
Sponsored by: Council Members Bibb and Koskela

AN ORDINANCE APPROVING THE RECORD PLAT OF HARVEST AT HOPEWELL PLAT 5B AND AUTHORIZING THE CITY CLERK TO ATTEST AND CERTIFY APPROVAL OF SAID PLAT.

WHEREAS, the record plat referenced herein has been reviewed by the City Engineer or his/her designee and determined to be complete as required by the Ordinances of the City of O'Fallon; and

WHEREAS, the City Council has determined that the plat conforms closely to the preliminary plat as finally approved and to the provisions of the Subdivision Code and Zoning Code as required by Section 405.060 of the O'Fallon City Code;

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

SECTION 1: The Record Plat of Harvest at Hopewell, Plat 5B, which property is located in the City of O'Fallon, Missouri, as prepared by Sterling Engineering dated June of 2024 is hereby approved as submitted to the City Council.

SECTION 2: The City Clerk is hereby authorized to sign the record plat signifying approval by the City Council of said plat.

SECTION 3: No site improvements are accepted for maintenance by the City by the passage of this Ordinance and same will not be accepted by the City until they are built and approved in full compliance with O'Fallon Ordinances and rules pertaining thereto.

SECTION 4: This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

First Reading: July 25, 2024

Second Reading: July 25, 2024

PASSED BY THE CITY COUNCIL FOR THE CITY OF O'FALLON, MISSOURI, THIS 25th DAY OF JULY, 2024.



Bill Hennessy

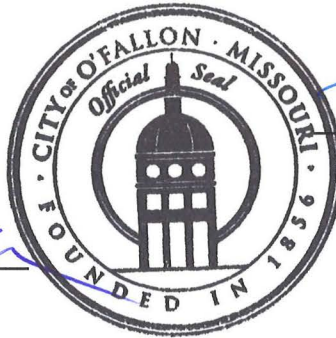
Presiding Officer

Attest:

Bess Bacher

Bess Bacher, City Clerk

APPROVED BY THE MAYOR FOR THE CITY OF O'FALLON, MISSOURI, THIS 25th DAY OF JULY, 2024.



Bill Hennessy

Bill Hennessy, Mayor

Attest:

Bess Bacher

Bess Bacher, City Clerk

Approved as to Form:

