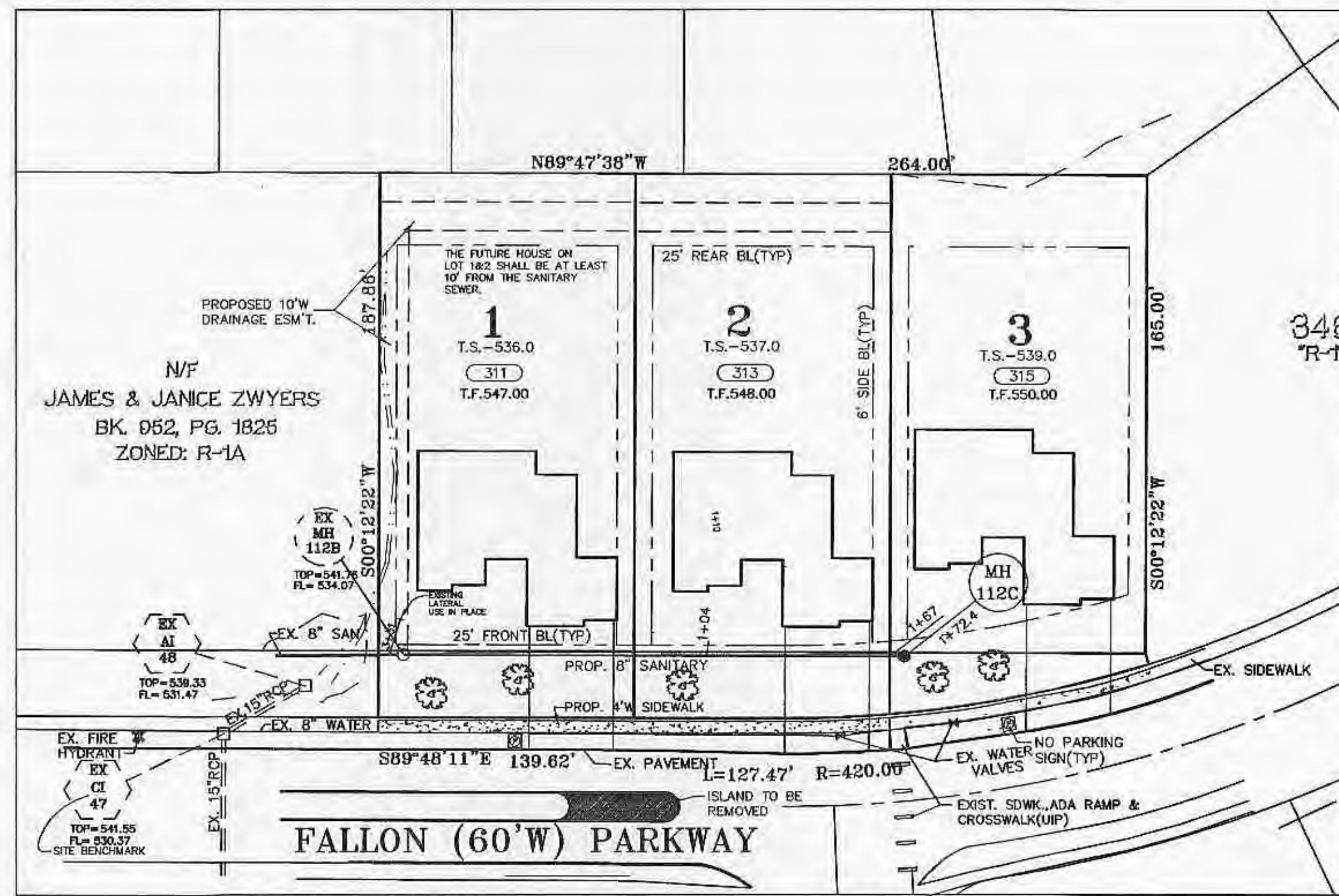
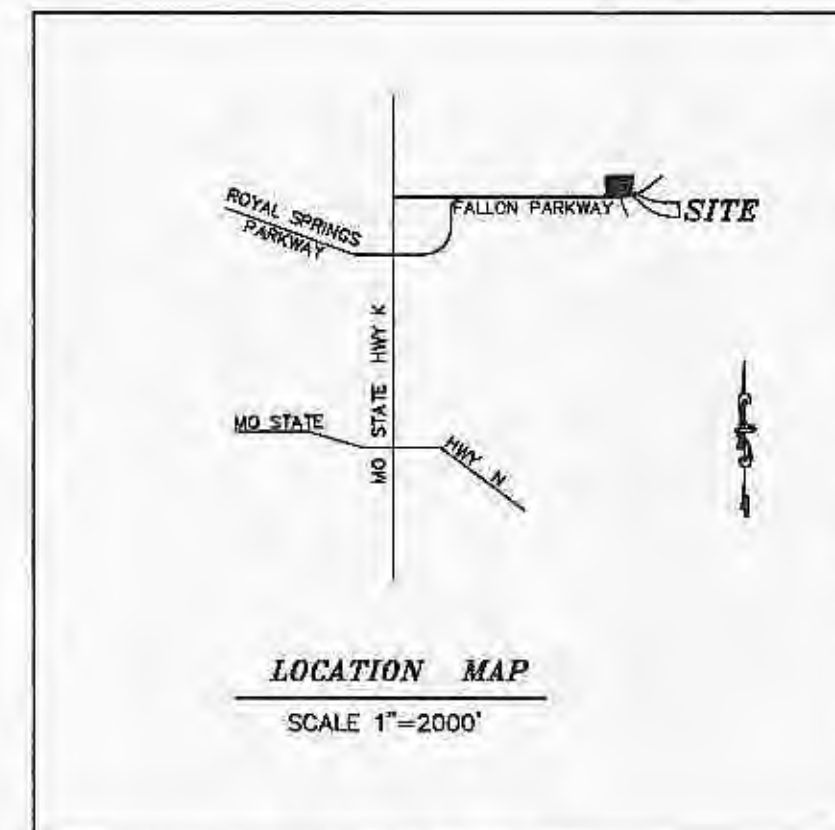


