

SOUTHERNSIDE APARTMENTS

PARTS OF LOT 24 OF JOHN COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE
TRACT IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

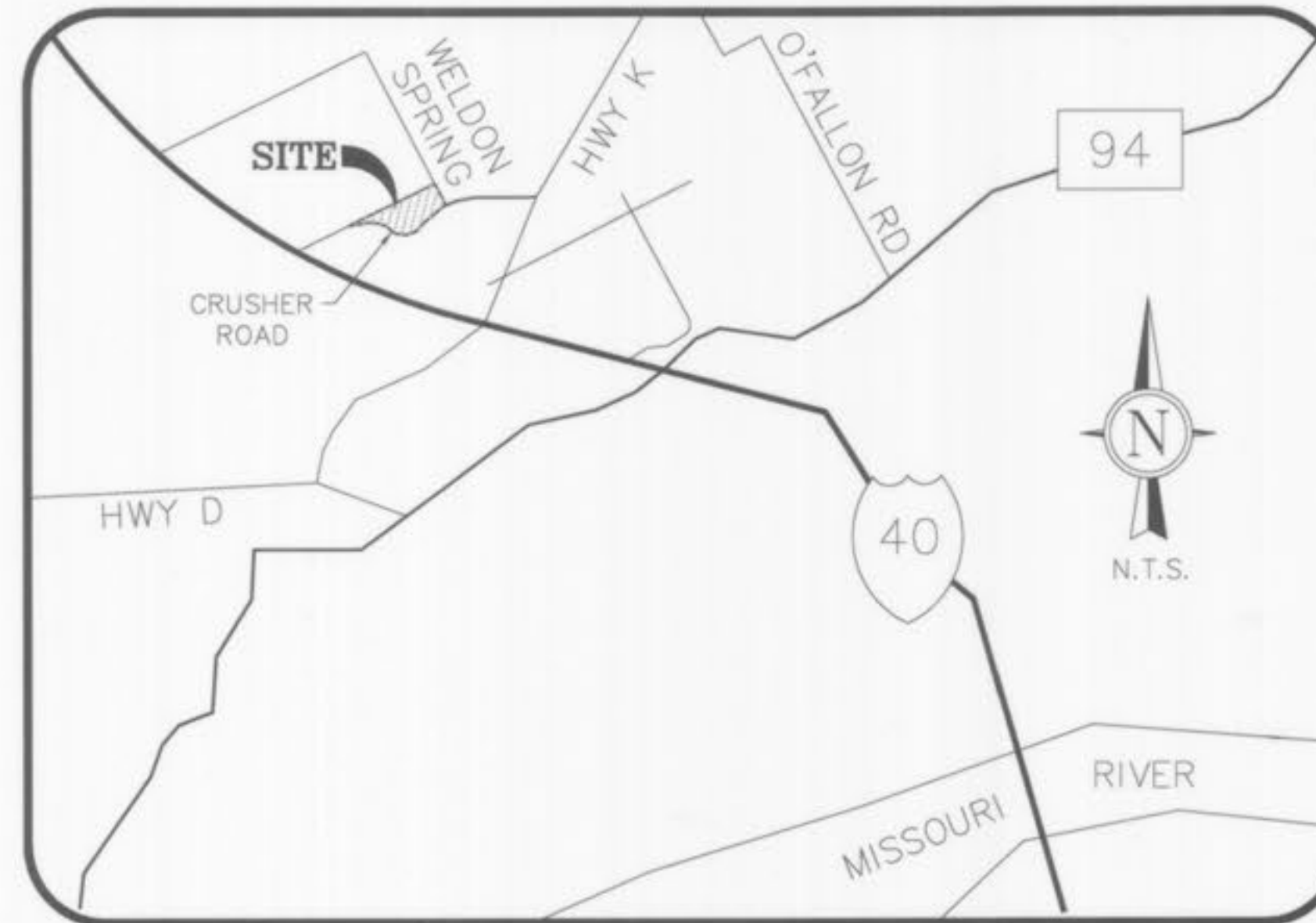
SITE IMPROVEMENT PLANS

DEVELOPMENT DATA

BUILDING DATA

SITE ADDRESS CRUSHER ROAD [▲]
EXISTING ZONING R-4 PERSIMMON POINTE P.U.D.
PER ORDINANCE NO. 4214
SITE AREA 15.00 ACRES
BUILDING AREA 105,783 S.F. GROSS (16.2%)
2,925 S.F. CLUBHOUSE
DENSITY 14.67 UNITS/ACRE
PAVEMENT AREA 183,989 S.F. GROSS (28.2%)
GREEN SPACE AREA 363,780 S.F. GROSS (55.6%)
WATER SHED SCHOTE CREEK
FIRE DISTRICT COTTEVILLE COMMUNITY FIRE DISTRICT
SCHOOL DISTRICT FRANCIS HOWELL
FLOOD MAP # 29183C0430 E
ZONE "AE" & "X"
REVISE DATE AUGUST 2 1996

TYPE "A1" 1 BEDROOM
TYPE "B1" 2 BEDROOMS
TYPE "C1" 3 BEDROOMS
BUILDING 1 30 BEDROOMS
BUILDING 2 36 BEDROOMS
BUILDING 3 30 BEDROOMS
BUILDING 4 40 BEDROOMS
BUILDING 5 40 BEDROOMS
BUILDING 6 30 BEDROOMS
BUILDING 7 30 BEDROOMS
BUILDING 8 36 BEDROOMS
BUILDING 9 48 BEDROOMS
BUILDING 10 36 BEDROOMS
BUILDING 11 30 BEDROOMS
BUILDING 12 30 BEDROOMS
TOTAL 416 BEDROOMS



LOCATION MAP

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- [▲] 7/26/05 CITY OF O'FALLON CMNTS
- [▲] 9/26/04 CITY OF O'FALLON CMNTS
- [▲] 10/23/02 CITY OF O'FALLON CMNTS
- [▲] 8/27/02 DUCKETT CREEK CMNTS
- [▲] 8/12/02 CITY OF O'FALLON CMNTS

PROPERTY OWNER HENNESSEY DEVELOPMENT, L.L.C.
EXISTING ZONING "R4" PERSIMMON POINTE P.U.D.
SITE ACREAGE 15.00 ACRES
SITE ADDRESS CRUSHER ROAD [▲]

BENCH MARK
RM 57: ELEVATION 548.01 PER FLOOD MAP COMMUNITY PANEL
NO. 29183C 0430 E, A CHISELED SQUARE ON SOUTHWEST
END OF SOUTH HEADWALL OF A CULVERT LOCATED AT
THE JUNCTION OF U.S. HIGHWAY 40 AND COUNTY HIGHWAY K.

PARKING CALCULATIONS

CLUBHOUSE:
OFFICE:
1 SPACE PER 300 S.F. 1,000 S.F. = 3 SPACES
RECREATIONAL:
1 SPACE PER 200 S.F. 1,925 S.F. = 10 SPACES
TOTAL: 3,075 S.F. = 13 SPACES
APARTMENTS:
2 SPACES PER UNIT 220 UNITS = 440 SPACES
APARTMENTS:
TOTAL REQUIRED = 453 SPACES
TOTAL PROPOSED = 455 SPACES
TOTAL COVERED = 220 SPACES
(INCLUDES 65 COMPACT SPACES (14.3%))
H.C. ACCESSIBLE:
TOTAL REQUIRED = 9 SPACES
TOTAL PROPOSED = 9 SPACES
COVERED SPACES PROVIDED THROUGHOUT SITE BY
PREFABRICATED UNITS SELECTED BY OWNER. EXACT
LOCATIONS TO BE DETERMINED IN FIELD BY OWNER.

UTILITIES

WATER DISTRICT PUBLIC WATER DISTRICT NO. 2
100 WATER DR.
O'FALLON, MO 63303
SEWER DISTRICT DUCKETT CREEK
3550 HIGHWAY K
ST. CHARLES, MO 63304
GAS SERVICE LACLEDE GAS CO.
720 OLIVE RM. 1409
ST. LOUIS, MO 63101
ELECTRIC SERVICE AMEREN UE
2100 BLUESTONE
ST. CHARLES, MO 63303
PHONE SERVICE SOUTHWESTERN BELL
402 N. 3RD ST. GRND FLOOR
ST. CHARLES, MO 63301
CABLE SERVICE CHARTER COMMUNICATIONS
4160 OLD MILL PARKWAY
ST. PETERS, MO 63576

JAMES ENGINEERING & SURVEYING CO., INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. JAMES ENGINEERING & SURVEYING CO., INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

LEGEND

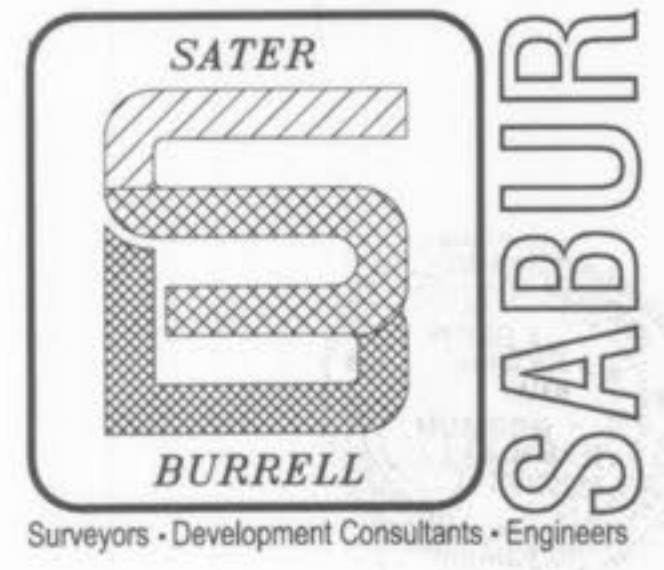
- EXISTING CONTOURS - - - - - 580
- PROPOSED CONTOURS - - - - - 590
- EXISTING SANITARY SEWERS - ○ - - - - -
- PROPOSED SANITARY SEWERS - ● - - - - -
- EXISTING STORM SEWERS - □ - - - - -
- PROPOSED STORM SEWERS - ■ - - - - -
- EXISTING WATER LINE - - - - - 6"W
- PROPOSED WATER LINE - - - - - 8"W
- EXISTING VALVE - X - - - - -
- PROPOSED VALVE - X - - - - -
- EXISTING WATER METER - WM
- PROPOSED WATER METER - WM
- EXISTING UTILITY POLE - ○
- EXISTING SPOT ELEV. - +572.7
- PROPOSED SPOT ELEV. - +547.6
- EXISTING FIRE HYDRANT - ⦿
- PROPOSED FIRE HYDRANT - ⦿
- EXISTING UTILITY LINE - G - W - E
- EXISTING TREE - TREE
- EXISTING TREELINE - TREE
- PROPOSED FENCE - □ - - - - -
- EXISTING FENCE - X - - - - -
- EXISTING WALL - W - - - - -
- EXISTING STREAM - - - - -
- EXISTING DEPRESSION CONTOUR - - - - -
- EXISTING GUARD RAIL - - - - -
- EXISTING POLE - ○
- EXISTING SIGN - ⊗
- LIGHT POLE - ⊗
- SWALE - - - - -
- SILTATION CONTROL - - - - -
- YARD INLET - ● Y.I.
- CLEAN OUT - ● C.O.
- BICYCLE RACK - - - - -
- EMERGENCY STORMWATER RELIEF SWALE - - - - -

ABBREVIATIONS

- TO BE REMOVED T.B.R.
- TO BE REMOVED & REPLACED T.B.R. & R.
- TO BE REMOVED & RELOCATED T.B.R. & RELOC.
- USED IN PLACE U.I.P.
- DOWNSPOUT D.S.

