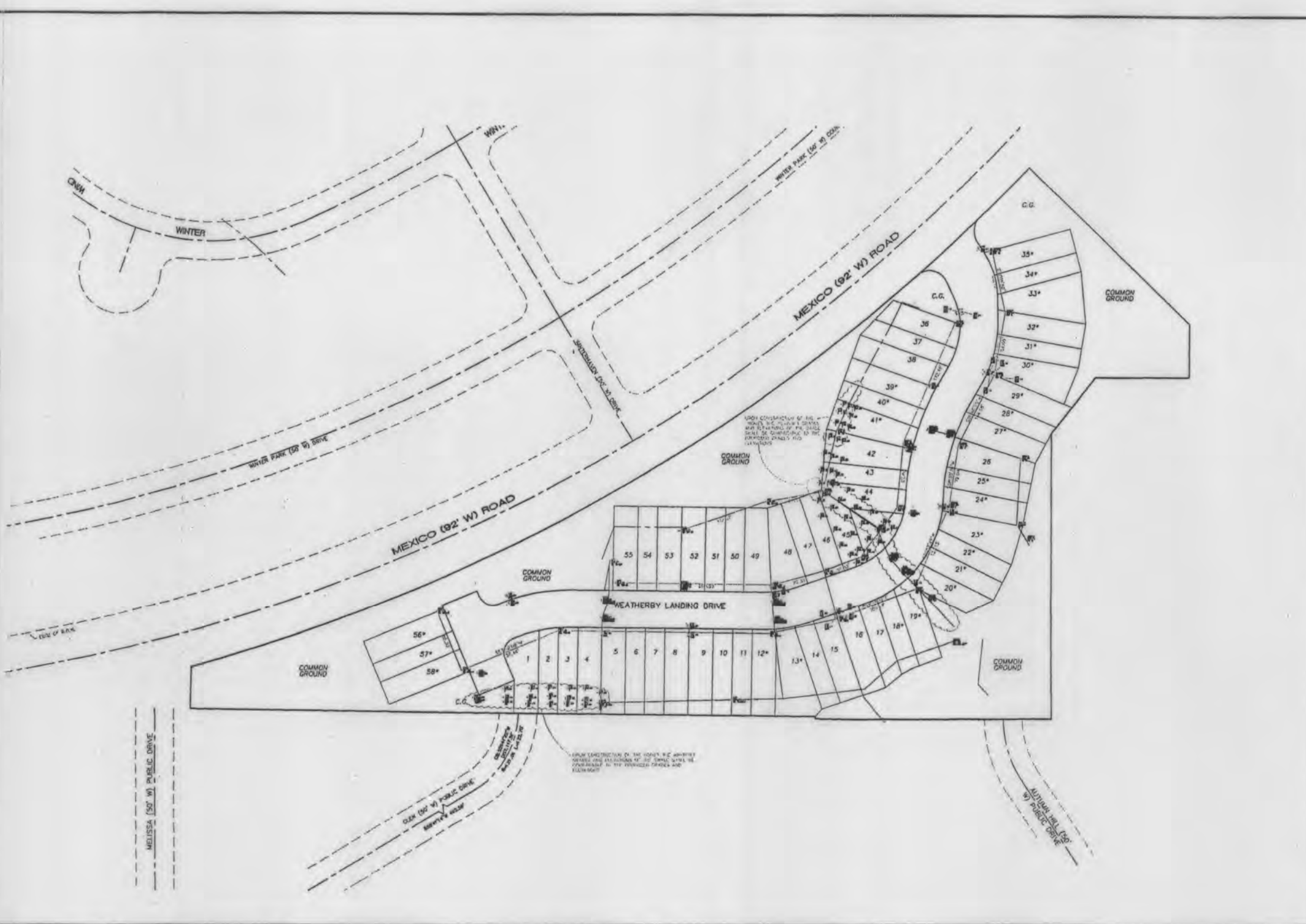


# A SET OF AS BUILT PLANS FOR WEATHERBY LANDING

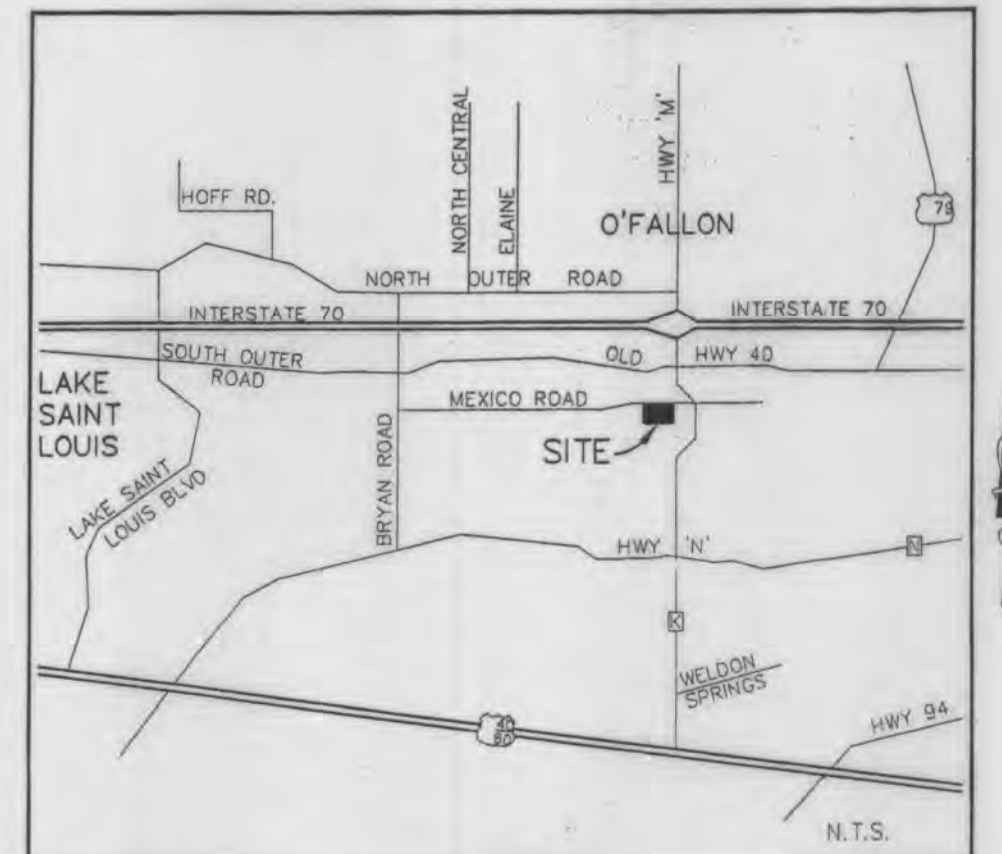
A TRACT OF LAND BEING ALL OF LOT 2A OF THE RESUBDIVISION OF LOT 2 OF "HOME DEPOT ACRES", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGE 160 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 55 AND FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY O'FALLON, ST. CHARLES COUNTY, MISSOURI

ISSUE	REMARKS/DATE
1	1-9-13 REVISED PER CITY COMMENTS
2	2-7-13 REVISED PER CITY COMMENTS
3	3-20-13 REVISED PER CITY COMMENTS
4	4-9-13 REVISED PER CITY COMMENTS

PROJECT TITLE  
**WEATHERBY LANDING**  
OFALLON, MISSOURI



Plan View



Locator Map

## Legal Description

A TRACT OF LAND BEING ALL OF LOT 2A OF THE RESUBDIVISION OF LOT 2 OF HOME DEPOT ACRES AS RECORDED IN PLAT BOOK 43 PAGE 160 OF THE ST. CHARLES COUNTY RECORDS, SITUATED IN FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 2A OF THE RESUBDIVISION OF LOT 2 OF HOME DEPOT ACRES, AS RECORDED IN PLAT BOOK 43 PAGE 160, OF THE ST. CHARLES COUNTY RECORDS; THENCE NORTH 00°57'45" EAST 55.64 FEET TO A POINT OF CURVATURE ON THE SOUTH RIGHT-OF-WAY LINE OF MEXICO (92' W) ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MEXICO ROAD ON A CURVE TO THE LEFT HAVING A RADIAL BEARING OF NORTH 15°33'16" EAST, A RADIUS OF 2,447.04 FEET, AND AN ARC LENGTH OF 1309.97 FEET TO A POINT BEING THE WESTERN MOST CORNER OF LOT 2B OF THE RESUBDIVISION OF LOT 2 OF HOME DEPOT ACRES; THENCE WITH THE SOUTHWEST LINE OF SAID LOT 2B; SOUTH 45°12'00" EAST 297.85 FEET TO A POINT ON THE WEST LINE OF LOT 1 OF HOME DEPOT ACRES, AS RECORDED IN PLAT BOOK 37 PAGE 129; THENCE WITH SAID WEST LINE OF LOT 1 SOUTH 00°13'25" EAST 70.61 FEET TO A POINT; THENCE SOUTH 89°46'35" WEST 124.74 FEET TO A POINT; THENCE SOUTH 38°28'17" WEST 94.68 FEET TO A POINT; THENCE SOUTH 00°13'25" EAST 381.62 FEET TO A POINT; SAID POINT ALSO DESCRIBED AS THE SOUTHWEST CORNER OF THE AFORESAID LOT 1 OF HOME DEPOT ACRES, ALSO DESCRIBED AS THE SOUTHEAST CORNER OF HEREIN DESCRIBED LOT 2A; THENCE WITH THE SOUTH LINE OF SAID LOT 2A, SOUTH 89°46'35" WEST 272.88 FEET TO A POINT; THENCE NORTH 89°05'22" WEST 41.82 FEET TO A POINT; THENCE NORTH 00°12'54" WEST 3.11 FEET TO A POINT; THENCE NORTH 89°21'30" WEST 563.48 FEET TO A POINT; THENCE NORTH 89°05'22" WEST 166.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.5 ACRES, MORE OR LESS, ACCORDING TO RECORD INFORMATION AND SUBJECT TO THE RESULTS OF A FUTURE PROPERTY BOUNDARY SURVEY.

