

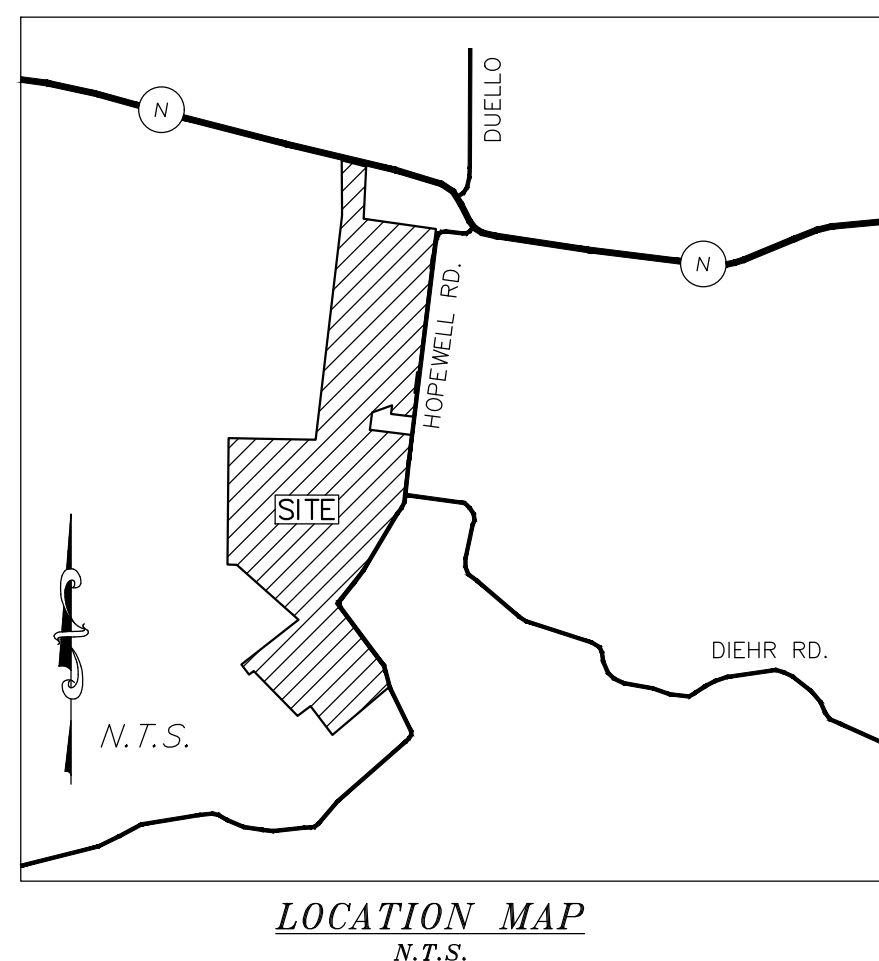
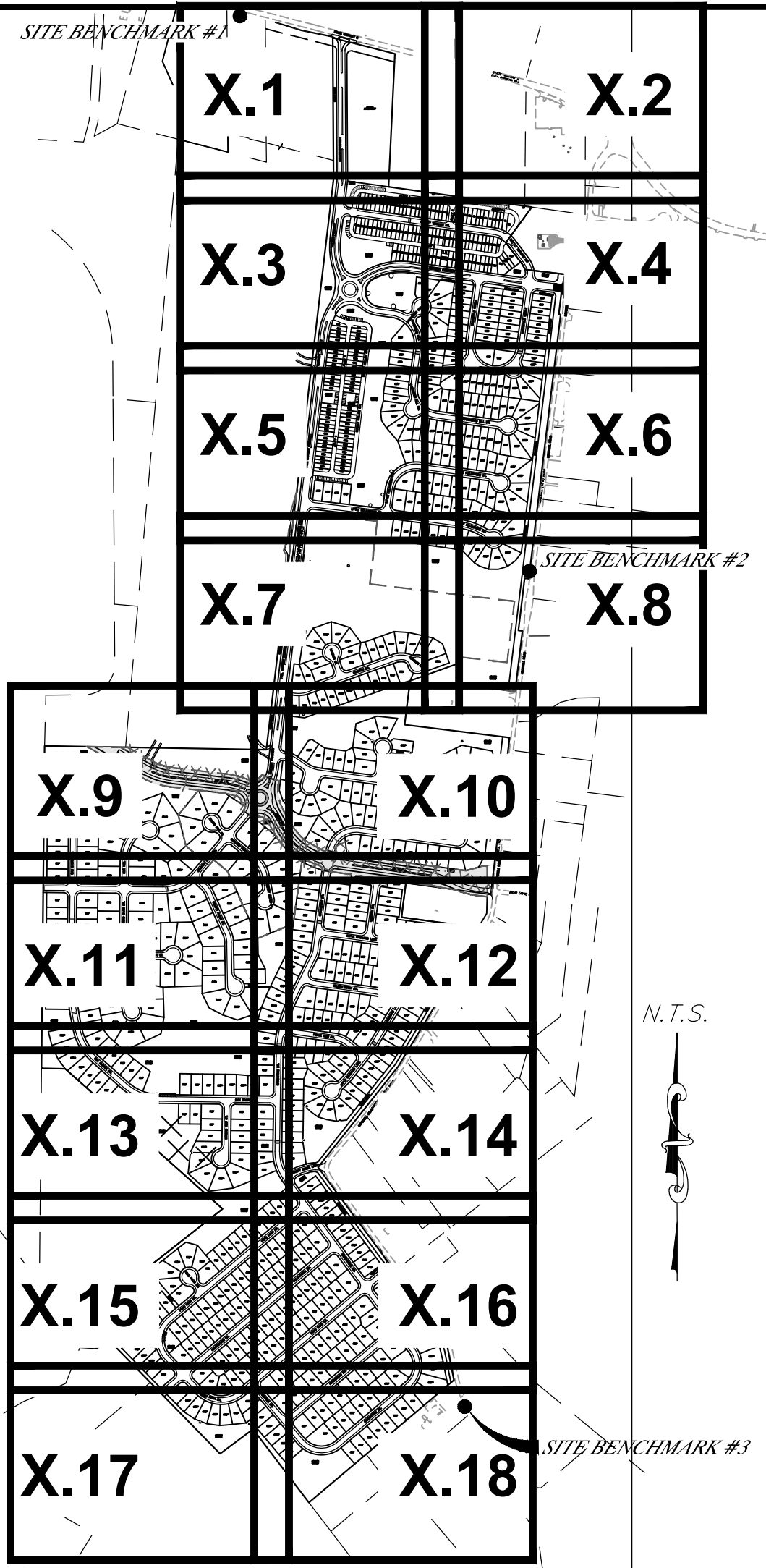
A SET OF CONSTRUCTION PLANS FOR HARVEST AT HOPEWELL CITY OF O'FALLON PHASE 1B

