

A SET OF AS-BUILTS FOR WILLOW WALK ESTATES PHASE 2A

TRACTS OF LAND IN U.S. SURVEY 418,
AND IN FRACTIONAL SECTION 17,
TOWNSHIP 46 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

PROJECT TITLE:
WILLOW WALK ESTATES PHASE 2

Box Project # 04-12801EC Issue Date: 03/26/2007

ENGINEERING
PLANNING
SURVEYING

221 Point West Blvd.
St. Charles, MO 63301
636-928-5652
FAX 636-928-1718



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REVISIONS

NO.	DATE	DESCRIPTION

Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO 63017

Fire Department
New Melle Fire Protection District
3705 Mill Street
New Melle, MO 63365
636-828-5528

School District
Wentzville R-IV School District
One Campus Drive
Wentzville, MO 63385
636-327-3800

Developer / Owner:
PAYNE FAMILY HOMES
10407 BAUER BLVD., SUITE B
ST. LOUIS, MO 63132

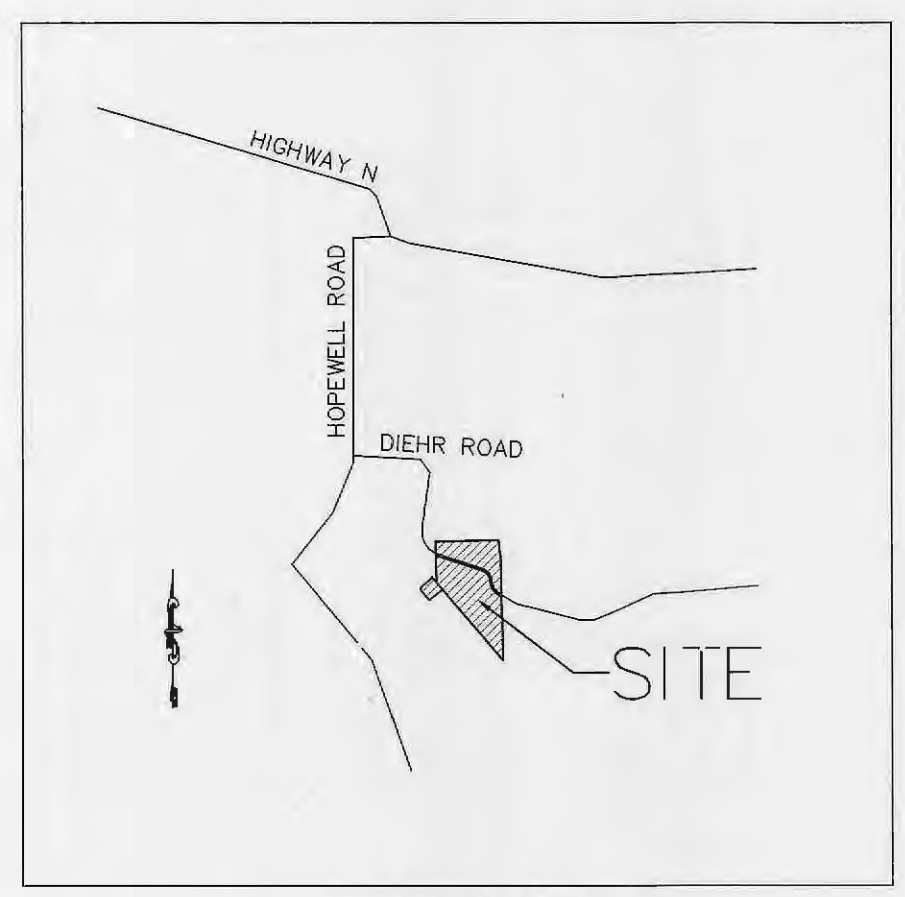
COVER SHEET

P+Z No. #5104.01
Approved 02/03/2006
City No. #14-427-AB

Page No.
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Plan View
Benchmarks
Project



Locator Map
Legend

LANDSCAPE LEGEND

QTY. (79) ~ INDICATES PROPOSED RED MAPLE (MATURE HEIGHT = 45 FT TALL) (MIN. 2" CALIPER)

- Development Notes**
- Area of Tract: 38.61 Ac.
 - Existing Zoning: R-1 (City of O'Fallon)
 - Proposed Use: Single Family Homes
 - Current Owner of Property: Payne Family Homes at Willow Walk Estates, L.L.C. 10407 Bauer Blvd., Suite B St. Louis, MO 63132
 - No floodplain exists on this tract per F.I.R.M. #29183 C. 0405E, dated Aug. 2, 1996.
 - Topographic information is per aerial topography by Sanborn Associates on U.S.G.S. Datum.
 - Boundary information is per survey as compiled by Box Engineering during August, 2004.
 - One tree shall be planted for every lot. Two trees for corner lots.
 - All homes shall have a minimum of 2 off-street parking places with 2-car garages.
 - The developer realizes that they will comply with current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinances.
 - Additional lighting may be required by the City of O'Fallon.
 - The following lots are susceptible to street movement: 6-10, 12-15, 21, 22, 23-27, 32-36, 41-45, 47-51, 53-56, 57-61, 66-69
 - Detention for this development to be provided by the basins within the common ground areas.
 - All existing creeks, streams, and drainage swales will have an associated storm water easement that will be provided on the Record Plat.
 - All the requirements of the Planning and Zoning Commission are addressed.
 - Required shoulder improvements and walking trail along Diehr Road shall be approved by the City and installed by the Developer in a separate set of construction plans. These improvements will need to be installed at the time that 75 percent of the home permits are issued on the development.
 - The homeowner shall be required to provide, at the City of O'Fallon's discretion, engineering studies on all lots with extreme changes in topography showing that homes can be built without significant danger to health, life or property per section 405.140 of the City of O'Fallon's Subdivision Code. These studies must be supplied and approved prior to the issuance of Building Permits.
 - City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.
 - All utilities and conduit for utilities shall be placed with a minimum of 42" inches of cover below the finish design grade.
 - Public Water Supply District No. 2 requires one week notice before construction begins.
 - All water mains, valves, fittings, hydrants, and related items are to be installed in accordance with the current St. Charles County Public Water Supply District No. 2 Guidelines and Specifications as approved by MGR Review No. 6050805-13.

Utility Contacts

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO 63368
636-441-1244

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO 63366
636-561-3737 Ext. 131

Cuivre River Electric Co.
P.O. Box 160
Troy, MO 63379-0160
1-800-392-3709

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

Drawing Index

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BENCHMARKS:

RM39 AS PUBLISHED ON ST. CHARLES COUNTY, MISSOURI FIRM MAP 29183C0220 E DATED AUGUST 2, 1996

RM39 ELEV 556.90 CHISELED SQUARE ON THE NORTH END OF THE WEST HEADWALL OF POST ROAD BRIDGE OVER TRIBUTARY NO. 15

Site

BENCHMARK:
OLD STONE AT THE NORTHWEST BOUNDARY CORNER OF PHASE I. ELEV. - 621.65 (U.S.G.S.)

400.00	EXISTING LABELS	□	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	□	EXIST. AREA INLET
CI	SINGLE CURB INLET	□	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	□	PROPOSED AREA INLET
AI	AREA INLET	□	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	□	EXIST. SANITARY MANHOLE
GI	GRATE INLET	□	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	□	PROPOSED MANHOLE
MH	MANHOLE	□	POWER POLE
FE	FLARED END SECTION	□	GUY WIRE
EP	END PIPE	□	LIGHT STANDARD
CP	CONCRETE PIPE	□	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	□	WATER METER
CMP	CORRUGATED METAL PIPE	□	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	□	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	□	TELEPHONE PEDESTAL
CO	CLEAN OUT	□	SIGN
	SLOPE LIMITS	□	TREE
— STM —	EXISTING STORM SEWER	□	
— SAN —	EXISTING SANITARY SEWER	□	
— W —	EXISTING WATER LINE	□	
— FO —	EXISTING FIBER OPTIC LINE	□	
— GAS —	EXISTING GAS LINE	□	
— UGE —	EXISTING UNDERGROUND ELECTRIC	□	
— OHW —	EXISTING OVERHEAD ELECTRIC	□	
— CTV —	EXISTING CABLE TV LINE	□	
— T —	EXISTING TELEPHONE LINE	□	
— — —	PROPOSED STORM SEWER	□	
— — —	PROPOSED SANITARY SEWER	□	
— X —	FENCE LINE	□	
— — —	SAWCUT LINE	□	

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:

PERMANENT:
Tall Fescue - 150 lbs./ac.
Smooth Brome - 100 lbs./ac.
Combined - Fescue @ 50 lbs./ac. AND Brome @ 50 lbs./ac.

