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Sponsored by: Council Members Bibb and Koskela

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**AN ORDINANCE PROVIDING FOR THE REZONING AND AREA PLAN APPROVAL FOR A CERTAIN TRACT OF LAND LOCATED AT 1065 EAST HIGHWAY N, OWNED BY THE POST FAMILY LIMITED PARTNERSHIP FROM UNINCORPORATED, PROPOSED TO BE ANNEXED TO R-1/PUD SINGLE FAMILY RESIDENTIAL DISTRICT PLANNED UNIT DEVELOPMENT.**

**WHEREAS**, an application for a change of the zoning district classification of the property described below to a planned district classification and approval of an area plan pursuant to Article V of Chapter 400 of the O'Fallon City Code was filed in the manner required by law; and

**WHEREAS**, the Planning and Zoning Commission has reviewed the application and reported its findings and recommendations to the City Council as required by law; and

**WHEREAS**, after due notice as required by law, public hearings at which all interested parties were afforded an opportunity to be heard were held by the Planning and Zoning Commission and the City Council in accord with the provision of Articles V and XVI of Chapter 400 of the O'Fallon City Code;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF O'FALLON, MISSOURI, AS FOLLOWS:**

**SECTION 1:** Pursuant to the provisions of Articles V and XVI of Chapter 400 of the Code of Ordinances of the City of O'Fallon, Missouri, as amended, the zoning district classification of the real estate described below is hereby changed from unincorporated, proposed to be annexed to R-1/PUD Single Family Residential District Planned Unit Development, to wit:

**Legal Description:** A TRACT OF LAND BEING TRACT "A" AND "B" (P.B. 22, PG, 6) IN PART OF PRESTON PARTITION (BK. T, PG. 456), PART OF U.S. SURVEY 2669 AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY N AND THE WEST LINE OF LOT 1 OF LMC SUBDIVISION, AS RECORDED IN PLAT BOOK 50, PAGE 39 OF THE ST. CHARLES COUNTY RECORDER'S OFFICE, WHERE A FOUND IRON PIPE BEARS NORTH 00°24'58" EAST, 0.08 FEET, THENCE LEAVING SAID INTERSECTION ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 75°35'12" WEST, 1,907.33 FEET TO THE SOUTHEAST CORNER OF PROPERTY NOW OR FORMERLY TO ELROY R. AND JUDITH A. TOEDEBUSCH, AS RECORDED IN DEED BOOK 708, PAGE 923 OF SAID RECORDS, WHERE AN IRON PIPE WAS FOUND, WHICH BEARS NORTH 02°47'20" EAST, 0.62 FEET; THENCE LEAVING SAID CORNER ALONG THE EAST LINE OF TOEDEBUSCH AND THE EAST LINE OF PROPERTY NOW OR FORMERLY TO TOEDEBUSCH FAMILY PARTNERSHIP LTD.. AS RECORDED IN DEED BOOK 1794, PAGE 1797 OF SAID RECORDS OFFICE THE FOLLOWING COURSES AND DISTANCES: NORTH 02°47'20" EAST, 892.38 FEET TO A FOUND IRON PIPE;

THENCE SOUTH 86°48'33" EAST, 281.88 FEET TO A FOUND STONE WITH CROSS; THENCE NORTH 01°09'26" EAST, 1,705.99 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID TOEDEBUSCH PROPERTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF PROPERTY NOW OR FORMERLY TO SHIRLEY MAY DODSON, AS RECORDED IN DEED BOOK 1022, PAGE 305 OF SAID RECORDS; THENCE LEAVING SAID CORNER ALONG THE SOUTH LINE OF SAID DODSON PROPERTY, SOUTH 84°08'03" EAST, 1,506.35 FEET TO A FOUND IRON PIPE ON THE WEST LINE OF DOVE MEADOWS PLAT ONE, AS RECORDED IN PLAT BOOK 40, PAGE 306 OF SAID RECORDS, ALSO A FOUND STONE, WHICH BEARS NORTH 84°04'33" EAST, 2.16 FEET, BEING CALLED FOR AS THE SOUTHEAST CORNER OF SAID DODSON PROPERTY AND BEING THE SOUTHEAST CORNER OF LOT 7 OF THE ABOVEMENTIONED PRESTON PARTITION; THENCE LEAVING SAID CORNER ALONG THE WEST LINE OF SAID DOVE MEADOWS PLAT ONE AND THE WEST LINE OF DOVE MEADOWS PLAT TWO, AS RECORDED IN PLAT BOOK 41, PAGE 357 OF SAID RECORDS, SOUTH 0°11'42" EAST, 993.72 FEET TO A POINT; THENCE CONTINUING ALONG SAID WEST LINE OF DOVE MEADOWS PLAT TWO AND THE WEST LINE OF DOVE MEADOWS PLAT THREE, AS RECORDED IN PLAT BOOK 45, PAGE 174 OF SAID RECORDS AND THE WEST LINE OF THE ABOVEMENTIONED LMC SUBDIVISION, SOUTH 00°24'58" WEST, 1,908.42 FEET TO THE POINT OF BEGINNING AND CONTAINS 4,518,541 SQUARE FEET OR 103.73 ACRES MORE OR LESS ACCORDING TO A PROPERTY BOUNDARY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF NOVEMBER 2023, UNDER PROJECT NUMBER 23-07-197.

**SECTION 2:** Pursuant to the provisions of Sections 400.236 through 400.236.16 of Article V of Chapter 400 of the Code of Ordinances of the City of O'Fallon, the following Area Plan for the property described in Section 1, above, is hereby approved, subject to the terms, conditions and further procedures and approvals specified by the Ordinances of the City of O'Fallon and the additional terms and conditions set forth in Section 3, below, to wit: the Area Plan specified on that document entitled "THE VILLAGES AT POST FARMS A TRACT OF LAND BEING PART OF U.S. SURVEY 2669 AND PART OF LOT 1 OF PRESTON PARTITION, AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 8 TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AREA PLAN" as prepared by The Sterling Company and dated March 20, 2024, consisting of Sheets 1.1, 1.2, 2.0, 2.1, 2.2, 2.3, 2.4, 3.0, 3.1, 3.2, 3.3, 3.4, 4.1, 5.1, 6.1, 7.2, 8.1 and 9.1 filed in the offices of the O'Fallon Department of Planning and Development. A reduced copy of the cover page of the approved Area Plan is attached hereto as Exhibit A for ease of reference only. The official copy referenced above on file with the Department shall govern.

**SECTION 3:** The Area Plan approval provided above is expressly conditioned upon and made subject to the following terms and conditions:

1. Work with the City of Wentzville to vacate the existing strip of right of way to the east of this site. Who would this right of way be conveyed to?
2. Because this site will be served by Duckett Creek Sanitary District but is within the Wentzville Sanitary Service Area, provide letters from both Wentzville and Duckett Creek stating they have reviewed this plan and approve of this arrangement to treat the flows from this development.

3. Building permits will not be issued until the sanitary effluent can be treated by the Duckett Creek Plant.
4. Provide Post Office approval for mail kiosk and show the location of kiosk and parking. Kiosks are to be ADA compliant and have adequate parking provided. Provide mailbox kiosk only parking with appropriate signage.
5. Extend the trail along the east side of the property from Lot 13E to 16E to connect to the temporary turnaround and planned trail along the north side of the property.
6. The entrance road off Hwy N should be 8" thick PCC through the roundabout. Asphaltic concrete streets are to be 2" type C over 7" type X Asphalt with an emulsified asphalt tack coat and a 5" modified type 5 aggregate base.
7. Address the Final Plan, Construction Plan and Plot Plan comments.
8. Provide a letter from the county approving the name of all proposed streets.
9. If the 'Limited Improvement Area' is extending onto any lots, these will need to be shown on the Plot Plans for each lot.
10. Provide approval letters from all outside of City utilities and service providing entities.
11. Provide a lighting detail showing the height of the poles and the photometric values.
12. Note 50' creek bank setbacks on the plan and plot plans.
13. Provide CC&R's for shared private infrastructure and amenities.
14. Provide documentation from FFW regarding removal of any endangered species habitat on site.
15. Retention ponds will be required to have a safety bench.
16. Developer is to comply with findings of traffic study.
17. Correct General Note 2 to agree with the Utility Contacts. Update the contact information for Cuivre River, Ameren Gas and Duckett Creek Sanitary.
18. Clarify what sections of trail are to be chat vs. pavement with hatching.
19. Work with staff to provide an estimate for extending the chat trail through the pipeline easement to the property line with a bridge. This will be used to determine any contribution for extending this trail for future extensions.
20. Provide details per the City engineering checklist.
21. This approval is conditional upon all applicable requirements provided within Title IV of the City's Municipal Code being addressed on the Construction Site Plans.
22. Provide a landscape plan with all landscape calculations. One tree is required for each lot, as well as parking lot landscaping in the amenity areas. Provide a landscaping exhibit for the trees in the perimeter buffer and around the trails.
23. The cul-de-sac at lots 421-471 and the eyebrow at lot 12E should have a 55' radius to allow for a school bus turn around.
24. The pump station at the north end of the site should be included in Phase 1. Provide a temporary access easement and road to get there.
25. Provide a 10' wide PC Concrete trail along Hwy N with a public access easement. Provide a detail showing the trail will be concrete. Is the trail along the east side of the property 8 feet or 10 feet? There are conflicting labels.
26. Roundabout needs to be larger to accommodate school busses and fire trucks (55' minimum radius with 26' wide drive aisles). The detail provided does not match the Harvest Subdivision. The minimum drive lanes should be 26' wide. Provide raised islands at the roundabout with ADA pedestrian crosswalks thru islands.
27. Note detention easements have been shown (Access & High Water).
28. Note drainage easements have been shown.
29. Provide fire district and school district approval for turnaround diameters of cul-de-sac and or eyebrow-sacs.
30. Label street creep lots.
31. Provide estimated sanitary flow and provide a note on the plan.

- 32. Provide temporary construction easements for future street connections.
- 33. Provide accessible ramps at all intersections.
- 34. Provide storm water cleansing per City ordinance.
- 35. Provide traffic calming per city ordinance. Final traffic calming locations to be determined on construction plans in conjunction with staff review. Additional traffic calming may be necessary.
- 36. Construction gates shall be required on Spirit and Knowledge Drive for the duration of the construction of Phase 1.
- 37. Provide traffic calming measures (dips, bottlenecks, medians) at Spirit and Knowledge Drive to ensure safe driving.

**SECTION 4:** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 5:** This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: April 11, 2024

Second Reading: May 9, 2024

**PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 9<sup>TH</sup> DAY OF MAY 2024.**



*Bill Hennessy*  
 \_\_\_\_\_  
 Presiding Officer

Attest:

*Katie Crabtree*  
 \_\_\_\_\_  
 Katie Crabtree, Assistant City Clerk

**APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 9<sup>TH</sup> DAY OF MAY 2024.**



*Bill Hennessy*  
 \_\_\_\_\_  
 Bill Hennessy, Mayor

Attest:

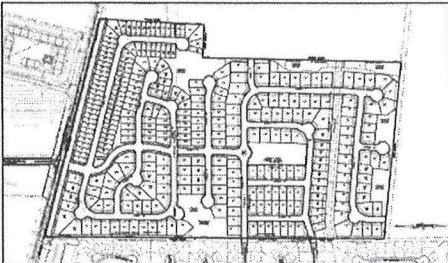
*Katie Crabtree*  
 \_\_\_\_\_  
 Katie Crabtree, Assistant City Clerk

Approved as to Form:  
*Kevin M. O'Keefe*  
 \_\_\_\_\_  
 Kevin M. O'Keefe, City Attorney

# The Villages at Post Farms

A TRACT OF LAND BEING PART OF U.S. SURVEY 2669 AND PART OF LOT 1 OF PRESTON PARTITION, AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