## Conditions of Approval From Planning and Zoning

- STAFF RECOMMENDATIONS:
- A COMPLETE LISTING OF COVENANTS, CODES, AND RESTRICTIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. CITY OF O'FALLON REVIEW CRITERIA IS LOCATED IN THE SUBDIVISION CODE.
  - PROVIDE TO THE COMMISSION REASONING WHY ACCESS STREETS TO THE ADJACENT PROPERTIES TO THE SOUTH AND WEST ARE NOT FEASIBLE PER THE PREVIOUS TRAFFIC STUDY.
  - NO PARKING SIGNS SHALL BE POSTED BETWEEN UNITS 12 & 13, 48 & 49, AND ON BOTH SIDES OF THE ENTRANCE.
  - PER THE BIKEABLE-WALKABLE COMMUNITY PLAN ADOPTED IN 2008, THE DEVELOPER HAS PROVIDED A 10 FOOT WIDE TRAIL EASEMENT FOR THE CONSTRUCTION OF AN 8 FOOT WIDE TRAIL ALONG THE SOUTH AND WEST PROPERTY LINE AND A 20 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ALONG THE SOUTH AND WEST PROPERTY LINES. THE DEVELOPER SHALL WORK WITH STAFF DURING THE CONSTRUCTION PHASE ON THE PLACEMENT OF THE PROPOSED VEGETATION ALONG THE SOUTH PROPERTY LINE TO ASSURE IT WILL NOT HINDER THE CONSTRUCTION OF A FUTURE TRAIL IN THE LOCATION. FURTHERMORE, THE CDR'S SHALL STATE THAT THE HOA OR PRIVATE PROPERTY OWNERS OF THE LOTS WHERE THE EASEMENT IS LOCATED WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRAIL EASEMENT UNTIL SUCH TIME THAT IT IS CONSTRUCTED.
  - PRIOR TO CONSTRUCTION PLAN APPROVAL, THE DEVELOPER SHALL PROVIDE A MITIGATION PLAN FOR ESTABLISHING VEGETATION AND STABILIZING THE CREEK THAT WILL OFFSET POTENTIAL LATERAL MOVEMENT.
  - THE FOLLOWING CONDITION WAS PLACED ON THE APPROVAL OF THE CREEK BANK VARIANCE AT BOARD OF ADJUSTMENT AND SHALL ALSO BE NOTED ON THE CONSTRUCTION PLANS:
    - THE APPLICANT SHALL EXECUTE AND, IF REQUIRED, RECORD, SUCH INSTRUMENT OR INSTRUMENTS AS MAY BE APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT AND THE CITY ATTORNEY TO A (A) DISCLAIM ANY CITY RESPONSIBILITY FOR MAINTENANCE OF THE BANK OF ANY CREEK WITHIN THE SUBJECT PROPERTY; AND (B) TO ASSIGN RESPONSIBILITY FOR BANK MAINTENANCE TO THE APPLICANT, ADJOINING PROPERTY OWNERS AND/OR A RESPONSIBLE PROPERTY OWNERS ASSOCIATION.
  - THE PAVEMENT WIDTH OF WEATHERBY LANDING DRIVE SHALL BE 28 FEET IN WIDTH.

- MUNICIPAL CODE REQUIREMENTS:
- ALL SUBDIVISION MONUMENTS, IDENTIFICATION SIGNAGE AND/OR DIRECTIONAL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIVISION PRIOR TO INSTALLATION.
  - THE 7 GUEST PARKING SPACES APPEAR TO BE IN CONFLICT WITH SIGHT DISTANCE. PROVIDE A LINE OF SIGHT DETAIL FOR THE CARS ENTERING THIS DEVELOPMENT COMING AROUND THE RADIUS WHERE THE OFF STREET PARKING IS LOCATED.
  - SHOW HOW THE CREEK BANK WILL BE IMPROVED AT THE BEND. STAFF HAS FOUND UPON VISITING THE SITE THAT THE CREEK BANK IS UNDERCUT IN THE AREA OF THE BEND.
  - PROVIDE EASEMENTS OVER THE STORMWATER BMP(S) WITH ACCESS FOR MAINTENANCE FOR THE HOA OR TRUSTEES AND INSPECTION FOR THE CITY.
  - LOCAL STREETS ARE NOT TO EXCEED 600-900 FEET WITHOUT TRAFFIC CALMING. TO PROMOTE TRAFFIC CALMING, STAFF RECOMMENDS TWO (2) FOOT WIDE BUMPS OUTS OF THE CURB ON BOTH SIDES OF THE STREET AT LOTS 23 & 24 AND LOT 44 & THE OFF STREET PARKING AREA.
  - THE DEVELOPMENT DOES NOT MEET THE STANDARD OF PROVIDING 100 FEET FROM MEXICO ROAD TO THE FIRST DRIVEWAY, HOWEVER THE LATEST PLAN, SUBMITTED BY EMAIL 8/30/12, HELPS ALLEVIATE THE ISSUE THAT FORMERLY WOULD NOT ALLOW ACCESS TO THE DRIVEWAY FOR UNIT 35 WHILE CARS ARE WAITING TO TURN ONTO MEXICO ROAD. STAFF WILL CONTINUE TO WORK WITH THE DEVELOPER ON THIS ISSUE DURING THE CONSTRUCTION PLAN PHASE.
  - PER SECTION 405.370, REDUCED PAVEMENT WIDTHS SHALL BE CONSIDERED ALONG WITH A PACKAGE OF ENHANCED LANDSCAPING, ENHANCED PEDESTRIAN FACILITIES AND OTHER COMMUNITY IMPROVEMENTS. NOTE ON THE PLANS HOW THE IMPROVEMENTS PROPOSED EXCEED THE CITY'S MINIMUM REQUIREMENTS.

## ZONING AND DENSITY NOTES:

- GROSS AREA OF SITE: 9.5 ACRES
- CURRENT ZONING: R-3 GARDEN APARTMENT DISTRICT
- CURRENT OWNER: ROCKWOOD HOMES, LLC  
16091 SWINGLEY RIDGE ROAD, STE 300  
CHESTERFIELD, MO 63017
- PRELIMINARY PLAN DATA:  
A. DWELLING UNITS ALLOWED:  
(9.5 ACRES)(15 UNITS/ACRES)=142 UNITS  
B. DWELLING UNITS PROPOSED:  
58 UNITS  
C. SITE COVERAGE:  
BUILDINGS: 1.53 ACRES = 16.1%  
DRIVES, PARKING, & WALKS: 0.91 ACRES = 9.5%  
TOTAL: 2.44 ACRES = 25.6%  
TOTAL GREEN SPACE OF SITE: 7.06 ACRES = 74.4%  
D. PARKING:  
SPACES REQUIRED: (2.5 SPACES/UNIT)(58 UNITS)=145 SPACES  
TOTAL SPACES SHOWN: 116 GARAGE SPACES  
116 DRIVEWAY SPACES  
20 GUEST PARKING  
252 SPACES PROVIDED  
E. MAXIMUM BUILDING HEIGHT: 2.5 STORIES OR 45'  
F. MINIMUM SQUARE FOOTAGE OF DWELLING UNIT TO BE BUILT: 1,000 SQ. FT.  
G. SMALLEST LOT: 2,893 SQ. FT.  
H. MAXIMUM LOT COVERAGE SHALL NOT EXCEED 40%

## ZONING CODE VARIANCES:

ZONING CODE VARIANCES HAVE BEEN APPROVED BY THE BOARD OF ADJUSTMENT ON AUG. 8, 2012.

REQUIRED	PROPOSED
1. 70 FT. MIN. LOT WIDTH	28 FT. MIN. LOT WIDTH (BA-V-12-11)
2. 30 FT. FRONT YARD SETBACK	20 FT. FRONT YARD SETBACK (BA-V-12-12)
3. 20 FT. SIDE YARD SETBACK/ 20 FT. BETWEEN BUILDINGS (BA-V-12-13) (SIDE TO SIDE)	6 FT. SIDE YARD SETBACK/ 12 FT. BETWEEN BUILDINGS (BA-V-12-13) (SIDE TO SIDE)
4. 35 FT. REAR YARD SETBACK	25 FT. REAR YARD SETBACK (BA-V-12-14)
5. 50 FT. TOP OF CREEK BANK SETBACK	39 FT. TOP OF CREEK BANK SETBACK FOR UNITS 16-19 (BA-V-12-15) (SEE GENERAL NOTE 29)

## DESIGN STANDARDS:

PROPOSED ALTERNATIVE DESIGN STANDARDS WHICH SHALL BE APPROVED AS PART OF THIS SITE PLAN.

