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* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in secti 500.420 of the Municipal Code of the City of O'Fallon are as follows:

> October 1 through May 31 7:00 A.M. To 7:00 P.M. Monday Through Sunday June 1 Through September 30 6:00 A.M. To 8:00 P.M. Monday Through Friday 7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is <u>6.42 AC.</u> The area of land disturbance is _____6.37 AC.___ Number of proposed lots is ____29__

Building setback information. Front _____20__

Side ____6____ Rear ____10____

Benchmarks

Site

SBM-1 <u>511.12</u> - CENTERLINE CROSS AT INTERSECTION OF RED HAWK PLACE AND SUMMER STONE DRIVE PER GPS OBSERVATION (NAVD 88 DATUM)

Project Data

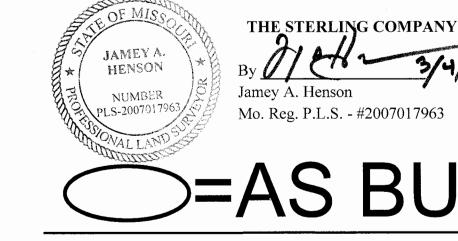
TOTAL SITE AREA: 6.42 ACRES

2. TOTAL DISTURBED AREA: 6.42 ACRES 3. FEMA MAP PANEL: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29183C0430 E DATED AUGUST 2, 1996), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

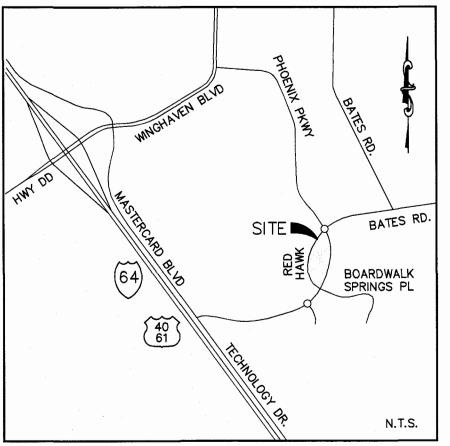
ORM AND SANITARY SEWER MEASUREMENTS

existing sewer length, sizes, flowlines, depths of structures and sewers, and tions with respect to existing or proposed easements have been measured. The Its of those measurements are shown on this set of Final Measurement Plans. the the wye locations have been plotted from information provided by the sewer ractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



ISSUE REMARKS/DATE A SET OF AS-BUILT PLANS FOR **BOARDWALK GARDENS** A TRACT OF LAND BEING A PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Locator Map

Legend

 \sim

____~ (ਙੋ: $(\mathbb{S} \rightarrow (\mathbb{M}))$ SANITARY MANHOL

Q Q

------ 6"W ------

P.S.

LATERAL CONNECTIO UTILITY OR POWER POLE FIRE HYDRANT TEST HOLE

 $\sim\sim\sim\sim\sim$

PROPOSED

_____(2"G) ------——(6*W)—— ----- (T) -----

----- (E) ------—(OHW)—— ——— (FO)——

_____ (C) _____

TBR

(TC) ----

ø LIGHT STANDARD STREET SIGN P.S. PARKING STALLS

YARD LIGHT W/0 ~ DENOTES PROPOSED WALKOUT LOTS H.R. ~ DENOTES PROPOSED HANDICAP RAMP

W/ TRUNCATED DOME

Gazebo Construction Note:

A SEPARATE PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION OF THE PROPOSED GAZEBO.

Legal Description

A TRACT OF LAND BEING A PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY ISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE INTERSECTION OF THE WESTERN LINE OF PHOENIX PARKWAY (60' WIDE) AND THE NORTHERN I STONE VILLAGE AS RECORDED IN PLAT BOOK 38 PAGE 142-143 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE WESTERN LIN OF SAID PHOENIX PARKWAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 139.67 CHORD WHICH BEARS SOUTH 34'58'05" EAST 139.48 FEET TO A POINT; THENCE SOUTH 29'46'18" EAST A DISTANCE OF 326.90 FEET TO POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 41.57 FEE BEARS SOUTH 2813'31" EAST 41.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF THENCE CONTINUIN ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 630.15 FEET EAST 612.71 FEET TO A POINT: THENCE SOUTH 2012'38" WEST A DISTANCE OF 246.19 FE 24110'16" WEST 134.00 FEET TO A POINT OF COMPOUND CURVED THENCE ALONG A CURVE THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 997.00 FEET. AN ARC DISTANCE 25'05'08" FAST 369.81 FEET TO A POINT OF TANGENCY: THENCE NORTH 35'46'25 BEARS NORTH 34'35'14" EAST 42.24 FEET TO A POINT OF REVERSE CURVE: THENCE ALONG A CURVE 30.00 FEET AN ARC DISTANCE OF 33.74 FEET AND A CHORD WHICH BEARS NORTH 65'37'13" EAST 31.99 FEE REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 11.03 FEET WHICH BEARS SOUTH 85'40'13" EAST 11.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 32.73 FEET AND A CHORD WHICH BEARS SOUTH 57'55'46" EAST 31.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 279,600 SQUARE FEET OR 6.4187 ACRES, MORE OR LESS, ACCORDING TO A BOUNDARY SURVEY BY THE STERLING COMPANY DURING THE MONTH OF SEPTEMBER, 2010 UNDER ORDER NUMBER 10-07-213.