## Area Plan



**UTILITY CONTRACTS**

**GENERAL NOTES**

**DEVELOPMENT NOTES**

**TRK ORDNANCE COMPLIANCE**

**ADVIATIONS FROM R-1 ZONING DISTRICT**

**MIN. SMALLEST LOTS**

**PROPERTY DESCRIPTION**

**LOCATION MAP**

**PROJECT ZIP CODE 63385**

**LEGEND**

**FLOOD NOTE**

**SUBMITTER'S CERTIFICATION**

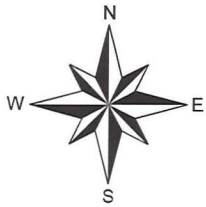
**SHEET INDEX**

**TYPICAL OREGON STREET LIGHTING**

**STERLING**



**The Villages at Post Farms**

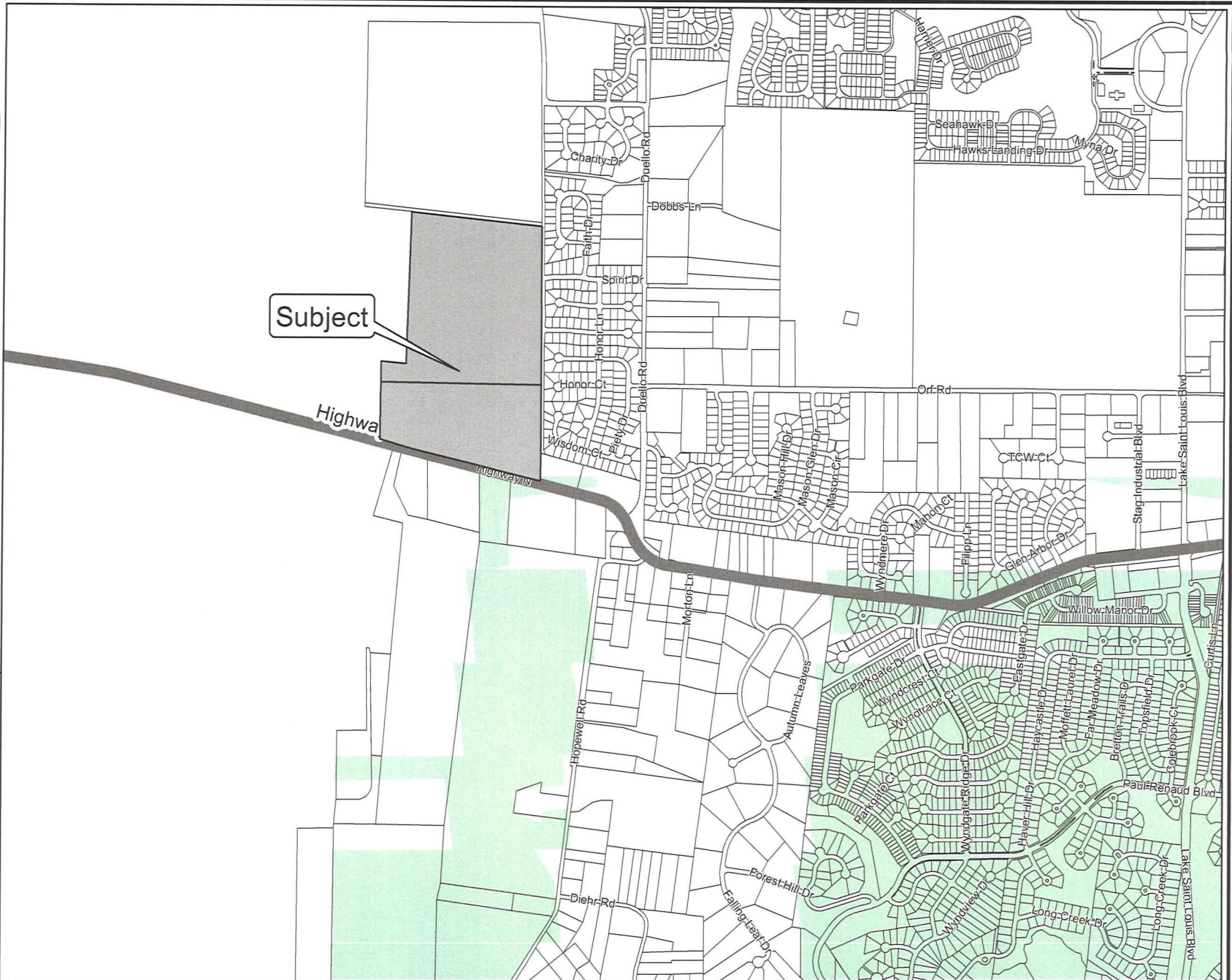
**33-07-197**  
Mar 20 2024  
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### Legend

-  Subject Property Location
- R-1** Area Zoning Designation
-  O'Fallon City Limits



1065 E Highway N

**UTILITY CONTACTS:**

**SANITARY SEWER:**  
DUCKETT CREEK  
CAG: SPIRE

**WATER:**  
PWS# 822  
100 WATER DR.  
OTFALLON, MO 63368  
CONTACT:  
CITY OF OTFALLON  
100 N. MAIN ST.  
OTFALLON, MO 63368  
636-281-2858

**CLUMBE RIVER ELECTRIC:**  
8733 HIGHWAY N.  
LAKE SAINT LOUIS, MO 63387  
636-695-4351

**TELEPHONE:**  
CENTRAL MISSOURI  
1191 CENTURY TEL DR.  
WENTZVILLE, MO 63385  
636-332-7281

**CHARTER COMMUNICATIONS:**  
841 CHARTER COMMUN  
TOWNSHIP, MO 63317  
1-888-438-2424

**FIRE DEPARTMENT:**  
WENTZVILLE FIRE PROTECTION  
DISTRICT  
502 LEUKENHAUS BLVD.  
WENTZVILLE, MO 63385  
636-327-8229

# The Villages at Post Farms

A TRACT OF LAND BEING PART OF U.S. SURVEY 2669 AND PART OF LOT 1 OF PRESTON PARTITION, AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

## Area Plan

**GENERAL NOTES:**

- THIS SITE IS IN THE FOLLOWING DISTRICTS:  
WENTZVILLE FIRE PROTECTION DISTRICT  
WENTZVILLE SCHOOL DISTRICT
- THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:  
DUCKETT CREEK SANITARY DISTRICT  
PUBLIC WATER SUPPLY DISTRICT #02  
CLUMBE RIVER ELECTRIC  
SPINE  
CENTURUM
- SANITARY SEWER CONNECTIONS SHALL BE AS APPROVED BY DUCKETT CREEK SANITARY DISTRICT. SANITARY LATERALS TO BE SCHEDULED BY P.C.
- STORM WATER SYSTEMS SHALL BE DESIGNED PURSUANT TO THE REQUIREMENTS OF CITY OF OTFALLON AND SHALL DISCHARGE AT AN ADEQUATE NATURAL DISCHARGE POINT.
- THE LOCATION OF STORM AND SANITARY SEWERS, SOURCE CONTROLS AND TREATMENT TO PROTECT WATER QUALITY AND CONTROL RUNOFF IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF OTFALLON. ALL SOLID CONSTRUCTION BMP'S WILL BE COVERED AS EASEMENTS AND WILL BE RECORDED WITH THE RECORD PLAT. THESE EASEMENTS WILL ALLOW ACCESS FOR MAINTENANCE FOR THE HOME OWNERS ASSOCIATION AND INSPECTION FOR THE CITY.
- GRADING SHALL BE PER CITY OF OTFALLON STANDARDS.
- LIGHTING SHALL BE PER CITY OF OTFALLON STANDARDS. STREET LIGHT TO BE PRIVATE.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE. INVESTIGATE SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AND SHALL BE LOCATED BY THE FIELD PRIOR TO ANY GRADING, EXCAVATION, OR CONSTRUCTION OF IMPROVEMENTS. THE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 219, RSMO.
- THE SOURCE OF TOPOGRAPHIC INFORMATION: LIDAR
- ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH CITY OF OTFALLON ADA STANDARDS.
- THIS PLAT IS NOT FOR RECORD.
- NO GRAZED SLOPES SHALL EXCEED 2 FEET (horizontal) TO 1 FOOT (vertical) UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT THAT HAS BEEN REVIEWED AND APPROVED BY THE CITY OF OTFALLON.
- REQUIRED 10' WIDE PERMANENT UTILITY EASEMENTS ALONG ALL RIGHTS-OF-WAY WILL BE PLANNED ON RECORD PLAT.
- IN CONFORMANCE WITH PHASE 2 STORM WATER GUIDELINES, THIS DEVELOPMENT SHALL PROVIDE LONG TERM POST CONSTRUCTION BMP'S SUCH AS 18" IMPACT DESIGN SOURCE CONTROLS AND TREATMENT TO PROTECT WATER QUALITY AND CONTROL RUNOFF IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF OTFALLON. ALL SOLID CONSTRUCTION BMP'S WILL BE COVERED AS EASEMENTS AND WILL BE RECORDED WITH THE RECORD PLAT. THESE EASEMENTS WILL ALLOW ACCESS FOR MAINTENANCE FOR THE HOME OWNERS ASSOCIATION AND INSPECTION FOR THE CITY.
- ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- THIS DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE PHASE 1 EROSION STORMWATER DISCHARGE GUIDELINES PER ORGANIC FIBRE AND PROVIDE LONG TERM BMP'S AS REQUIRED BY THE CITY OF OTFALLON.
- ALL UTILITIES CROSSING PAVEMENT SHALL BE AS CLOSE TO 90° AS POSSIBLE.
- ALL FREE STANDING SIGNS SHALL BE LOCATED A MINIMUM OF TEN (10) FEET AWAY FROM ANY RIGHT OF WAY LINE AND/OR PROPERTY LINE AND A MINIMUM OF THREE (3) FEET FROM THE BACK OF CURBING OR SIDEWALK. ALL SIGNS SHALL ABIDE BY THE REGULATIONS FOR VISIBILITY AT CORNERS, INCLUDING CORNERS FROM DRIVEWAYS AND THE STREET IT INTERSECTS PER SECTION 400.260 OF THE OTFALLON ZONING CODE.
- ALL SUBDIVISION MONUMENTS, IDENTIFICATION SIGNAGE AND/OR DIRECTIONAL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIVISION PRIOR TO INSTALLATION.
- THIS DEVELOPMENT SHALL BE IN COMPLIANCE WITH SECTION 415 OF THE CITY CODE.
- THIS SUBDIVISION WILL MEET ARTICLE 13, PERFORMANCE STANDARDS.
- AMENITY AREA SHALL BE COMPLETED BEFORE 40% OF TOTAL LOTS ARE ISSUED OCCUPANT PERMITS.

**DEVELOPMENT NOTES:**

- GROSS AREA OF SITE: 163.73 ACRES
- CURRENT ZONING: A (UNINCORPORATED ST. CHARLES COUNTY)  
PROPOSED ZONING: R-1 SINGLE FAMILY RESIDENTIAL W/ P.U.D. (CITY OF OTFALLON)
- PARCEL ID: 4-0038-1608-00-00023.1000000  
4-0038-1608-00-00023.1000000
- CURRENT OWNERS: THE POST FAMILY LIMITED PARTNERSHIP  
1025 E. 4th N.  
WENTZVILLE, MO 63385
- OWNER UNDER CONTRACT: DCM LAND, LLC  
C/O DAVID KOEB  
5731 WEST WOOD DRIVE  
WELDON SPRING, MISSOURI 63304
- PRELIMINARY DEVELOPMENT DATA:  
GROSS AREA: 163.73 AC.  
PROPOSED RIGHT-OF-WAY (OTFALLON): 18.28 AC.  
AREA OF DRY DETENTION: 1.92 AC.  
COMMON GROUND W/ D ADJACENTS: 1.09 AC.  
NET AREA (EXCLUDING ADJACENT PARCELS): 132.96 AC.
- 83.29 AC ± 43.5669 ± 10,000 S.F. = 362 lots/units (average)  
TOTAL LOTS/UNITS PROPOSED: 311
- HANDBOOK BUILDING HEIGHT: 2.5 STORIES OR 35'
- MINIMUM SQUARE FOOTAGE OF DWELLING UNIT TO BE BUILT:  
SEE SECTION 500.030 OF CITY CODE
- PROPOSED RIGHT-OF-WAY (MODOT): 1.97 AC.  
PROPOSED CHANTRY CROSSING: 13.96 AC.  
PROPOSED AMENITY AREA: 1.90 AC.
- PARKING:  
REQUIRED: (2.0 SPACES/SPR) 311 UNITS= 622 SPACES  
TOTAL SPACES SHOWN: 623 CARBAGE SPACES  
622 DRIVEWAY SPACES  
30 AMENITY AREA GUEST SPACES  
1276 SPACES PROVIDED

**TREE ORDINANCE COMPLIANCE:**

EXISTING TREES = 10.8 ACRES  
TREES REMOVED = 6.4 ACRES  
TREES SAVED = 1.8 ACRES (21%)  
TREES REQUIRED TO BE SAVED = 2.1 ACRES (20%)  
NO PLANTING MITIGATION REQUIRED  
COMPLIED WITH CHAPTER 402, SECTION 427.040

**DEVIATIONS FROM R-1 ZONING DISTRICT:**

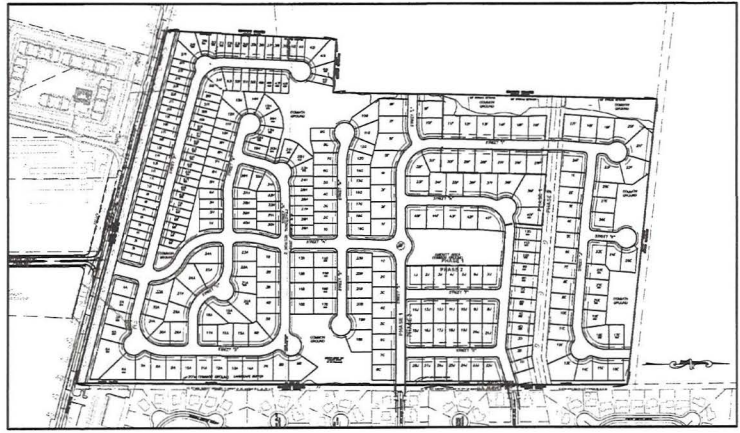
R-1 REGULATIONS	PROPOSED
MIN. LOT SIZE	7,000 S.F.
MIN. LOT WIDTH	42 FT.
MIN. LOT DEPTH	95 FT.
REAR YARD	25 FT.
MAX. LOT COVERAGE	35%
	50%

**TEN SMALLEST LOTS:**

76	4,291 S.F.
242	4,250 S.F.
412	4,013 S.F.
292	5,039 S.F.
302	4,187 S.F.
391	5,179 S.F.
398	5,179 S.F.

**PROPERTY DESCRIPTION:**

A TRACT OF LAND BEING TRACT 'A' AND 'B' (P.S. 22, P.C. 6) IN PART OF PRESTON PARTITION (BK. T, PG. 456), PART OF U.S. SURVEY 2669 AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY N AND THE WEST LINE OF LOT 1 OF LAND SUBDIVISION, AS RECORDED IN PLAT BOOK 90, PAGE 38 OF THE ST. CHARLES COUNTY RECORDS OFFICE, WHERE A FOUND IRON PIPE BEARS NORTH 02°45'58" EAST, 0.08 FEET. THENCE LEAVING SAID INTERSECTION ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 70°17' WEST, 1.8033 FEET TO THE SOUTHWEST CORNER OF PROPERTY OWN OR FORMERLY TO ELROY R. AND WILMA A. TOSBERG, AS RECORDED IN DEED BOOK 708, PAGE 933 OF SAID RECORDS, WHERE AN IRON PIPE WAS FOUND, WHICH BEARS NORTH 07°47' EAST, 5.8 FEET. THENCE LEAVING SAID CORNER ALONG THE EAST LINE OF TOSBERG AND THE EAST LINE OF PROPERTY OWN OR FORMERLY TO TOSBERG FAMILY PARTNERSHIP LTD., AS RECORDED IN DEED BOOK 1784, PAGE 1737 OF SAID RECORDS OFFICE, THE FOLLOWING COURSES AND DISTANCES: NORTH 02°47'20" EAST, 882.89 FEET TO A FOUND IRON PIPE, THENCE SOUTH 89°45'31" EAST, 281.86 FEET TO A FOUND STONE WITH DRUGS, THENCE NORTH 02°02'27" EAST, 1,705.98 FEET TO A FOUND IRON PIPE AT THE NORTH-EAST CORNER OF SAID TOSBERG PROPERTY, SAID CORNER ALSO BEING ON THE SOUTH LINE OF PROPERTY OWN OR FORMERLY TO SHIRLEY MAY POOTER, AS RECORDED IN DEED BOOK 1021, PAGE 305 OF SAID RECORDS, THENCE LEAVING SAID CORNER ALONG THE SOUTH LINE OF SAID POOTER PROPERTY, SOUTH 89°45'31" EAST, 1,066.35 FEET TO A FOUND IRON PIPE ON THE WEST LINE OF DOWE MEADOWS PLAT ONE, AS RECORDED IN PLAT BOOK 40, PAGE 208 OF SAID RECORDS OFFICE, THENCE LEAVING SAID CORNER ALONG THE WEST LINE OF SAID DOWE MEADOWS PLAT ONE AND THE WEST LINE OF DOWE MEADOWS PLAT TWO, AS RECORDED IN PLAT BOOK 41, PAGE 357 OF SAID RECORDS, SOUTH 11°42' EAST, 984.2 FEET TO A FOUND STONE WITH DRUGS, THENCE SOUTH 11°42' EAST, 984.2 FEET TO THE POINT OF BEGINNING AND CONTAINS 4,518.54 SQUARE FEET OR 103.73 ACRES MORE OR LESS ACCORDING TO A PROPERTY SURVEY PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF NOVEMBER 2023, UNDER PROJECT NUMBER 23-07-197.



