CONTINUED AT LEFT

SIGHT DISTANCE NOTE:
ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.

ZONE OF INFLUENCE NOTE:
★ – DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1–14.3 FOR ADDITIONAL INFORMATION.

FENCE NOTE:
ANY FENCE THAT ABUTS PAUL RENAUD BLVD OR LAKE SAINT LOUIS BLVD SHALL BE IDENTICAL IN SIZE, TYPE AND COLOR IN ORDER TO MAINTAIN A COHESIVE APPEARANCE

MISSOURI STATE HIGHWAY N (VARIOUS WIDTH)
LAKE SAINT LOUIS BLVD
FUTURE COMMERCIAL
COMMON GROUND
CURTIS LANE
BRIARCHASE DR. (50' W.)
BRIARMANOR DR. (42' W.)
HAYCASTLE DRIVE
CHESSINGTON COURT
COLEBROOK COURT
TOPSFIELD DRIVE
TRAILS DRIVE
LAKE SAINT LOUIS BLVD EXTENSION
RETENTION & WATER QUALITY–BASIN H
SEE SHEET 10.12 FOR DETAILS OF BASIN AREA AND STRUCTURES
BRIARCHASE PLAT TWO
BRIARCHASE PLAT ONE
PRESTON WOODS PLAT ONE
PLAT BK 44/PG 93
EDGE ASPHALT
EX. ASPHALT DRIVE(WIDTH VARIES)
CURTIS LANE EDGE ASPH.
FLARED END 18" PVC FL=622.49'
FLARED END 18" PVC FL=625.24'
FIRE HYD. WATER VALVE
2 TELE BOXES
TELE BOX GAS VALVE
2" WATER VALVE
18" PVC
TOP 8" PVC PIPE (POT-HOLED) EL=625.93'
TOP 8" PVC PIPE (POT-HOLED) EL=625.22'
TOP 2" BLACK PIPE (POT-HOLED) EL=623.78'
2 GAS VALVES
TOP 8" PVC PIPE (POT-HOLED) EL=622.81'
PAINT STRIPE
30' RIGHT-OF-WAY DEDICATION
RIGHT-OF-WAY DEDICATION BY COMMERCIAL DEVELOPER WHEN COMMERCIAL PROPERTY IS DEVELOPED (60' FROM CENTERLINE ALONG EXTENTS OF COMMERCIAL PROPERTY)
HIGHWAY N AND LAKE SAINT LOUIS BLVD INTERSECTION IMPROVEMENTS (PREPARED BY OTHERS) SEE SHT 12.7 FOR PORTION OF IMPROVEMENTS REQUIRED FOR THE SHADY CREEK DEVELOPMENT
STA. 1+25 BEGIN RESIDENTIAL ROADWAY IMPROVEMENTS SEE INTERSECTION PLANS PREPARED BY CBB FOR CONTINUATION
10'X10' HEAVY STONE REVETMENT
6" INTEGRAL VERTICAL CURB STA. 1+25 THRU 2+56 EAST SIDE ONLY
STA: 2+56 OFF: 32.00'L
10'X30' HEAVY STONE REVETMENT
5:1 TAPER (NO CURB)
STA: 3+16 OFF: 20.00'L
15'X15' HEAVY STONE REVETMENT
10'X20' HEAVY STONE REVETMENT
NO CURB TO ALLOW FOR FUTURE WIDENING
TRANSITION CURB STA. 6+75.00
6" INTEGRAL VERTICAL CURB
LANDSCAPED ISLAND (TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION)
TYPE"A" JT. 8+26.38
100' R.O.W.
R=650'
PROPOSED CROSSBUCK FENCE SEE DETAIL SHEET DTL–12
LIGHT STANDARD (TYP)
6" INTEGRAL VERTICAL CURB
LANDSCAPED ISLAND (TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION)
TYPE"A" JT. 8+26.38
PROPOSED DRAINAGE EASEMENT
10'X25' HEAVY STONE REVETMENT
10'X10' HEAVY STONE REVETMENT
PROPOSED SANITARY LATERAL @ 2% MIN (TYP)
UTILIZE RIGHT TURN LANE AS A PICK UP DROP OFF LANE FOR THE SCHOOL DISTRICT
10' MULTI-USE TRAIL
5' PEDESTRIAN WALK
300' SIGHT LINE
5:1 TAPER
PROPOSED LINE OF SIGHT EASEMENT
PROPOSED ENTRANCE MONUMENT IN EASEMENT
4'W CONC WALK
20:1 TAPER
PROPOSED CLASS A UNDERDRAIN
LIMITS OF RESIDENTIAL ROADWAY IMPROVEMENTS STA. 12+85.70
END OF PAVEMENT BARRICADES
TRAFFIC CALMING CIRCLE SEE SHT 12.6
26'W PVMT VARIES
25' SIGHT DISTANCE TRIANGLE (TYP)
SEE SHT 14.1 FOR SECTIONS (TYP)
410' SIGHT LINE
45' R.O.W. DEDICATION
PROPOSED SANITARY LATERAL @ 2% MIN (TYP)
SEE SHT 4.1 FOR CONTINUATION
SEE SHT 4.4 FOR CONTINUATION
CONTINUED AT RIGHT

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ISSUE	DATE / REMARKS
2	3-3-2015 Initial Submittal
3	5-12-2015 City Comments
4	6-24-2015 City & PWSD #2 Comments
5	11-3-2015 City Comments
6	12-10-2015 City Comments

PROJECT TITLE
The Villages at Shady Creek
O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

These plans and specifications and the ideas and designs shown on them, as an instrument of service, are the property of the Sterling Company and are not to be used in any way without the written permission of the Sterling Company. Visual contact with these plans and specifications shall not be considered permission to use the same. Unauthorized use of these plans and specifications without the written permission of the Sterling Company will be at the user's sole risk and without liability to the Sterling Company.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: *12/10/2015*
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph. (636) 265-2710
Fax (636) 695-3195
www.lombardohomesstlouis.com

SITE PLAN

P+Z No.	P&Z NO
City No.	15-162-SP
Date:	12/10/2015
Job No.	14-03-087

Page No.
4.2
IMP

"Final Plan" Approval Date: January 8, 2015 (26–14.01)

Drawing name: V:\14\03087 GRIFFITH\Drawings\Engineering\Improvements\3087IMP.dwg Plotted on: Dec 15, 2015, 9:36am Plotted by: bmottor