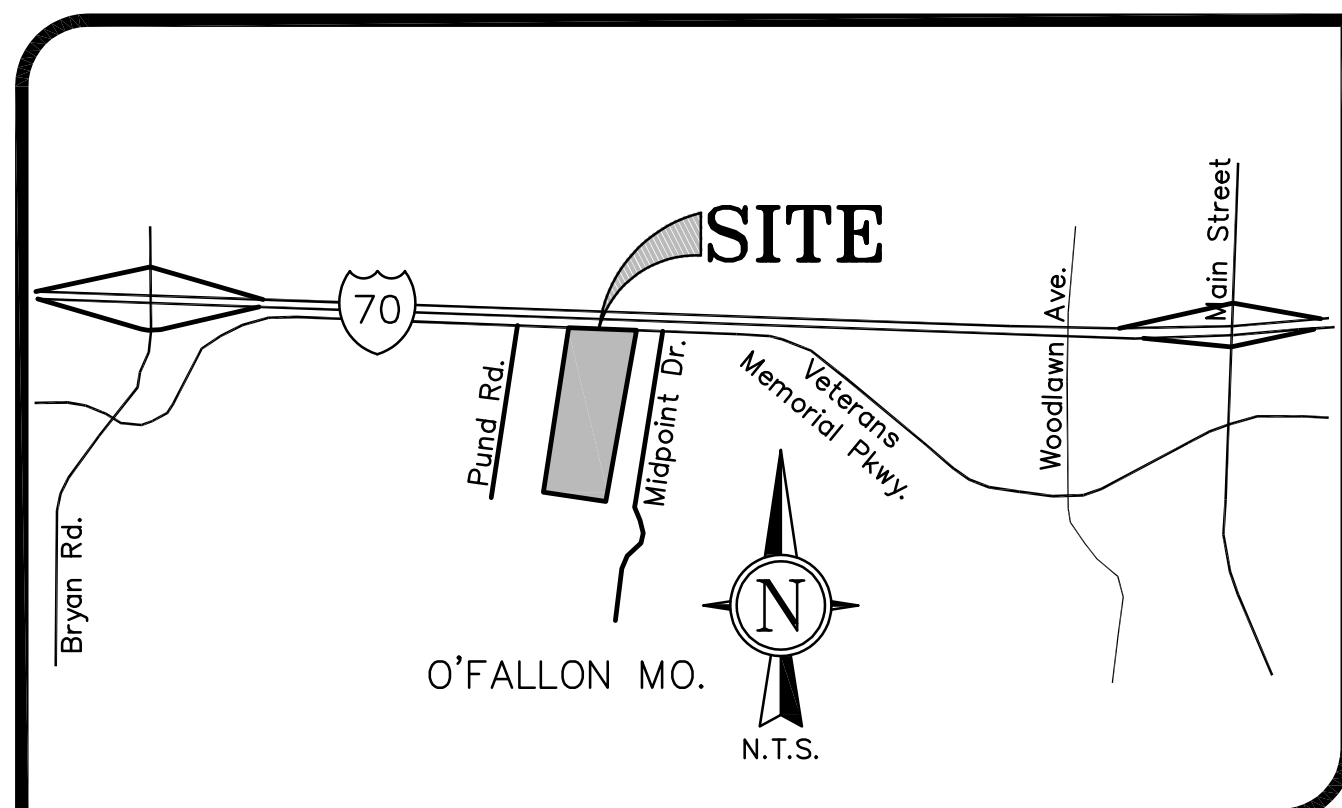


THE JEWEL

SITE IMPROVEMENT PLANS



LEGAL DESCRIPTION: PART OF U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