TEMPORARY:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)

SEEDING PERIODS:
Fescue or Brome - March 1 to June 1
Wheat or Rye - August 1 to October 1
Oats - March 15 to November 1
March 15 to September 15

MULCH RATES:
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)

FERTILIZER RATES:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

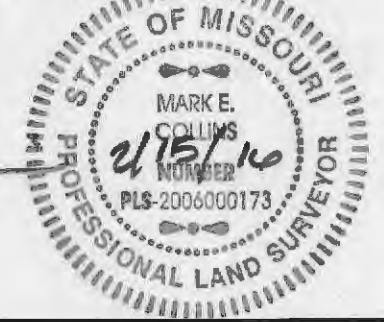
* ENM = effective neutralizing material as per State evaluation of quarried rock.

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector. Lighting values will be reviewed on site prior to the final occupancy inspection.

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, 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.

SIGNED _____
PE/LS



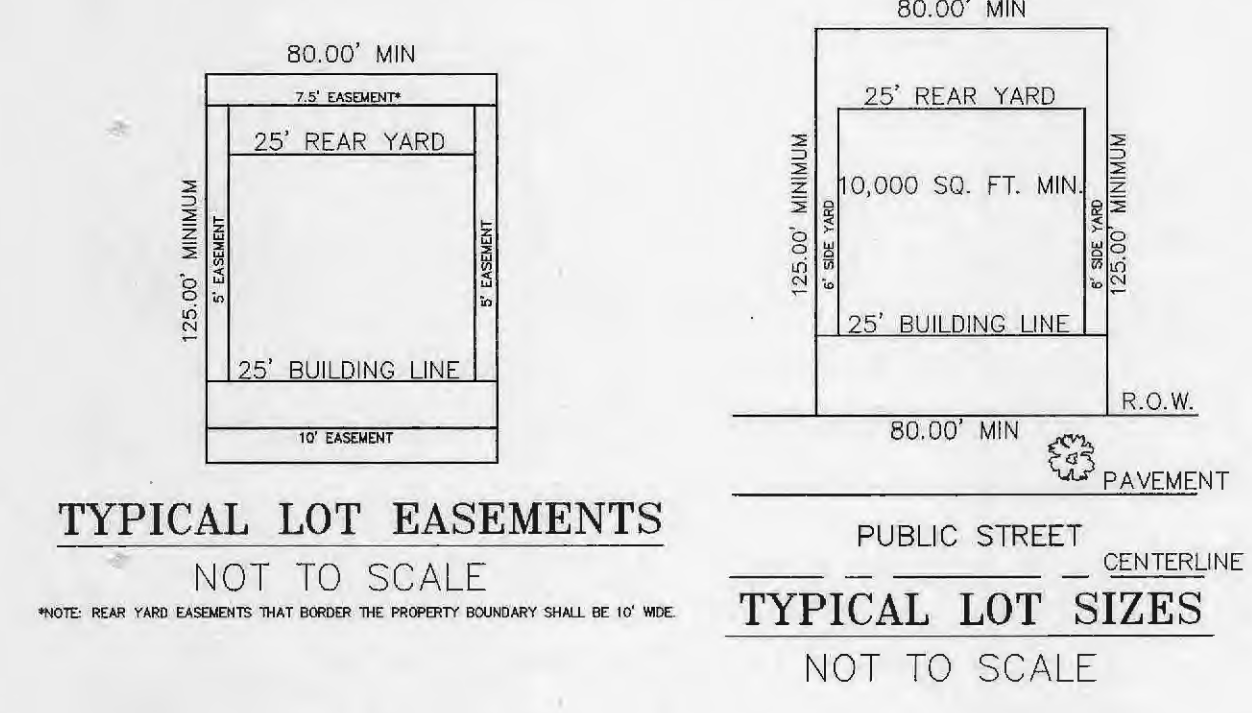
* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

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

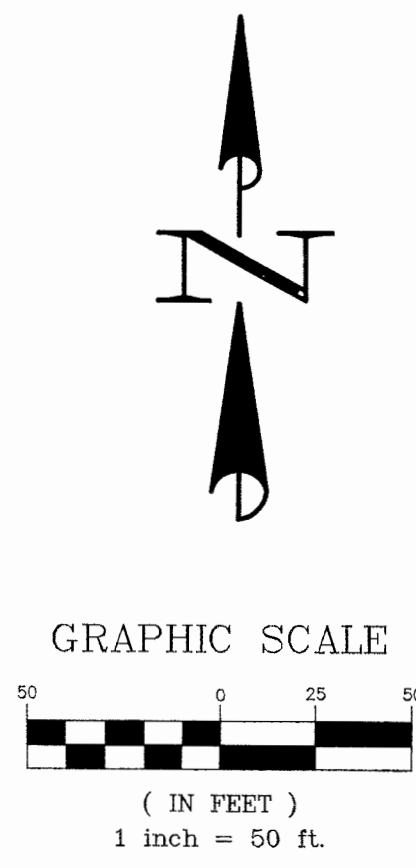
* The area of this phase of development is 38.61 Acres.
The area of land disturbance is 25.20 Acres.
Number of proposed lots is 70.
Building setback information. Front 25 feet
Side 6 feet
Rear 25 feet

* The estimated sanitary flow in gallons per day is 25,900 G.P.D.

* Tree preservation calculations:
Existing trees 57.74 Acres
x 20% 11.55 Acres
Trees to Remain 17.81 Acres
Trees Removed 39.93 Acres
Meets the City's requirements for Tree Preservation.



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



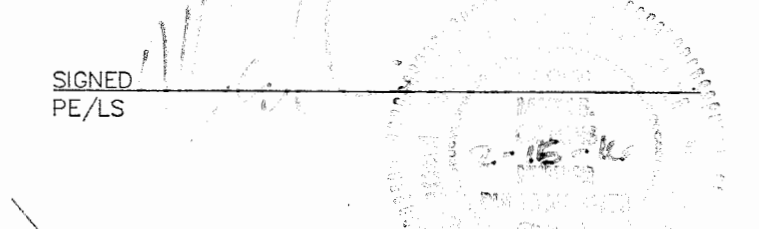
PROPERTY N/F
CHRIS WILKES AND
ANGELA WILKES
2361/705
ZONED A:
ST. CHARLES
COUNTY