**KEY MAP**  
N.T.S.

**SHEET INDEX**

- 1.1 COVER SHEET
- 1.2 SECTIONS & DETAILS
- 2.0-2.4 SITE / GRADING PLAN
- 3.0-3.4 SITE PLAN
- 4.1 UTILITY PLAN
- 5.1 ROUNDABOUT PLAN
- 6.1 AMENITY AREA PLAN
- 7.1-7.2 PARKING PLAN
- 8.1 OFF-SITE SANITARY SEWER
- 9.1 PHASING PLAN
- 10.1 EXISTING CONDITIONS/ DEMOLITION PLAN

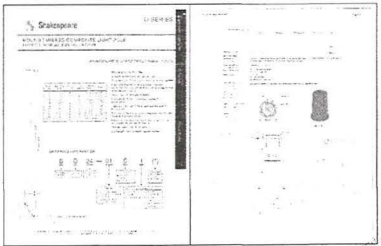
**FLOOD NOTE:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS NONE PER 2918020105 (EFFECTIVE 1/20/2016)), THIS PROPERTY LIES OUTSIDE THE FLOOD HAZARD AREA.

**SURVEYOR'S CERTIFICATION:**

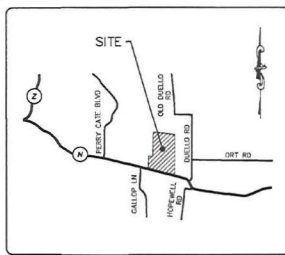
THIS IS TO CERTIFY THAT WE HAVE, DURING THE MONTH OF NOVEMBER 2023, AT THE REQUEST OF DCM LAND, LLC, PREPARED AN AREA PLAN OF "THE VILLAGES AT POST FARMS", A TRACT OF LAND BEING PART OF U.S. SURVEY 2669 AND PART OF LOT 1 OF PRESTON PARTITION, AND PART OF THE NORTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI. THIS PLAN IS NOT A SURVEY AND DOES NOT MEET THE "MISSOURI MEASUREMENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS" IN EFFECT AT THE DATE OF THIS PLAN.

THE STERLING COMPANY



**TYPICAL CREG STREET LIGHTING**

NOT TO SCALE  
DATE: 3-20-2024  
DESIGNED BY: J.A. HEWSON  
DRAWN BY: J.A. HEWSON  
P.L.S. NO. REG. L.S. #2007017463



**LOCATION MAP**  
N.T.S.  
PROJECT ZIP CODE 63385

EXISTING	LEGEND	PROPOSED
CONTOURS	CONTOURS	CONTOURS
SPOT ELEVATIONS	SPOT ELEVATIONS	SPOT ELEVATIONS
CENTER LINE	CENTER LINE	CENTER LINE
BUILDINGS, ETC.	BUILDINGS, ETC.	BUILDINGS, ETC.
RISE LINE	RISE LINE	RISE LINE
FENCE	FENCE	FENCE
STORM SEWERS	STORM SEWERS	STORM SEWERS
SANITARY SEWERS	SANITARY SEWERS	SANITARY SEWERS
CATCH BASIN	CATCH BASIN	CATCH BASIN
AREA INLET	AREA INLET	AREA INLET
GRADED INLET	GRADED INLET	GRADED INLET
STORM MANHOLE	STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE	SANITARY MANHOLE
FLARED END SECTION	FLARED END SECTION	FLARED END SECTION
ELEANOUT	ELEANOUT	ELEANOUT
LATERAL CONNECTION	LATERAL CONNECTION	LATERAL CONNECTION
UTILITY OR POWER POLE	UTILITY OR POWER POLE	UTILITY OR POWER POLE
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
PAVEMENT	PAVEMENT	PAVEMENT
REST HOLE	REST HOLE	REST HOLE
GAS MAIN & SIZE	GAS MAIN & SIZE	GAS MAIN & SIZE
WATER MAIN & SIZE	WATER MAIN & SIZE	WATER MAIN & SIZE
TELEPHONE	TELEPHONE	TELEPHONE
ELECTRIC (0) UNDERGROUND	ELECTRIC (0) UNDERGROUND	ELECTRIC (0) UNDERGROUND
ELECTRIC (0) OVERHEAD	ELECTRIC (0) OVERHEAD	ELECTRIC (0) OVERHEAD
FLOW LINE	FLOW LINE	FLOW LINE
TO BE REMOVED	TO BE REMOVED	TO BE REMOVED
TOP OF CURB	TOP OF CURB	TOP OF CURB
SWALE	SWALE	SWALE
LIGHT STANDARD	LIGHT STANDARD	LIGHT STANDARD
STREET SIGN	STREET SIGN	STREET SIGN
P.S. PARKING STALLS	P.S. PARKING STALLS	P.S. PARKING STALLS
ELECTRIC	ELECTRIC	ELECTRIC
YARD LIGHT	YARD LIGHT	YARD LIGHT
W/O - DENOTES PROPOSED WALKOUT LOTS	W/O - DENOTES PROPOSED WALKOUT LOTS	W/O - DENOTES PROPOSED WALKOUT LOTS
STND. - DENOTES PROPOSED STANDARD LOTS	STND. - DENOTES PROPOSED STANDARD LOTS	STND. - DENOTES PROPOSED STANDARD LOTS
H.R. - DENOTES PROPOSED HANDICAP RAMP	H.R. - DENOTES PROPOSED HANDICAP RAMP	H.R. - DENOTES PROPOSED HANDICAP RAMP
W/ TRUNCATED DOME	W/ TRUNCATED DOME	W/ TRUNCATED DOME

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

**CLIENT TRACKING SHEET**

1	14/12/2023	INITIAL SUBMITTAL
2	17/12/2023	COMMENTS/REVISIONS
3	27/12/2023	FINAL COMMENT

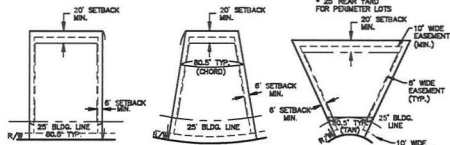
**DCM Land, LLC**  
C/O DAVID KOEB  
5731 WEST WOOD DRIVE  
WELDON SPRING, MISSOURI 63304

**THE STERLING CO**  
**ENGINEERS & SURVEYORS**  
5055 New Baumgartner Road  
St. Charles, MO 63304  
PH: 314.452.0400 FAX: 314.427.9544  
www.sterling-eng.com  
Professional Certificate of Authority #001348

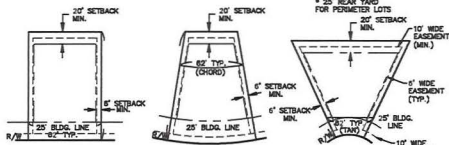
**The Villages at Post Farms**  
NEW VILLAGES & MANICELLA WEST - 1055 E. HIGHWAY N, WENTZVILLE, MO. 63385

**PRELIMINARY PLAN**  
Date: 2/23/2024  
PATRICIA J. FLUK  
License No. 020100734  
Professional Engineer

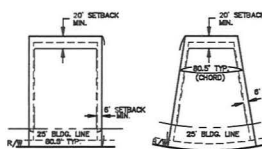
Job Number: 23-07-197  
Date: Mar. 20, 2024  
Designed MF: Sheet 1  
Drawn: SL: 1  
Checked: AREA



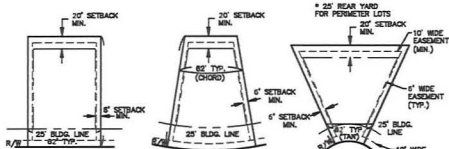
TYPICAL "A" LOT  
NOT TO SCALE



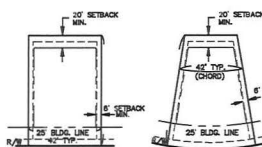
TYPICAL "G" LOT  
NOT TO SCALE



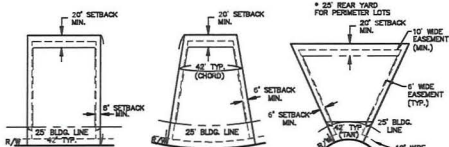
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NOT TO SCALE



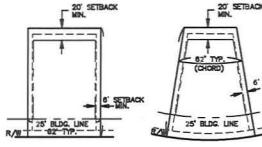
TYPICAL "H" LOT  
NOT TO SCALE



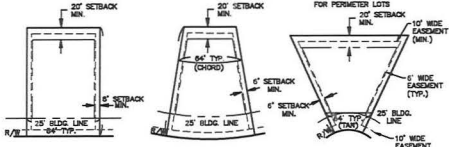
TYPICAL "C" LOT  
NOT TO SCALE



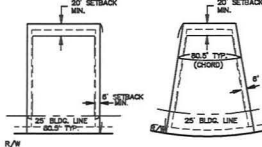
TYPICAL "I" LOT  
NOT TO SCALE



TYPICAL "D" LOT  
NOT TO SCALE



TYPICAL "J" LOT  
NOT TO SCALE



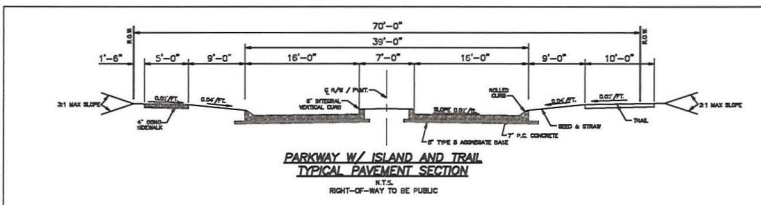
TYPICAL "E" LOT  
NOT TO SCALE



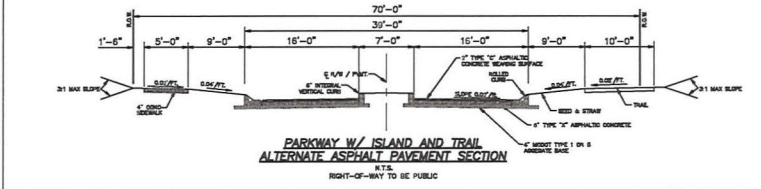
TYPICAL "F" LOT  
NOT TO SCALE

NOTE:  
ALL FRONTER LOTS OF THE PAD SHALL HAVE A REAR YARD SETBACK OF 20'

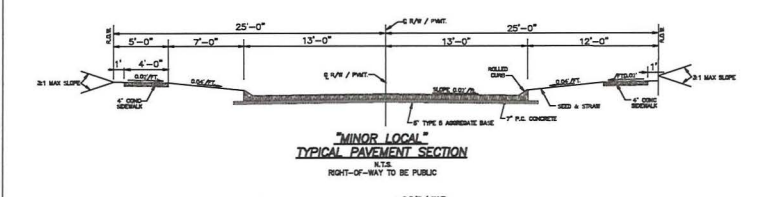
VILLAGE	WIDTH	LOT COUNT	FRONTAGE
A	80.5	33	2,657
B	80.5	23	1,852
C	80.5	8	644
D	62	12	744
E	80.5	28	2,254
F	90	45	4,050
G	62	19	1,178
H	52	29	1,508
I	42	75	3,150
J	64	28	1,792
TOTALS		311	20,411



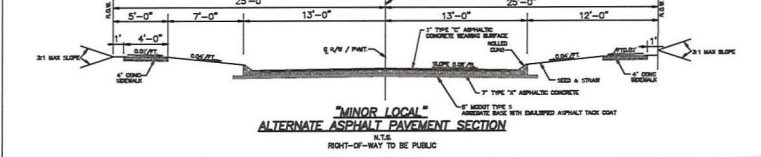
PARKWAY W/ ISLAND AND TRAIL  
TYPICAL PAVEMENT SECTION  
RIGHT-OF-WAY TO BE PUBLIC



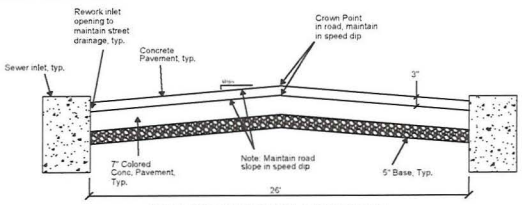
PARKWAY W/ ISLAND AND TRAIL  
ALTERNATE ASPHALT PAVEMENT SECTION  
RIGHT-OF-WAY TO BE PUBLIC



