

**DEVELOPMENT NOTES:**

- Area of Tract: 13.08 Acres more or less
- Present Zoning: R-4 Apartment House District
- Proposed Zoning: R-4 Apartment House District
- Minimum R-4 Zoning Standards
  - Minimum Site Area: One (1) acre
  - Minimum Lot Size: 1,800 SqFt per dwelling unit for Multi-family developments
  - Maximum Lot Coverage: Forty (40%) percent
  - Minimum Lot Width: Seventy (70) Feet
  - Maximum Building Height: Fifty (50) Feet
  - Minimum Front Yard: Thirty-five (35) feet
  - Side Yard: fifteen (15) feet
  - Rear Yard: Thirty (30) feet
- Distance between grouped buildings:
  - Front to Front: 60 feet
  - Front to Back: 60 feet
  - Front to Side: 45 feet
  - Side to Side: 30 feet
  - Back to Side: 35 feet
  - Back to Back: 60 feet
  - Corner to Corner: 20 feet
- Total Units Proposed:
  - 20 - 12 Unit Buildings
  - 240 Total Units
- Allowable Density:
  - 13.08 Acres x 24 units/Acre = 314 Units
- Proposed Density:
  - 240 units / 13.08 Acres = 18.3 Units/Acre
- Off street parking: One and one-half (1.5) spaces required per one bedroom dwelling unit, plus one (1) additional space for each additional bedroom. One (1) parking space per dwelling unit is required to be covered. One (1) space required per 10 units for pool amenity.
  - Parking Required: 240 Two Bedroom Units = 240 \* 2.5 = 600 Total Parking Spaces
  - 240 Units / 10 = 24 parking spaces for pool
  - 240 Required to be Covered
  - Parking Provided: 240 Covered Parking Spaces
  - 365 Un-Covered Parking Spaces
  - Handicap Spaces Provided: 20 Handicap Spaces
  - 4 Van Accessible Handicap spaces
- Storm Water Detention shall comply with City of O'Fallon Standards. Detention pond shall be a dry basin. Detention basin shall be sized to handle a 200 year storm. 2 year microdetention and stormwater filtration shall be provided for this site and detailed on the improvement plans. Detention basin shall be sited up to the 200 year high water mark.
- Proposed development to be served by
  - Water: City of O'Fallon 636-240-5555
  - Sewer: City of O'Fallon 636-240-5555
  - Telephone: Century Tel 636-332-3011
  - Gas: LoCade Gas 636-626-4877
  - Electric: Ameren UE 636-925-3216
  - O'Fallon Fire Protection District
  - Fort Zumwalt School District
- All streets to be constructed to City of O'Fallon Standards.
- All Proposed utilities to be located underground.
- This site will address the Soil and Water Conservation Service Comments with the Improvement Plan set.
- According to the FIRM Flood Insurance Rate Map 29183C0237 E Dated August 2, 1996, part of this development is located within the 100 year flood plain. Flood plain issues will be dealt with as part of the improvement plan set.
- Sidewalks shall be installed as per City Ordinances as shown on this plan.
- Per Ordinance, public sanitary sewers and water service will be extended to this project.
- Developer
  - Bramblett Development LLC
  - 913 Lafayette Landing Place
  - St. Charles, MO 63303
  - (314) 452-5000
- Property Owners
  - 1 Carl Hoernemann 725 Riverview Lane St. Charles, MO 63301
  - 2 Tarkington Trust, James A Preston 4 Roseanna Acres Wentzville, MO 63385
  - 3 David L. Steves 2092 S Lohman Rd Wright City, MO 63390
  - 4 Jack & Sandra Reynolds 1208 Bramblett Rd O'Fallon, MO 63366
  - 5 Gerald & Joyce Bathon 1100 Bramblett Road O'Fallon, MO 63366
  - 6 Harrison and Diane Yeakey 1070 Bramblett Rd O'Fallon, MO 63366
- This plan complies with the City of O'Fallon Comprehensive Plan.
- Tree Protection and Preservation shall be met on this plan.
- Stormwater Storage Area and creek realignment shall be submitted for review and approval to FEMA, MDR, and the Army Corp of Engineers.
- All creek Crossings shall be permitted through the Army Corp of Engineers.
- Access to any structure on proposed Lot 1 would be via the new Loop Road. No access to the site will be provided off of the existing Bramblett Road.
- Photometric Lighting plans in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all exterior lighting with improvement plans.
- Downcast lighting fixtures shall be used to reduce the light pollution in the rear of the commercial facilities.
- Landscaping shall be provided to meet or exceed the city of O'Fallon Tree Preservation Ordinances.
- A twenty (20) foot wide no disturbance area shall be provided from the east to the west contiguous to the boundary line between Bramblett Hollow and Bramblett Crossing. The developer shall take reasonable efforts to preserve the mature trees in this corridor.
- Gates shall be provided at both entrances to site per City Code. Knock boxes shall be located at gates.
- Mail boxes will be located on the wall in the common hall in each building.
- All Common Ground shall be maintained by Subdivision Association.
- Crosswalks, pedestrian crossing signals and Concrete Handicap ramps shall be provided where applicable. The Final design plans for the signalized intersection shall show all required pedestrian safety devices.
- A Flood plain development permit shall be obtained from the City of O'Fallon before any work is done within the special flood hazard zone. The lowest floor of any proposed structure will be at least one (1) foot above the Flood Plain Elevation. An equal volume of ground will be excavated within the Special Flood Hazard Zone to Maintain the overall Volume of flood storage.
- A Detailed study will be submitted to FEMA for review and approval to more accurately show the existing flood plain and floodway limits. No Buildings shall be located within the revised floodway. Fill within the flood way shall be demonstrated that it is not causing an increase in the flood plain elevation.
- Bicycle parking requirements:
  - One (1) Bicycle parking space per every 15 car parking spaces.
  - Condo Building - 30 parking spaces required per building.
  - 30/15 = 2 bicycle parking spaces required.
  - Pool - 8 bicycle parking spaces provided.
- All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof; ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit on the ground.
- Prior to Construction Site plan approval, a photometric lighting plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting.
- The five (5) foot wide sidewalk along Mexico Road will be built when the Commercial Outlets develop in the future.
- This site will be in compliance with Phase II Illicit Storm Water Discharge guidelines per Ordinance 5082.
- All Sanitary laterals shall be 6" PVC at 2% slope minimum.
- All roadways and driveways, except Bramblett Road are to be Private.
- All improvements to Bramblett Road shall meet current City Standards.
- All utilities existing and proposed shall be covered by easements. The eight (8') foot trail easement shown shall be granted to the City for public use as a multi-purpose trail. Existing easements will be vacated where necessary.
- All siltation control devices (silt fences and sedimentation basins) shall follow "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.
- A flood plain development permit, a "no-rise" certification and a LOMR will be required for this development.
- Sanitary Calculations
  - Existing: 5 single family homes
  - 5 Homes \* 3.7 People/Home \* 100 GPD/Person = 1,850 GPD
  - Proposed: 240 2 Bedroom Condos
  - 240 Condos \* 300 GPD/Unit = 72,000 GPD
- Per the ACoE 404 Permit toe slopes on outside bends in the creek channel will be monitored for erosion and stabilized with rip-rap or plantings.
- Construction of the retaining walls and associated Fabric Tie backs will need to co-ordinated with the construction of all utilities (storm sewer, sanitary sewer, water line, etc.).
48. Traffic Control is to be per MODOOT or MUTCD whichever is more stringent.
- The Common Ground shall be maintained by the homeowners association, unless it is taken over by another entity and developed as a park, including the eight (8') foot wide trail.
49. The Covenants, Codes and Restrictions shall establish that the homeowners association will be responsible for maintaining the common ground, unless it is taken over by a private entity and turned into a public park. Then the entity will take ownership of the ground and will be responsible for the maintenance of the trail.

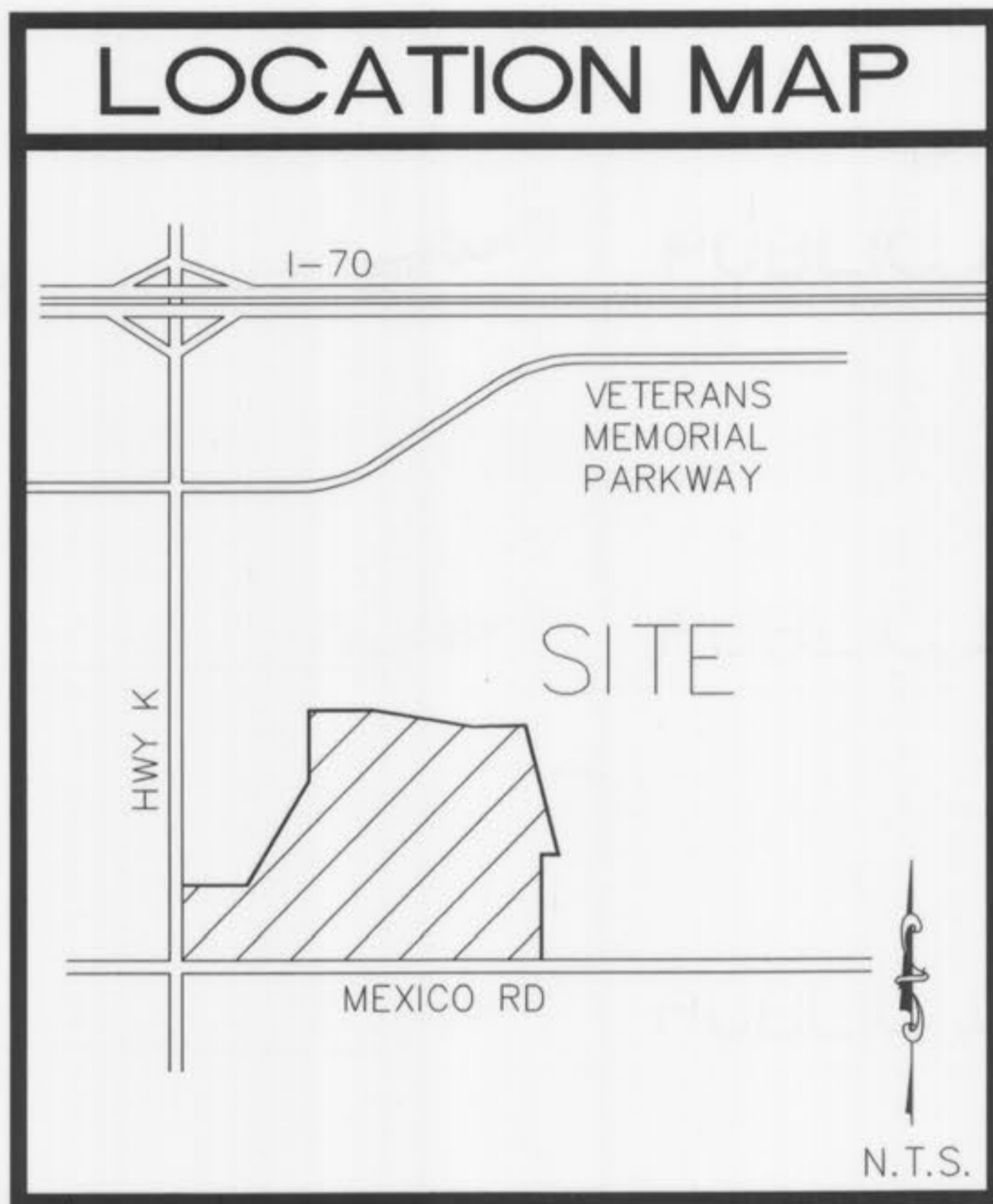
**PUBLIC IMPROVEMENT AS-BUILT PLAN'S FOR:**

**BELLEAU CROSSING**

Several Tracts being part of US Survey 1766 and Section 33,  
Township 47 North, Range 3 East  
St. Charles County Missouri

**DEVELOPMENT NOTES (cont):**

- Trail along the north and south side the creek through common ground "A" shall be graded as part of this plan set. Eight (8') foot wide trail easements shall be established on the record plat along the graded trail. The trail along both sides of the creek will be constructed by the City of O'Fallon or another Park Entity. Bramblett Development is only responsible for the clearing and grading associated with the trail.
- Box culvert design not part of this plan set. To be reviewed and approved for construction under a separate permit.
- Signalized interchange at Bramblett Road and Mexico, across from Loves entrance is not part of this plan set. To be reviewed and approved for construction under a separate permit.
- Retaining walls shown for clarity. Structural design of walls not part of this plan set.
- Existing fiber optic lines to be moved as per Century Tel, before the box culvert and headwalls are constructed.
- Existing Sanitary lines to be abandoned are to be capped in place and grouted full. Existing sanitary manholes to be abandoned shall be completely removed. Sanitary sewer service shall not be interrupted during construction.
- Design and construction of Bramblett Road north from Station 8+65 shall be done by others.
- All streets, public or private, shall be constructed to current City of O'Fallon Standards and Specifications.
- All storm and sanitary sewers will be public and dedicated to the City of O'Fallon. A record plat will be provided to the city that will establish easements over all existing and proposed utilities.
- Pool will be drained into the sanitary sewers for maintenance. Chlorinated water will not be discharged into the storm sewers or creek.
- Per variance (BA-V-08-23) approval dated August 14, 2008 gates will not be required at the entrances to the residential development.
- The swimming pool must be under construction prior to thirty (30%) of the building permits for the total condominium site are issued and must be completed prior to fifty (50%) of the building permits being issued of the Condominium Lot.
- The Landscaping buffer along the Northern Property line must be planted prior to any buildings being built in Phase Two of the development.
- The Detention Basin and off site storm water storage must be completed as part of Phase One of the development.



**SHEET INDEX**

- C-1. TITLE SHEET
- C-1A. GENERAL NOTES
- C-2. OVERALL PLAN
- C-3-5. FLAT PLAN
- C-6-8. GRADING PLAN
- C-9-11. STREET PROFILES
- C-12-13A. WARPINGS
- C-14. SANITARY PROFILES
- C-15-16. STORM PROFILES
- C-17. DETENTION
- C-18-20. WATER PLAN
- C-21. WALL PROFILES
- C-22-24. DRAINAGE AREA MAP
- C-24A. SWALE CROSS SECTIONS
- C-25. STRIPING PLAN
- C-26. LANDSCAPING PLAN
- C-27. QUEVEREAUX PROPERTY
- D-1-9. DETAILS
- BC-5. BOX CULVERT PROFILE

**LEGEND**

	SANITARY STRUCTURE		CLEAN OUT
	STORM STRUCTURE		T.B.R. TO BE REMOVED
	TEST HOLE		T.B.R. TO BE REMOVED & RELOCATED
	POWER POLE		T.B.P. TO BE PROTECTED
	LIGHT STANDARD		T.B.A. TO BE ABANDONED
	CURB INLET		B.C. BASE OF CURB
	DCI DOUBLE CURB INLET		T.C. TOP OF CURB
	GI GRATE INLET (EXISTING)		T.W. TOP OF WALL
	AI AREA INLET (EXISTING)		TYP. TYPICAL
	DAI DOUBLE AREA INLET		U.N.O. UNLESS NOTED OTHERWISE
	FE FLARED END SECTION		U.I.P. USE IN PLACE
	EP END OF PIPE		S72 EXISTING CONTOUR
	E.D. ENERGY DISSIPATOR		S78 PROPOSED CONTOUR
	MH MANHOLE		TREE LINE
	RCP REINFORCED CONCRETE PIPE		8" SAN. SEWER (EXISTING)
	CMP CORRUGATED METAL PIPE		SAN. SEWER (PROPOSED)
	CIP CAST IRON PIPE		STORM DRAIN (EXISTING)
	PVC POLYVINYL CHLORIDE PIPE		STORM DRAIN (PROPOSED)
	VCP VITRIFIED CLAY PIPE		PHONE BOX
	GUY WIRE		IRON PIPE
	SIGN		WATER LINE
	POST		HYDRANT
	WATER METER		CONCRETE PAVEMENT
	WATER VALVE		PLACED RIP-RAP w/UNDERLAIN FABRIC
	WATER SHUT OFF		GENERAL SURFACE DRAINAGE
	GAS VALVE		N.T.S. NOT TO SCALE
	OHE OVERHEAD ELECTRIC LINE		ROW RIGHT-OF-WAY
	C.L. CLEARING LIMITS		T.B.C. TOP BACK CURB
	E.O.A. EDGE OF ASPHALT		D.I.P. DUCTILE IRON PIPE
	E.O.C. EDGE OF CONCRETE		D.N.D. DO NOT DISTURB
	A.T.G. ADJUST TO GRADE		T.P. TOP OF PAVEMENT
	F.G. FINISHED GRADE		TE TRASH ENCLOSURE
	C.P.S. COVERED PARKING SPACE		E.R.S. EMERGENCY RELIEF SWALE
	B.R. BICYCLE RACK		
	HANDICAP PARKING SPACE		

Call BEFORE you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM, INC.

MoDOT UTILITIES  
(314) 340-4100

**DEVELOPER**  
**BRAMBLETT DEVELOPMENT LLC**  
913 LAFAYETTE LANDING PLACE  
St. CHARLES, MO 63303  
314-452-5000

**ENGINEERS AUTHENTICATION**  
KARL ANTHONY SCHOWNE  
NUMBER PE-2003015039  
PROFESSIONAL ENGINEER

The responsibility for the professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.

O'FALLON P+Z NO. 3805.05  
APPROVED AUGUST 16, 2007

ORDER NO. 04-1419-01  
DATE  
AB-1

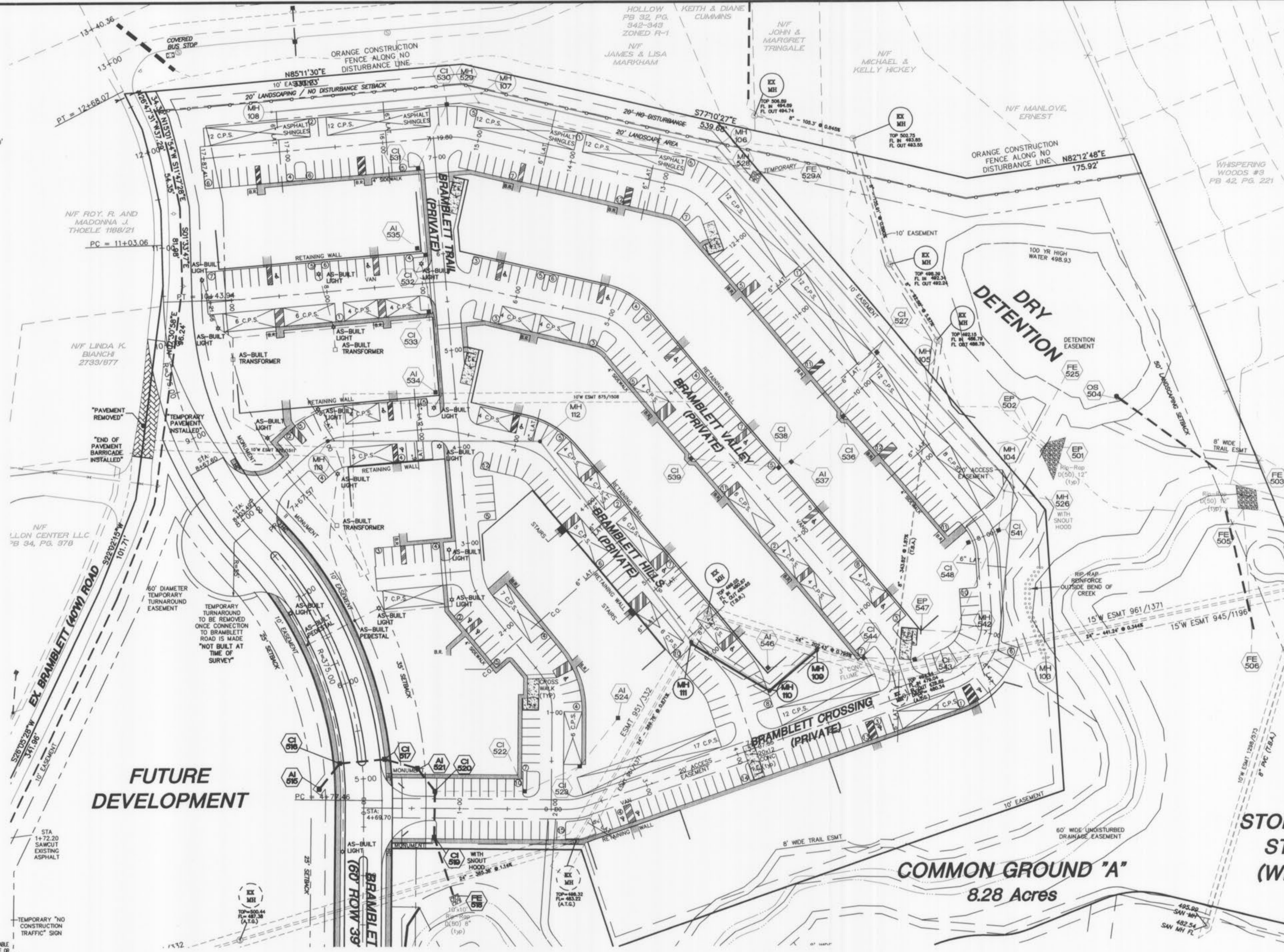
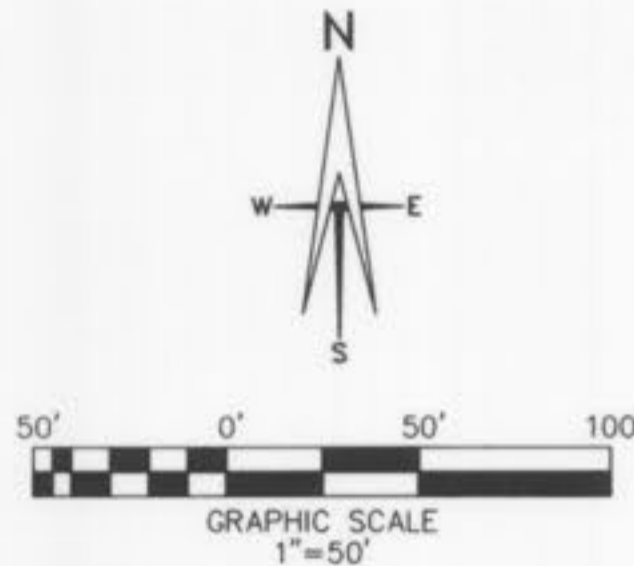
05-11-10	REVISED PER CITY COMMENTS
06-14-10	REVISED PER CITY COMMENTS
06-29-10	REVISED PER CITY COMMENTS