A SET OF CONSTRUCTION PLANS FOR PENNIAL PARK PLAT FOUR

PART OF SECTION 4, T.46N., R.3E.
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Legal Description

A tract of land being all of the tract of land as described in deed to L. K. Properties II, L.L.P., as recorded in Book 3015, Page 397 and part of the tract of land described in deed to Kaplan Lumber Company, Inc., et al, as recorded in Book 1413, Page 268, all of the St. Charles County Office of Recorder of Deeds as said tracts are depicted on the plot of "Fallon Parkway Road and Easement Dedication - Plat Two", as recorded in Plat Book 41, Page 125, being within Section 4, Township 46 North, Range 3 East, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the point of intersection of the most Southwest line of Lot 346 of "Pennial Park - Plat 3", a subdivision, as recorded in Plat Book 41, Page 127, with the North line of Fallon Parkway (60 feet wide) as depicted on the aforesaid plot of "Fallon Parkway Road and Easement Dedication - Plat Two", said point being also the TRUE POINT OF BEGINNING of the tract of land herein described:

Thence along said North line, along a curve to the right, whose radius is 420.00 feet and radius point bears North 17 degrees 11 minutes 32 seconds West, having a central angle of 17 degrees 23 minutes 21 seconds and an arc length of 127.47 feet to a point; thence continuing along said North line, North 89 degrees 48 minutes 11 seconds West, a distance of 139.62 feet to a point, thence leaving said North line, along the West line of the tract of land herein described and the West line of said tract of Book 3015, Page 397, North 00 degrees 12 minutes 22 seconds East, a distance of 187.86 feet to a point; thence along the North line of said tract of Book 3015, Page 397, South 89 degrees 47 minutes 38 seconds East, a distance of 284.00 feet to a point; thence along the East line of said tract of Book 3015, Page 397, South 00 degrees 12 minutes 22 seconds West, a distance of 165.00 feet to a point, said point being on the Southwest line of the aforesaid Lot 346 of Pennial Park - Plat 3; thence along said Southwest line, South 17 degrees 11 minutes 28 seconds East, a distance of 3.80 feet returning to the point of beginning and containing 48,819 square feet or 1.12 acre, more or less.

VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES

APPENDIX A

SEEDING RATES:

Permanent:

Tall Fescue - 80 lbs./ac.
Smooth Brome - 100 lbs./ac.
Combined: Fescue@ 40 lbs./ac. and Brome@ 50 lbs./ac.

Temporary:

Wheat or Rye - 150 lbs./ac.(3.5 lbs. per 1000 sq. ft.)
Oats - 120 lbs./ac.(2.75 lbs. per 1000 sq. ft.)

SEEDING PERIODS

Fescue or Brome March 1 to June 1
August 1 to October 1
Wheat or Rye March 15 to November 1
Oats March 15 to September 15

MULCH RATES: 100 lbs. per 1000 sq.ft.(4,356 lbs. per acre)

FERTILIZER RATES: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

*ENM = effective neutralizing material as per State evaluation of quarried rock.

Drawing Index

- SHEET 1 - COVER
- SHEET 2 - NOTES AND SPECIFICATIONS
- SHEET 3 - SITE PLAN & GRADING PLAN
- SHEET 4 - DRAINAGE AREA MAP & PROFILES
- SHEET 5 - EROSION CONTROL DETAILS
- SHEET 6 - PAVEMENT DETAILS
- SHEET 7 - DUCKETT CREEK DETAILS
- SHEET 8 - STORM SEWER DETAILS

NOTE: This property lies in zone X per F.I.R.M. map 29183C0139 E Effective date August 2, 1996

* 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

* The area of this phase of development is 1.12 Acres

The area of land disturbance is 0.98 Acres

Number of proposed lots is 3

Building setback information. Front 25 Feet

Side 6 Feet

Rear 25 Feet

* The estimated sanitary flow in gallons per day is 1200 gals.

* Tree preservation calculations N/A

Benchmarks Project

"SC-45 2000" Missouri DNR GRS Aluminum Disk
Elevation 537.76
Located on the west side of Hwy K, 133' west of centerline in O'Fallon MO, 0.25 miles south of Hwy N.

Site

Exist. Curb Inlet 47-52' west of the southeast corner of Project along Fallon Parkway
Top Elevation 541.55

Legend

NEW	EXISTING
●	○
■	□
■	□
⬠	⬠
⬠	⬠
(TBR)	
—	O.I.P.
—	PIPE 12" THRU 60"
—	FLOWLINE OF CREEK OR DITCH
—	UNDERGROUND UTILITIES
—	FENCE
+	TREE
⊗	UTILITY METER OR VALVE
⊗	POWER POLE & GUY
⊗	FIRE HYDRANT
⊗	LIGHT STANDARD
⊗	MAIL BOX
T.B.R. & R.	TO BE REMOVED AND REPLACED
①	DENOTES ADDRESS

Conditions of Approval From Planning and Zoning

1. The USPS shall be contacted to finalize their preferred method of mail delivery.
2. The center island in Fallon Parkway will need to be further removed for safe turning movements into and out of the driveway for Lot 1.
3. At a minimum, line of sight to the east on Fallon Parkway will need to be checked with the construction plans to verify the Lot 3 owner can see oncoming west bound traffic prior to backing out of the driveway.

Utility Contacts

Sanitary Sewers

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water

Public Water Supply District No. 2
P.O. Box 957
O'Fallon, MO. 63366
636-561-3737 Ext. 131

Storm Sewer

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric

Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas

Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone

Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District

O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

PROJECT TITLE

PENNIAL PARK
PLAT FOUR

MUSLER ENGINEERING
COMPANY
32 PORTWEST CT.
ST. CHARLES, MO 63303
PHONE: 636-916-0444
FAX: 636-916-3444

ENGINEER SIGNATURE
BLOCK



Developer / Owner Information

FRED AND KAREN ZYKAN
4652 SEEBURGER RD.
ST. CHARLES, MO 63301
TELEPHONE: 314-565-5096

City of O'Fallon Cover Sheet

P+Z No. 99-79.20.02
Approval Date 7/02/15

City No. 15-358-SP

Page No.

1

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 4/13/2016
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN