



**AGENDA  
COMMUNITY DEVELOPMENT COMMITTEE**

**Monday, August 11, 2014  
5:30 PM**

**Public Safety Building**

**I) Roll Call**

**II) Approval of Minutes – July 14, 2014**

**III) Items Requiring Council Action – August 18, 2014**

A. Parcs at Arbor Green – Final Plat Phase 6 (1<sup>st</sup> Reading)

**IV) Other Business – None**

**NEXT MEETING: Monday, August 25, 2014 – 6:00 P.M. – Mayor's Conference Room**

General Citizen Comments: The City of O'Fallon welcomes comments from our citizens. The Illinois Open Meetings Act provides an opportunity for citizens to speak at all committee and Board meetings. However, 5 ILCS 120/1 mandates that NO action shall be taken on matters not listed on the agenda. Please submit your name to the chairman and limit your comments so that anyone present has the opportunity to speak.



MINUTES  
COMMUNITY DEVELOPMENT COMMITTEE  
6:00 PM Monday, July 14, 2014

Minutes of a regular meeting of the Community Development Committee of the City of O'Fallon, held in the Mayor's Conference Room, 255 S. Lincoln, O'Fallon, Illinois.

CALL TO ORDER: 6:00 PM

**I) Roll Call** – *Committee members:* Gene McCoskey (vice chair), Jerry Mouser, David Cozad, Ray Holden and Harlen Gerrish. *Other Elected Officials Present:* Richie Meile, Herb Roach, Ed True and Michael Bennett. *Staff:* Walter Denton, Pam Funk, Phil Goodwin, Sandy Evans, Ted Shekell and Jeff Stehman. *Visitors:* Marsha Maller, Melissa Sterling, Lauren Vardaman, Chelsea Pinkel, Stu Kasten, and Charlie Pitts.

**II) Approval of Minutes from Previous Meeting**– All ayes. Motion carried.

**III) Items Requiring Council Action**

- A. St. Elizabeth's Hospital (Resolution) – Ted Shekell briefed the committee on the resolution and introduced Melissa Sterling, Chief Marketing Communications Officer with St. Elizabeth's Hospital. Sterling provided the committee with an update on the hospital's process in obtaining the required Certificate of Need from the state. Sterling asked the Council pass the resolution of support to include in their application to the state. The committee reviewed the resolution and recommended approval of the resolution of support with a vote of 5-0.
- B. DeMond Signs – Planned Use (1<sup>st</sup> Reading) – Justin Randall provided a quick overview of the requested rezoning and planned use for DeMond Signs. Randall noted the existing land use, zoning and designation in the Comprehensive Plan and the nature of the grandfathered use. Randall indicated there were no changes proposed by the applicant and staff has added conditions to improve the condition of the property and the relationship to the residential uses to the south. The committee discussed the application and recommended approval of the rezoning and planned use application with a vote of 5-0.
- C. SEPA – St. Clare Church "Oktoberfest" (Motion) – Justin Randall informed the committee on the special event permit and the requests of the church for city assistance. Randall added the event was consistent with last year's event and very similar in nature to previous approvals. The committee discussed the event and recommended approval of the special event permit with a vote of 5-0.
- D. SEPA – Global Brew "Founders All Day Fest" (Motion) – Justin Randall briefed the committee on the requested special event permit for Global Brew. Randall noted a Special Event Liquor License had been submitted to the City Clerk's Office. The committee discussed the event and recommended approval of the special event permit with a vote of 6-0.
- E. SEPA – Global Brew "Craft Brew Bash" (Motion) – Justin Randall briefed the committee on the requested special event permit for Global Brew. Randall noted this event has been requested in the O'Fallon Community Park, Global Brew was requesting additional signage (banner across S. Lincoln Avenue and signs in the park), and assistance from the Police Department for additional security for the event. The committee discussed the use of the park for a commercial event and the additional signage for the event, with concerns over the number of small signs and the length of time for all signage. Staff and the committee recommended only 5 signs in the park along Highway 50 from August 29<sup>th</sup> through

September 7<sup>th</sup> and allowing the banner for two weeks. The committee discussed the event and forwarded the event to Council with a vote of 5-0.

- F. MidAmerica Enterprise Zone Expansion (2<sup>nd</sup> Reading) – Ted Shekell briefed the committee on the expansion to approximately 45 acres on the northwest corner of Highway 50 and Scott-Troy Road. The committee recommended approval of the ordinance to expand the enterprise zone with a vote of 5-0.
- G. Enjoy Church – Planned Use (2<sup>nd</sup> Reading) – Justin Randall informed the committee there had been no changes to the petition. The committee recommended approval of the Enjoy Church – Planned Use with a vote of 5-0.
- H. Parcs at Arbor Green – Final Plat (2<sup>nd</sup> Reading) – Justin Randall informed the committee there had been no changes to the petition. The committee recommended approval of the final plat for Parcs at Arbor Green with a vote of 5-0.

#### **IV) Other Business - None**

**MEETING ADJOURNED: 6:55 PM**

**NEXT MEETING: TBA – Mayor's Conference Room**

**Prepared by:** Justin Randall, Senior City Planner



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## MEMORANDUM

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TO: Community Development Committee  
FROM: Justin Randall, Senior City Planner  
THRU: Ted Shekell, Planning Director  
DATE: August 11, 2014  
SUBJECT: Parcs at Arbor Green - Phase 6 Final Plat (1<sup>st</sup> Reading)

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### Background

In 2005, the City Council approved the preliminary plat and annexation of the Kombrink Executive Homes (Parcs at Arbor Green) Subdivision. The subdivision is located west of Simmons Road. Denny Blumberg, Huntington Chase Homes, is seeking final plat approval of Phase 6, which includes 13 lots south of the existing platted portion of the subdivision. The proposed final plat varies from the approved preliminary plat. The proposed Phase 6 was altered with the Final Plat for Phase 5B, which eliminated the thru-street connection of Carnegie Knolls Drive (Phase 6) and Shady Park Court (Phase 5). As a result, Carnegie Knolls Drive has become a cul-de-sac with an approximate length of 660 feet. The revisions approved in Phase 5B resulted in a net loss of 2 lots in Phase 6. The improvement plans for Phase 6 showed all the necessary improvements for Phase 6.

### Budgetary Impact

There will be an annexation fee paid to the City of \$2,250 per lot. A fee of \$866 per lot will be paid to the City by the developer as a fee in lieu of park land, as well as a fee of \$802 per lot for the future turn lane from Simmons Road.

### Recommendation

Community Development and Public Work staff has reviewed the final plat and improvement plans (only minor changes are needed) for the Parcs at Arbor Green - Phase 6 Final Plat and recommends it for approval.

### Attachments

Aerial  
Preliminary Plat  
Phase 6 Final Plat

Community Development Department  
255 South Lincoln Avenue O'Fallon, IL 62269 ☎ P: 618.624.4500 x 4 ☎ F:618.624.4534



# Parcs at Arbor Green



Provided by East-West Gateway Council of Governments, imagery flown by SURDEX

0 235 470 940 1,410 Feet



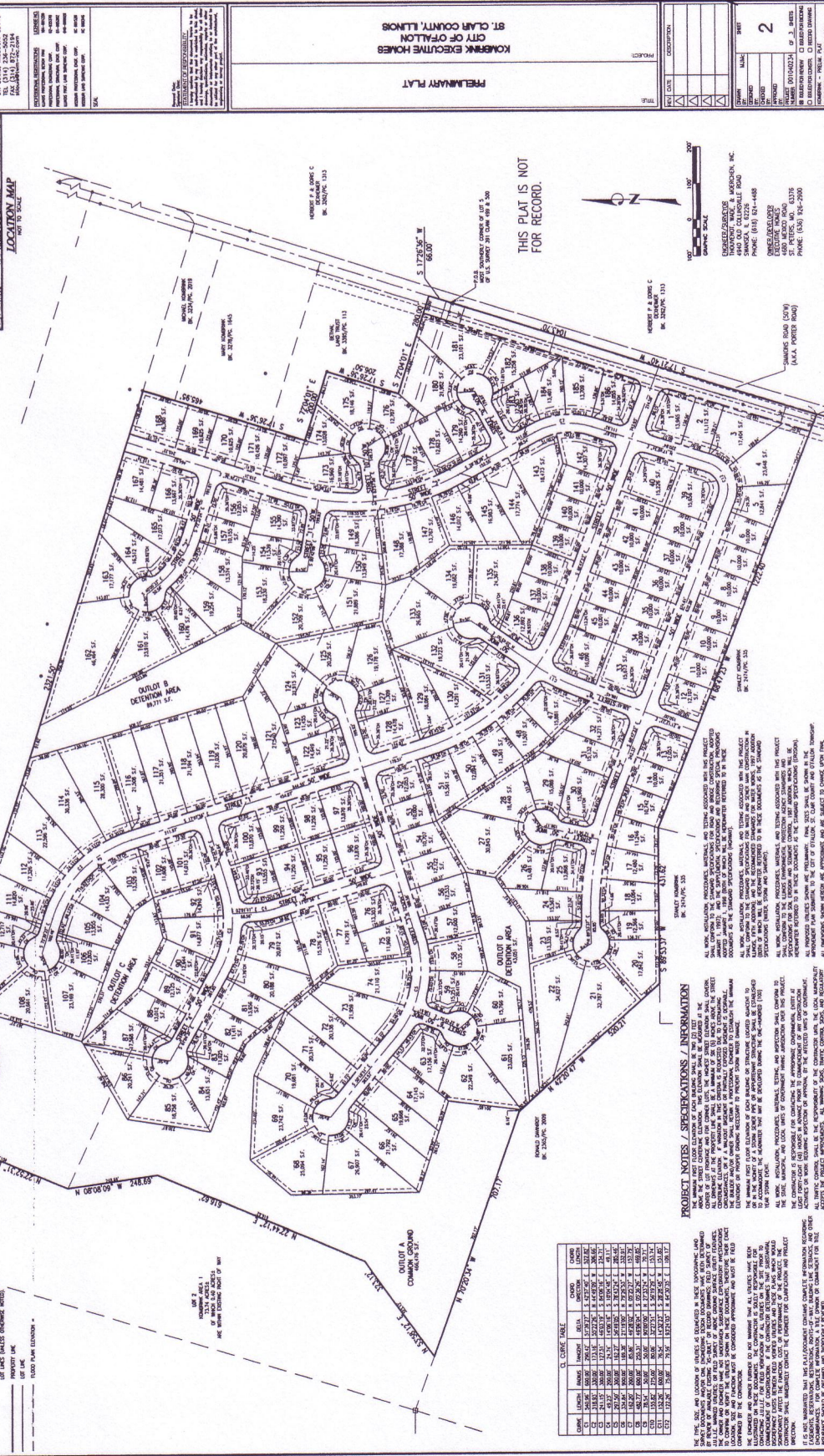
*O'Fallon*  
ILLINOIS



**THOUVENOT,  
WADE &  
MOERCHEN, INC.**  
DOMESTIC & INTERNATIONAL ACCOUNTS

**TWM**

☒ **CORPORATE OFFICE**  
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CURVE	LENGTH	MINORS	MAJORS	ELLIP	CHORD	CHORD
		MAJORS	MINORS	DEGREE	DEGREE	LENGTH
C1	20.00	100.00	100.00	30.76°	5.4000	20.00
C2	20.00	100.00	121.65	30.76°	5.4000	20.00
C3	20.00	100.00	137.51	30.76°	5.4000	20.00
C4	20.00	100.00	149.18	30.76°	5.4000	20.00
C5	20.00	100.00	156.27	30.76°	5.4000	20.00
C6	20.00	100.00	159.26	30.76°	5.4000	20.00
C7	20.00	100.00	158.86	30.76°	5.4000	20.00
C8	20.00	100.00	155.31	30.76°	5.4000	20.00
C9	20.00	100.00	149.18	30.76°	5.4000	20.00
C10	20.00	100.00	140.82	30.76°	5.4000	20.00
C11	20.00	100.00	130.83	30.76°	5.4000	20.00
C12	20.00	100.00	120.83	30.76°	5.4000	20.00
C13	20.00	100.00	110.83	30.76°	5.4000	20.00
C14	20.00	100.00	100.83	30.76°	5.4000	20.00
C15	20.00	100.00	90.83	30.76°	5.4000	20.00
C16	20.00	100.00	80.83	30.76°	5.4000	20.00
C17	20.00	100.00	70.83	30.76°	5.4000	20.00
C18	20.00	100.00	60.83	30.76°	5.4000	20.00
C19	20.00	100.00	50.83	30.76°	5.4000	20.00
C20	20.00	100.00	40.83	30.76°	5.4000	20.00
C21	20.00	100.00	30.83	30.76°	5.4000	20.00
C22	20.00	100.00	20.83	30.76°	5.4000	20.00
C23	20.00	100.00	10.83	30.76°	5.4000	20.00
C24	20.00	100.00	0.83	30.76°	5.4000	20.00

[illegible]

RECEIVED MAR 25 2005

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# FINAL PLAT OF PARCS AT ARBOR GREEN - PHASE 6

BEING A SUBDIVISION IN PART OF THE LOTS 2 AND 27 OF UNITED STATES SURVEY 391, CLAIMS  
499 AND 500, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN  
CITY OF O'FALLON, ST. CLAIR COUNTY, ILLINOIS

