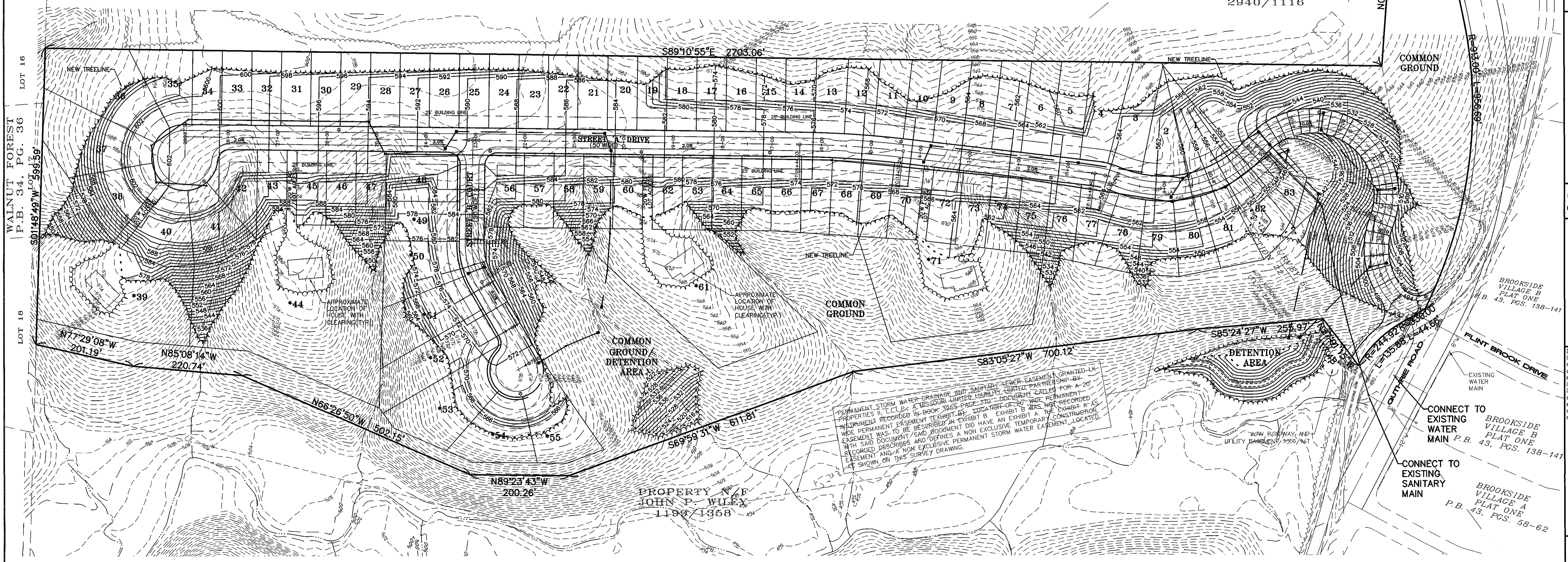


PROPERTY N/F
RALPH E. LINDNER
805/1168

PROPERTY N/F
RANDY & THERESA
GARDNER
2940/1116



PERMANENT STORM WATER DRAINAGE AND SANITARY SEWER EASEMENT GRANTED BY
PROPERTY N/F L.L.P. & MISSOURI LIMITED LIABILITY PARTNERSHIP 81
PROPERTIES RECORDED IN BOOK 2865 PAGE 370. DOCUMENT S-100 WAS RECORDED
IN EXHIBIT B. EASEMENT GRANTED BY EXHIBIT B. EXHIBIT A. THE CONSTRUCTION
EASEMENT WAS TO BE DESCRIBED IN EXHIBIT B. EXHIBIT A. THE CONSTRUCTION
EASEMENT WAS TO BE DESCRIBED IN EXHIBIT B. EXHIBIT A. THE CONSTRUCTION
EASEMENT AND A NON EXCLUSIVE TEMPORARY EASEMENT LOCATED
AS SHOWN ON THIS SURVEY DRAWING.

