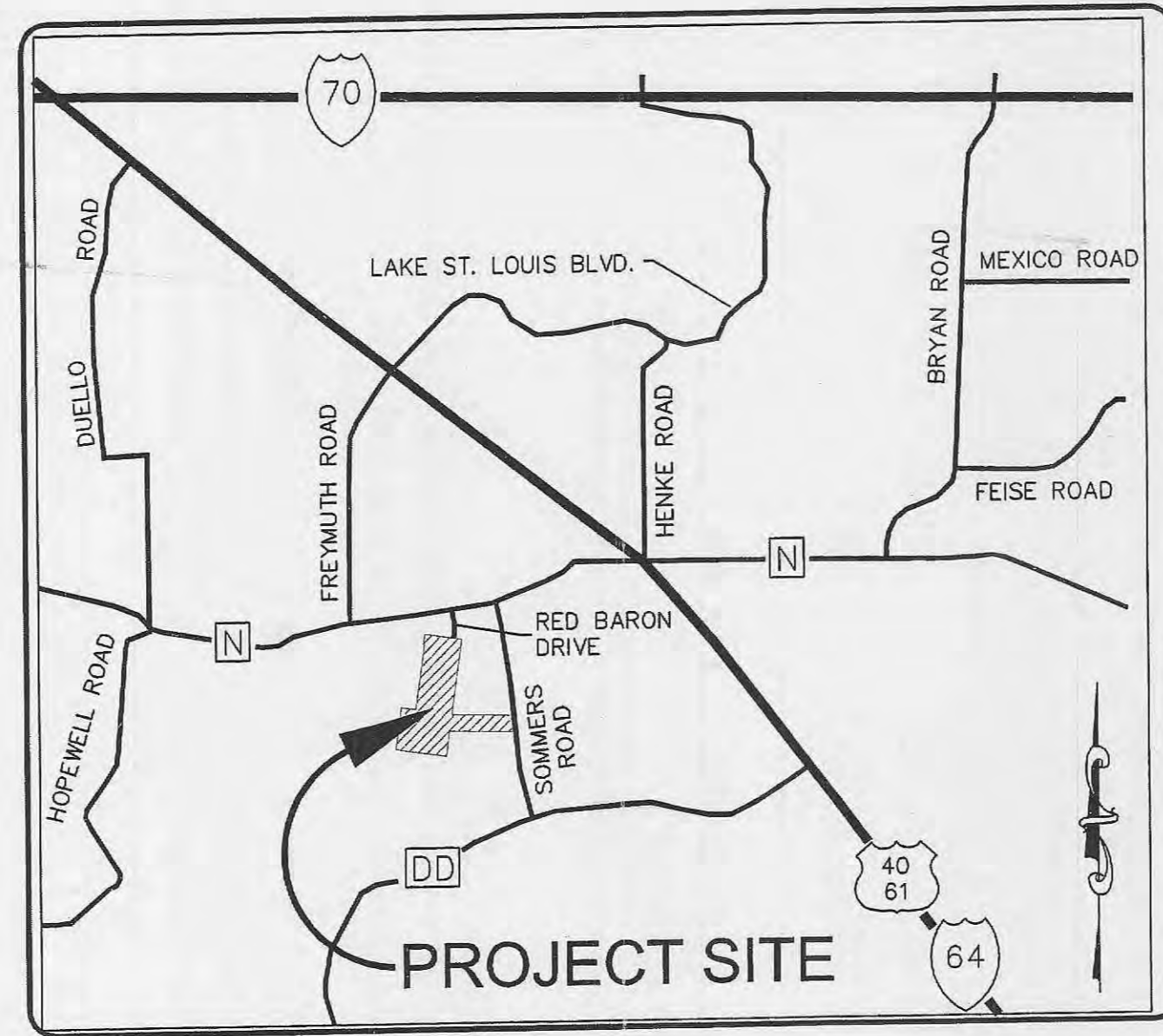


COUNTRYSHIRE

A Tract of Land Being a Part of U.S. Survey 931, and a Part of the South 1/2 of Fractional Section 10, Township 46 North, Range 2 East, St. Charles County, Missouri