**PUBLIC IMPROVEMENT AS-BUILT PLAN'S FOR: BELLEAU CROSSING**

**ST. CHARLES ENGINEERING & SURVEYING, INC.**  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448







**FUTURE DEVELOPMENT**

**COMMON GROUND "A"**  
8.28 Acres

**PUBLIC UTILITY AS-BUILTS**

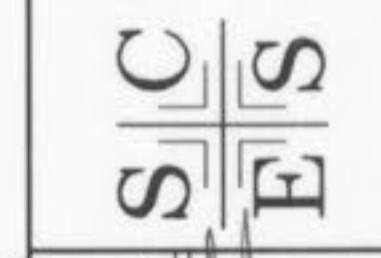
THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID 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 FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

O'FALLON P+Z NO. 3805.05  
APPROVED AUGUST 16, 2007

05-11-10	REVISED PER CITY COMMENTS
06-14-10	REVISED PER CITY COMMENTS
06-29-10	REVISED PER CITY COMMENTS

**BELLEAU CROSSING FLAT PLAN**

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448



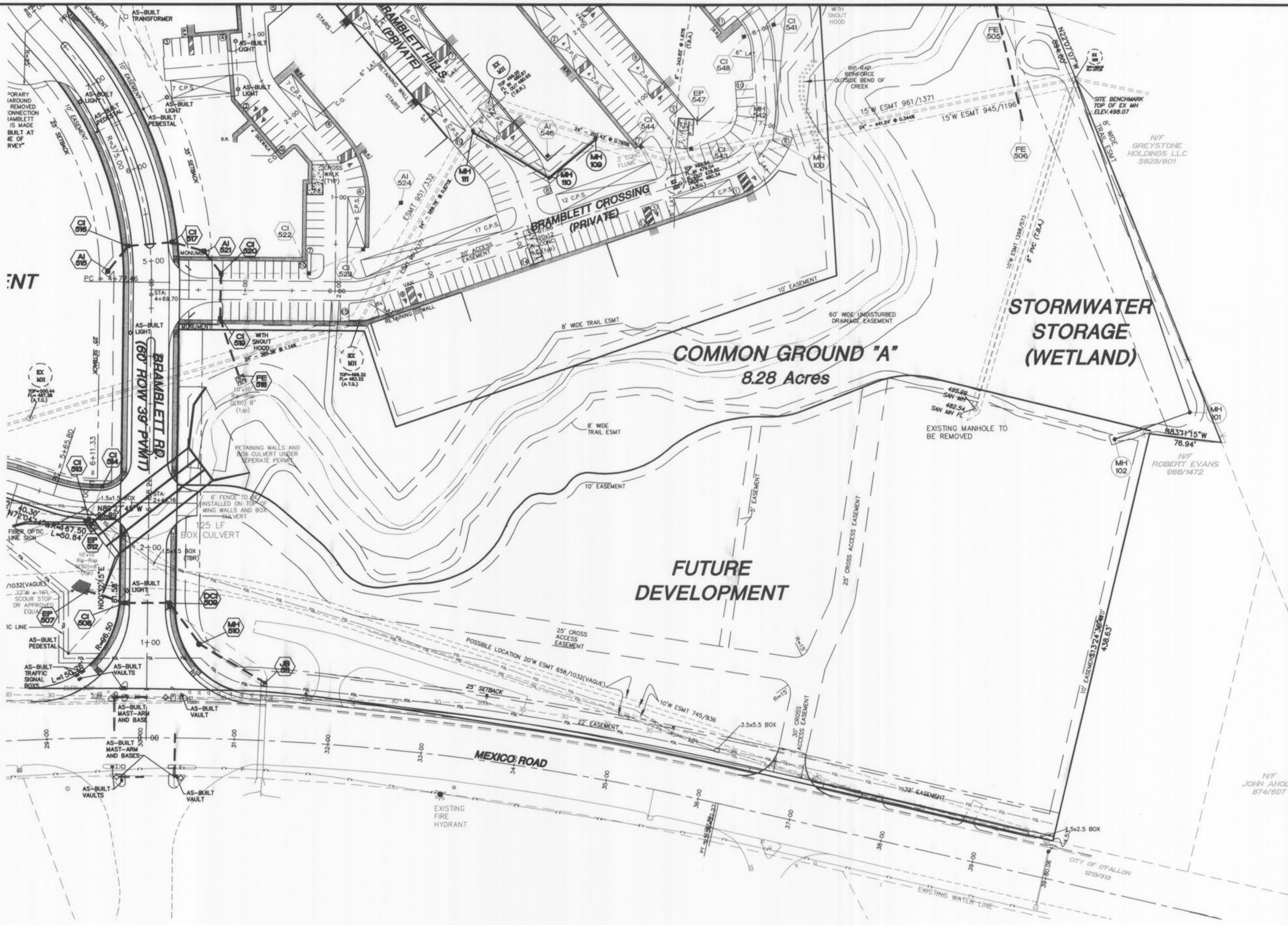
STOP ST (WE)  
Karl Anthony Schdenke  
KARL ANTHONY SCHDENKE  
NUMBER  
PE-2033015039  
4-29-10  
ORDER NO. 04-1419-01  
DATE

AB-3  
04-1419-01  
DATE



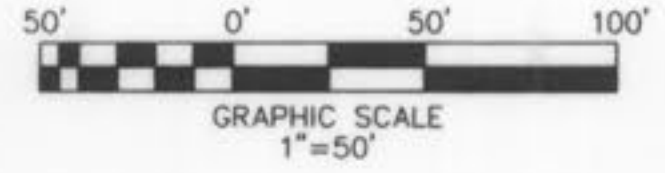






INT

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE LOCATED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR LOCATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN IS BASED ON THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE ORIGINAL RECORD DRAWING AND ANY CHANGES TO THE LOCATION OF ANY UTILITIES SHOWN ON THIS PLAN SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ASSURE THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. MISSOURI PROFESSIONAL ENGINEER CHAPTER 318, RSMO.



# PUBLIC UTILITY AS-BUILTS

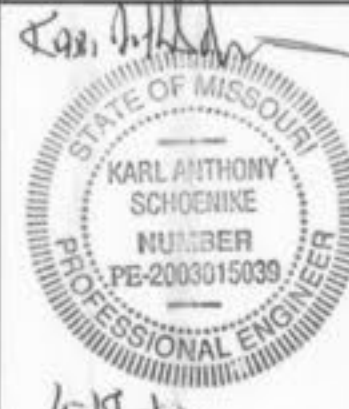
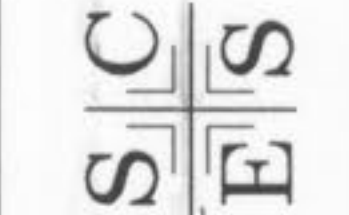
O'FALLON P+Z NO. 3805.05  
APPROVED AUGUST 16, 2007

I:\041419\dwg\041419 as-builts.dwg 06/14/10-10:21am

05-11-10 REVISED PER CITY COMMENTS  
06-14-10 REVISED PER CITY COMMENTS

## BELLEAU CROSSING FLAT PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448



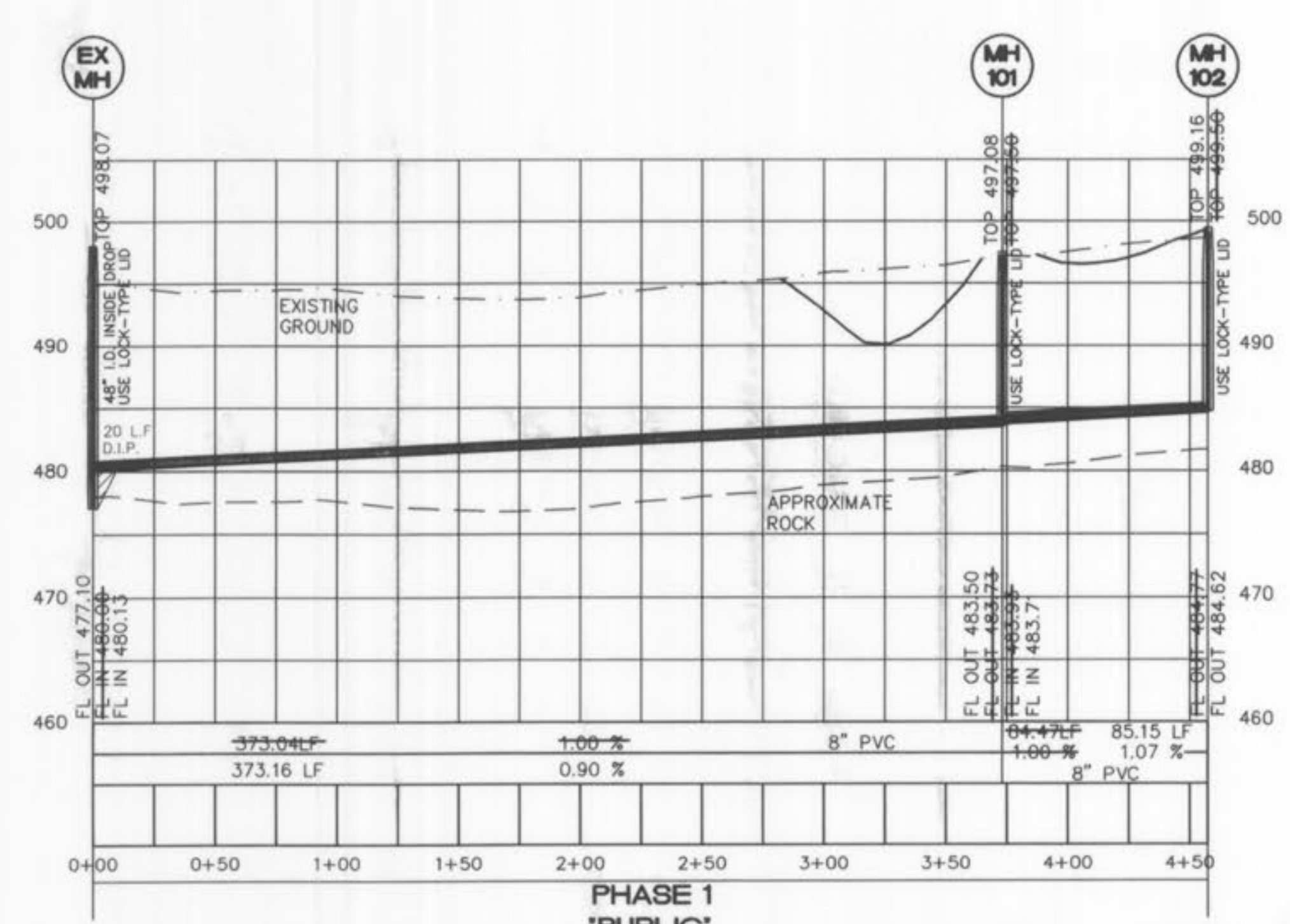
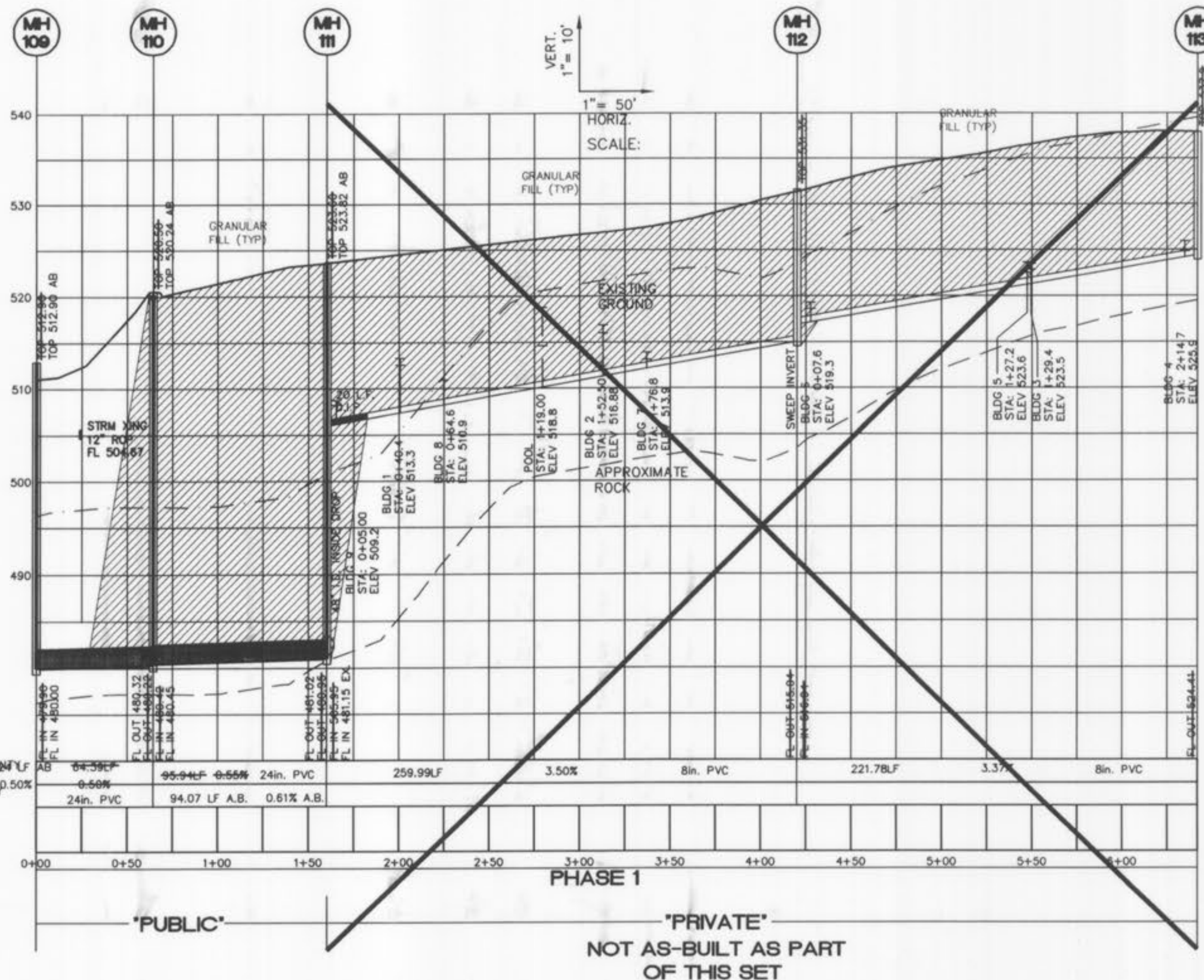
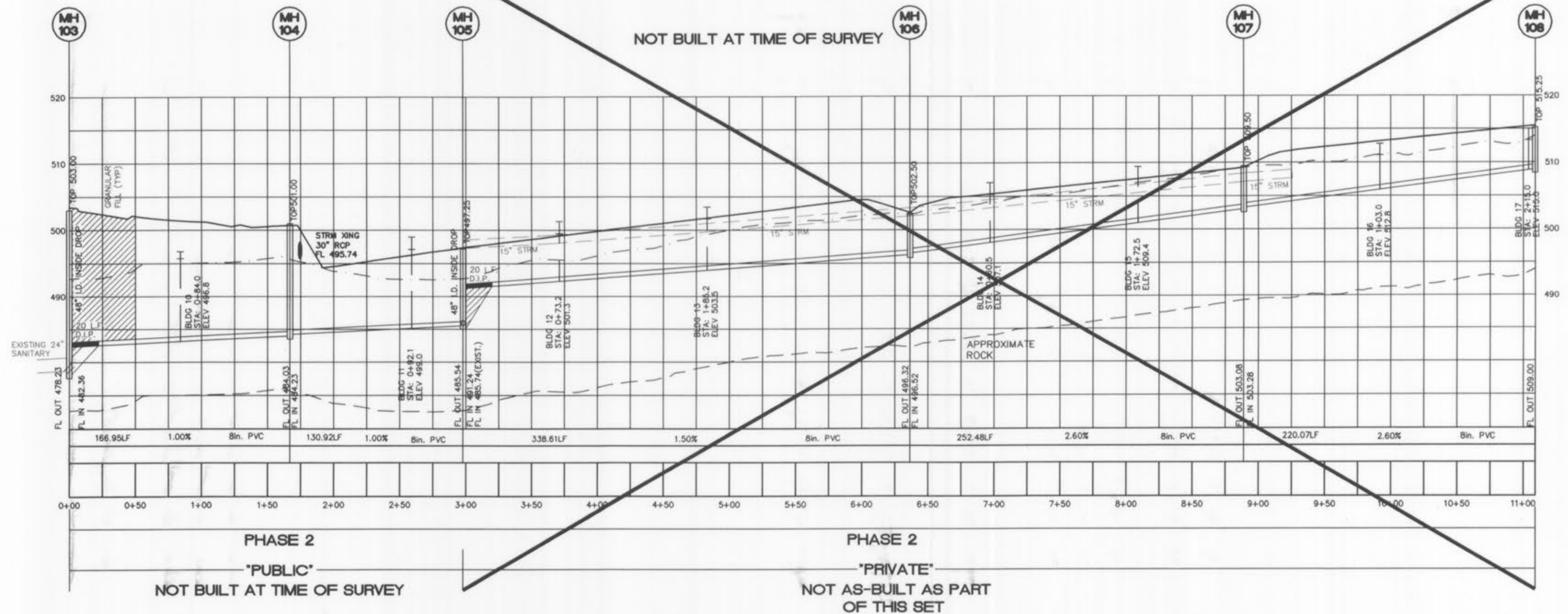
ORDER NO. 04-1419-01  
DATE

AB-5



**SANITARY NOTES:**

1. A minimum of 6" diameter pipe shall be used for sanitary laterals.
2. A minimum of 8" diameter pipe shall be used for sanitary sewers.
3. Sewer grease traps and cleanouts required on sanitary laterals as shown.
4. Inside drop manholes must be a minimum of 48" in diameter.
5. Sanitary sewer line placement shall be a minimum of 10' from any proposed structures.
6. All manholes are to have a minimum 0.20' drop across the structure.
7. For drop structures, compacted rock backfill is required in the disturbed ground around the structure.
8. A concrete cradle for RCP and encasement for HDPE will be required for all storm sewer lines when crossing less than 18" above the sanitary lines.



