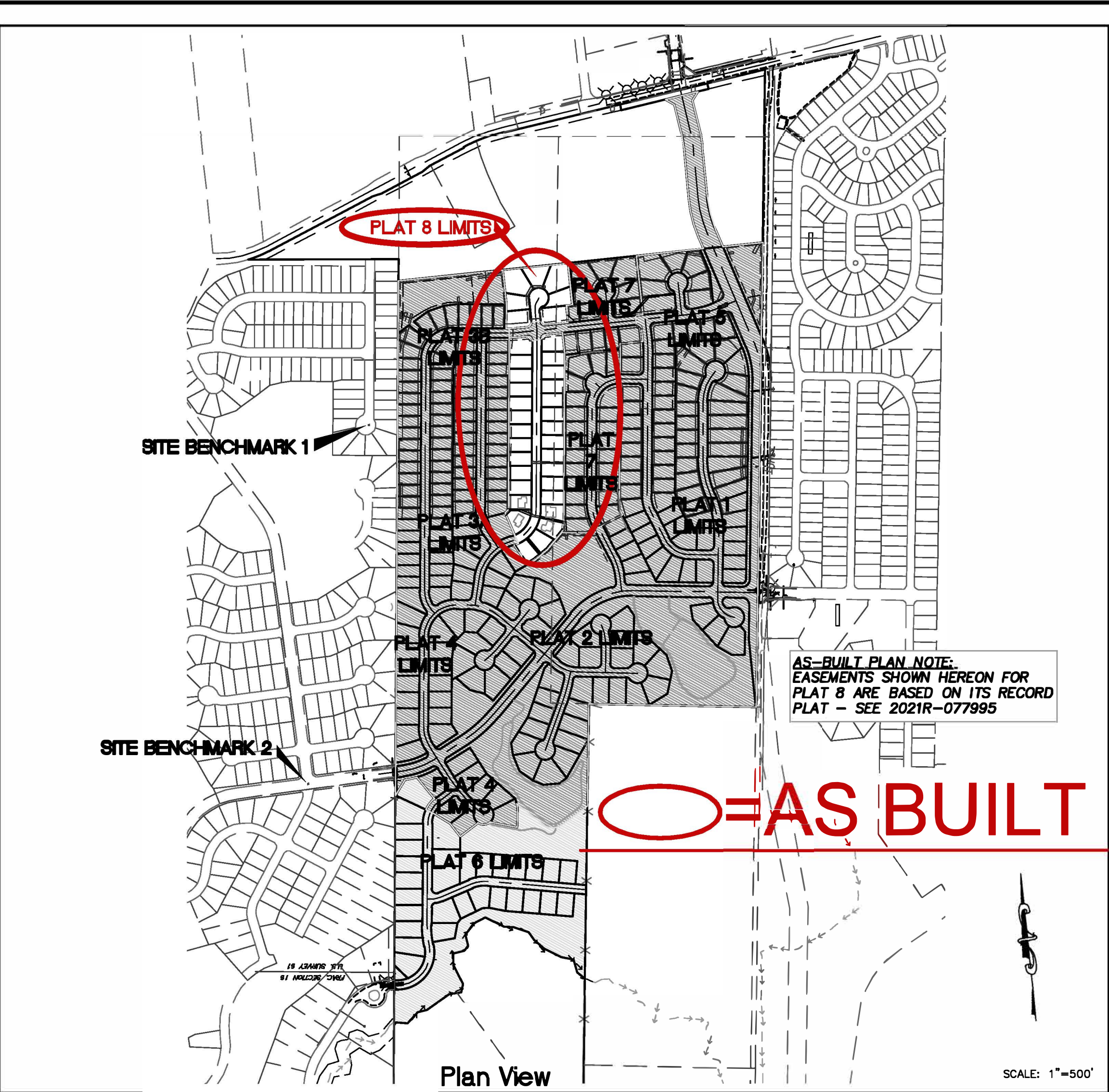


A SET OF CONSTRUCTION PLANS FOR THE VILLAGES AT SHADY CREEK

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



Drawing Index

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11.1	Hydraulic Calculations
12.1-12.6	Entrance Details / Warnings
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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.

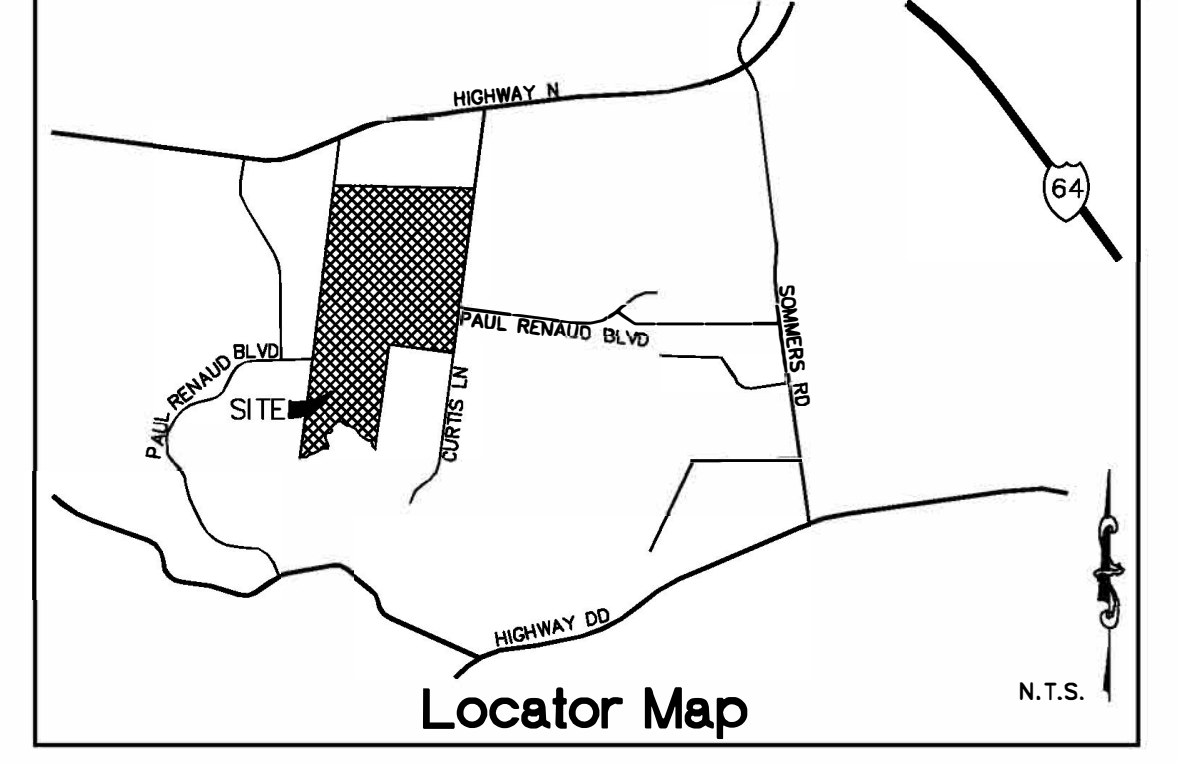
* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31	7:00 A.M. to 7:00 P.M. Monday through Sunday
June 1 through September 30	7:00 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.