PREPARED FOR:
HENNESSEY DEVELOPMENT
9904 CLAYTON RD.
SUITE 122
ST. LOUIS, MO. 63124
PH. (314) 991-1248
FAX (314) 991-0964

CITY OF O'FALLON FILE NO. 3101.01



SABUR SURVEYING AND ENGINEERING, INC.
1751 ASHBY RD.
ST. LOUIS, MO. 63114
PHONE: (314) 428-1414
FAX: (314) 428-6082
WEBSITE: www.sabur-inc.com

STORM SEWER AS-BUILTS

SHEET 1 OF 8

NOTE: THERE ARE NO CURB INLETS, GRADE INLETS, OR MANHOLE TOPS IN PAVED AREAS THAT VARY MORE THAN 0.5' FEET HIGHER OR LOWER THAN THE APPROVED ELEVATIONS.

SOUTHERNSIDE APARTMENTS

TITLE SHEET

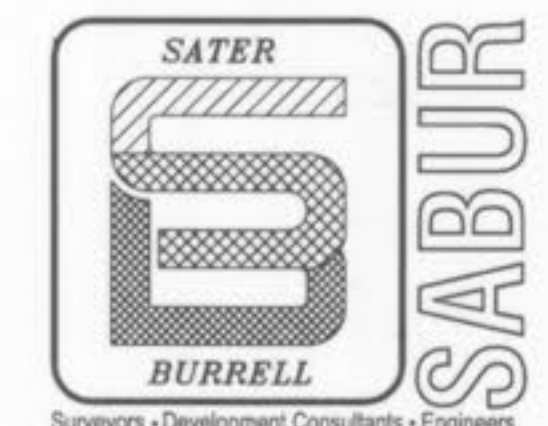
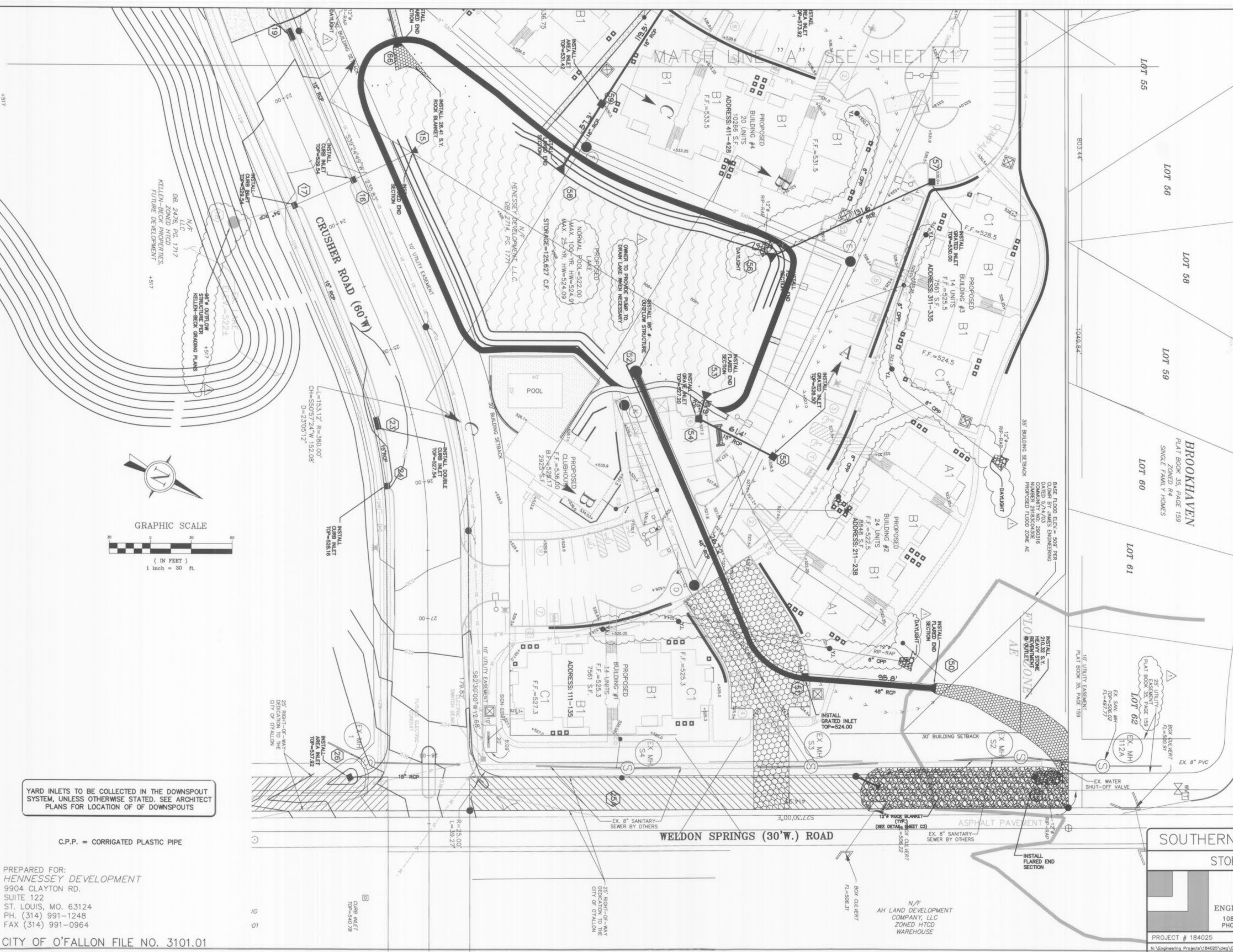
JAMES ENGINEERING & SURVEYING CO., INC.
ENGINEERS PLANNERS SURVEYORS

10811 BIG BEND BLVD. KIRKWOOD, MO 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006

PROJECT # 184025

C01

MATCH LINE A SEE SHEET C17



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STORM SEWER AS-BUILTS

SHEET 2 OF 8

- 12/1/05 - REVISED GRADES AROUND BLDG. 1 & CLUBHOUSE
- 9/26/04 CITY OF O'FALLON CMNTS
- 7/20/04 CITY OF O'FALLON CMNTS
- 10/23/02 CITY OF O'FALLON CMNTS
- 8/12/02 CITY OF O'FALLON CMNTS

SOUTHERNSIDE APARTMENTS

STORM SEWER PLAN

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PROJECT # 184025
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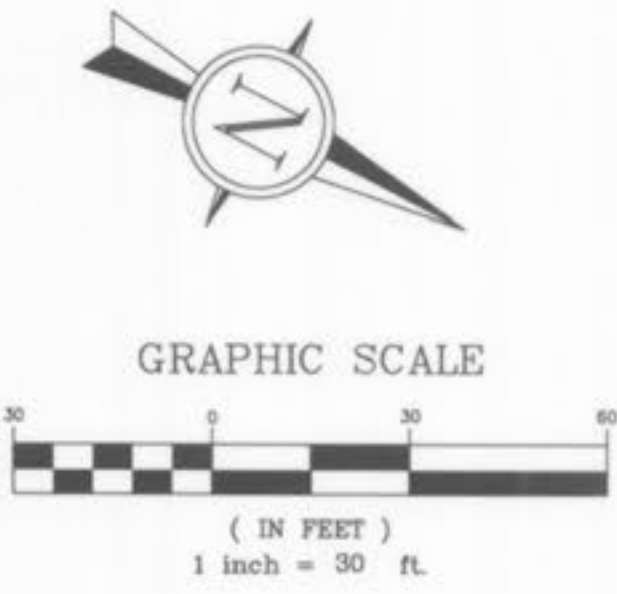
C16

YARD INLETS TO BE COLLECTED IN THE DOWNSPOUT SYSTEM, UNLESS OTHERWISE STATED. SEE ARCHITECT PLANS FOR LOCATION OF DOWNSPOUTS

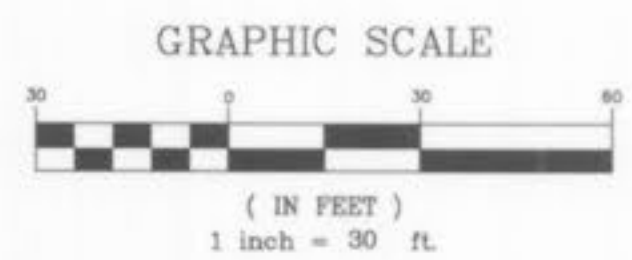
C.P.P. = CORRUGATED PLASTIC PIPE

PREPARED FOR:
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SUITE 122
ST. LOUIS, MO. 63124
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FAX (314) 991-0964

CITY OF O'FALLON FILE NO. 3101.01



MATCH LINE "B", SEE SHEET C18



YARD INLETS TO BE COLLECTED IN THE DOWNSPOUT SYSTEM, UNLESS OTHERWISE STATED. SEE ARCHITECT PLANS FOR LOCATION OF DOWNSPOUTS

C.P.P. = CORRUGATED PLASTIC PIPE

N/F
64K, L.L.C.
ZONED HTCD
DB. 2438, PG. 1997
FUTURE DEVELOPMENT

PREPARED FOR:
HENNESSEY DEVELOPMENT
9904 CLAYTON RD.
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ST. LOUIS, MO. 63124
PH. (314) 991-1248
FAX (314) 991-0964

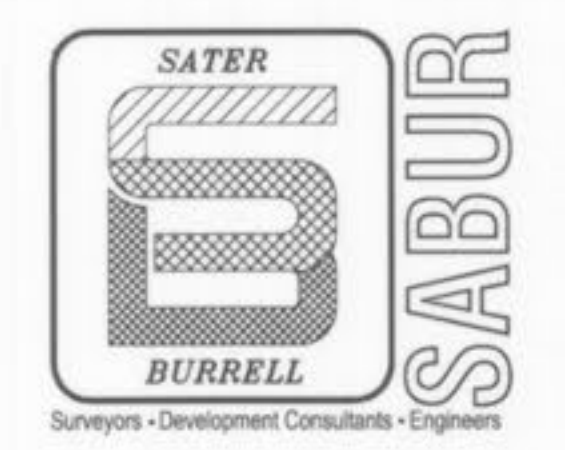
CITY OF O'FALLON FILE NO. 3101.01



MATCH LINE "A", SEE SHEET C16

N/F
DB. 997, PG. 1532
ZONED R9
MM MANAGEMENT CORP.
MOBILE HOME PARK

N/F
HENNESSEY DEVELOPMENT, L.L.C.
DB. 2714, PG. 1771



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STORM SEWER AS-BUILTS

SHEET
3 OF 8

- ▲ 9/26/04 CITY OF O'FALLON CMNTS
- ▲ 7/20/04 CITY OF O'FALLON CMNTS
- ▲ 10/23/02 CITY OF O'FALLON CMNTS
- ▲ 8/12/02 CITY OF O'FALLON CMNTS