**PUBLIC UTILITY AS-BUILTS**

O'FALLON P+Z NO. 3805.05  
APPROVED AUGUST 16, 2007

05-11-10 REVISED PER CITY COMMENTS

**BELLEAU  
CROSSING  
SANITARY**

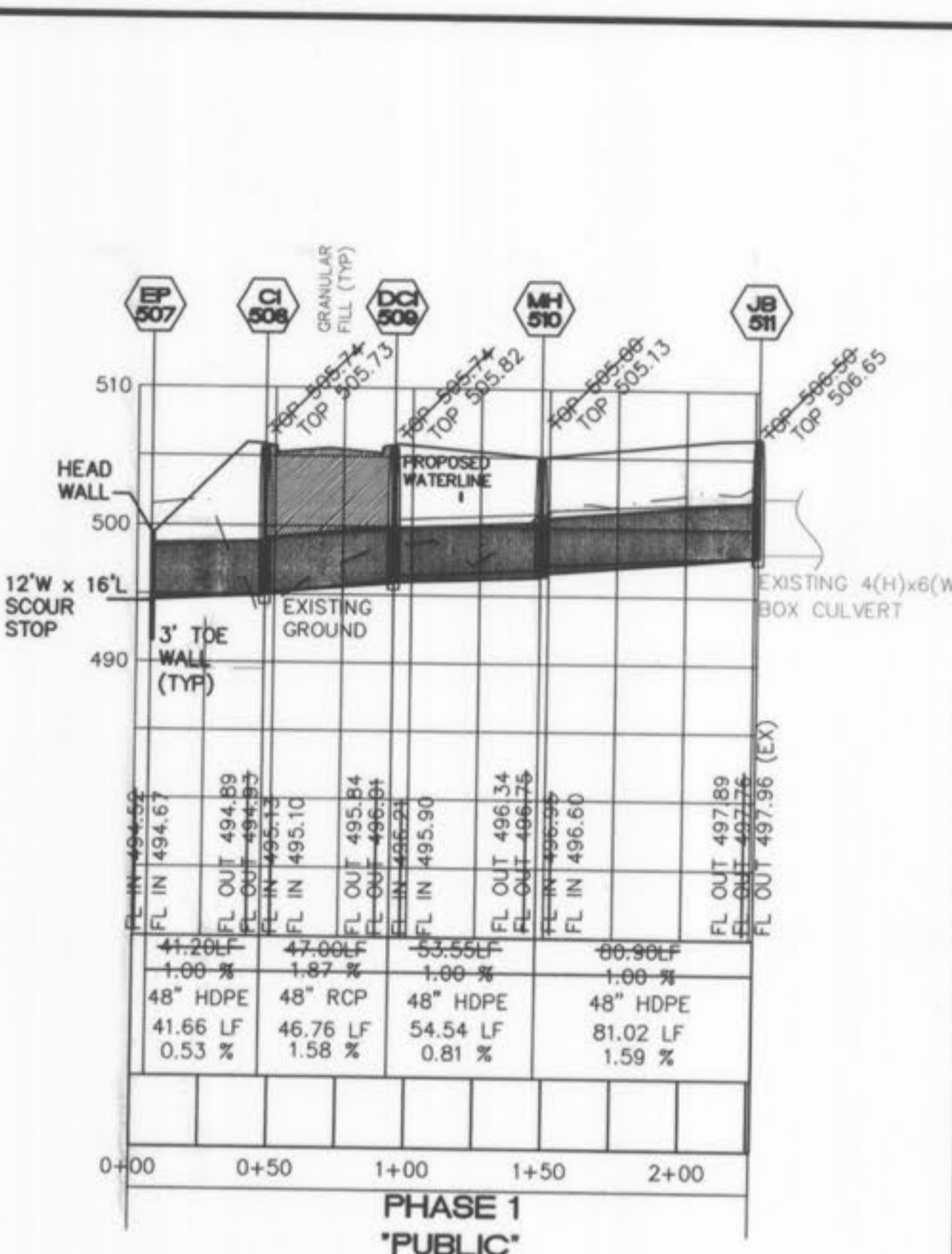
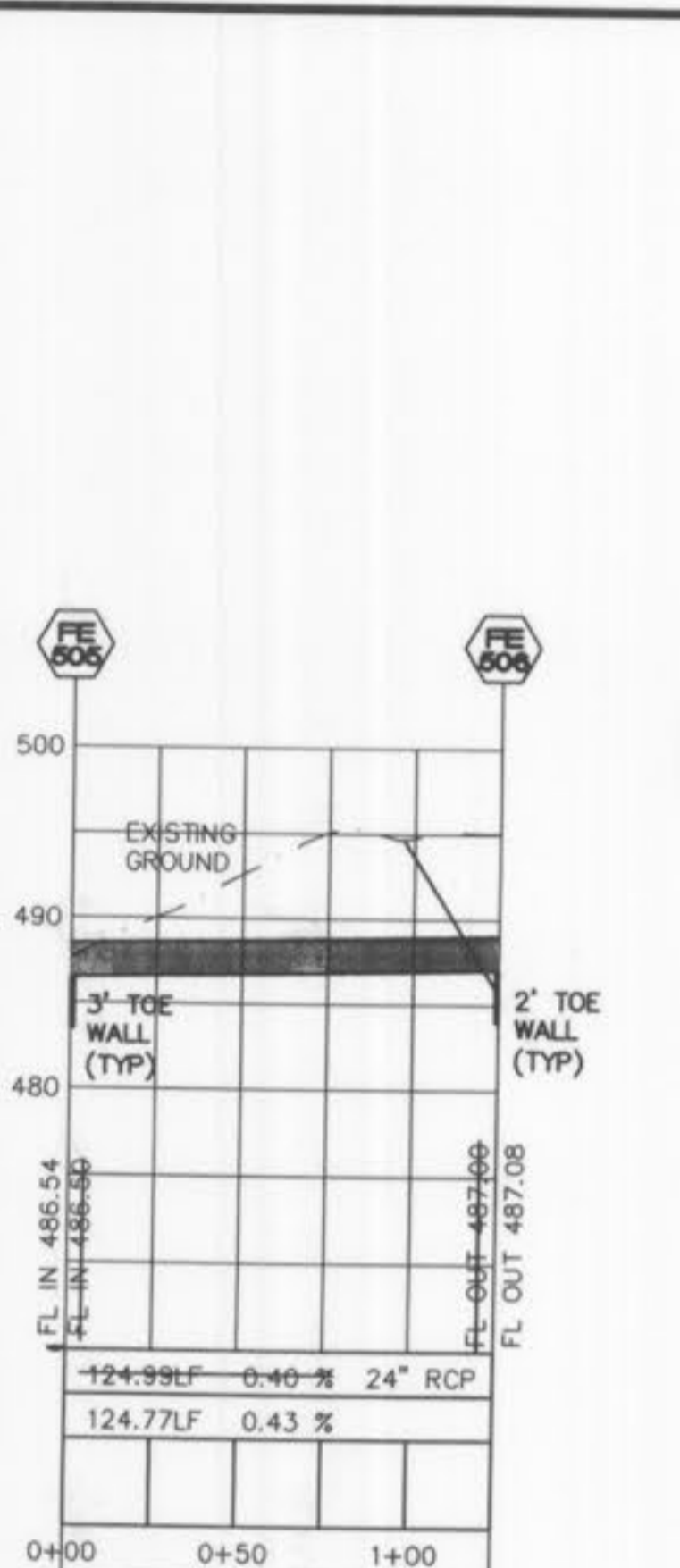
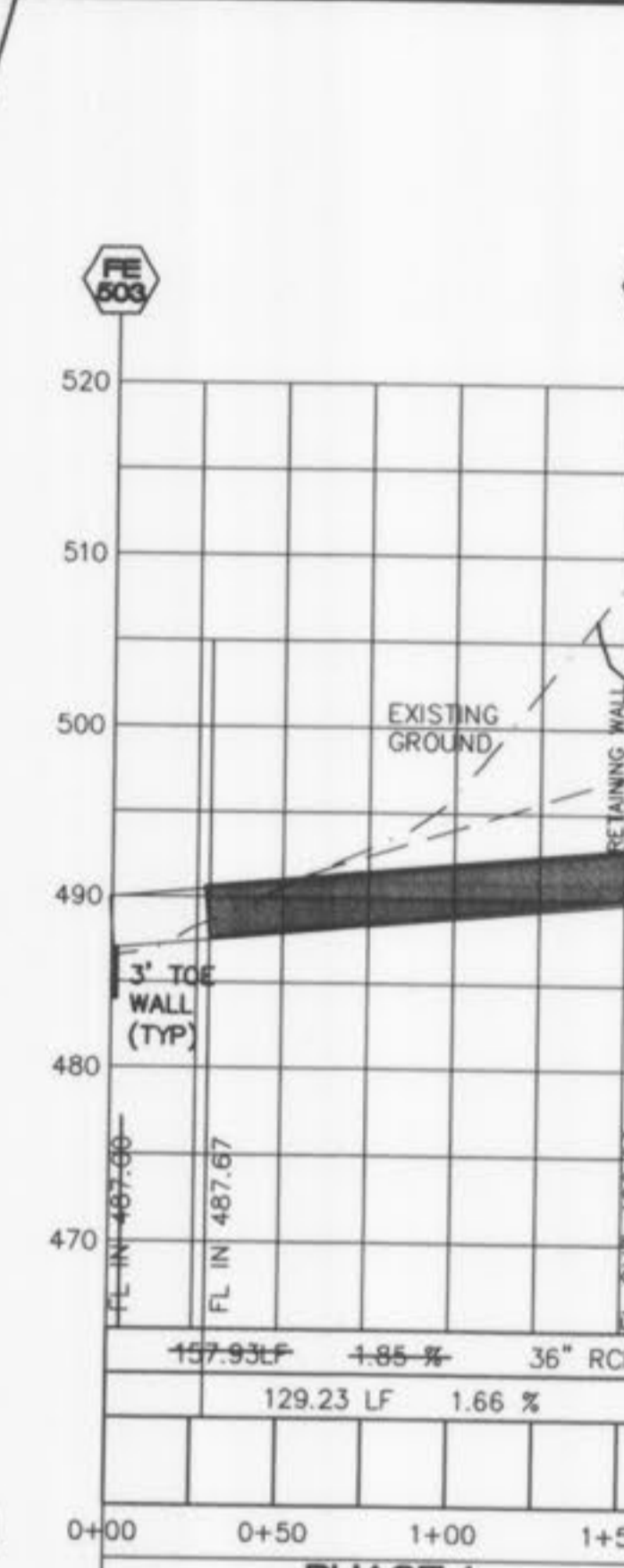
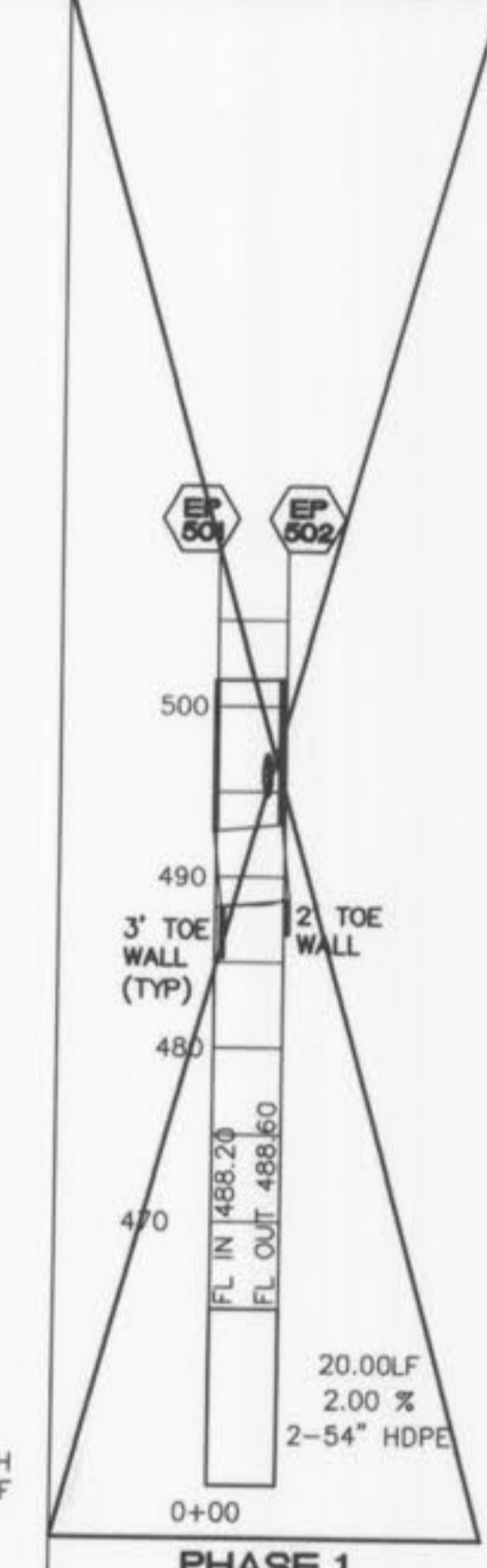
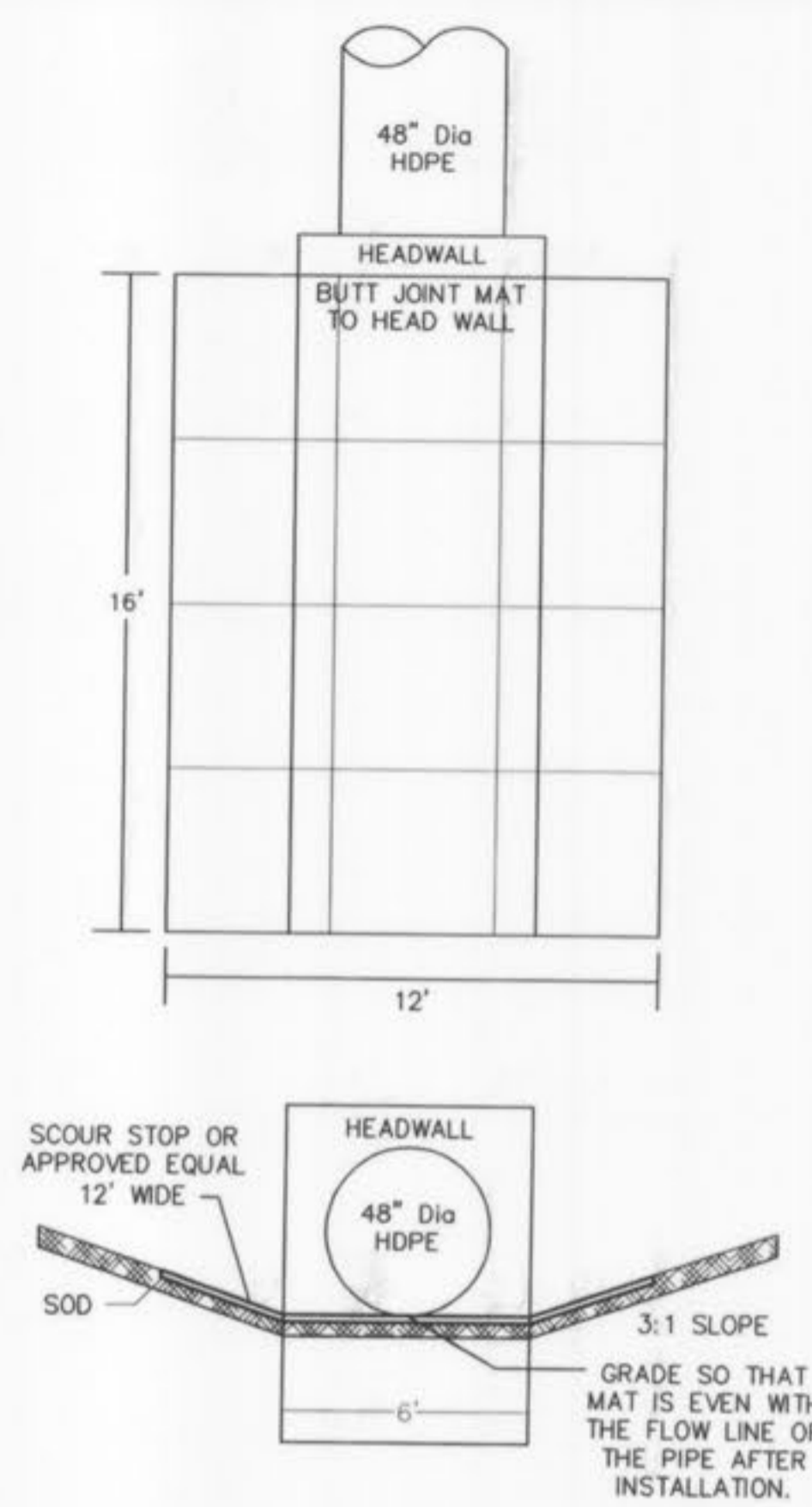
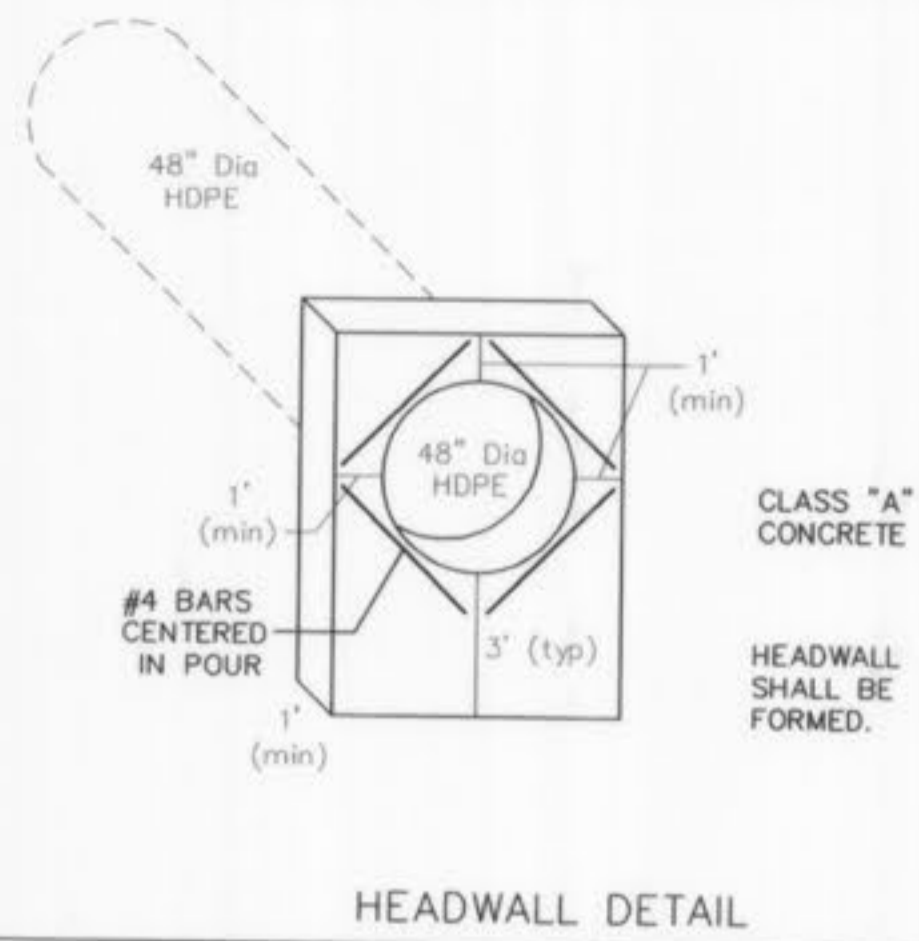
ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448



ORDER NO. 04-1419-01  
DATE

AB-14





REVISED 03-03-09

08-11-10  
REVISED PER CITY COMMENTS

**BELLEAU CROSSING STORM**

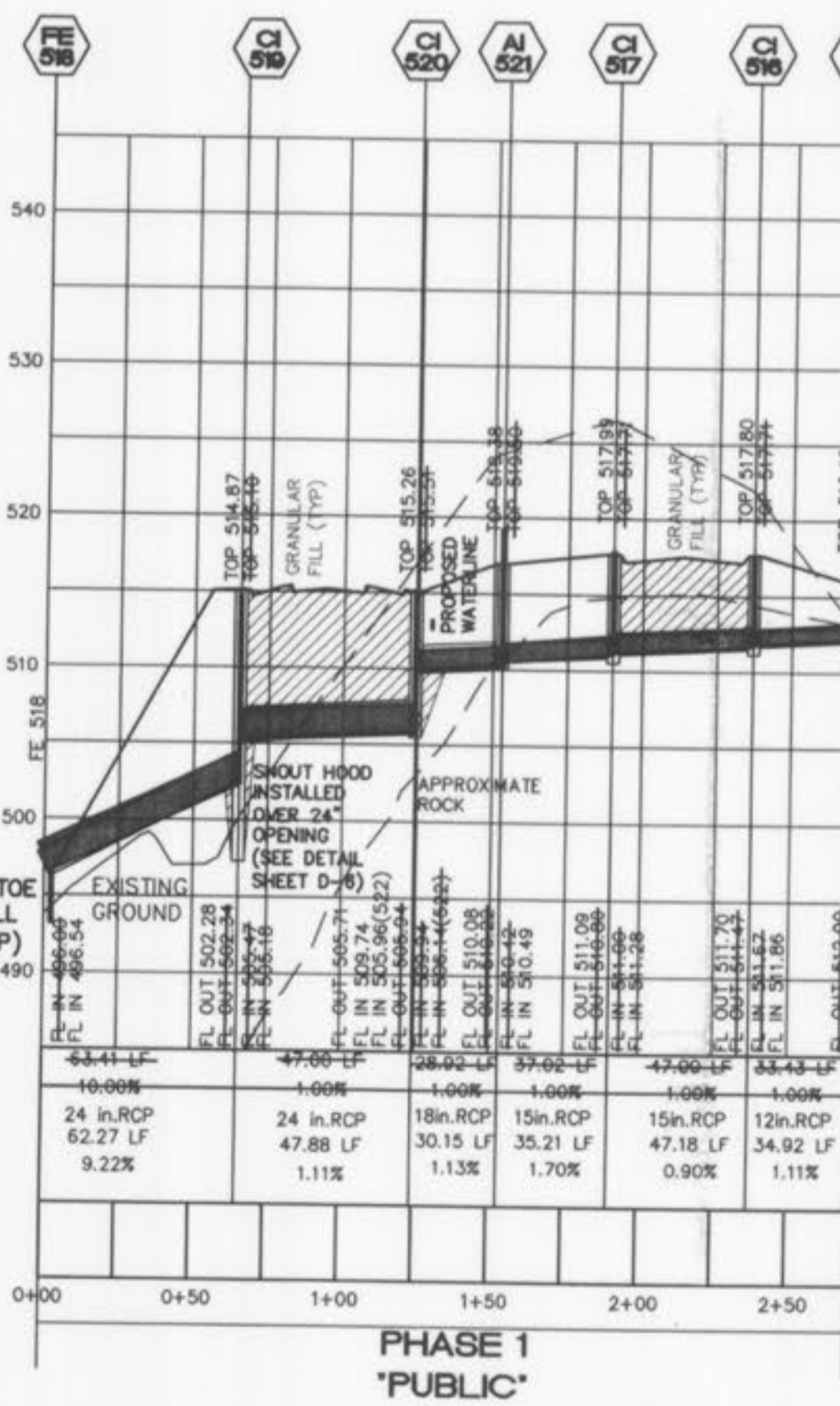
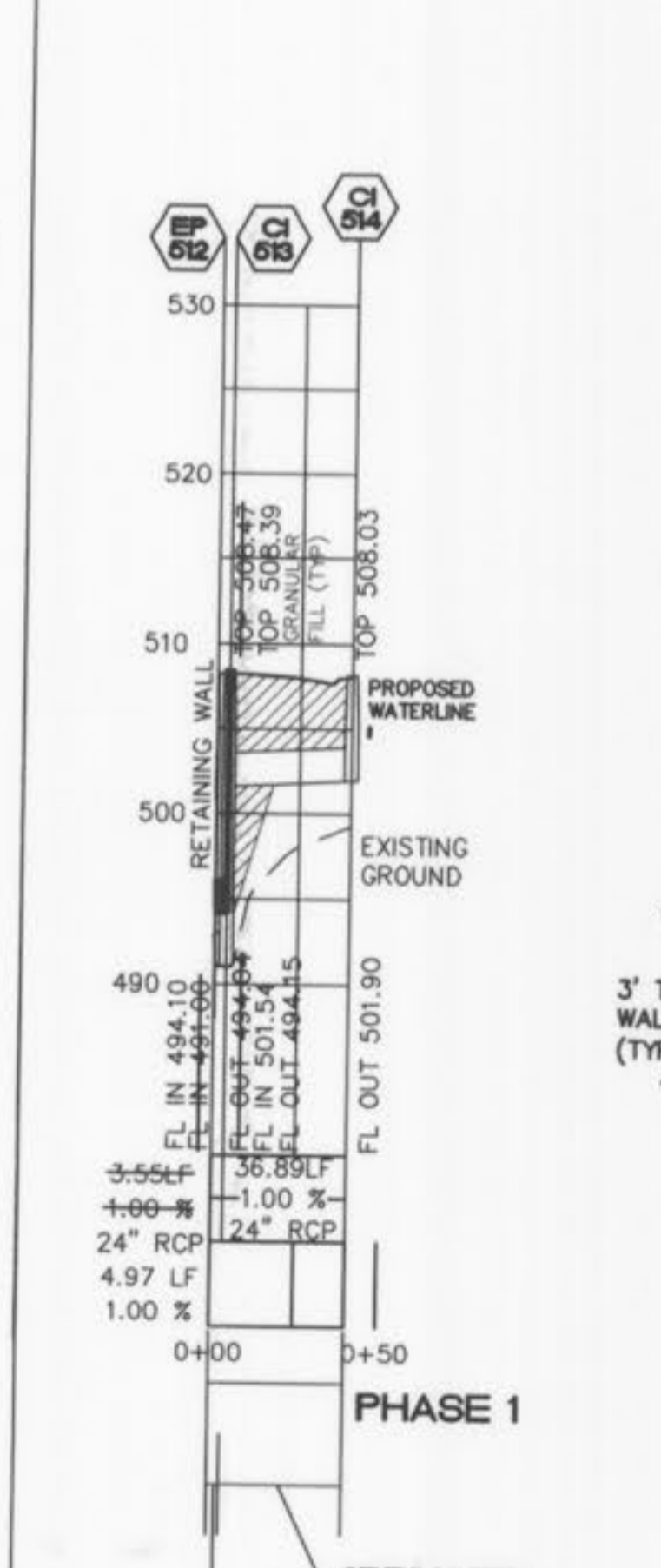
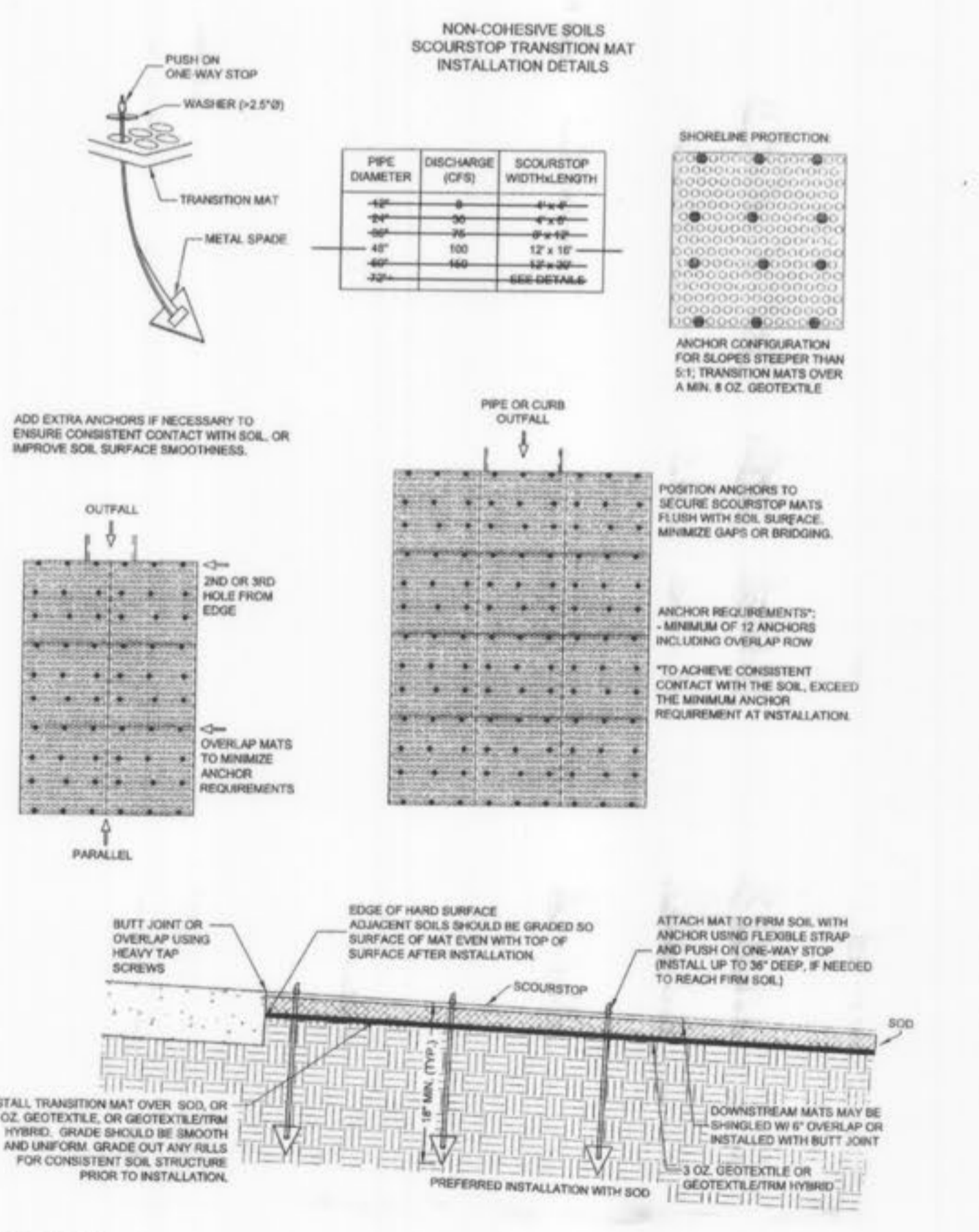
ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448