IMPROVEMENT PLANS



LOCATION MAP

NOT TO SCALE

CITY OF OFALLON
COMMUNITY DEVELOPMENT DEPARTMENT
APPROVED FOR CONSTRUCTION
BY: [Signature] DATE: 12/16/06
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

GENERAL NOTES:

- AS DETERMINED BY GRAPHIC PLOTTING ONLY, THE SURVEYED TRACT IS LOCATED IN ZONE "X", NOTED AS "OTHER AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN" AS DEPICTED ON FLOOD INSURANCE MAP NO. 29183C0220 F, EFFECTIVE DATE MARCH 17, 2003.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND AND WILL BE COVERED BY EASEMENTS ON RECORD PLAT.
- ALL COMMON GROUND AREAS, INCLUDING THE ISLANDS WITHIN THE STREETS SHALL BE MAINTAINED BY THE SUBDIVISION ASSOCIATION.
- SOIL EROSION CONTROL TO BE IN COMPLIANCE WITH CITY OF OFALLON CODE GRADING REGULATIONS.
- SILTATION CONTROL SHALL BE INSTALLED AND PLACED PER ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO PROVIDE SOIL COMPACTION TESTS TO THE CITY'S ENGINEERING DEPARTMENT AS REQUIRED.
- UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES AND PRESERVE SAME FROM DAMAGE. CONTRACTORS SHALL COMPLY WITH UTILITY LOCATION LAWS. CALL MISSOURI ONE AT (1-800-DIG-RITE) FOR UTILITY LOCATIONS, AND PROVIDE THREE DAYS NOTICE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
- A 10' WIDE PUBLIC UTILITY EASEMENT SHALL BE PROVIDED BEHIND ALL PUBLIC RIGHT-OF-WAYS. EASEMENTS SHALL ALSO BE PROVIDED FOR STORM SEWERS TO BE MAINTAINED BY THE CITY OF OFALLON.
- STORM WATER DETENTION TO BE PROVIDED WITH THE INITIAL PHASE OF THE DEVELOPMENT.
- DEVELOPMENT TO BE CONSTRUCTED IN THREE PHASES. (AS SHOWN ON SHEET 1.2)
- PROPOSED PLAN WILL MEET ALL TREE PRESERVATION ORDINANCE REQUIREMENTS.
- ALL LANDSCAPING AND SCREENING WILL BE IN ACCORDANCE WITH ARTICLE X OF THE ZONING CODE.
- PRIOR TO ISSUANCE OF BUILDING PERMITS FOR MORE THAN THIRTY PERCENT (30%) OF THE TOTAL UNITS, BUILDING PERMITS FOR ALL OF THE RECREATIONAL AMENITIES SHALL BE PULLED. PRIOR TO ISSUANCE OF MORE THAN FORTY PERCENT (40%) OF THE TOTAL UNITS, ALL RECREATIONAL AMENITIES SHALL BE OPEN FOR USE.
- THIS DEVELOPMENT SHALL COMPLY WITH ARTICLE XIII OF THE ZONING CODE.