Legal Description

A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 17 AND IN U.S. SURVEYS 61 AND 418, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE AT THE COMMON CORNER OF SECTIONS 7, 8, 17 AND 18 OF ABOVE SAID TOWNSHIP AND RANGE; THENCE ALONG THE NORTH LINE OF ABOVE SAID FRACTIONAL SECTION 17, SOUTH 89°00'42" EAST, 1258.78 FEET TO A POINT ON THE WEST LINE OF ABOVE SAID U.S. SURVEY 61; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE, NORTH 06°43'19" EAST, 3261.30 FEET TO AN OLD STONE AT THE NORTHWEST CORNER OF SAID U.S. SURVEY 61; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID U.S. SURVEY 61, SOUTH 81°58'43" EAST, 1136.94 FEET; THENCE LEAVING SAID NORTH LINE, SOUTH 36°07'10" WEST, 251.16 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 45°03'30" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 07°50'12", AN ARC DISTANCE OF 17.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 37°06'18" EAST, 127.71 FEET, TO THE BEGINNING OF A 125.00 FOOT RADIUS TANGENT CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 19°06'42", AN ARC DISTANCE OF 41.69 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 83°07'49" EAST, 231.29 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, WIDTH VARIES, SAID POINT BEING 20 FEET PERPENDICULAR DISTANCE WEST OF THE ORIGINAL CENTERLINE OF SAID HOPEWELL ROAD, TO THE BEGINNING OF A 555.00 FOOT RADIUS NON-TANGENT CURVE, WHICH RADIUS POINT BEARS SOUTH 73°13'21" EAST; THENCE SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 09°54'28", AN ARC DISTANCE OF 97.70 FEET TO A POINT OF TANGENCY; SOUTH 06°52'11" WEST, 132.26 FEET; SOUTH 83°07'49" EAST, 10.00 FEET; SOUTH 06°52'11" WEST, 1509.94 FEET; NORTH 83°28'44" WEST, 23.42 FEET; SOUTH 06°52'11" WEST, 298.75 FEET; SOUTH 83°07'49" EAST, 23.42 FEET; AND SOUTH 06°52'11" WEST, 345.15 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CENTRAL ELECTRIC POWER COOPERATIVE (CEPC) BY DOCUMENT RECORDED IN DEED BOOK 1886 PAGE 1372 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE NORTH, WEST AND SOUTH LINES OF SAID CEPC TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 82°57'48" WEST, 325.00 FEET TO AN OLD IRON ROD; NORTH 07°02'12" EAST, 125.13 FEET; SOUTH 70°14'46" WEST, 308.07 FEET; SOUTH 07°02'03" WEST, 251.14 FEET TO AN OLD IRON ROD; AND SOUTH 82°57'48" EAST, 600.77 FEET TO THE SOUTHEAST CORNER OF SAID CEPC TRACT, SAID CORNER BEING ON SAID WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD, BEING 20 FEET PERPENDICULAR DISTANCE WEST OF SAID CENTERLINE OF HOPEWELL ROAD; THENCE LEAVING SAID SOUTH LINE OF CEPC TRACT AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 06°52'11" WEST, 596.62 FEET TO A POINT ON THE SOUTH LINE OF SAID U.S. SURVEY 61, SAID LINE ALSO BEING THE NORTH LINE OF A TRACT OF LAND CONVEYED TO DAVID D. KRANZ AND AMY E. KRANZ, HUSBAND AND WIFE, BY DOCUMENT RECORDED IN DEED BOOK 4481 PAGE 523 OF SAID RECORDS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE OF U.S. SURVEY 61, NORTH 82°10'53" WEST, 485.98 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 07°18'29" WEST, 196.45 FEET TO A POINT ON THE NORTH LINE OF LOT B OF HOPEWELL FARM SUBDIVISION ACCORDING TO THE PLAT THEREOF AS DOCUMENT NUMBER 22029-103703 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE OF LOT B, SOUTH 82°15'09" EAST, 460.78 FEET TO THE NORTHEAST CORNER OF SAID LOT B, SAID CORNER BEING ON SAID WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE OF HOPEWELL ROAD THE FOLLOWING COURSES AND DISTANCES: SOUTH 31°11'12" WEST, 915.79 FEET; SOUTH 38°27'37" WEST, 733.00 FEET TO AN OLD IRON PIPE; SOUTH 36°26'38" EAST, 730.15 FEET; SOUTH 37°02'32" EAST, 483.42 FEET; AND SOUTH 11°11'07" EAST, 238.98 FEET TO AN OLD IRON ROD AT THE SOUTHEAST CORNER OF SAID LOT B; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE AND ALONG THE SOUTH AND WEST LINES OF SAID LOT B THE FOLLOWING COURSES AND DISTANCES: SOUTH 49°48'57" WEST, 1077.80 FEET TO AN OLD IRON ROD; NORTH 37°16'53" WEST, 523.96 FEET TO AN OLD STONE; SOUTH 53°17'36" WEST, 233.68 FEET TO AN OLD IRON PIPE; NORTH 44°22'18" WEST, 905.75 FEET TO AN OLD IRON PIPE ON THE NORTH LINE OF ABOVE SAID U.S. SURVEY 418; ALONG THE NORTHWEST LINE OF U.S. SURVEY 418, SOUTH 52°47'20" WEST, 84.19 FEET TO THE EASTERMOST CORNER OF U.S. SURVEY 891; ALONG THE NORTHEAST LINE OF SAID U.S. SURVEY 891, NORTH 37°39'48" WEST, 182.99 FEET TO THE SOUTHERNMOST CORNER OF LOT A OF SAID HOPEWELL FARM SUBDIVISION; NORTH 51°53'32" EAST, 1050.48 FEET; AND NORTH 48°19'28" WEST, 1196.22 FEET TO THE WESTERMOST CORNER OF SAID LOT B, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF SAID LOT A; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID LOT A, NORTH 88°45'45" WEST, 134.64 FEET TO THE NORTHWEST CORNER OF SAID LOT A, SAID CORNER BEING ON THE WEST LINE OF SAID FRACTIONAL SECTION 17; THENCE LEAVING SAID NORTH LINE AND ALONG SAID WEST LINE OF FRACTIONAL SECTION 17, NORTH 00°33'36" EAST, 1829.52 FEET TO THE POINT OF BEGINNING AND CONTAINS 11,390,877 SQUARE FEET, OR 261.499 ACRES, MORE OR LESS ACCORDING TO SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF MARCH, 2021 UNDER ORDER NUMBER 20-09-327