I, EDGAR M. BARNAL, A PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT "THOUVENOT, WADE & MOERCHEN, INC." HAS SURVEYED AND PLATTED THE ABOVE DESCRIBED PROPERTY. ALL REQUIRED MONUMENTS HAVE BEEN INSTALLED OR WILL BE INSTALLED. ALL DIMENSIONS AND OTHER ESSENTIAL INFORMATION REQUIRED BY THE RESOLUTION REGULATING THE PLATTING OF LAND INTO SUBDIVISIONS ADOPTED BY THE CITY OF O'FALLON, HAVE BEEN COMPLIED WITH, I ALSO HEREBY CERTIFY THAT THE PARCEL INCLUDED WITHIN THIS PLAT IS LOCATED WITHIN "ZONE X" AS DELINEATED BY THE OFFICIAL FLOOD PLAIN MAPS 17163C02050 AND 17163C02060 EFFECTIVE DATE NOVEMBER 5, 2003. NO GUARANTEE IS IMPLIED THAT THE PROPERTY ENCOMPASSED BY THIS PLAT IS NOT SUBJECT TO FLOODING.

EDGAR M. BARNAL, I.P.L.S. #2750

I, DENNY BLUMBERG, MEMBER, THE PARCS AT ARBOR GLEN, LLC DO HEREBY ACKNOWLEDGE THIS PLAT TO BE MY FREE AND VOLUNTARY ACT, I DEDICATE THE EASEMENTS AND ROADWAYS SHOWN THEREON FOR THE CONSTRUCTION AND MAINTENANCE OF PRIVATE AND PUBLIC UTILITY SERVICES, DRAINAGE AND SIDEWALKS. THE BUILDING LINES SHOWN THEREON ARE THE BUILDING LINES TO BE REFERENCED TO ON ALL FUTURE CONVEYANCES IN THIS SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

MEMBER, THE PARCS AT ARBOR GLEN, LLC

STATE OF ILLINOIS )  
ST. CLAIR COUNTY ) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC, IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT DENNY BLUMBERG, MEMBER, THE PARCS AT ARBOR GLEN, LLC PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

MY COMMISSION EXPIRES: \_\_\_\_

NOTARY PUBLIC

I, GARY GRAHAM, MAYOR OF THE CITY OF O'FALLON, DO HEREBY CERTIFY THAT THIS PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL AND APPROVED AT A MEETING OF THE SAME HELD ON THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

CITY CLERK CITY MAYOR

I, THE UNDERSIGNED, 911 COORDINATOR OF ST. CLAIR COUNTY, ILLINOIS, DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

911 COORDINATOR  
ST. CLAIR COUNTY, ILLINOIS

APPROVED BY MAPPING AND PLATTING THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