Kevin M. O'Keefe

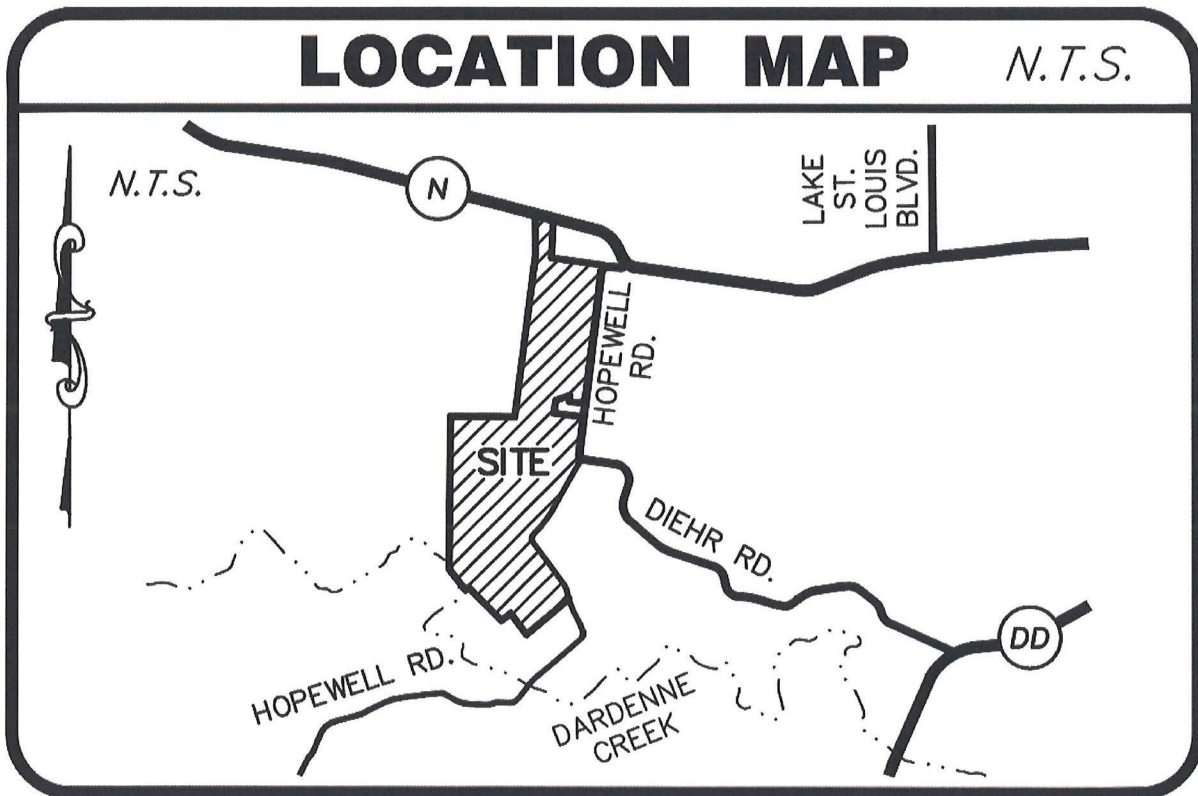
Kevin M. O'Keefe, City Attorney

Record Plat

HARVEST AT HOPEWELL PLAT 5B

A Resubdivision of Parcel "J" of "Harvest at Hopewell Plat One-B" (DOC. #: _____) Located in U.S. Survey 61, Township 46 North, Range 2 East of the Fifth Principal Meridian,
City of O'Fallon
St. Charles County, Missouri

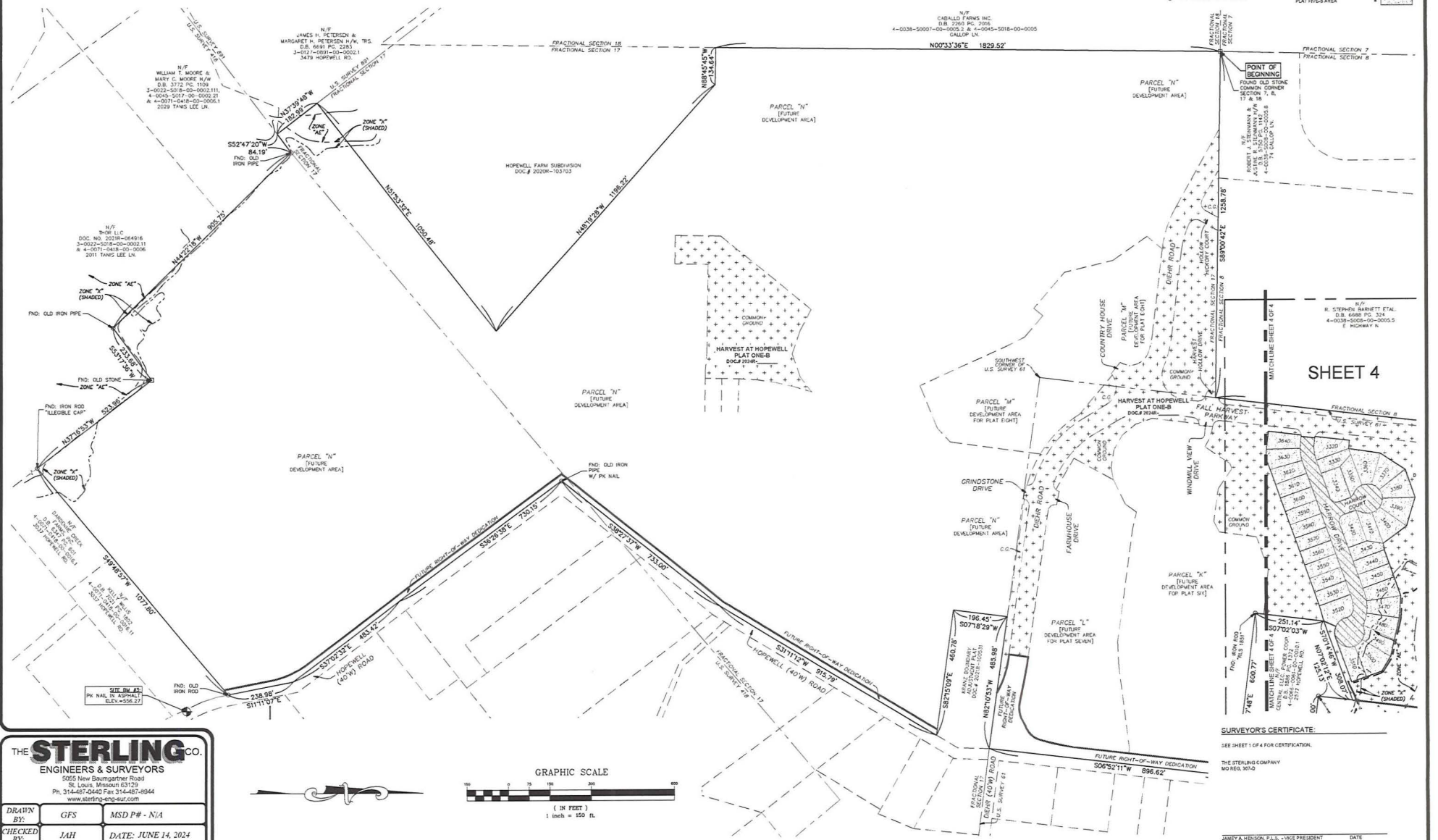
LOCATION MAP



HARVEST AT HOPEWELL PLAT FIVE-B

SITE OVERVIEW & SHEET INDEX

- SYMBOL LEGEND:**
- BENCHMARK
 - FOUND PERMANENT MONUMENT
 - FOUND SEMIPERMANENT MONUMENT
 - FOUND DISK MONUMENT
- HATCHING LEGEND:**
- ▨ PUBLIC RIGHT-OF-WAY
 - ▨ PLAT ONE-A AREA
 - ▨ PLAT ONE-B AREA
 - ▨ PLAT FIVE-A AREA
 - ▨ PLAT FIVE-B AREA



N/F
 CABALLO FARMS INC.
 D.B. 2060 PG. 2016
 4-0036-50007-00-0002.1.A 4-0041-50148-00-0005
 DALLOP LN.
 N00°33'36"E 1829.52'

SHEET 4

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8044
 www.sterling-engineer.com