PROPERTY N/F
JT WEYANDT TRUST
5856/2082
ZONED A:
ST. CHARLES
COUNTY

PROPERTY N/F
COMMERCE BANK
1698/1728
PARCEL B
ZONED A:
ST. CHARLES
COUNTY

PROPERTY N/F
EDDIE L. DAVIS AND
ELNORA DAVIS
823/452
ZONED A:
ST. CHARLES
COUNTY

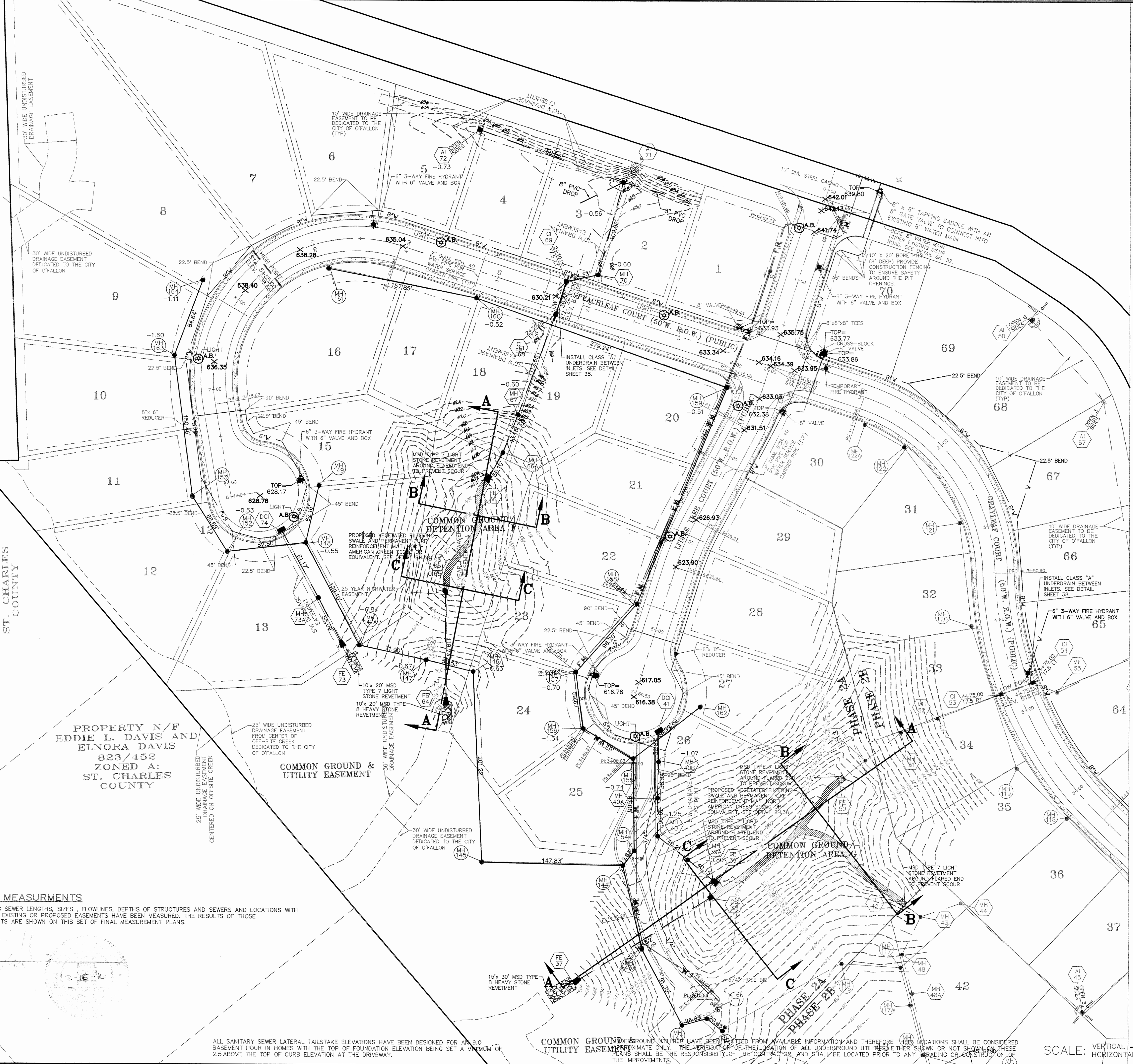
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ALL SANITARY SEWER LATERAL TAILSTAKE ELEVATIONS HAVE BEEN DESIGNED FOR AN 8.0 BASEMENT POUR IN HOMES WITH THE TOP OF FOUNDATION ELEVATION BEING SET A MINIMUM OF 2.5 ABOVE THE TOP OF CURB ELEVATION AT THE DRIVEWAY.

COMMON GROUND UTILITY EASEMENTS HAVE BEEN IDENTIFIED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF ALL UNDERGROUND UTILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

SCALE: VERTICAL = 1"=10'
HORIZONTAL = 1"=50'



PROJECT TITLE:
WILLOW WALK
ESTATES
PHASE 2

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ST. LOUIS, MO 63132

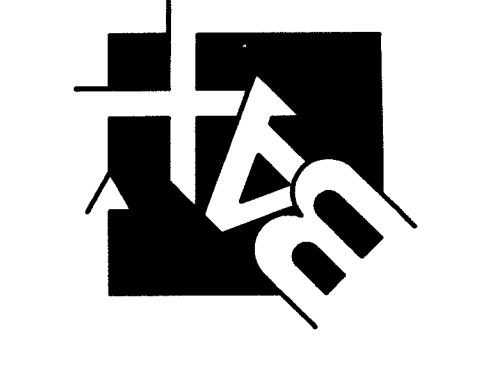
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Box Project # 04-18901EC Issue Date: 03/26/2007

SANITARY SEWER PROFILES

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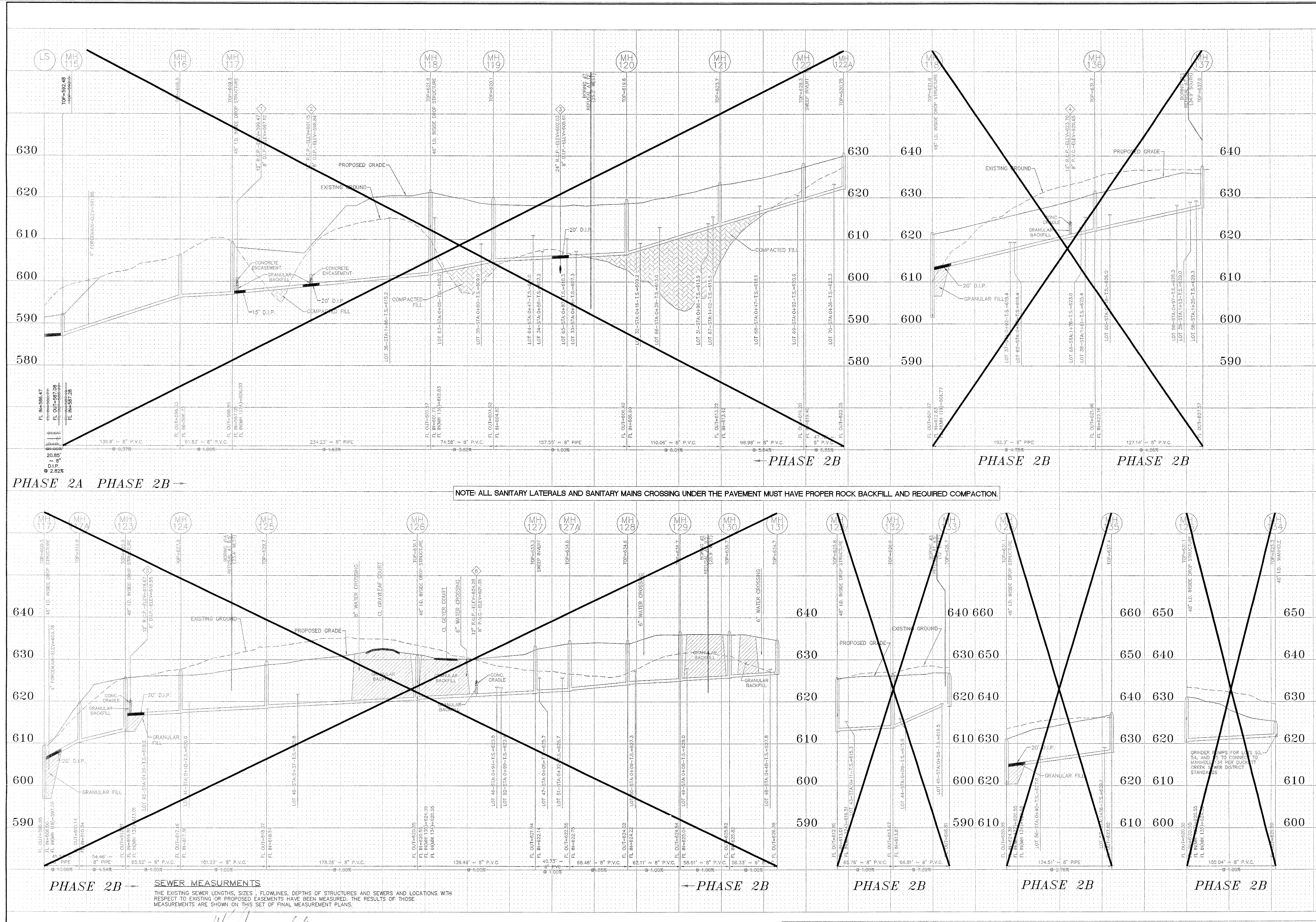
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 ST. LOUIS, MO 63132