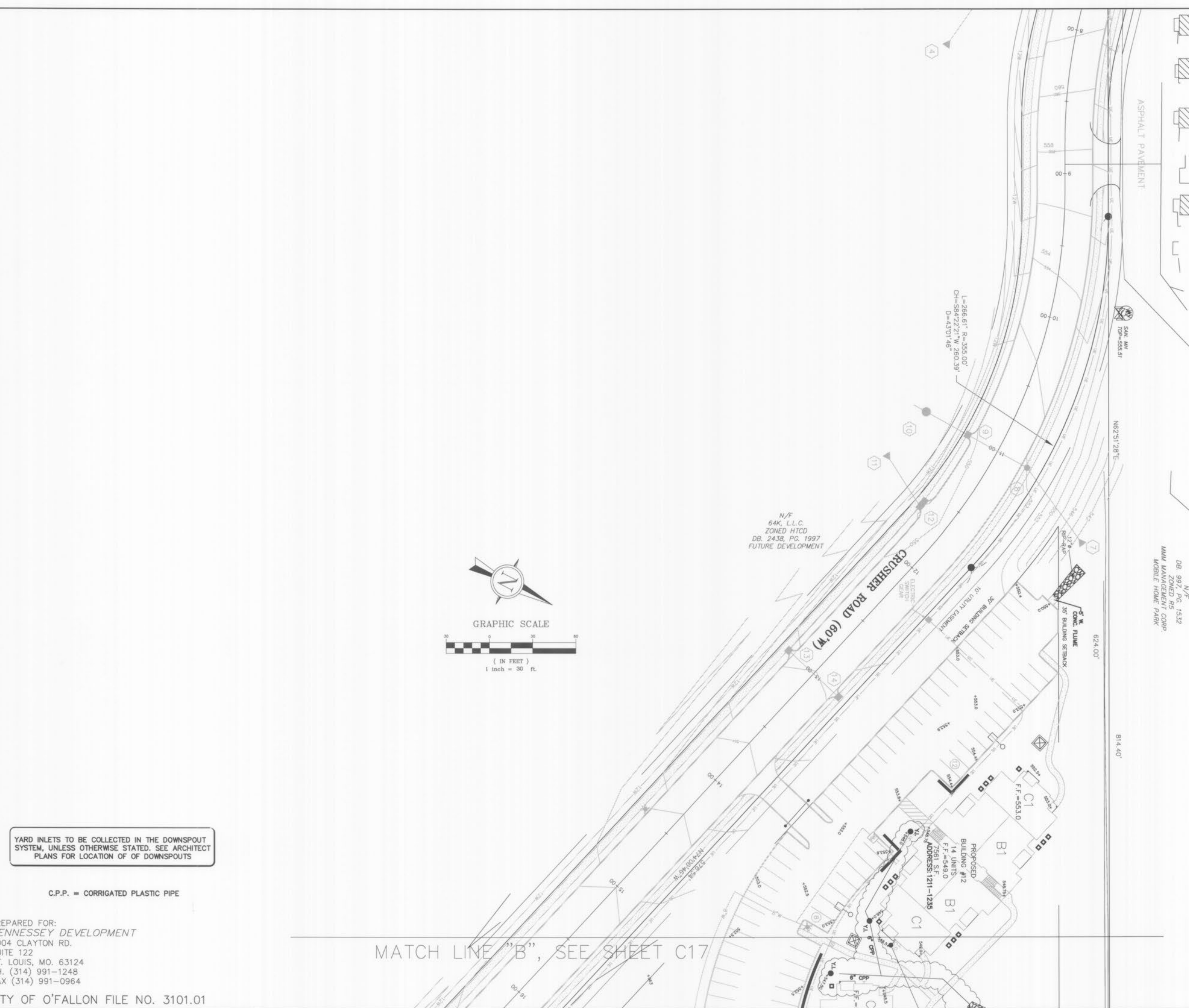
SOUTHERNSIDE APARTMENTS

STORM SEWER PLAN

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C17



YARD INLETS TO BE COLLECTED IN THE DOWNSPOUT SYSTEM, UNLESS OTHERWISE STATED. SEE ARCHITECT PLANS FOR LOCATION OF DOWNSPOUTS

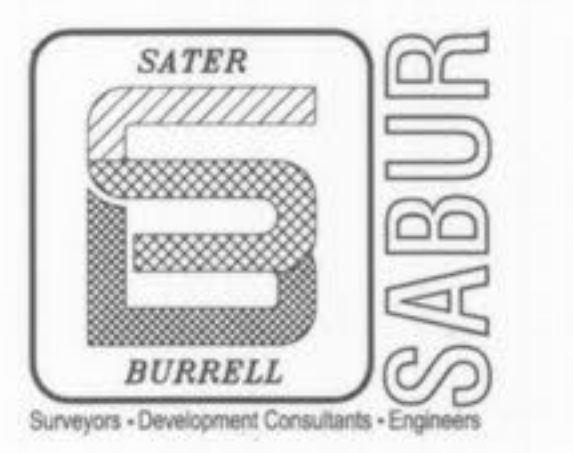
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CITY OF O'FALLON FILE NO. 3101.01

MATCH LINE "B", SEE SHEET C17

Professional Engineer Seal
MICHAEL A. SABUR
3-18-08
Professional Engineer Seal
MICHAEL A. SABUR
3-18-08



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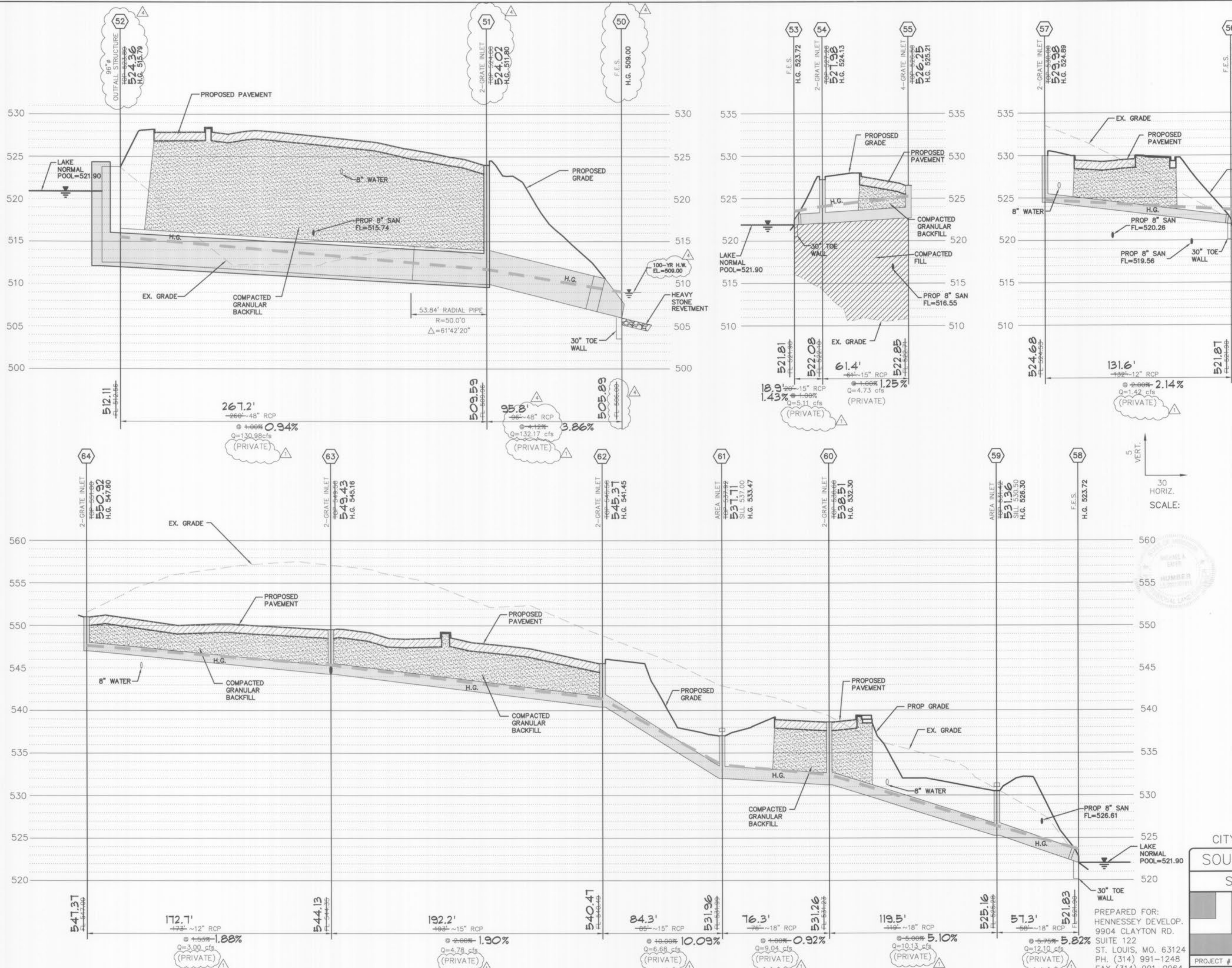
SHEET 4 OF 8

- 9/26/04 CITY OF O'FALLON CMNTS
- 7/20/04 CITY OF O'FALLON CMNTS
- 10/23/02 CITY OF O'FALLON CMNTS
- 8/12/02 CITY OF O'FALLON CMNTS

SOUTHERNSIDE APARTMENTS
STORM SEWER PLAN

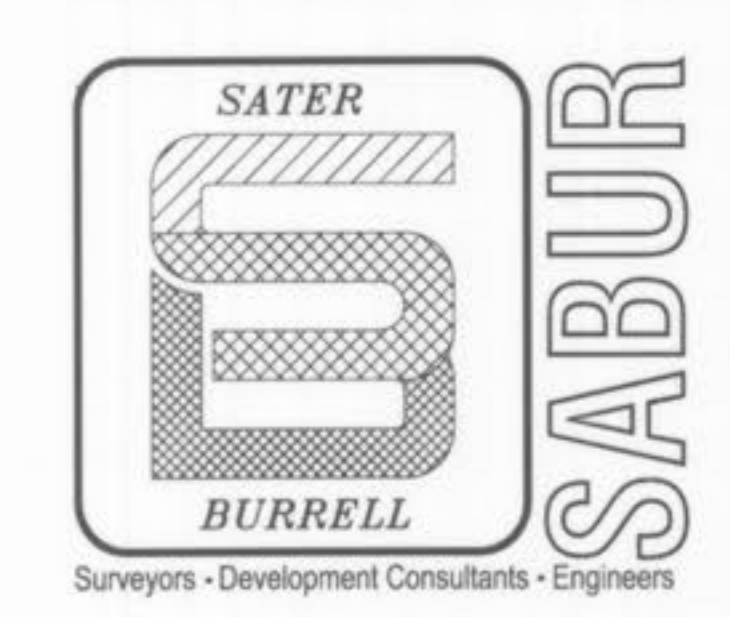
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PROJECT # 184025
C18