Legal Description ○=AS BUILT

PART OF U.S. SURVEY 931 AND A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5th P.M., ST. CHARLES COUNTY, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SURVEY 931 SAID POINT ALSO BEING ON A NORTHERN CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, SAID POINT ALSO BEING ON THE EAST LINE OF WYNDGATE VILLAGE E PLAT TWO (PLAT BOOK PL 42 PAGES 370-374) AND THE EAST LINE OF WYNDGATE VILLAGE D PLAT ONE (PLAT BOOK PL 43 PAGES 89-102); C. PLAT ONE (PLAT BOOK PL 43 PAGES 93-97) AND D 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 1073.93 FEET TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING ON THE EAST LINE OF SAID WYNDGATE VILLAGE E PLAT TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED; THENCE ALONG SAID WEST LINE OF SAID U.S. SURVEY 931, EAST LINE OF FRACTIONAL SECTION 16 (NOTE TRACT, SEC. 16 ENDS AND U.S. SURVEY 61 BEGINS W/ IN THIS CALL) AND THE WEST LINE OF SAID WYNDGATE VILLAGE E PLAT TWO, D PLAT ONE, C PLAT ONE AND B PLAT ONE, NORTH 06°20'10" EAST A DISTANCE OF 4021.31 TO A POINT; THENCE LEAVING THE WEST LINE OF SAID U.S. SURVEY 931 SOUTH 89°58'40" WEST A DISTANCE OF 1978.41 FEET TO A POINT ON THE WEST LINE OF 25 FOOT WIDE STRIP OF LAND BEHELD 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 AFORESAID DEED TO BARNETT IN DEED BOOK 1874 PAGE 1121, RECORDS OF SAID ST. CHARLES COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF SAID BARNETT TRACT NORTH 82°50'1" 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°48'4" WEST A DISTANCE OF 1468.45 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°23'33" 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 29 DEGREES 47 MINUTES 27 SECONDS WEST, 52.49 FEET; NORTH 65 DEGREES 13 MINUTES 26 SECONDS WEST, 87.89 FEET; NORTH 81 DEGREES 20 MINUTES 10 SECONDS WEST, 50.42 FEET; NORTH 58 DEGREES 59 MINUTES 47 SECONDS WEST, 112.79 FEET; SOUTH 67 DEGREES 33 MINUTES 19 SECONDS WEST, 68.43 FEET; SOUTH 45 DEGREES 19 MINUTES 18 SECONDS WEST, 114.84 FEET; SOUTH 06 DEGREES 58 MINUTES 40 SECONDS EAST, 61.66 FEET; SOUTH 40 DEGREES 42 MINUTES 56 SECONDS WEST, 33.37 FEET; SOUTH 80 DEGREES 21 MINUTES 31 SECONDS WEST, 62.87 FEET; SOUTH 07 DEGREES 07 MINUTES 53 SECONDS WEST, 61.31 FEET; SOUTH 21 DEGREES 01 MINUTES 51 SECONDS WEST, 83.23 FEET; NORTH 80 DEGREES 04 MINUTES 02 SECONDS WEST, 61.14 FEET; SOUTH 45 DEGREES 05 MINUTES 34 SECONDS WEST, 17.42 FEET TO A POINT ON THE WEST LINE OF AFORESAID U.S. SURVEY 931 AND POINT OF BEGINNING CONTAINING 61,028 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.



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.o-fallon.mo.us/govt/PW_engineering.htm.

- Per Apr 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 zone shall be provided along the south property line of the subject property, which is consistent with the buffer zone 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 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 also requires a public hearing and sign posting.

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: MUD2 - MIXED-USE TRADITIONAL DEVELOPMENT DISTRICT
 CURRENT OWNER: JOANNE GRIFFITH & GARY E. KOPADT REVOCABLE TRUSTS
 8780 HWY N
 LAKE ST LOUIS MO, 63367