* INDICATES LOTS WITH A 3" LOW PRESSURE SANITARY
SYSTEM PER MSD SPECIFICATIONS.

NOTE:
REAR YARDS TO SHEET FLOW TO BUFFER ON ALL LOTS.

AN AREA PLAN FOR
KEYSTONE RIDGE
CUTHRIE ROAD
CITY OF O'FALLON, ST. CHARLES COUNTY, MO, 63366



**ENGINEERING
PLANNING
&
SURVEYING**
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #200144

REVISIONS

NO.	DESCRIPTION

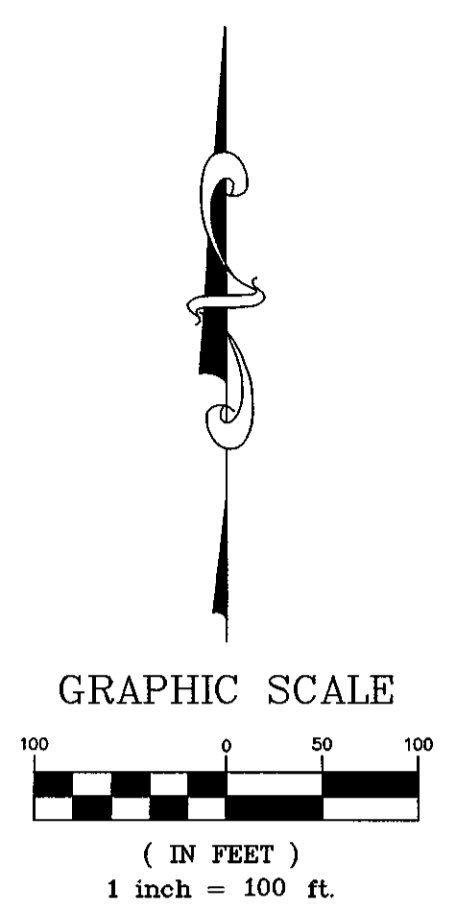
DISCLAIMER OF RESPONSIBILITY
I hereby disclaim any
responsibility for all other
drawings, specifications, estimates,
reports or other documents or
instruments relating to or
intended to be used for any part
or parts of the architectural or
engineering project or survey
other than those authenticated by
my seal.



10/28/2016
DATE
16-16857
PROJECT NUMBER
16857pre.dwg
FILE NAME
CLM/BWF
DRAWN
DJB CLH
DESIGNED CHECKED

GRADING
PLAN

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.



Street trees & Tree Preservation requirements:
 Existing Trees = 43.34 Acres
 Trees Removed = 24.82 Acres
 Trees Saved = 18.52 Acres
 Tree Preservation trees to be retained:
 43.34 Acres x 20% = 8.66 Acres
 8.66 Acres - 18.52 Acres (Saved) = 9.86 Acres
 18.52 Acres > 8.66 Acres (No new trees required)