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Sanitary Sewer Profiles



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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

SCALE: VERTICAL = 1"=10'
 HORIZONTAL = 1"=50'

SIGNED: [Signature]
 PE/LS

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WILLOW WALK
ESTATES
PHASE 2

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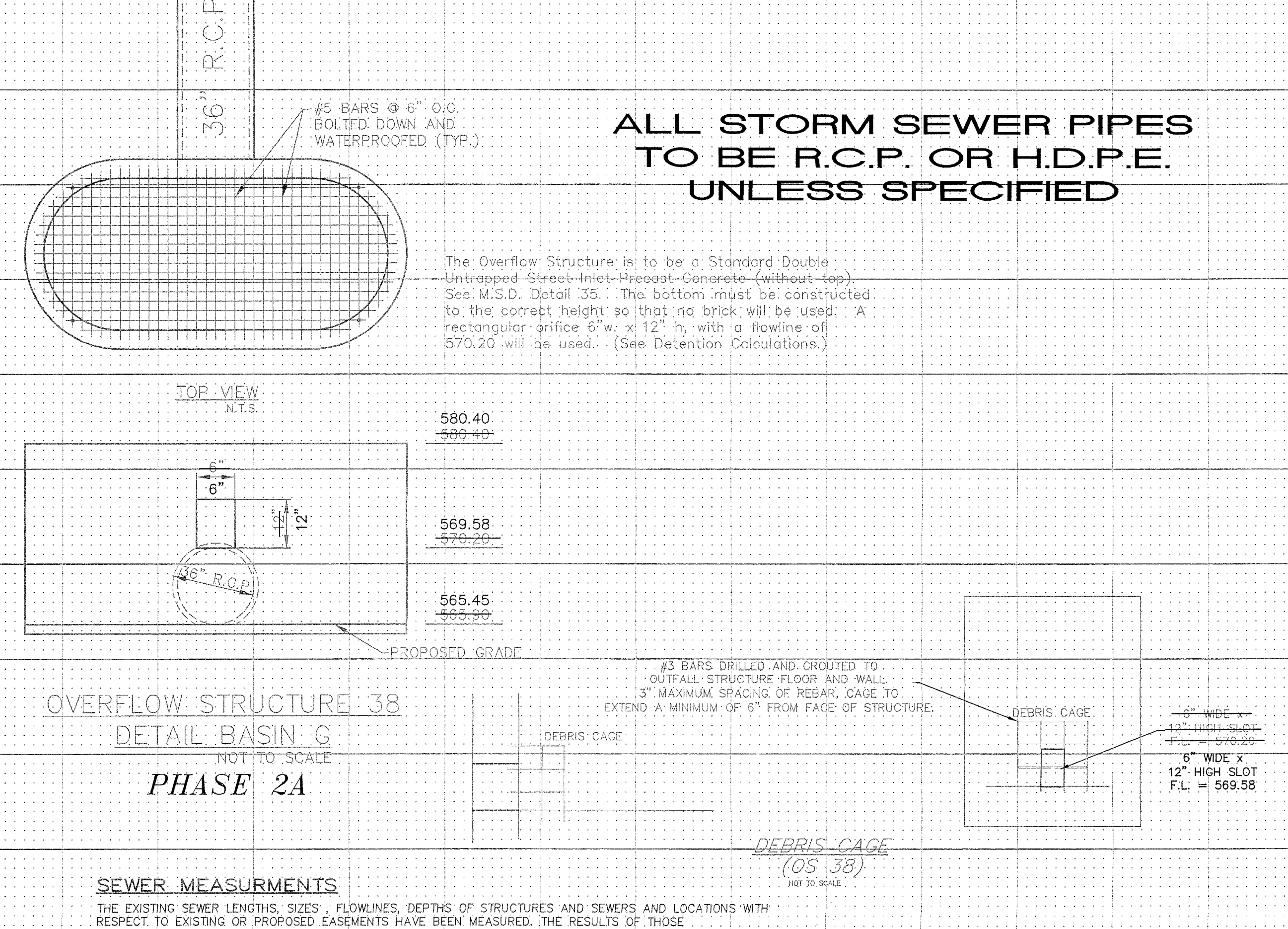
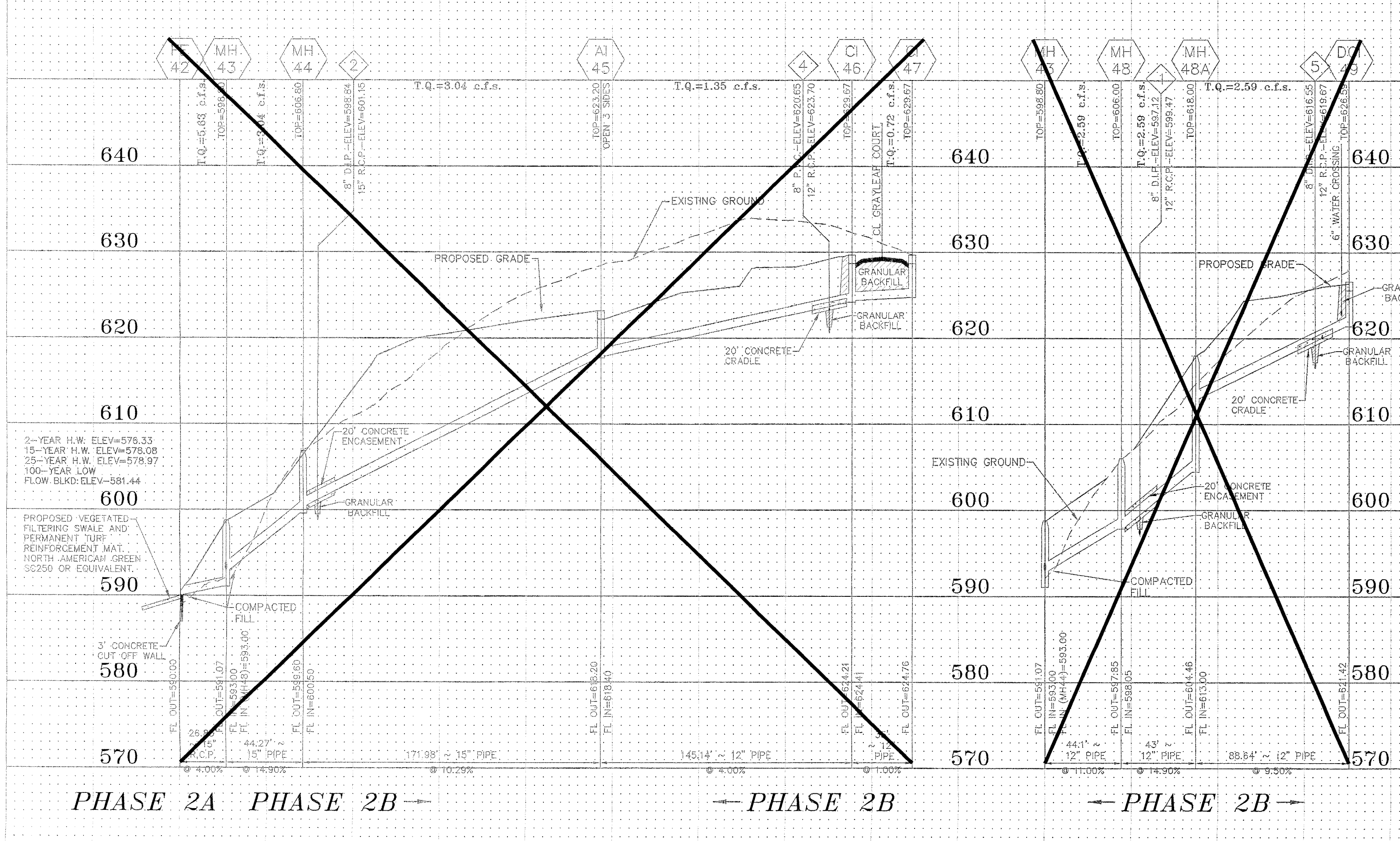
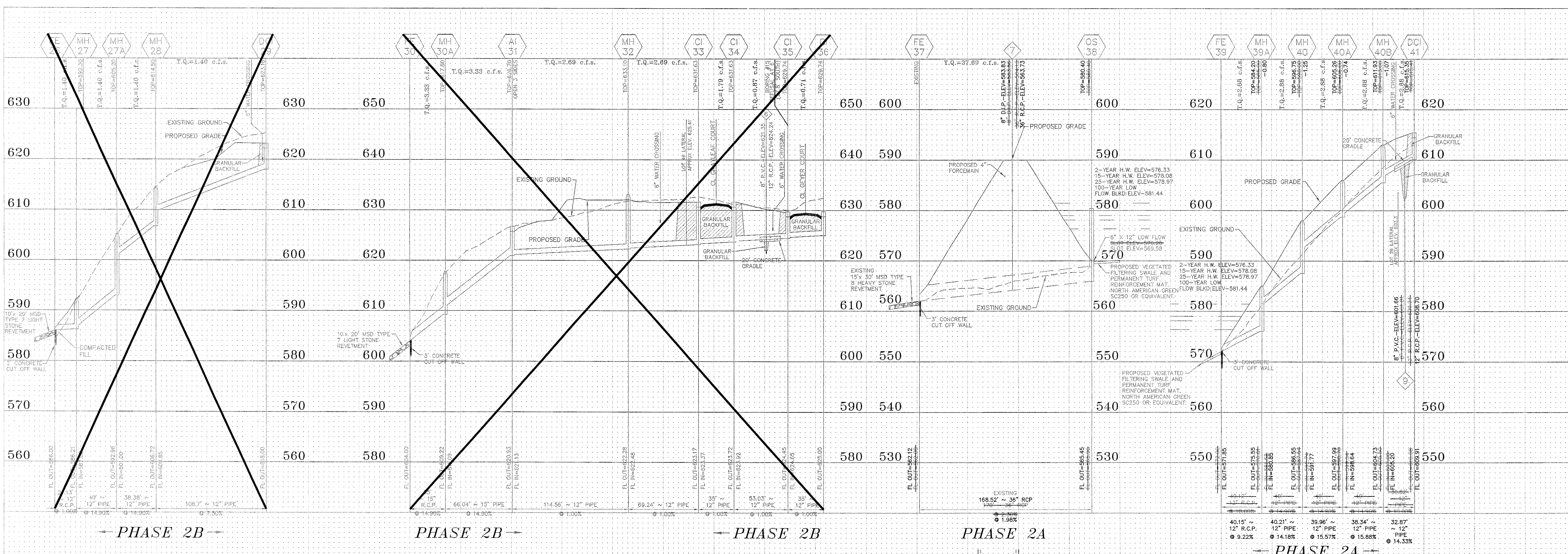
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STORM SEWER PROFILES