62' LOTS = 83
 75' LOTS = 160
 88' LOTS = 95
 TOTAL = 338

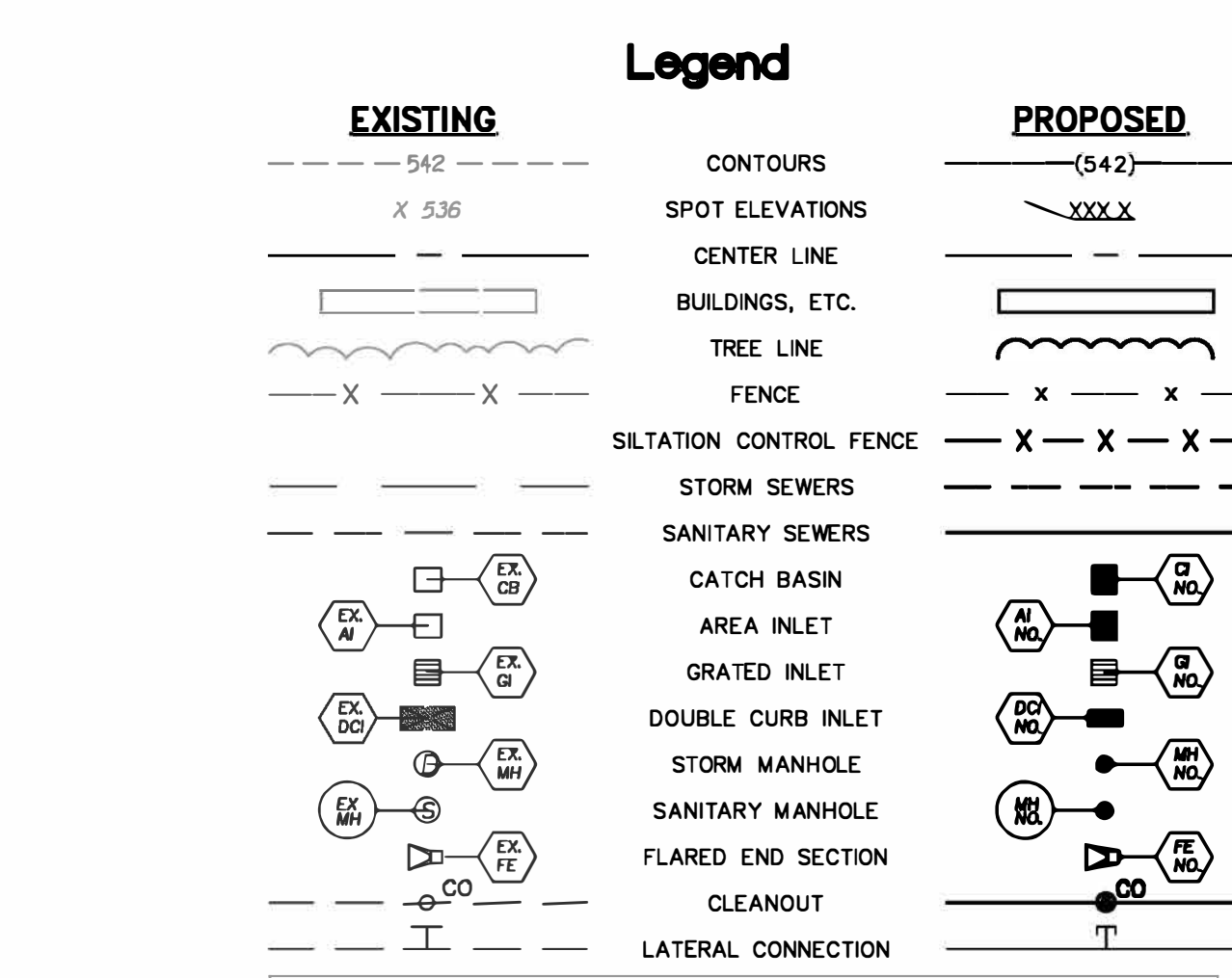
DWELLING UNITS PROPOSED:
 338 UNITS (140.73-26.54) AC. = 2.96 UNITS/ACRE

PARKING:
 RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)(338 UNITS)= 676 SPACES
 RESIDENTIAL SPACES PROVIDED: 676 SPACES
 POOL AREA SPACES PROVIDED: 52 SPACES
 TOTAL SPACES PROVIDED: 728 SPACES

POOL AREA PARKING CALCULATIONS:
 (1.0 SPACES/10 DWELLING UNITS)
 SPACES REQUIRED: 34 SPACES
 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

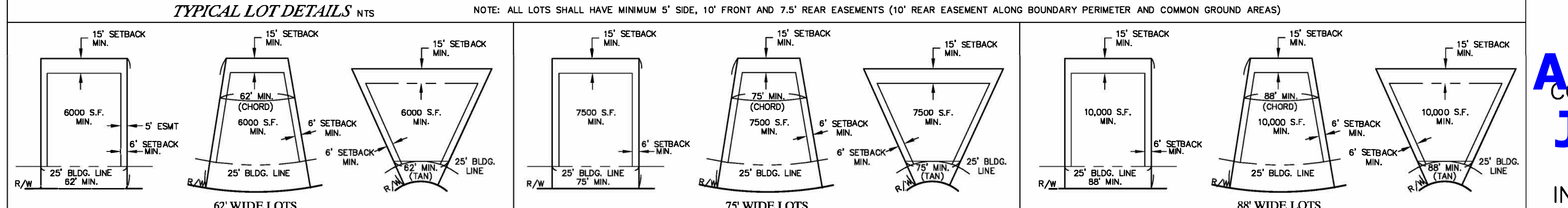
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of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

10/29/2025
 THE STERLING COMPANY
 By Glenn S. Mazuranic
 Glenn S. Mazuranic
 Mo. Reg. P.L.S. - #2610



HR. - DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME
 TF. - TOP OF FOUNDATION ELEVATION
 BF. - BASEMENT FLOOR ELEVATION
 LS. - LATERAL STATION FROM DOWNSIDE MANHOLE



As-Built Approved
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 DATE: 12/21/2025

PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

AS-BUILT PLANS *Final Plan* Approval Date: January 8, 2015 (26-14.01)

PROJECT TITLE
 The Villages at Shady Creek
 City As-Built's - Plat 8
 O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
 5055 New Baumgardner Road
 St. Louis, Missouri 63129
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 www.sterling-eng-survey.com
 Corporate Certificate of Authority #00348