- A 20' EASEMENT SHALL BE PROVIDED AROUND THE 25 YEAR HIGHWATER IN ALL DETENTION BASINS. NO 100 YEAR HIGHWATER ELEVATION SHALL ENROACH ANY LOT.
- AN UNDISTURBED DRAINAGE EASEMENT SHALL BE PROVIDED FOR ALL NATURAL UNDISTURBED STREAM PRESERVATION AREAS ON THE RECORD PLAT.
- THE PETITIONER IS AWARE AND IN AGREEMENT THAT THE CITY WILL NOT WAIVE OR ASSUME THE COST FOR ANY WATER OR SEWER CONNECTION FEES (TAP FEES) IN CONJUNCTION WITH THIS PROPOSED DEVELOPMENT.
- A SIGN SHALL BE PROVIDED AT THE TERMINUS OF ALL STREET STUBS WHICH READS: "STREET EXTENSION FOR FUTURE DEVELOPMENT."
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK ACCESSIBLE RAMPS.
- ALL PROPOSED PAVILIONS OR PLAYGROUND AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DIVISION.
- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT SINGLE FAMILY AND MULTI FAMILY DWELLING UNITS CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS, AS REQUIRED BY THE ZONING CODE.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DEPARTMENT.
- A 5/8" TRASH BAR SHALL BE PROVIDED IN ALL INLETS.
- HANDICAP RAMPS SHALL BE PROVIDED WHERE THE SIDEWALKS TERMINATE AT ALL INTERSECTIONS AND CURB-CUTS AND CUL-DE-SACS. CROSSWALKS WILL BE STRIPED ACROSS ALL INTERSECTIONS AND CURB-CUTS TO CONNECT THE SIDEWALK AND HANDICAP RAMPS.
- ALL COMMON GROUND AREAS SHALL BE COVERED BY AN EASEMENT TO THE CITY OF OFALLON.
- ALL WATER MAIN CONSTRUCTION SHALL BE ON ACCORDANCE WITH THE STANDARD WATER DISTRIBUTION SYSTEM SPECIFICATIONS OF PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, AS APPROVED BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES REVIEW NO. 61998-04.
- WATER SUPPLY TO INDIVIDUAL UNITS MUST MEET CURRENT I.B.C. WATER DISTRIBUTION CODE AS ADOPTED BY THE CITY OF OFALLON.
- ALL GRADING SHALL BE WITHIN 12" OF FINISHED GRADE BEFORE ANY WATER MAIN CONSTRUCTION SHALL BEGIN.
- THE OUTFALL PIPE OF ALL WET BASINS SHALL BE BACKFILLED WITH BENTONITE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- ALL AREA INLETS ARE TO BE OPEN ON ALL FOUR SIDES UNLESS NOTED OTHERWISE.
- DRIVEWAY LOCATIONS SHOWN ON PLANS ARE TO BE CONSIDERED APPROXIMATE ONLY. FINAL DRIVEWAY LOCATION SHALL BE AS APPROVED ON INDIVIDUAL PLOT PLANS.