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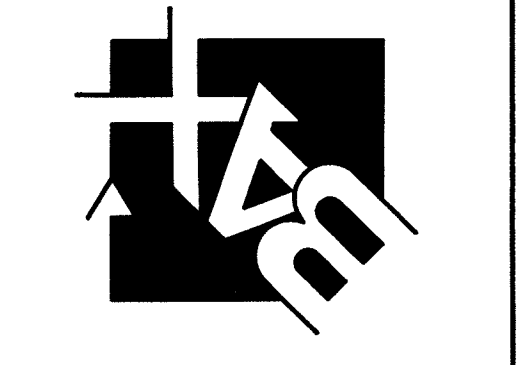
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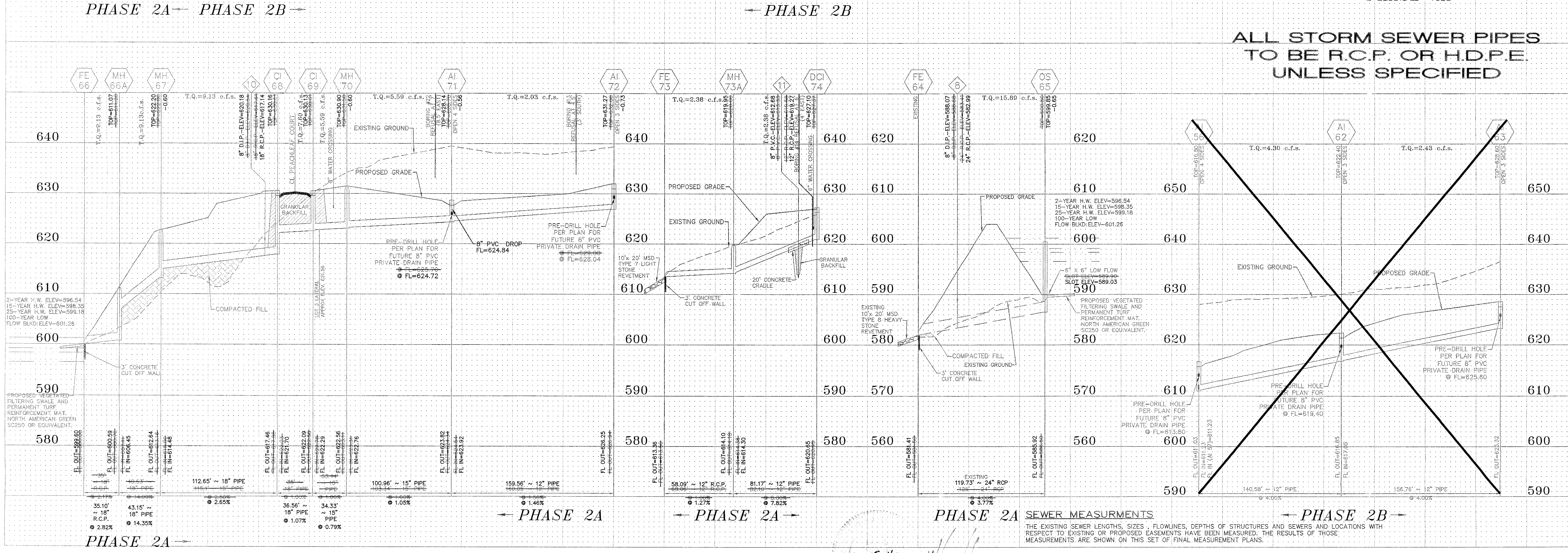
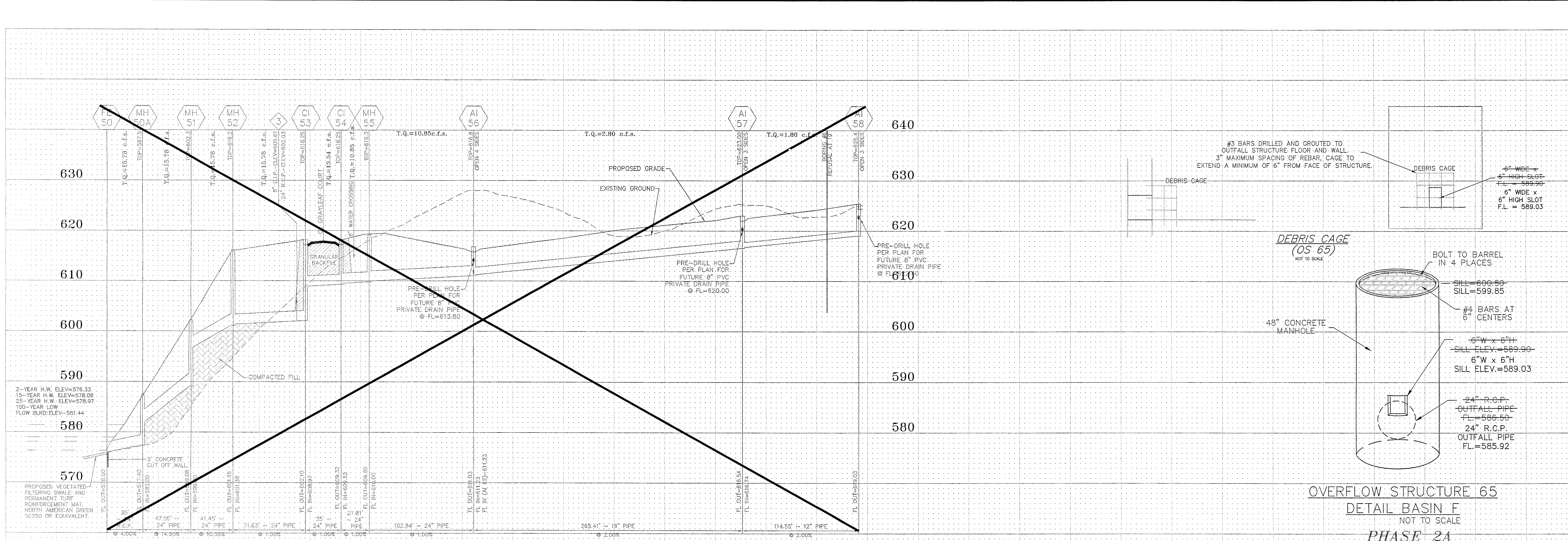
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STORM SEWER PROFILES