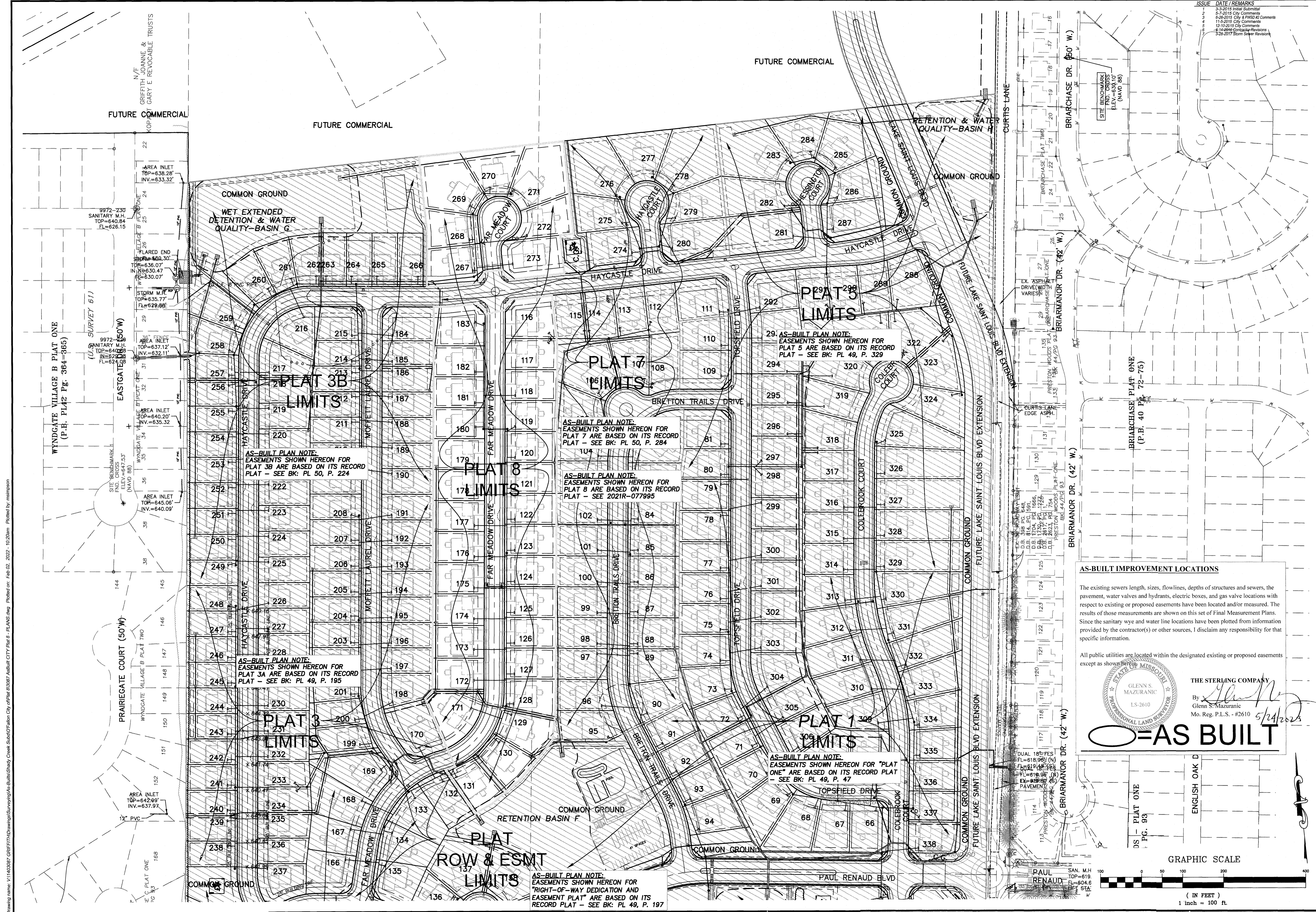
Date: 12/10/2015
 RODNEY ARNOLD
 LICENSE #PE-2002016612
 Civil Engineer

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

COVER SHEET

P+Z No. P&Z NO
City No. 15-162-SP
Date: 12/10/2015
Job No. 14-03-087
Page No.

1.1
 As-Built - IMP



ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	5-7-2015 City Comments
3	6-26-2015 City & TWD #2 Comments
4	11-5-2015 City Comments
5	12-15-2015 City Comments
6	18-14-2016 Contract Revisions
7	3-28-2017 Storm Sewer Revisions

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.

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THE STERLING COMPANY
 By: *Glenn S. Mazuranic*
 Glenn S. Mazuranic
 Mo. Reg. P.L.S. - #2610 5/24/2023

PROJECT TITLE
The Villages at Shady Creek
City As-Built's - Plat 8
 OFFFALLON, MISSOURI

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

Date: 12/10/2015
 RODNEY ARNOLD
 LICENSE #PE-200216612
 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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OVERALL SITE PLAN
 P+Z No. P&Z NO
 City No. 15-162-SP
 Date: 12/10/2015
 Job No. 14-03-087

Page No. **4.0**
 As-Built - TMP

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

SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ZONE OF INFLUENCE NOTE:
* - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1-14.3 FOR ADDITIONAL INFORMATION.