REQUIRED	PROPOSED
1. 26 FT. WIDE PAVEMENT	24 FT. WIDE PAVEMENT
2. 4' WIDE WALK, 7 FT. BEHIND BACK OF CURB	4' WIDE WALK, 2 FT. BEHIND BACK OF CURB
3. 37 FT. INTERSECTION PAVEMENT RADIUS (TURN AROUND)	28 FT. INTERSECTION PAVEMENT RADIUS (TURN AROUND)
4. 150 FT. CENTERLINE RADIUS	125 FT. CENTERLINE RADIUS

\* 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 9.60 ACRES

The area of land disturbance is 7.28 ACRES

Number of proposed lots is 58

Building setback information. Front 20 FEET

Side 6 FEET  
Rear 25 FEET

\* The estimated sanitary flow in gallons per day is 21,460

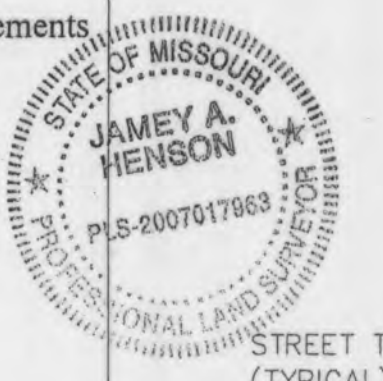
## TREE ORDINANCE:

Existing trees = 1.28 acres  
Trees removed = 0.92 acres  
Trees saved = 0.36 acres  
Trees required to be saved = 0.26 acre (20%)  
No planting mitigation required.  
Complied with Chapter 402, Section 402.040  
Street trees required - 1 tree per standard lot & 2 trees per corner lot - all 58 lots are standard lots therefore 58 street trees are required for this development

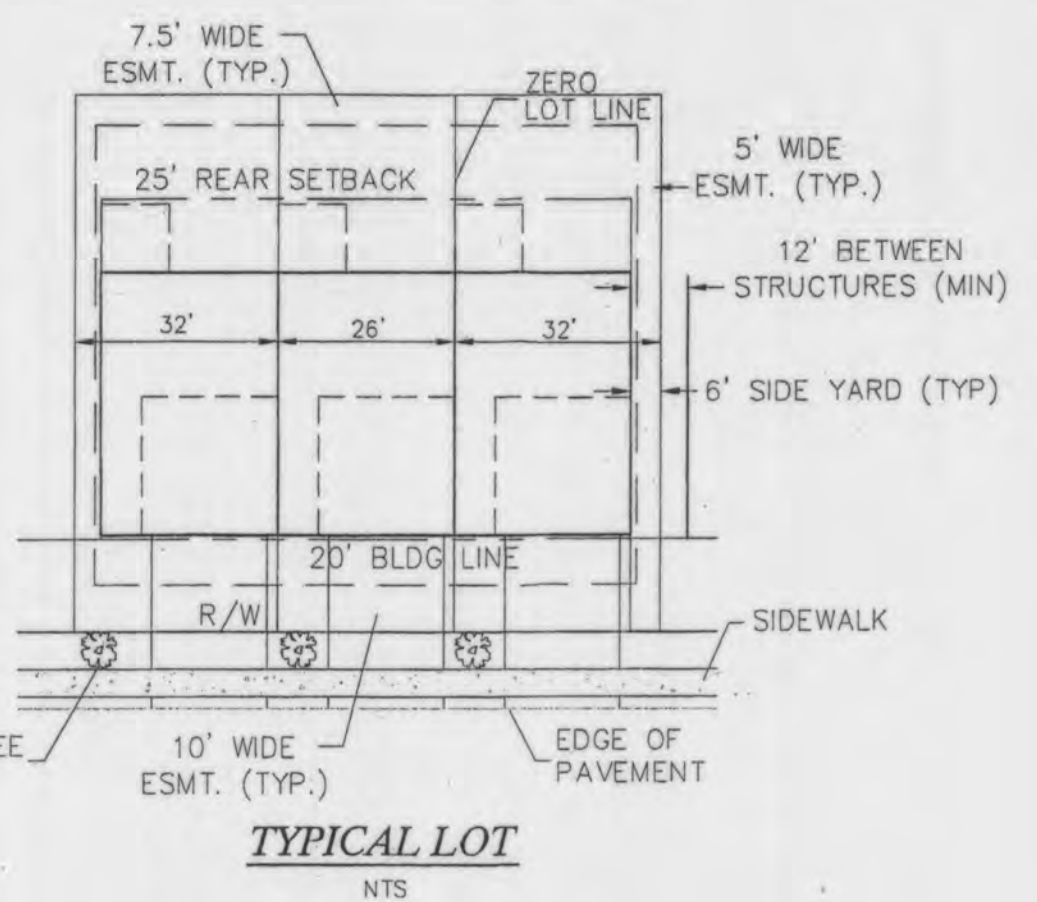
## STORM AND SANITARY SEWER MEASUREMENTS

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



THE STERLING COMPANY  
By *J.A. Henson* 2/4/14  
Jamey A. Henson  
Mo. Reg. P.L.S. - #2007017863



**AS BUILT**

## Legend

EXISTING	PROPOSED
542	1542
X535	538.0
CONTOURS	CONTOURS
SPOT ELEVATIONS	SPOT ELEVATIONS
CENTER LINE	CENTER LINE
BUILDINGS, ETC.	BUILDINGS, ETC.
TREE LINE	TREE LINE
FENCE	FENCE
STORM SEWERS	STORM SEWERS
SANITARY SEWER	SANITARY SEWER
DATCH BASIN	DATCH BASIN
AREA INLET	AREA INLET
GRATED INLET	GRATED INLET
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
FLARED END SECTION	FLARED END SECTION
CLEANOUT	CLEANOUT
LATERAL CONNECTION	LATERAL CONNECTION
UTILITY OR POWER POLE	UTILITY OR POWER POLE
FIRE HYDRANT	FIRE HYDRANT
TEST HOLE	TEST HOLE
PAVEMENT	PAVEMENT
2" G	2" G
GAS MAIN & SIZE	GAS MAIN & SIZE
6" W	6" W
WATER MAIN & SIZE	WATER MAIN & SIZE
T	T
TELEPHONE	TELEPHONE
E	E
ELECTRIC (U) UNDERGROUND	ELECTRIC (U) UNDERGROUND
0HW	0HW
ELECTRIC (O) OVERHEAD	ELECTRIC (O) OVERHEAD
F	F
FLOW LINE	FLOW LINE
TO BE REMOVED	TO BE REMOVED
TBR	TBR
TOP OF CURB	TOP OF CURB
TC	TC
SWALE	SWALE
LIGHT STANDARD	LIGHT STANDARD
STREET SIGN	STREET SIGN
PARKING STALLS	PARKING STALLS
YARD LIGHT	YARD LIGHT
WO ~ DENOTES PROPOSED WALKOUT LOTS	WO ~ DENOTES PROPOSED WALKOUT LOTS
H.R. ~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME	H.R. ~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME

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

## Drawing Index

- |           |                               |
|-----------|-------------------------------|
| 1.1       | Cover Sheet                   |
| 1.2       | Residential Notes             |
| 2.1-2.2   | SWPPP                         |
| 3.1       | Grading Plan                  |
| 4.1       | Site Plan                     |
| 5.1       | Utility Plan                  |
| 6.1       | Street Profiles               |
| 7.1       | Sanitary Profiles             |
| 8.1       | Storm Profiles                |
| 9.1       | Drainage Area Map             |
| 10.1-10.3 | Water Quality Plans           |
| 11.1      | Hydraulic Calculations        |
| 12.1      | Entrance Detail / Warppings   |
| 13.1      | Streambank Stabilization Plan |
| 14.1-14.2 | Traffic Control Plans         |
| 15.1-15.2 | Retaining Wall Plan / Design  |
| L-1       | Landscape Plan                |
| CD1-7     | Construction Details          |

## Benchmarks

### Site

SBM-1 556.08' - AN IRON PIPE LOCATED AT THE SOUTHWEST CORNER OF SUBJECT PROPERTY.  
(NGVD29 DATUM)

## Project Data

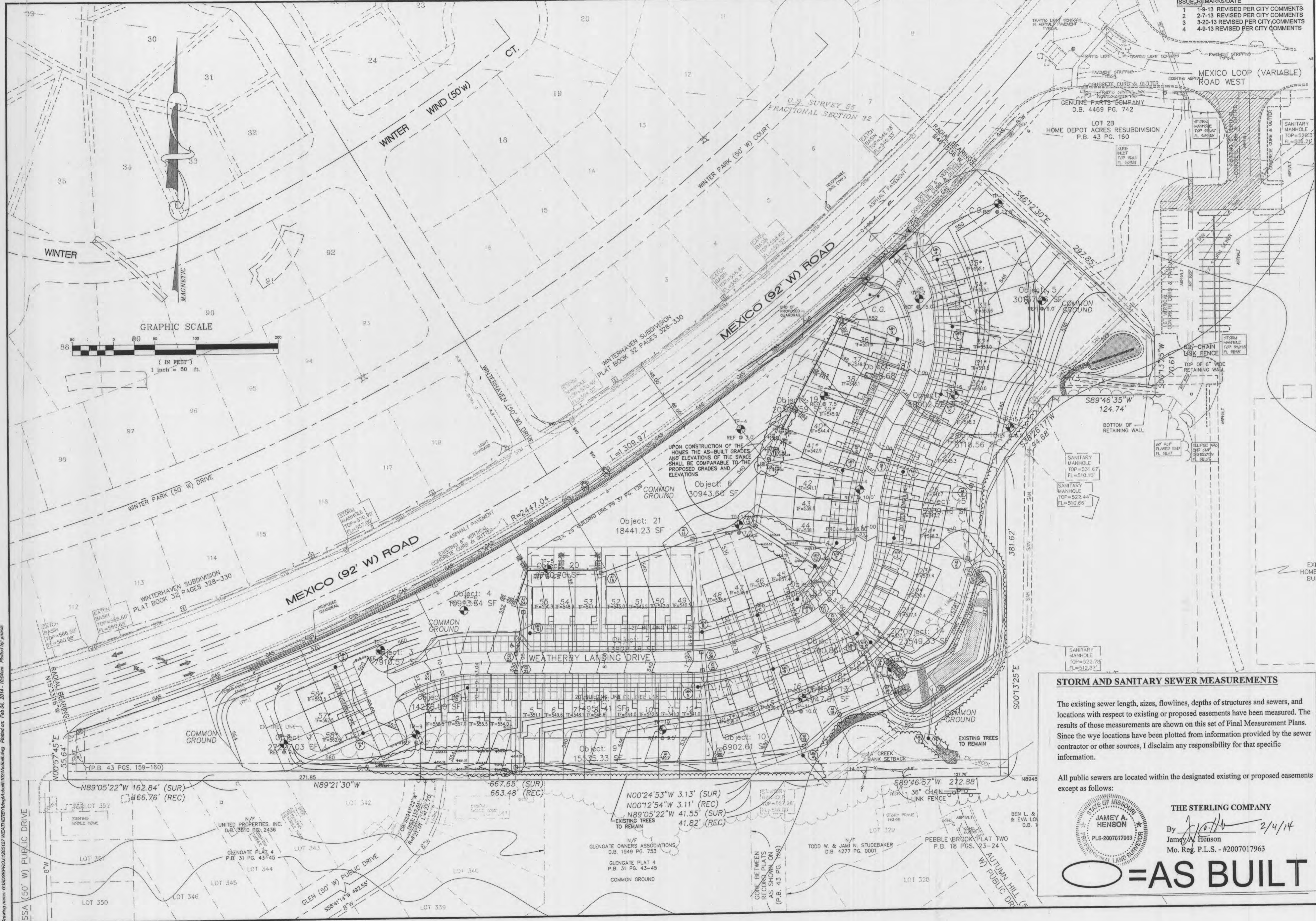
- TOTAL SITE AREA: 9.60 ACRES
- TOTAL DISTURBED AREA: 7.28 ACRES
- ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2818300237 E DATED AUGUST 2, 1996), A PORTION OF THIS PROPERTY LIES WITHIN ZONE X. ZONE X IS DEFINED AS AREAS OF 500-YEAR FLOOD; OR DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED FROM 100-YEAR FLOOD BY LEVEES.