SIGNATURE

STATE OF ILLINOIS )  
ST. CLAIR COUNTY ) SS

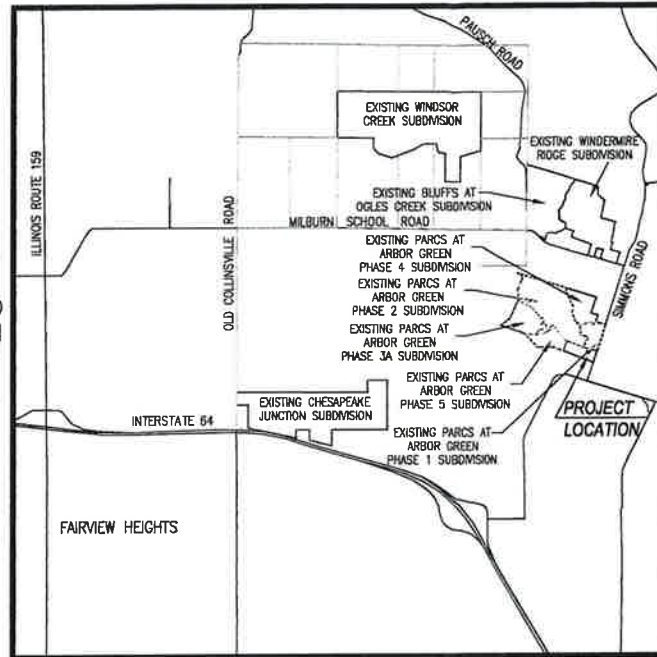
I, THE UNDERSIGNED, COUNTY CLERK OF ST. CLAIR COUNTY, ILLINOIS, DO CERTIFY THAT I HAVE EXAMINED THE PLAT AND I HAVE SEARCHED THE RECORDS OF MY OFFICE TO ASCERTAIN WHETHER ALL REDEEMABLE SALES FOR UNPAID TAXES OR SPECIAL ASSESSMENTS HAVE BEEN PAID AS REQUIRED BY LAW UPON ALL OF THE PROPERTY EMBRACED WITHIN SAID PLAT, AND I DO HEREBY CERTIFY THAT I FIND NO REDEEMABLE TAX SALES OR UNPAID FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED IN THIS PLAT AND I DO HEREBY APPROVE THIS PLAT FOR ASSESSMENT PURPOSES.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL OF THIS OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, 2014.