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

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 8 ARE BASED ON ITS RECORD PLAT - SEE 2021R-077995

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 7 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 284

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

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

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 7 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 284

AS-BUILT IMPROVEMENT LOCATIONS

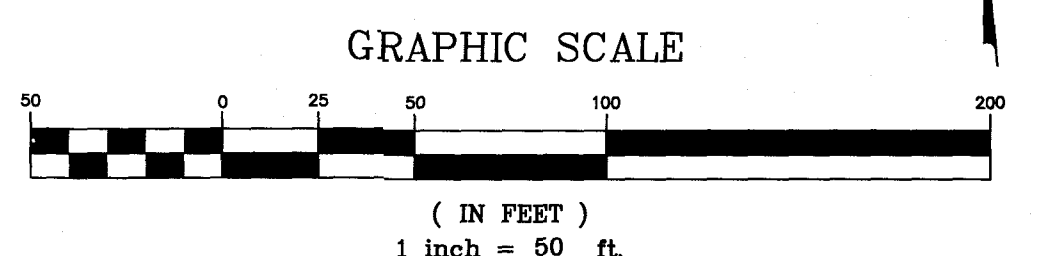
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THE STERLING COMPANY
By: *Glenn S. Mazuranc*
Glenn S. Mazuranc
Mo. Reg. P.L.S. - #26105/24/2013

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

AS-BUILT



PROJECT TITLE
The Villages at Shady Creek
City As-Built's - Plat 8
OTFALLON, MISSOURI

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Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature appear in this drawing. It is the responsibility of the Professional Engineer to ensure that the drawing is a true and accurate representation of the work performed and that it complies with all applicable laws and regulations. The Professional Engineer's seal and signature are required for the drawing to be used for any legal or regulatory purposes. The Professional Engineer's seal and signature are required for the drawing to be used for any legal or regulatory purposes.

Date: 12/10/2015
RODNEY ARNOLD
LICENSE #PE-200216612
Civil Engineer

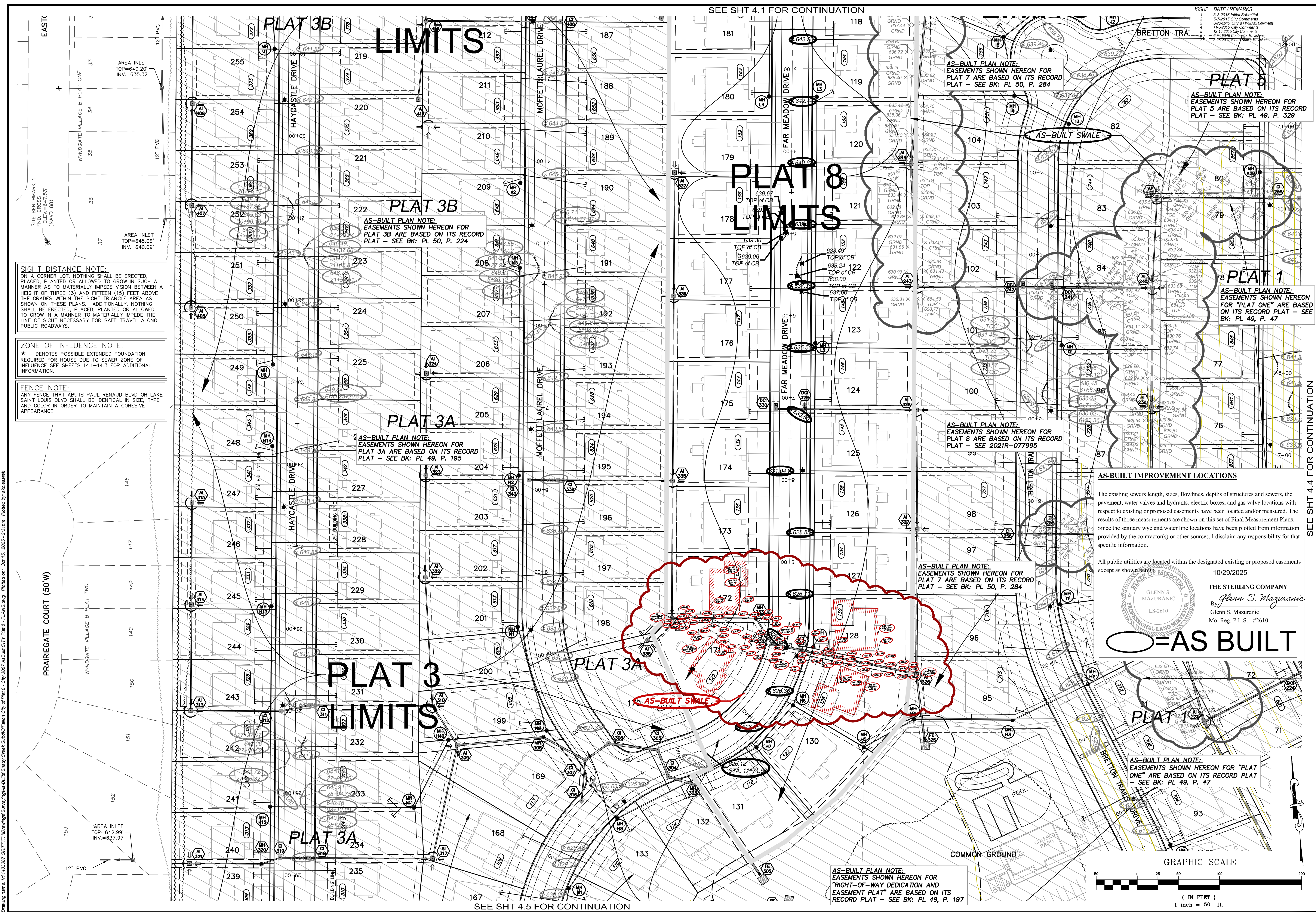
SEE SHT 4.2 FOR CONTINUATION

SEE SHT 4.3 FOR CONTINUATION

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O'Fallon, Missouri 63426
Ph: (636) 265-2100
Fax: (636) 695-5311
www.lombardohomes.com

SITE PLAN
AS-BUILT PAVEMENT

P+Z No. P&Z NO
City No. 15-162-SP
Date: 12/10/2015
Job No. 14-03-087
Page No.
4.1
As-Built - JMP



SIGHT DISTANCE NOTE:
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FENCE NOTE:
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AS-BUILT IMPROVEMENT LOCATIONS

