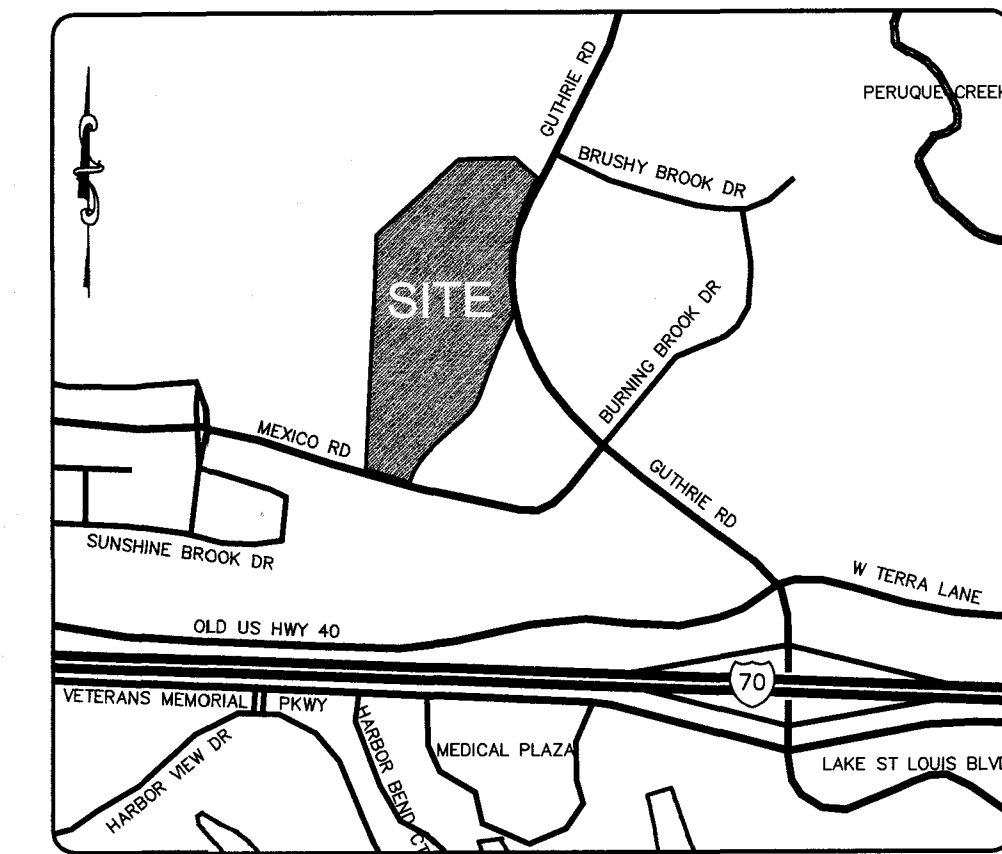


Brookview

A Tract of Land Being Part of Sections 22 and 27
 Township 47 North, Range 2 East, of the Fifth Principal Meridian
 City of O'Fallon
 St. Charles County, Missouri
Final Plan



LOCATION MAP
N.T.S.

| EXISTING | LEGEND | PROPOSED |
|----------|------------------------------------|-----------|
| 542 | CONTOURS | (542) |
| X 536 | SPOT ELEVATIONS | XXX.X |
| --- | CENTER LINE | --- |
| --- | BUILDINGS, ETC. | --- |
| --- | TREE LINE | --- |
| X X | FENCE | X X |
| --- | SILTATION CONTROL FENCE | X X X |
| --- | STORM SEWERS | --- |
| --- | SANITARY SEWERS | --- |
| --- | CATCH BASIN | --- |
| --- | AREA INLET | --- |
| --- | GRATED INLET | --- |
| --- | DOUBLE CURB INLET | --- |
| --- | STORM MANHOLE | --- |
| --- | SANITARY MANHOLE | --- |
| --- | FLARED END SECTION | --- |
| --- | CLEANOUT | --- |
| --- | LATERAL CONNECTION | --- |
| --- | UTILITY OR POWER POLE | --- |
| --- | FIRE HYDRANT | --- |
| --- | TEST HOLE | --- |
| --- | PAVEMENT | --- |
| --- | GAS MAIN & SIZE | (G) (G) |
| --- | WATER MAIN & SIZE | (W) (W) |
| --- | TELEPHONE | (T) (T) |
| UE | ELECTRIC (U) UNDERGROUND | UE |
| OE | ELECTRIC (O) OVERHEAD | OE |
| FO | FIBER OPTIC | (FO) (FO) |
| E | FLOW LINE | E |
| --- | TO BE REMOVED | TBR |
| --- | TO BE REMOVED & RELOCATED/REPLACED | TBRR |
| --- | TOP OF CURB | (TC) |
| --- | SWALE | --- |
| --- | LIGHT STANDARD | --- |
| --- | STREET SIGN | --- |
| --- | PARKING STALLS | P.S. |
| --- | YARD LIGHT | --- |

W/O ~ DENOTES PROPOSED WALKOUT LOTS
 STD. ~ DENOTES PROPOSED STANDARD LOTS
 H.R. ~ DENOTES PROPOSED HANDICAP RAMP
 W/ TRUNCATED DOME

NOTE:
 AN * WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.

SHEET INDEX

- 1.1 COVER SHEET
- 2.1-2.2 GRADING PLAN
- 3.1-3.2 SITE PLAN

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF JUNE 2017, AT THE REQUEST OF McBRIDE GUTHRIE, LLC, PREPARED A FINAL PLAN OF "BROOKVIEW", A TRACT OF LAND BEING PART OF SECTIONS 22 AND 27, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI.

THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" (10 CSR 30-2 AND 4 CSR 30-16 EFFECTIVE DATE DECEMBER 30, 1994).