ISSUE	REMARKS/DATE
1	2023-09-28, INITIAL SUBMITTAL
2	2024-02-01, CITY COMMENTS
3	2024-04-17, CITY COMMENTS
4	2024-05-20, FOR APPROVAL



Benchmarks

PROJECT BENCHMARK:
NGS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID MOOF
ELEVATION = 496.90' (NAVD 88 OBSERVED).

SITE BENCHMARK #1: ELEVATION = 659.60' (NAVD 88)

"ALUMINUM DISK" LABELED AS CONTROL POINT FOUND AT THE NORTH SIDE OF HIGHWAY N, 21 FEET EAST OF THE CENTERLINE OF GRAVEL FOR WEST ENTRANCE TO 1065 EAST HIGHWAY N; 19 FEET NORTH OF NORTH EDGE OF ASPHALT, 53 FEET NORTH OF A MAILBOX FOR 910 EAST HIGHWAY N AND 79 FEET NORTHWEST OF A UTILITY POLE.

SITE BENCHMARK #2: ELEVATION = 524.08' (NAVD 88)

"SPIKE" IN UTILITY POLE AT THE WEST SIDE OF HOPEWELL ROAD, 173 FEET NORTH OF THE NORTHERNMOST OF TRIPLE CULVERT FOR CREEK CROSSING UNDER HOPEWELL ROAD; 8 FEET WEST OF WEST EDGE OF ASPHALT, 41 FEET SOUTHWEST OF A UTILITY POLE ON THE EAST SIDE OF HOPEWELL ROAD AND 188 FEET SOUTH OF MAILBOX FOR 2512 HOPEWELL ROAD (LOCATION SHOWN HEREON).

SITE BENCHMARK #3: ELEVATION = 556.27' (NAVD 88)

"N" NAIL AT EDGE OF ASPHALT AT THE WEST EDGE OF HOPEWELL ROAD, JUST NORTH OF ENTRANCE DRIVE TO 3037 HOPEWELL ROAD; 13 FEET EAST OF SOUTHEAST CORNER OF VINYL FENCE, 39 FEET SOUTHWEST OF MAILBOX FOR 3136 HOPEWELL ROAD AND 56 FEET NORTH OF A UTILITY POLE (LOCATION SHOWN HEREON).