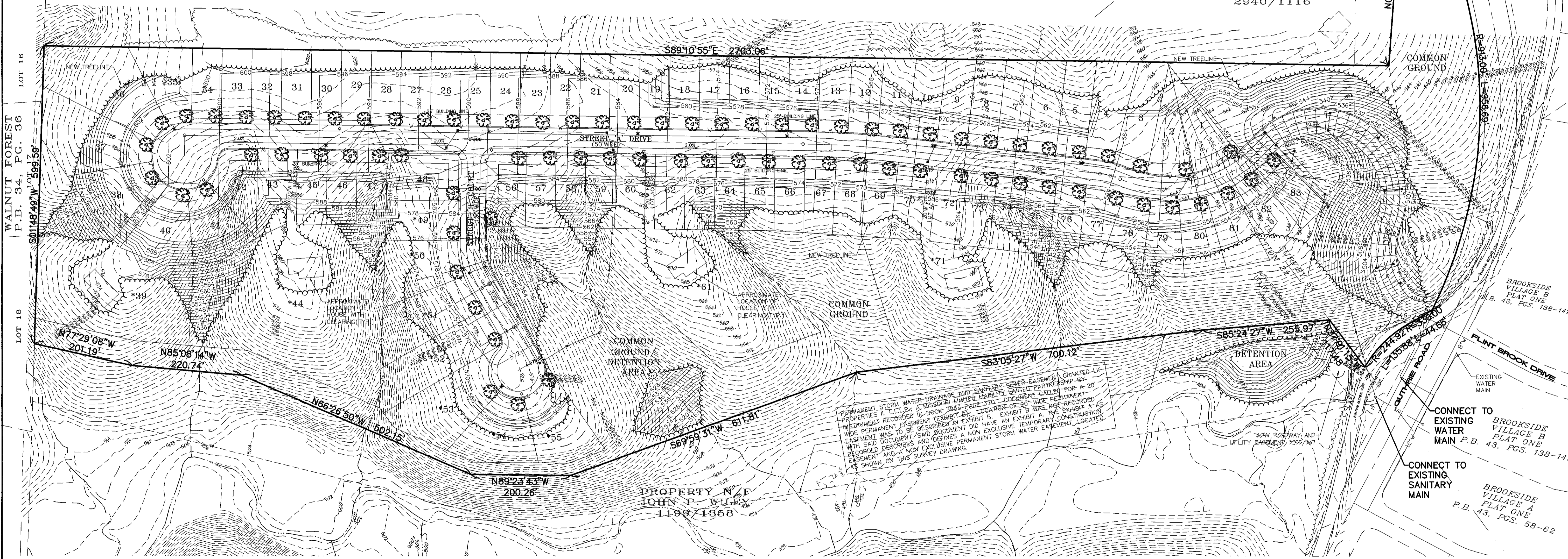
Street Trees Required:
 1 Tree per lot, 2 Trees per corner lot
 83 Lots = 83 Trees (-4 flag lots) = 79 Trees
 2 Corner Lots = 2 Trees
 Total Trees Required = 81
 Total Trees Provided = 81

LANDSCAPE LEGEND

QTY. (81) ~ INDICATES PROPOSED RED MAPLE (MATURE HEIGHT = 45 FT TALL) (MIN. 2" CALIPER)

PROPERTY N/F
 RALPH E. LINDNER
 805/1168

PROPERTY N/F
 RANDY & THERESA
 GARDNER
 2940/1116



WALNUT FOREST
 P.B. 34, PG. 36
 801°48'49"W 599.59'

LOT 18

LOT 16

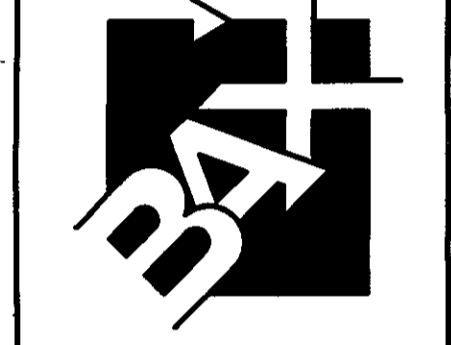
PERMANENT STORM WATER DRAINAGE AND SANITARY SEWER EASEMENTS GRANTED IN PROPERTIES II, L.L.P. & MISSOURI LIMITED LIABILITY PARTNERSHIP FOR A-20 PROPERTIES RECORDED IN BOOK 3955 PAGE 370. DOCUMENT CALLED "PERMANENT EASEMENT RECORD" IN EXHIBIT B. EXHIBIT B WAS NOT RECORDED WITH SAID DOCUMENT AND DEFINES A NON EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT AND A NON EXCLUSIVE PERMANENT STORM WATER EASEMENT LOCATED AS SHOWN ON THIS SURVEY DRAWING.