THE STERLING COMPANY

George J. Gower - Vice President
 MO. Reg. L.S. #2336

STATE OF MISSOURI
 NO. L.S. 2336
 GEORGE J. GOWER
 PROFESSIONAL LAND SURVEYOR

| ISSUE | REMARKS/DATE |
|-------|------------------------------|
| 1 | 6-28-2017, INITIAL SUBMITTAL |
| 2 | 7-19-2017, CITY COMMENTS |

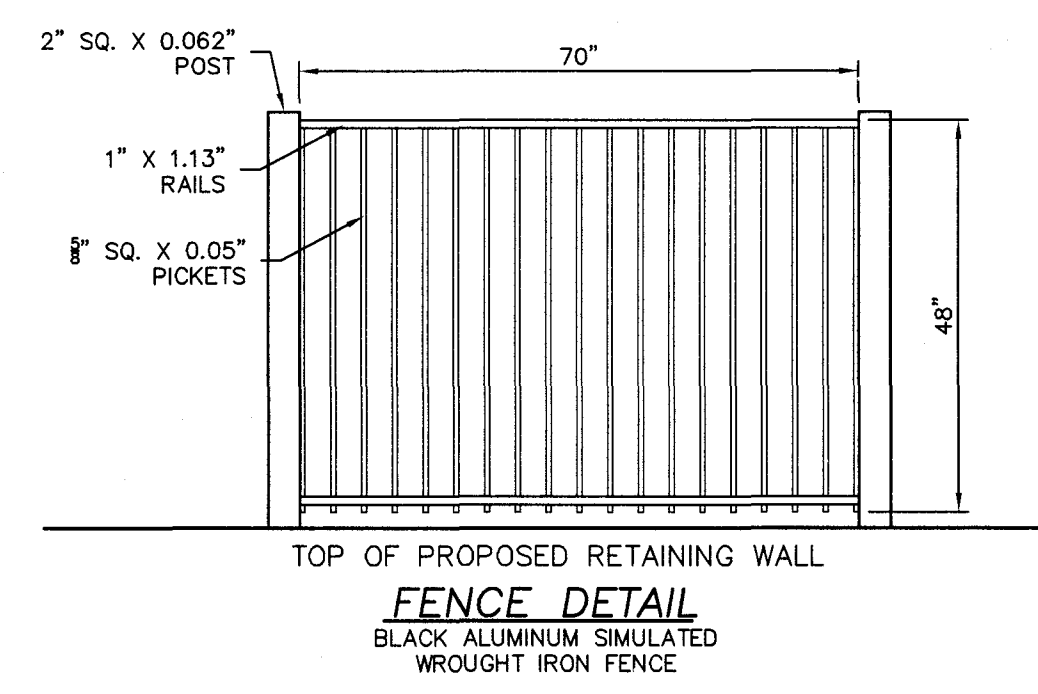
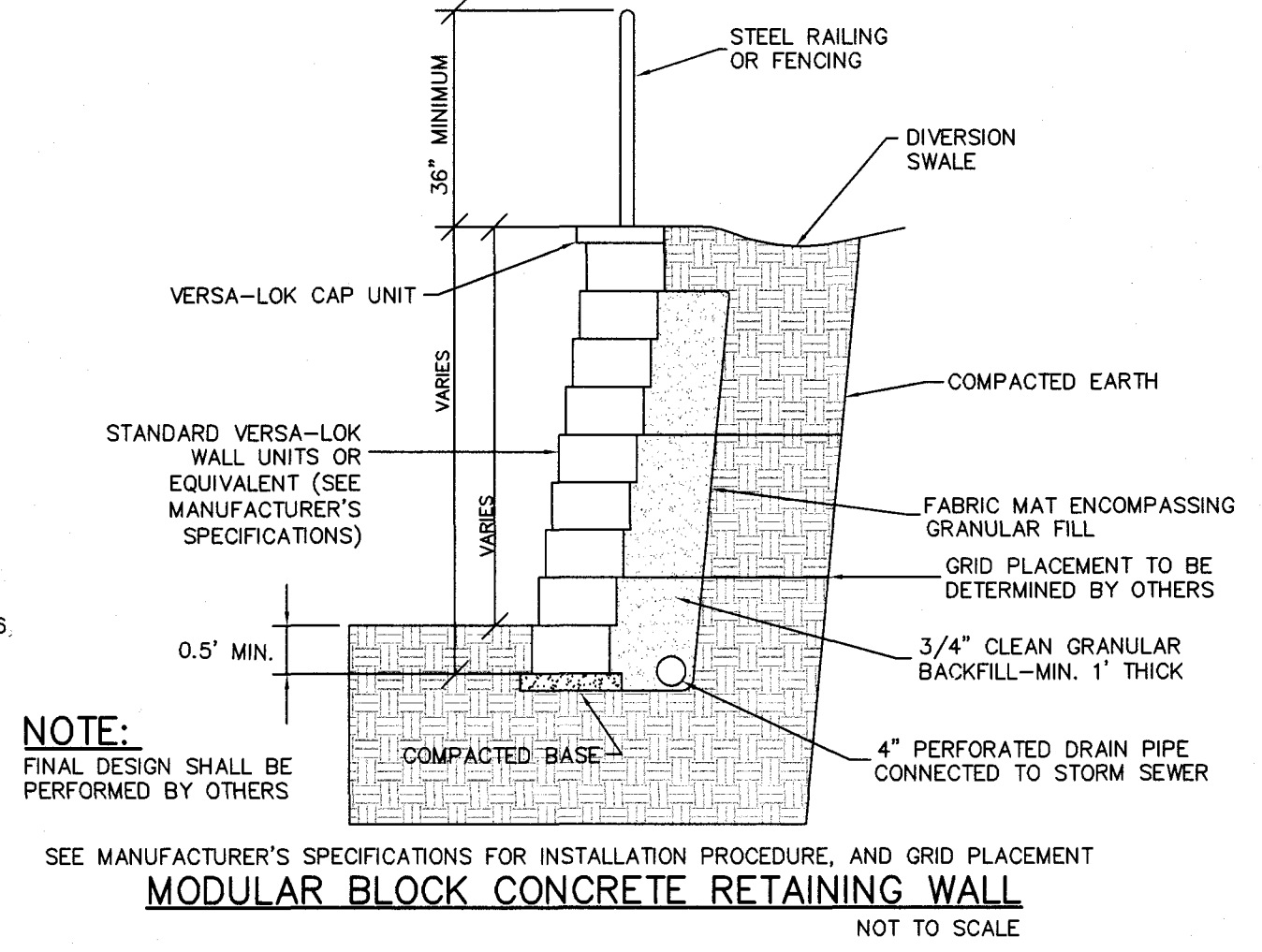
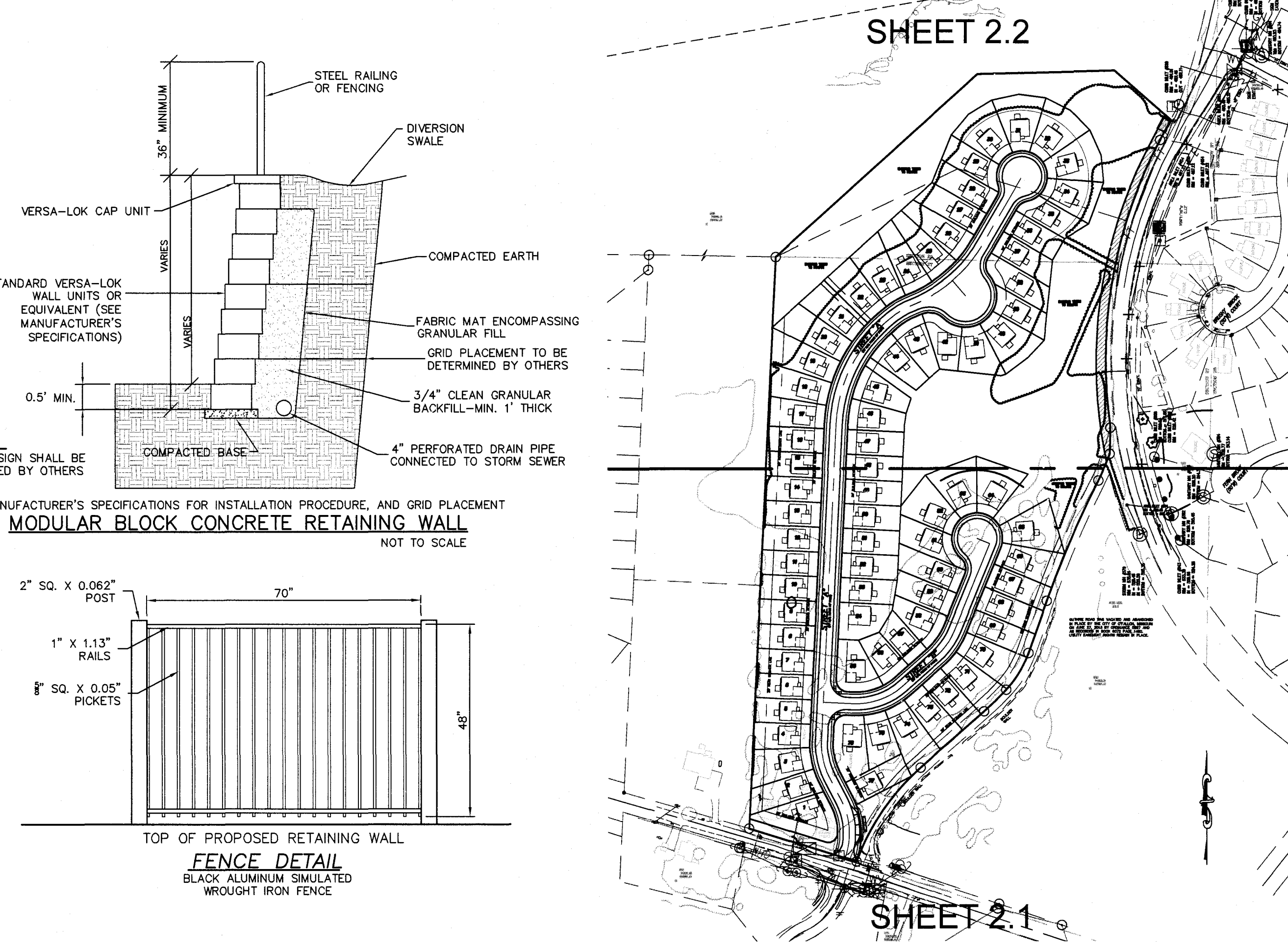
McBride Guthrie, LLC
 16091 Swingley Ridge Road, Suite 300
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 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