DUCKETT CREEK SANITARY DISTRICT CONSTRUCTION NOTES

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATION 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 IMPROVEMENTS.
- GAS, WATER, AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OR HORIZONTAL LOCATION OF EXISTING OR PROPOSED SANITARY AND STORM SEWERS, INCLUDING HOUSE LATERALS.
- ALL EXISTING SITE IMPROVEMENTS SHOWN TO REMAIN, THAT ARE DISTURBED, DAMAGED, OR DESTROYED SHALL BE REPAIRED OR REPLACED TO CLOSELY MATCH PRE CONSTRUCTION CONDITIONS.
- ALL FILL INCLUDING PLACES UNDER PROPOSED STORM AND SANITARY SEWER LINES, AND PAVED AREAS INCLUDE TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED AASHTO COMPACTION TEST, ASTM D1557. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. THE COMPACTED FILL SHALL BE FREE OF RUTTING AND SHALL BE NON-YIELDING AND NON-PUMPING DURING PROOF ROLLING AND COMPACTION.
- THE CONTRACTOR SHALL PREVENT ALL STORM SURFACE WATER, MUD, AND CONSTRUCTION DEBRIS FROM ENTERING THE EXISTING SANITARY SEWER SYSTEM.
- ALL SANITARY SEWER FLOW LINES AND TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
- EASEMENTS SHALL BE PROVIDED FOR ALL SANITARY SEWERS, STORM SEWERS, AND ALL UTILITIES ON THE RECORD PLAT.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE CURRENT CONSTRUCTION STANDARDS OF DUCKETT CREEK SANITARY DISTRICT.
- THE DUCKETT CREEK SANITARY DISTRICT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION FOR COORDINATION AND INSPECTION.
- ALL SANITARY SEWER BUILDING CONNECTIONS SHALL BE DESIGNED SO THAT THE MINIMUM VERTICAL DISTANCE FROM THE LOW POINT OF THE BASEMENT TO FLOW LINE OF THE SANITARY SEWER AT THE CORRESPONDING BUILDING CONNECTION SHALL NOT BE LESS THAN THE DIAMETER OF THE PIPE PLUS THE VERTICAL DISTANCE OF 2-1/2 FEET.
- ALL SANITARY SEWER MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH MISSOURI DEPT. OF NATURAL RESOURCES SPECIFICATION TO CSR-8.120(7)(E).
- ALL PVC SANITARY SEWER PIPE IS TO BE SDR-35 OR EQUAL WITH "CLEAN" 1/2 INCH TO 1 INCH GRANULAR STONE BEDDING UNIFORMLY GRADED. THIS BEDDING SHALL EXTEND FROM 4 INCHES BELOW THE PIPE TO SPRINGLINE OF PIPE. IMMEDIATE BACKFILL OVER PIPE SHALL CONSIST OF SAME SIZE "CLEAN" OR "MINUS" STONE FROM SPRINGLINE OF PIPE TO 6 INCHES ABOVE THE TOP OF PIPE.
- ALL SANITARY AND STORM SEWER TRENCH BACKFILLS SHALL BE WATER JETTED. GRANULAR BACKFILL WILL BE USED UNDER PAVEMENT AREAS.
- ALL PIPES SHALL HAVE POSITIVE DRAINAGE THROUGH MANHOLES. NO FLAT INVERT STRUCTURES ARE ALLOWED.
- ALL CREEK CROSSINGS SHALL BE LINED WITH RIP-RAP AS DIRECTED BY DISTRICT INSPECTORS.
- BRICK SHALL NOT BE USED ON SANITARY SEWER MANHOLES.
- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- MAINTAIN ACCESS TO EXISTING RESIDENTIAL DRIVEWAYS AND STREETS.
- PRE-MANUFACTURED ADAPTERS SHALL BE USED AT ALL PVC TO DIP CONNECTIONS. RUBBER BODY/MISSION TYPE COUPLING WILL NOT BE ALLOWED.
- ANY PERMITS, LICENSES, EASEMENTS, OR APPROVALS REQUIRED TO WORK ON PUBLIC PROPERTIES OR ROADWAYS ARE THE RESPONSIBILITY OF THE DEVELOPER.
- "TYPE N" LOCK-TYPE COVER AND LOCKING DEVICE (LOCK-LUGS) SHALL BE USED WHERE LOCK-TYPE COVERS ARE REQUIRED.
- THE ADDITIONAL SANITARY FLOW FROM THIS DEVELOPMENT IS ESTIMATED AT 222,000 GALLONS PER DAY.

NOTE:

★ - DENOTES LOTS SUBJECT TO STREET CREEP

SOIL TESTING:

SOILS TESTING SHALL BE PERFORMED ON STREET SUBGRADE AREAS TO VERIFY COMPLIANCE WITH CITY OF OFALLON REQUIREMENTS. IF SOIL TESTS INDICATE EXISTING SUBGRADE IS INADEQUATE APPROPRIATE MEASURES WILL BE TAKEN, AS APPROVED BY THE CITY OF OFALLON.

FLOOD NOTE:

FLOOD PLAIN DOES NOT EXIST ON THIS SITE PER F.I.R.M. MAP NO. 29183C0220 E DATED AUGUST 2, 1996.

PROJECT BENCHMARK

"SQ" CUT WEST END OF SOUTHERN HEADWALL LOCATED AT THE SOUTHWEST INTERSECTION OF SOMMERS ROAD AND STATE HIGHWAY "N"; 36.5' EAST OF SOMMERS ROAD AND 14' SOUTH OF CENTERLINE OF STATE HIGHWAY "N".