Conditions of Approval From Planning and Zoning

STAFF RECOMMENDATIONS

1. THE FINAL LOCATION OF THE CROSSWALK SHALL BE DETERMINED IN THE CONSTRUCTION PLAN PHASE. ADDITIONAL PEDESTRIAN CONTROLS SHALL ALSO BE IMPLEMENTED, INCLUDING DECORATIVE BOLLARDS WITH REFLECTORS IN THE 3' WIDE ISLANDS AND A STREET LIGHT PLACED AT THE INTERSECTION. ILLUMINATED PEDESTRIAN CROSSING SIGNS MAY BE WARRANTED AT THE INTERSECTION AND STAFF WILL WORK WITH T DEVELOPER TO DETERMINE IF THEY WILL BE NECESSARY DURING THE CONSTRUCTION PLAN REVIEW PHASE.

2. THE CONSTRUCTION PLANS SHALL ADDRESS THE MUNICIPAL CODE REQUIREMENTS LISTED

MUNICIPAL CODE REQUIREMENTS:

1. ALL SUBDIVISION MONUMENTS, IDENTIFICATION SIGNAGE AND/OR DIRECTIONAL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIVISION PRIOR TO INSTALLATION. IF A MONUMENT SIGN WILL BE CONSTRUCTED NEAR THE NORTHERN ENTRANCE, AN EASEMENT SHALL BE DEDICATED FOR IT.

2. THE CONSTRUCTION PLANS SHALL BE REVISED TO SHOW THAT SIX (6) FOOT SIDE YARDS AREA BEING PROVIDED FOR EACH LOT AS SHOWN IN THE LOT TYPICAL ON SHEET 2.1. 3. A COMPLETE LISTING OF COVENANTS, CODES, RESTRICTIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. CITY OF O'FALLON REVIEW CRITERIA IS LOCATED IN THE SUBDIVISION CODE.

4. DETAILS OF THE MAIL KIOSKS AND THE LOCATION OF THE KIOSKS SHALL BE PROVIDED WITH THE CONSTRUCTION PLANS.

5. PROVIDE A 10' WIDE UTILITY AND ROADWAY EASEMENT BEHIND THE RIGHT-OF-WAY.

6. STORM WATER CLEANSING METHODS WILL BE REVIEWED DURING THE CONSTRUCTION PLAN REVIEW.

UNITS 10, 11 & 12. 10. THE SIDEWALK TO THE REAR OF LOTS 17, 18, & 19SHALL BE SHOWN IN THE OUTSIDE OF THE LOT AND IN THE RIGHT-OF-WAY OR AS

7. DUE TO THE APPROVED REDUCTION IN RADII, THE DEVELOPER SHALL PROVIDE DETAILS FOR TURNING MOVEMENTS FOR SCHOOL BUSES AND TRASH TRUCKS AT THE INTERSECTION OF VILLAGE CENTER DRIVE AND PHOENIX PARKWAY ALSO, LINE OF SIGHT AND SIGHT TRIANGLE EASEMENTS AT THE INTERSECTIONS SHALL BE PROVIDED. 8. THE DEVELOPER SHALL WORK WITH STAFF TO MOVE THE SANITARY SEWER LINE AS CLOSE AS POSSIBLE TO RED HAWK PLACE DRIVE BEHIND 9. THE PROPOSED EASEMENT TYPICAL BEHIND LOT 16 SHALL BE CORRECTED TO POINT TO THE EASEMENT. IT IS CURRENTLY SHOWN POINTING AT THE PATIO/DECK AREA OF LOT 16.

COMMON GROUND AS DEPICTED FOR LOT 1.

