GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	DESCRIPTION	DATE
1	REV 1	7-24-2019
2	REV 2	8-23-2019
3	REV 4	10-25-2019
4	REV 5	11-26-2019

PROJECT TITLE

THE JEWEL

15 CASTLE LANE
O'FALLON, MO 63366

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 3050
SAINT LOUIS, MO 63128
PH: (314) 849-6100
FAX: (314) 849-6010
www.grimesconsulting.com
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-D
PROFESSIONAL LAND SURVEYING CORPORATION, LS-343-D

STATE OF MISSOURI
LEONARD J. MEERS
NUMBER E-28288
REGISTERED PROFESSIONAL ENGINEER
1/13/20
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

Developer / Owner Information

VITA Residential
CONTACT: Steve Sisson
3333 Aspen Grove Dr
Franklin, TN 37067
Email: steve@vitapmg.com

EASEMENT PLAN

P+Z No. 19-001400
Approval Date: 6/6/2019
City No.

Page No.
C4.2

N/F
Savannah Ridge Apartment Homes, Inc.
D.B. 4833 Pg. 1354
1 Savannah Garden Drive
Parcel ID.
2-0141-0055-00-0013.0000000

N/F
Auto Properties LLC
D.B. 4336 Pg. 833
Veterans Memorial Parkway
Parcel ID.
2-0141-0055-00-0011.0000000

PROPOSED
LOT 1
16.571 ACRES
(721,855 SQ. FT.)
RESIDENTIAL
N/F
VITA RESIDENTIAL
D.B. 9202
Veterans Memorial Pkwy
Parcel ID.
2-0141-8491-00-0098.0000000

PROPOSED
LOT 2
2.920 ACRES
(127,180 SQ. FT.)
COMMERCIAL

EXISTING
LOT A
0.343 ACRES
(14,930 SQ. FT.)

PROPOSED 10' WIDE EASEMENT FOR EXISTING SANITARY SEWER
JURISDICTIONAL STREAM (DO NOT DISTURB)
EXISTING VEGETATION TO REMAIN IN THE REQUIRED BUFFER YARD ADJACENT OT SINGLE FAMILY TO THE SOUTH
25' STREAM SETBACK EACH SIDE OF STREAM DO NOT DISTURB
STREAM BANK
20' DETENTION HW EASEMENT
50' STREAM BUILDING SETBACK
WETLANDS AREA (DO NOT DISTURB)
30' WIDE DRAINAGE EASEMENT FOR CREEK
50' BUFFERYARD
30' REAR YARD SETBACK
15' SIDE YARD SETBACK
PROPOSED 10' WIDE EASEMENT FOR EXISTING WATERLINE
ACCESS EASEMENT FOR WATER METER
PROPOSED INGRESS/EGRESS EASEMENT
SIGHT DISTANCE EASEMENT 5' OFF LINE OF SIGHT
25' SIGHT DISTANCE TRIANGLES
EXISTING 5' WIDE UTILITY EASEMENT
DETENTION ACCESS EASEMENT
35' FRONT YARD SE
15' REAR YARD SETBACK

TYPE 4-A FF 600.50
TYPE 4-B FF 595.50
TYPE 2-D FF 607.50
TYPE 2-C FF 614.50
TYPE 3-A FF 602.50
TYPE 2-E FF 602.50
TYPE 1-B FF 609.50
TYPE 1-A FF 616.50
TYPE 2-A FF 621.50
TYPE 2-B FF 623.50
CLUBHOUSE FF 624.50
POOL
BBQ
BARK PARK
7-BAY GARAGE FF 601.00
7-BAY GARAGE FF 623.50
7-BAY GARAGE FF 627.00
7-BAY GARAGE FF 627.30
7-BAY GARAGE FF 602.50
7-BAY GARAGE FF 609.25
7-BAY GARAGE FF 615.00
TRASH

VETERANS MEMORIAL PARKWAY (SOUTH OUTER ROAD)
PUBLIC RIGHT-OF-WAY

GROUND "A"
LOT 30
LOT 29
LOT 28
LOT 19
T 144
143
DT 142
LOT 141

LOT 10A
PLAT BOOK 32, PAGE 251
MIDPOINT INDUSTRIAL PARK
RESUBDIVISION OF LOT 10 OF
LOT 10B
LOT 11
LOT 12
PLAT BOOK 32, PAGE 124 & 125
MIDPOINT INDUSTRIAL PARK
LOT 13
LOT 14
LOT 15A
PLAT BOOK 32, PAGE 251
MIDPOINT INDUSTRIAL PARK
LOTS 15 & 16 OF
LOT 19
LOT 18
PARCEL A
PLAT BOOK 32, PAGE 124 & 125
MIDPOINT INDUSTRIAL PARK

City of O'Fallon Standard Notes and Details – Nov. 2017