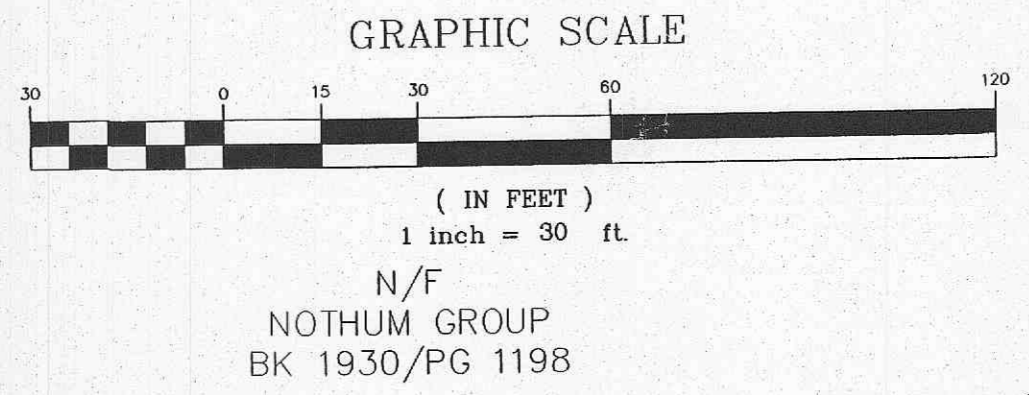


NOTE:  
 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE PLAT OF "PARKSIDE VILLAS" AS RECORDED IN PLAT BOOK 36, PAGES 3 & 4 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE.  
 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY.



N/F  
 NOTHUM GROUP  
 BK 1930/PG 1198

NOTE:  
 SEE DETAIL SHEET #12  
 FOR CATCH BASIN FILTER  
 INSERTS. (TYP.)

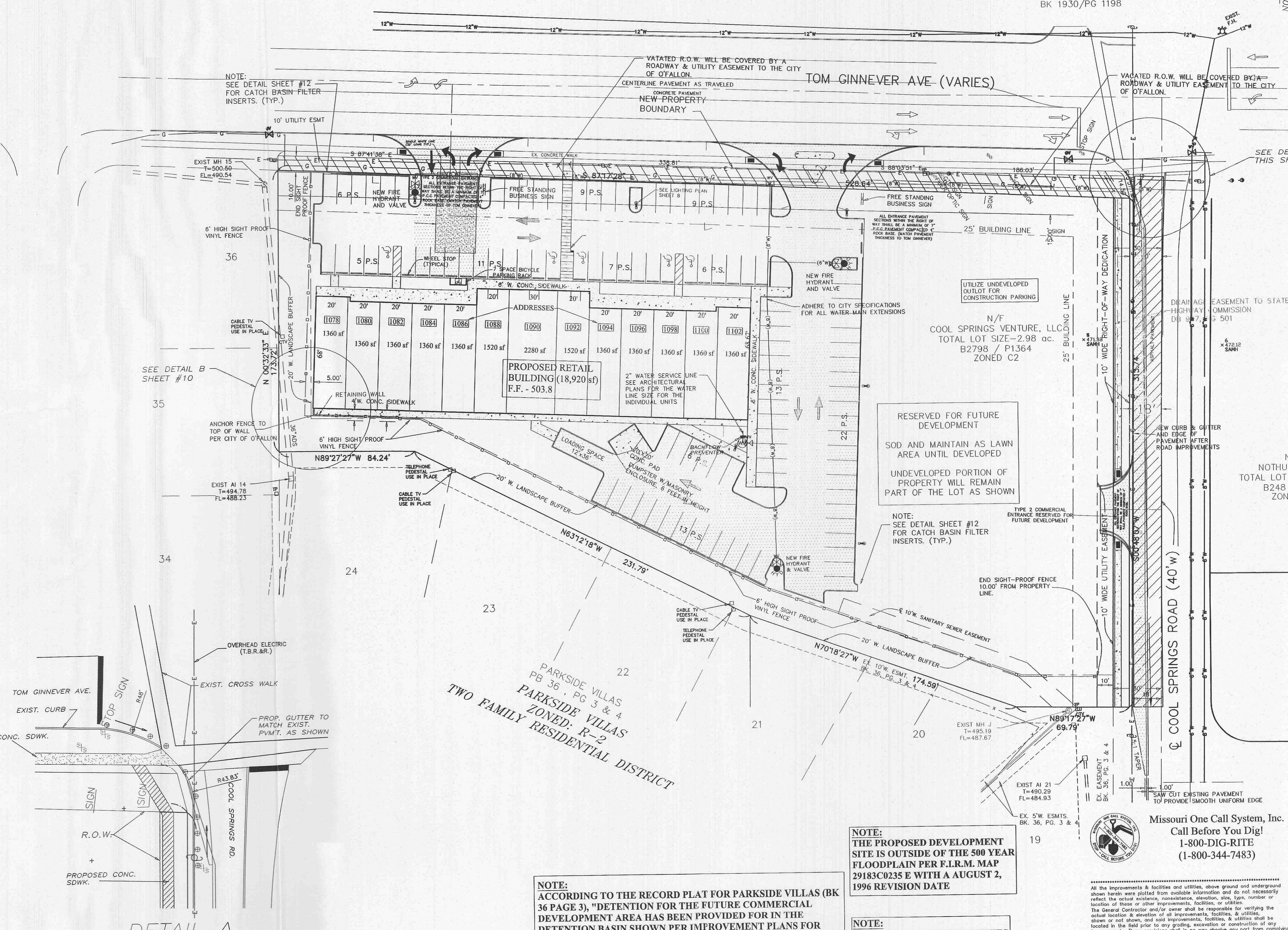
VACATED R.O.W. WILL BE COVERED BY A  
 ROADWAY & UTILITY EASEMENT TO THE CITY  
 OF O'FALLON.  
 CENTERLINE PAVEMENT AS TRAVELED  
 CONCRETE PAVEMENT  
 NEW PROPERTY  
 BOUNDARY