11. THE CITY OF O'FALLON HAS CREATED CONSTRUCTION PLAN SHEETS WHICH FORMAT SHALL BE USED WHEN SUBMITTING CONSTRUCTION PLANS FOR REVIEW. THE CONSTRUCTION PLAN SHEETS CAN BE FOUND AT HTTP: //WWW.OFALLON.MO.US/DEPT_PW_ENGINEERING.HTM. PLEASE NOTE:

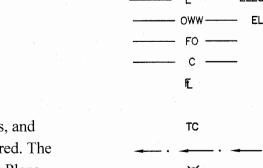
- APPROVAL OF THE FINAL SITE PLAN OF A PUD SHALL EXPIRE AND BE OF NO EFFECT ONE HUNDRED-EIGHTY (180) DAYS AFTER THE DATE OF APPROVAL UNLESS AND UNTIL ALL APPROPRIATE FEES HAVE BEEN PAID AND THE CITY SHALL HAVE ISSUED A BUILDING PERMIT FOR THE DEVELOPMENT AUTHORIZED BY SAID APPROVED PLAN. APPROVAL OF THE FINAL SITE PLAN IN A PUD SHALL EXPIRE AND BE OF NO EFFECT ONE (1) YEAR AFTER THE DATE OF APPROVAL UNLESS CONSTRUCTION HAS BEGUN AND IS DILIGENTLY PURSUED IN ACCORDANCE WITH THE APPROVED PLAN. EXPIRATION OF THE APPROVED PLAN SHALL BE AUTHORIZED THE BOARD TO REQUIRE FILING AND REVIEW OF A NEW FINAL SITE PLAN IN ACCORDANCE WITH THE PROVISION OF THIS ARTICLE.

- PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY CITY STAFF. A CHECKLIST OUTLINING THE CONSTRUCTION SITE PLAN PROCESS AND APPLICATION ARE AVAILABLE ON THE CITY'S WEBSITE VIA WWW.OFALLON.MO.US (CITY DEPARTMENTS, COMMUNITY DEVELOPMENT, ENGINEERING) OR BY REQUEST. - THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE THE DEVELOPMENT.

- ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT. - ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE. - ALL CONDITIONS OF APPROVAL SHALL BE NOTED ON THE CONSTRUCTION PLAN.

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION DATE PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

=AS BUILT







TREE LINE

GRATED INLET

STORM MANHOL

FLARED END SEC

PAVEMENT

GAS MAIN & SIZE

WATER MAIN & SIZE

TELEPHONE

ELECTRIC (U) UNDERGROUND

FIBER OPTI

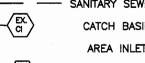
CABLE

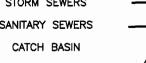
FLOW LINE

TO BE REMOVED

TOP OF CURB

SWALE









REMARKS/DATE 10-16-2012, INITIAL SUBMITTAL 11-29-2012, CITY COMMENTS 1-14-2013, CITY & DCSD COMMENTS 2-13-2013, CITY COMMENTS 3-13-2013, REVISED STORM & SANITARY 3-22-2013, REVISED UNDERDRAIN 8-1-2013, REVISED STORM SEWERS 8-16-2013, SEWER AS-BUILTS 11-11-2013, SEWER AS-BUILTS BBUILT	PROJECT TITLE BOARDWALK GARDENS	
Utility Contacts Sanitary Sewer	THE CONTROLLING CO. ENGINEERS & SURVEYORS 5055 New Baumgartner Road St. Louis, Missouri 63129 Ph 314-487-0440 Fax 314-487-8944	
O'Fallon, MO. 63366 Contact: 636-281-2858 Duckett Creek Sanitary District 3550 Highway K O'Fallon, MO. 63368 636-441-1244 Water City of O,Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-281-2858 Missouri American Water Co. 727 Craig Rd. St. Louis, MO. 63141 1-866-430-0820 Public Water Supply District No. 2	The Professional Engineer's seal and signature sheet applies only to the material and item sheet. All drawing, instruments or other exhibiting this eed and signature shall no prepared by this engineer, and the engi declaims any and all responsibility for such p documents not exhibiting this seal of documents not exhibiting this seal of MICHAEL G. BOERDING License No. E-28643 Civil Engineer	antixed to to shown on the documents no t be consider ine drawings and eign aturn ind eign aturn
P.O. Box 967 O'Fallon, MO. 63366 636-561-3737 Ext. 131 Storm Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 636-281-2858 Curve River Electric Co. P.O. Box 160 Troy, MO. 63370 0160 Troy, MO. 63385 636-639-8312 Gas Laclede Gas Company 6400 Graham Road St. Louis, MO. 63385 636-639-8312 Gas Laclede Gas Company 6400 Graham Road St. Louis, MO. 63134 314-522-2297 Telephone Century Tel 1151 Century Tel Dr. Wentzville, MO. 63385 636-332-7261 Fire Department O'Fallon Fire Protection District 100 E. Elm St. O'Fallon, MO. 63366 636-272-3493 Wentzville Fire District 209 West Pearce Blvd. Wentzville, MO. 63385	MCBRIDE RED HAWK, LLC 16091 SWINGLEY RIDGE ROAD, SUITE 300 CHESTERFIELD, MISSOURI 63017 PH. 636-537-2000 Contact: Jeremy Roth	Cover Sheet



City No.

Date:

P+Z No. 9831.34.09.01

OCT.16, 2012