BROOKVIEW
 O'FALLON, MISSOURI
 FINAL PLAN
 COVER SHEET

Date: 7-19-2017
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number
17-02-041
 Date
July 19, 2017
 Drawn: SL Sheet
 Checked: **1.1**



SURVEYOR'S LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PATRICIA B. MERKIN REVOCABLE TRUST, DATED JANUARY 26, 2004, PER QUIT CLAIM DEED RECORDED IN DEED BOOK 3768, PAGE 696 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING ON THE COMMON LINE BETWEEN SECTIONS 22 AND 27; THENCE NORTH 47° 53' 27" EAST, 577.77 FEET; THENCE NORTH 88° 32' 06" EAST, 291.60 FEET; THENCE SOUTH 48° 53' 10" EAST, 158.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE ROAD, VARIABLE-WIDTH; THENCE ALONG LAST SAID WEST RIGHT-OF-WAY LINE, SOUTH 27° 53' 28" WEST, 48.45 FEET TO A POINT, FROM WHICH A FOUND IRON PIPE WITH CAP (BAX LS 144-D) BEARS NORTH 28° 11' 18" WEST, 0.12 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 09 DEGREES 54 MINUTES 12 SECONDS WEST 618.87 FEET, WITH A RADIUS OF 1002.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 629.15 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D); THENCE SOUTH 01 DEGREES 33 MINUTES 46 SECONDS WEST 55.38 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D) ON THE CENTERLINE OF ORIGINAL GUTHRIE ROAD, 30 FEET WIDE; THENCE ALONG THE CENTERLINE OF ORIGINAL GUTHRIE ROAD, THE FOLLOWING COURSES AND DISTANCES; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 23 DEGREES 33 MINUTES 51 SECONDS WEST 61.48 FEET, WITH A RADIUS OF 525.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 61.52 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D); ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 23 DEGREES 18 MINUTES 59 SECONDS WEST 276.63 FEET, A RADIUS OF 2200.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 276.81 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D); SOUTH 19 DEGREES 42 MINUTES 42 SECONDS WEST 117.09 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP (BAX LS 144-D) BEARS NORTH 77° 33' 25" WEST, 0.15 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 42 SECONDS WEST 91.19 FEET, HAVING A RADIUS OF 230.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 91.80 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D); ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 45 DEGREES 31 MINUTES 03 SECONDS WEST 65.61 FEET, HAVING A RADIUS OF 640.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 65.64 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP (BAX LS 144-D) BEARS NORTH 84° 19' 33" WEST, 0.13 FEET; SOUTH 48 DEGREES 27 MINUTES 18 SECONDS WEST 181.10 FEET; AND ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 34 DEGREES 22 MINUTES 57 SECONDS WEST 240.72 FEET, HAVING A RADIUS OF 495.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 243.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MEXICO ROAD, VARIABLE WIDTH SAID POINT FROM WHICH A FOUND COTTON PICKER SPINDLE BEARS NORTH 72° 33' 54" WEST, 0.37 FEET; THENCE DEPARTING LAST SAID CENTERLINE, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF MEXICO ROAD, 40 FEET WIDE, NORTH 73 DEGREES 02 MINUTES 21 SECONDS WEST 238.78 FEET TO A POINT ON THE EAST LINE OF SAID MERKIN TRUST PROPERTY, SAID POINT FROM WHICH A FOUND IRON ROD WITH CAP (METTS LS 1113) BEARS NORTH 06° 26' 53" WEST, 0.11 FEET; THENCE ALONG LAST SAID EAST LINE OF THE MERKIN PROPERTY, SOUTH 02° 45' 18" WEST, 1212.49 FEET TO THE POINT OF BEGINNING, CONTAINING 956,813 SQUARE FEET OR 21,965.4 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, DURING APRIL, 2017, UNDER ORDER NO. 17-02-041.