CONNECT TO EXISTING WATER MAIN P.B. 43, PGS. 138-141

CONNECT TO EXISTING SANITARY MAIN P.B. 43, PGS. 58-62

AN AREA PLAN FOR
KEYSTONE RIDGE
 CUTHRIE ROAD
 CITY OF O'FALLON, ST. CHARLES COUNTY, MO, 63366

PREPARED FOR:
 PINNACLE LAND DEVELOPMENT, LLC
 ST. LOUIS, MISSOURI 63123
 314-882-3030 EXT. 121



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 636-928-5552
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Box Engineering Company, Inc.
 Missouri State Certificate of Authority
 Engineering #000655
 Missouri State Certificate of Authority
 Surveying #000144

REVISIONS

NO.	DATE	DESCRIPTION

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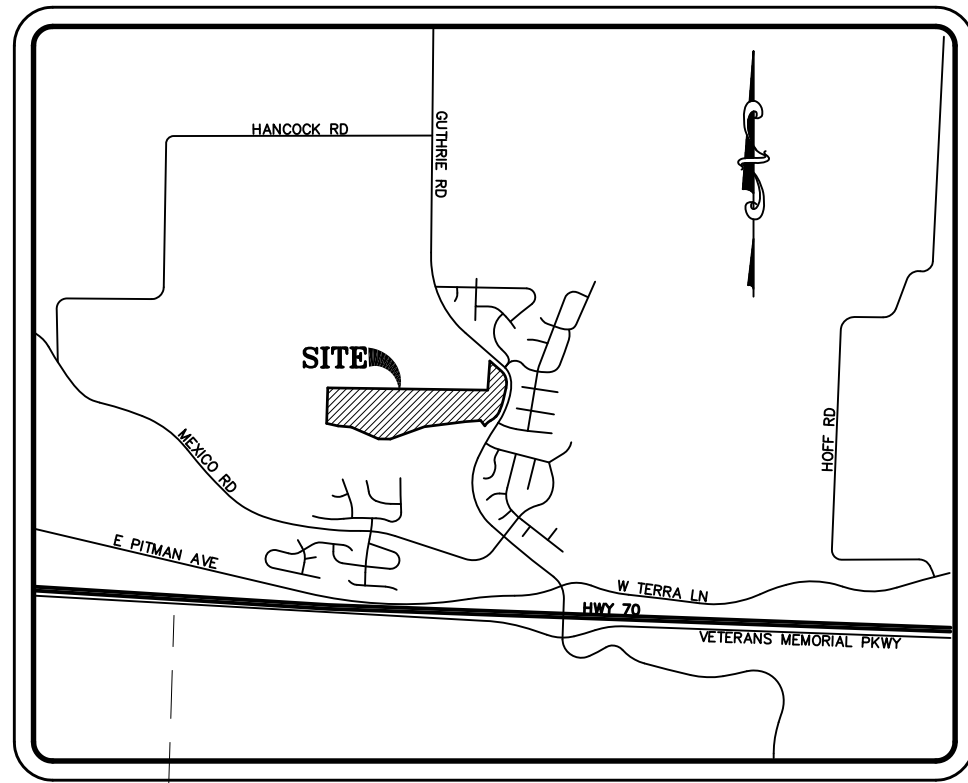
STATE OF MISSOURI
 LARRY DAVID WALKER
 NUMBER
 PE-2007020343
 PROFESSIONAL ENGINEER
 10/28/16
 Larry David Walker
 Civil Engineer
 2007020343