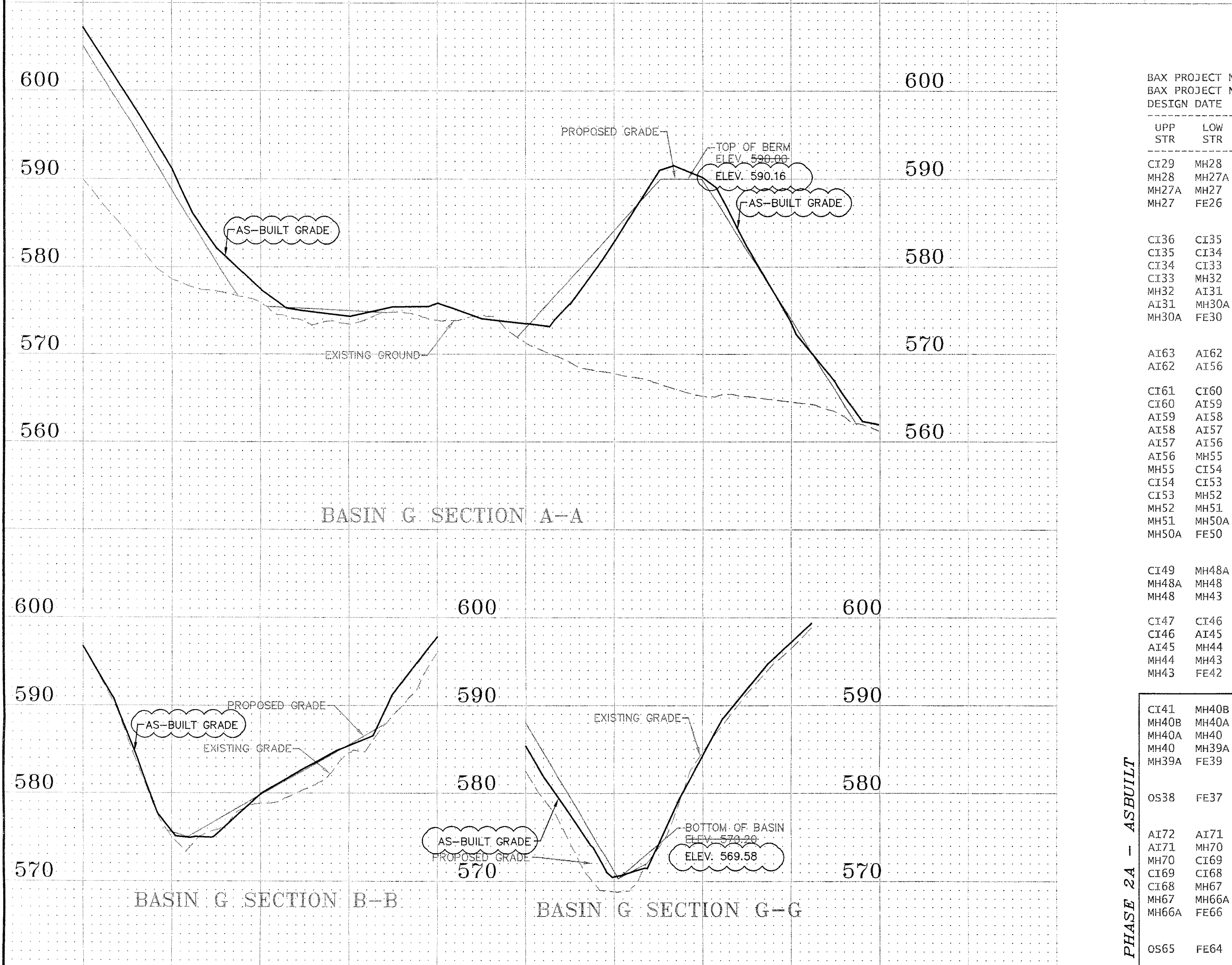
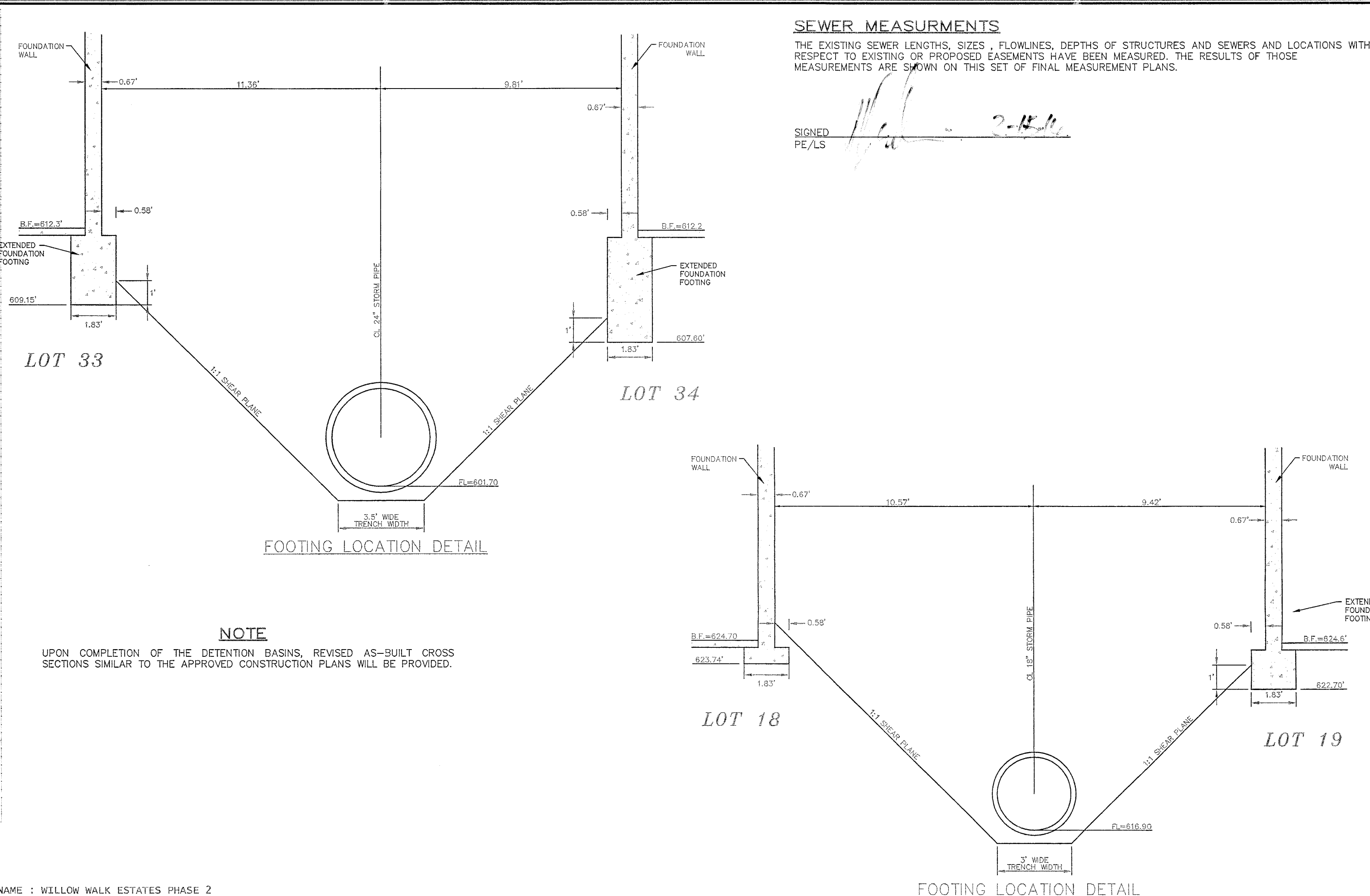