SITE COVERAGE CALCULATIONS:

| | |
|-----------------|-------------------|
| TOTAL SITE AREA | 21.96 AC. |
| BUILDING | 3.40 AC. (15.5%) |
| PAVEMENT | 2.17 AC. (9.9%) |
| GREENSPACE | 16.39 AC. (74.6%) |

DEVIATIONS FROM R-1 ZONING DISTRICT

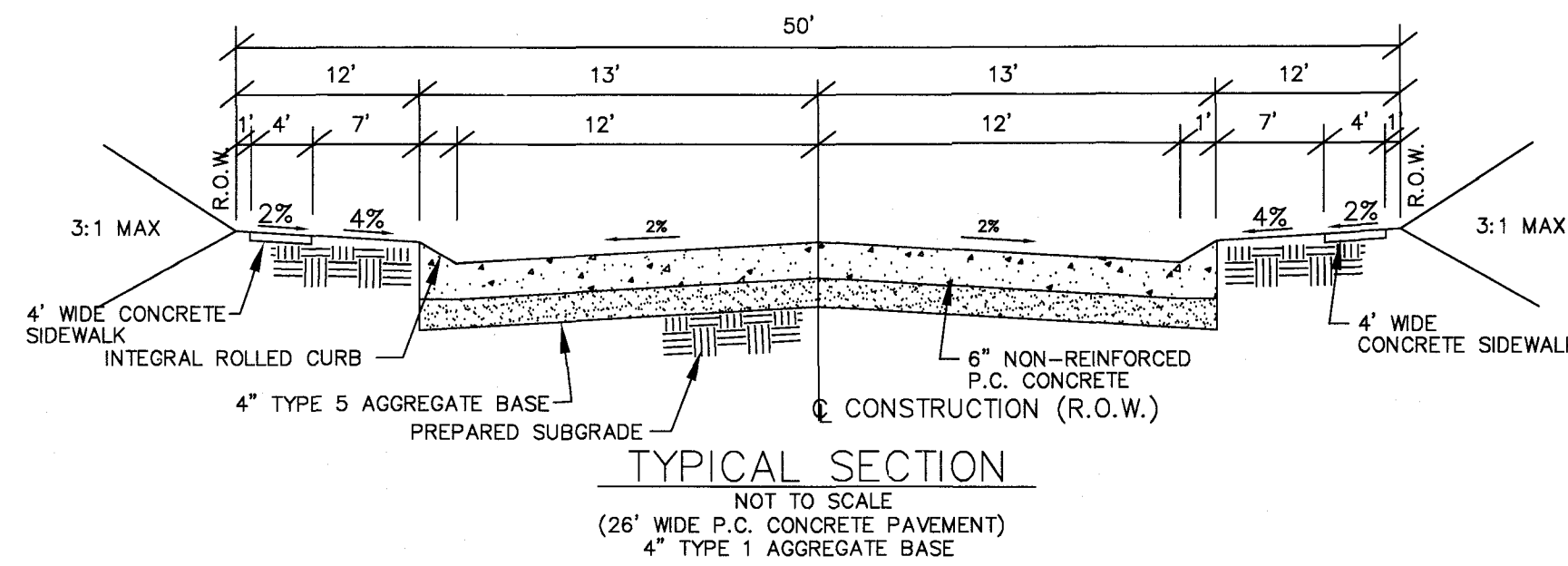
| | R-1 REGULATIONS | PROPOSED |
|----------------|-----------------|------------|
| MIN. LOT SIZE | 10,000 S.F. | 5,320 S.F. |
| MIN. LOT WIDTH | 80 FT. | 52 FT. |
| MIN. LOT DEPTH | 100 FT. | 100 FT. |
| FRONT YARD | 25 FT. | 20 FT. |
| REAR YARD | 25 FT. | 20 FT. |
| LOT COVERAGE | 35% | 46% |

LOT DATA:

| | |
|-------------------|---------------|
| MIN. LOT WIDTH | 52 FT. |
| AVERAGE LOT SIZE | 7,181 SQ.FT. |
| MAXIMUM LOT | 10,922 SQ.FT. |
| MINIMUM LOT | 5,320 SQ.FT. |
| MAX. LOT COVERAGE | 46% |

10 SMALLEST LOTS:

| LOT # | LOT SIZE |
|-------|--------------|
| 57 | 5,320 SQ.FT. |
| 56 | 5,819 SQ.FT. |
| 53 | 6,101 SQ.FT. |
| 36 | 6,264 SQ.FT. |
| 47 | 6,264 SQ.FT. |
| 48 | 6,264 SQ.FT. |
| 49 | 6,264 SQ.FT. |
| 50 | 6,264 SQ.FT. |
| 51 | 6,264 SQ.FT. |
| 52 | 6,264 SQ.FT. |