MCBRIDE & SON HOMES LAND DEVELOPMENT, INC.  
16091 SWINGLEY RIDGE ROAD, STE. 300  
CHESTERFIELD, MISSOURI 63017  
Ph. 636-537-2000  
www.mcbridehomes.com

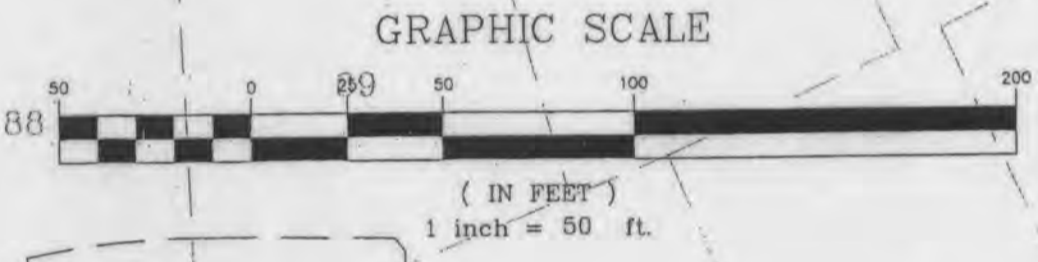
P+Z No. 1305.05  
City No. \_\_\_\_\_  
Date: 11/12/2012  
Job No. 12-05-127

Page No. 1.1

Cover Sheet



ISSUE	REMARKS/DATE
1	1-9-13 REVISED PER CITY COMMENTS
2	2-7-13 REVISED PER CITY COMMENTS
3	3-20-13 REVISED PER CITY COMMENTS
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**STORM AND SANITARY SEWER MEASUREMENTS**

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THE STERLING COMPANY  
 By *J.A.H.* 2/4/14  
 James A. Henson  
 Mo. Reg. P.L.S. - #2007017963

**○ = AS BUILT**

PROJECT TITLE  
**WEATHERBY LANDING**  
 OF FALLON, MISSOURI

THE **STERLING** CO.  
 ENGINEERS & SURVEYORS  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph. 314-487-0440 Fax. 314-487-8844  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature affixed to this sheet signify only to the material and items shown on this sheet. All drawings, instruments or other documents submitted for seal and signature shall not be considered valid unless they are accompanied by the necessary drawings and all of responsibility for such items, drawings or documents not exhibiting the seal and signature.

Date: 4/9/2013  
 RODNEY ARNOLD  
 License No. PE-2002016612  
 Civil Engineer

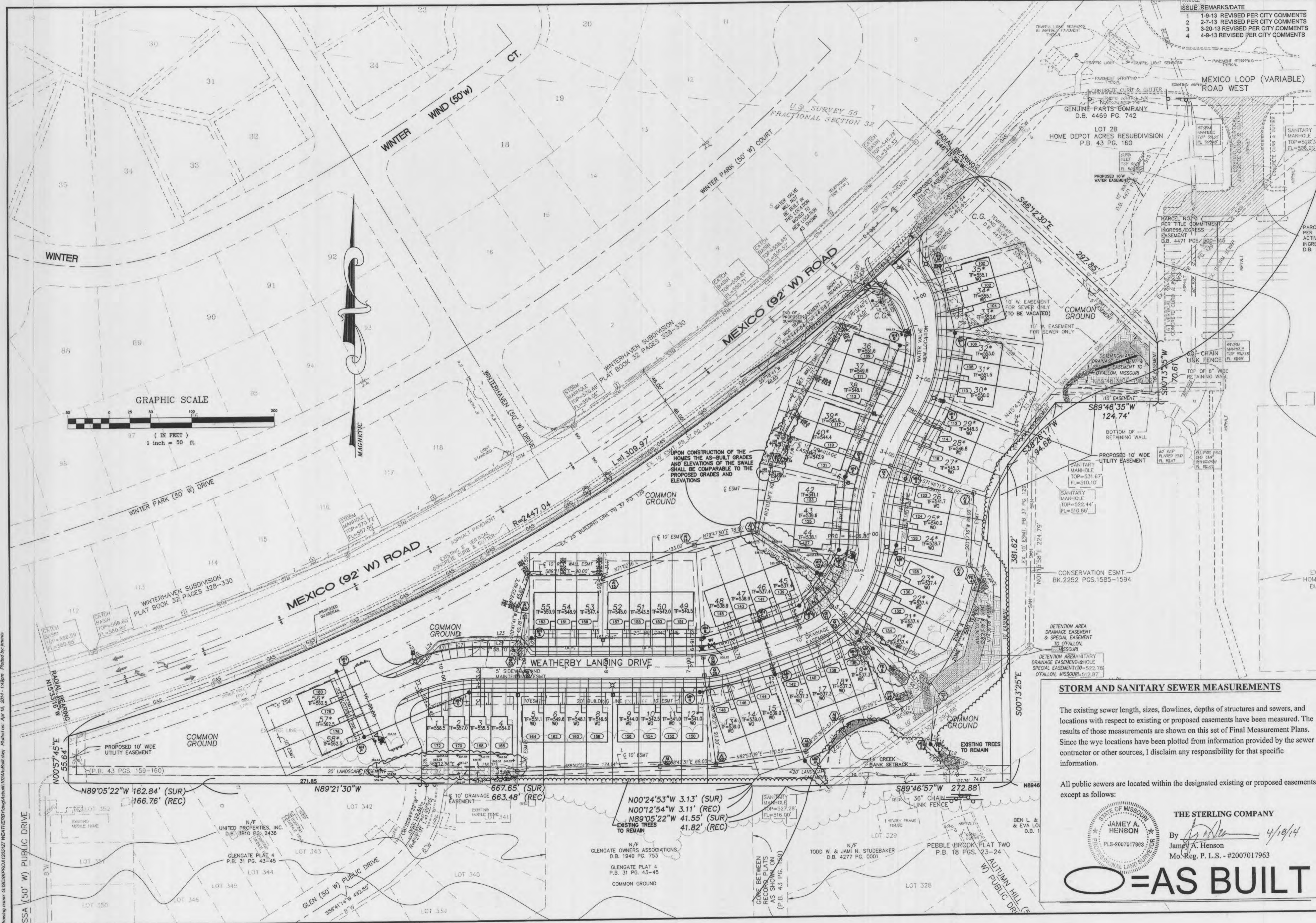
MCBRIDE & SON HOMES LAND DEVELOPMENT, INC.  
 16091 SWINGLEY RIDGE ROAD, STE. 300  
 CHESTERFIELD, MISSOURI 63017  
 Ph. 636-537-2000  
 www.mcbriدهomes.com

GRADING PLAN

P+Z No. 1305.05  
 City No.  
 Date: 11/12/2012  
 Job No. 12-05-127

Page No.  
**3.1**  
 IMP

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ISSUE	REMARKS/DATE
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4	4-9-13 REVISED PER CITY COMMENTS

PROJECT TITLE

**WEATHERBY LANDING**  
OFALLON, MISSOURI

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgartner Road  
St. Louis, Missouri 63142  
Ph. 314-497-4000 Fax 314-497-4944  
Corporate Certificate of Authority #001548

The Professional Engineer's seal and signature are required on this work and are to be in the material and items shown on this plan. All drawings, instruments or other documents not including the seal and signature shall not be considered drawings and are of no responsibility for such plans, reports or documents not exhibiting the seal and signature.

Date: 4/9/2013  
RODNEY ARNOLD  
License No. PE-2002016612  
Civil Engineer

MCBRIDE & SON HOMES LAND DEVELOPMENT, INC.  
16091 SWINGLEY RIDGE ROAD, STE. 300  
CHESTERFIELD, MISSOURI 63017  
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www.mcbriدهomes.com

SITE PLAN

**STORM AND SANITARY SEWER MEASUREMENTS**

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THE STERLING COMPANY  
By *[Signature]* 4/10/14  
JAMES A. HENSON  
Mo. Reg. P. L. S. - #2007017963

**O = AS BUILT**

P+Z No. 1305.05  
City No.  
Date: 11/12/2012  
Job No. 12-05-127

Page No.

4.1

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**THIS SHEET IS FOR DESIGN PURPOSES ONLY**  
 The conduit has been installed per plan. See sheet 5.1 for As-Built locations of above ground infrastructure.