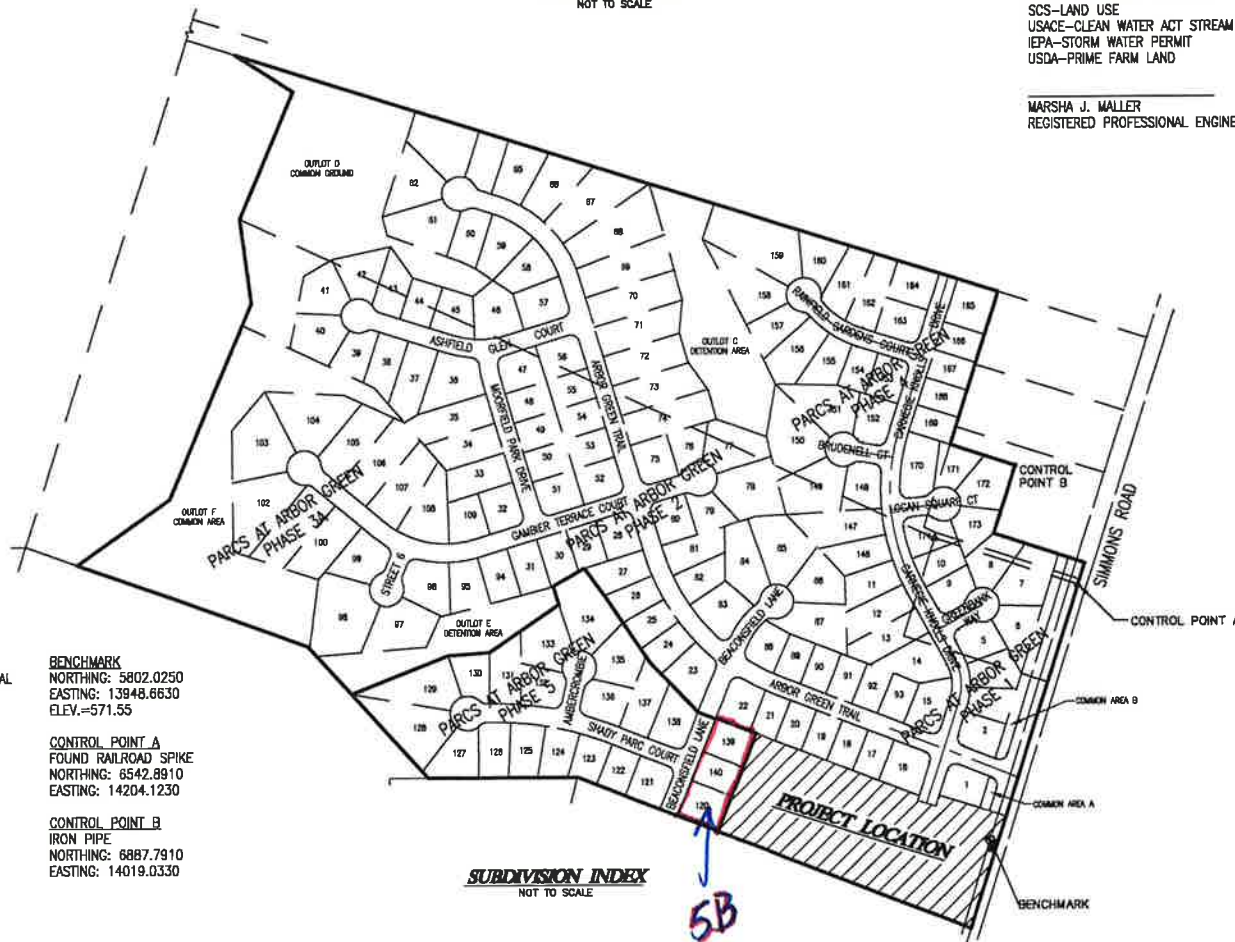
DEPUTY

CLERK OF ST. CLAIR COUNTY

THIS SUBDIVISION IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS RECORDED IN AN INDENTURE OF TRUST AND RESTRICTIONS FILED IN BOOK \_\_\_\_, PAGES \_\_\_\_, AS DOCUMENT NO. \_\_\_\_, IN THE RECORDER'S OFFICE, ST. CLAIR COUNTY, ILLINOIS.



LOCATION MAP  
NOT TO SCALE



BENCHMARK  
NORTHING: 5802.0250  
EASTING: 13948.6630  
ELEV.=571.55

CONTROL POINT A  
FOUND RAILROAD SPIKE  
NORTHING: 6542.8910  
EASTING: 14204.1230

CONTROL POINT B  
IRON PIPE  
NORTHING: 6887.7910  
EASTING: 14019.0330

SUBDIVISION INDEX  
NOT TO SCALE

OWNER/DEVELOPER  
THE PARCS AT ARBOR GLEN LLC  
1306 ARBOR GREEN TRAIL  
O'FALLON, ILLINOIS 62269  
618-624-3250

ENGINEER/SURVEYOR  
THOUVENOT, WADE & MOERCHEN, INC.  
4940 OLD COLLINSVILLE ROAD  
SWANSEA, ILLINOIS 62226  
(618) 624-4488

## NOTES:

ALL EASEMENTS SHOWN HEREON ARE DEDICATED FOR PRIVATE AND PUBLIC UTILITIES AND FOR DRAINAGE.

IRON PINS SHALL BE SET AT ALL LOT CORNERS, P.C.'s, P.T.'s, E.O.R.'s.