ELEVATION = 607.22

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND ALL UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

CITY OF OFALLON P&Z # 1504.03, 1504.04

ISSUE	REMARKS/DATE
10	CITY COMMENT 5/02-15-06
11	CITY COMMENT 5/02-15-06
12	REVISED PER DEVELOPMENT COMMENTS 11-6-06
13	REVISED PER DEVELOPMENT COMMENTS 11-6-06
14	12-4-06 REVISED CITY COMMENTS
6	CITY COMMENTS/11-22-05
7	CITY COMMENTS/12-29-05
8	WATER DISTRICT #2 COMMENTS/01-11-06
9	DEVELOPER REVISIONS/01-24-06

PREPARED FOR:
CMB RHODES, L.L.C.
P.O. Box 511038
St. Louis, MO 63151-1038
(314) 487-6717



THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8844
E-Mail: Sterling@sterling-eng.com

NO.	DATE	SHEET
02	12	311
M.S.D.		
PH		1.1
DIGITAL FILE LOCATION		
SERVER=STERLING2		
FILE		

CITY OF OFALLON P&Z # 1504.03, 1504.04

DEVELOPMENT NOTES:

- GROSS AREA OF SITE: 114.52 ACRES
- EXISTING ZONING: R-1 & R-3 P.U.D.
- CURRENT OWNER: CMB RHODES, L.L.C.
P.O. Box 511038
St. Louis, MO 63151-1038
- BUILDING SETBACK REQUIREMENTS FOR SINGLE-FAMILY DETACHED LOTS:
FRONT YARD 20'
SIDE YARD 6' (0 FEET FOR ATTACHED UNITS)
REAR YARD 15'
- SEE TYPICAL LOT DETAILS FOR ATTACHED RESIDENTIAL SETBACK REQUIREMENTS.
- LOT DATA:
A) TOTAL UNITS PROPOSED: 592
B) SEE TYPICAL LOT DETAILS FOR AREA AND DIMENSION REQUIREMENTS.
C)
60' MIN. "A" LOTS ~ 125
50' MIN. "B" LOTS ~ 151
26' MIN. "D" DUPLEX ~ 114
24' MIN. "E" VILLAS ~ 86
20' MIN. "C" TOWN HOMES ~ 116
TOTAL = 592 LOTS/UNITS
- R-1 P.U.D.
A) SITE AREA: 86.72 AC.
B) R.O.W. AREA: 16.19 AC.
C) NET AREA: 70.53 ACRES
D) ALLOWABLE LOTS: $\frac{70.53 \text{ AC.} \times 43,560 \text{ SF./AC.}}{10,000 \text{ SF.}}$ = 307 LOTS
- R-3 P.U.D.
A) SITE AREA: 27.80 ACRES
B) R.O.W. AREA: 7.28 AC.
C) NET AREA: 20.52 ACRES
D) ALLOWABLE UNITS: $\frac{20.52 \text{ AC.} \times 43,560 \text{ SF./AC.}}{2,500 \text{ SF.}}$ = 357 UNITS
- COMBINED INFORMATION: ALLOWABLE UNITS IN P.U.D.: 307 + 357 = 664 UNITS
- PRIOR TO ISSUANCE OF BUILDING PERMITS FOR MORE THAN 30% OF THE TOTAL UNITS, BUILDING PERMITS FOR ALL RECREATIONAL FACILITIES SHALL BE PULLED AND PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR 40% OF THE TOTAL UNITS, ALL RECREATIONAL AMENITIES SHALL OPEN FOR USE OR ESCROW FUNDS FOR THE AMENITY PACKAGE MAY BE UTILIZED.
- NO PARKING WILL BE ALLOWED ALONG COLLECTOR ROAD AND CUL-DE-SACS STREETS.
- AVERAGE SINGLE FAMILY DETACHED LOT SIZE: 7,220 SQ.FT.
- 10 SMALLEST LOTS:
1 ~ LOT 239C = 2,200 SQ.FT.
2 ~ LOT 242C = 2,218 SQ.FT.
3 ~ LOT 245C = 2,220 SQ.FT.
4 ~ LOT 246C = 2,220 SQ.FT.
5 ~ LOT 265C = 2,220 SQ.FT.
6 ~ LOT 266C = 2,220 SQ.FT.
7 ~ LOT 269C = 2,220 SQ.FT.
8 ~ LOT 270C = 2,220 SQ.FT.
9 ~ LOT 273C = 2,220 SQ.FT.
10 ~ LOT 274C = 2,220 SQ.FT.
- ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT VIA COUNTRYSHIRE DRIVE ENTRANCE ON SOMMERS ROAD.
- DESIGN SPEED FOR THE COLLECTOR ROAD SHALL BE 35 MPH WITH A MAXIMUM SUPER ELEVATION OF 4%.
- LAKES WILL BE MAINTAINED TO A MINIMUM OF TEN (10') FEET DEEP UNTIL TURNED OVER TO THE HOMEOWNER'S ASSOCIATION. DETENTION WILL BE PROVIDED WITH PHASE ONE.
- APPROVAL OF THE RECREATIONAL AMENITIES ARE TO BE PART OF THESE IMPROVEMENT PLANS. THE RECREATIONAL AMENITIES OF BOTH COUNTRYSHIRE AND COUNTRYSHIRE ADDITION WILL BE MUTUALLY SHARED BETWEEN BOTH DEVELOPMENTS. THE PROPOSED RECREATIONAL AMENITY DETAILS ARE INCLUDED WITH THIS IMPROVEMENT PLAN THAT INDICATES THE SIZE AND LOCATION OF THE RECREATIONAL FEATURES TO BE INSTALLED.
- NO SLOPES SHALL EXCEED 3 (horizontal) TO 1 (vertical), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED AND APPROVED BY THE CITY OF OFALLON.
- NO CONSTRUCTION IN PHASE 3 SHALL BE STARTED UNTIL AFTER COMPLETION OF THE IMPROVEMENTS TO THE HWY. DD AND SOMMERS ROAD INTERSECTION AS RECOMMENDED BY MDOT AND THE APPROVED TRAFFIC STUDY.
- THIS AREA IS IN NEED OF AN EMERGENCY SIREN PER THE CITY'S EMERGENCY MANAGEMENT PLAN. IN CONJUNCTION WITH THE DEVELOPMENT OF THIS PROJECT, AN EMERGENCY SIREN SHALL BE PROVIDED AS REVIEWED AND APPROVED BY THE POLICE CHIEF.
- THE IMPROVEMENTS REQUIRED TO SOMMERS ROAD SHALL INCLUDE A SUFFICIENTLY SIZED LEFT TURN LANE AS RECOMMENDED BY THE CITY'S TRAFFIC CONSULTANT. NO MORE THAN 235 BUILDING PERMITS WILL BE ALLOWED PRIOR TO THE COMPLETION OF THESE IMPROVEMENTS AS RECOMMENDED IN THE APPROVED TRAFFIC STUDY. AT THE COMPLETION OF THE DEVELOPMENT, THE DEVELOPER SHALL CONTACT THE CITY OF LAKE ST. LOUIS TO DETERMINE IF A CONNECTION TO RED BARON IS FEASIBLE. IF SO, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAKING THE CONNECTION.
- ALL STREETS SHALL COMPLY WITH MINIMUM CITY REQUIREMENTS.
- PAUL RENAUD BOULEVARD WILL HAVE A 35 MPH DESIGN SPEED AND A POSTED SPEED OF 30 MPH AND PARKING WILL BE PROHIBITED ON BOTH SIDES.
- NO ON-STREET PARKING WILL BE ALLOWED ON THE CUL-DE-SACS.
- ALL COMMON GROUND AREAS SHALL BE COMMON GROUND AND UTILITY EASEMENTS.
- THE DEVELOPER SHALL CONTRIBUTE MONEY EQUAL TO THE COST OF IMPROVING THE WEST HALF OF THE SITE'S SOMMERS ROAD FRONTAGE TO HALF OF A 30 FOOT WIDE PAVEMENT SECTION WITH AN OFF-STREET BIKE PATH.
- THE DEVELOPER SHALL CONTRIBUTE MONEY EQUAL TO THE COST OF ADDING A RIGHT TURN LANE ON WESTGOUND HIGHWAY DD AT THE SOMMERS ROAD INTERSECTION, THE EXTENT OF WHICH WILL NEED TO BE DETERMINED BY MDOT.
- THE PETITIONER SHALL INCORPORATE ALL TRANSPORTATION IMPROVEMENTS RECOMMENDED BY MDOT, ST. CHARLES COUNTY HIGHWAY DEPARTMENT AND THE CITY'S TRAFFIC CONSULTANT.
- ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.

