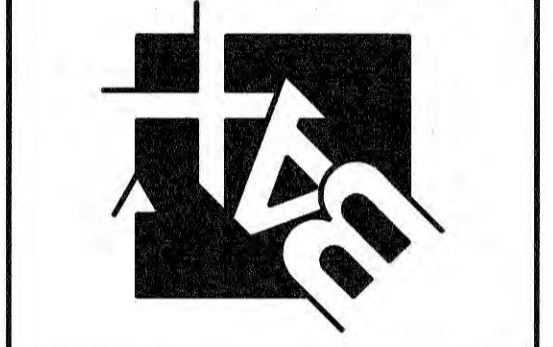


LANDSCAPE LEGEND

- QTY. (8) ~ INDICATES EASTERN REDBUD (MATURE HEIGHT = 20-30 FT TALL) (MIN. 4" CALIPER & 8' IN HEIGHT)
- QTY. (23) ~ INDICATES WINTERGREEN BOXWOOD (MATURE HEIGHT = 2-4 FT TALL)
- QTY. (3) ~ INDICATES SERVICE BERRY (MATURE HEIGHT = 15-20 FT TALL) (MIN. 2" CALIPER)

PROJECT TITLE:
FALLON CREST TOWNHOMES

**ENGINEERING
 PLANNING
 SURVEYING**
 231 Point West Blvd.
 St. Charles, MO 63301
 636-928-5582
 FAX 636-928-1118



DISCLAIMER OF RESPONSIBILITY
 I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



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 Engineering Authority No. 000655
 Surveying Authority No. 000144
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REVISIONS

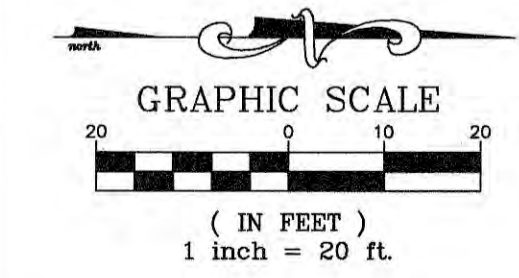
8-15-19	city comments
9-3-19	city comments
4-29-20	storm revisions

Developer / Owner:
 CORPORATE GROUP INC.
 2500 S. OLD HWY 94, SUITE 200
 ST. CHARLES, MO. 63303
 636-946-0761

FLAT PLAN

P+Z No. # 19-005136
Approval Date: July 18, 2019
City No. #
Page No.
 4 of 20

APPROVED
 05/07/2020



PROPERTY N/F
 OFALLON SQUARE
 PROPERTIES LLC
 4398/645
 ZONED: C-2

EX. 10" ELECTRIC ESMT.
 DB 6733, PG 2161, TO BE VACATED BY
 SEPARATE DOCUMENT ONCE
 NEW ELECTRIC LINE SHOWN IS INSTALLED
 AND NEW EASEMENT IS ESTABLISHED.

EX. 10" ELECTRIC ESMT.
 PG. 6733, PG. 2161
 TO BE VACATED - SEE SEPARATE DOCUMENT.
 NEW ESMT REDEDICATED PER SEPARATE DOCUMENT.

10" ELECTRIC EASEMENT TO BE ESTABLISHED
 BY SEPARATE DOCUMENT PER COORDINATION
 WITH AMEREN 8-15-19.

RELOCATED 8" WATER MAIN
 PER CITY OF OFALLON
 SPECIFICATIONS

CONTRACTOR TO MINIMIZE WATER SERVICE DISRUPTION
 TIME TO EXISTING CUSTOMERS, COORDINATE WITH CITY
 WATER DEPARTMENT AND CONSTRUCTION INSPECTOR.

EXISTING 8" WATER LINE

71" OF 3" SCH 40
 CONDUIT INSTALLED
 BY DEVELOPER

EX. CONC. BLOCK
 WALL

EX. 48" METAL FENCE

EX. 10" ELECTRIC ESMT.
 PG. 6733, PG. 2161

EX. 10" ELECTRIC ESMT.
 PG. 6733, PG. 2161

EX. 10" ELECTRIC ESMT.
 PG. 6733, PG. 2161