3-18-08
Michael A. Sater

- ▲ 06/10/03 PER CITY OF O'FALLON COMMENTS
- ▲ 10/23/02 CITY OF O'FALLON CMNTS
- ▲ 8/12/02 CITY OF O'FALLON CMNTS



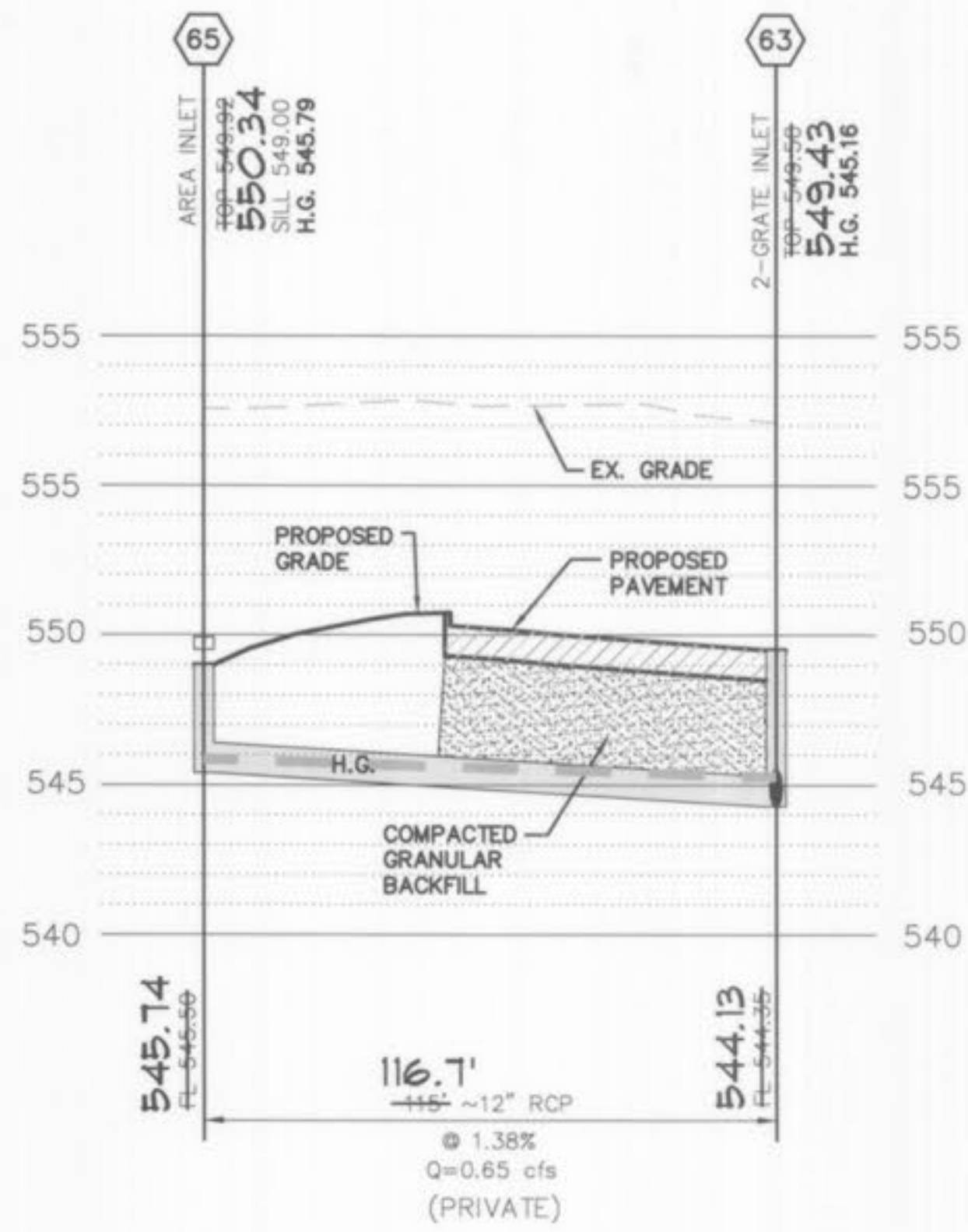
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STORM SEWER AS-BUILTS

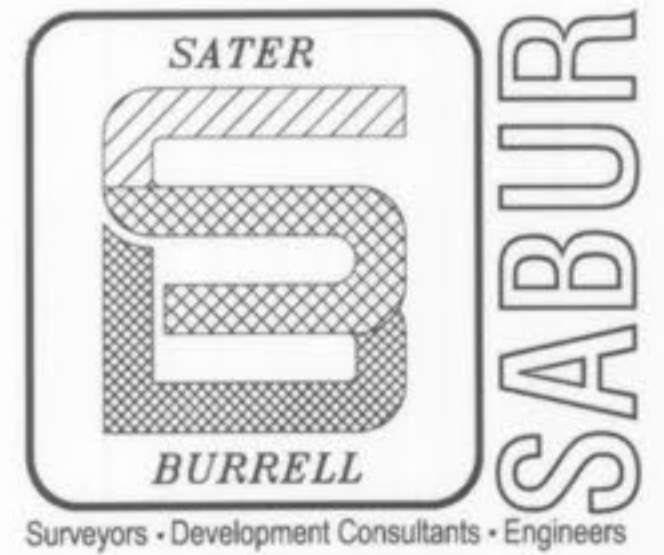
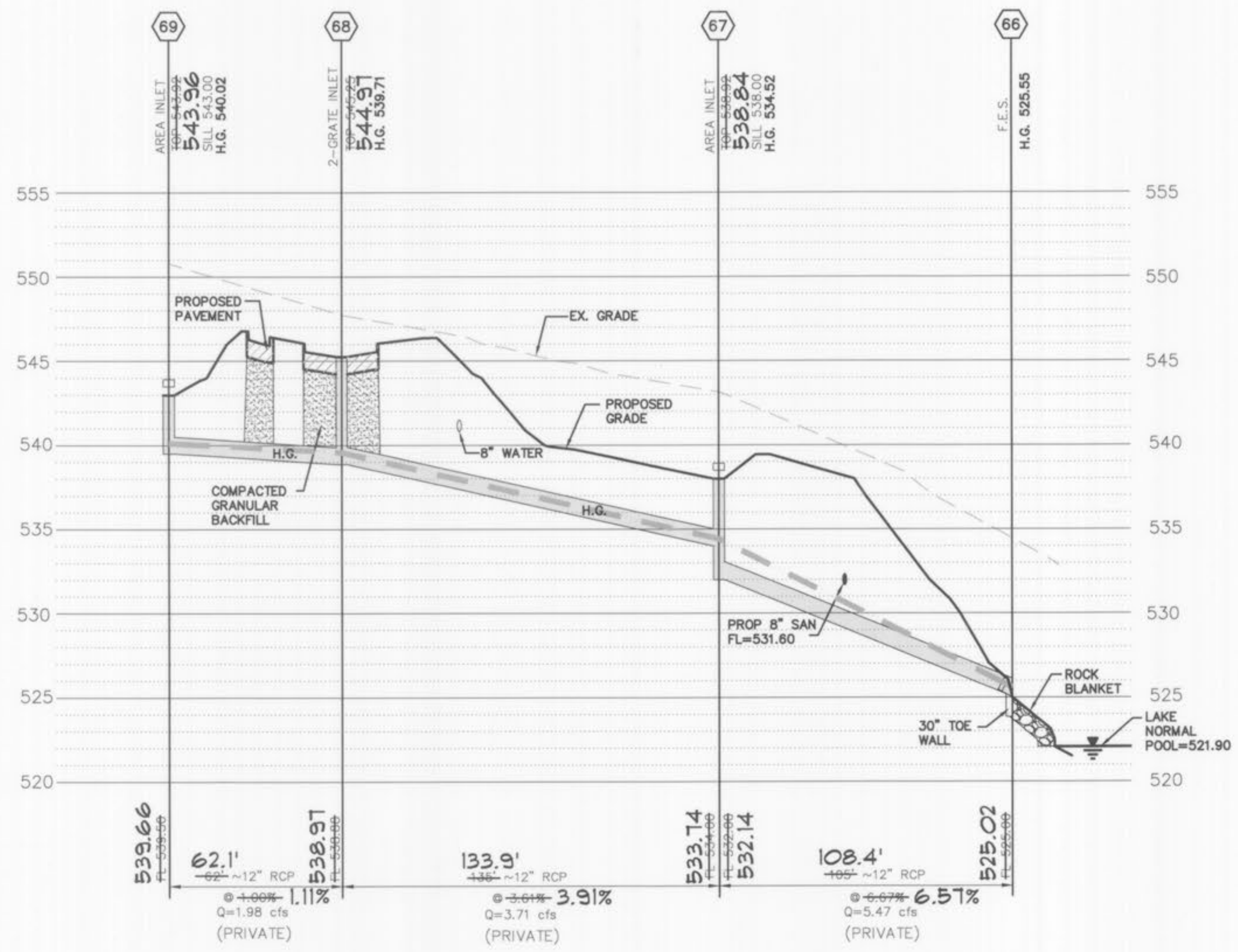
SHEET 5 OF 8

CITY OF O'FALLON FILE NO. 3101.01
 SOUTHERNSIDE APARTMENTS
 STORM SEWER PROFILES

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5
VERT.
30
HORIZ.
SCALE:



Surveyors • Development Consultants • Engineers

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STORM SEWER AS-BUILTS

SHEET 6 OF 8

SOUTHERSIDE APARTMENTS

CALC. BY: J. WHISLER
DATE: 03/29/2002
REVISED: 08/12/2002

3-10-08
Michael A. Datta

STRUCTURE		FLOWLINE		LENGTH	GRADE	PIPE	"n"	Q	TOTAL	V	Vh	FRICT.	CURVE	TOTAL PIPE	STRUCTURE	LOSSES (ft.)	HYD	FULL FLOW	GIVEN							
UPR	LOWER	UPR	LOWER	FT.	ft. / ft.	SIZE	FACTOR	c.f.s.	Q	f.p.s.	ft.	LOSS	LOSS	LOSSES	JUNC. LOSS	BEND LOSS	TOTAL STRUC. LOSSES	HYD. ELEV. UPPER	LOWEST	PIPE CAPACITY	DEPTH IN PIPE	VELOCITY f.p.s.	LOWER HYD ELEV			
HYDRAULIC DATA 15 YEAR STORM																										
51	50	509.96	509.00	96	0.0100	48	0.013	1.19	132.17	11.99	2.23	1.06	0.00	1.06	0.10	0.00	0.10	513.06	512.00	0.011	524.00	10.94	143.64	0.92	3.00	10.42
52	51	512.56	509.96	260	0.0100	48	0.013	130.98	130.98	11.78	2.15	2.76	0.11	2.87	0.00	0.00	0.00	515.92	513.06	0.0106	523.80	7.88	143.64	0.91	2.96	10.42
54	53	522.10	521.90	20	0.0100	12	0.013	0.38	5.11	6.51	0.66	0.41	0.00	0.41	0.00	0.00	0.00	524.13	523.72	0.0206	527.20	2.51	3.56	1.43	0.94	6.51
55	54	522.71	522.10	61	0.0100	12	0.013	4.73	4.73	6.02	0.56	1.08	0.00	1.08	0.00	0.00	0.00	525.07	524.13	0.0176	526.50	2.63	3.56	1.33	0.94	6.02
57	56	524.53	521.90	132	0.0199	12	0.013	1.42	1.42	1.55	0.04	0.15	0.00	0.15	0.00	0.00	0.00	524.89	523.72	0.0012	530.00	5.11	5.03	0.28	0.36	1.81
59	58	525.28	521.90	58	0.0583	18	0.013	1.97	12.10	6.71	0.70	0.74	0.00	0.74	0.31	0.00	0.31	526.30	523.72	0.0127	530.50	4.20	25.36	0.48	0.71	6.85
60	59	531.23	525.28	119	0.0500	18	0.013	1.09	10.13	5.47	0.47	1.01	0.00	1.01	0.19	0.21	0.40	532.30	526.30	0.0085	538.60	6.30	23.49	0.43	0.68	5.73
61	60	531.99	531.23	76	0.0100	18	0.013	2.36	9.04	5.78	0.52	0.72	0.00	0.72	0.23	0.18	0.41	533.47	532.30	0.0095	537.00	3.53	10.50	0.86	1.07	5.12
62	61	540.49	531.99	85	0.1000	15	0.013	1.90	6.68	4.82	0.36	0.71	0.00	0.71	0.37	0.10	0.47	541.45	533.47	0.0084	545.00	3.55	20.43	0.33	0.49	5.44
63	62	544.35	540.49	193	0.0200	15	0.013	1.13	4.78	3.93	0.24	1.08	0.00	1.08	0.11	0.06	0.17	545.16	541.45	0.0056	549.50	4.34	9.14	0.52	0.64	3.90
64	63	547.00	544.35	173	0.0153	12	0.013	3.00	3.00	4.13	0.26	1.43	0.00	1.43	0.00	0.00	0.00	547.60	545.16	0.0083	551.00	3.40	4.41	0.68	0.60	3.82
65	63	545.50	544.35	115	0.0100	12	0.013	0.65	0.65	0.62	0.01	0.02	0.00	0.02	0.00	0.00	0.00	545.79	545.16	0.0002	549.00	3.22	3.56	0.18	0.29	0.83
67	66	532.00	525.00	105	0.0667	12	0.013	1.76	5.47	7.24	0.81	2.68	0.00	2.68	0.72	0.06	0.78	533.32	525.55	0.0255	538.00	4.68	9.20	0.59	0.55	6.96
68	67	538.88	534.00	135	0.0361	12	0.013	1.73	3.71	4.82	0.36	1.52	0.00	1.52	0.31	0.00	0.31	539.71	534.52	0.0113	545.25	5.54	6.77	0.55	0.52	4.72
69	68	539.50	538.88	62	0.0100	12	0.013	1.98	1.98	2.57	0.10	0.20	0.00	0.20	0.00	0.00	0.00	540.02	539.71	0.0032	543.00	2.98	3.56	0.56	0.52	2.52

