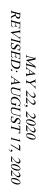
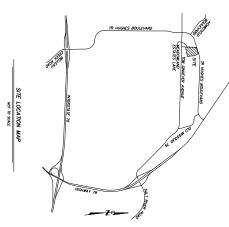
MEADOWOOD ESTATES - PHASE 1 LOT 1 - MEADOWOOD ESTATES SUBDIVISION

O'FALLON, ST. CHARLES COUNTY, MISSOURI

SITE PLAN



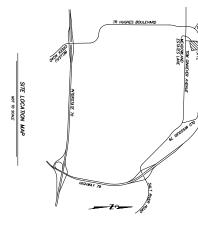


IL LIGHTS FAN TOR SE PROMED BY LEFELDER.

1 STRINGS SHALL MEET ALL GIT REQUIREMENTS.

2 SEE LIGHTS (FALL BE EXCELDED OF SITE PROPE TO THE FINAL OCCUPANCY AND FORTH COMPLIANCE WITH CITY STROMESTIMS. CORRECTIONS MELL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STROMESTIMS.

SITE LIGHTING NOTES



PROPOSED SANTARY SCHER LINE
PROPOSED MATER LINE
PROPOSED MOTER LINE
PROPOSED SANTARY SELECTRIC
PROPOSED SANTARY SELECTRIC
PROPOSED SANTARY SENER
PROPOSED MATER VALVE

PROPOSED FIRE HYDRANT & VALVE

TOP OF PAVEMENT ELEVATION

THISH GRADE ELEVATION

MEAN

OIT CROSS

OIT CROSS

AMED DAN SECTION

FIRE HORSWIT

ALOW LINE

OAS VALVE

LOWIT STAULOMO

REMISTRED CANORETE PIPE

MITTEY VALVE

TRANSPORM TO FRESCON DAVE

TRANSPORM TO FRESCON DAVE

TRANSPORM TO MANORETE

TRANSPORM TO MA

PROPERTY LINE
ELECTRIC LINE
ELECTRIC LINE
FRIBER OFFIC LINE
STORM SEINER LINE
STORM SEINER LINE
HATER LINE
HATER LINE
TERICE & BRUSH LINE
EXISTING CONTOUR
ANCHOR

	SITE	affici
NOT TO SCALE	SITE LOCATION MAP	

ZONING NOTE PUD: 4 & C-2 WITH COMMONAL USE PERMIT-SOUGH COMMUNITY OFFICE A STRICT
USE NSTRICT

OWNER, CONTRACT PURCHASER & DEVELOPER

JEFFREY E. SMITH INVESTMENT CO. LC (OWNER)
JES DEVELOMENT, INC. (DEVELOMEN)
200 FEACH WAY
COLUMBIA, MO 65203

MDNR PERMIT NO. MORA 15757	MDNR PERMIT	
15757		

NATER OF O'FALLON CITY OF O'FALLON TOO N MAIN ST. O'FALLON, NO 63366 CONTACT: 636-281-2858 AS SHOMN

GAS
LACLEDE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
CONTACT: RENT THAEMERT 514-522-2297

LOT 3 OF MEMOREMANS, LOCATED IN SECTION 22 TATA RISE, IN OFFILLON, ST. CHMRLE'S COUNTY, MISSOURI, RECORDED IN PLAT BOOK 45 PAGE 275.

PROPERTY DESCRIPTION

THE LOCATIONS, SZES, AND MATERIAL TIPES OF INDEPROGRAD UTULIES.

NOUTHED ON THE AIL FOIT NESSEE OR MEPHANT FROM THE SHAPLES, ARE
SOUNN IN THEIR APPROXIMATE LOCATIONS FROM A MESSARE ONE CALL, STEEL
LOCATE, OF UTULITY COMPANY RECORDS AND WREEN LOT REPORTED IN THE FRELD
UNDERFRENCIAND ELECTRIC TO LIGHT STANDARDS WAS NOT LOCATED. UTILITY NOTES

ECOMMUNICATIONS
CENTRATUM
CENTRATUM
1531 CENTRATEL DRIVE, BLDG A
MENTANALE, MO 63395
CONTACT: MOPRIE GENETISEN 636-332-7392
CONTACT: MOPRIE 573-253-4372

SANTARY SIBER TO N. MAIN ST. TO O'THLON, U.S. SIBE O'THLON, U.S. SIBE

CHARTER COMMUNICATIONS 815 CHARTER COMMONS DRIVE TOWN AND COUNTRY, MO 63017 CONTACT: JOSH GRANT 636-387-8642

Call BEFORE you DIG TOU FRE 1-800-DIG-RITE

TRAPTIC LOCATES

TO LOCATES

T

TBM 2 - CHISELED SQUARE ON THE NORTHMEST CORNER OF CURB PLET LOCATED AT THE NORTHMEST CORNER OF THE ROUND-A-BOUT ON THE WEST SOR OF MELODINAND ESTATES LAKE.