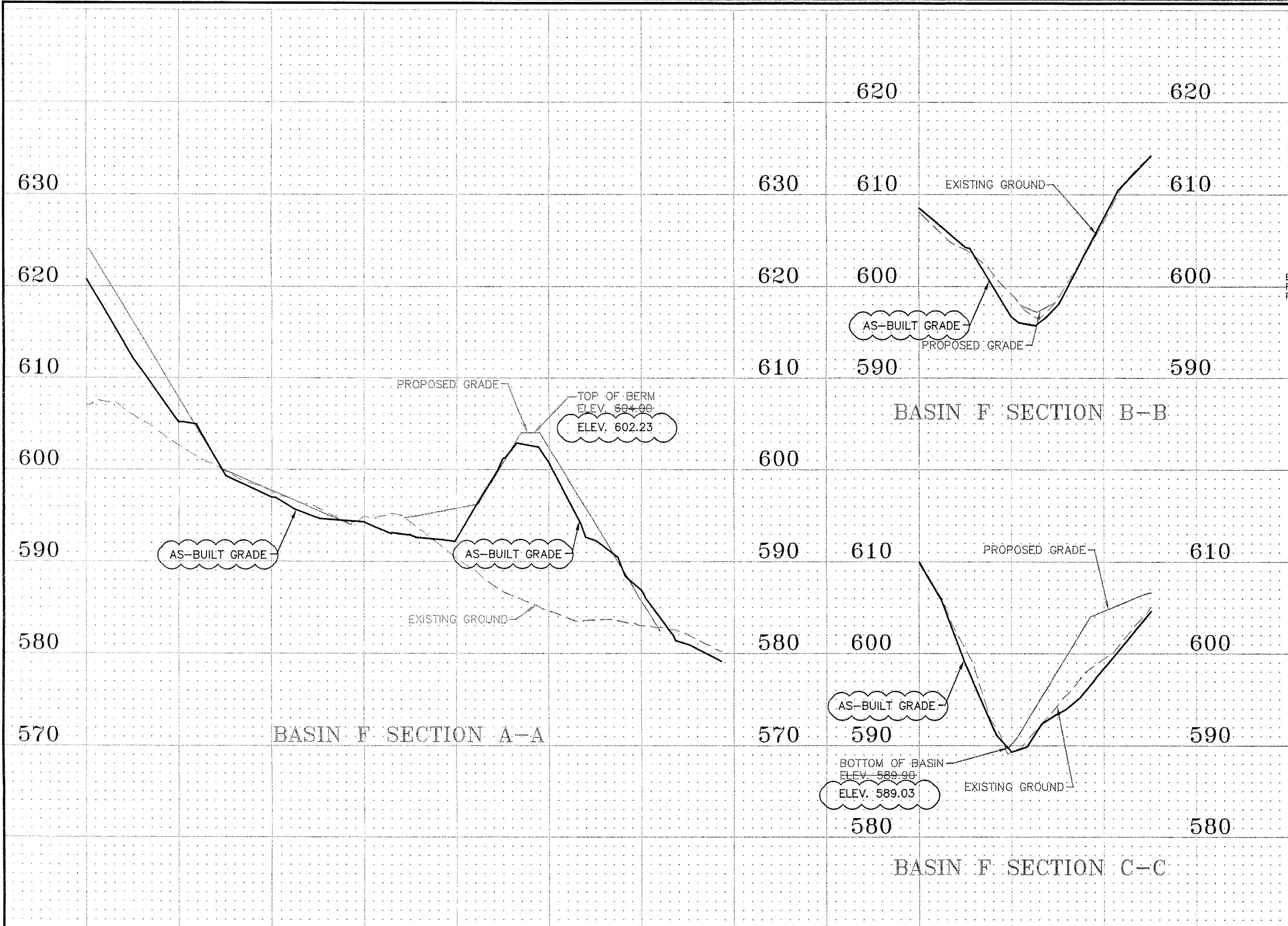
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 PE/LS