DRAWN BY:	GFS	MSD P# - N/A
CHECKED BY:	JAH	DATE: JUNE 14, 2024
JOB NO.:	20-09-327	HARVEST AT HOPEWELL



SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

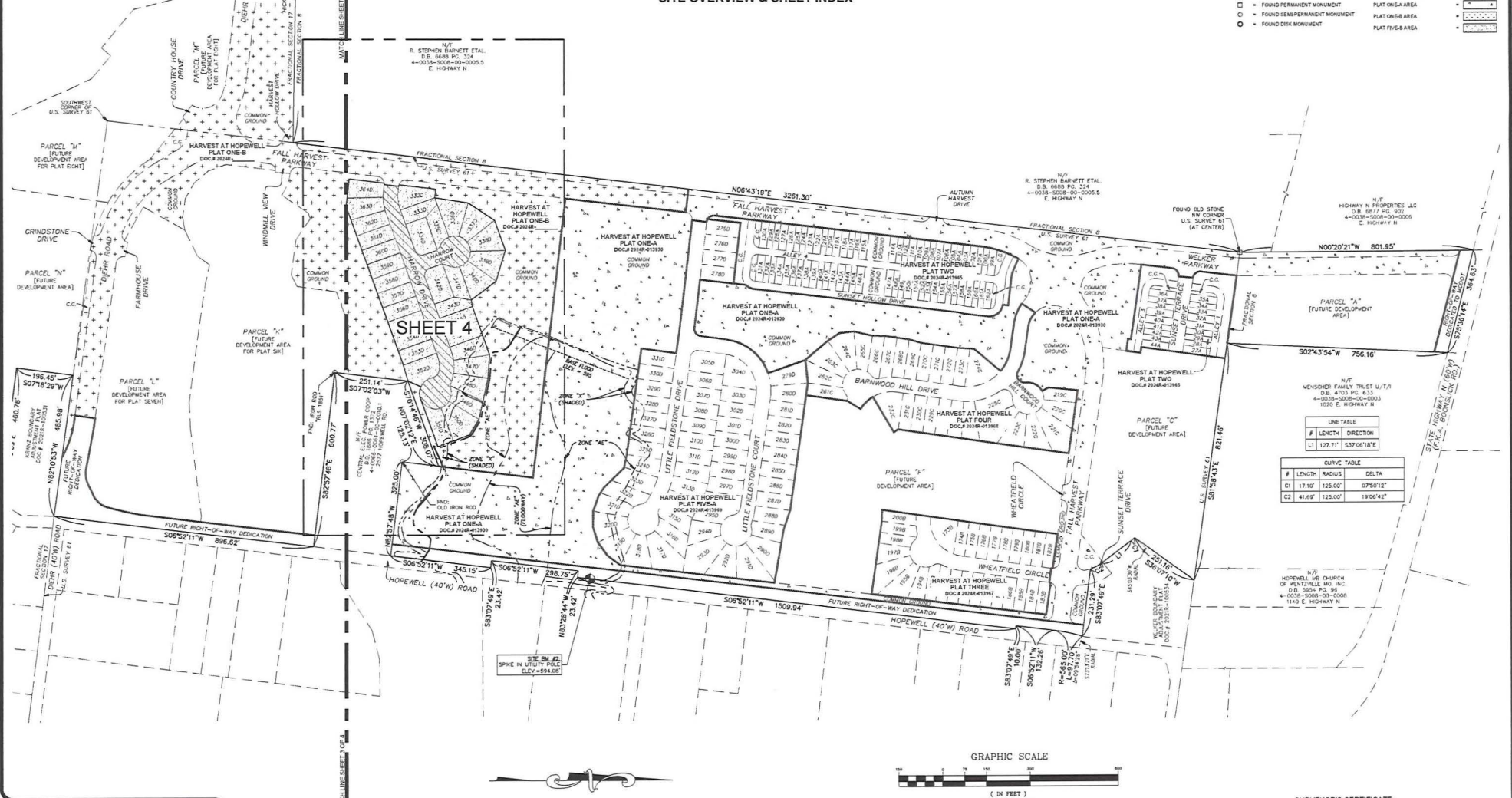
THE STERLING COMPANY
 MO REG. 3670

JAMEY A. HENSON, P.L.S., - VICE PRESIDENT DATE _____
 MO. REG. L.C. #207017963 SHEET 2 OF 4

Drawing name: C:\sterling\open\assisted\stl\stl\stl\Public\222608127\Rev58.dwg Plotted on: Jul 03, 2024 - 9:33am Plotted by: cpm

HARVEST AT HOPEWELL PLAT FIVE-B

SITE OVERVIEW & SHEET INDEX



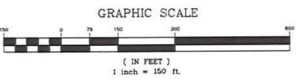
- SYMBOL LEGEND:**
- BENCHMARK
 - FOUND PERMANENT MONUMENT
 - FOUND SEMIPERMANENT MONUMENT
 - FOUND DISK MONUMENT
- HATCHING LEGEND:**
- Public Right-of-Way
 - Plat One-A Area
 - Plat One-B Area
 - Plat One-C Area
 - Plat One-D Area
 - Plat One-E Area
 - Plat Two Area
 - Plat Three Area
 - Plat Four Area
 - Plat Five Area

LINE TABLE

#	LENGTH	DIRECTION
LI	127.71'	S33706°18"E

CURVE TABLE

#	LENGTH	RADIUS	DELTA
C1	17.10'	125.00'	075°0'12"
C2	41.65'	125.00'	18'06"42"



SURVEYOR'S CERTIFICATE:

SEE SHEET 1 OF 4 FOR CERTIFICATION.