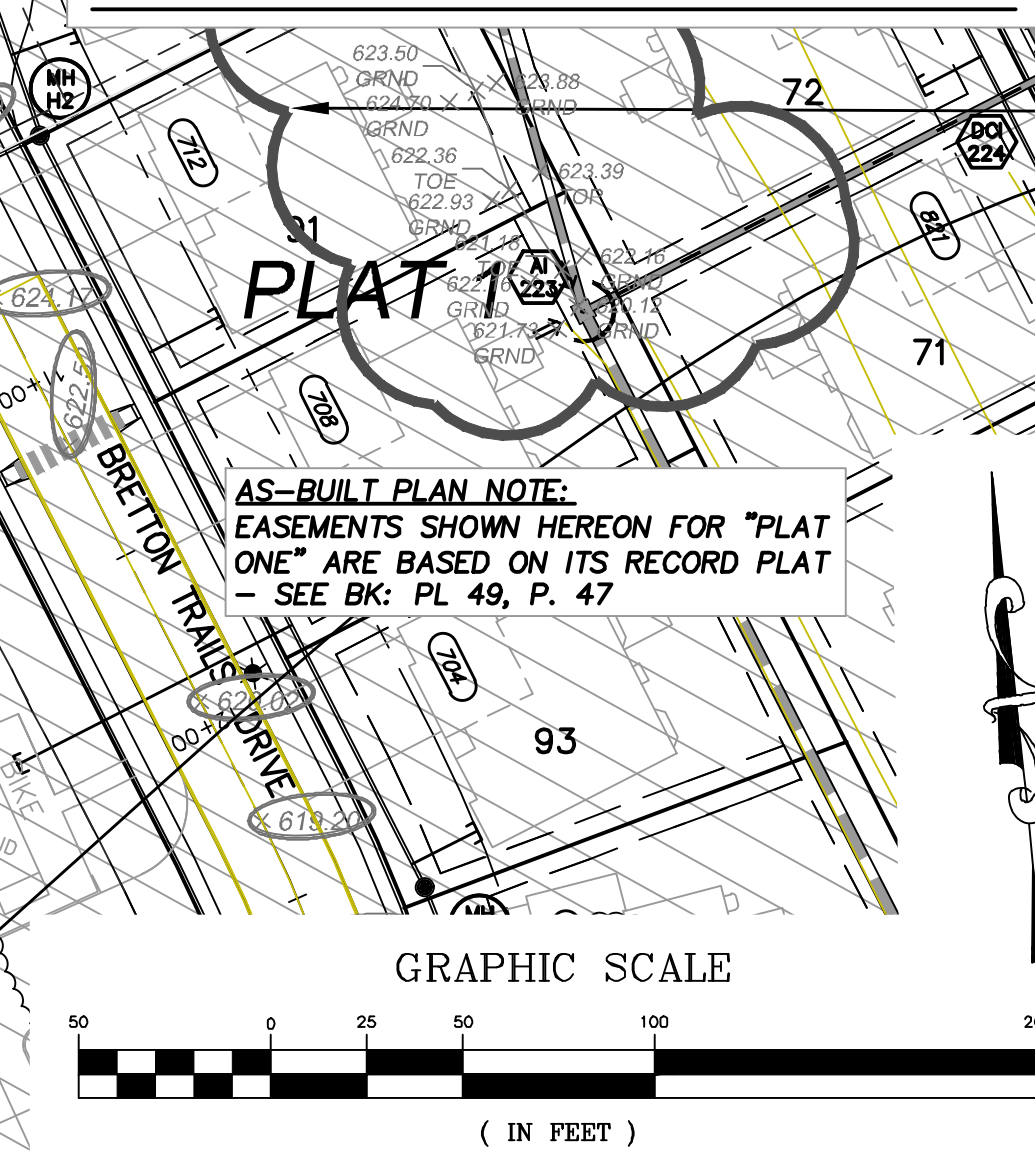
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10/29/2025

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

AS BUILT



PROJECT TITLE
The Villages at Shady Creek
City As-Built's - Plat 8
OFALLON, MISSOURI

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SITE PLAN
AS-BUILT PAVEMENT & SWALES

P+Z No. P&Z NO
City No. 15-162-SP
Date: 12/10/2015
Job No. 14-03-087
Page No.

4.3
As-Built - MP

N/E
GRIFFITH JOANNI
KOPADT GARY E. REVOKA

FUTURE COMMERCIAL

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 O'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 PWS#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 SLOPE PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

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.

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 8 ARE BASED ON ITS RECORD PLAT - SEE 2021R-077995

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

ISSUE	DATE	REMARKS
1	3-3-2015	Initial Submittal
2	5-7-2015	City Comments
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5	12-10-2015	City Comments
6	6-14-2016	Collector Revisions
7	3-28-2017	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 PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 7 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 284

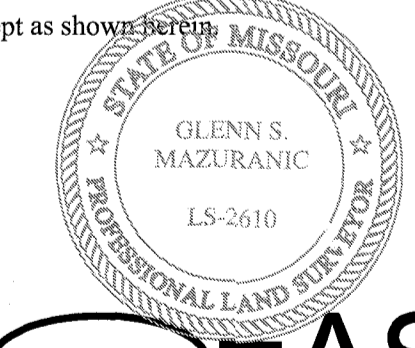
AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 3B ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 224

AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 7 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 284

AS-BUILT IMPROVEMENT LOCATIONS

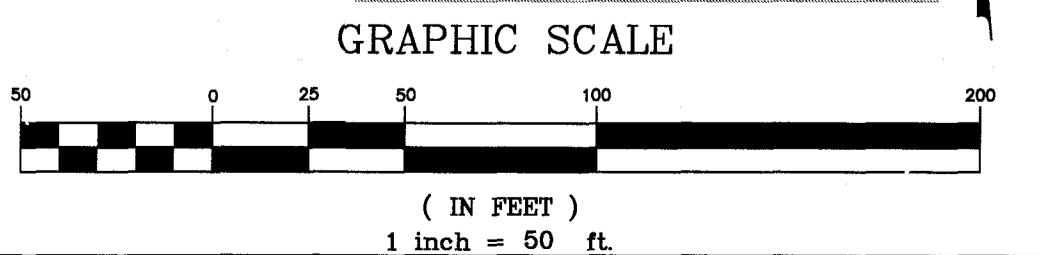
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of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