523.72

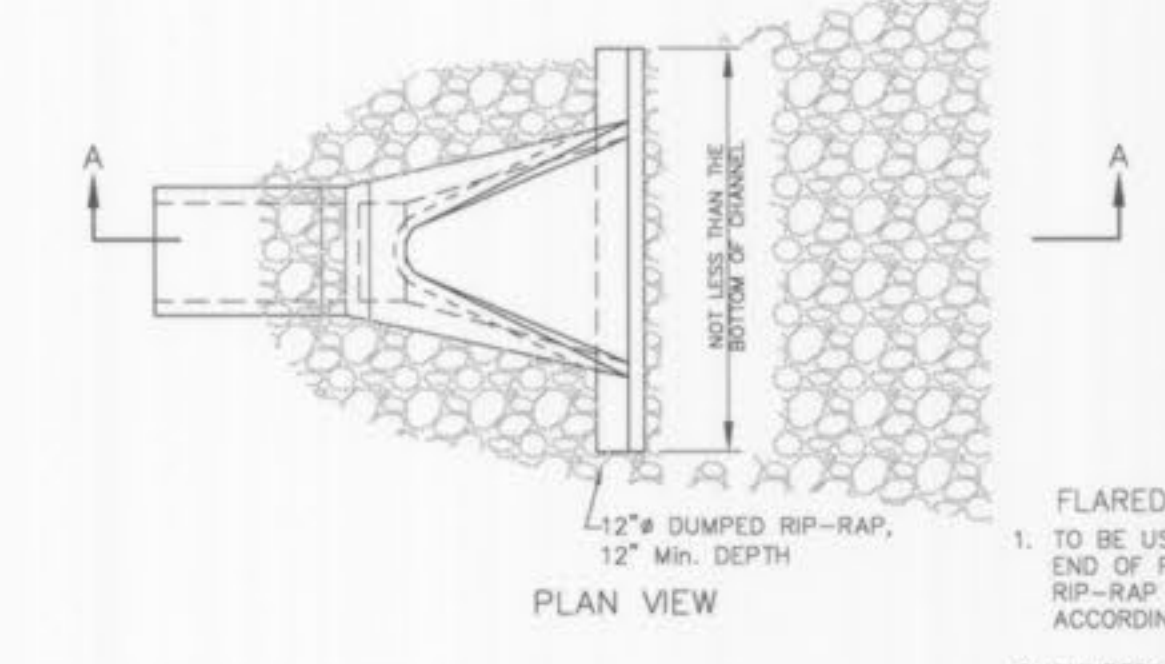
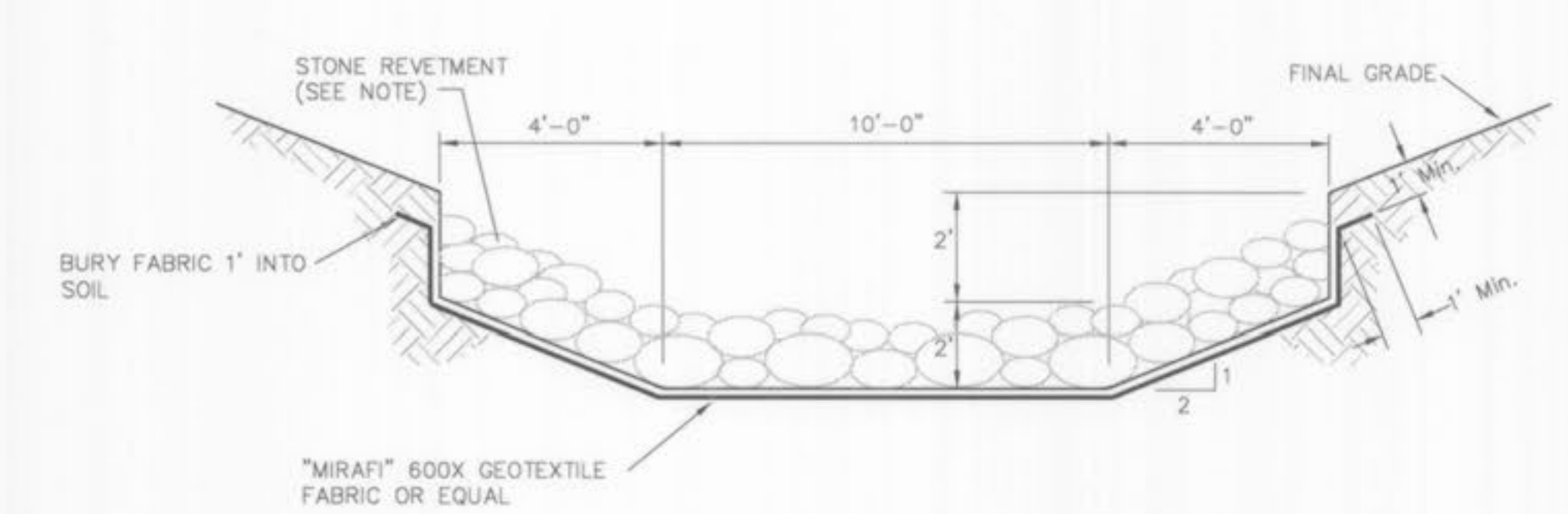
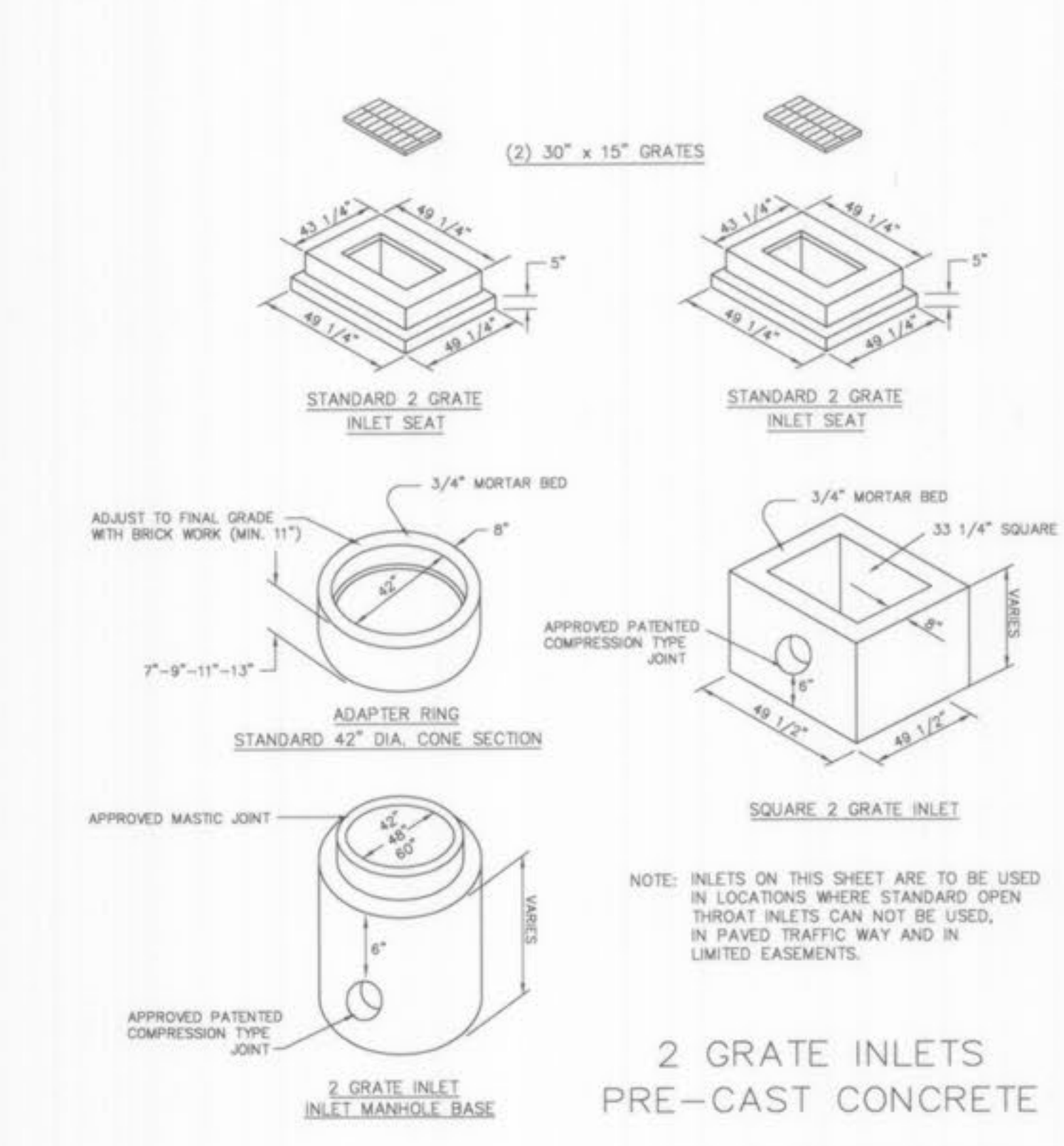
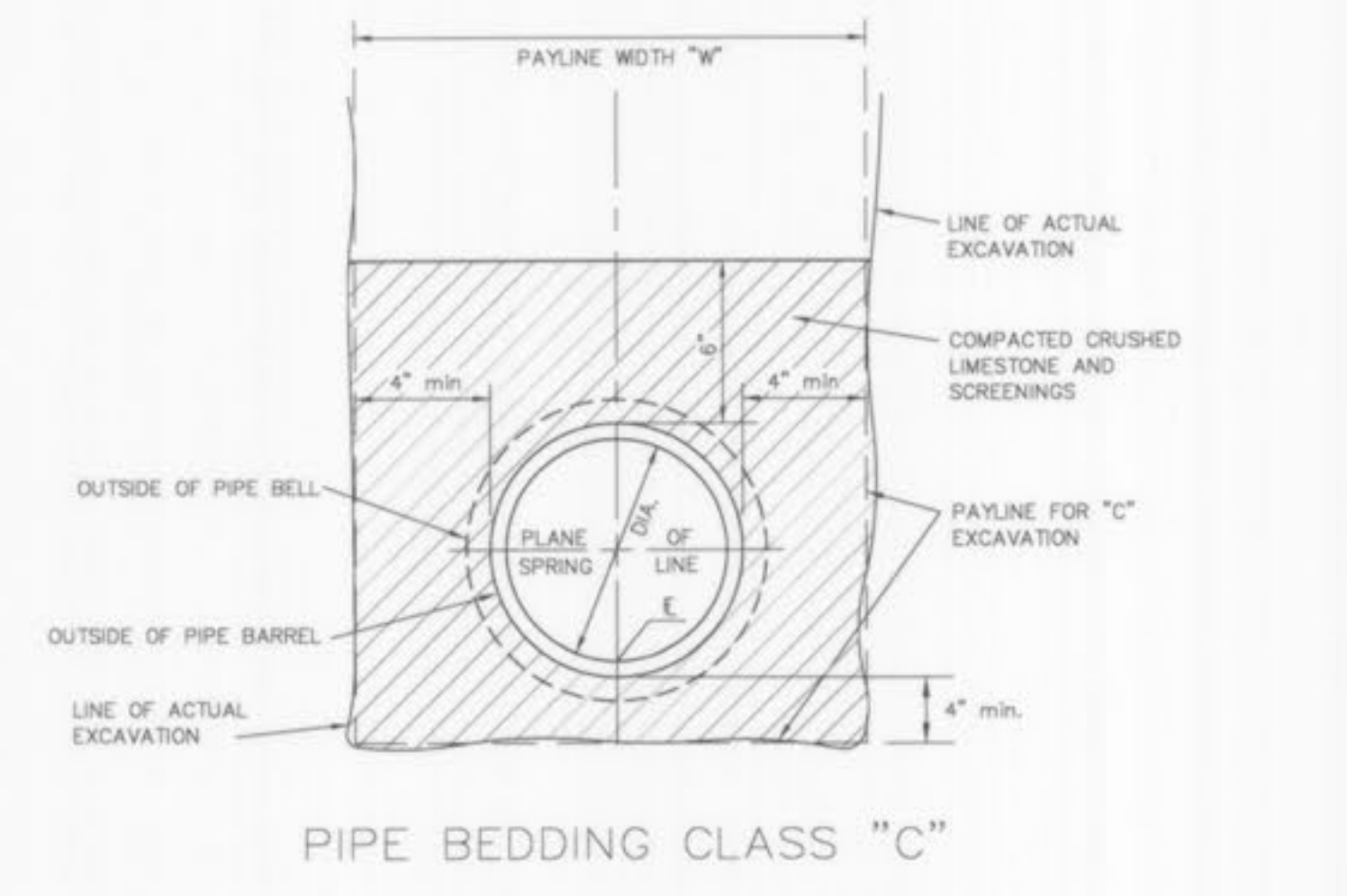