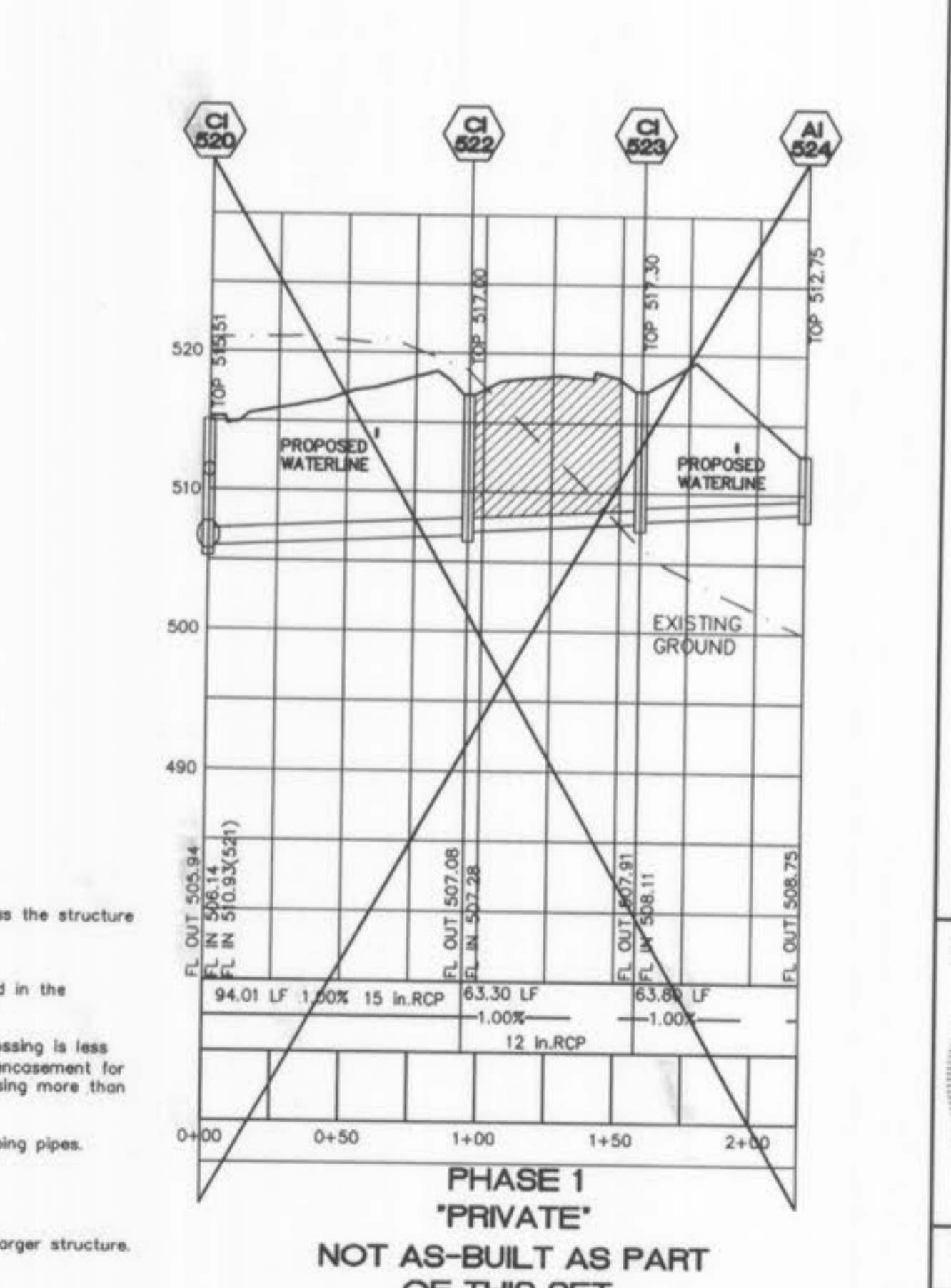
5-1-10  
ORDER NO. 04-1419-01  
DATE

AB-15

1:23pm



STORM NOTES:  
1. All structures are to have a minimum 0.20' drop across the structure  
2. All flared ends shall be concrete.  
3. For drop structures, compacted rock backfill is required in the disturbed ground around the structure.  
4. Concrete encase both storm and sanitary sewers if crossing is less than 18" of separation. A concrete cradle for RCP and encasement for HDPE will be required for all storm sewer lines when crossing more than 18" above the sanitary lines.  
5. Structures shall be sized to handle incoming and outgoing pipes.  
42" Structure - 12"-18" Pipe with A-Lock  
48" Structure - 21"-24" Pipe with A-Lock  
60" Structure - 27"-30" Pipe with A-Lock  
72" Structure - 36" Pipe with A-Lock  
Angle of incoming and outgoing pipe may require a larger structure. (see Shop Drawings)



O'FALLON P+Z NO. 3805.05  
APPROVED AUGUST 16, 2007

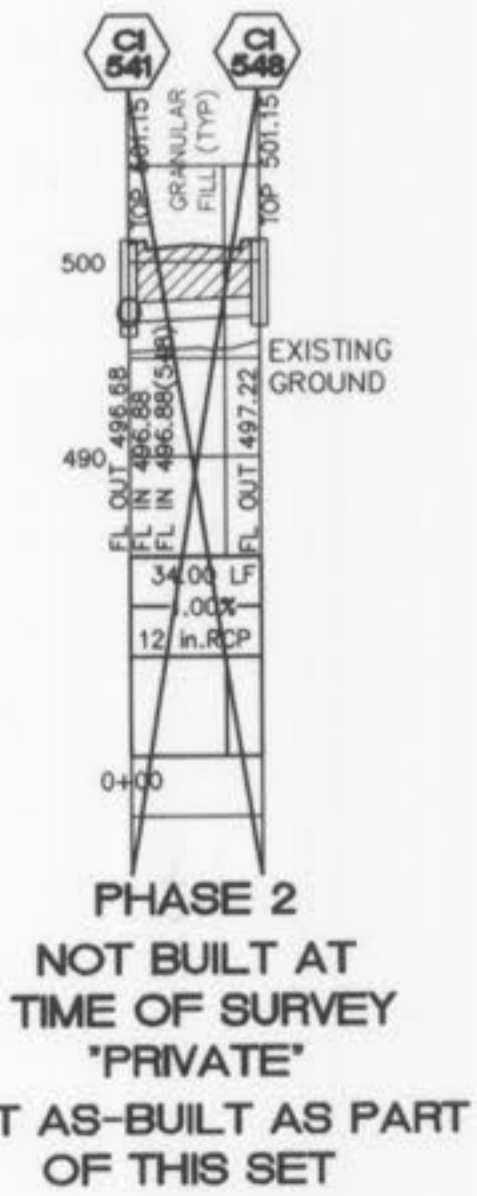
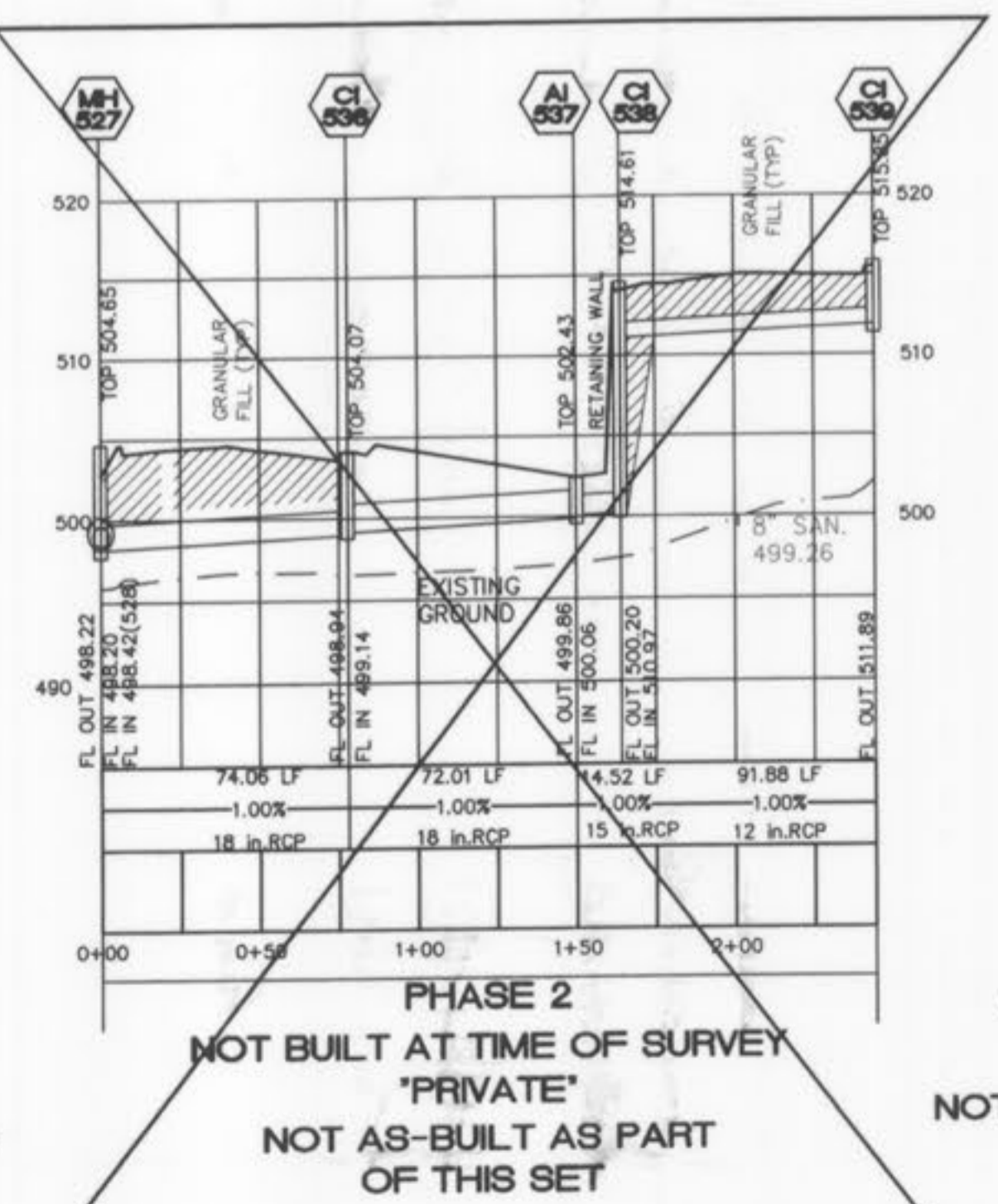
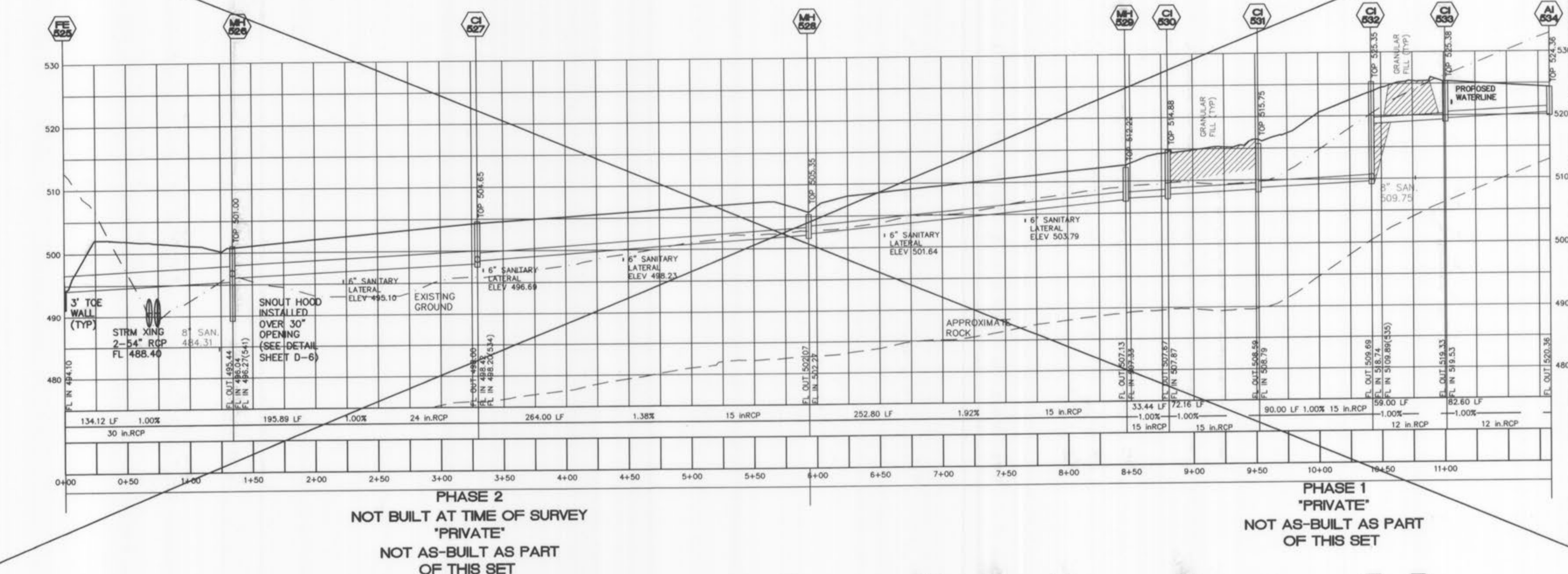
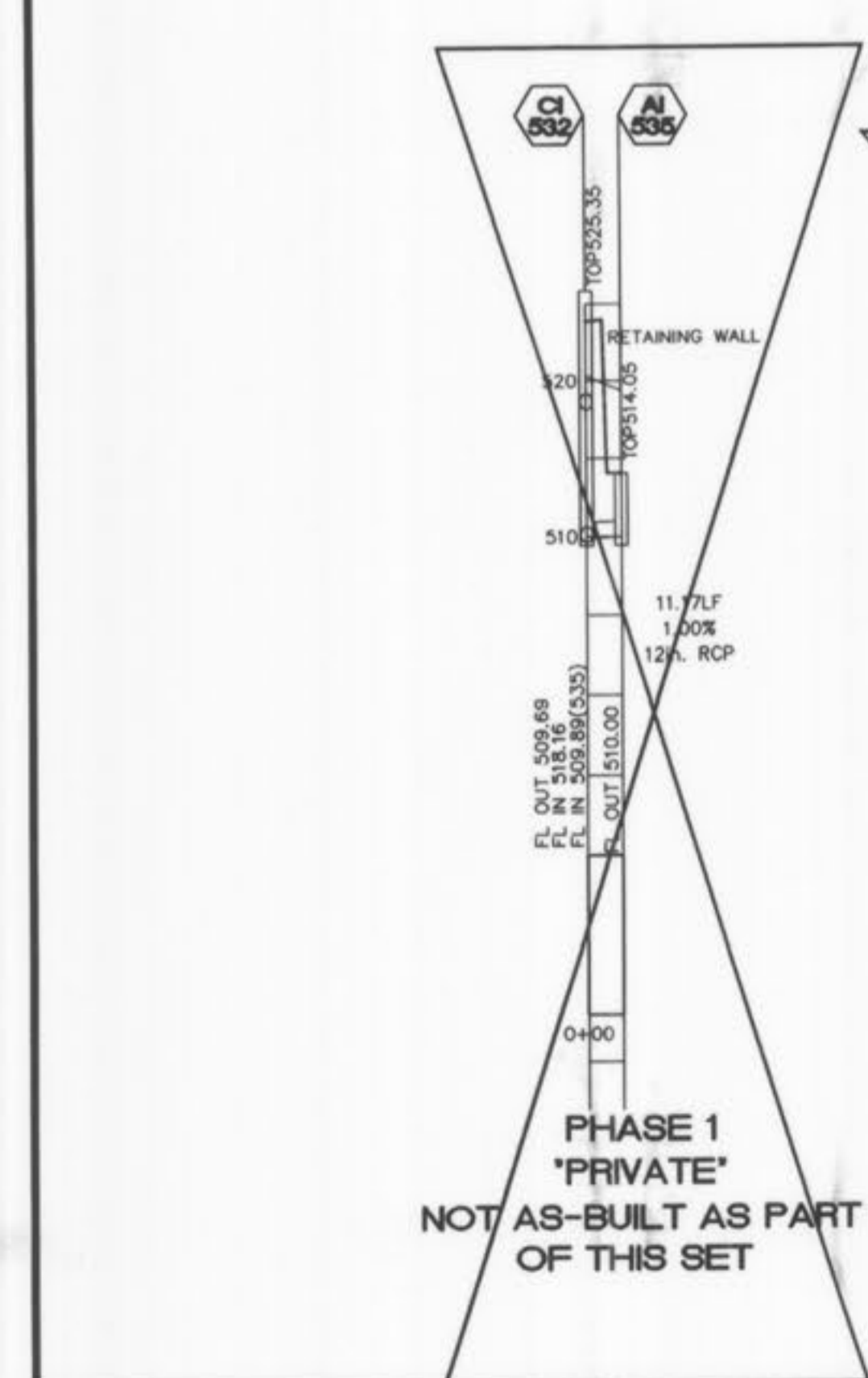
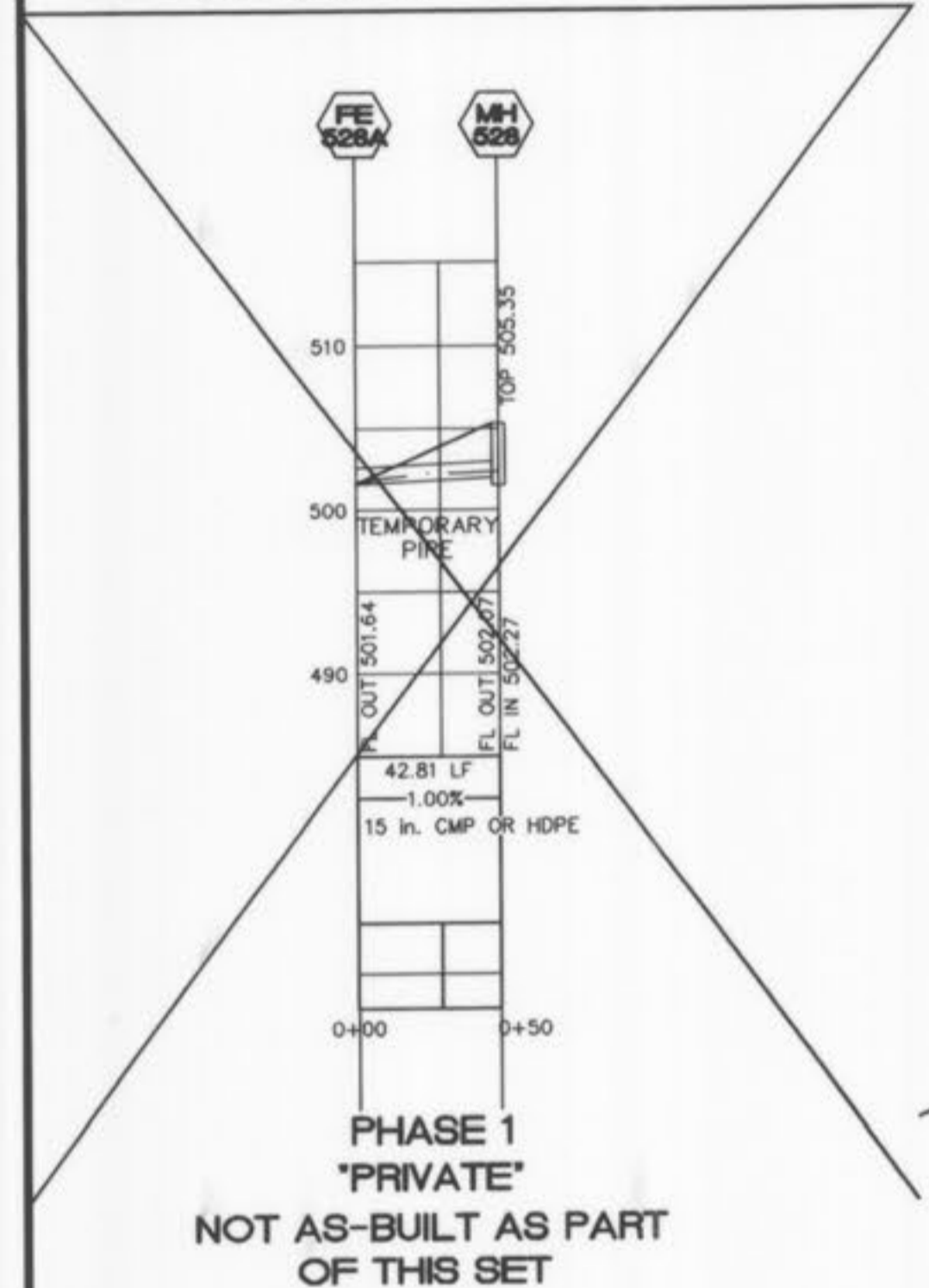
1:041419\dwg\041419 as-builts.dwg 05/11/10

