-Built - Plat 6

THE STERLING CO.
ENGINEERS & SURVEYORS
6055 New Baumgardner Road
St. Louis, Missouri 63129
Ph 314-687-0410 Fax 314-687-8944
www.sterling-eng-srv.com
Corporate Certificate of Authority #001548

The Philadelphia Phillies were not completely satisfied in their trading deal to this point and must return to the table. In a sense, this is the only disadvantage to trading for the extra two American League spots in September. Phillies may find it considerably easier to make changes to their roster in the following two week and negotiate

Date: 5/14/2016
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

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

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City No.	15-162-SP
Date:	6/14/2016
Job No.	14-03-087
Page No.	

10.2