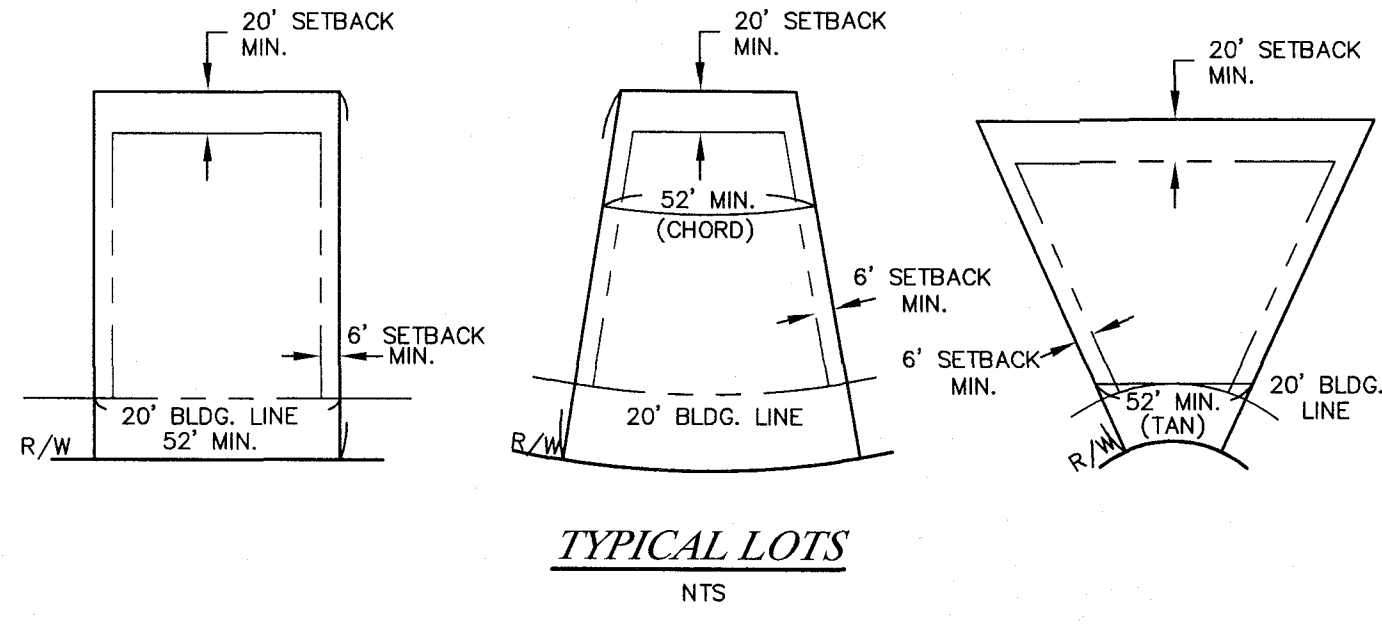


UTILITY CONTACTS

- SANITARY SEWER**
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-281-2858
- WATER**
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-281-2858
- STORM SEWER**
CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO 63366
636-281-2858
- 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**
CENTURYLINK
1151 CENTURY TEL DR.
WENTZVILLE, MO 63385
636-332-7261
- CHARTER COMMUNICATIONS**
941 CHARTER COMMONS
TOWN & COUNTRY, MO 63017
1-888-438-2427
- FIRE DEPARTMENT**
WENTZVILLE FIRE PROTECTION DISTRICT
209 W. PEARCE BLVD.
WENTZVILLE, MO 63385
636-332-9869