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
City As-Built's - Plat 8
O'FALLON, MISSOURI

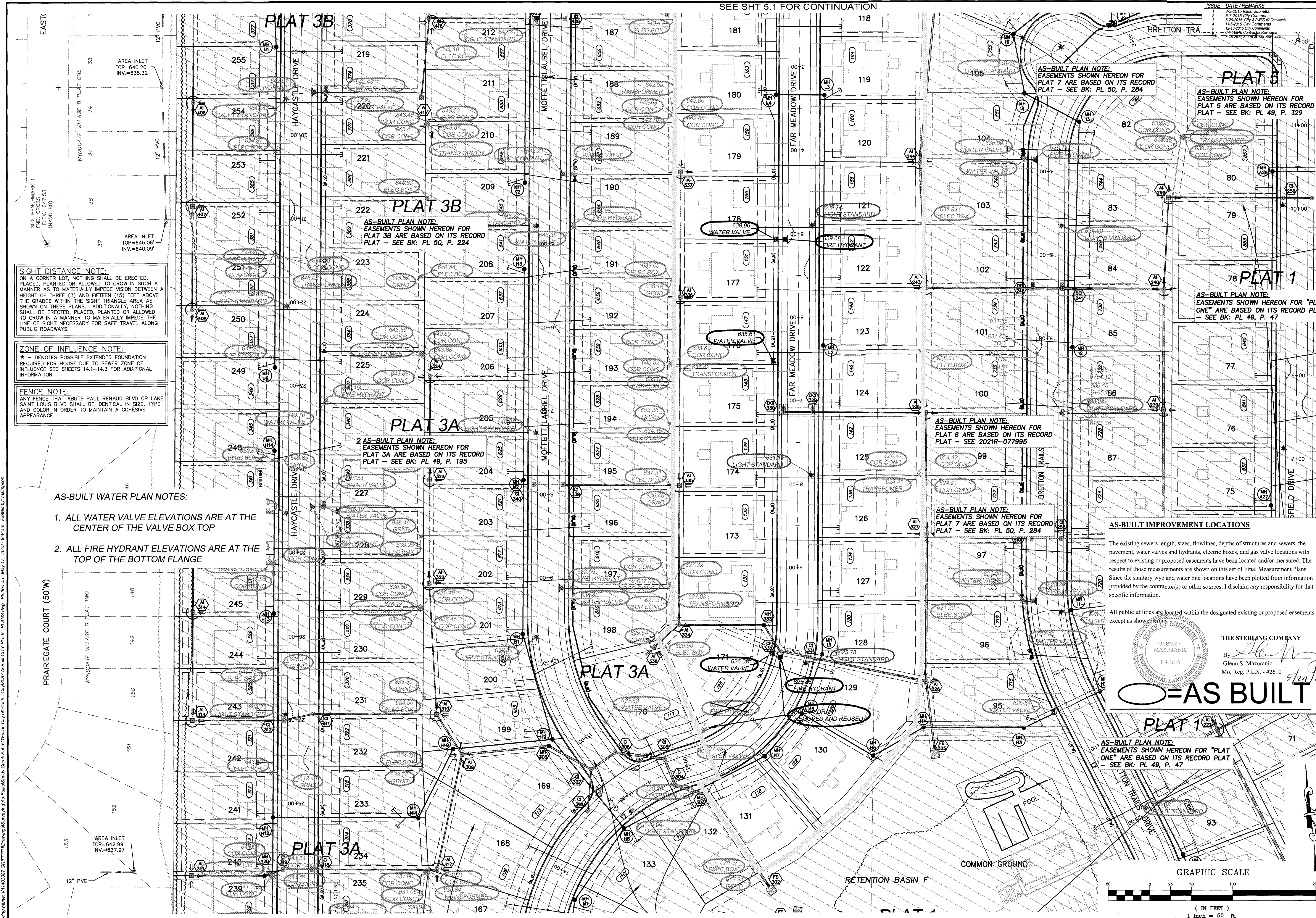
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Date: 12/10/2015
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

UTILITY PLANS
AS-BUILT ELECTRIC & WATER

P+Z No. P&Z NO
City No. 15-162-SP
Date: 12/10/2015
Job No. 14-03-087
Page No. **5.1**
As-Built -MMP



SIGHT DISTANCE NOTE:
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ZONE OF INFLUENCE NOTE:
* - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1-14.3 FOR ADDITIONAL INFORMATION.

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

AS-BUILT WATER PLAN NOTES:

1. ALL WATER VALVE ELEVATIONS ARE AT THE CENTER OF THE VALVE BOX TOP
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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 PLAT 8 ARE BASED ON ITS RECORD PLAT - SEE 2021R-077995

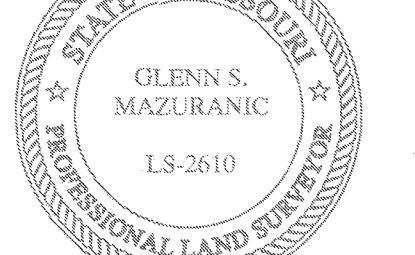
AS-BUILT PLAN NOTE:
EASEMENTS SHOWN HEREON FOR PLAT 7 ARE BASED ON ITS RECORD PLAT - SEE BK: PL 50, P. 284

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 those measurements are shown on this set of Final Measurement Plans. Since the sanitary wye and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