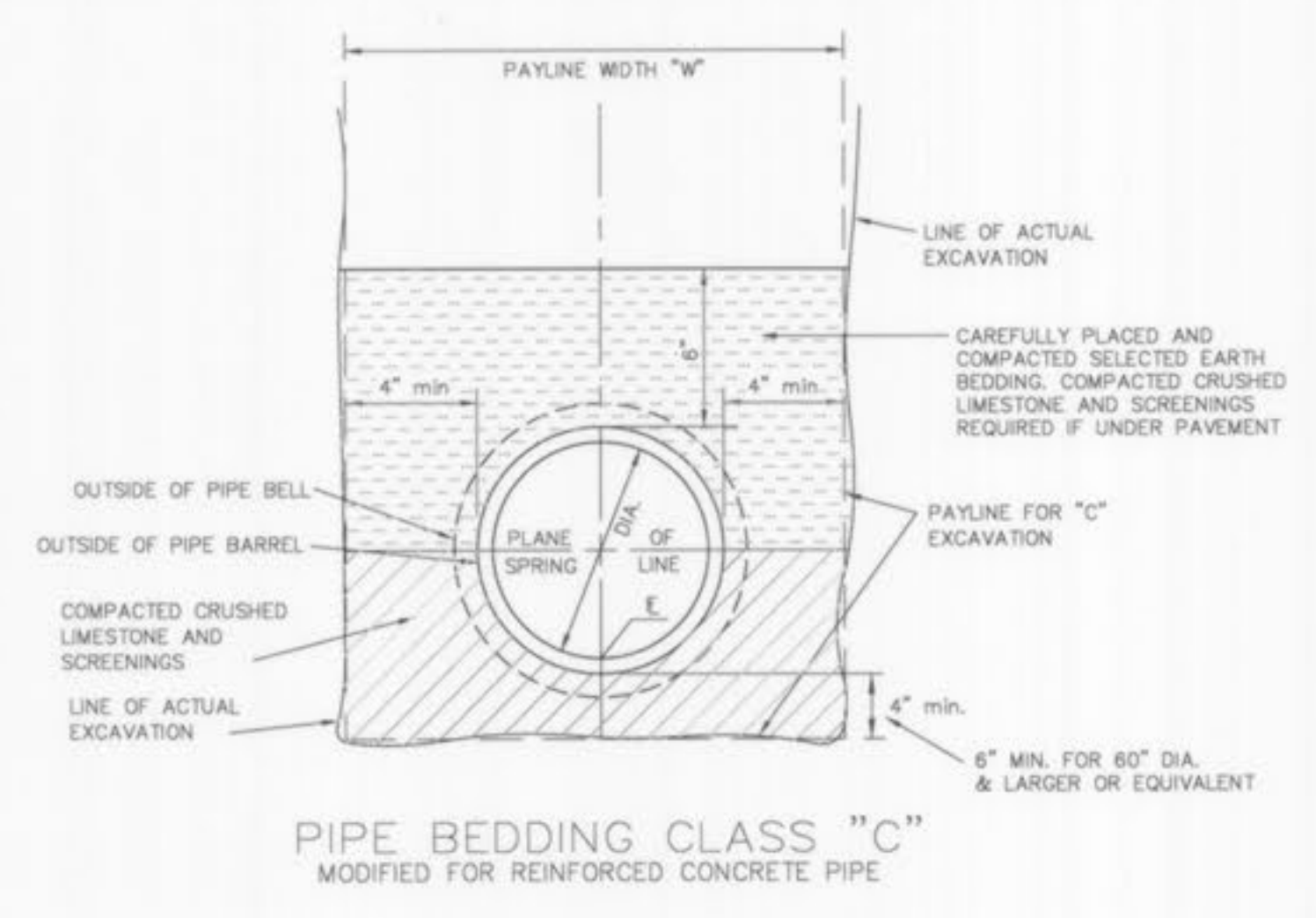
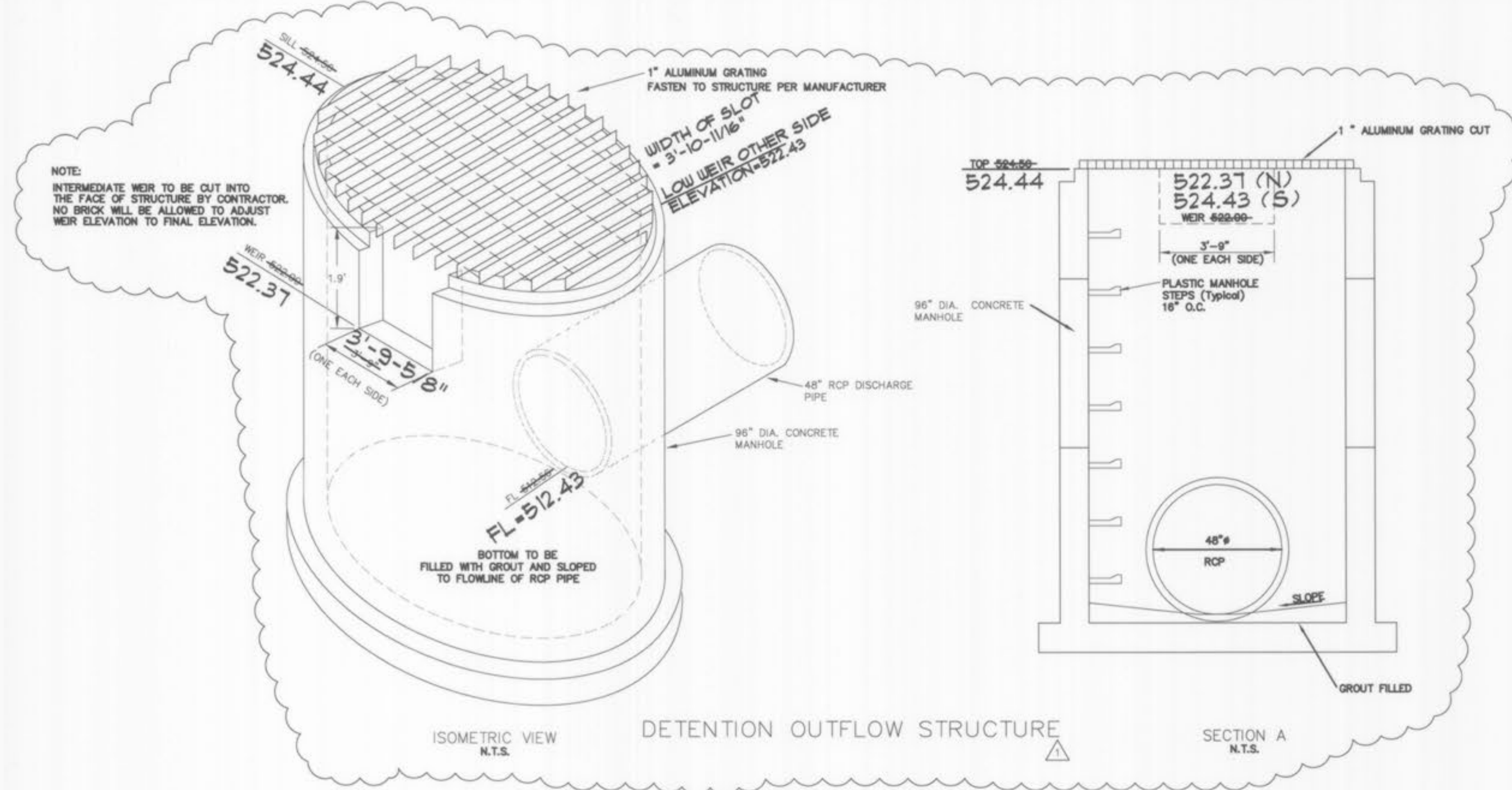
ELEV. 523.72=15-YR. HIGHWATER ELEV. IN LAKE PER DETENTION ROUTING REPORT

