SEE SHT 4.1 FOR CONTINUATION

SEE SHT 4.4 FOR CONTINUATION

SEE SHT 4.5 FOR CONTINUATION

EASTG.

SITE BENCHMARK 1
PND. CROSS
ELEV.=647.53'
(NAVD 88)

AREA INLET
TOP=640.20'
INV.=635.32

WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE

AREA INLET
TOP=645.06'
INV.=640.09'

WYNDGATE VILLAGE B PLAT ONE

PRAIRIEGATE COURT (50'W)

WYNDGATE VILLAGE B PLAT TWO

HAYCASTLE DRIVE (50' PUBLIC R/W, 26' CONC. PVMT)

MOFFETT LAUREL DRIVE (50' PUBLIC R/W, 26' CONC. PVMT)

FAR MEADOW DRIVE (50' PUBLIC R/W, 26' CONC. PVMT)

BRETTON TRAILS DRIVE (50' PUBLIC R/W, 26' CONC. PVMT)

TOPSFIELD DRIVE (50' PUBLIC R/W, 26' CONC. PVMT)

PROPOSED CLASS A UNDERDRAIN

LIGHT STANDARD (TYP)

TRAFFIC CALMING CHICANE

25' SIGHT DISTANCE TRIANGLE (TYP)

25' BUILDING LINE

4' W. CONC. WALK

10'X10' HEAVY STONE REVETMENT

5' WIDE PEDESTRIAN TRAIL

PROPOSED DRAINAGE EASEMENT

SEE SHT 14.1 FOR SECTIONS (TYP)

COMMON GROUND

POOL

BIKE

RETENTION BASIN F
SEE SHEETS 10.9–10.10 FOR DETAILS OF BASIN AREA AND STRUCTURES

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

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

ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	5-7-2015 City Comments
3	6-26-2015 City & PWSD #2 Comments
4	11-5-2015 City Comments
5	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

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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.

4.3

IMP

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

Drawing name: V:\14030987 GR\FP\TH\Drawings\Engineering\Improvements\30879MP.dwg Plotted on: Dec 15, 2015 - 9:37am Plotted by: bmiller