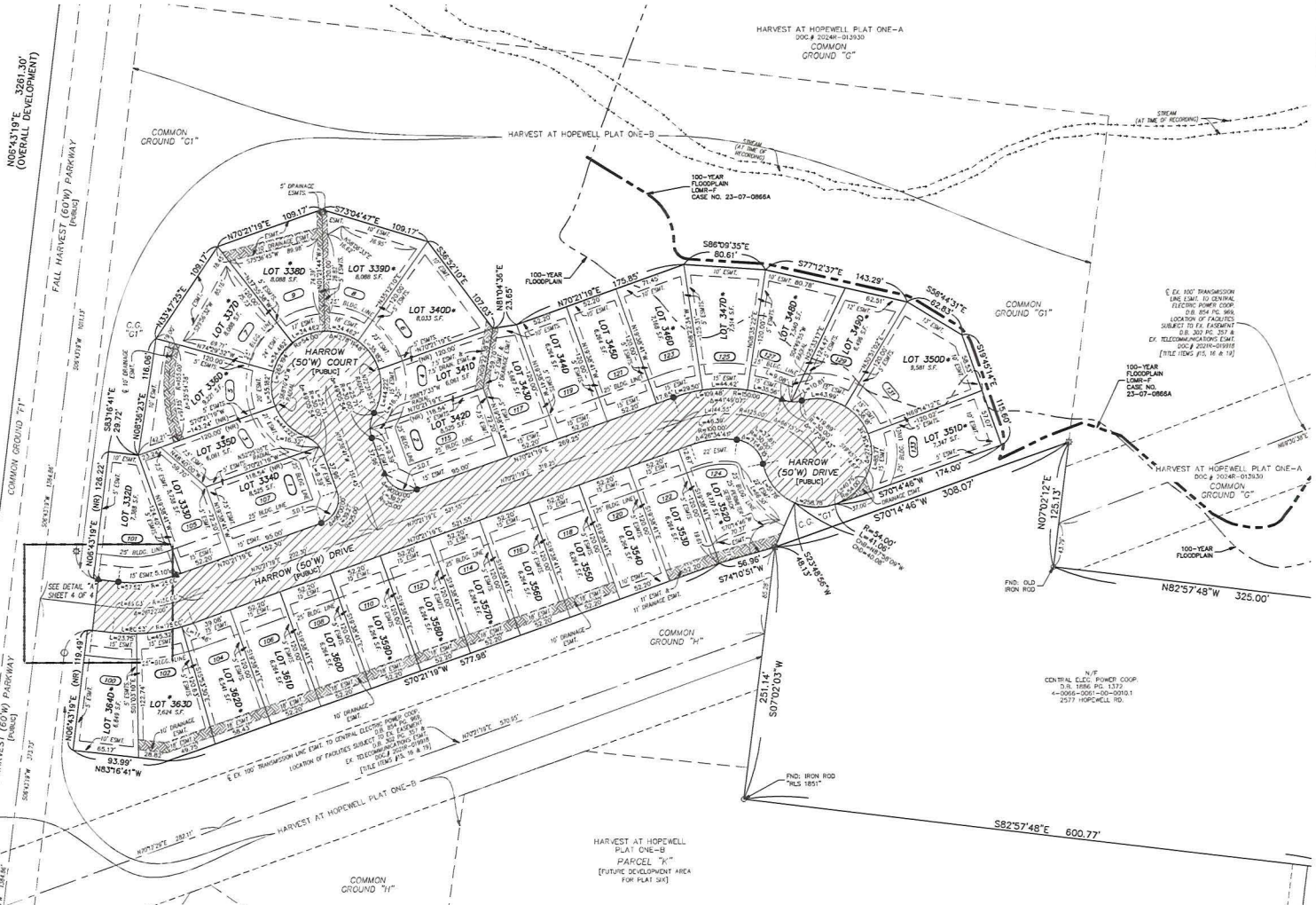
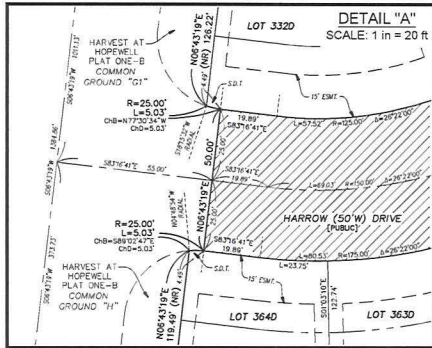
THE STERLING COMPANY
MO REG. 38740