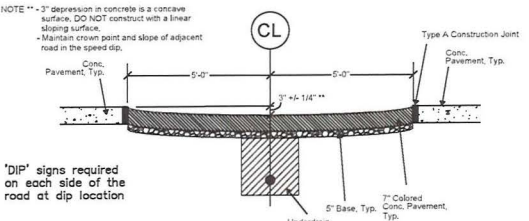
"MINOR LOCAL"  
TYPICAL PAVEMENT SECTION  
RIGHT-OF-WAY TO BE PUBLIC



"MINOR LOCAL"  
ALTERNATE ASPHALT PAVEMENT SECTION  
RIGHT-OF-WAY TO BE PUBLIC



TRAFFIC CALMING "DIP" - FRONT VIEW



TRAFFIC CALMING "DIP" - PROFILE VIEW

\*\* NOTE \*\* - 3\"/>

NO.	REVISION	DATE
1	11/20/2021 INITIAL SUBMITTAL	
2	11/22/2024 COMMENT RESPONSE	
3	2/21/2024 COMMENTS	

DCM Land, LLC  
c/o DAVID KOEB  
5731 WESTWOOD DRIVE  
WELDON SPRING, MISSOURI 63304

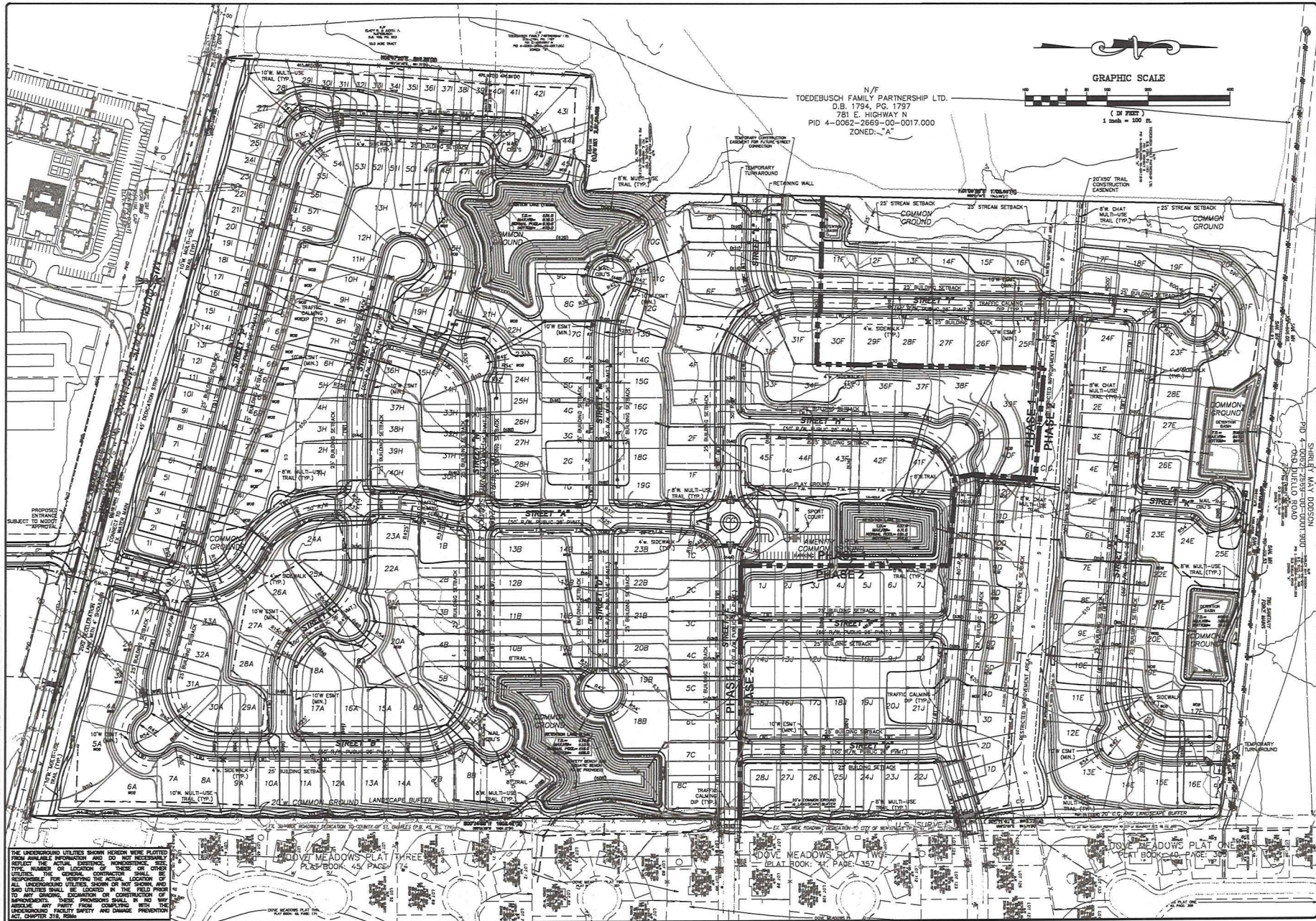
STERLING CO.  
ENGINEERS & SURVEYORS  
5055 New Enterprise Road  
P.O. Box 114, Weldon Spring, MO 63304  
www.sterling-engineers.com  
Professional Engineer  
Certificate of Authority #00114141

The Villages at Post Farms  
100 E. WENTWORTH VENTURE BLVD. 63305  
SECTIONS AND DETAILS

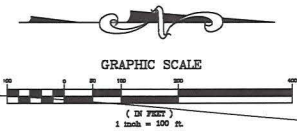
STATE OF MISSOURI  
PATRICK J. TILK  
Professional Engineer  
License No. 3021001734  
PRELIMINARY PLAN  
Date: 2/21/2024

Sheet Number: 23-07-197  
Date: Mar. 20, 2024  
Designed MF  
Drawn SL  
Checked AREA





TOEDEBUSCH FAMILY PARTNERSHIP LTD.  
 D.B. 1794, PG. 1797  
 781 E. HIGHWAY N  
 PID 4-0062-2669-00-0017.000  
 ZONED: "A"



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT REPRESENT THE ACTUAL DISTANCE OR HORIZONTAL ALIGNMENT OF THE UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS SHEET, AND ANY UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO MANNER RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 215, RSMo.

ISSUE	REVISION/DATE
1	12/20/2024 COMMENTS
2	12/20/2024 COMMENTS
3	12/20/2024 COMMENTS

**DCM Limited LLC**  
 ENGINEERS & SURVEYORS  
 5731 WESTWOOD DRIVE  
 WELDON SPRING, MISSOURI 63354

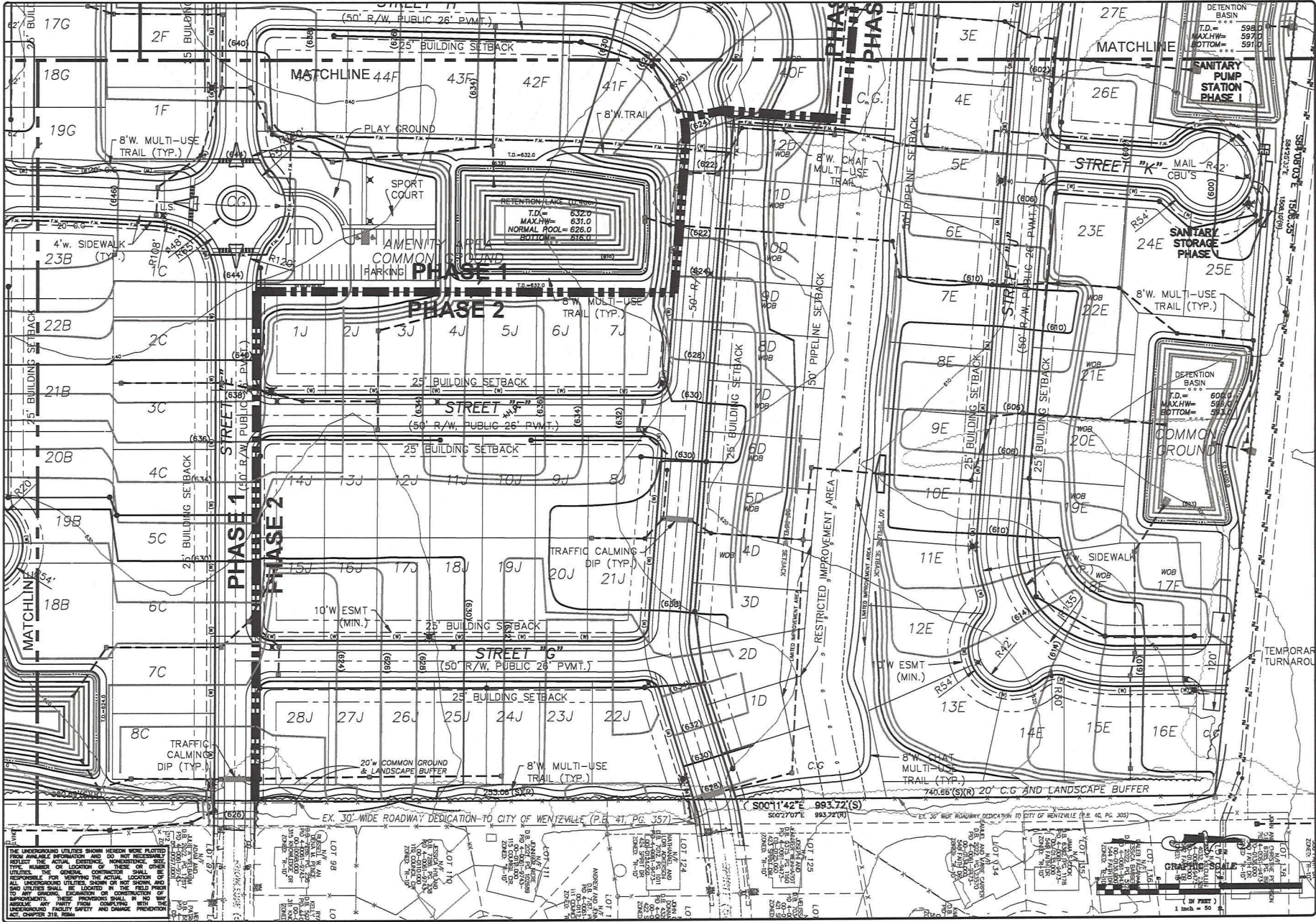
**STERLING CO.**  
 ENGINEERS & SURVEYORS  
 2505 S. Main Street, Suite 200  
 St. Louis, Missouri 63102  
 Ph: 314.433.1400  
 Corporate Certificate of Authority #001134

**The Villages at Post Farms**  
 PRELIMINARY PLAN  
 1005 HWY N, WENTZVILLE, MO. 63385

PRELIMINARY PLAN  
 Date: 2/23/2024  
 License No. 0021001724  
 Professional Engineer

Issue Number: 23-07-197  
 Date: Mar. 20, 2024  
 Drawn: SL  
 Checked: AREA





THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED BY THE ENGINEER AND DO NOT REPRESENT THE ACTUAL UTILITIES. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS TO VERIFY THE LOCATION OF UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING AND SHALL LOCATE IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVIDORS SHALL IN NO MANNER ABSOLVE ANY PARTY FROM COMPLYING WITH ALL APPLICABLE REGULATIONS, ORDINANCES AND STANDARDS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL ENGINEERING ACT, CHAPTER 319, RSMo.

ISSUE	REVISION	DATE
1	ISSUE FOR PERMIT	03/20/2024
2	14-2024 COMMENTS	03/20/2024
3	2/21/2024 COMMENTS	03/20/2024

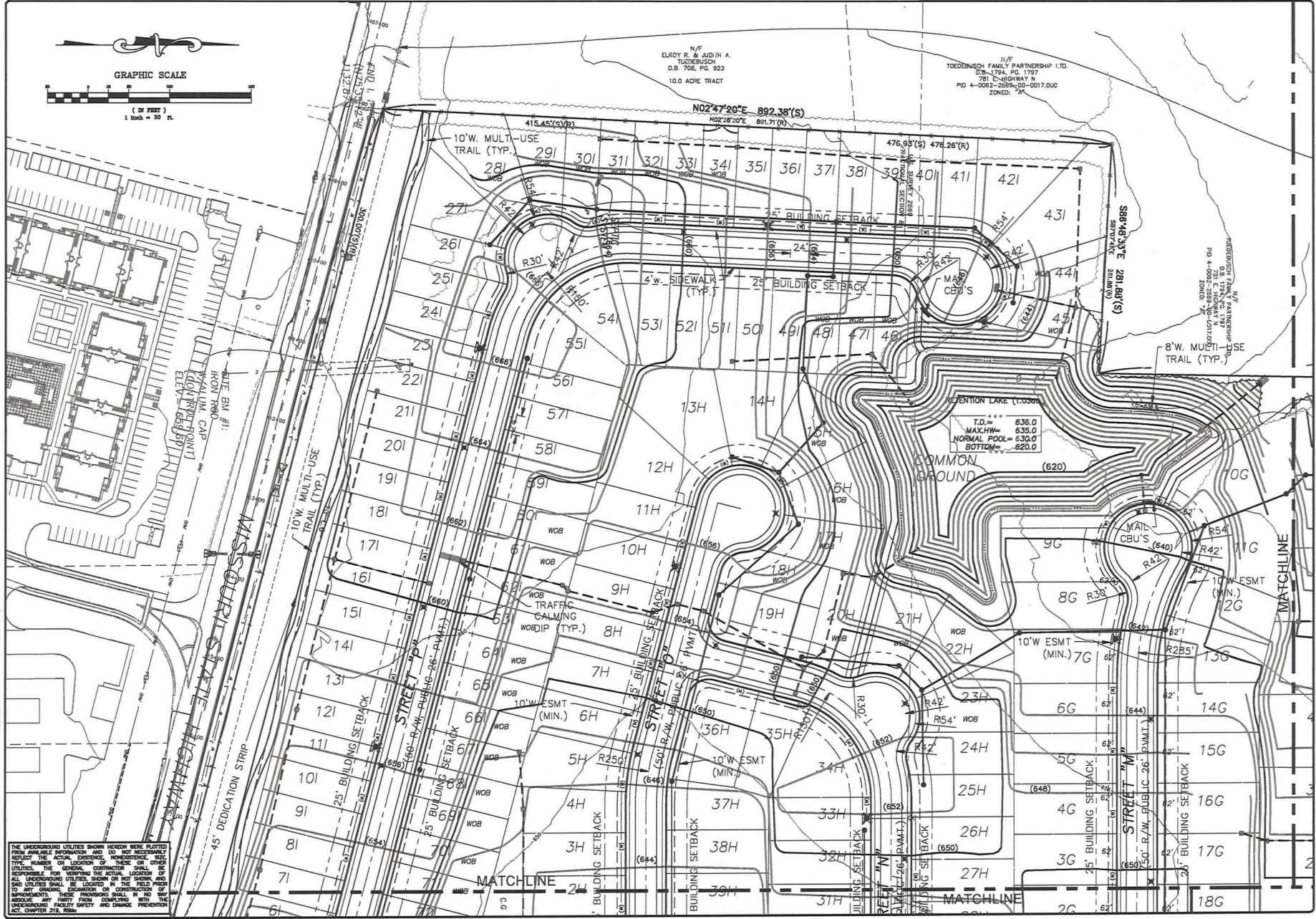
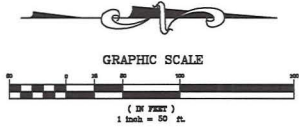
**DCM Land, LLC**  
 60 DAVID ROEB  
 5731 WESTWOOD DRIVE  
 WELDON SPRING, MISSOURI 63304

**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 5055 New Blumington Road  
 St. Louis, Missouri 63137  
 Ph: 314.291.4144  
 www.sterling-engineers.com  
 Corporate Certificate of Authority 20013145

**The Villages at Post Farms**  
 187 VEBEL & MARCELLA POST, 1005 E HWY N, WENTZVILLE, MO 63378  
 PRELIMINARY PLAN



Job Number: 23-07-197  
 Date: Mar 20, 2024  
 Drawn by: SL  
 Checked: 22  
 AREA



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF TRENCHES OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE THE UNDERSTANDING OF ALL PARTIES CONCERNED. PREVENTION ACT, CHAPTER 215, RSMo.