Belleau Crossing (Branch 6) As-Built 07/04/10

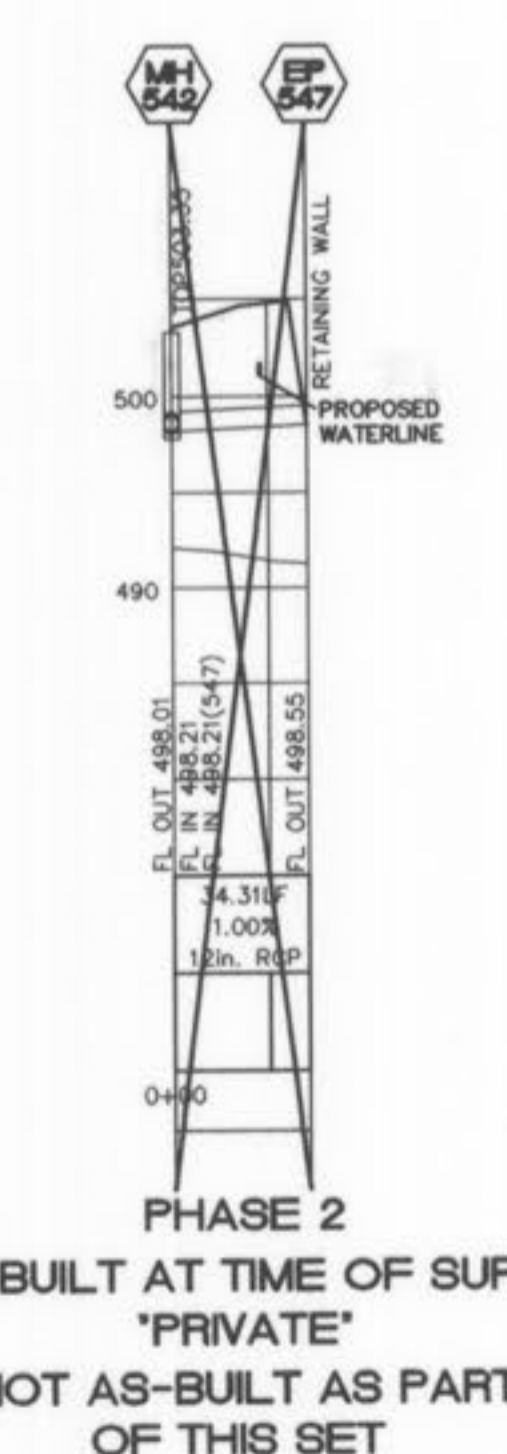
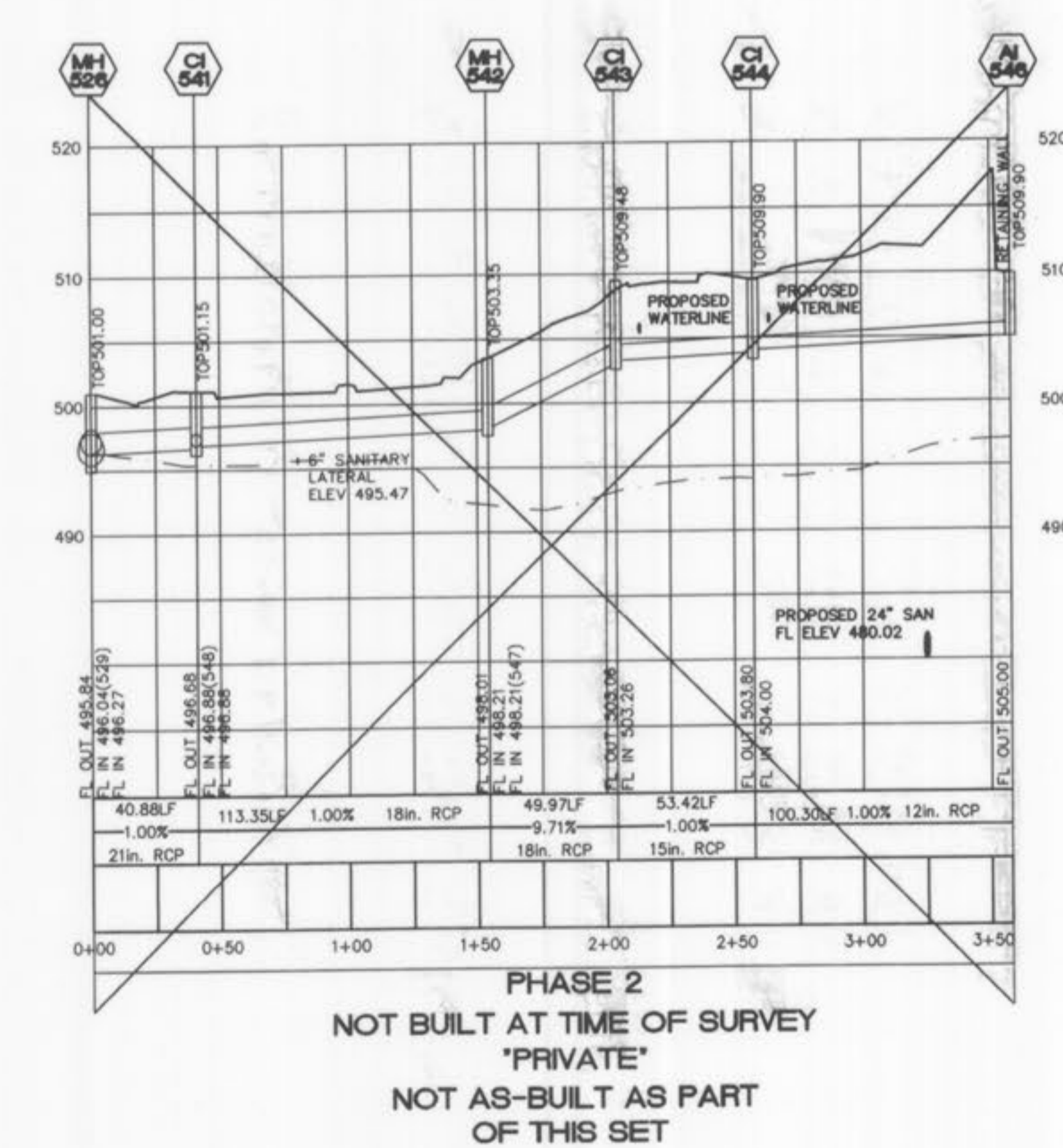


**STORM NOTES:**

- All structures are to have a minimum 0.20' drop across the structure.
  - All flored ends shall be concrete.
  - For drop structures, compacted rock backfill is required in the disturbed ground around the structure.
  - Concrete encase both storm and sanitary sewers if crossing is less than 18" of separation. A concrete cradle for RCP and encasement for HDPE will be required for all storm sewer lines when crossing more than 18" above the sanitary lines.
  - Structures shall be sized to handle incoming and outgoing pipes.
- 42" Structure - 12"-18" Pipe with A-Lock  
 48" Structure - 21"-24" Pipe with A-Lock  
 60" Structure - 27"-30" Pipe with A-Lock  
 72" Structure - 36" Pipe with A-Lock  
 Angle of Incoming and outgoing pipe may require a larger structure.  
 (see Shop Drawings)



VERT. SCALE:  
1" = 10'  
HORIZ. SCALE:  
1" = 50'



**PUBLIC UTILITY AS-BUILTS**

O'FALLON P+Z NO. 3805.05  
 APPROVED AUGUST 16, 2007  
 I:\041419\dwg\041419 as-builts.dwg 05/11/10 1:22pm  
 Belleau Crossing (Crumble) As-Builts pg 7 of 13

**BELLEAU CROSSING STORM**

ST. CHARLES ENGINEERING & SURVEYING, INC.  
 801 S. FIFTH STREET, SUITE 202  
 ST. CHARLES, MO 63301  
 TEL: (636) 947-0607 FAX: (636) 947-2448