MINIMUM FIRST FLOOR ELEVATION OF EACH BUILDING SHALL BE TWO (2) FEET ABOVE THE STREET CENTERLINE ELEVATION. THE ELEVATION SHALL BE MEASURED AT THE CENTER OF THE LOT FRONTAGE AND FOR CORNER LOTS, THE HIGHEST STREET ELEVATION SHALL GOVERN. ALL DRIVEWAYS AT THE RIGHT-OF-WAY LINE SHALL BE A MINIMUM OF SIX (6) INCHES ABOVE THE STREET CENTERLINE ELEVATION. SHOULD THESE REQUIREMENTS BE DIFFICULT TO MEET, OR SHOULD A WALKOUT BASEMENT OR PARTIALLY EXPOSED BASEMENT BE DESIRABLE, THE OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE MINIMUM ELEVATIONS AND/OR PROPER GRADING TO PREVENT DAMAGE FROM STORM WATER.

ALL BUILDINGS SHALL BE REQUIRED TO BE SUPPORTED BY UNDISTURBED SOIL MEETING COMPACTION REQUIREMENTS AS SET FORTH IN THE CITY OF O'FALLON'S BUILDING CODE. SHOULD THIS REQUIREMENT BE DIFFICULT TO MEET, THE BUILDING OWNER SHALL RETAIN AN ENGINEER TO DETERMINE THE SUITABILITY OF THE SOIL FOR BUILDING PURPOSES.

ALL EASEMENTS SHALL BE MAINTAINED BY THE LOT OWNER OR HOMEOWNERS ASSOCIATION. ALL IMPROVEMENTS LOCATED OUTSIDE OF R.O.W. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THE LOT OWNER.

NO UTILITY BOXES SHALL BE INSTALLED IN OVERLAND FLOW PATHS.

I DO HEREBY CERTIFY THAT THE FOLLOWING AGENCIES WERE PROPERLY NOTIFIED AND APPROVED THIS PROJECT.  
IHPA-ARCHAEOLOGICAL  
IDNR-DWR-STREAM HYDRAULICS  
SCS-LAND USE  
USACE-CLEAN WATER ACT STREAM HYDRAULICS  
IEPA-STORM WATER PERMIT  
USDA-PRIME FARM LAND

MARSHA J. WALLER  
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS NO. 51334

## LEGEND

- 54' ROW LINE, (UNLESS OTHERWISE NOTED)
- 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED.
- DRAINAGE AND UTILITY EASEMENT LINE SHALL BE 15' WIDE AND ADJACENT TO STREETS UNLESS OTHERWISE NOTED. DRAINAGE AND UTILITY EASEMENTS ADJACENT TO REAR LOT LINES SHALL BE 10' WIDE UNLESS OTHERWISE NOTED.
- XXXX STREET ADDRESS
- SET IRON PIN
- FOUND IRON PIN/PIPE
- FOUND CONC. MONUMENT
- ▲ FOUND STONE
- SET CONCRETE MONUMENT

LOT NUMBER	LOWEST FOUNDATION OPENING
110	571.00
111	571.00
112	571.00
113	572.00
114	573.00
115	573.00
116	574.50
117	576.50
118	578.00
119	575.00
141	575.00
142	574.00
143	571.50

SCHOOL DISTRICTS:  
GRADE SCHOOL - CENTRAL DISTRICT 104  
HIGH SCHOOL - O'FALLON DISTRICT 203

ZONING: CITY OF O'FALLON SR-1B

GROSS ACREAGE: 5.53 ACRES  
SIMMONS ROAD R.O.W.: 0.39 ACRES  
CARNEGIE KNOLLS DR. R.O.W.: 0.71 ACRES  
OUTLOT: 0.23 ACRES  
NET ACREAGE: 4.20 ACRES