THE STERLING COMPANY  
 By *J. Henson* 4/18/14  
 Jamey A. Henson  
 Mo. Reg. P.L.S. - #2007017963

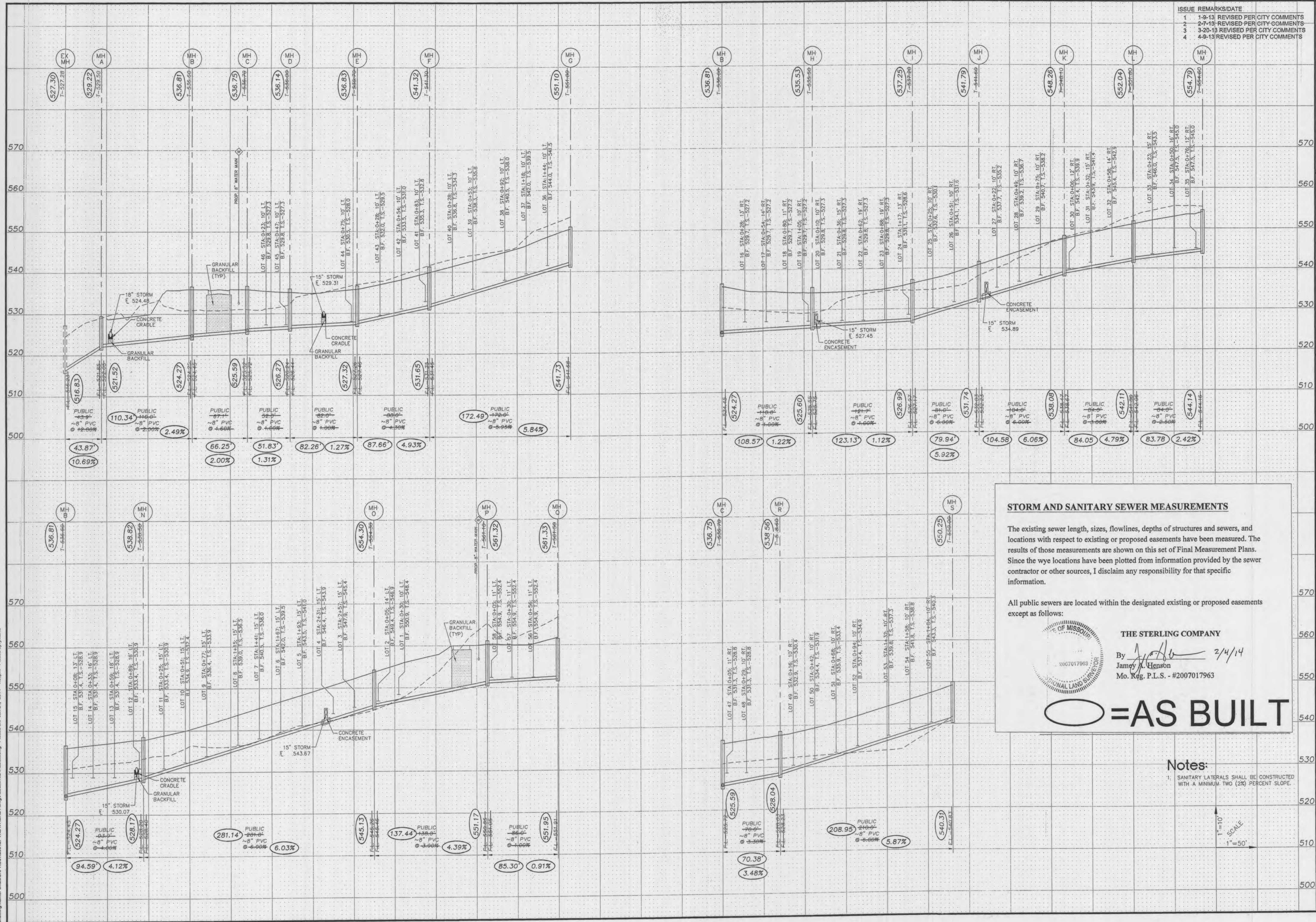
## Weatherby Landing SU-858

A m e r e n U E				
WORK REQUEST NO. 153919		HIGHEST VOLTAGE 12KV		B.T. NO.
FIN. CODE NBCL	VOL. 2652	PAGE 1044	AREA MAP WZ	U.E. DIST. WENTZ
SH. NO. 1	NO. SHS 2	EST. BY TMR	DRN. BY TMR	DATE 02-10-13
LOCATION Weatherby Landing Mexico Rd. O'Fallon, MO.			SU -	
PERMIT NO.		MUNICIPALITY O'FALLON		
APPROVALS				

(P.B. 43 PGS. 159-160)

EX. 10' ESMT. PB 37 PG. 129

Drawing name: G:\GIS\PROJ\120517\WEATHERBY LANDING\120517\DWG\120517\120517.dwg Printed on: Jun 24, 2014 - 1:53pm Plotted by: jarnold



ISSUE	REMARKS/DATE
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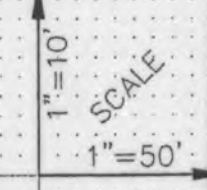


THE STERLING COMPANY  
By *Jamey A. Henson* 2/4/14  
Jamey A. Henson  
Mo. Reg. P.L.S. - #2007017963

# ○ = AS BUILT

### Notes:

- SANITARY LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM TWO (2%) PERCENT SLOPE.



PROJECT TITLE

# WEATHERBY LANDING

OF FALLON, MISSOURI

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5935 New Baumgartner Road  
St. Louis, MO 63120  
Ph 314-677-0440 Fax 314-487-8944  
www.sterling-eng-survey.com  
Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature are required for this drawing to be used in the construction and shall remain on the drawing until the project is completed. The engineer shall not be responsible for any errors or omissions in this drawing or for any damage or loss resulting from the use of this drawing.

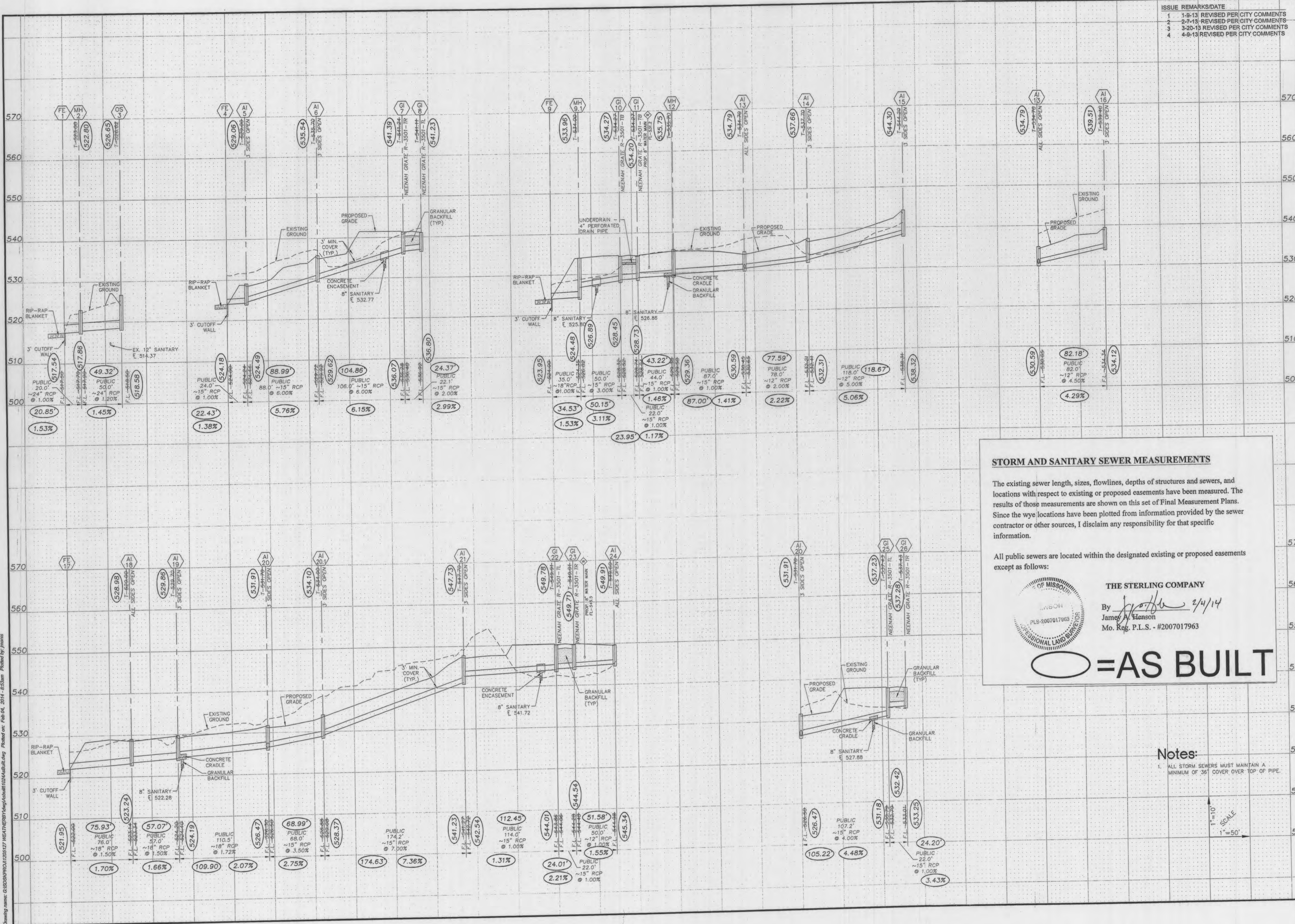
Date: 4/9/2013  
RODNEY ARNOLD  
License No. PE-2002016812  
Civil Engineer

**MCBRIDE & SON HOMES LAND DEVELOPMENT, INC.**  
16081 SWINGLEY RIDGE ROAD, STE. 300  
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SANITARY PROFILES

P+Z No. 1305.05  
City No. \_\_\_\_\_  
Date: 11/12/2012  
Job No. 12-05-127  
Page No. \_\_\_\_\_

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4	4-9-13	REVISED PER CITY COMMENTS



**STORM AND SANITARY SEWER MEASUREMENTS**

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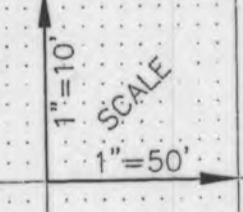


THE STERLING COMPANY  
 By *[Signature]* 2/4/14  
 James A. Henson  
 Mo. Reg. P.L.S. - #2007017963

**○ = AS BUILT**

**Notes:**

- ALL STORM SEWERS MUST MAINTAIN A MINIMUM OF 36" COVER OVER TOP OF PIPE.



PROJECT TITLE

**WEATHERBY LANDING**  
 OF 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-co.com  
 Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature office in this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not prepared by this engineer, and the engineer expressly disclaims any and all responsibility for any errors, omissions or documents not exhibiting this seal and signature.