523.72

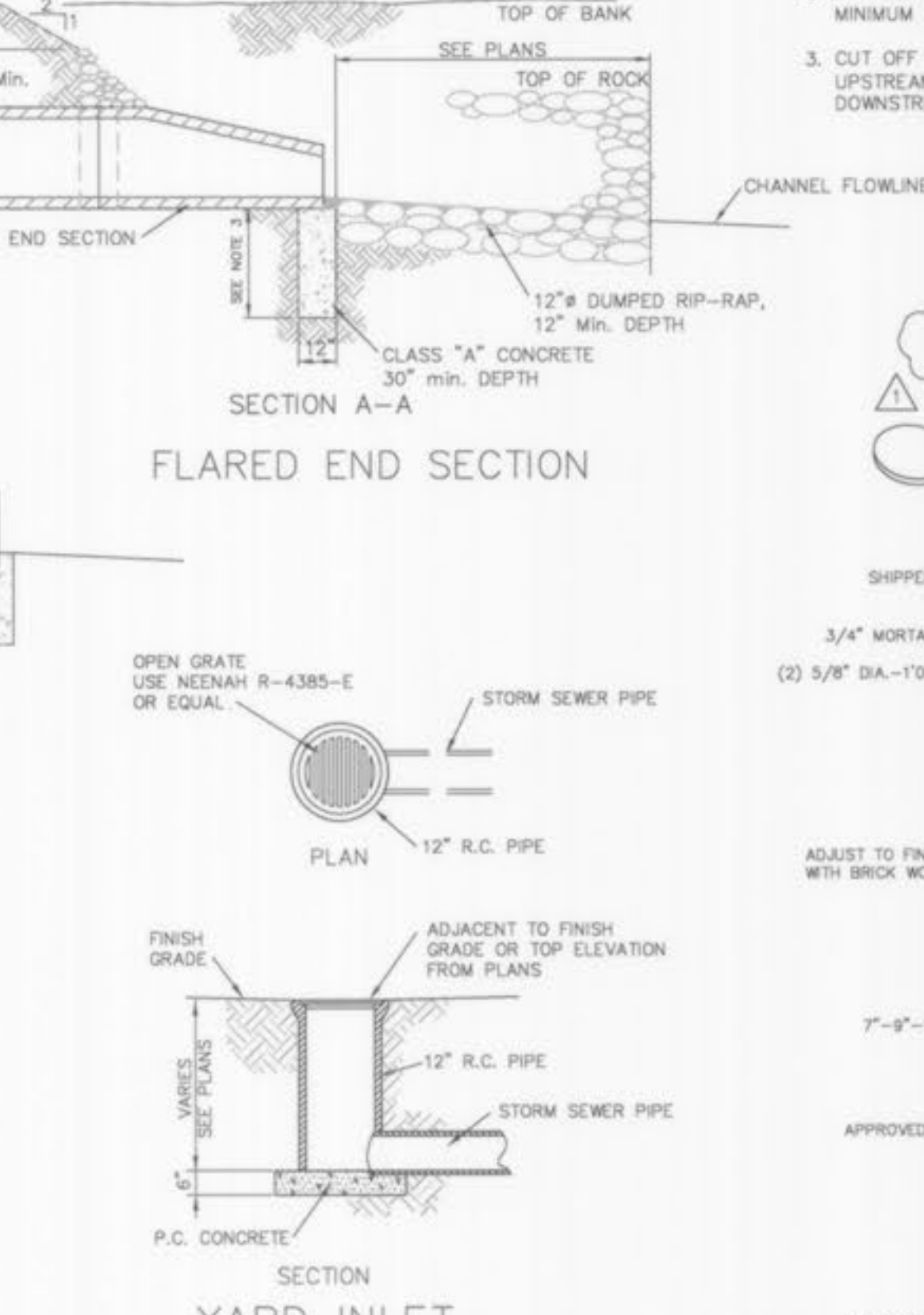
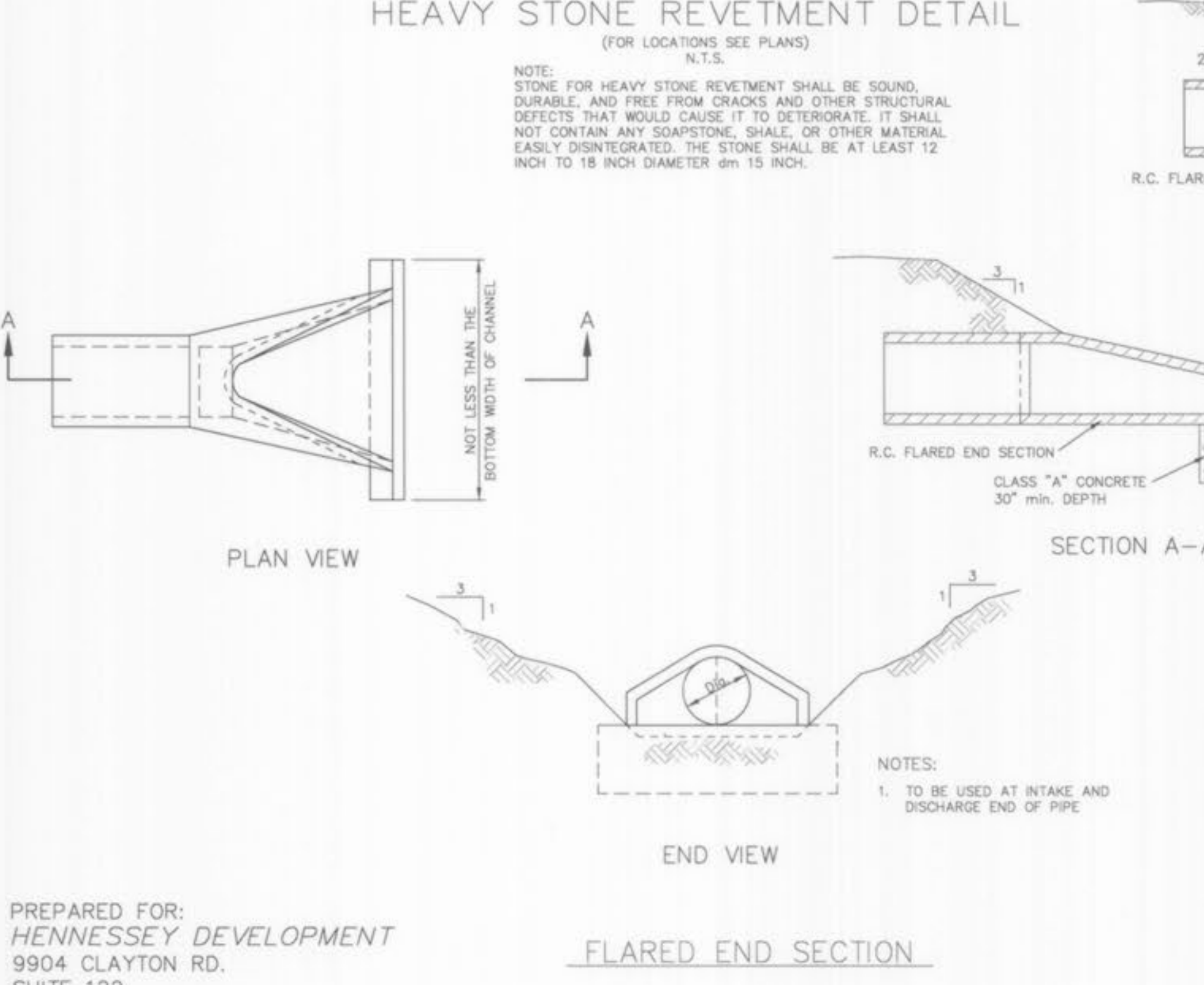
10/23/02 CITY OF O'FALLON CMNTS
8/12/02 CITY OF O'FALLON CMNTS

SOUTHERSIDE APARTMENTS
STORM SEWER PROFILES
JAMES ENGINEERING & SURVEYING CO., INC.
ENGINEERS PLANNERS SURVEYORS
10811 BIG BEND BLVD. KIRKWOOD, MO 63122
PHONE: (314) 822-1006 FAX: (314) 822-0006

PREPARED FOR:
HENNESSEY DEVELOPMENT
9904 CLAYTON RD.
SUITE 122
ST. LOUIS, MO. 63124
PH. (314) 991-1248
FAX (314) 991-0964



- FLARED END SECTION NOTES:**
1. TO BE USED AT INTAKE AND DISCHARGE END OF PIPE, GRADE OF DUMPED RIP-RAP TO BE ADJUSTED ACCORDINGLY.
 2. DUMPED RIP-RAP, 12" DEPTH REQUIRED. MINIMUM 12" STONE TO BE USED.
 3. CUT OFF WALLS SHALL BE 2' DEEP FOR UPSTREAM FLARED ENDS & 3' DEEP FOR DOWNSTREAM FLARED ENDS.



SABUR SURVEYING AND ENGINEERING, INC.
1751 ASHBY RD.
ST. LOUIS, MO. 63114
PHONE: (314) 428-1414
FAX: (314) 428-6082
WEBSITE: www.sa0ur-enc.com

STORM SEWER AS-BUILTS

SHEET 7 OF 8

SATER BURRELL SABUR
Surveyors - Development Consultants - Engineers

7/28/05 CITY OF O'FALLON CMNTS
10/23/02 CITY OF O'FALLON CMNTS
8/12/02 CITY OF O'FALLON CMNTS

SOUTHERNSIDE APARTMENTS

STORM DETAILS

JAMES ENGINEERING & SURVEYING CO., INC.
ENGINEERS PLANNERS SURVEYORS
10811 BIG BEND BLVD. KIRKWOOD, MO 63122
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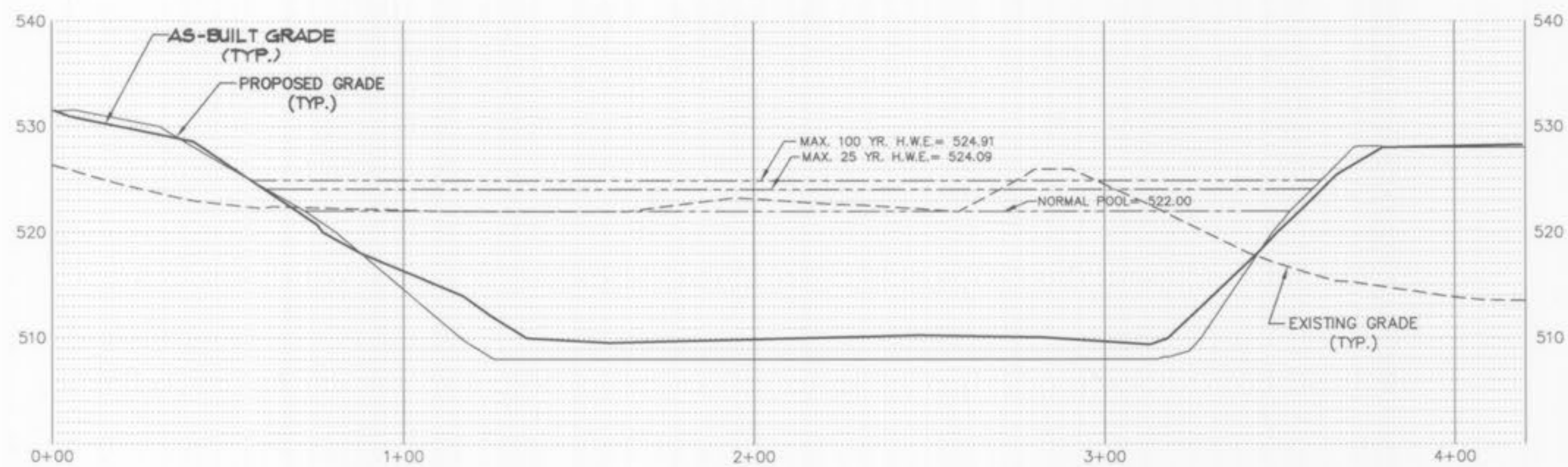
PROJECT # 184025