Estimated Earthwork

740,000 CUBIC YARDS CUT

NOTE:
QUANTITIES ARE ESTIMATES AND WILL CHANGE BASED ON THE ACTUAL SIZE OF SEWERS AND FOUNDATIONS CONSTRUCTED AND THE TYPE OF MATERIAL EXCAVATED. ANY EXCESS MATERIALS SHALL BE DISPLACED ON THE PROJECT SITE.

THE ESTIMATED EARTHWORK QUANTITIES ARE CALCULATED FOR PERMIT AND INSPECTION PURPOSES ONLY. THE QUANTITIES ARE NOT TO BE USED FOR BIDDING. CONTRACTOR TO VERIFY ALL YARDAGE QUANTITIES.

Zoning and Density Notes

- GROSS AREA OF SITE: 261.50 ACRES
- CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL W/ P.U.D. (CITY OF O'FALLON)
- CURRENT OWNER: HARVEST HOPEWELL, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MO 63129
- DWELLING UNITS PROPOSED: 896 UNITS
- OVERALL PARKING:
REQUIRED: (2.0 SPACES/UNIT) X 734 UNITS=1468 SPACES
(2.5 SPACES/UNIT) X 162 UNITS=405 SPACES
TOTAL SPACES PROVIDED: 1630 GARAGE SPACES
1630 DRIVEWAY SPACES
87 GUEST SPACES
3347 SPACES PROVIDED
- VILLAGE 'A' PARKING LOTS 1A-98A:
PARKING REQUIRED: (2.0 SPACES/UNIT) 98 UNITS=196 SPACES
GUEST PARKING REQUIRED: (0.5 SPACES/UNIT) X 98 UNITS=49 SPACES
TOTAL SPACES PROVIDED: 98 GARAGE SPACES
98 DRIVEWAY SPACES
49 GUEST SPACES
7 MAIL PARKING SPACES
252 SPACES PROVIDED
- VILLAGE 'A' PARKING LOTS 99A-162A:
PARKING REQUIRED: (2.0 SPACES/UNIT) 64 UNITS=128 SPACES
GUEST PARKING REQUIRED: (0.5 SPACES/UNIT) X 64 UNITS=32 SPACES
TOTAL SPACES PROVIDED: 64 GARAGE SPACES
64 DRIVEWAY SPACES
38 GUEST SPACES
4 MAIL PARKING SPACES
170 SPACES PROVIDED

Legend

EXISTING	PROPOSED
542	(542)
X 536	XXX X
CONTOURS	CONTOURS
SPOT ELEVATIONS	SPOT ELEVATIONS
CENTER LINE	CENTER LINE
BUILDINGS, ETC.	BUILDINGS, ETC.
TREE LINE	TREE LINE
FENCE	FENCE
SILTATION CONTROL FENCE	SILTATION CONTROL FENCE
STORM SEWERS	STORM SEWERS
SANITARY SEWERS	SANITARY SEWERS
CATCH BASIN	CATCH BASIN
AREA INLET	AREA INLET
GRATED INLET	GRATED INLET
DOUBLE CURB INLET	DOUBLE CURB 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
GAS MAIN & SIZE	GAS MAIN & SIZE
WATER MAIN & SIZE	WATER MAIN & SIZE
TELEPHONE	TELEPHONE
ELECTRIC (U) UNDERGROUND	ELECTRIC (U) UNDERGROUND
ELECTRIC (O) OVERHEAD	ELECTRIC (O) OVERHEAD
FLOW LINE	FLOW LINE
TO BE REMOVED	TO BE REMOVED
TO BE REMOVED & RELOCATED/REPLACED	TO BE REMOVED & RELOCATED/REPLACED
TOP OF CURB	TOP OF CURB
SWALE	SWALE
LIGHT STANDARD	LIGHT STANDARD
STREET SIGN	STREET SIGN
PARKING STALLS	PARKING STALLS
YARD LIGHT	YARD LIGHT
JURISDICTIONAL STREAM	JURISDICTIONAL STREAM
H.R. ~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME	
TF ~ TOP OF FOUNDATION ELEVATION	
BF ~ BASEMENT FLOOR ELEVATION	
LS ~ LATERAL STATION FROM DOWNSTREAM MANHOLE	
NOTE: AN "A" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.	