Date: 4/9/2013  
 RODNEY ARNOLD  
 License No. PE-2002016612  
 Civil Engineer

**MCBRIDE & SON HOMES LAND DEVELOPMENT, INC.**  
 16091 SWINGLEY RIDGE ROAD, STE. 300  
 CHESTERFIELD, MISSOURI 63017  
 Ph. 636-537-2000  
 www.mcbriedehomes.com

STORM PROFILES

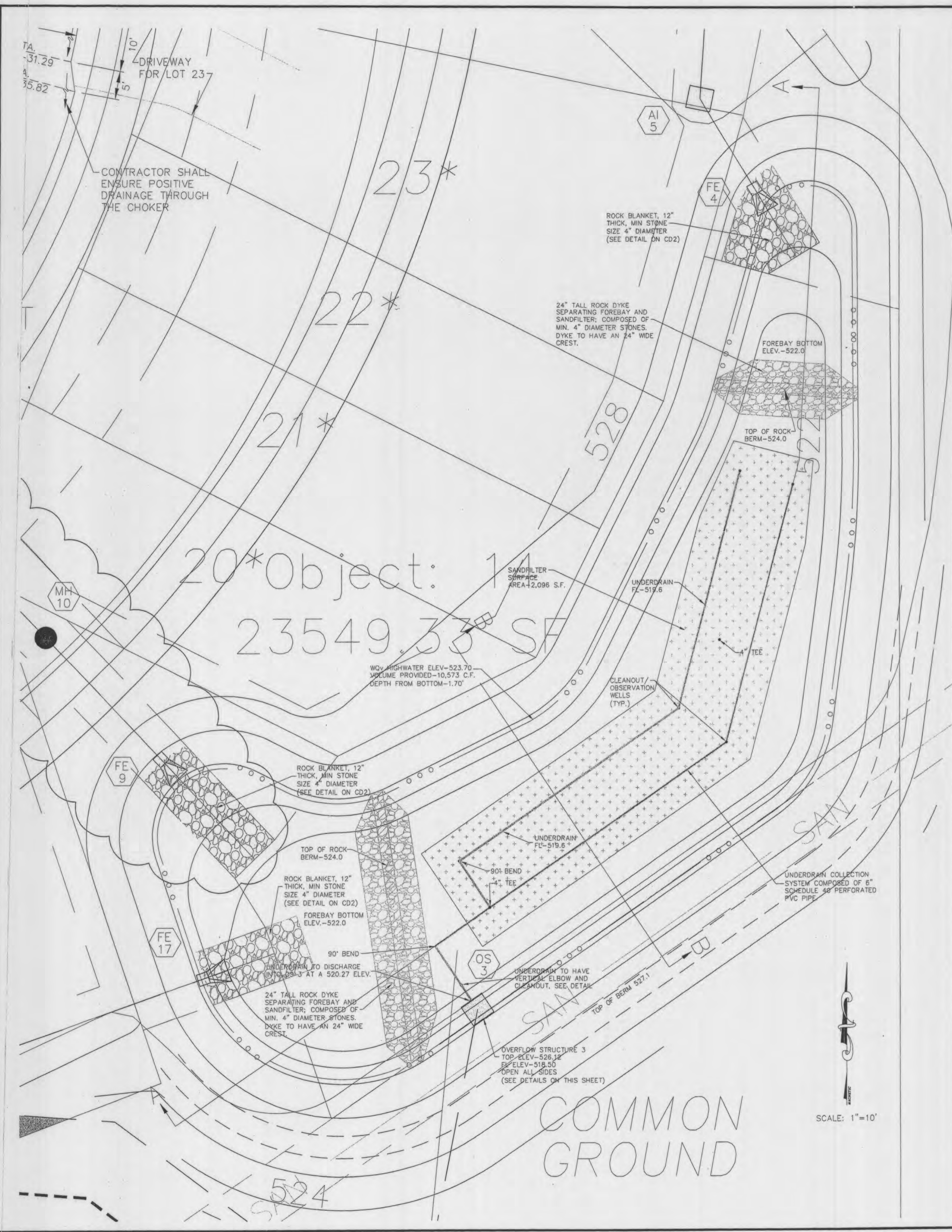
P+Z No. 1305.05  
 City No.  
 Date: 11/12/2012  
 Job No. 12-05-127  
 Page No.

8.1

IMP

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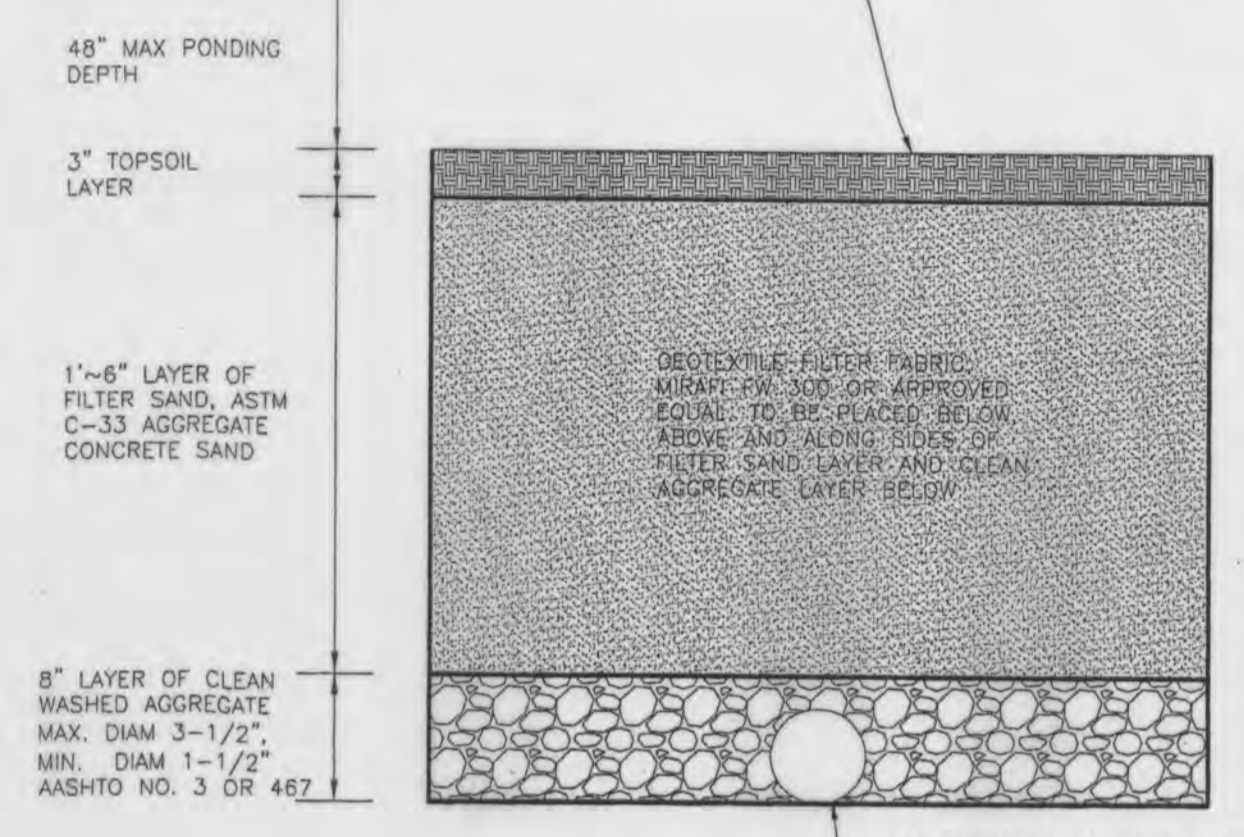
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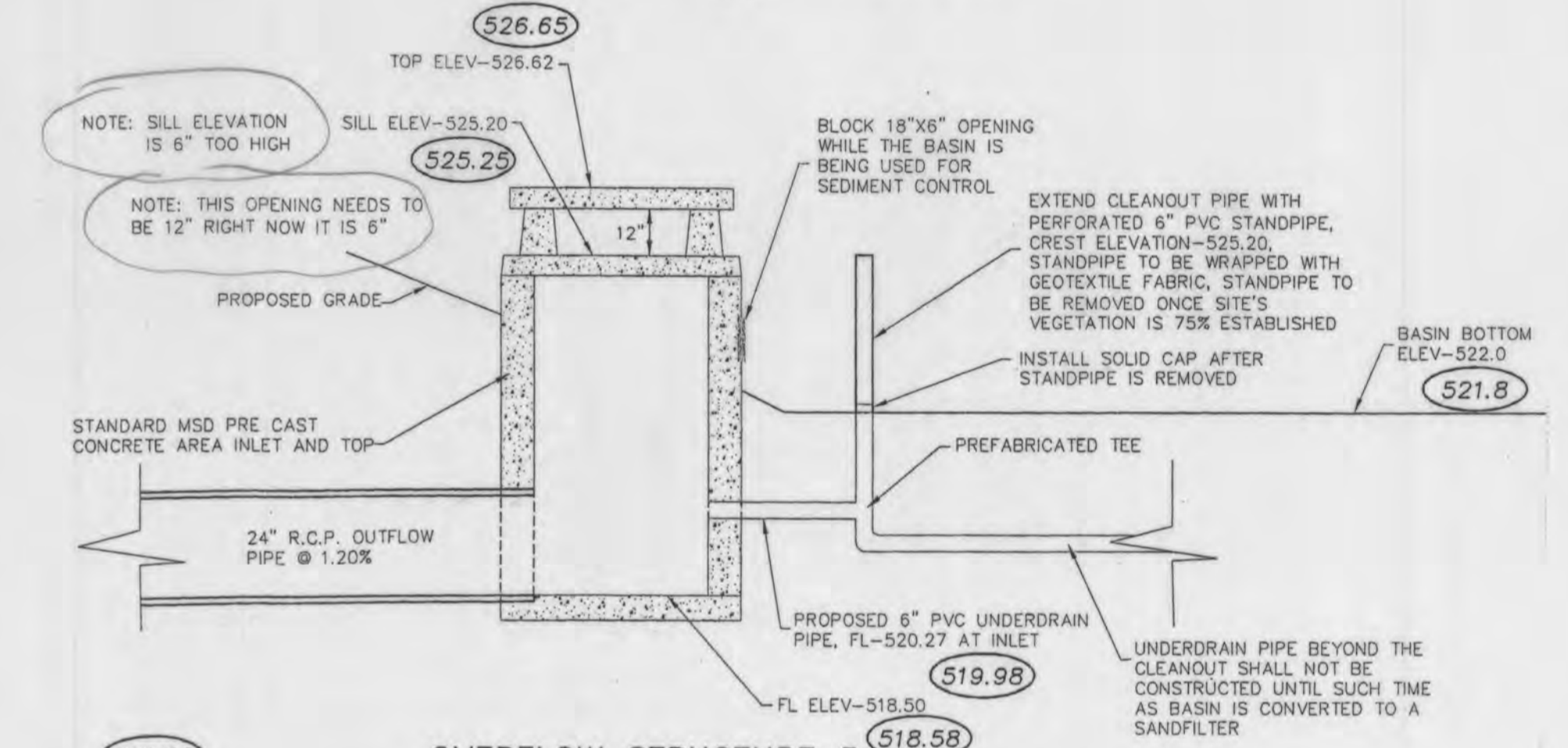
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S00°13'25"E