N/E  
ELROY R. & JUDITH A.  
TODEBUSCH  
D.B. 708, PG. 923  
10.0 ACRE TRACT

N/E  
TODEBUSCH FAMILY PARTNERSHIP L.T.D.  
D.B. 1794, PG. 1797  
781 C-S HIGHWAY N  
PID 4-0082-2008-03-0017.000  
ZONED: R-1

T.D. = 636.0  
MAX.H.W. = 635.0  
NORMAL FOOT = 630.0  
BOTTOM = 620.0

15-25-2023	INITIAL SUBMITTAL
1-17-2024	FINAL COMMENT SUBMITTAL
2-21-2024	COMMENTS

DCM Land, LLC  
c/o DAVID KOLB  
5731 WESTWOOD DRIVE  
WELDON SPRING, MISSOURI 63304

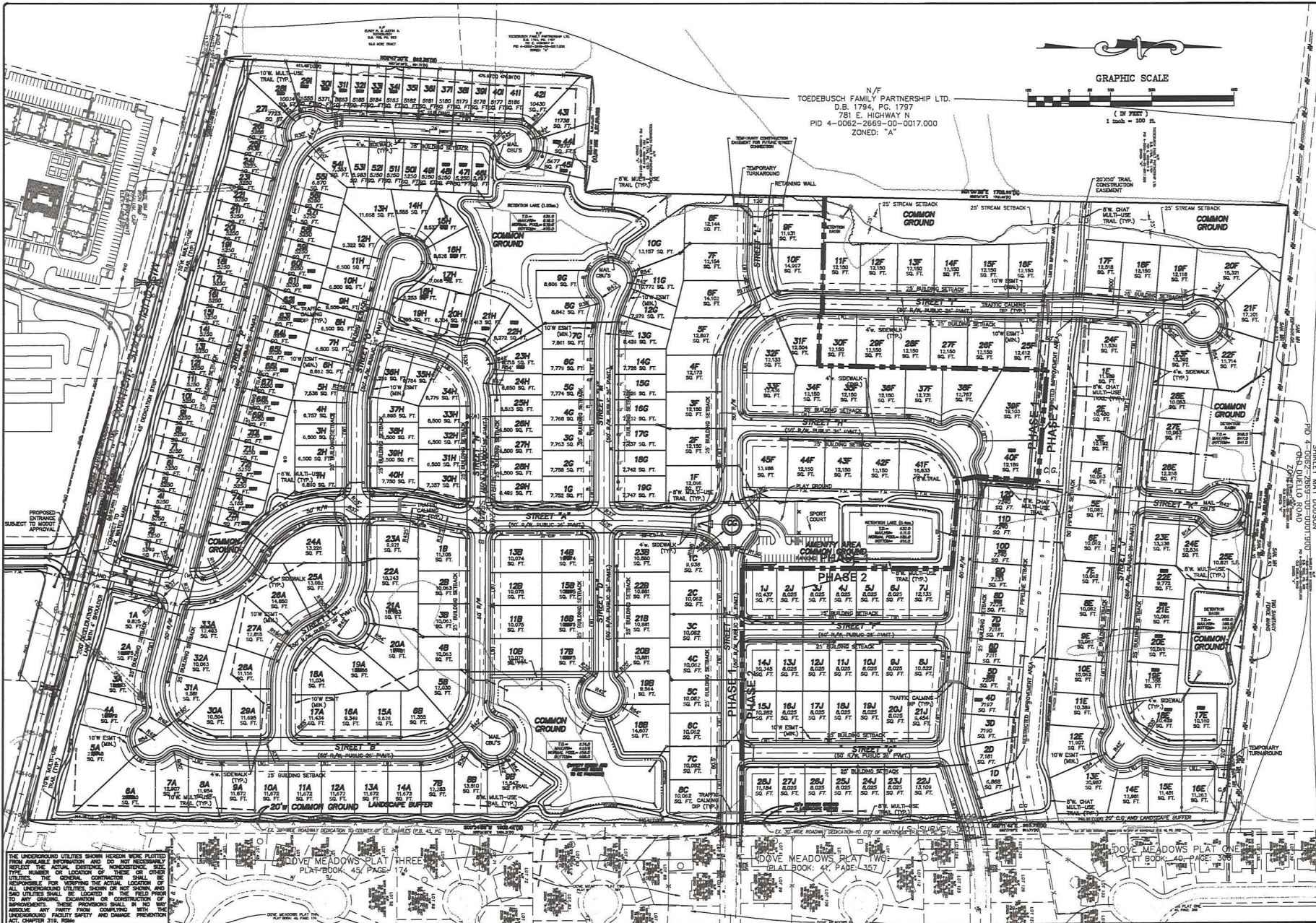
THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5055 New Hampshire Road  
PO Box 11442, Weldon, MO 63384  
www.sterling-engineers.com  
Professional Engineer License #0011545

*The Villages at Post Farms*  
105 E. HIGHWAY 100, WELDON, MISSOURI 63384  
PRELIMINARY PLAN

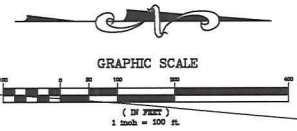
STATE OF MISSOURI  
PATRICK J. TILK  
REGISTERED PROFESSIONAL ENGINEER  
NO. 202100734  
EXPIRES 12/31/2024

PRELIMINARY PLAN  
Date: 02/26/2024  
Checked: PATRICK J. TILK  
Job Number: 23-07-197  
Date: Mar. 20, 2024  
Checked: SL 23  
Checked: AREA





N/F  
 TOEBUSCH FAMILY PARTNERSHIP LTD.  
 D.B. 1794, P.C. 1797  
 781 E. HIGHWAY N  
 PID 4-0062-2669-00-0017.000  
 ZONED: "A"



1	11/2024 LITIGATION
2	11/2024 COMMENT
3	11/2024 COMMENT
4	11/2024 COMMENT

DCM Land, LLC  
 60 DAVID KOIB  
 5731 WEST WOOD DRIVE  
 WELDON SPRING, MISSOURI 63094

STERLING CO.  
 ENGINEERS & SURVEYORS  
 2025 New Elliptical Road  
 St. Louis, Missouri 63177  
 Ph: 314.484.4844  
 www.sterling-engineers.com  
 Corporate Certificate of Authority #0013145

The Villages at Post Farms  
 100 VENTURE AVENUE, SUITE 100, WENTZVILLE, MO 63385  
 100 VENTURE AVENUE, SUITE 100, WENTZVILLE, MO 63385  
 100 VENTURE AVENUE, SUITE 100, WENTZVILLE, MO 63385  
 100 VENTURE AVENUE, SUITE 100, WENTZVILLE, MO 63385

PRELIMINARY PLAN  
 DATE: 2-21-2024  
 PATRICK J. TILK  
 LICENSE NO. 201001734  
 PROFESSIONAL ENGINEER

Job Number: 23-07-197  
 Date: Mar. 20, 2024  
 Drawing No.: 3.0  
 Drawn: SL  
 Checked: AREA

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE UTILITIES. THE USER IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND FOR UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE IN FULL COMPLIANCE WITH THE MISSOURI FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 216, RSMO.

DOVE MEADOWS PLAT THREE  
 PLAT BOOK: 45, PAGE: 174

DOVE MEADOWS PLAT TWO  
 PLAT BOOK: 41, PAGE: 157

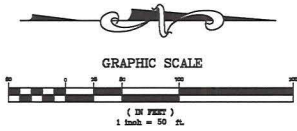
DOVE MEADOWS PLAT ONE  
 PLAT BOOK: 40, PAGE: 306

DOVE MEADOWS PLAT FOUR  
 PLAT BOOK: 42, PAGE: 167



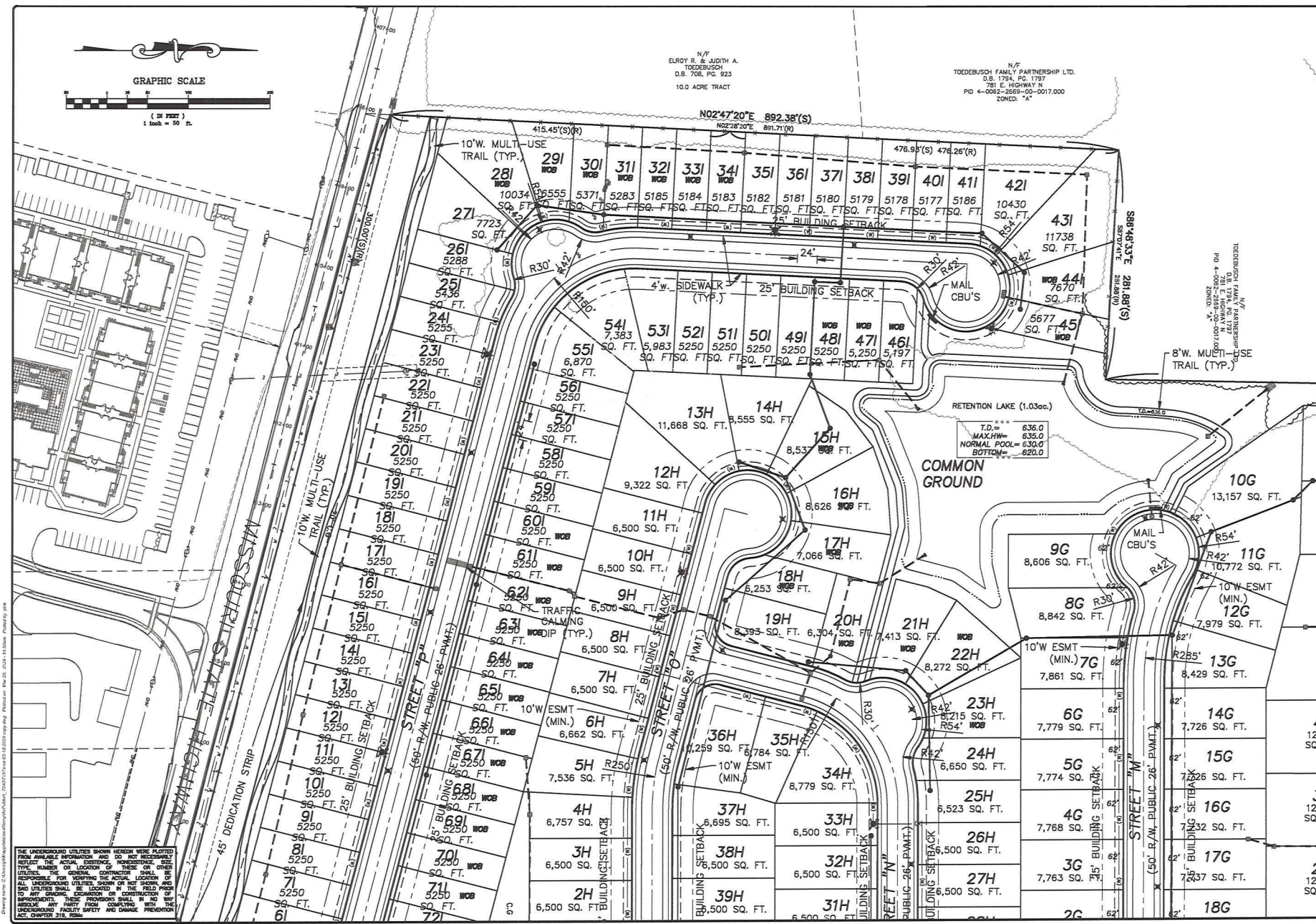






N/F  
ELROY R. & JUDITH A.  
TODEBUSCH  
D.B. 708, PG. 923  
10.0 ACRE TRACT

N/F  
TODEBUSCH FAMILY PARTNERSHIP LTD.  
D.B. 1794, PG. 1793  
781 E. HIGHWAY N  
PID 4-0062-2669-00-0017.000  
ZONED: "A"



RETENTION LAKE (1.03ac.)  
T.D. = 636.0  
MAX. HW = 635.0  
NORMAL POOL = 630.0  
BOTTOM = 620.0

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND UTILITIES SHOWN OR NOT SHOWN, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE THE UNDERSTANDING OF THE CONTRACTOR AND THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 218, RSMo.