Conditions of Approval From Planning and Zoning

SEE SHEET 1.3 NOTES FOR A LIST OF THE CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

Project Data

- TOTAL SITE AREA: 261.5 ACRES
- TOTAL PHASE 1B AREA: 54.1 ACRES
- TOTAL PHASE 1B LOTS: 107 LOTS

2. TOTAL DISTURBED AREA: 228.3 ACRES

3. FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C02156 & 29183C04056 DATED JANUARY 20, 2016), THIS PROPERTY LIES PARTIALLY WITHIN ZONE 'X' (UNSHADED), ZONE 'X' (SHADED), ZONE 'AE' AND ZONE 'AE' (FLOODWAY).

THE FOLLOWING LOTS HAVE BEEN REMOVED FROM THE FLOODPLAIN WITH LOMR CASE NO. 23-07-0866A DATED NOV. 03, 2023: 318D-328D, 346D-351D.

THE FOLLOWING LOTS WILL BE REMOVED FROM THE FLOODPLAIN DURING THE LOMR PROCESS AFTER THEY ARE BROUGHT UP TO GRADE: 616D-617D.

NO LOTS WILL REMAIN IN THE FLOODPLAIN AFTER GRADING IS COMPLETE.

HOMES BUILT ON THE LOTS LISTED ABOVE WILL REQUIRE AN ELEVATION CERTIFICATE PRIOR TO OCCUPANCY SHOWING THAT THEY MEET THE CITY'S CODE FOR THE LOWEST FLOOR BEING 2 FEET ABOVE THE BASE FLOOD ELEVATION.

Tree Ordinance

EXISTING TREES	59.5 AC.
TREES REMOVED	47.6 AC.
TREES SAVED	11.9 AC.
TREES REQUIRED TO BE SAVED	20.0% (11.9 AC)
PERCENTAGE OF TREES SAVED	20.0%

NO PLANTING MITIGATION REQUIRED
COMPLIED WITH CHAPTER 402, SECTION 402.040

EMERGENCY CONTACT

ELITE DEVELOPMENT SERVICES, LLC
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
DOUG HICKS
PH. 314-504-4132

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DATE **MAY 24, 2024**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROPOSED AMENITY AREAS IS NOT PART OF THIS APPROVAL. TO BE DESIGNED BY OTHERS

City of O'Fallon Standard Notes and Details - July 2019

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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

PROJECT TITLE

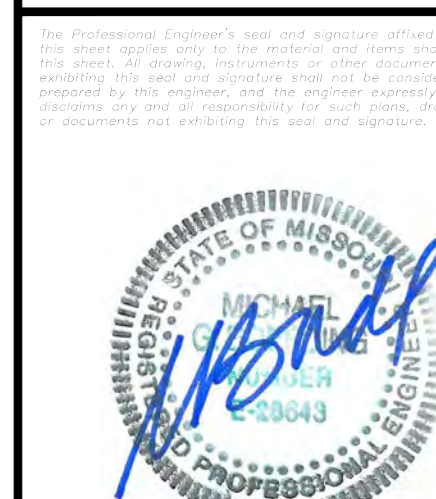
HARVEST AT HOPEWELL

O'Fallon, Missouri

O'FALLON PHASE 1B

THE STERLING CO. ENGINEERS & SURVEYORS

6055 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: 05-20-2024
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

COVER SHEET

P+Z No. 21-004994
City No. 21-011444
Date: 05-20-2024
Job No. 20-09-327

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