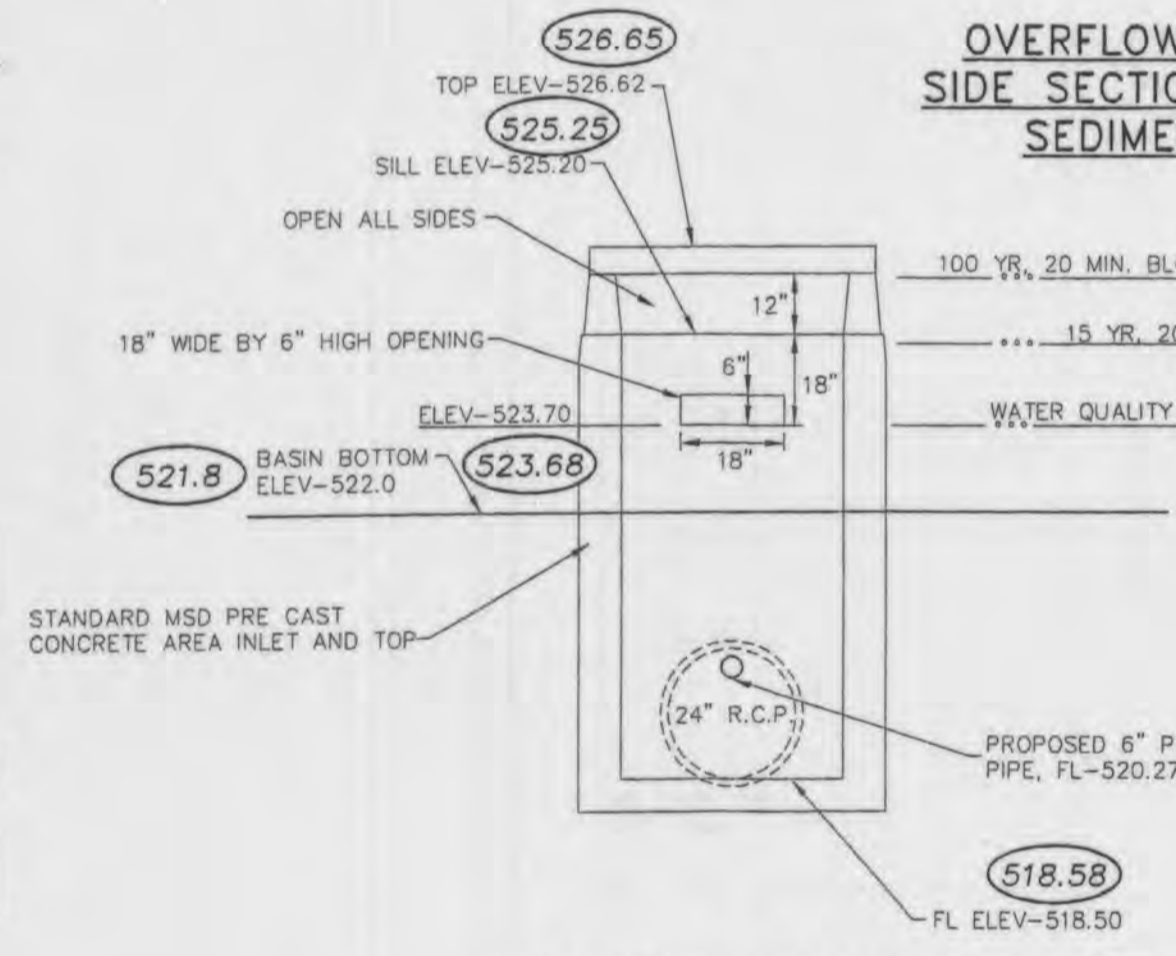
ISSUE	REMARKS/DATE
1	1-9-13 REVISED PER CITY COMMENTS
2	2-7-13 REVISED PER CITY COMMENTS
3	3-20-13 REVISED PER CITY COMMENTS
4	4-9-13 REVISED PER CITY COMMENTS



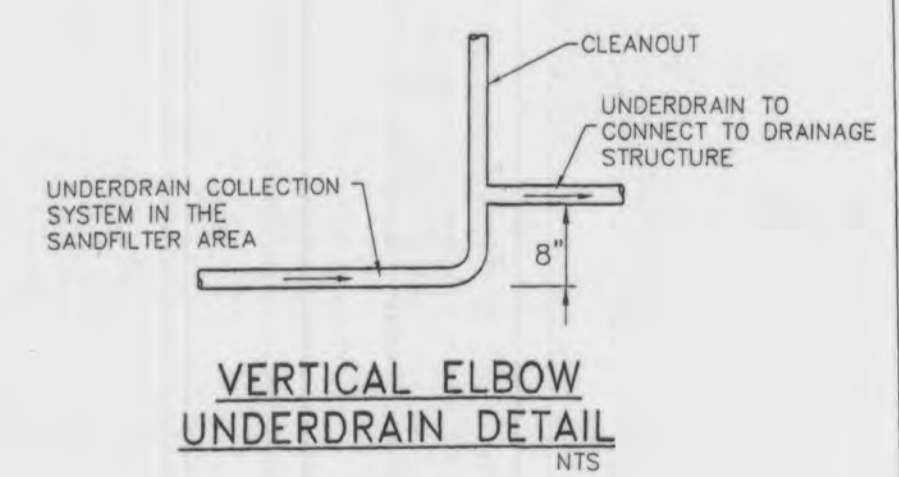
TYPICAL SECTION SAND FILTER  
N.T.S.



OVERFLOW STRUCTURE 3  
SIDE SECTION MODIFIED FOR  
SEDIMENT CONTROL N.T.S.



OVERFLOW STRUCTURE 3  
FRONT ELEVATION  
N.T.S.



VERTICAL ELBOW  
UNDERDRAIN DETAIL  
N.T.S.

**STORM AND SANITARY SEWER MEASUREMENTS**

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THE STERLING COMPANY  
By *[Signature]* 2/4/14  
James A. Henson  
Mo. Reg. P.L.S. - #2007017963

**=AS BUILT**

**PROJECT TITLE**  
**WEATHERBY LANDING**  
OF ALLON, 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: 4/9/2013  
RODNEY ARNOLD  
License No. PE-2002016612  
Civil Engineer

**MCBRIDE & SON HOMES LAND DEVELOPMENT, INC.**  
16091 SWINGLEY RIDGE ROAD, STE. 300  
CHESTERFIELD, MISSOURI 63017  
Ph. 636-537-2000  
www.micbridehomes.com

**WATER QUALITY PLANS & DETAILS BASIN A**

P+Z No. 1305.05  
City No.  
Date: 11/12/2012  
Job No. 12-05-127  
Page No.

10.1 IMP

ISSUE	REMARKS/DATE
1	1-9-13 REVISED PER CITY COMMENTS
2	2-7-13 REVISED PER CITY COMMENTS
3	3-20-13 REVISED PER CITY COMMENTS
4	4-9-13 REVISED PER CITY COMMENTS

PROJECT TITLE  
**WEATHERBY LANDING**  
 OTTALON, MISSOURI

THE **STERLING** CO.  
 ENGINEERS & SURVEYORS  
 5055 New Baumgartner Road  
 St. Louis, Missouri 63129  
 Ph 314-487-0440 Fax 314-487-9944  
 www.sterling-eng-sar.com  
 Corporate Certificate of Authority #001948

The Professional Engineer's seal and signature shall be in this sheet. Seals only do not constitute a license. No other documents are required. This seal and signature shall not be considered unless accompanied by the engineer's name and the engineer's number. The engineer's name and number shall be in this sheet and shall be in the documents not constituting this seal and signature.