TREE ORDINANCE

Existing trees = 10.94 acres
Trees removed = 9.78 acres
Trees required = 15 trees per acre
15 trees x 9.78 acres = 147 trees required
Trees proposed = 147 trees
147 trees proposed = 147 trees required
Complied with Ordinance

Detailed Landscape Plan submitted as separate sheet.

STREET TREES

1 tree shall be provided at a rate of one (1) per lot and Two (2) per corner lot.

NOTE: ALL UTILITIES SHALL BE LOCATED UNDERGROUND

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
536	SPOT ELEVATIONS	(536)
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CATCH BASIN	
	AREA INLET	
	GRATED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEANOUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2" G	GAS MAIN & SIZE	(2" G)
6" W	WATER MAIN & SIZE	(6" W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OWW	ELECTRIC (O) OVERHEAD	(OWW)
E	FLOW LINE	E
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
	YARD LIGHT	

INDEX OF SHEETS

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- 5.1-5.8 SANITARY SEWER PROFILES
- 5.9 SANITARY ZONE OF INFLUENCE
- 6.1-6.6 STORM SEWER PROFILES
- 6.7-6.8 STORM ZONE OF INFLUENCE
- 7.1-7.5 DRAINAGE AREA MAPS
- 8.1 HYDRAULIC CALCULATIONS
- 9.1 LATERAL INFORMATION
- 10.1-10.3 OUTFALL STRUCTURE DETAILS
- 11.1-11.2 DETENTION BASIN SECTIONS
- 12.1 OFFSITE ROAD IMPROVEMENTS
- 13.1-13.3 WARPING DETAILS
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- 15.1-15.5 WATER DISTRIBUTION PLANS
- 16.1-16.5 LANDSCAPE PLANS
- 17.1-17.5 IMPROVEMENT SWPPP
- R1 RECREATION AREA & DETAILS
- SC1 SILTATION CONTROL DETAILS
- WD1 WATER DETAILS
- CD1-CD2 ST. CHARLES COUNTY DETAILS
- CD3 PAVEMENT DETAILS
- CD4-CD7 MSD CONSTRUCTION DETAILS
- CD8-CD11 DCSD CONSTRUCTION DETAILS

SURVEYORS CERTIFICATION

This is to certify that we have, during the month of April 2003, at the request of CMB RHODES, L.L.C., prepared a Revised Area Plan of "Countryshire" A tract of land being a part of U.S. Survey 931 and a part of the south 1/2 of the Fractional Section 10, Township 46 North, Range 2 East, St. Charles County, Missouri. This plan is not a survey and does not meet the "Missouri Minimum Standards for Property Boundary Surveys" (10 CSR 30-2 and 4 CSR 30-16 effective date December 30, 1994).

THE STERLING COMPANY

George J. Gower - Vice President
MG. Reg. L.S. - #2336