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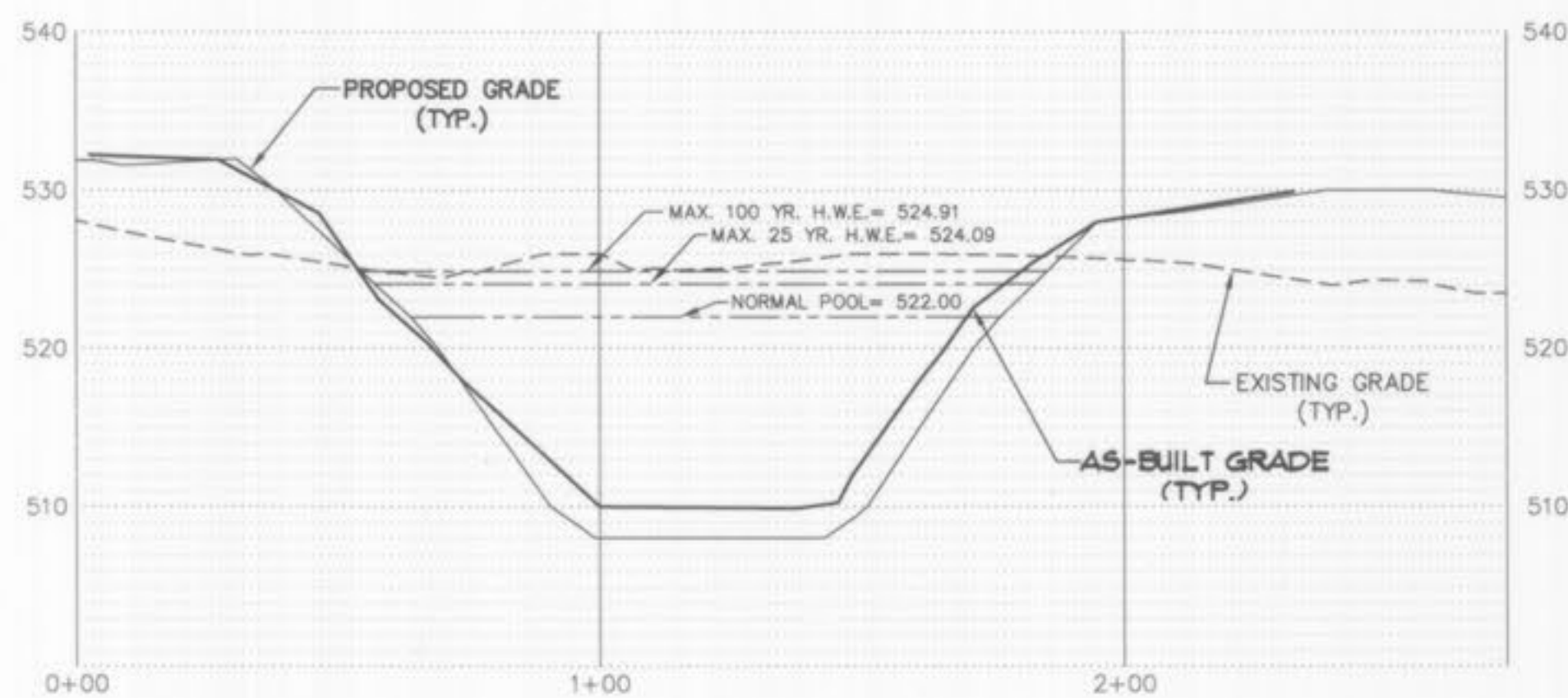
PREPARED FOR:
HENNESSEY DEVELOPMENT
9904 CLAYTON RD.
SUITE 122
ST. LOUIS, MO. 63124
PH. (314) 991-1248
FAX (314) 991-0964

CITY OF O'FALLON FILE NO. 3101.01

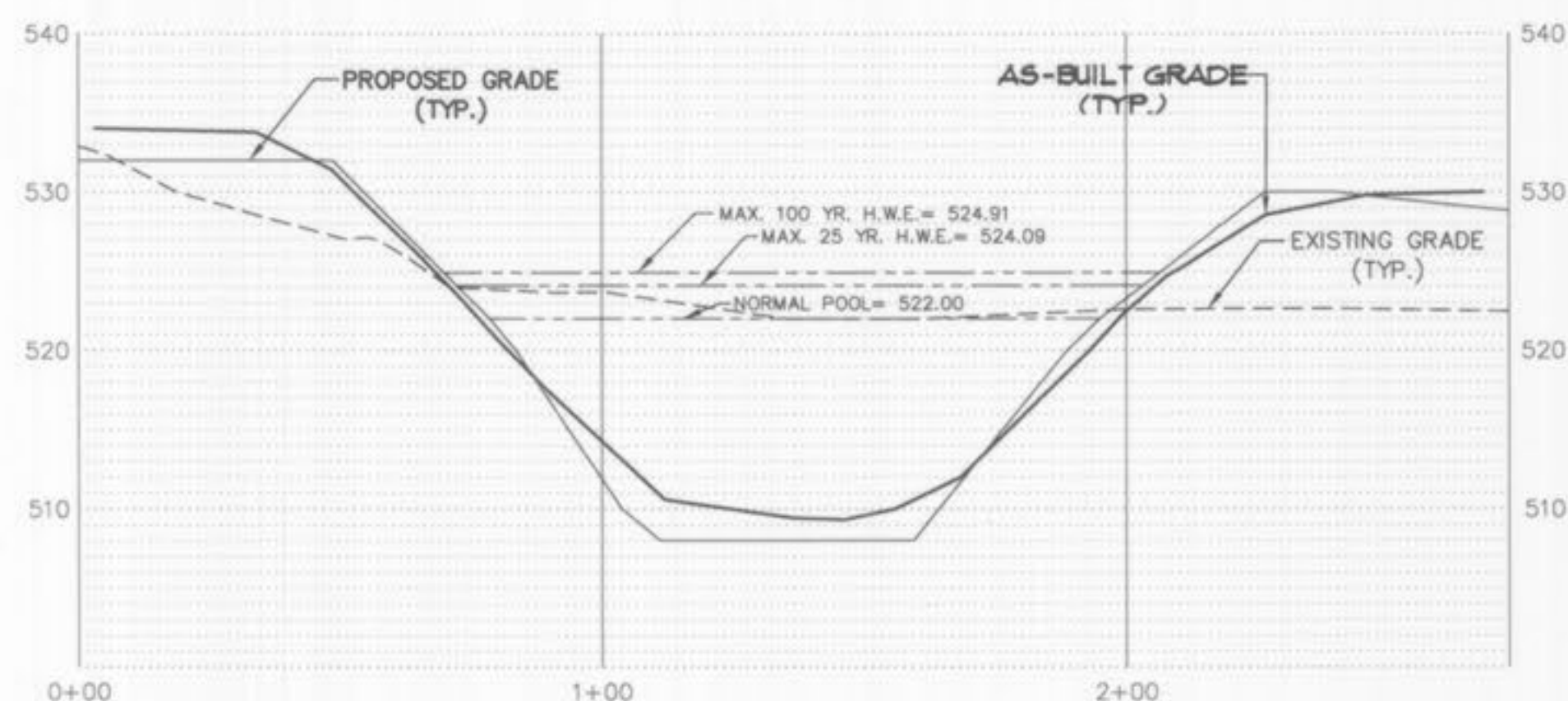
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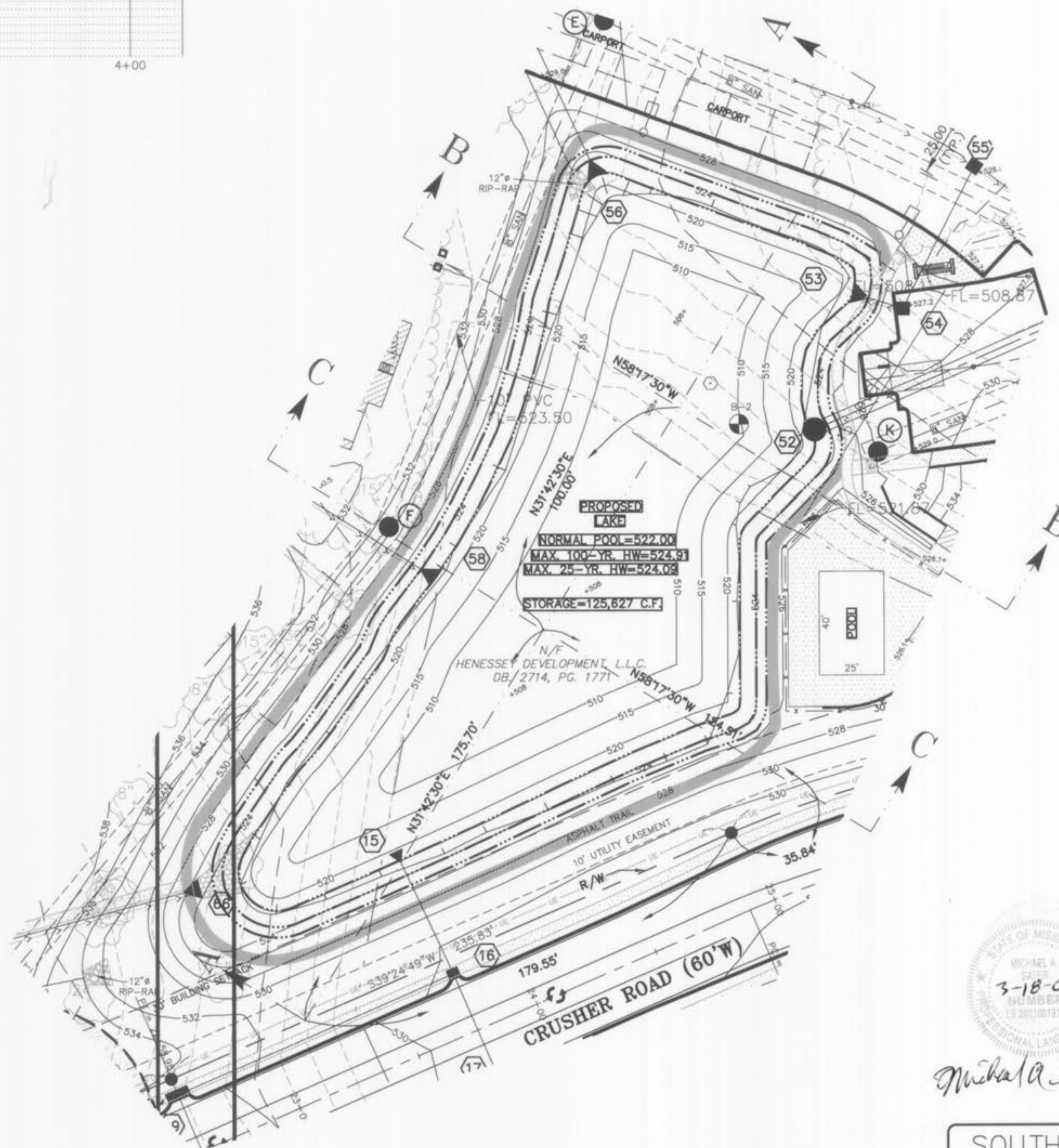
PROPOSED LAKE SECTION "A-A"
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



PROPOSED LAKE SECTION "B-B"
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



PROPOSED LAKE SECTION "C-C"
 HORIZONTAL SCALE: 1" = 30'
 VERTICAL SCALE: 1" = 10'



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 WEBSITE: www.sabur-inc.com

STORM SEWER AS-BUILTS

STATE OF MISSOURI
 MICHAEL A. SATER
 3-18-08
 PROFESSIONAL LAND SURVEYOR

SHEET 8 OF 8

SOUTHERNSIDE APARTMENTS
STORM DETENTION SECTIONS
 JAMES ENGINEERING & SURVEYING CO., INC.
 ENGINEERS PLANNERS SURVEYORS
 10811 BIG BEND BLVD. KIRKWOOD, MO 63122
 PHONE: (314) 822-1006 FAX: (314) 822-0006
 PROJECT # 184025
 C22

PREPARED FOR:
 HENNESSEY DEVELOPMENT
 9904 CLAYTON RD.
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CITY OF O'FALLON FILE NO. 3101.01

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