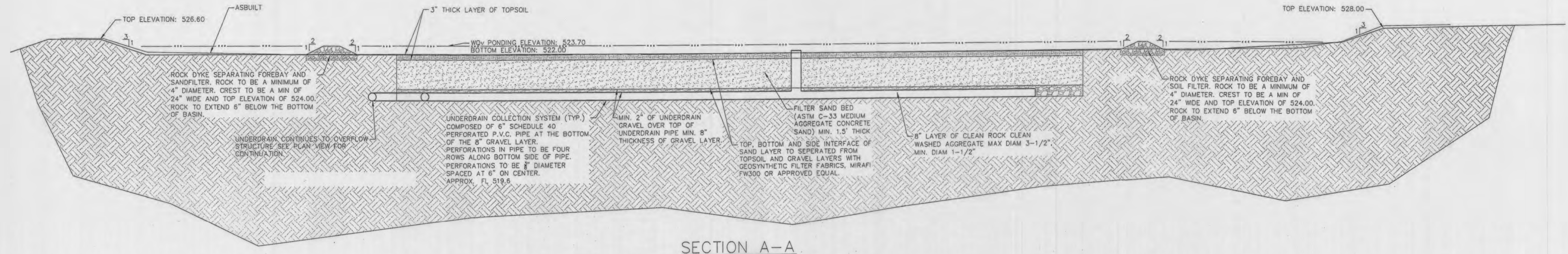
Date: 4/9/2013  
 RODNEY ARNOLD  
 License No. PE-2002016612  
 Civil Engineer

MCBRIDE & SON HOMES LAND DEVELOPMENT, INC.  
 16091 SWINGLEY RIDGE ROAD, STE. 300  
 CHESTERFIELD, MISSOURI 63017  
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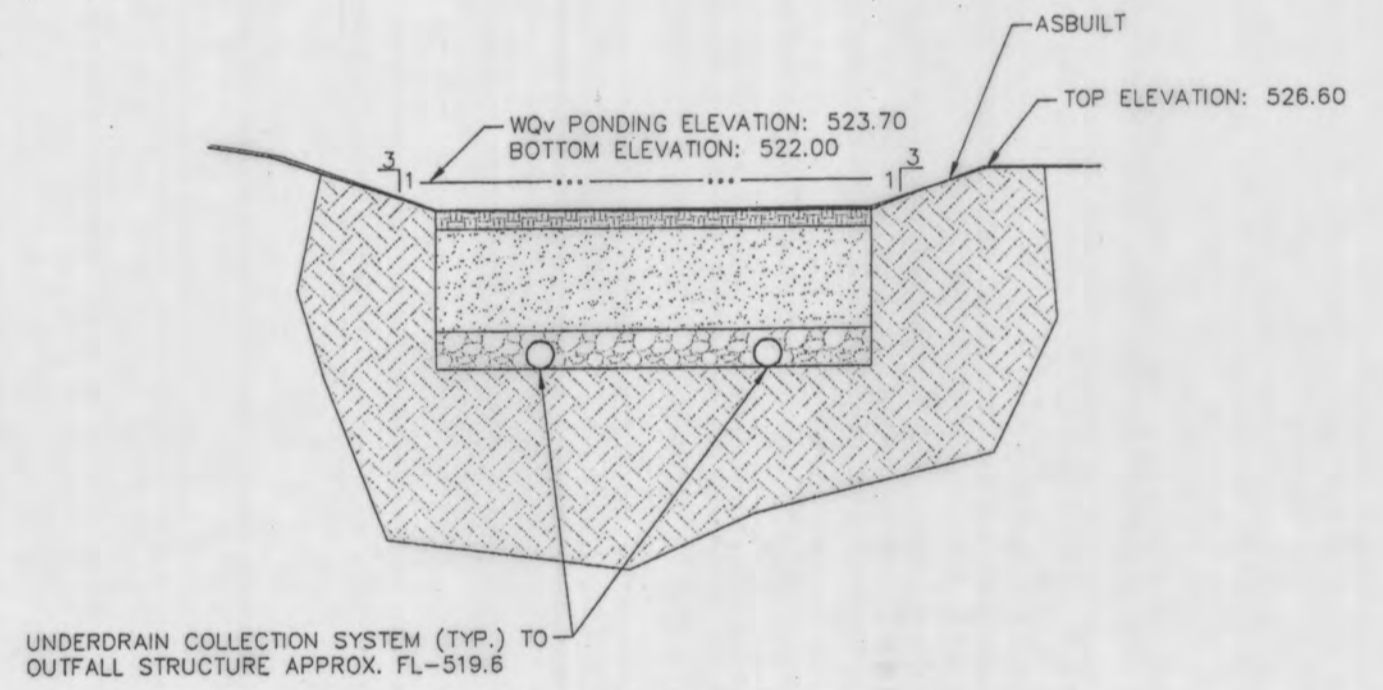
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 City No.  
 Date: 11/12/2012  
 Job No. 12-05-127

Page No.  
**10.3**  
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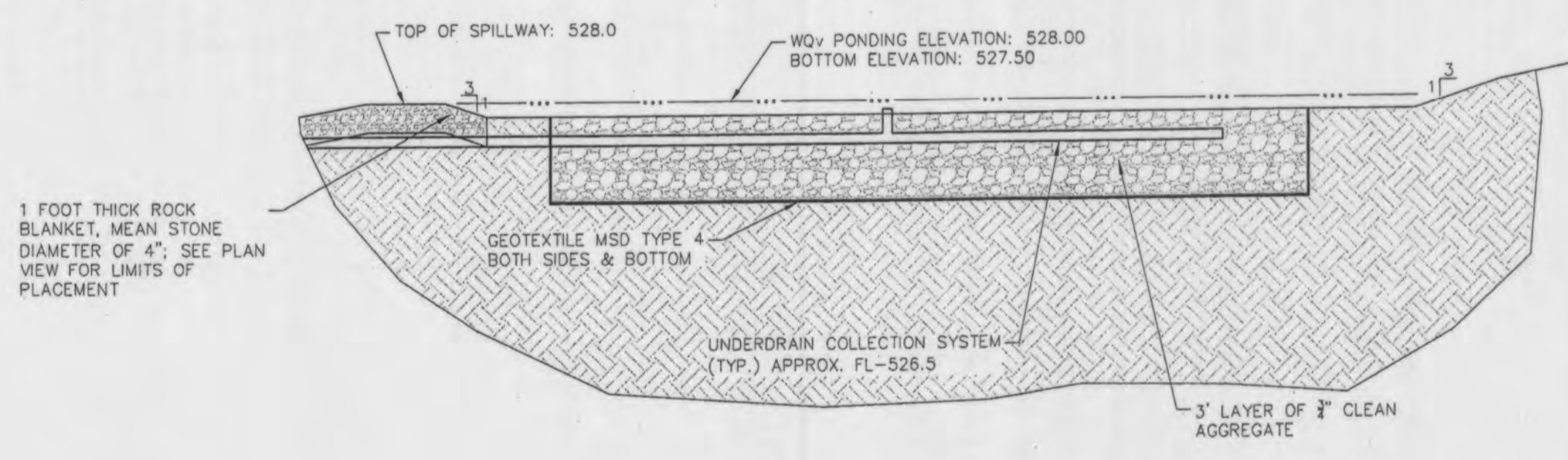
WATER QUALITY PLANS & DETAILS BASIN A & B



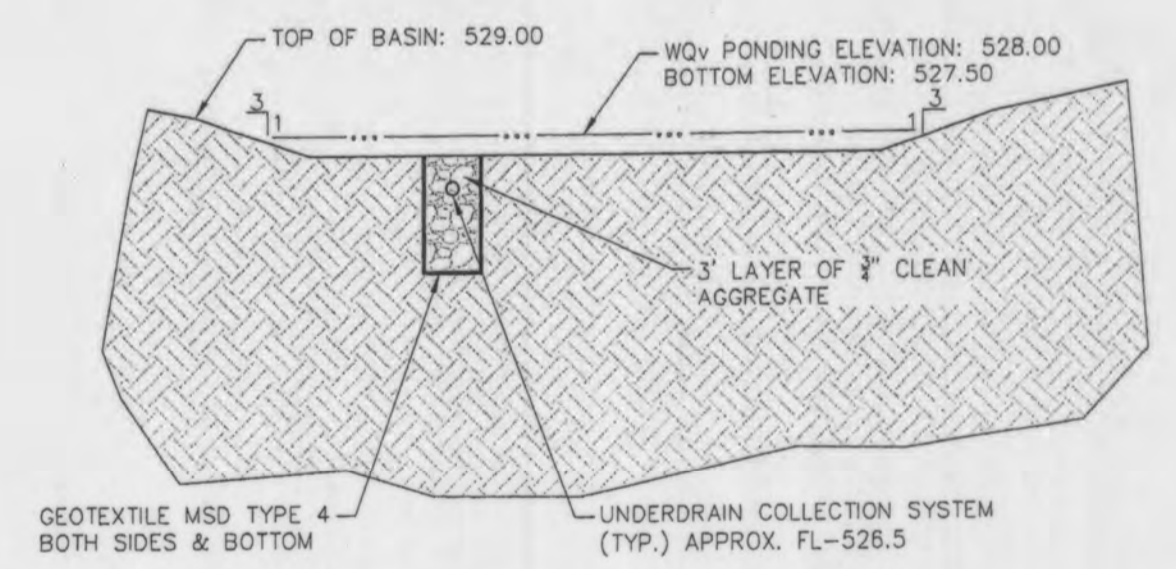
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SECTION B-B  
 NTS



SECTION C-C  
 NTS



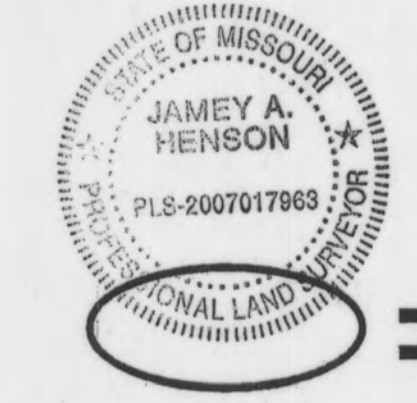
SECTION D-D  
 NTS

NOTE: WATER QUALITY BASIN TO BE FULLY CONSTRUCTED AFTER ALL UNIT BUILDINGS HAVE BEEN COMPLETED. UPON COMPLETION OF THE WATER QUALITY BASIN, REVISED AS-BUILT CROSS SECTIONS SIMILAR TO THE CONSTRUCTION PLANS WILL BE PROVIDED.

**STORM AND SANITARY SEWER MEASUREMENTS**

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 By *J. Henson* 2/4/14  
 Jampy A. Henson  
 Mo. Reg. P.L.S. - #2007017963

**=AS BUILT**

Drawing name: G:\SDS\PC\2012\127 WEATHERBY\dwg\AsBuilt.dwg Plotted on: Feb 04, 2014 - 5:05am Plotted by: jmh