## LEGAL DESCRIPTION

PART OF THE LOTS 2 AND 27 OF UNITED STATES SURVEY 391, CLAIMS 499 AND 500, TOWNSHIP 2 NORTH, RANGE 8 WEST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF ST. CLAIR, STATE OF ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 16 OF PARCS AT ARBOR GREEN - PHASE 1, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDERS OFFICE IN DOCUMENT NUMBER A02001716; THENCE ON THE SOUTHERLY LINE OF SAID PARCS AT ARBOR GREEN - PHASE 1, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1.) SOUTH 17 DEGREES 21 MINUTES 40 SECONDS WEST, 15.03 FEET; 2.) SOUTH 72 DEGREES 38 MINUTES 20 SECONDS EAST, 54.00 FEET; 3.) NORTH 17 DEGREES 21 MINUTES 40 SECONDS EAST, 32.98 FEET 4.) SOUTH 72 DEGREES 38 MINUTES 20 SECONDS EAST, 205.00 FEET TO THE SOUTHEASTERLY LINE OF SAID U.S. SURVEY 391, CLAIMS 499 AND 500; THENCE SOUTH 17 DEGREES 21 MINUTES 40 SECONDS WEST, ON SAID SOUTHEASTERLY LINE OF U.S. SURVEY 391, CLAIMS 499 AND 500, A DISTANCE OF 340.08 FEET TO THE NORTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2817 ON PAGE 23 AND DEED BOOK 2727 ON PAGE 1509; THENCE NORTH 68 DEGREES 47 MINUTES 23 SECONDS WEST, ON SAID NORTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 2817 ON PAGE 23 AND DEED BOOK 2727 ON PAGE 1509, A DISTANCE OF 785.33 FEET TO THE MOST NORTHERLY CORNER OF LOT 120 OF THE PARCS AT ARBOR GREEN - PHASE 5, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDERS OFFICE IN DOCUMENT NUMBER \_\_\_\_; THENCE NORTH 21 DEGREES 12 MINUTES 37 SECONDS, ON THE SOUTHEASTERLY LINE OF SAID PARCS AT ARBOR GREEN - PHASE 5, A DISTANCE OF 304.00 FEET TO THE SOUTHERLY LINE OF PARCS AT ARBOR GREEN - PHASE 2, REFERENCE BEING HAD TO THE PLAT THEREOF IN THE ST. CLAIR COUNTY RECORDERS OFFICE IN DOCUMENT NUMBER A02016634; THENCE SOUTH 68 DEGREES 47 MINUTES 23 SECONDS EAST, ON SAID SOUTHERLY LINE OF PARCS AT ARBOR GREEN - PHASE 2, A DISTANCE OF 505.30 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.53 ACRES, MORE OR LESS, OF WHICH 0.39 ACRES, MORE OR LESS ARE WITHIN EXISTING ROAD RIGHT OF WAY.

THOUVENOT,  
WADE &  
MOERCHEN, INC.  
ENGINEERS • SURVEYORS • PLANNERS



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PROFESSIONAL REGISTRATIONS	LICENSE NO.
ILLINOIS PROFESSIONAL DESIGN FIRM	184-001220
PROFESSIONAL ENGINEERING CORP.	62-035370
PROFESSIONAL STRUCTURAL ENGR. CORP.	81-005202
ILLINOIS PROF. LAND SURVEYING CORP.	048-000029
MISSOURI PROFESSIONAL ENGR. CORP.	MC 001528
MISSOURI LAND SURVEYING CORP.	MC 080346

SEAL

Signature: \_\_\_\_\_  
Signature Date: \_\_\_\_\_  
Expiration Date: \_\_\_\_\_  
STATEMENT OF RESPONSIBILITY  
I hereby confirm that the document herein to be authenticated by my seal is restricted to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be utilized for any other part of the architectural, engineering or survey project.

FINAL PLAT

PROJECT:  
PARCS AT ARBOR GREEN - PHASE 6  
CITY OF O'FALLON  
ST. CLAIR COUNTY  
ILLINOIS

REV	DATE	DESCRIPTION
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△		
△		

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DESIGNED BY: LEM	1
CHECKED BY: MJM	OF 2 SHEETS
APPROVED BY: MJM	FINAL PLAT COVER SHEET
PROJECT NUMBER: D01040234C	

☑ ISSUED FOR REVIEW ☐ ISSUED FOR BIDDING  
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REV	DATE	DESCRIPTION
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CHECKED BY: MJM	OF 2 SHEETS
APPROVED BY: MJM	FINAL PLAT PLAN SHEET
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