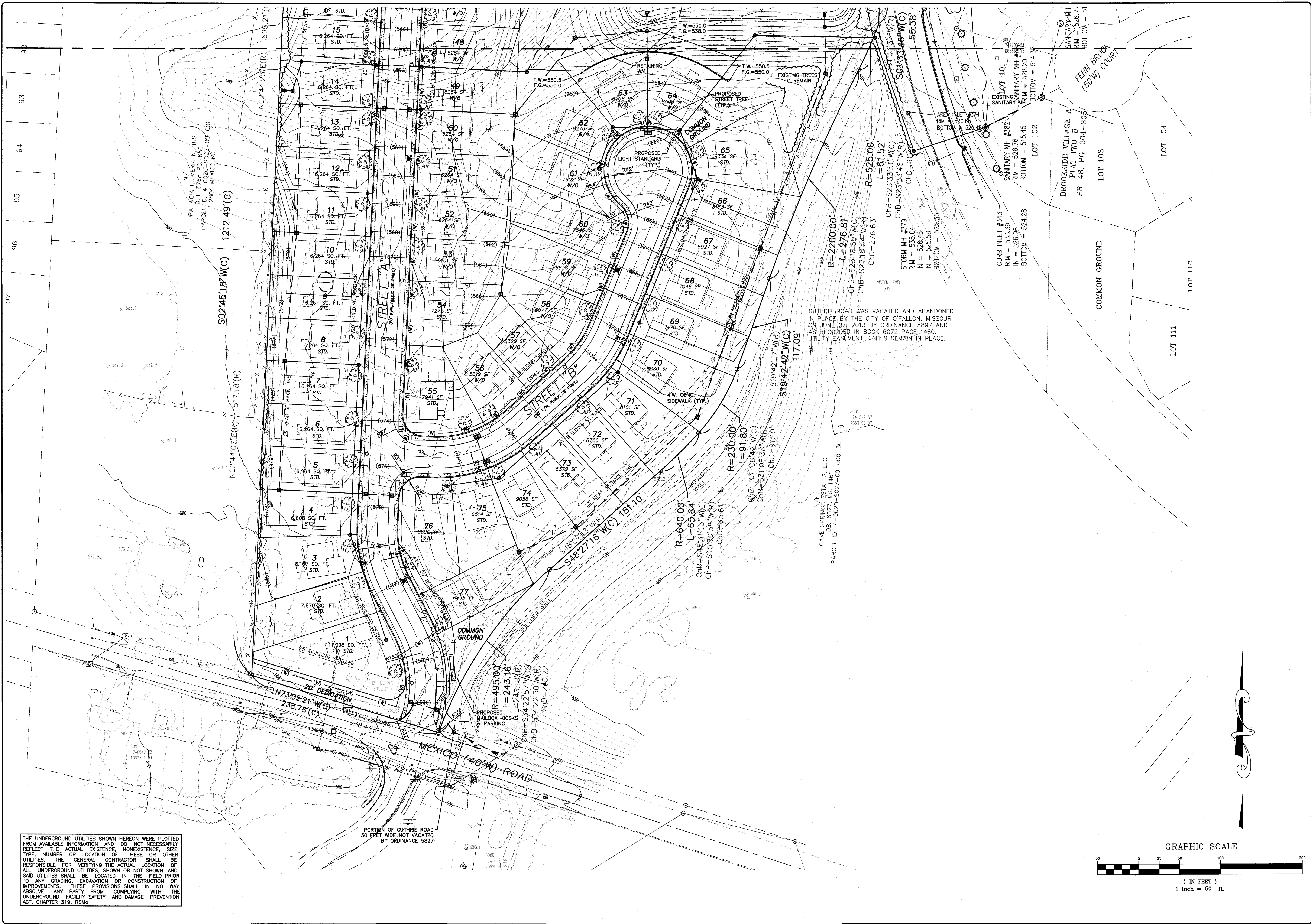
DEVELOPMENT NOTES

- TOTAL AREA OF TRACT: 21.96 ACRES
- EXISTING ZONING: R-1
PROPOSED ZONING: R-1 P.U.D., SINGLE FAMILY RESIDENTIAL
- PROPOSED USES: SINGLE FAMILY HOMES
- NUMBER OF LOTS PROPOSED: 77 LOTS
- PROPERTY OWNERS: GUTHRIE PARTNERS, LLC
5055 HWY N, SUITE 215
COTTEVILLE, MO 63304
- PER FLOOD INSURANCE RATE MAP PANEL NUMBER 29183C0210G DATED JANUARY 20, 2016 & MAP PANEL NUMBER 29183C0220G DATED JANUARY 20, 2016, THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL STREETS ARE TO BE PUBLIC AND CONSTRUCTED PER ST. CHARLES COUNTY SPECIFICATIONS EXCEPT AS MODIFIED BY CITY OF O'FALLON.
- SETBACKS ARE AS FOLLOWS:
FRONT YARD: 20'
SIDE YARD: 6'
REAR YARD: 20' (unless otherwise specified)
- TOPOGRAPHIC INFORMATION IS PER AERIAL TOPOGRAPHY/ LIDAR.
- BOUNDARY INFORMATION IS PER SURVEY AS COMPILED BY OTHERS.
- ONE TREE SHALL BE PLANTED FOR EVERY LOT, TWO TREES FOR CORNER LOTS.
- ALL HOMES SHALL HAVE A MINIMUM OF 2 OFF-STREET PARKING PLACES WITH 2-CAR GARAGES.
- ADDITIONAL LIGHTING MAY BE REQUIRED BY THE CITY OF O'FALLON.
- DETENTION FOR THIS DEVELOPMENT TO BE PROVIDED BY THE BASINS WITHIN THE COMMON GROUND AREAS. DETENTION REQUIREMENTS SHALL BE FOR THE 100YEAR/20 MINUTE STORM AND SHALL BE PROVIDED WITH THE INITIAL PHASE OF THE DEVELOPMENT.
- ALL EXISTING CREEKS, STREAMS, AND DRAINAGE SWALES WILL HAVE AN ASSOCIATED STORM WATER EASEMENT THAT WILL BE PROVIDED ON THE RECORD PLAN.
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- A TEN (10) FOOT WIDE GENERAL UTILITY EASEMENT IS REQUIRED ALONG ALL PUBLIC RIGHT-OF-WAYS.
- MAXIMUM STREET SLOPE TO BE 10%.
- DEVELOPER WILL WORK WITH THE CITY OF O'FALLON TO DETERMINE ROUTE FOR CONSTRUCTION TRAFFIC ENTERING AND LEAVING SITE.
- STREET TREES & TREE PRESERVATION REQUIREMENTS:
TREE PRESERVATION REQUIREMENTS:
TOTAL EXISTING TREE CANOPY: 16.82 AC.
TREES REQUIRED TO BE PRESERVED: 3.36 AC. (20%)
TREES TO BE PRESERVED: 4.18 AC. (24.8%)
- STREET TREES REQUIRED:
1 TREE PER LOT, 2 TREES PER CORNER LOT
77 LOTS = 77 TREES
2 CORNER LOTS = 2 TREES
TOTAL TREES REQUIRED = 79
TOTAL TREES PROVIDED = 79
- DENSITY CALCULATIONS:
DWELLING UNITS ALLOWED:
21.96 AC. TOTAL SITE AREA
<3.38 AC.> PROPOSED RIGHT-OF-WAY
<0.90 AC.> DETENTION AREA
<0 AC.> EXISTING FLOODPLAIN
50 AC.> EXISTING CREEK CORRIDOR
17.68 AC. NET ADCREAGE
(17.68 AC.) X 43,560 SQ.FT. = 77 LOTS ALLOWABLE
10,000 SQ.FT.
DWELLING UNITS PROPOSED: 77
- PROPOSED COMMON GROUND: 5.89 AC. (26.8%)

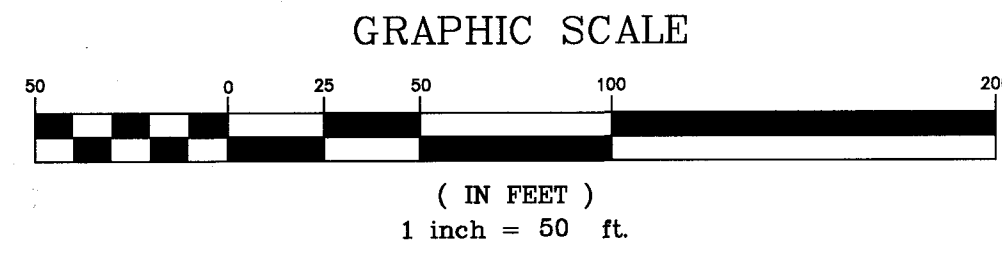


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Drawing name: V:\1702041_Guthrie_Road\Drawings\Grading\Plan\Plan\1702041 final.dwg Plotted on: Jul 19, 2017 - 11:38am Plotted by: adwelles



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| 1 | 6-28-2017: INITIAL SUBMITTAL |
| 2 | 7-19-2017: CITY COMMENTS |

McBride Guthrie, LLC
 16091 Swingley Ridge Road, Suite 300
 Chesterfield, Missouri 63017
 Ph. 314-336-0248

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 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

BROOKVIEW
 O'FALLON, MISSOURI
FINAL PLAN
GRADING PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered approved by this engineer, and the engineer expressly disclaims any and all liability for such drawings, instruments or documents not exhibiting this seal and signature.

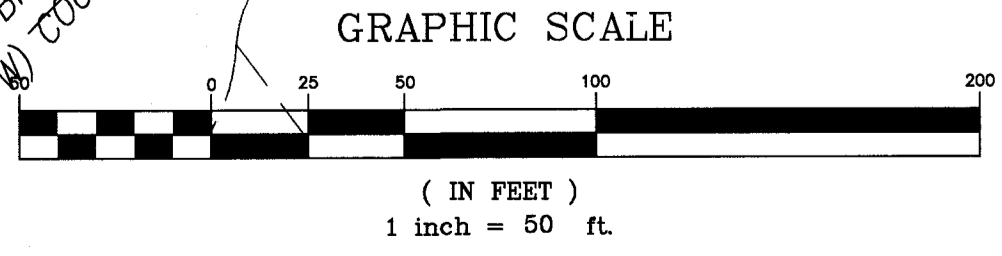
Date: 7-19-2017
 MICHAEL G. BOERDING
 License No. MO E-28843
 Civil Engineer

Job Number
17-02-041
 Date
July 19, 2017
 Designed: MF Sheet
 Drawn: SL **2.1**
 Checked:

Drawing name: V:\1702041\Guthrie_Road_Drawings\Preliminary\2041final.dwg Plotted on: Jul 19, 2017 - 11:38am Plotted by: slovelles



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ISSUE REMARKS/DATE table with 2 rows and 2 columns.