BAX PROJECT NAME : WILLOW WALK ESTATES PHASE 2
 BAX PROJECT NO. : 04-12901EC
 DESIGN DATE : 12/19/2015 (Asbuilt)

FILENAME: 12901EC

UPR STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	UPPER HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	HEAD LOSS	JUNC LOSS	CURVE LOSS	STR LOSS	ZNL CAP	DR AREA	DR PI	Q	TQ	REMARKS			
CI29	MH28	109	12	618.00	609.85	7.50	623.16	4.90	618.26*	610.85	.00150	0.17	1.78	0.05	0.05	0.00	0.00	LOW	3.40	0.53	2.64	1.40	1.40	9.76	1	
MH28	MH27A	38	12	606.72	601.00	14.90	614.50	7.56	608.94*	602.00	.00150	0.06	1.78	0.05	0.03	0.03	0.00	N/A	0.00	0.00	2.64	0.00	1.40	13.75	2	
MH27A	MH27	40	12	592.96	587.00	14.90	605.20	12.02	593.18*	588.00	.00150	0.06	1.78	0.05	0.00	0.00	0.00	0.00	0.00	0.00	2.64	0.00	1.40	13.75	3	
MH27	FE26	21	12	586.21	586.00	0.99	592.30	5.21	587.09	587.00	.00150	0.03	1.78	0.05	0.03	0.03	0.00	-	0.00	0.00	2.64	0.00	1.40	3.55	4	Hw=587.00
CI36	CI35	35	12	625.00	624.65	1.00	629.74	4.07	625.67	625.65	.00040	0.01	0.90	0.01	0.01	0.00	0.00	5	0.72	0.27	2.64	0.71	0.71	3.56	5	
CI35	CI34	53	12	624.45	623.92	1.00	629.74	4.77	624.97	624.92	.00060	0.03	1.11	0.02	0.02	0.00	0.00	5.00	0.72	0.06	2.64	0.16	0.87	3.56	6	
CI34	CI33	35	12	623.72	623.37	1.00	631.63	7.09	624.54	624.37	.00250	0.09	2.28	0.08	0.07	0.01	0.00	LOW	3.40	0.35	2.64	0.92	1.79	3.56	7	
CI33	MH32	69	12	623.17	622.48	1.00	631.63	7.55	624.08	623.48	.00570	0.39	3.43	0.18	0.16	0.05	0.00	LOW	3.40	0.34	2.64	0.90	2.69	3.56	8	
MH32	A131	115	12	622.28	621.13	1.00	633.10	10.10	623.00	622.13	.00570	0.65	3.43	0.18	0.11	0.11	0.00	-	0.00	0.00	2.64	0.00	2.69	3.57	9	
A131	MH30A	66	15	620.93	611.09	14.86	626.70	5.47	621.23*	612.34	.00270	0.18	2.71	0.13	0.05	0.10	0.00	3-S	7.01	0.23	2.64	0.61	3.33	24.90	10	
MH30A	FE30	35	15	609.22	604.00	14.91	617.80	8.28	609.52*	605.00	.00270	0.09	2.71	0.11	0.00	0.00	0.00	-	0.00	0.00	2.64	0.00	3.33	24.95	11	Hw=605.00
A163	A162	157	12	623.32	617.05	4.00	628.60	4.87	623.73*	618.05	.00470	0.73	3.09	0.15	0.15	0.00	0.00	3-S	7.01	0.92	2.64	2.43	2.43	7.13	12	
A162	A156	141	12	616.85	611.23	4.00	622.40	5.00	617.40*	612.71	.01460	2.05	5.47	0.47	0.40	0.02	0.00	3-S	7.01	0.71	2.64	1.87	4.30	7.12	13	
CI61	CI60	35	12	632.11	631.76	1.00	636.81	4.05	632.76	632.76	.00000	0.00	0.31	0.00	0.00	0.00	0.00	4.00	1.03	0.09	2.64	0.24	0.24	3.56	14	
CI60	A159	103	12	631.56	625.38	6.00	636.81	5.11	631.70*	626.38	.00200	0.02	0.57	0.01	0.01	0.00	0.00	4.00	1.03	0.08	2.64	0.21	0.45	8.73	15	
A159	A158	197	12	625.18	619.27	3.00	631.00	5.58	625.42*	620.27	.00040	0.08	0.94	0.01	0.01	0.01	0.00	3-S	7.01	0.11	2.64	0.29	0.74	6.17	16	
A158	A157	116	12	619.07	616.74	2.00	625.40	5.85	619.56*	617.70	.00470	0.54	3.09	0.15	0.15	0.00	0.00	3-S	7.01	0.64	2.64	1.69	2.43	5.04	17	
A157	A156	265	18	616.54	611.23	2.00	623.00	5.98	617.02*	612.73	.00110	0.28	1.94	0.06	0.00	0.05	0.00	3-S	7.01	0.38	2.64	1.00	3.43	14.86	18	
A156	MH55	103	24	611.03	610.00	1.00	616.80	4.09	612.71	612.00	.00260	0.26	3.65	0.21	0.13	0.32	0.00	4-S	9.35	1.42	2.64	3.75	11.48	22.65	19	
MH55	CI54	28	24	609.80	609.52	1.01	619.30	7.55	611.75	611.52	.00260	0.07	3.65	0.21	0.08	0.08	0.00	-	0.00	0.00	2.64	0.00	11.48	22.70	20	
CI54	CI53	35	24	609.32	608.97	1.00	618.25	6.86	611.39	610.97	.00380	0.13	4.44	0.31	0.21	0.08	0.00	LOW	3.40	0.90	2.64	2.48	13.96	22.62	21	
CI53	MH52	72	24	605.72	605.00	1.01	618.25	10.74	607.51	607.00	.00510	0.37	5.16	0.41	0.14	0.00	0.00	3-S	3.40	0.85	2.64	2.24	16.20	22.68	22	
MH52	MH51	41	24	602.98	596.80	14.91	616.20	12.66	603.54*	598.80	.00510	0.21	5.16	0.41	0.00	0.00	0.00	-	0.00	0.00	2.64	0.00	1.20	87.35	23	
MH51	MH50A	48	24	589.08	582.00	14.89	602.30	12.66	589.64*	584.00	.00510	0.24	5.16	0.41	0.10	0.10	0.00	-	0.00	0.00	2.64	0.00	16.20	87.28	24	
MH50A	FE50	35	24	577.40	576.00	4.00	587.50	9.24	578.26	578.08	.00510	0.18	5.16	0.41	0.00	0.00	0.00	-	0.00	0.00	2.64	0.00	16.20	45.25	25	15YR Hw=578.08
CI49	MH48A	89	12	621.42	613.00	9.50	626.59	4.85	621.74*	614.00	.00530	0.47	3.30	0.17	0.17	0.00	0.00	LOW	3.40	0.98	2.64	2.59	2.59	10.98	26	
MH48A	MH48	43	12	604.46	598.05	14.91	618.00	13.24	604.76*	599.05	.00530	0.23	3.30	0.17	0.00	0.00	0.00	-	0.00	0.00	2.64	0.00	2.59	13.76	27	
MH48	MH43	44	12	597.85	593.00	11.00	606.00	7.83	598.17*	594.00	.00530	0.23	3.30	0.17	0.07	0.07	0.00	-	0.00	0.00	2.64	0.00	2.59	11.82	28	
CI47	CI46	35	12	624.76	624.41	1.00	629.67	4.24	625.43	625.41	.00040	0.01	0.92	0.01	0.01	0.00	0.00	5.00	0.72	0.31	2.64	0.82	0.72	3.56	29	
CI46	A145	145	12	624.21	618.40	4.00	629.67	5.16	624.51*	619.40	.00140	0.21	1.72	0.05	0.04	0.00	0.00	3.00	0.72	0.24	2.64	0.63	1.35	7.13	30	
A145	MH44	172	15	618.20	600.50	10.29	623.20	4.67	618.53*	601.75	.00220	0.38	2.48	0.10	0.09	0.03	0.00	3-S	7.01	0.64	2.64	1.69	3.04	20.72	31	
MH44	MH43	44	15	599.60	593.00	14.91	606.80	6.90	599.90*	594.25	.00220	0.10	2.48	0.10	0.06	0.06	0.00	-	0.00	0.00	2.64	0.00	3.04	24.94	32	
MH43	FE42	27	15	591.07	590.00	3.99	598.80	7.16	591.64*	578.08	.00760	0.20	4.59	0.33	0.28	0.16	0.00	-	0.00	0.00	2.64	0.00	5.63	12.90	33	15YR Hw=578.08
CI41	MH40B	33	12	609.99	605.20	14.57	615.35	5.06	610.29*	606.20	.00650	0.21	3.67	0.21	0.21	0.00	0.00	LOW	3.40	1.09	2.64	2.88	2.88	13.60	34	
MH40B	MH40A	38	12	604.73	598.64	15.88	611.93	6.90	605.03*	599.64	.00650	0.25	3.67	0.21	0.00	0.00	0.00	-	0.00	0.00	2.64	0.00	2.88	14.20	35	
MH40A	MH40	40	12	597.99	591.77	15.57	605.26	6.97	598.29*	592.72	.00650	0.26	3.67	0.21	0.00	0.00	0.00	-	0.00	0.00	2.64	0.00	2.88	14.06	36	
MH40	MH39A	40	12	586.55	580.85	14.18	596.75	9.88	586.87*	581.85	.00650	0.26	3.67	0.21	0.10	0.10	0.00	0.00	-	0.00	0.00	2.64	0.00	2.88	13.41	37
MH39A	FE39	40	12	575.55	571.85	9.22	584.20	5.49	578.71	578.45	.00650	0.26	3.67	0.21	0.00	0.00	0.00	-	0.00	0.00	2.64	0.00	2.88	10.82	38	15YR Hw=578.45
OS38	FE37	169	36	565.45	562.12	1.98	580.40	13.63	566.77*	565.12	.00320	0.54	5.33	0.44	0.44	0.00	0.00	-	0.00	4.95	2.64	13.07	37.69	93.76	39	Hw=565.12
A172	A171	160	12	626.25	624.84	0.88	631.27	4.47	626.81*	625.84	.00320	0.52	2.58	0.10	0.10	0.00	0.00	3-S	7.01	0.77	2.64	2.61	2.03	3.35	40	
A171	MH70	101	15	623.82	622.76	1.05	628.14	2.66	625.48	624.34	.00750	0.76	4.56	0.32	0.31	0.07	0.00	4-S	9.35	1.13	2.64	2.98	5.59	6.62	41	
MH70	CI69	34	15	622.56	622.29	0.79	630.90	6.56	624.34	623.72	.00750	0.26	4.56	0.32	0.18	0.18	0.00	-	0.00	0.00	2.64	0.00	5.59	5.73	42	
CI69	CI68	37	18	622.09	62																					