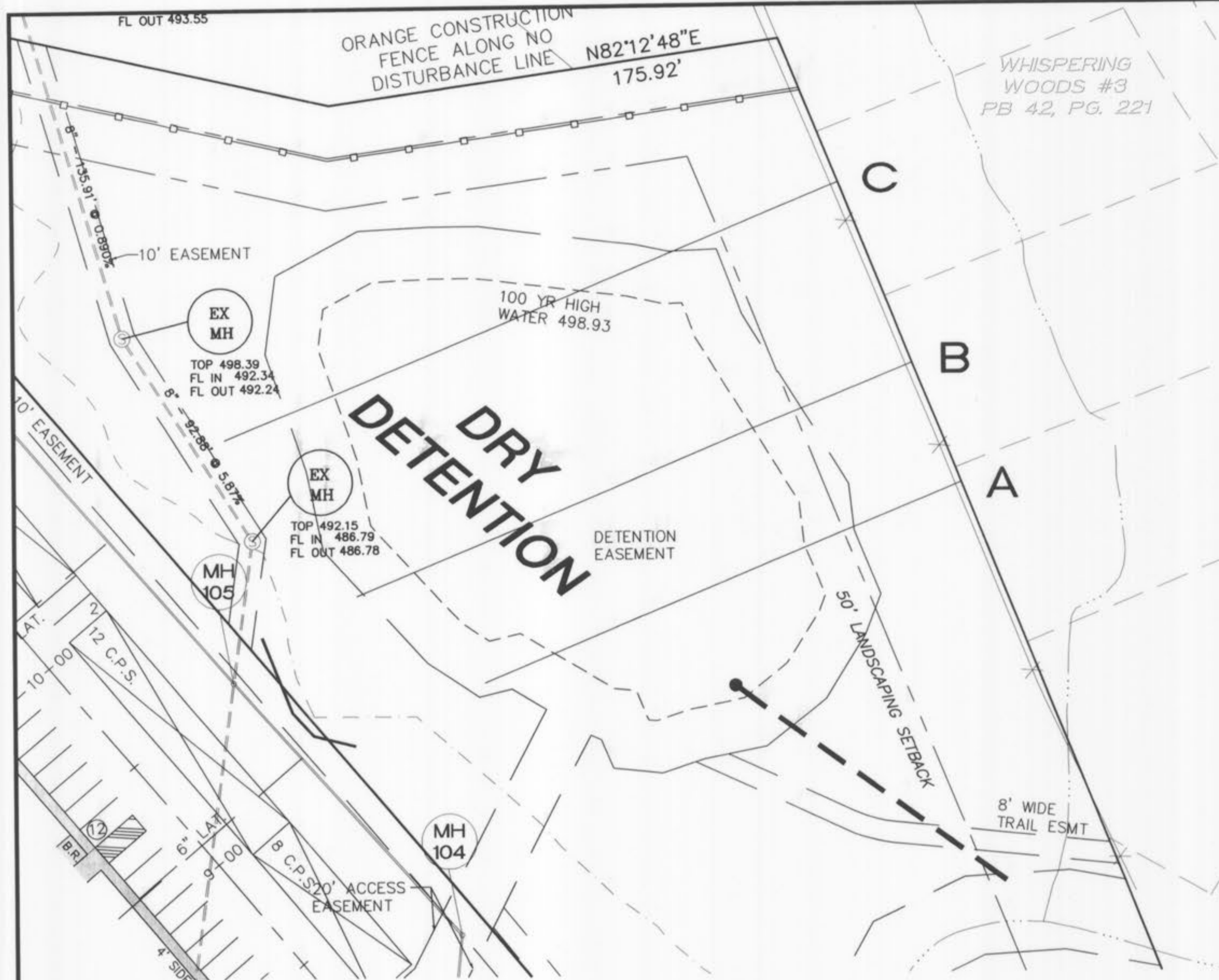
**S E S**

KARL ANTONY SCHWENKE  
 NUMBER PE-2003015039  
 PROFESSIONAL ENGINEER

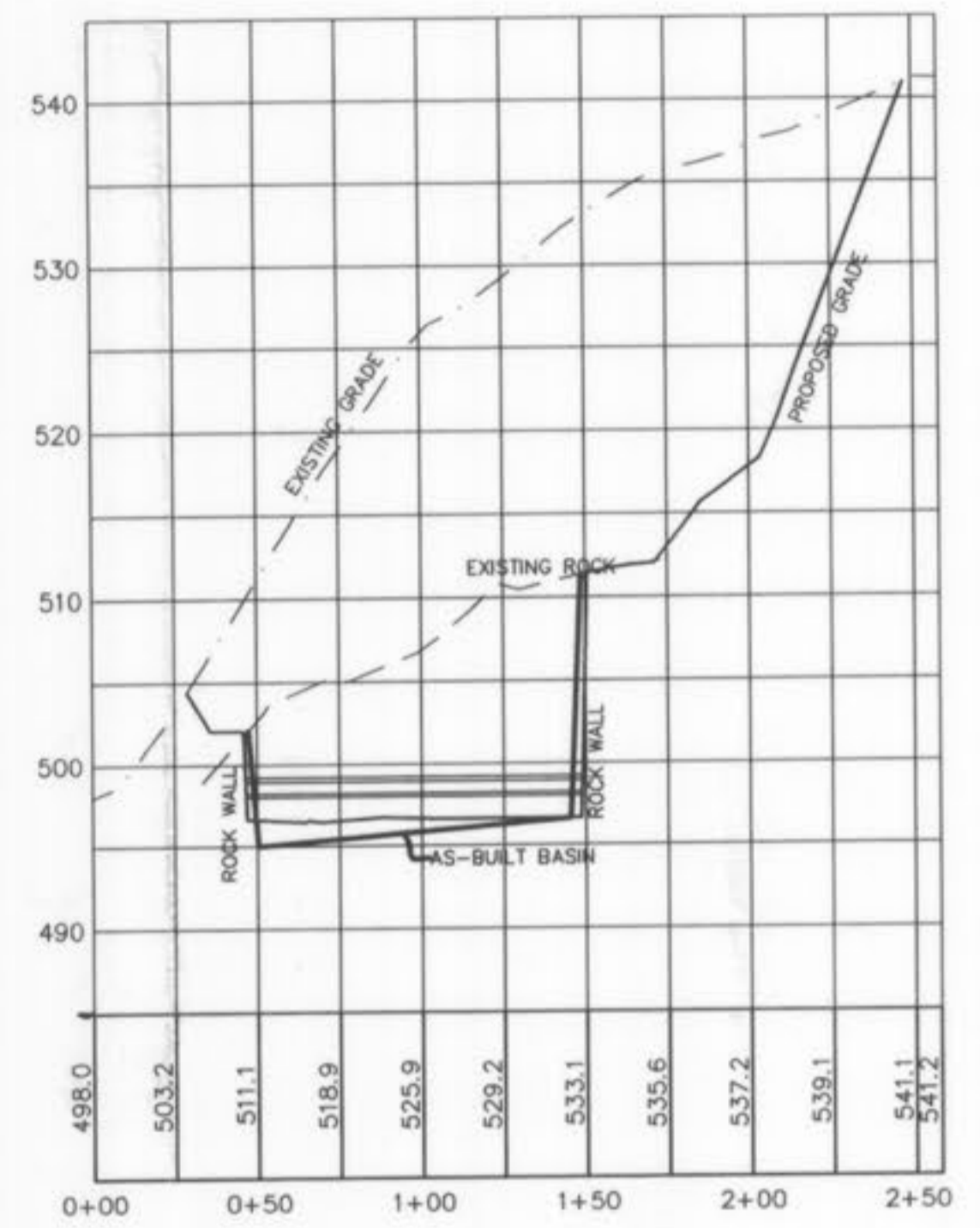
5-11-10  
 ORDER NO. 04-1419-01  
 DATE

**AB-16**

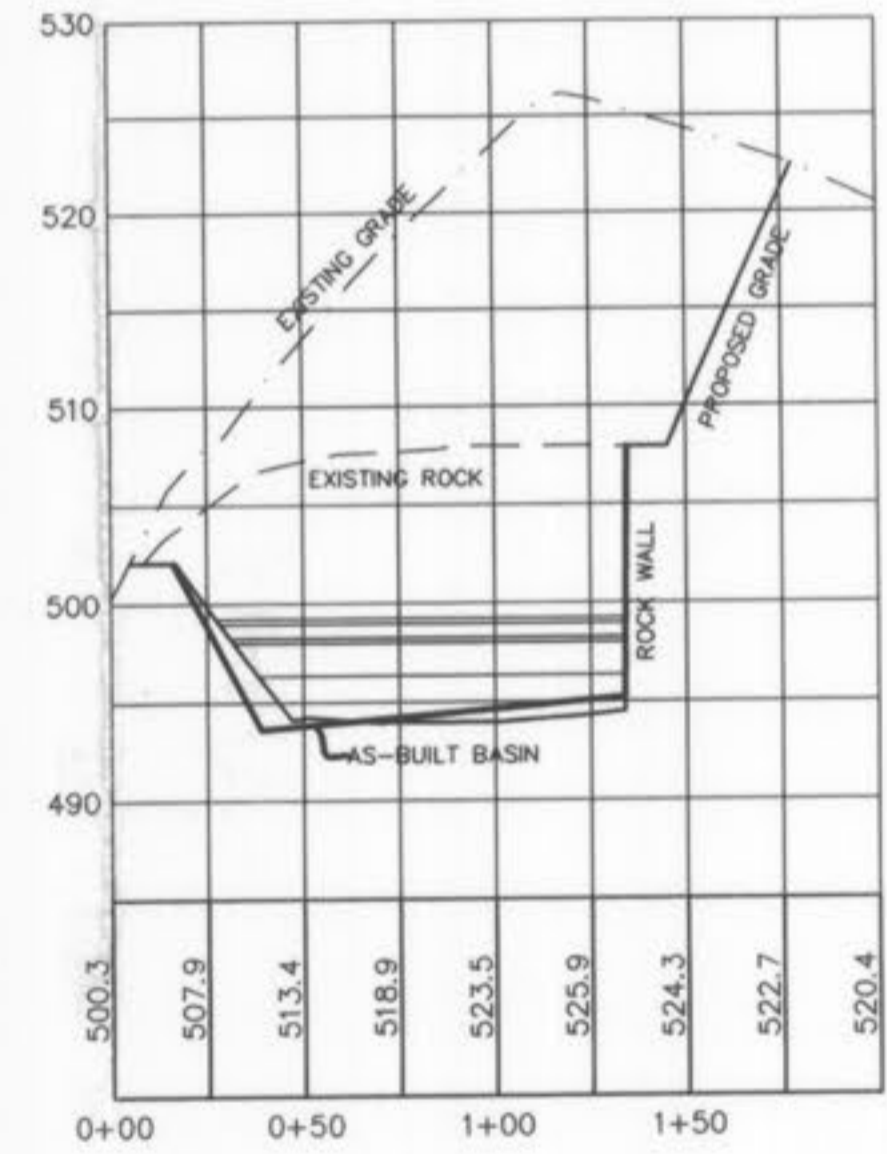




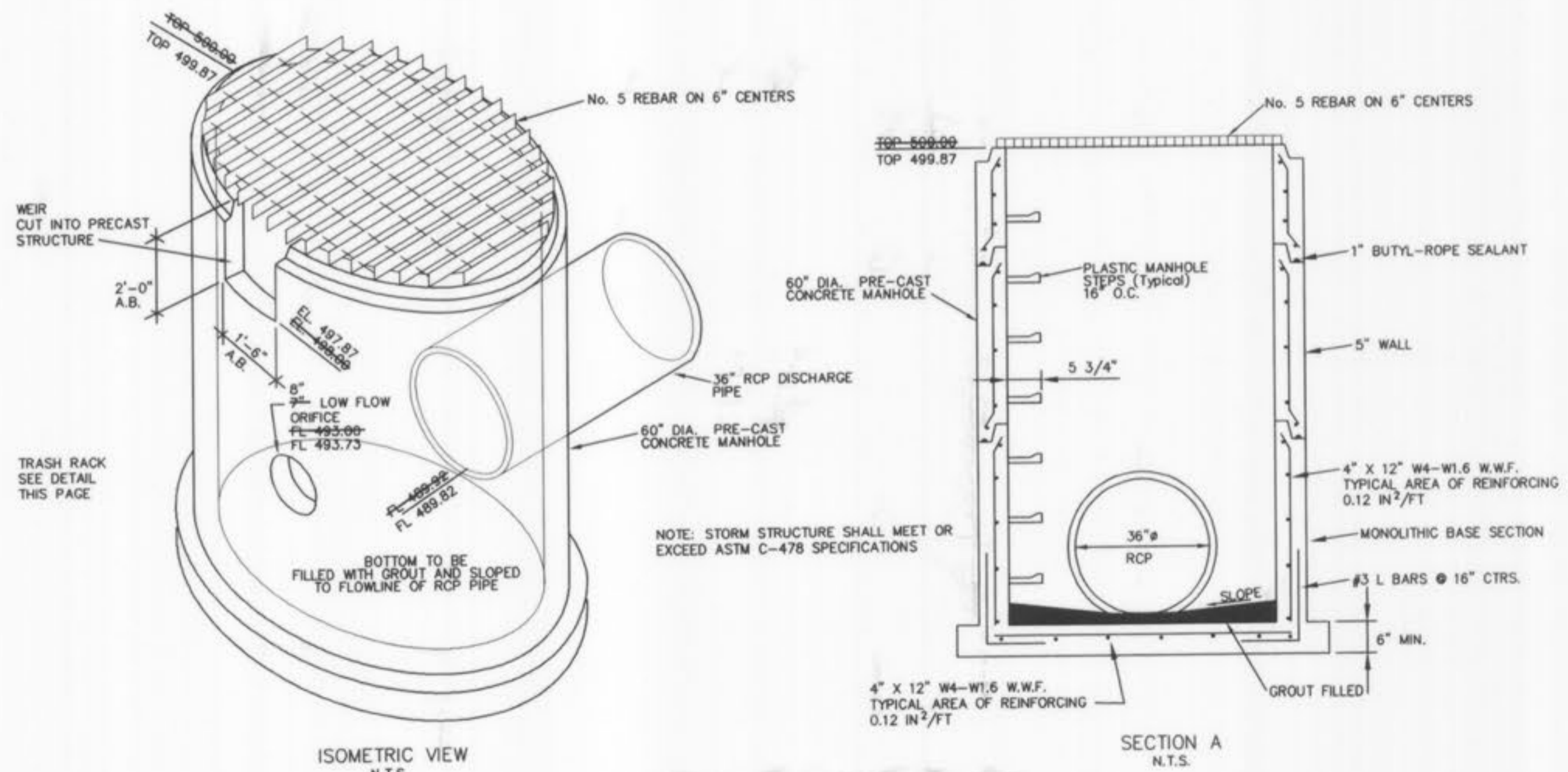
B



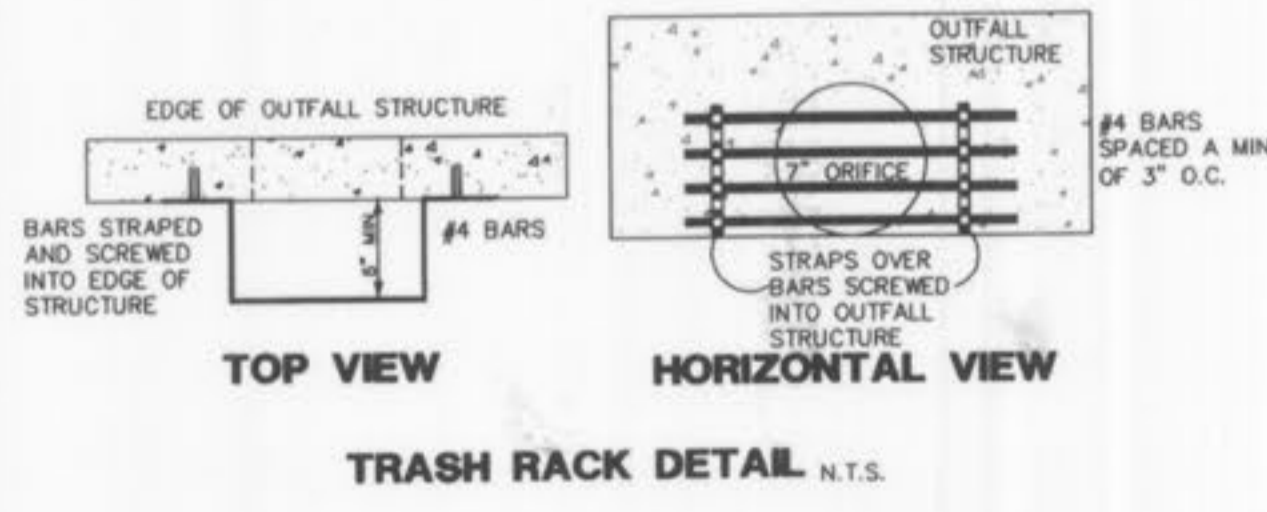
C



A



DETENTION STRUCTURE DETAIL



TRASH RACK DETAIL N.T.S.

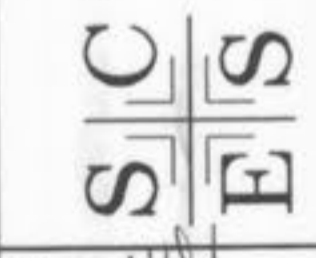
PUBLIC UTILITY AS-BUILTS

O'FALLON P+Z NO. 3805.05  
 APPROVED AUGUST 16, 2007  
 I:\041419\dwg\041419 as-builts.dwg 05/11/10 1:22pm

05-11-10 REVISED PER CITY COMMENTS

BELLEAU  
 CROSSING  
 DETENTION

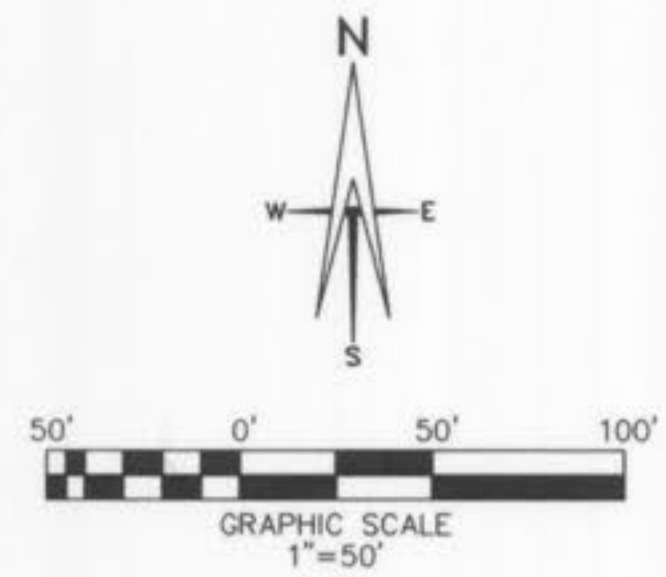
ST. CHARLES ENGINEERING & SURVEYING, INC.  
 801 S. FIFTH STREET, SUITE 202  
 ST. CHARLES, MO 63801  
 TEL: (636) 947-0607 FAX: (636) 947-2448



5-11-10  
 ORDER NO.  
 04-1419-01  
 DATE

AB-17



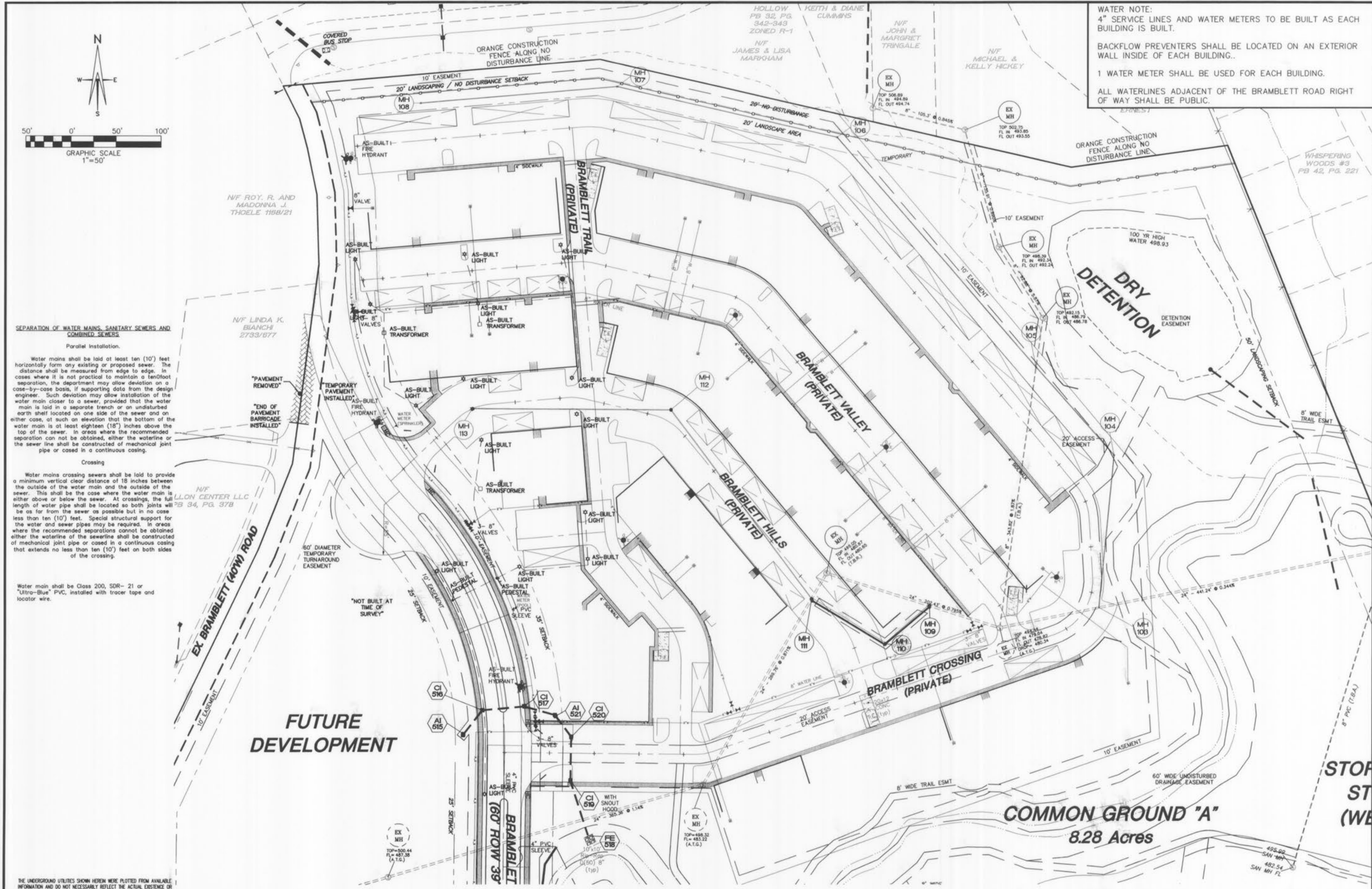


**WATER NOTE:**  
 4" SERVICE LINES AND WATER METERS TO BE BUILT AS EACH BUILDING IS BUILT.  
 BACKFLOW PREVENTERS SHALL BE LOCATED ON AN EXTERIOR WALL INSIDE OF EACH BUILDING..  
 1 WATER METER SHALL BE USED FOR EACH BUILDING.  
 ALL WATERLINES ADJACENT OF THE BRAMBLETT ROAD RIGHT OF WAY SHALL BE PUBLIC.

**SEPARATION OF WATER MAINS, SANITARY SEWERS AND COMBINED SEWERS**  
 Parallel Installation.  
 Water mains shall be laid at least ten (10') feet horizontally from any existing or proposed sewer. The distance shall be measured from edge to edge. In cases where it is not practical to maintain a ten-foot separation, the department may allow deviation on a case-by-case basis, if supporting data from the design engineer. Such deviation may allow installation of the water main closer to a sewer, provided that the water main is laid in a separate trench or an undisturbed earth shelf located on one side of the sewer and on either case, at such an elevation that the bottom of the water main is at least eighteen (18") inches above the top of the sewer. In areas where the recommended separation can not be obtained, either the waterline or the sewer line shall be constructed of mechanical joint pipe or cased in a continuous casing.

**Crossing**  
 Water mains crossing sewers shall be laid to provide a minimum vertical clear distance of 18 inches between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. At crossings, the full length of water pipe shall be located so both joints will be as far from the sewer as possible but in no case less than ten (10') feet. Special structural support for the water and sewer pipes may be required. In areas where the recommended separations cannot be obtained either the waterline of the sewerline shall be constructed of mechanical joint pipe or cased in a continuous casing that extends no less than ten (10') feet on both sides of the crossing.

Water main shall be Class 200, SDR-21 or "Ultra-Blue" PVC, installed with tracer tape and locator wire.



REVISED PER CITY COMMENTS  
 05-11-10

# BELLEAU CROSSING WATER PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.  
 801 S. FIFTH STREET, SUITE 202  
 ST. CHARLES, MO 63301  
 TEL: (636) 947-0607 FAX: (636) 947-2448



STOP  
 ST  
 (WA)

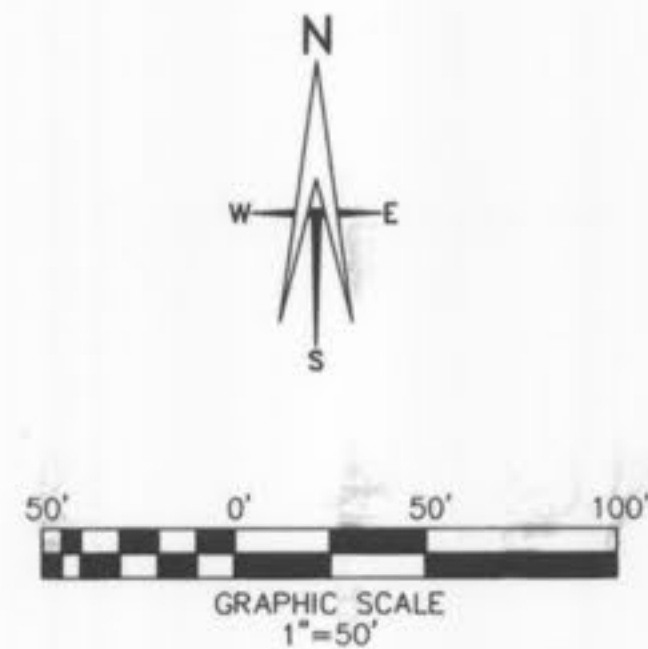
ORDER NO. 04-1419-01  
 DATE

## PUBLIC UTILITY AS-BUILTS

O'FALLON P+Z NO. 3805.05  
 APPROVED AUGUST 16, 2007

AB-18





THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR 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 SAID 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 FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

# PUBLIC UTILITY AS-BUILTS

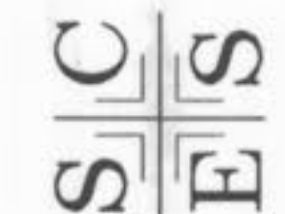
O'FALLON P+Z NO. 3805.05  
APPROVED AUGUST 16, 2007

Belleau Crossing (Bramblett) As-Built 8/16/07

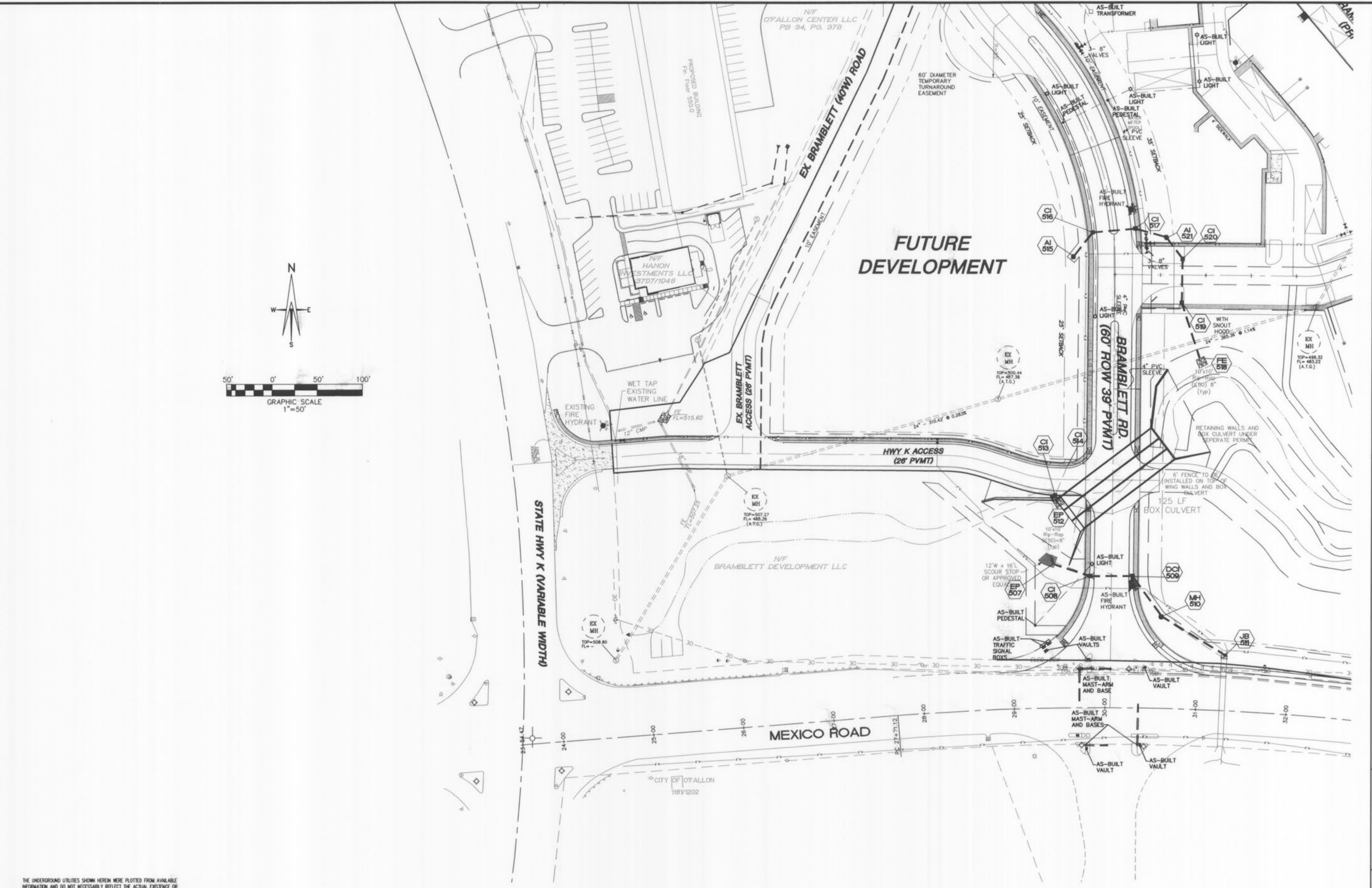
REVISED PER CITY COMMENTS  
05-11-10

## BELLEAU CROSSING WATER PLAN

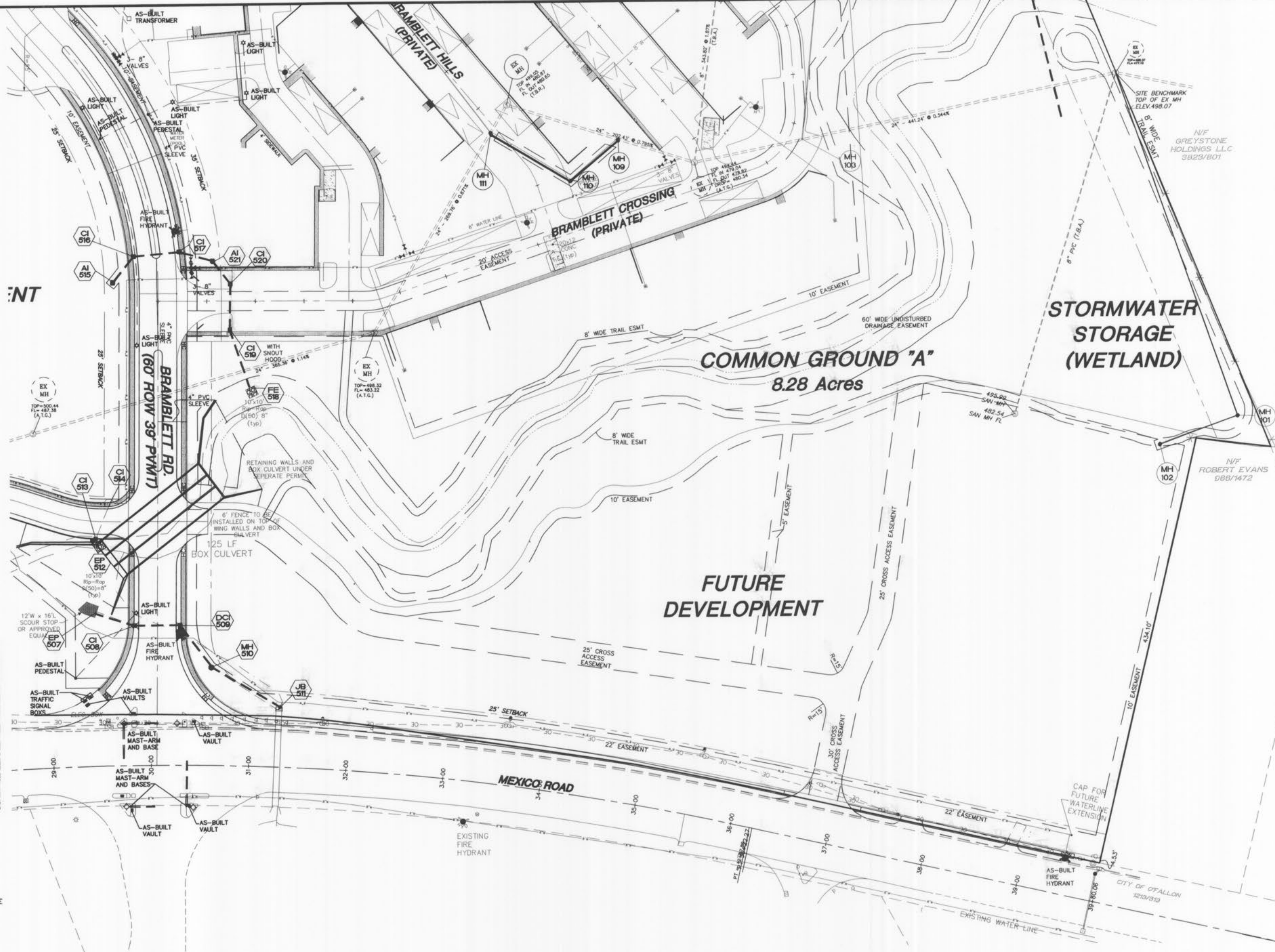
ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448



5-11-10  
ORDER NO. 04-1419-01  
DATE  
AB-19







INT

BRAMBLETT RD  
(60' ROW, 39' PAVT)

BRAMBLETT CROSSING  
(PRIVATE)

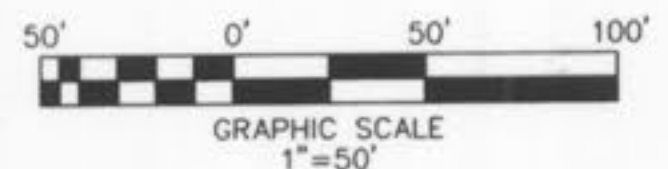
COMMON GROUND "A"  
8.28 Acres

STORMWATER  
STORAGE  
(WETLAND)

FUTURE  
DEVELOPMENT

MEXICO ROAD

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE OBTAINED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR NON-EXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE IMPROVEMENTS SHALL IN NO WAY INTERFERE WITH OR DAMAGE ANY EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF O'FALLON, MISSOURI.