McBride Guthrie, LLC
16091 Swingley Ridge Road, Suite 300
Chesterfield, Missouri 63017
Ph. 314-336-0248

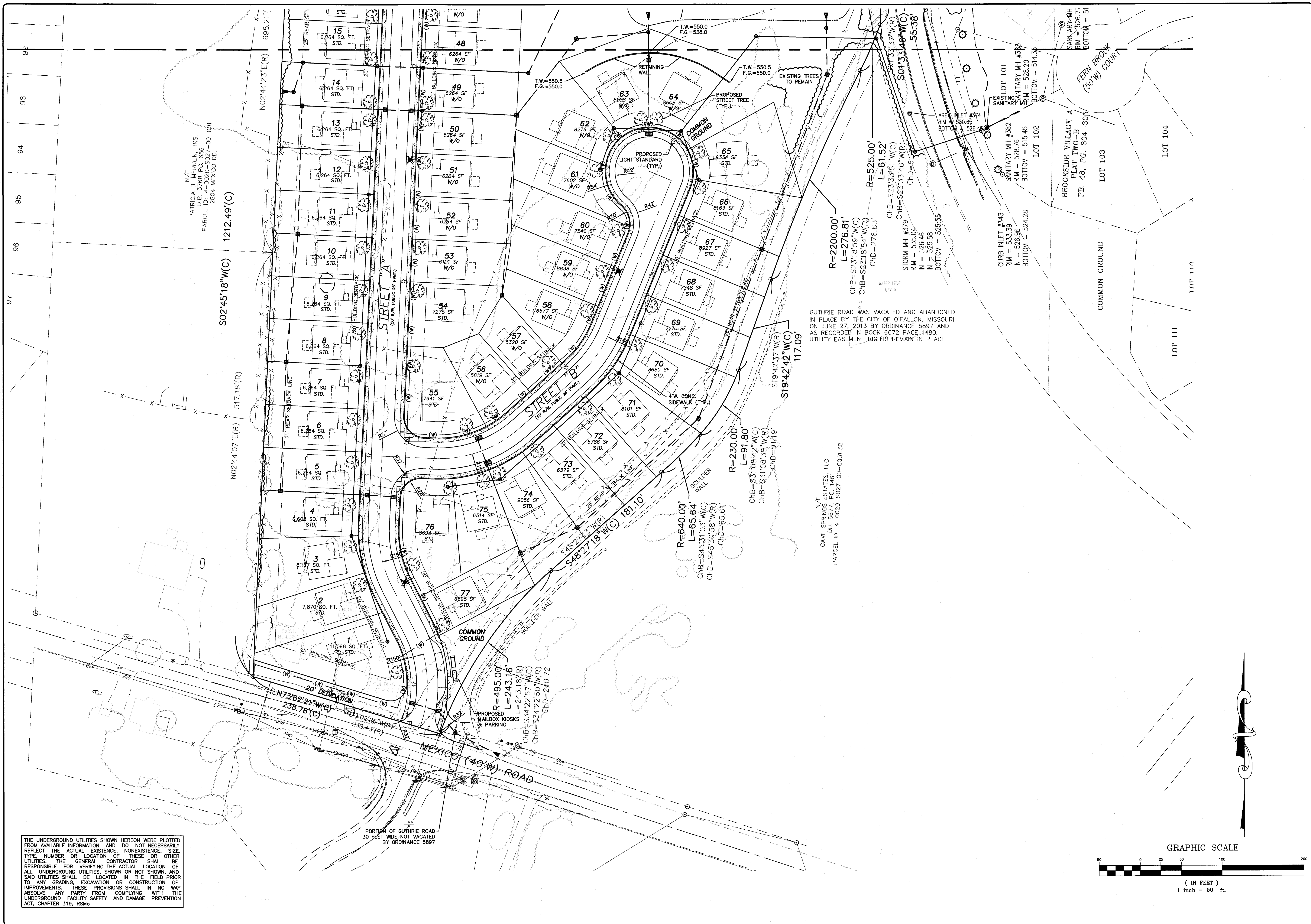
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Ph 314-467-0440 Fax 314-467-9944
www.sterling-eng-sur.com
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BROOKVIEW
OF ALLON, MISSOURI
FINAL PLAN
GRADING PLAN

Professional Engineer's seal and signature area for Michael G. Boerding.

Date: 7-19-2017
MICHAEL G. BOERDING
License No. MO E-28543
Civil Engineer
Job Number: 17-02-041
Date: July 19, 2017
Designed: MF Sheet
Drawn: SL 2.2
Checked:

Drawing name: V:\1702041\Guthrie Road\Drawings\Primary\1702041final.dwg Plotted on: Jul 19, 2017 - 11:38am Plotted by: abowless

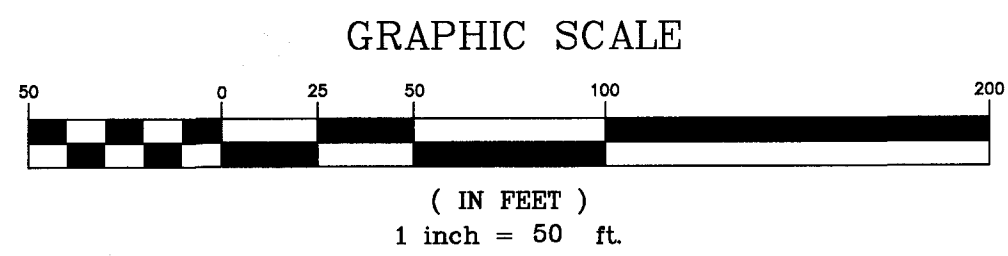


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PORTION OF GUTHRIE ROAD 30 FEET WIDE, NOT VACATED BY ORDINANCE 5897

N/E ESTATES, LLC
D.B. 6672 PG. 636
PARCEL ID: 4-0020-S027-00-0001.30

GUTHRIE ROAD WAS VACATED AND ABANDONED IN PLACE BY THE CITY OF FALLON, MISSOURI ON JUNE 27, 2013 BY ORDINANCE 5897 AND AS RECORDED IN BOOK 6072 PAGE 1480. UTILITY EASEMENT RIGHTS REMAIN IN PLACE.