DATE	DESCRIPTION
11-23-2021	INITIAL SUBMITTAL
1-17-2022	CLIENT COMMENT RESPONSE
2-21-2022	CLIENT COMMENTS

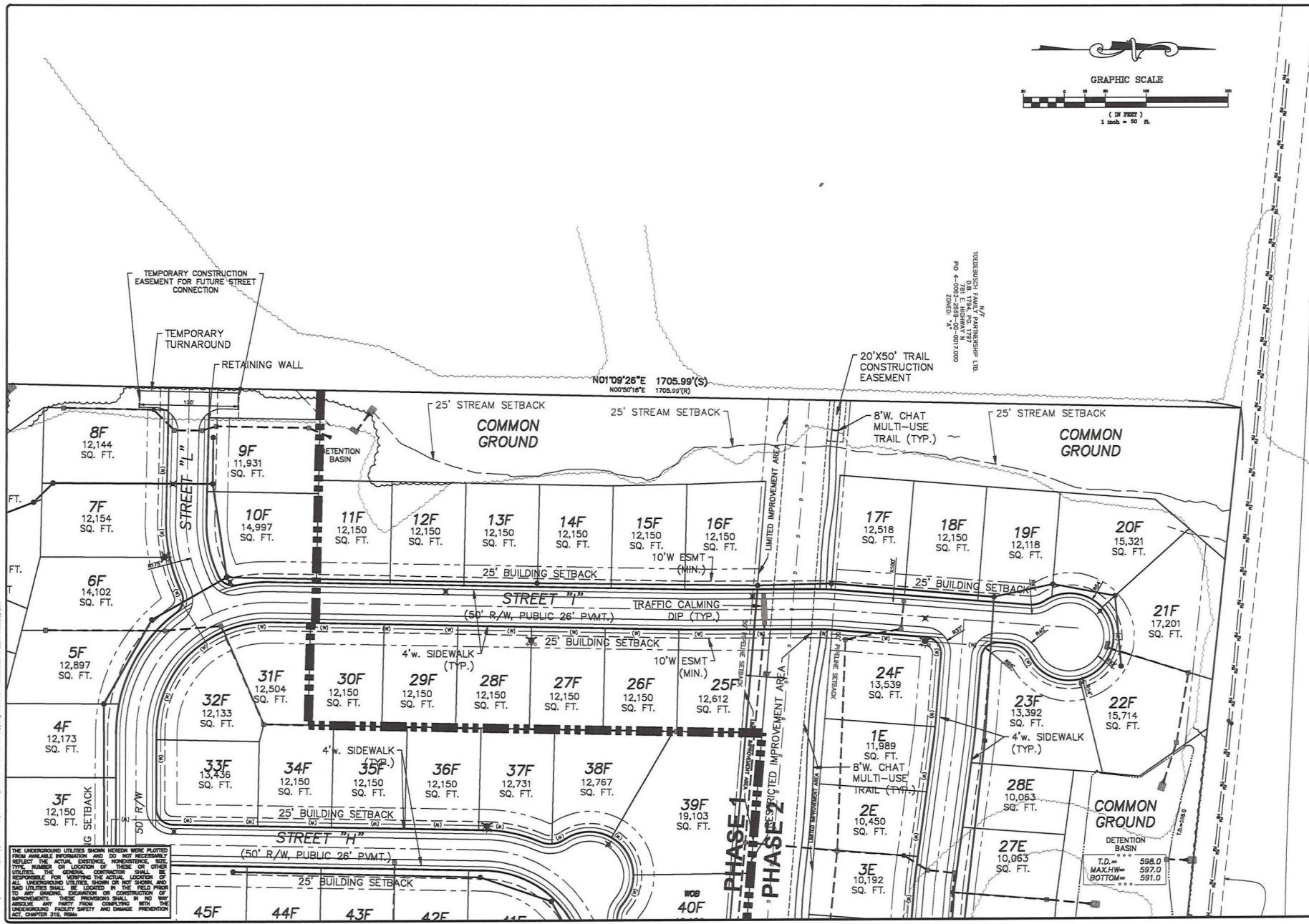
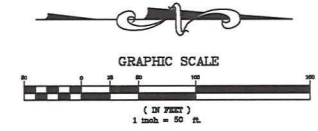
DCM Land, LLC  
c/o DAVID KOLB  
5731 WESTWOOD DRIVE  
WELDON SPRING, MISSOURI 63304

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5025 New Hampshire Road  
St. Louis, MO 63112  
Ph: 314.522.6400 Fax: 314.432.8844  
www.sterling-eng.com  
Professional Engineer  
Corporate Certificate of Authority #001145

The Villages at Post Farms  
115 WEST LAMARLEA POST, 105 E. WYETH, WEST VILLENUE, MOIS.  
SITE PLAN



PRELIMINARY PLAN  
Date: 2-23-2024  
Drawn: M.F. Spivey  
Checked: SL  
Job Number: 23-07-197  
Date: Mar. 20, 2024  
Checked: AREA



NO.	REVISION/COMMENT
1	ISSUE FOR SUBMITTAL
2	11/20/24 COMMENTS
3	2/27/2024 COMMENTS

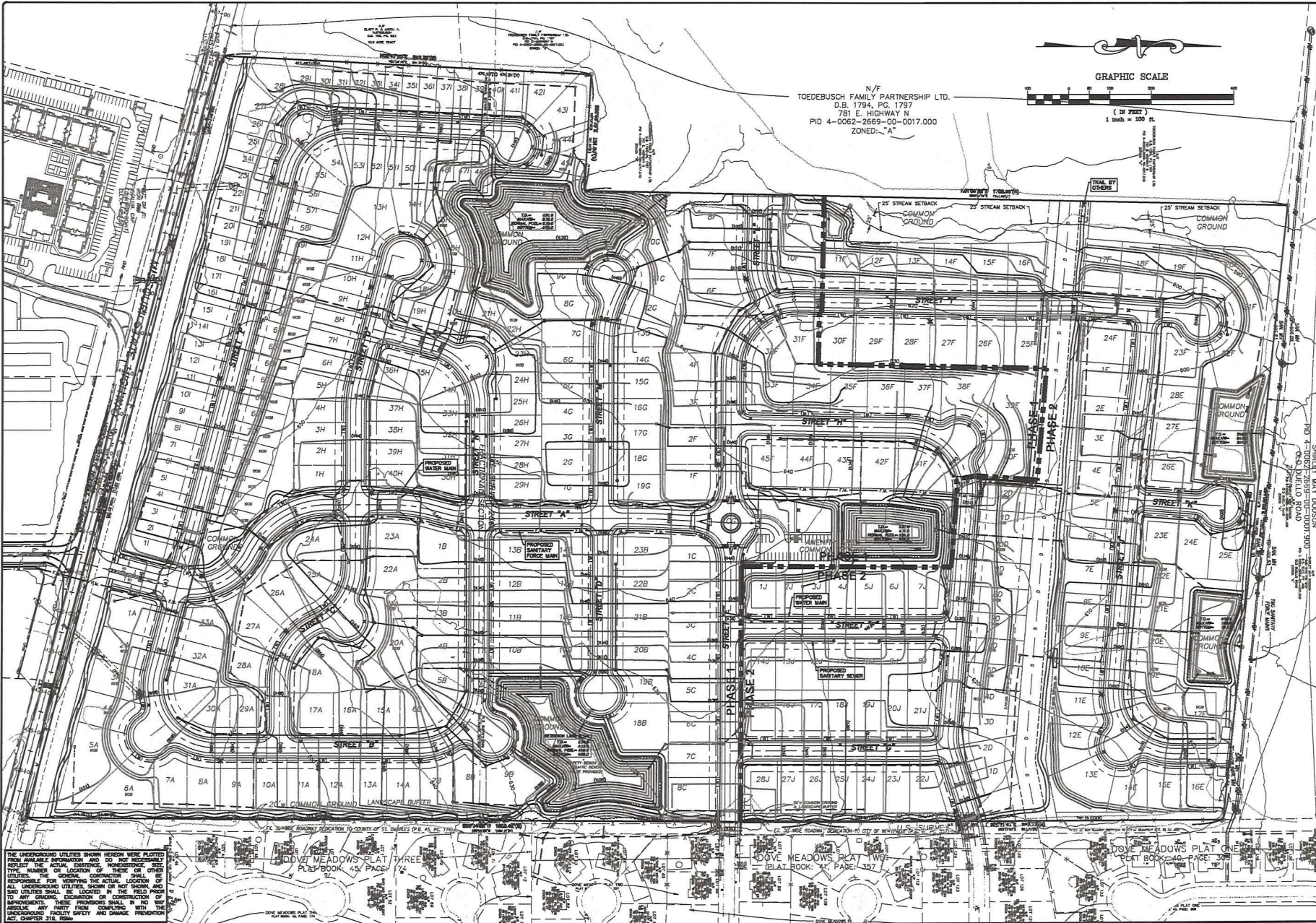
**DCM Land, LLC**  
 600 DAVID KOUB  
 5731 WESWOOD DRIVE  
 WELDON SPRING, MISSOURI 63304

**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 6025 New Edgewater Road  
 St. Louis, Missouri 63129  
 Ph: 314-991-9444  
 www.sterling-engineers.com  
 Corporate Certificate of Authority #0031348

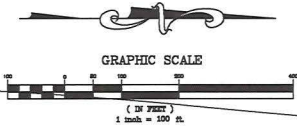
**The Villages at Post Farms**  
 SITE PLAN  
 105 E HWY N, VERMILION, MO 63308

**STATE OF MISSOURI**  
 PROFESSIONAL ENGINEER  
 PATRICK J. TILK  
 LICENSE NO. 2021001724

Job Number: 23-07-197  
 Date: Mar. 20, 2024  
 Drawn: SL  
 Checked: AREA



N/F  
 TOEBUSCH FAMILY PARTNERSHIP LTD.  
 D.B. 1794, PG. 1797  
 781 E. HIGHWAY N  
 PID 4-0062-2669-00-0017.000  
 ZONED: "A"



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL DESTINIES, DIMENSIONS, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF UNDERGROUND UTILITIES SHOWN ON HEREON AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO MANNER HOLD ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 216, RSMo.

DOVE MEADOWS PLAT THREE  
 PLAT BOOK: 45, PAGE: 174

DOVE MEADOWS PLAT TWO  
 PLAT BOOK: 41, PAGE: 167

DOVE MEADOWS PLAT ONE  
 PLAT BOOK: 40, PAGE: 169

DATE	DESCRIPTION
11-25-2024	INITIAL SUBMITTAL
11-25-2024	COMMENTS/REVISIONS
3	2/21/2024 COMMENTS

**DCM Land, LLC**  
 60 DAVID KOLB  
 5731 WESTWOOD DRIVE  
 WELDON SPRING, MISSOURI 63304

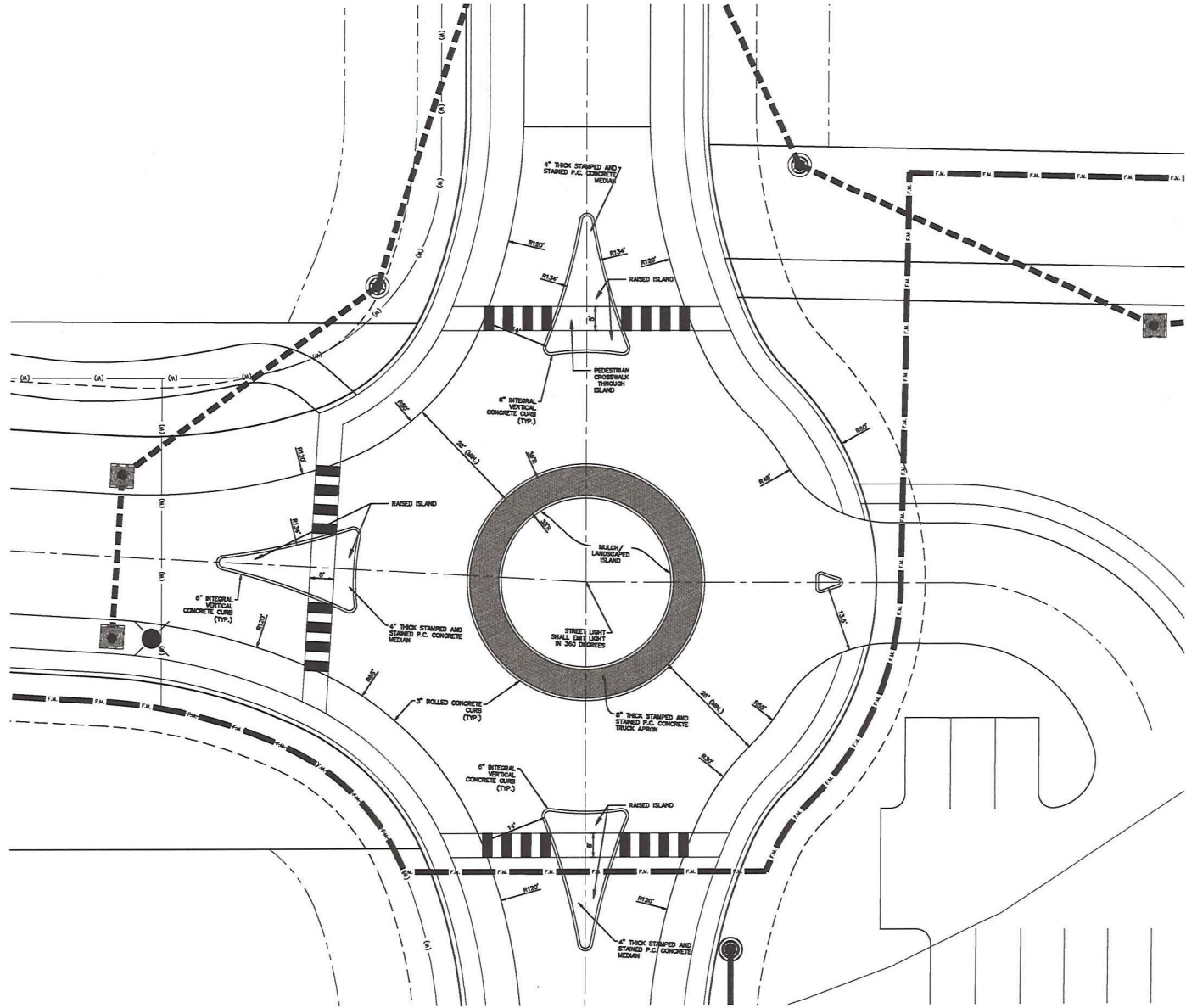
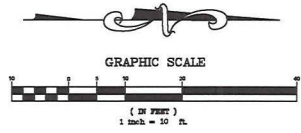
**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 2525 New Entrepreneur Road  
 St. Louis, Missouri 63117-4444  
 Ph: 314.994-4444  
 www.sterling-eng-survey.com  
 Corporate Certificate of Authority #001316

**The Villages at Post Farms**  
 N/F VISIBLE & MARCELLA POST, 105 EMMY VENTURE, FILE NO. 63392  
 UTILITY PLAN

PRELIMINARY PLAN  
 DATE: 02/26/2024  
 PATRICK J. TILK  
 LICENSE NO. 2071001734  
 PROFESSIONAL ENGINEER

Job Number: 23-07-197  
 Date: Mar. 20, 2024  
 Drawing: MF  
 Sheet: 4.1  
 Checked: AREA

Drawing name: C:\Users\patrickj.tilk\Documents\Projects\2023\23-07-197\23-07-197.dwg, Plot Date: 2024-11-26, Plotter: PLOT01



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND ALL UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, SUBGRADE OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELEASE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 215, RSMo.