10/28/2016
 DATE
 16-16857
 PROJECT NUMBER
 16857pre.dwg
 FILE NAME
 CLM/BWF
 DRAWN
 DJB CLH
 DESIGNED CHECKED

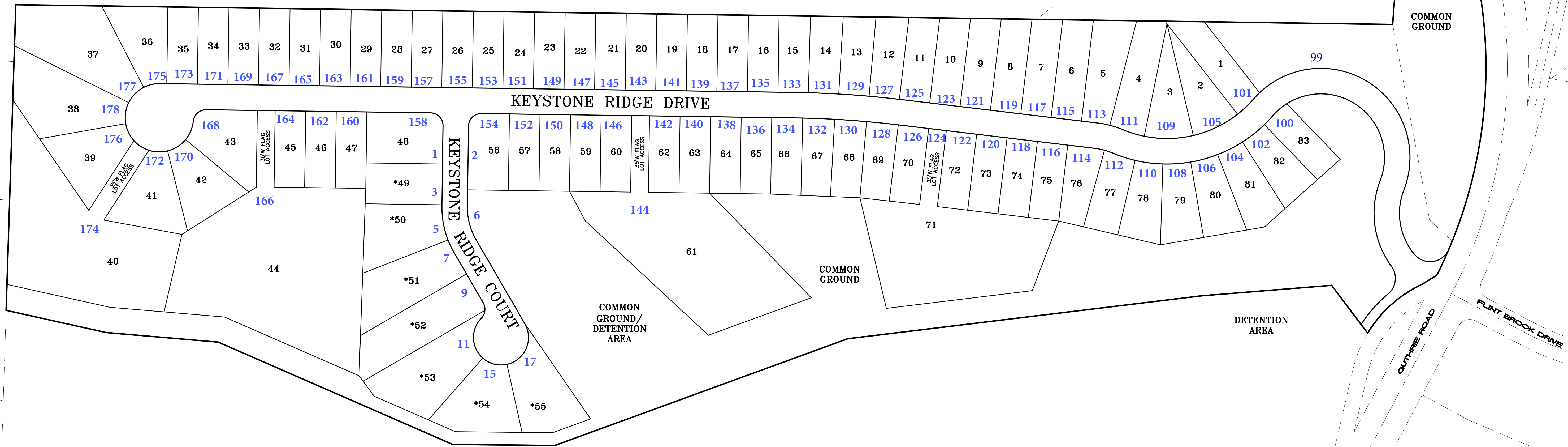
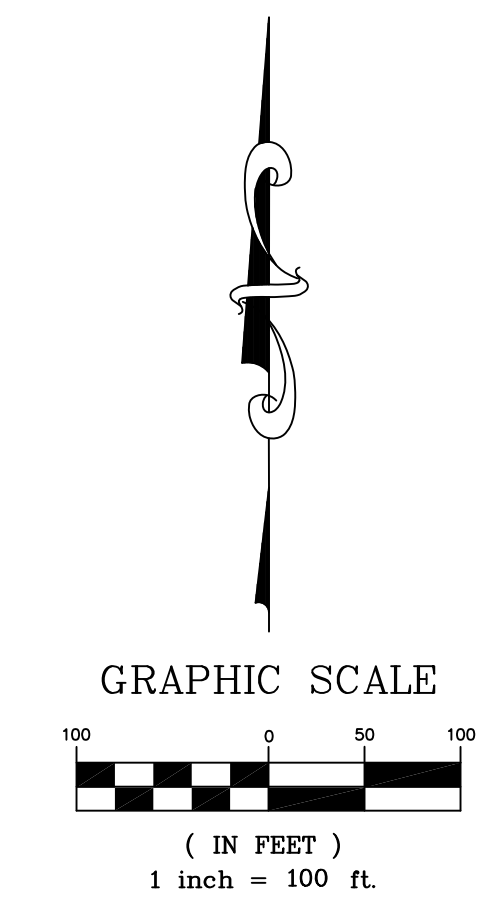
LANDSCAPE PLAN

A STREET NAME AND ADDRESS EXHIBIT

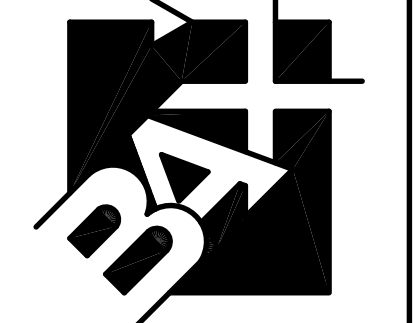
KEYSTONE RIDGE



LOCATION MAP



A STREET NAME AND ADDRESS EXHIBIT
KEYSTONE RIDGE
 GUTHRIE ROAD
 CITY OF O'FALLOON, ST. CHARLES COUNTY, MO, 63366



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Larry David Walker
 Civil Engineer
 2007020343

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DRAWN
 DJB CLH
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**STREET NAME
 AND ADDRESS
 EXHIBIT**