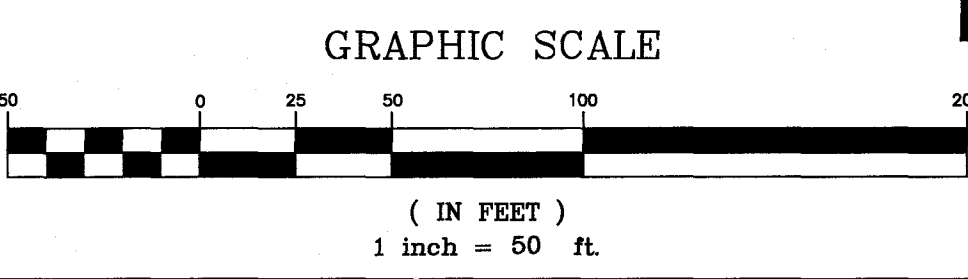
All public utilities are located within the designated existing or proposed easements except as shown herein.



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

AS BUILT

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's - Plat 8
OF FALLON, MISSOURI

THE STERLING CO.
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5055 New Baumgartner Road
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Date: 12/10/2015
RODNEY ARNOLD
LICENSE #PE-2002016612
Civil Engineer

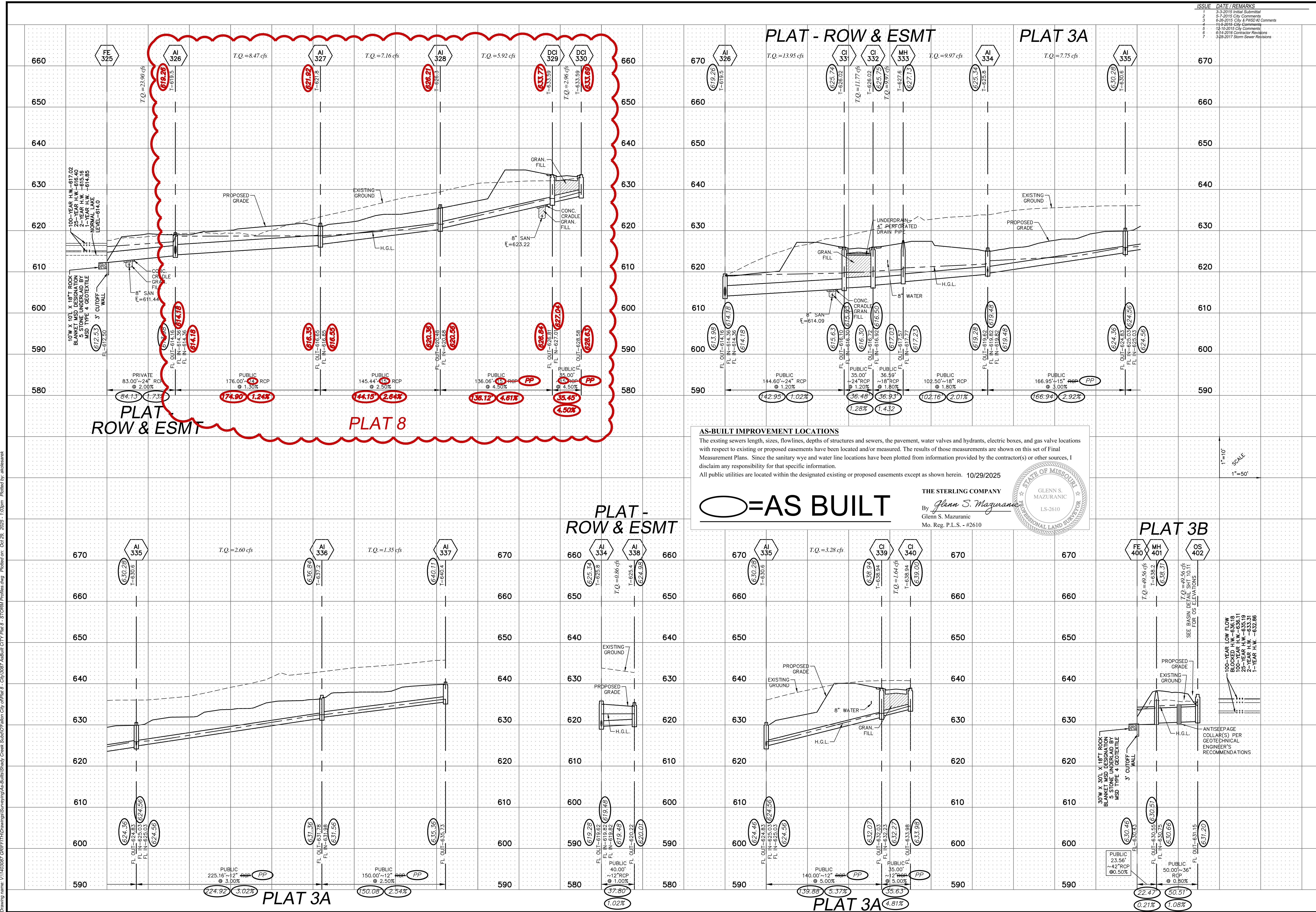
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UTILITY PLAN
AS-BUILT ELECTRIC & WATER

P+Z No. P&Z NO
City No. 15-162-SP
Date: 12/10/2015
Job No. 14-03-087
Page No.

5.3
As-Built - IMP

Drawing name: V:\140387\GREF\Drawings\Storm\Shady Creek\Sub\03\Plat 8 - STORM Profiles.dwg Plotter: City of Fallon City of Fallon - STORM Profiles.dwg Plotted on: Oct 28, 2025 - 1:03pm Plotted by: mchasek



ISSUE	DATE / REMARKS
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All public utilities are located within the designated existing or proposed easements except as shown herein. 10/29/2025

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

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

AS BUILT

1"=10'
1"=50'

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 OF FALLON, MISSOURI

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Page No.
 8.10
 As-Built - IMP

STORM PROFILES