REVISIONS:
1. 11-15-2023 INITIAL SUBMITTAL
2. 11-15-2024 COMMENTS/REVISIONS
3. 2-21-2024 COMMENTS

DCM Land, LLC  
c/o DAVID KOLB  
5731 WESTWOOD DRIVE  
WELDON SPRING, MISSOURI 63304

THE **STERLING** CO.  
ENGINEERS & SURVEYORS  
5555 New Baumgardner Road  
P.O. Box 18200, Kansas City, MO 64118  
www.sterling-eng.com  
Corporate Certificate of Authority #0011145

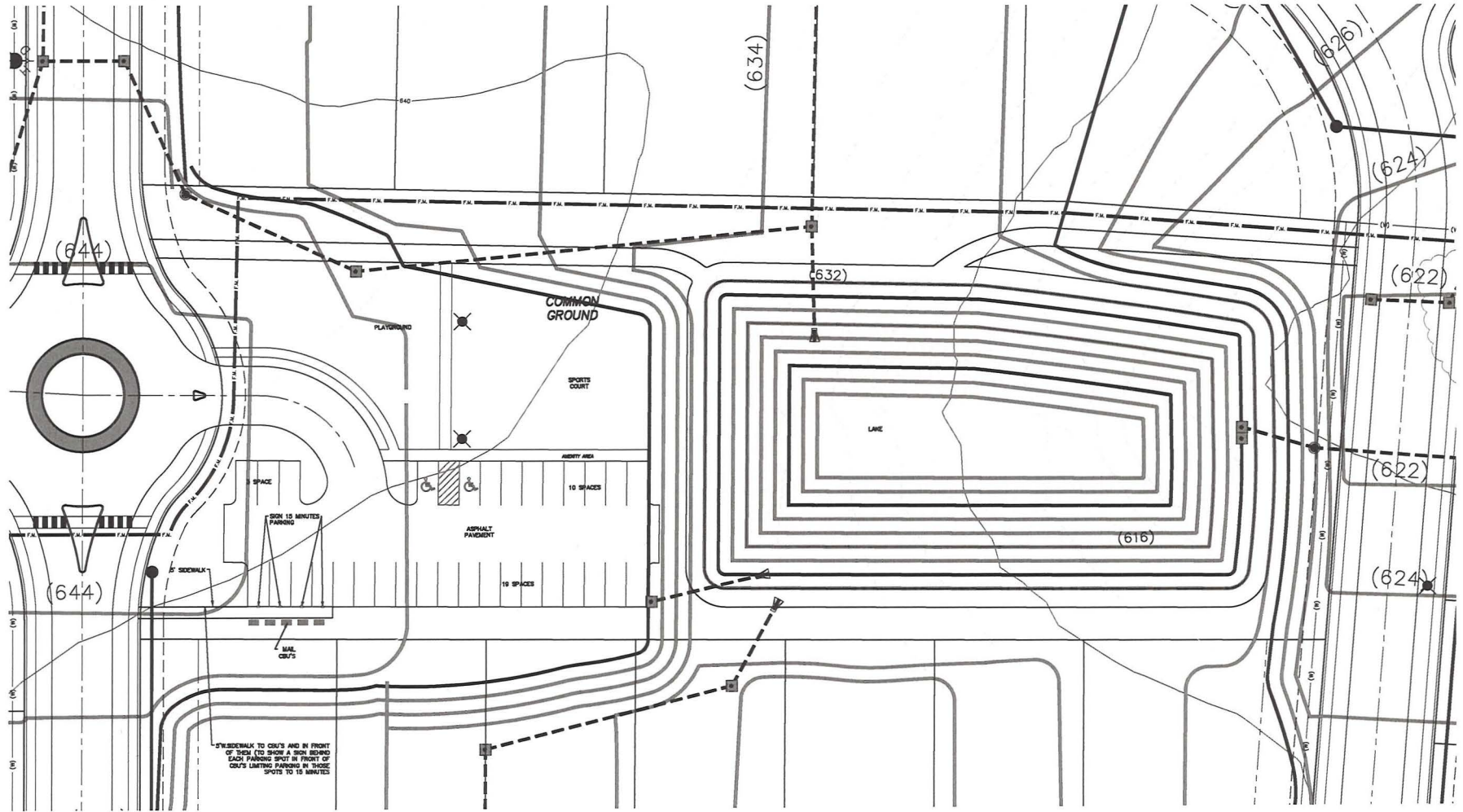
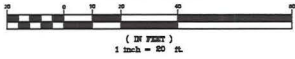
*The Villages at Post Farms*  
ROUNDABOUT  
187 VIRGIL LAMARCELLA POST, 105 E HWY N, WENTZVILLE, MO 63385

PRELIMINARY PLAN  
Date: 02-20-2024  
PATRICK J. TILK  
License No. 2021007134  
Professional Engineer

Job Number	23-07-197
Date	Mar. 20, 2024
Drawn by	AMF
Checked	SL
Scale	5.1 AREA



GRAPHIC SCALE



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, DEPTH, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND FOR UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 215, RSMo.

DATE	11-15-2023	INITIAL	SUBMITTAL
1	11-15-2023	4	COMMENTS/REMARKS
2		3	2/21/2024
3			

**DCM Land, LLC**  
 610 DAVID KOUB  
 5731 WESTWOOD DRIVE  
 WELDON SPRING, MISSOURI 63304

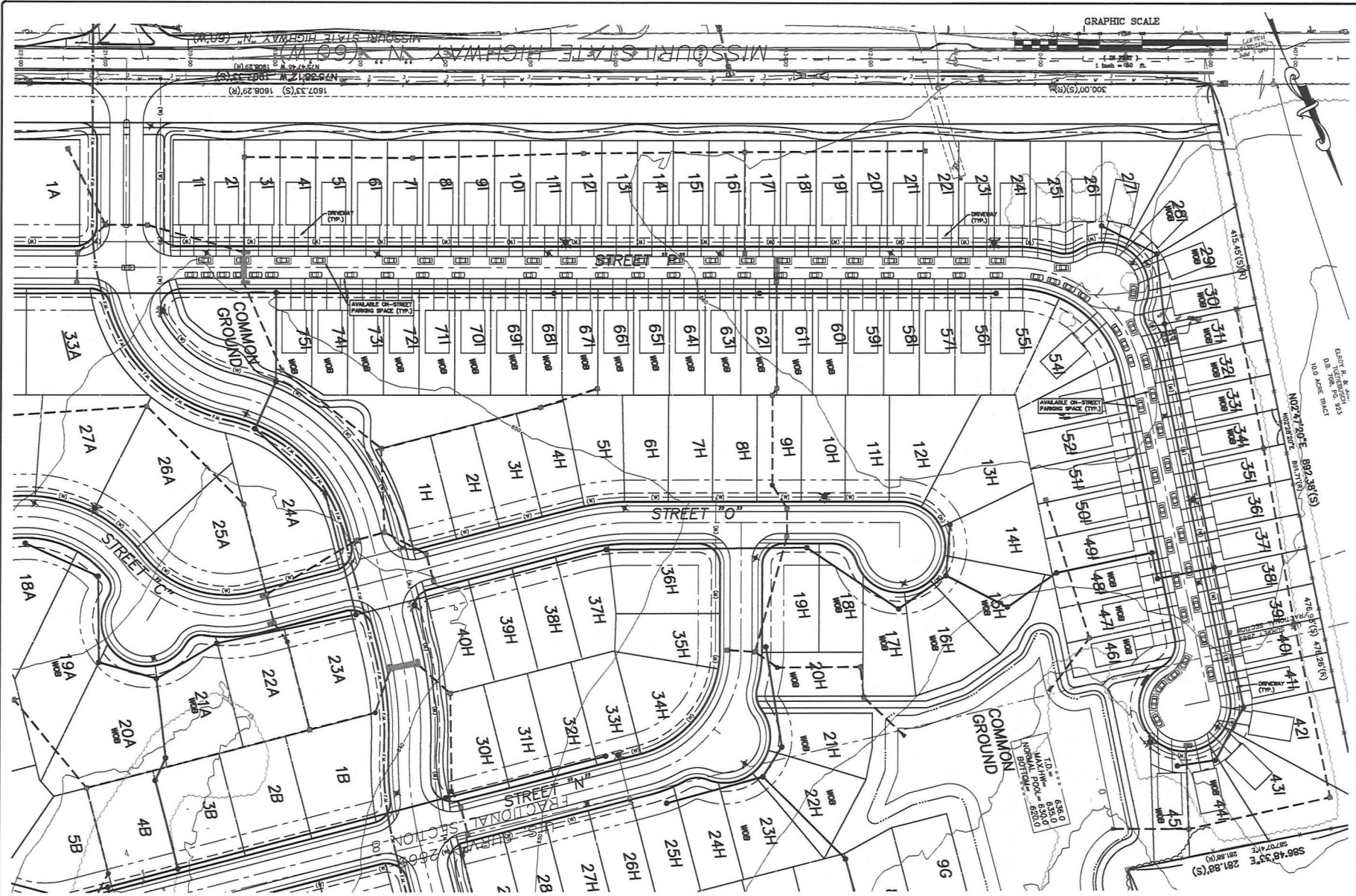
**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 5035 New Baumgartner Road  
 St. Louis, Missouri 63128-2444  
 P.O. Box 1000  
 www.sterling-eng.com  
 Corporate Certificate of Authority #003145

**The Villages at Post Farms**  
 AMENITY AREA PLAN  
 NF VIRBIL & MARCELLA POST, 1005 E HWY N, VENTNORVILLE, MO 63395



PRELIMINARY PLAN  
 Date: 02-20-2024  
 PATRICK J. TILK  
 License No. 2021001734  
 Professional Engineer

Job Number: 23-07-197  
 Date: Mar. 20, 2024  
 Drawn: SL  
 Checked: AREA



Drawing No. 23-07-197-01, 23-07-197-02, 23-07-197-03, 23-07-197-04, 23-07-197-05, 23-07-197-06, 23-07-197-07, 23-07-197-08, 23-07-197-09, 23-07-197-10, 23-07-197-11, 23-07-197-12, 23-07-197-13, 23-07-197-14, 23-07-197-15, 23-07-197-16, 23-07-197-17, 23-07-197-18, 23-07-197-19, 23-07-197-20, 23-07-197-21, 23-07-197-22, 23-07-197-23, 23-07-197-24, 23-07-197-25, 23-07-197-26, 23-07-197-27, 23-07-197-28, 23-07-197-29, 23-07-197-30, 23-07-197-31, 23-07-197-32, 23-07-197-33, 23-07-197-34, 23-07-197-35, 23-07-197-36, 23-07-197-37, 23-07-197-38, 23-07-197-39, 23-07-197-40, 23-07-197-41, 23-07-197-42, 23-07-197-43, 23-07-197-44, 23-07-197-45, 23-07-197-46, 23-07-197-47, 23-07-197-48, 23-07-197-49, 23-07-197-50, 23-07-197-51, 23-07-197-52, 23-07-197-53, 23-07-197-54, 23-07-197-55, 23-07-197-56, 23-07-197-57, 23-07-197-58, 23-07-197-59, 23-07-197-60, 23-07-197-61, 23-07-197-62, 23-07-197-63, 23-07-197-64, 23-07-197-65, 23-07-197-66, 23-07-197-67, 23-07-197-68, 23-07-197-69, 23-07-197-70, 23-07-197-71, 23-07-197-72, 23-07-197-73, 23-07-197-74, 23-07-197-75, 23-07-197-76, 23-07-197-77, 23-07-197-78, 23-07-197-79, 23-07-197-80, 23-07-197-81, 23-07-197-82, 23-07-197-83, 23-07-197-84, 23-07-197-85, 23-07-197-86, 23-07-197-87, 23-07-197-88, 23-07-197-89, 23-07-197-90, 23-07-197-91, 23-07-197-92, 23-07-197-93, 23-07-197-94, 23-07-197-95, 23-07-197-96, 23-07-197-97, 23-07-197-98, 23-07-197-99, 23-07-197-100