TOM GINNEVER AVE (VARIES)

VACATED R.O.W. WILL BE COVERED BY A  
 ROADWAY & UTILITY EASEMENT TO THE CITY  
 OF O'FALLON.

**LEGEND**

- Drainage Flow Arrow
- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line and size
- Tee and Valve
- Fire Hydrant
- Cap
- Existing Fence Line
- Existing Tree Line
- Existing Contour
- Proposed Contour
- Street Sign
- Power Pole
- Guy Wire
- Light Standard (TYP Height 24')
- Gas Line
- Electric Line
- Telephone Line
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Found Old Iron Pipe
- Found Old Iron Rod
- Reinforced Concrete Pipe
- Corrugated Metal Pipe
- Polyvinyl Chloride Pipe
- Cast Iron Pipe
- End Pipe
- Flared End Section
- M.H.
- Clean Out
- Manhole
- To Be Removed
- Set I.R.
- Old Iron Pipe
- Old Iron Rod
- New Light Standard



N/F  
 COOL SPRINGS VENTURE, LLC  
 TOTAL LOT SIZE - 2.98 ac.  
 B2798 / P1364  
 ZONED C2

RESERVED FOR FUTURE  
 DEVELOPMENT  
 SOD AND MAINTAIN AS LAWN  
 AREA UNTIL DEVELOPED  
 UNDEVELOPED PORTION OF  
 PROPERTY WILL REMAIN  
 PART OF THE LOT AS SHOWN

NOTE:  
 SEE DETAIL SHEET #12  
 FOR CATCH BASIN FILTER  
 INSERTS. (TYP.)

N/F  
 NOTHUM GROUP  
 TOTAL LOT SIZE - 0.9 ac.  
 B248 / P336  
 ZONED C2

N/F  
 NOTHUM GROUP  
 TOTAL LOT SIZE - 5.86 ac.  
 B1930 / P1213  
 ZONED R1

O'FALLON P&Z # 904.01  
 04/06/06

NOTE:  
 ACCORDING TO THE RECORD PLAT FOR PARKSIDE VILLAS (BK 36 PAGE 3), "DETENTION FOR THE FUTURE COMMERCIAL DEVELOPMENT AREA HAS BEEN PROVIDED FOR IN THE DETENTION BASIN SHOWN PER IMPROVEMENT PLANS FOR PARKSIDE VILLAS APPROVED BY THE CITY OF O'FALLON ENGINEERING DEPARTMENT, JUNE 19, 1998."

NOTE:  
 THE PROPOSED DEVELOPMENT  
 SITE IS OUTSIDE OF THE 500 YEAR  
 FLOODPLAIN PER F.I.R.M. MAP  
 29183C0235 E WITH A AUGUST 2,  
 1996 REVISION DATE

NOTE:  
 THERE ARE NO EXISTING TREES  
 ON THE PROPERTY

Missouri One Call System, Inc.  
 Call Before You Dig!  
 1-800-DIG-RITE  
 (1-800-344-7483)



STEVEN W. POLK  
 NUMBER  
 PE-18668  
 PROFESSIONAL ENGINEER  
 MISSOURI  
 STATE OF MISSOURI  
 ENGINEERING & SURVEYING

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 The following applies to ALL sheets and documents involved in the preparation of the plans and documents for this project. The responsibility for Professional Engineering liability on this project is limited to the set of plans displaying the signature and an original stamped seal of the Engineer on each sheet. All responsibility is Disclaimed until ALL review agency approvals are granted, for all other plan sheets issued prior to this issue date, for this set when another set is issued after this date, if the sheets are used individually instead of a set. This applies for ALL sheets and documents involved in this project whether this certification appears on it or not. Copyright. All Rights Reserved.  
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