ELEVATION - 574.62

POWI # OP123 OP125 OP357 OP358 OP443 OP444

299.23 299.23 934.69 286.01 95.07 1216.87

EAST 243.88 271.68 176.57 419.50 614.91 1171.05

507.81 597.81 519.06 505.62 501.04 506.68 494.40 DESCRIPTION
ROW
DRILL HOLE
ROW
ROW
ROW
ROW SURVEY CONTROL POINTS

MISSOURI DEPARTMENT OF IANTIBAL RESOURCES GEORMAPHO RETERBICE STSTEM MANUMENT TSC-47" LOCATED SOCIH OF A FRIMATE RAGO TO BELLEUN FAMIS AMD TI VICHTAGASTO OF THE EXHERIZATE OF MISSOURI DOMINY TAL JERG SOCIHEAST OF UTULIT FICLE MISSA AND TAS MEST OF A SOCI. CHRELED SQUARE ON THE SQUIMMEST CORNER OF CURB INLET LOCATED ON THE SQUIM SIZE OF TR HUGHES BOLLEVARD 150' EAST OF MEADOMAND ESTATES LANE.

BENCH MARK

THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSUE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP HUMBER 20183CC2XSG, DATED JANUARY 20, 2016.

ATT CONTACT WAT DE DETACTOR TOTAL TO	PLANNING & ZONING CONDITIONS OF APPROVA
:	80
1	2
Company of	SNINC
anna a	COND
9	ITIONS
1	육
99300	APPROVA

OMMUNITY BUNLDING = 1,889.2 SF (8) 6-UNIT BUNLDINGS @ 5,333.6 SF = 42,668.80 SF (2) 6-UNIT BUNLDINGS @ 5,642.3 SF = 11,284.60 SF

BUILDING SIZES

90	5h	٠	ţ.	١,
6. ENGNEERED WALL PLANS WILL BE REQUIRED.	WITH LOT I DEVELOPMENT UPON FINAL PLAN APPROVAL FROM OTIT COUNCIL REPLACE THE ACCESSRIE SOCIMULY RAMP AT THE CORNER OF TOM GRAVEN AND MEADONOCHE STATES LANC WITH A RAMP THAT WILL ACCOMMONATE THE	OF TOM CHIEVER AVENUE AND COOL SPRINGS ROAD, \$22,150 TO BE PAID OF TOM CHIEVER AVENUE AND COOL SPRINGS ROAD, \$22,150 TO BE PAID	THE INTERNAL SETBACKS CREATED BY THE PROPOSED LOT LINES SHALL MEE	 A TRAFFIC STUDY HAS BEEN SUBMITTED AND IS UNDER REVIEW BY THE CIT TRAFFIC CONSULTANT. THE DEVELOPMENT SHALL ABIDE BY THE

1.0-1.00 1.0-1.	š .
GERLA LADITA NA GANTA DA SOMO PARA GANTA DA SOMO PARA GERMANIA SONO SETIMON GERMANIA SONO SETIMON GERMANIA SONO SETIMON GERMANIA SONO SETIMON GERMANIA SONO PARA GERMANIA SONO PARA GERMANIA SONO PARA GERMANIA SONO GERMANIA	STILL I INDICA

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PLANNING & ZONNG \$20-002498 APPROVED WAY 7, 2020 C0.01

COVER Sheet

MAY 22, 2020

MEADOWOOD ESTATES - PHASE I LOT I - MEADOWOOD ESTATES SUBDIVISION O'FALLON, ST.CHARLES COUNTY, MISSOURI

TYPICAL 1-STORY APT, BULDING HEIGHT = 22"-2 1/2"
TYPICAL 1-STORY COMMONITY BULDING HEIGHT = 18"-11"
SENOR OPERAL 7 ZWED AREA MAX BULDING HEIGHT = 50"
COMMERCIAL ZONED AREA MAX BULDING HEIGHT = 50"

BUILDING HEIGHTS

Engineering Surveys & Services

CONSTRUCTION MORY SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS AS STATED BY CITY GROWNACE:

OCT. 1 — MAY JI 7M — 7PM J 7 DAYS PER MEEX ALINE 1 — SEPT. 30 644 — 8PM MER. — FRI. 7 DAYS PER MEEX ALINE 1 — SEPT. 30 7M — 8PM SAT. — SUN. CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRICE WRITTEN APPROVAL FROM THE CITY IDMINISTRATOR OR CITY ENGINEER.

CONSTRUCTION WORKING HOURS



APPROVED