**VILLAGE 7<sup>th</sup> STREET PARKING PLAN**

TOTAL AVAILABLE ON-STREET PARKING = 80 SPACES

1	14-2024 INITIAL SUBMITTAL
2	14-2024 COMMENT RESPONSE
3	23-2024 COMMENTS

DCM Land, LLC  
 60 DAVID KOLB  
 5731 WESTWOOD DRIVE  
 WELDON SPRING, MISSOURI 63364

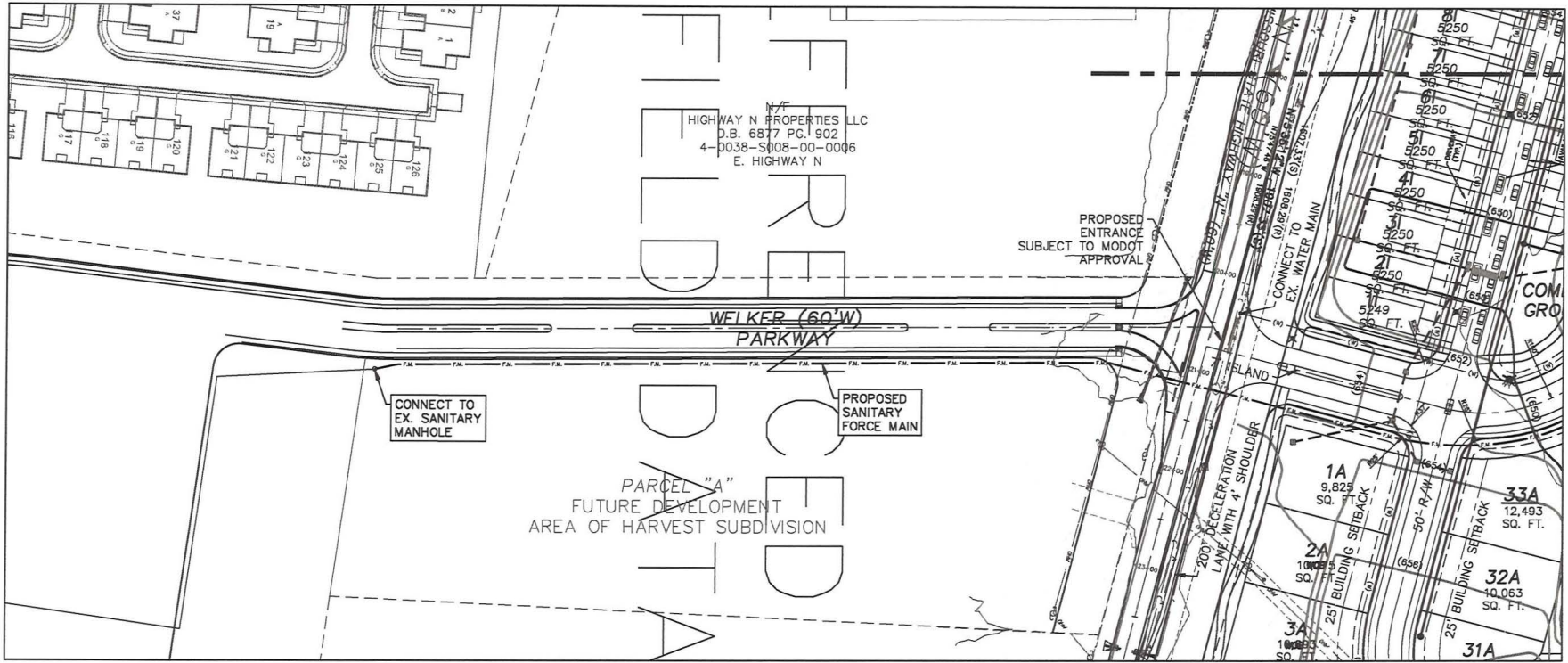
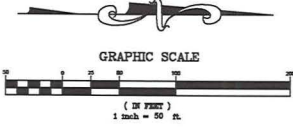
THE **STERLING** CO.  
 ENGINEERS & SURVEYORS  
 5055 New Barrington Road  
 St. Louis, Missouri 63127  
 Ph: 314.447.8434  
 www.sterling-engineers.com  
 Company Certificate of Authority #001154

*The Villages at Post Farms*  
 147 BRIDLE LAKE/CELLA POST, 1055 E HWY 17, VENTNILLE, MO. 63351  
 PARKING PLAN



PRELIMINARY PLAN  
 Date: 2-21-2024  
 PATRICK J. TURK  
 License No. 2021001794  
 Professional Engineer

Job Number: 23-07-197  
 Date: Mar 20, 2024  
 Designer: MF  
 Checker: SL  
 Scale: 7.2  
 AREA



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE WORK, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY RELIEVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 216, RSMo.

ISSUE	REVISION/DATE	ESTIMATE
1	12/22/24	COMMENT: COMMENTS
2	12/22/24	COMMENT: COMMENTS
3	2/27/2024	COMMENT: COMMENTS

DCM Land, LLC  
c/o DAVID COBB  
5731 WESTWOOD DRIVE  
WELDON SPRING, MISSOURI 63304

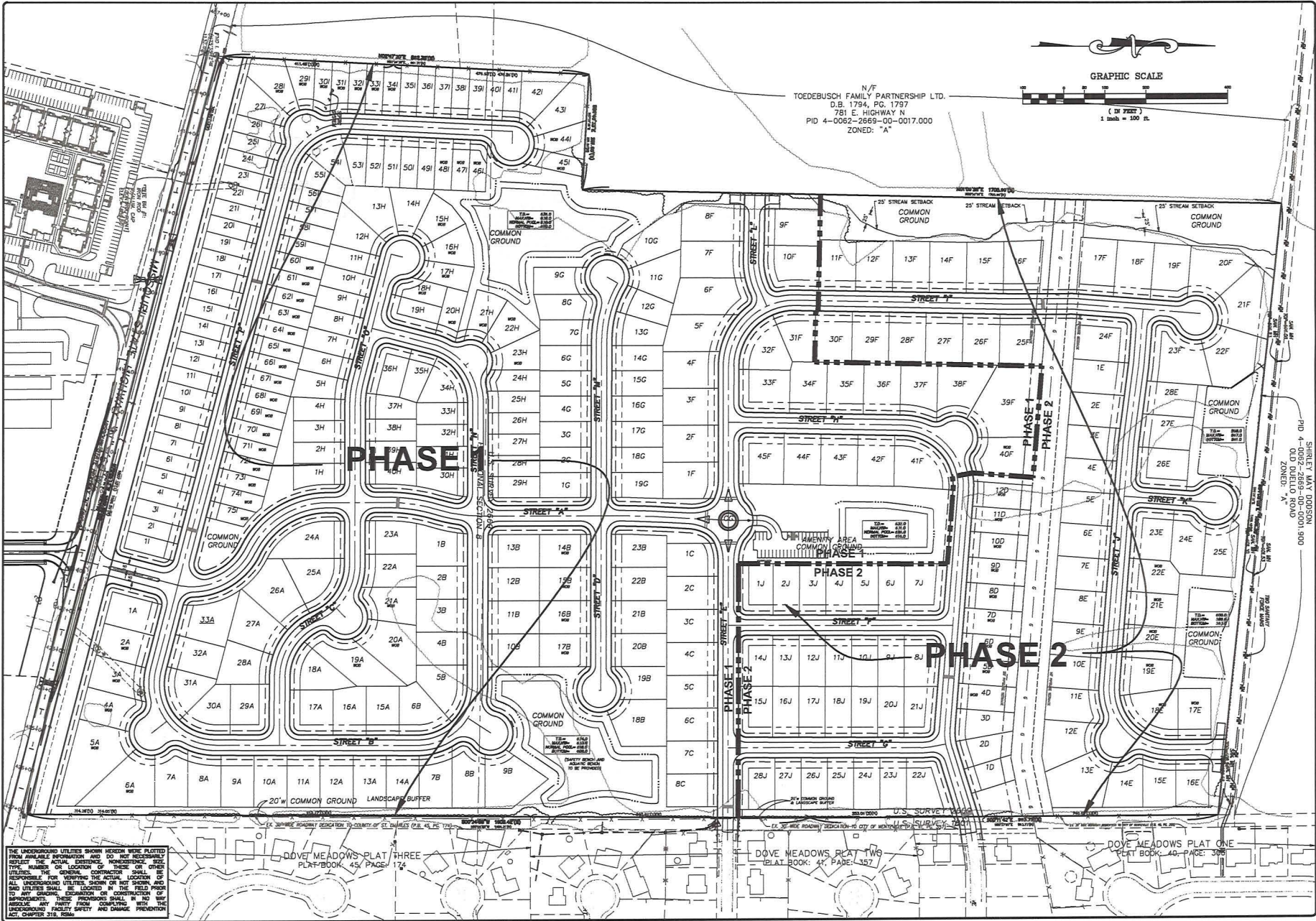
THE STERLING CO.  
ENGINEERS & SURVEYORS  
5025 New Barringer Road  
P.O. Box 114  
Weldon Spring, Missouri 63304  
Corporate Certificate of Authority #001154

The Villages at Post Farms  
OFF-SITE SANITARY SEWER PLAN

PROFESSIONAL ENGINEER  
P. J. PATRICK, III  
LICENSE NO. 2021001734

PRELIMINARY PLAN  
Date: 2/27/2024  
PATRICK, III, P.E.  
License No. 2021001734  
Professional Engineer

23-07-197  
Mar. 20, 2024  
Designed MF  
Drawn SL  
Checked AREA



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND ANY UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL BE IN FULL COMPLIANCE WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 316, RSM.

DOVE MEADOWS PLAT THREE  
PLAT BOOK 45, PAGE 174

DOVE MEADOWS PLAT TWO  
PLAT BOOK 41, PAGE 157

DOVE MEADOWS PLAT ONE  
PLAT BOOK 40, PAGE 309

ISSUE	REVISION	DATE
1	11-20-2024 COMMENTS	
2	12-27-2024 COMMENTS	

DCM Land, LLC  
60 DAVID KOIB  
5731 WES WOOD DRIVE  
WELDON SPRING, MISSOURI 63304

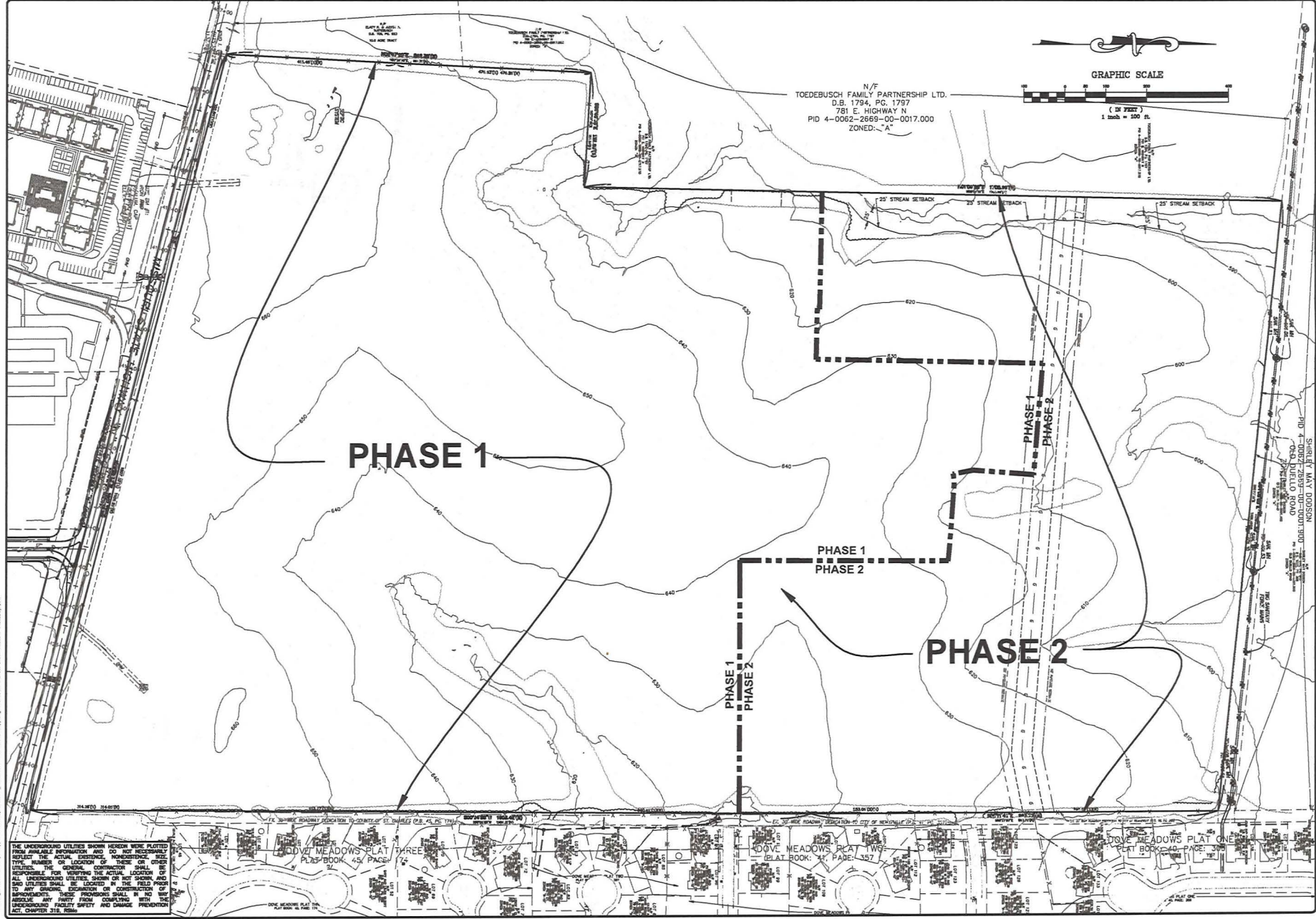
STERLING CO.  
ENGINEERS & SURVEYORS  
5025 New Baumgardner Road  
St. Louis, Missouri 63129  
Ph: 314-991-4444  
www.sterling-engineers.com  
Corporate Certificate of Authority #001148

The Villages at Post Farms  
PHASING PLAN  
N/F VEBIL & MARCELLA POST, 105 E HWY N VENTURE HILL MO, 63362

PRELIMINARY PLAN  
Date: 2-21-2024  
PATRICK J. TILP  
Licenses No. 0221001734  
Professional Engineer

Job Number: 23-07-197  
Date: Mar 20, 2024  
Designed by: SL  
Drawn by: SL  
Checked: SL  
Area





THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, INDEPENDENT SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES SHOWN OR NOT SHOWN, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. SHEET DRAWINGS SHALL BE TO THE UNDERGROUND UTILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 218, RSMo.

ISSUE	REVISION/DATE
1	14-11-2024 COMMENTS/ISSUES
2	12-21-2024 COMMENTS

**DCM Land, LLC**  
605 DAVID KOEHL  
5731 WESTWOOD DRIVE  
WELDON SPRING, MISSOURI 63304

**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
5055 New Baumgardner Road  
St. Louis, Missouri 63129  
Ph: 314-586-4444  
www.sterling-engineers.com  
Corporate Certificate of Authority #0031148

**The Villages at Post Farms**  
EXISTING CONDITIONS/DEMOLITION PLAN  
105 E HWY N, VENTUREVILLE MO, 63395

PRELIMINARY PLAN  
Date: 2-21-2024  
**PATRICK J. TILK**  
MEMBER  
FE 227-027131  
Professional Engineer

Job Number: **23-07-197**  
Date: **Mar 20 2024**  
Checked: **SL** Drawn: **SL** Sheet: **10.1**  
AREA