REVISED PER CITY COMMENTS  
05-11-10

BELLEAU  
CROSSING  
WATER PLAN

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448



5-11-10  
ORDER NO.  
04-1419-01  
DATE

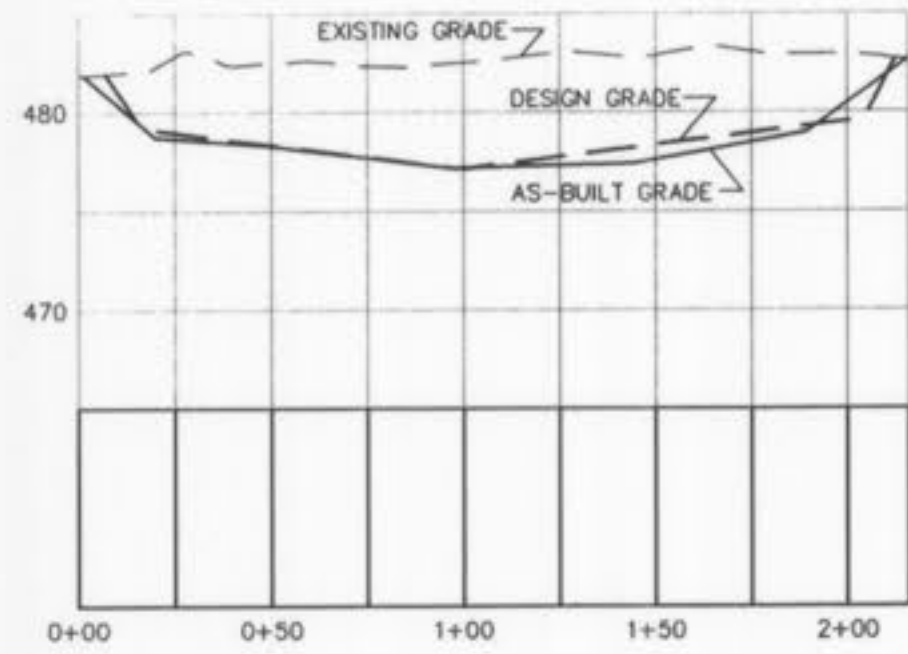
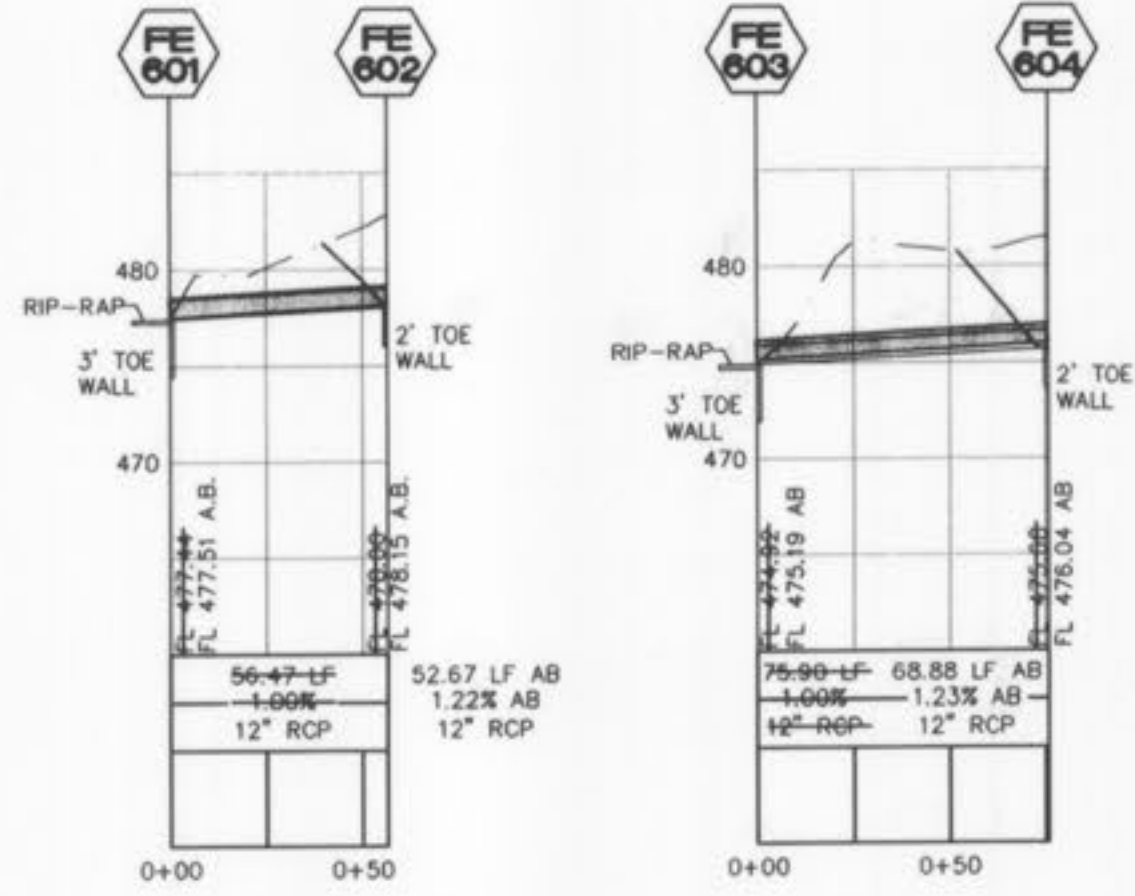
PUBLIC UTILITY AS-BUILTS

O'FALLON P+Z NO. 3805.05  
APPROVED AUGUST 16, 2007  
I:\041419\dwg\041419 as-builts.dwg 05/11/10 1:21pm

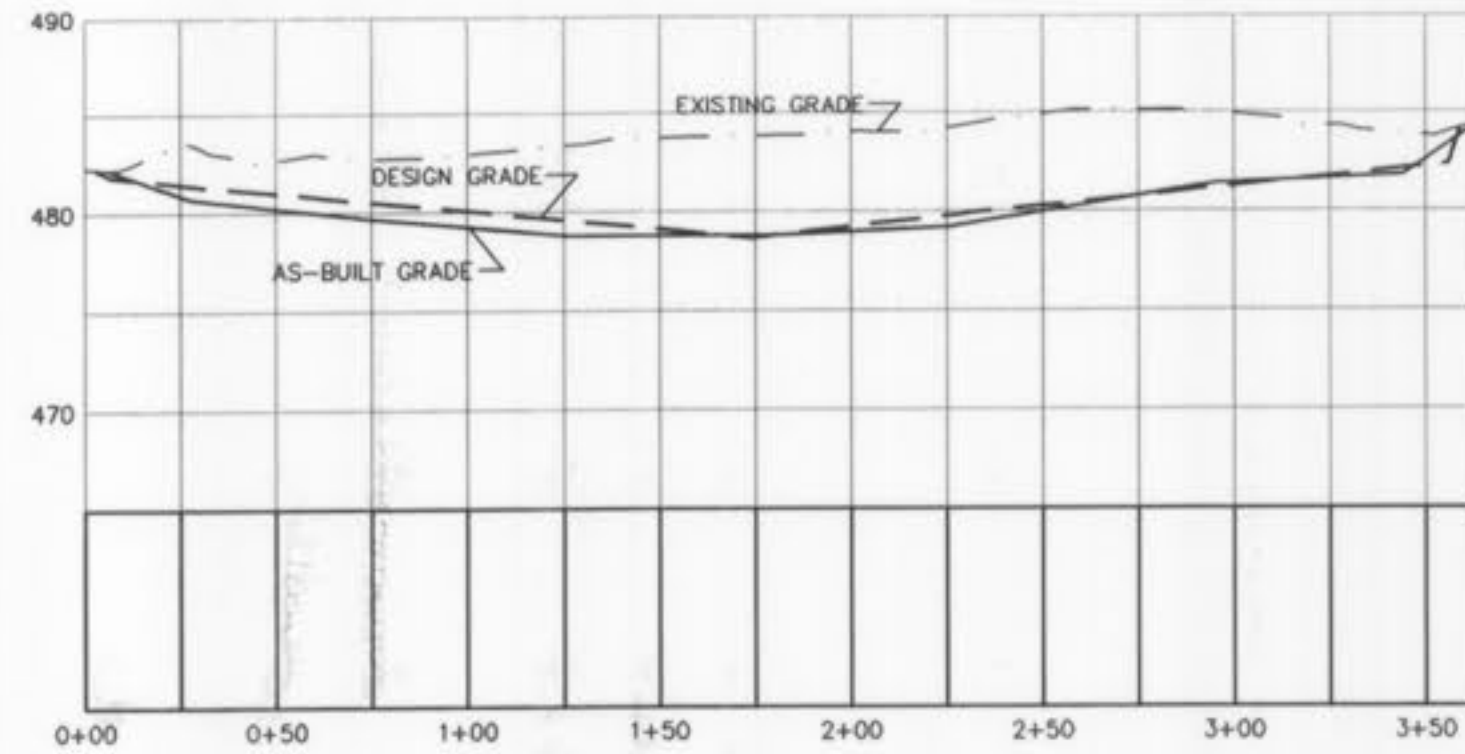
AB-20



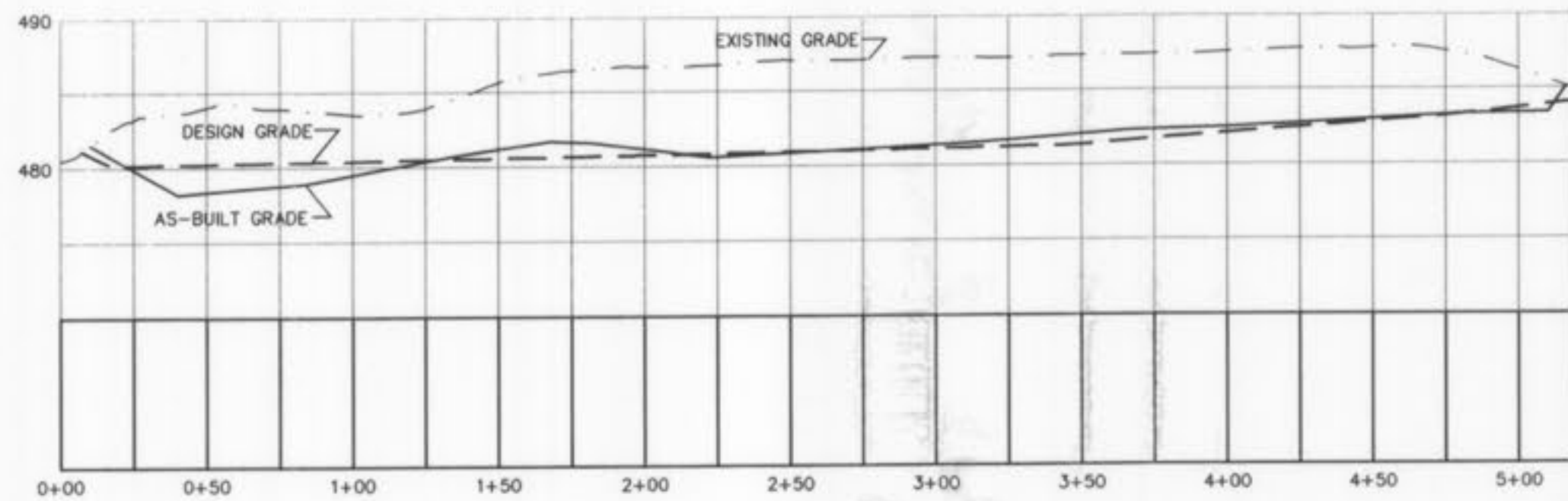
VERT. 1" = 10'  
 HORIZ. 1" = 50'  
 SCALE:



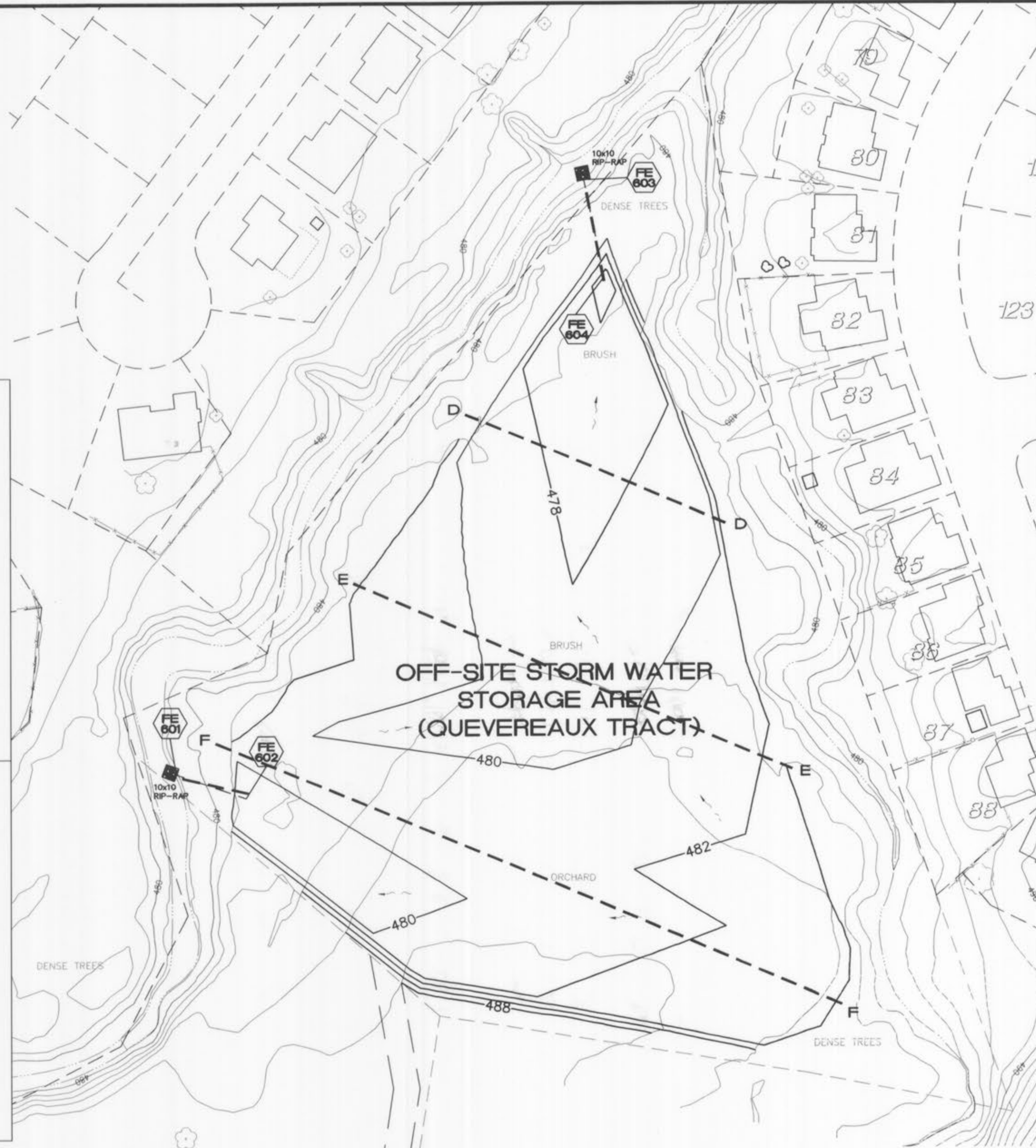
CROSS SECTION D-D



CROSS SECTION E-E



CROSS SECTION F-F



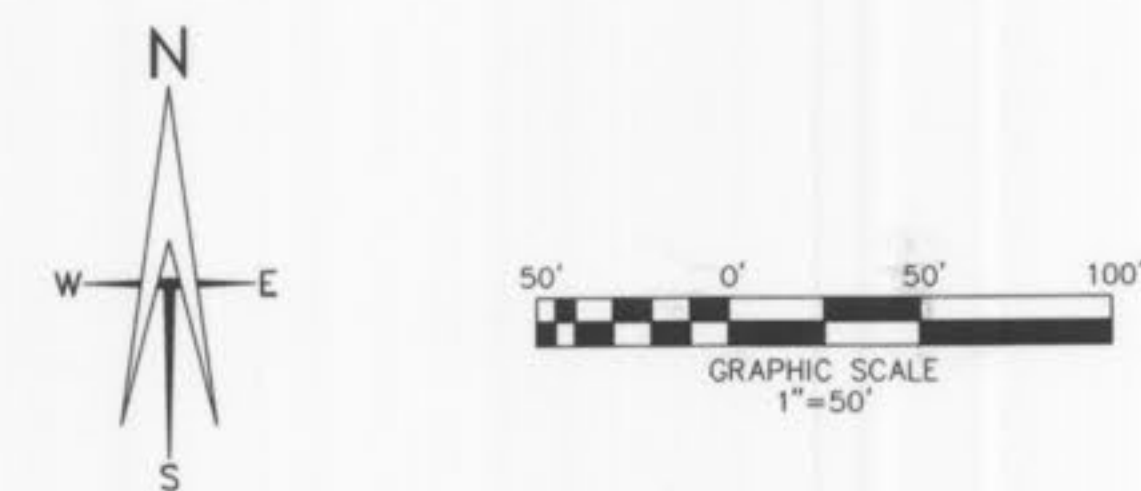
OFF-SITE STORM WATER STORAGE AREA (QUEVEREAUX TRACT)

BELLEAU CROSSING OFF-SITE STORM WATER STORAGE

ST. CHARLES ENGINEERING & SURVEYING, INC.  
 801 S. FIFTH STREET, SUITE 202  
 ST. CHARLES, MO 63301  
 TEL: (636) 947-0607 FAX: (636) 947-2448



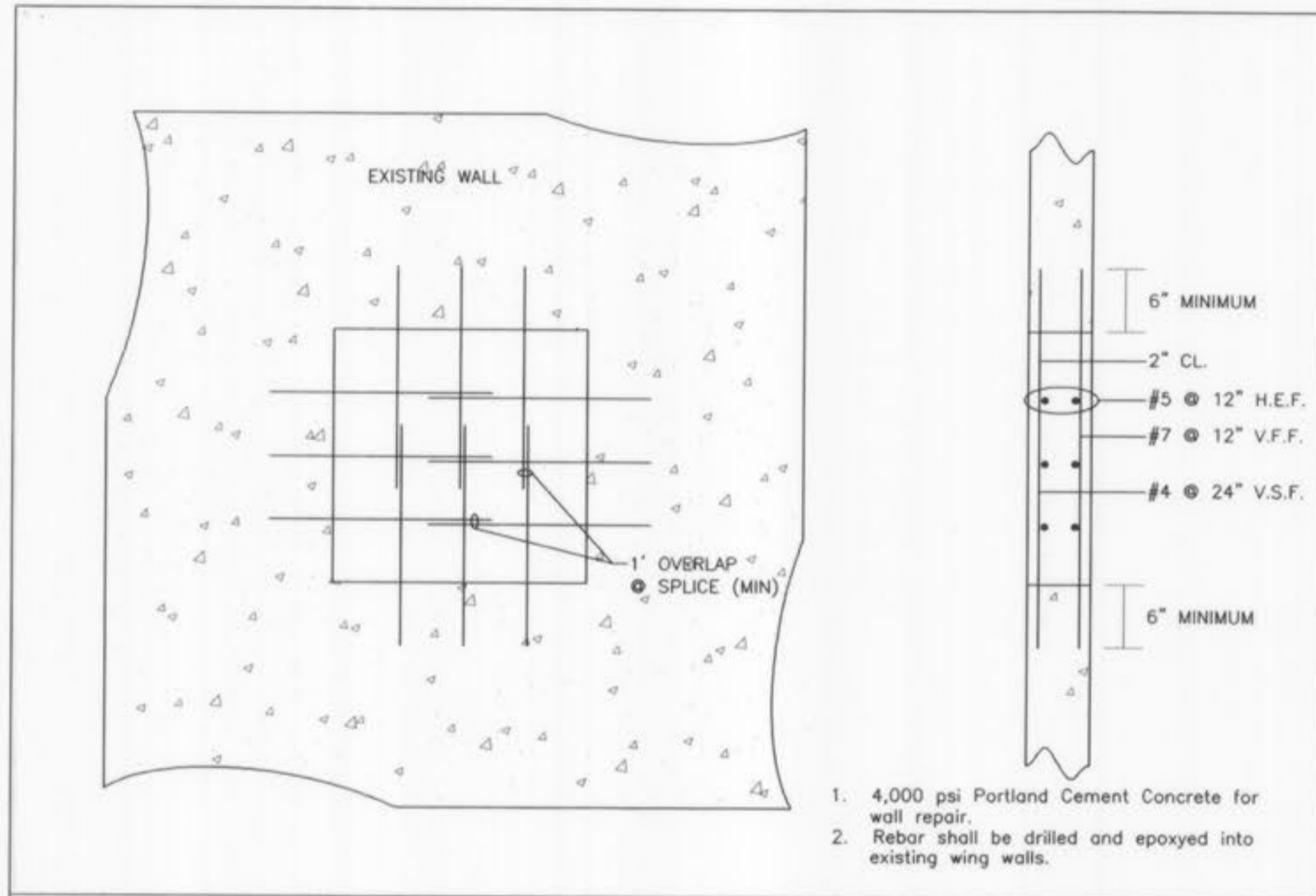
- NOTES
1. OFF-SITE STORM WATER STORAGE AREA IS BEING USED AS COMPENSATORY STORAGE FOR FLOOD PLAIN BEING FILLED ON BELLEAU CROSSING SITE.
  2. AREA WILL BE GRADED TO DRAIN TO TWO (2) DISCHARGE POINTS.



THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE OR 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 SAID 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 FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMO.

ORDER NO. 04/1419/01  
 DATE 02/16/08  
 AB-27





- 4,000 psi Portland Cement Concrete for wall repair.
- Rebar shall be drilled and epoxyed into existing wing walls.

WING WALL REPAIR DETAIL N.T.S.

**VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES**

**APPENDIX A**

Seeding Rates:

Permanent:

- Tall Fescue - 30 lbs./ac.
- Smooth Brome - 20 lbs./ac.
- Combined: Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:

- Wheat or Rye - 150 lbs./ac (3.5 lbs. per 1000 sq. ft.)
- Oats - 120 lbs./ac (2.75 lbs. per 1000 sq. ft.)

Seeding Periods:

- Fescue or Brome: March 1 to June 1, August 1 to October 1
- Wheat or Rye: March 15 to November 1
- Oats: March 15 to September 15

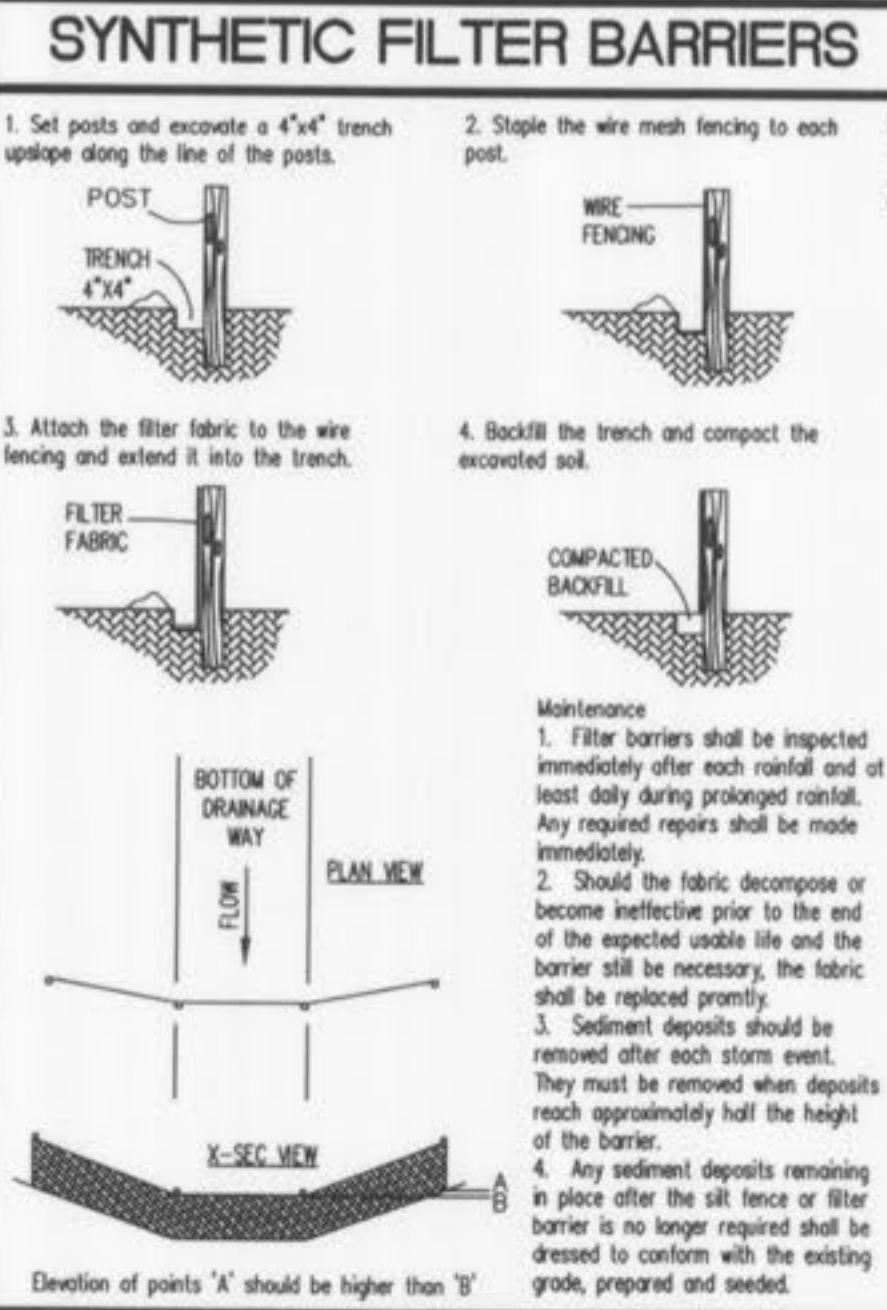
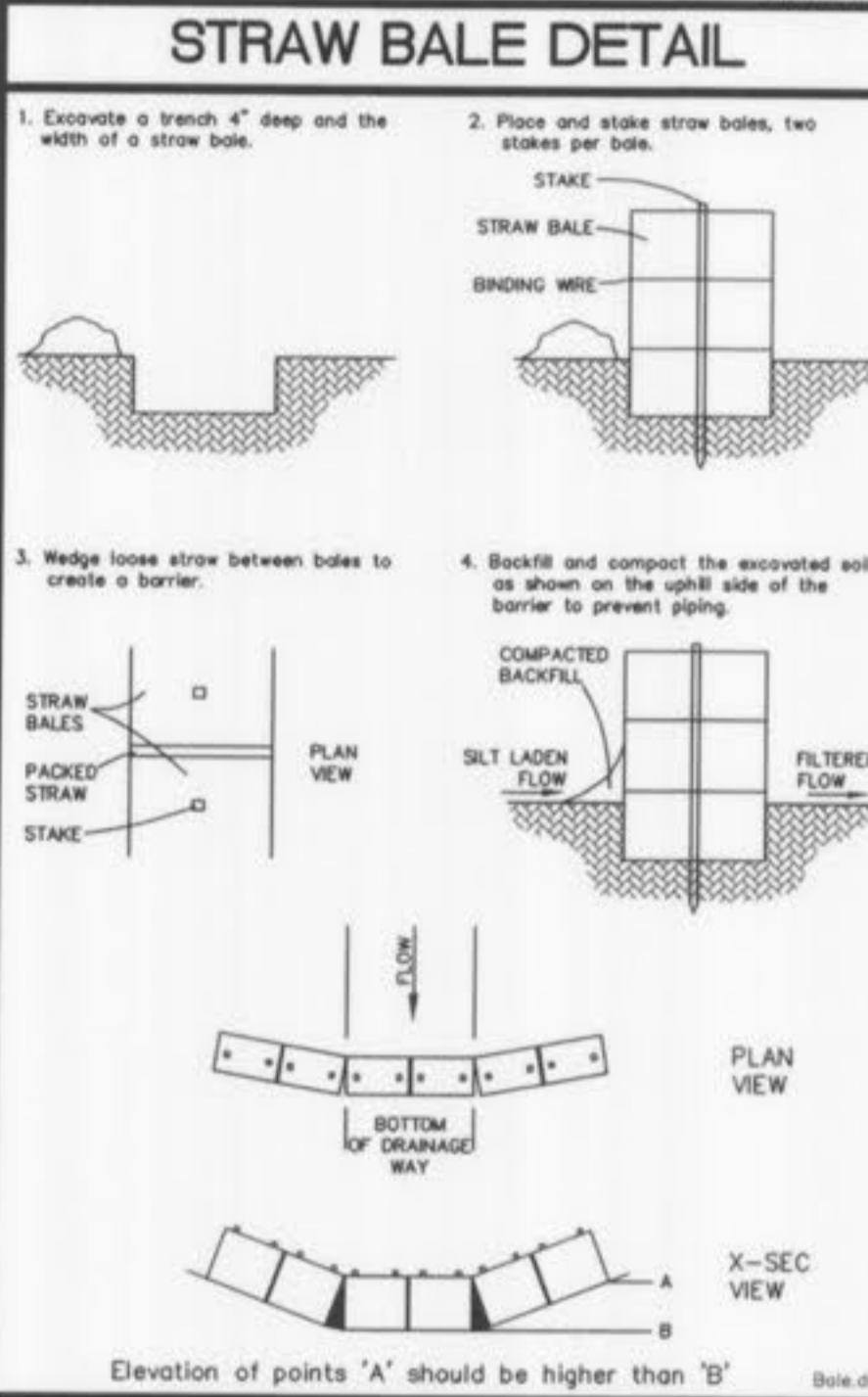
Mulch Rates:

100 lbs. Per 1,000 sq. ft. (4,356 lbs. per acre)

Fertilizer Rates:

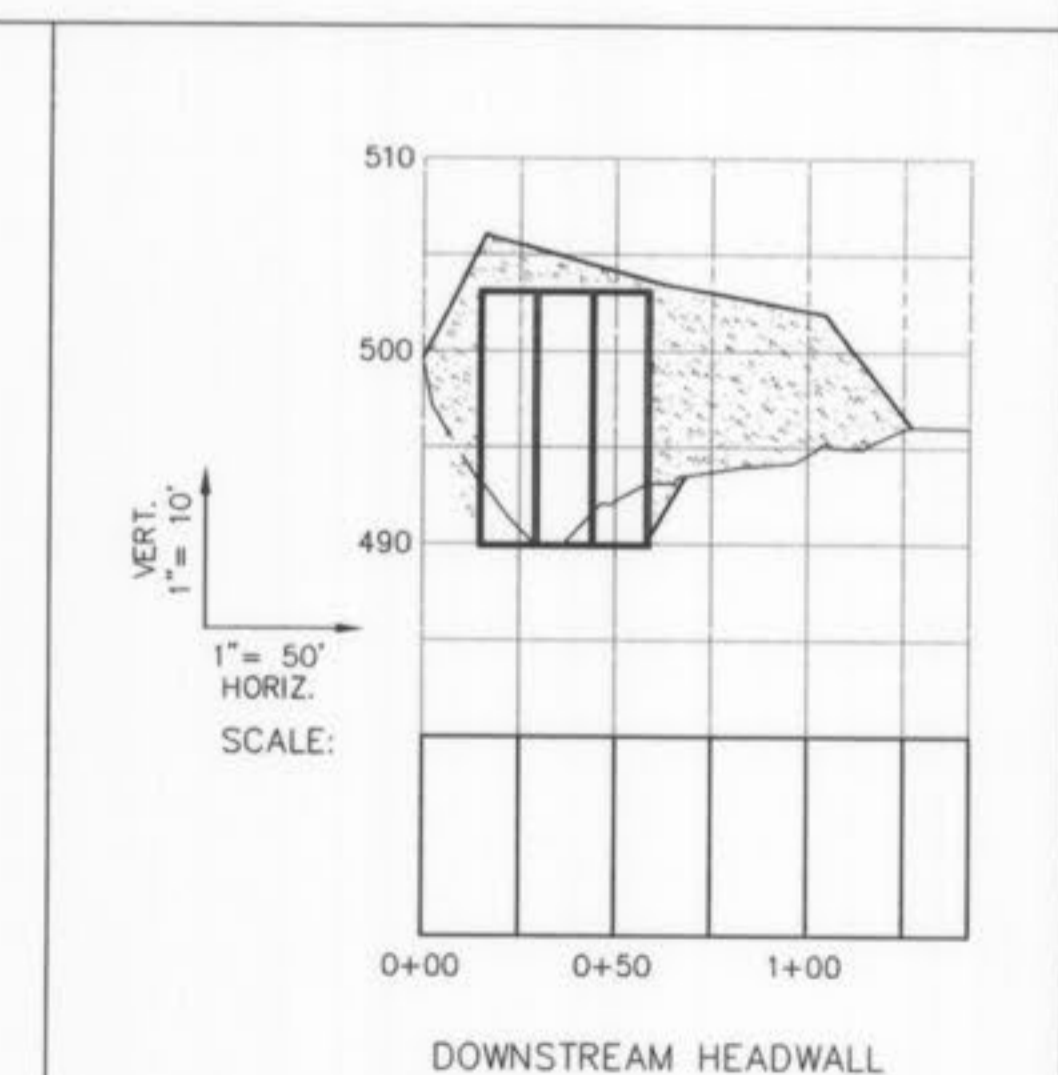
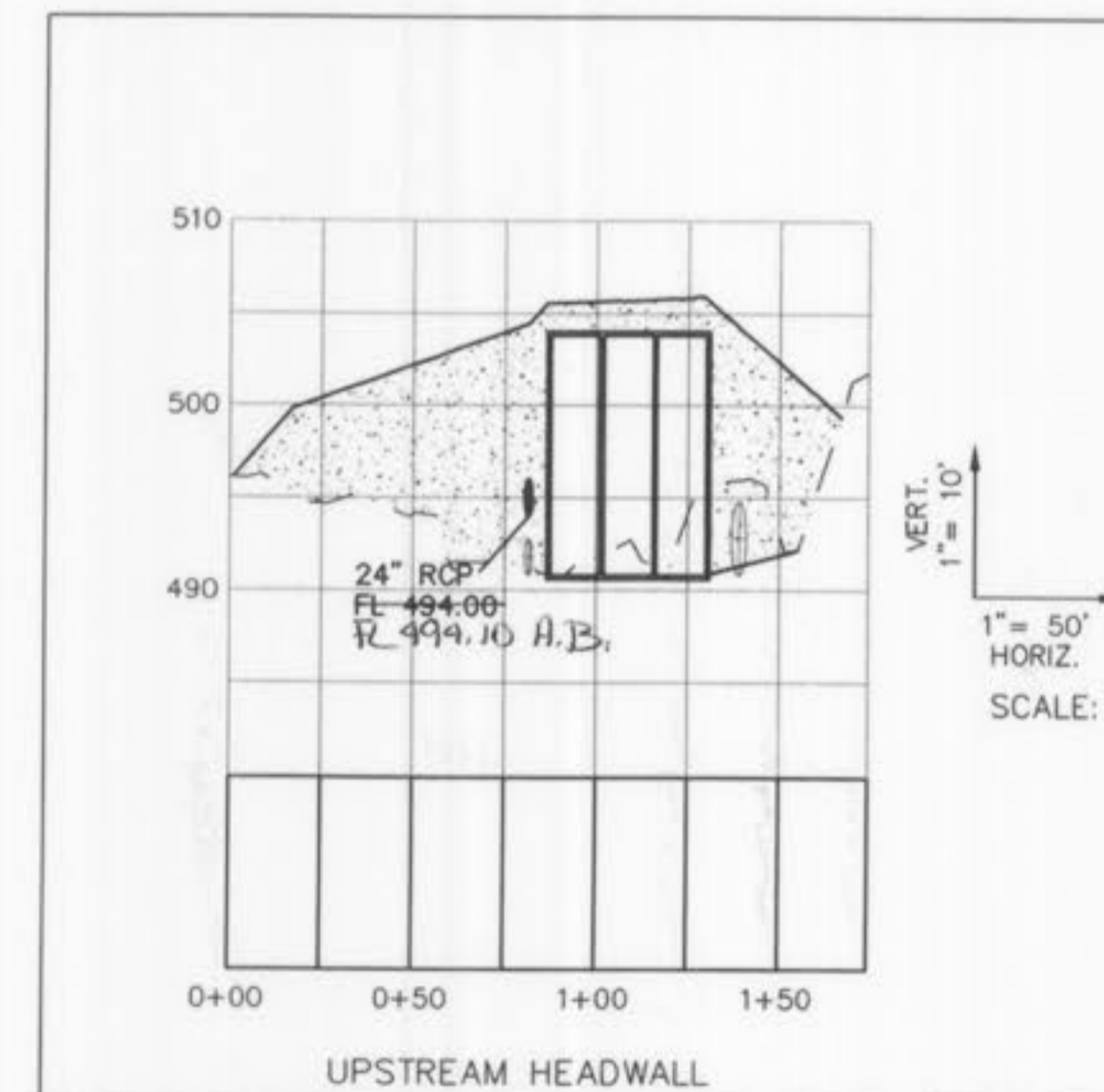
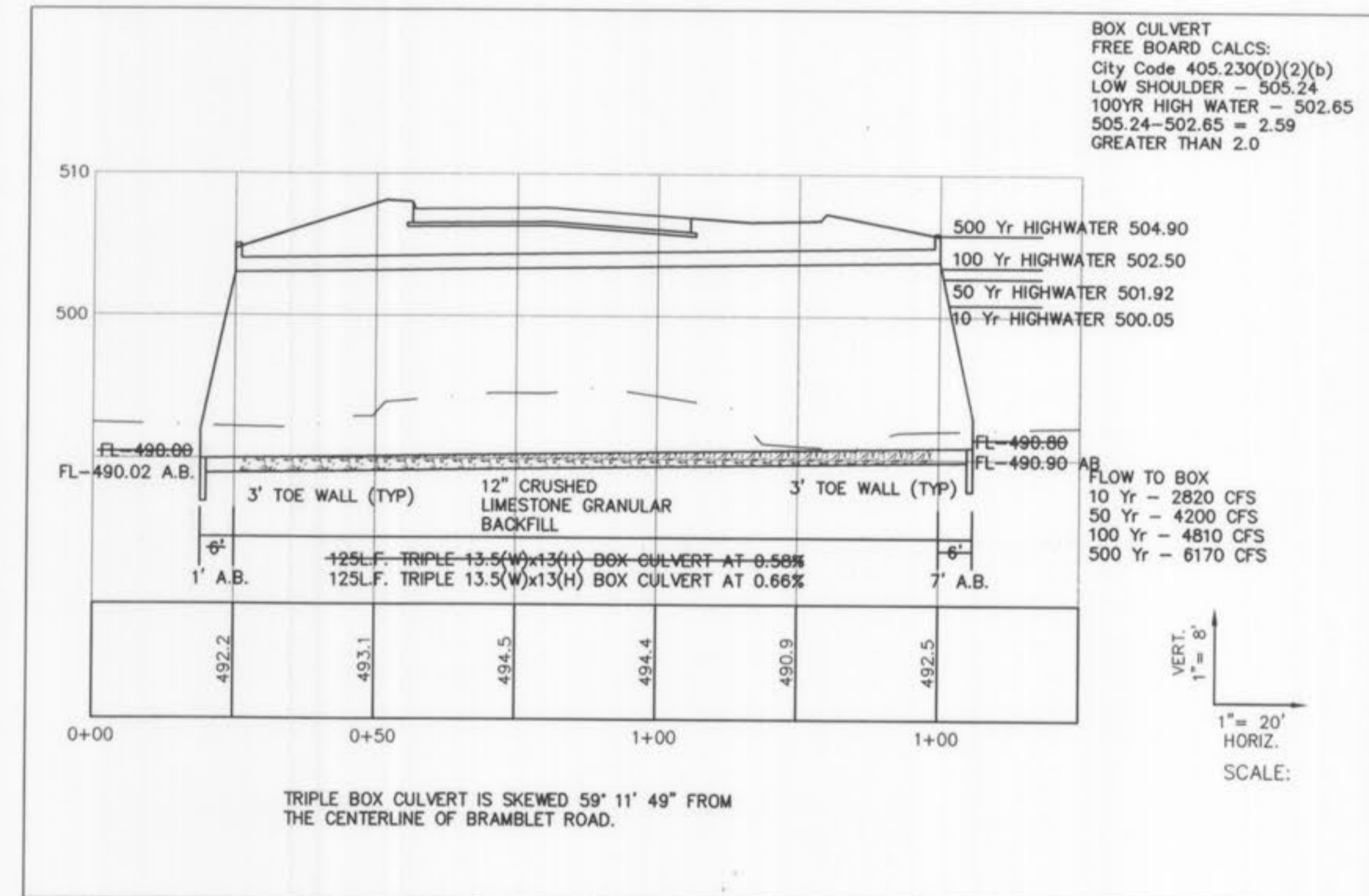
- Nitrogen: 30 lbs./ac.
- Phosphate: 30 lbs./ac.
- Potassium: 30 lbs./ac.
- Lime: 600 lbs./ac. ENM\*

\*ENM - Effective Neutralizing Material as per State evaluation of quarried rock.



NOTES:

- 125 FEET LONG TRIPPLE CONCRETE BOX CULVERT.
- BOX CULVERT SHALL BE DESIGNED TO MEET OR EXCEED MoDOT STANDARDS.
- STREET ELEVATION OVER BOX CULVERT IS 506.00
- SLOPE OF BOX CULVERT = 0.006 FT/FT.
- CONCRETE THICKNESSES AND REBAR SIZE AND PLACEMENT SHOWN USING THE "MISSOURI STANDARD PLANS FOR HIGHWAY CONSTRUCTION, ENGLISH VERSION DATED JULY 2004.", SHEET 703.85B. ENGINEER HAS DONE NO STRUCTURAL CALCS TO VERIFY STABILITY OF TRIPPLE BOX CULVERT.



O'FALLON P+Z NO. 3805.05

**BELLEAU CROSSING BOX CULVERT**

ST. CHARLES ENGINEERING & SURVEYING, INC.  
801 S. FIFTH STREET, SUITE 202  
ST. CHARLES, MO 63301  
TEL: (636) 947-0607 FAX: (636) 947-2448

**S E S**

KARL ANTHONY SCHÖENIKE  
NUMBER PE-2003015639  
PROFESSIONAL ENGINEER

ORDER NO. 04-1419-01  
DATE 11/05/07

AB-BC-5