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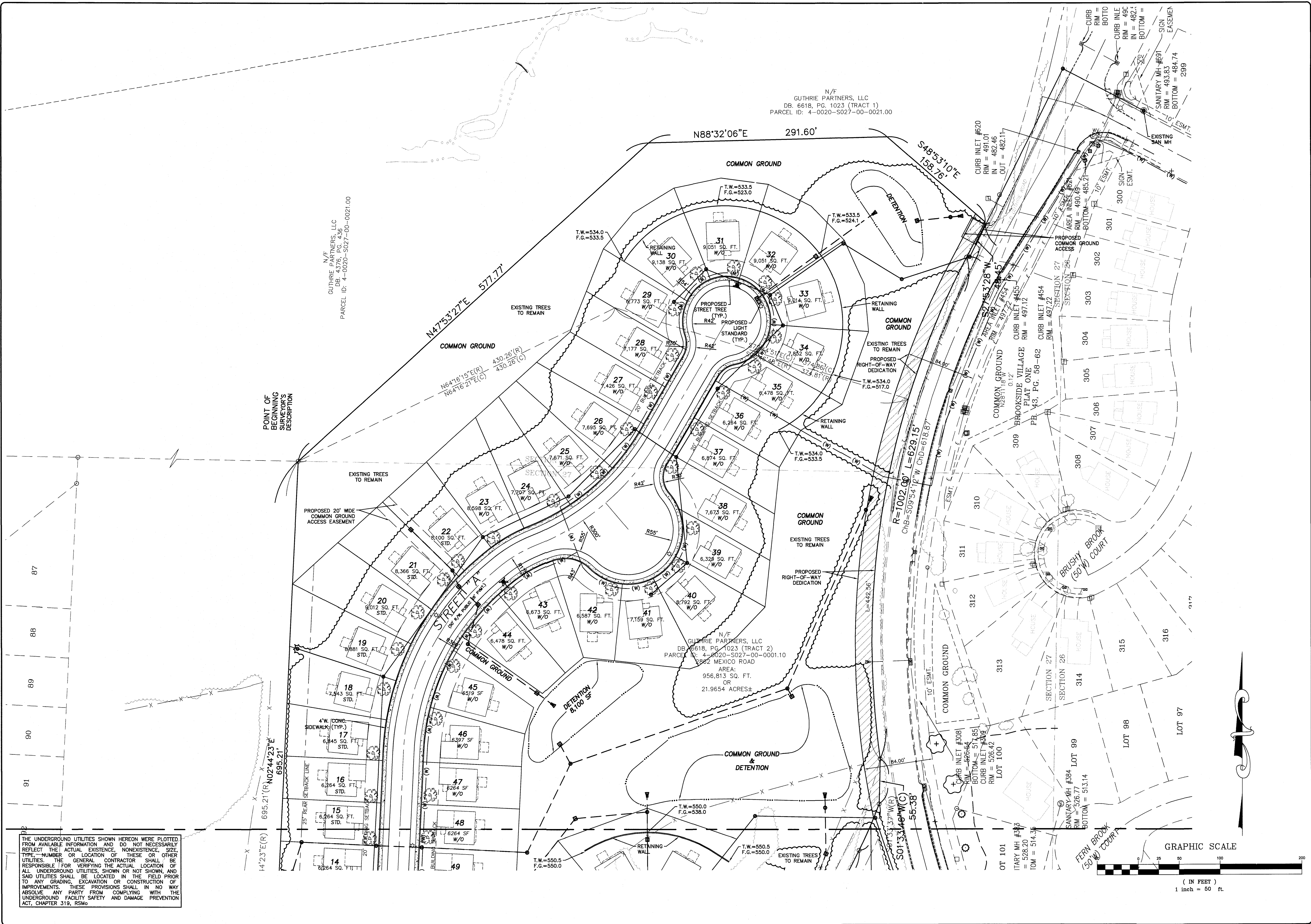
BROOKVIEW
OF FALLON, MISSOURI
FINAL PLAN
SITE PLAN

The Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, treatment or other operations not exhibiting this seal and signature shall not be considered prepared by the engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

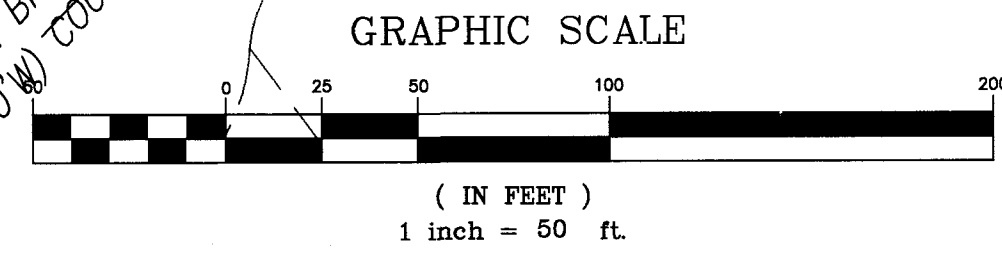
Date: 7-19-2017
MICHAEL G. BOERDING
License No. MO E-28843
Civil Engineer

Job Number
17-02-041
Date
July 19, 2017
Designed: MF Sheet
Drawn: SL **3.1**
Checked:

Drawn by: V1702041 Guthrie Road/Design/Preliminary/2041 final.dwg Plotted on: Jul 19, 2017 - 11:38am Plotted by: skowles



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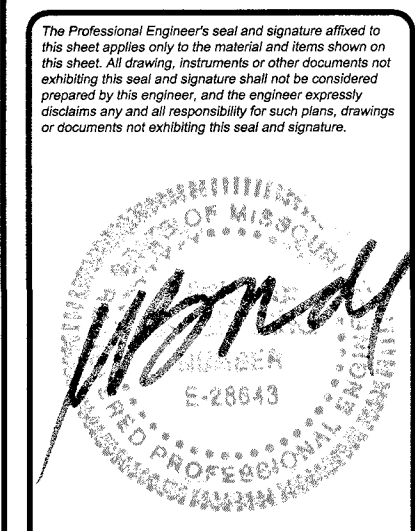


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BROOKVIEW
 OFF FALLON, MISSOURI
 FINAL PLAN
 SITE PLAN



Date: 7-19-2017
 MICHAEL G. BOERDING
 License No. MO E-28643
 Civil Engineer

Job Number: 17-02-041
 Date: July 19, 2017
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 Drawn: SL 3.2
 Checked: SL