THE STERLING COMPANY
ENGINEERS & SURVEYORS

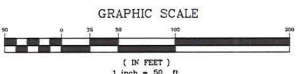
5025 New Baumgartner Road
St. Louis, Missouri 63129
Ph. 314-467-0440 Fax 314-467-8944
www.sterling-eng-suz.com

DRAWN BY:	GFS	MSD P.# - N/A
CHECKED BY:	JAH	DATE: JUNE 14, 2024
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HARVEST AT HOPEWELL PLAT FIVE-B

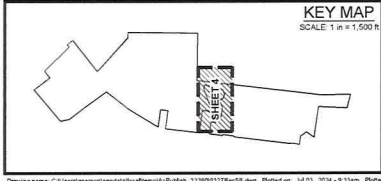


N.P.
H. STEPHEN BARNETT ET AL.
D.B. 6680, PG. 324
4-0038-0008-00-0005.5
S. HIGHWAY 4



THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
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ABBREVIATION LEGEND:

BL	•	BOOK
BLK	•	BUILDING
CG	•	COMMON GROUND
CH	•	CHORD BEARING
CHD	•	CHORD DISTANCE
D.A.	•	DEED BOOK
DR	•	DRAINAGE
E	•	EASEMENT
ENC.	•	ENCUMBRANCE
EX	•	EXISTING
EX-1	•	EXISTING FORMERLY
EX-2	•	EXISTING FORMERLY
EX-3	•	EXISTING FORMERLY
EX-4	•	EXISTING FORMERLY
EX-5	•	EXISTING FORMERLY
EX-6	•	EXISTING FORMERLY
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EX-8	•	EXISTING FORMERLY
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EX-10	•	EXISTING FORMERLY
EX-11	•	EXISTING FORMERLY
EX-12	•	EXISTING FORMERLY
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EX-14	•	EXISTING FORMERLY
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EX-96	•	EXISTING FORMERLY
EX-97	•	EXISTING FORMERLY
EX-98	•	EXISTING FORMERLY
EX-99	•	EXISTING FORMERLY
EX-100	•	EXISTING FORMERLY

ABBREVIATION LEGEND:

R.O.W.	•	RIGHT-OF-WAY
ST	•	STREET
S.D.T.	•	SHORT DISTANCE TRIANGLE
S.F.	•	SQUARE FEET
T.S.C.L.	•	TEMPORARY SLOPE AND CONSTRUCTION LICENSE
W	•	WIDTH

SYMBOL LEGEND:

▲	•	SET PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IRON W/ ALUMINUM CAP)
○	•	SET TEMP. PERMANENT MONUMENT IN ACCORDANCE WITH MISSOURI STANDARDS (1/2" IRON W/ PLASTIC CAP OR CUT CROSS)
○	•	SET PERMANENT MONUMENT IN PREVIOUS PLAT.
○	•	SET TEMP. PERMANENT MONUMENT IN PREVIOUS PLAT.
○	•	FOUND PERMANENT MONUMENT
○	•	FOUND TEMP. PERMANENT MONUMENT
+	•	FOUND CROSS
+	•	FOUND ANCHOR
+	•	BENCHMARK
+	•	ADDRESS
+	•	LOT SUBJECT TO STREET CREEP

HATCHING LEGEND:

[Hatched Box]	•	PUBLIC RIGHT-OF-WAY
[Hatched Box]	•	DRAINAGE EASEMENT

SURVEYOR'S CERTIFICATE:
SEE SHEET 1 OF 4 FOR CERTIFICATION.
THE STERLING COMPANY
NO. REG. 3070

JANEY A. HENSON, P.L.S. - VICE PRESIDENT
MO. REG. L.C. #908177993

DATE _____
SHEET 4 OF 4

Drawing name: C:\Users\jgms\Documents\Bna\Projects\Pub\30-22009327\Rec58.dwg Plotted on: Jul 03, 2024 - 8:33am Plotted by: cgm