Conditions of Approval From Planning and Zoning JUNE 6, 2019

- PROVIDE A TRAFFIC STUDY FOR THE DEVELOPMENT. ANY RECOMMENDATIONS SHALL BE REFLECTED IN THE PLAN.
- PROVIDE ADDITIONAL DETAILS ON ANY EQUIPMENT OR FENCING FOR THE PROPOSED DOG PARK AND PLAYGROUND
- PROVIDE MODOT APPROVAL FOR THE ENTRANCE ON VETERANS MEMORIAL PARKWAY
- INDICATE THE LOCATION OF THE MAIL KIOSK. PROVIDE APPROVAL FROM USPS REGARDING THE METHOD OF MAIL DELIVERY
- WORK WITH CITY STAFF TO PROVIDE ADDITIONAL ACCOMMODATIONS FOR PEDESTRIANS WITHIN THE DEVELOPMENT
- THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED
- PROVIDE A PLAN OF ACTION DOCUMENT WITH THE CONSTRUCTION SITE PLAN SUBMITTAL THAT DESCRIBES HOW THE DEVELOPMENT WILL ADHERE TO ASBESTOS REMOVAL AND SAFETY STANDARDS IF IT IS ENCOUNTERED DURING CONSTRUCTION
- PROVIDE DOCUMENTATION THAT THE WELL HAS BEEN OR WILL BE CLOSED PER ST. CHARLES COUNTY STANDARDS
- THE TRASH ENCLOSURE SHALL BE RELOCATED OUT OF THE DETENTION BASIN ACCESS EASEMENT
- ALL SIGNAGE SHALL BE REVIEWED THROUGH A SEPARATE PERMITTING PROCESS
- THE PHOTOMETRIC PLAN SHALL PROVIDE LIGHTING FOR THE DRIVE ASLE ENTRANCE
- PROVIDE CALCULATIONS FOR THE EXISTING TREES CREDITED TOWARD THE BUFFERARY REQUIREMENT
- ALL WATER METERS WILL BE EITHER IN PUBLIC RIGHT OF WAY OR COVERED BY ACCESS EASEMENT
- PROVIDE TOP AND BOTTOM OF WALL ELEVATIONS FOR ALL RETAINING WALLS
- PROVIDE FIRE DISTRICT APPROVAL FOR THE UPDATED PLAN
- MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH CODE SECTION 400.278
- PROVIDE 24 ADDITIONAL PARKING SPACES FOR THE AMENITIES PER CITY CODE SECTION 400.480

Utility Contacts

Sanitary Sewers

City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

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: 636-240-2000

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820

Public Water Supply District No. 2
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
636-240-2000

Electric

Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas

Spire Gas
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone

CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District

O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

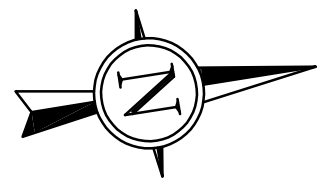
Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO. 63304
636-447-6655

SHEET INDEX

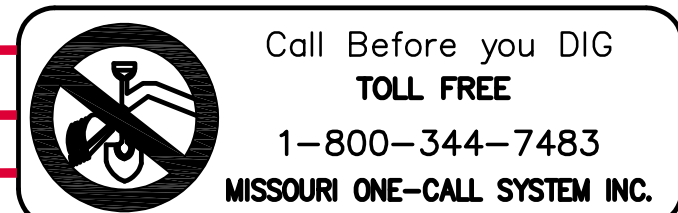
Plan View

1"=150'



- ~~C1.0 COVER SHEET~~
- ~~C2.0 GENERAL NOTES~~
- ~~C3.0 EXISTING SITE PLAN~~
- ~~C4.0 SITE PLAN~~
- ~~C4.1 ADA ACCESS PLAN~~
- ~~C4.2 EASEMENT PLAN~~
- ~~C5.0 GRADING PLAN~~
- ~~C5.1 GRADING PLAN~~
- ~~C5.2 GRADING PLAN~~
- ~~C5.3 GRADING PLAN~~
- ~~C5.4 GRADING PLAN~~
- C6.0 UTILITY PLAN
- C6.1 UTILITY PLAN
- C6.2 UTILITY PLAN
- C6.3 UTILITY PLAN
- C6.4 UTILITY PLAN
- ~~C7.0 GEOMETRIC PLAN~~
- ~~C7.1 GEOMETRIC PLAN~~
- ~~C7.2 GEOMETRIC PLAN~~
- ~~C7.3 GEOMETRIC PLAN~~
- ~~C8.0 STORM & SANITARY DETAILS~~
- ~~C8.1 WATER DETAILS~~
- ~~C8.2 WATER DETAILS~~
- ~~C8.3 PAVEMENT DETAILS~~
- ~~C8.4 PAVEMENT DETAILS~~
- C8.5 SITE DETAILS
- C8.6 SITE DETAILS
- C8.7 BASIN DETAIL
- ~~C8.8 TURN LANE & ENTRANCE DETAIL~~
- ~~C8.9 MODOT DETAILS~~
- ~~C8.10 SIGHT DISTANCE & VEHICLE GATE DETAIL~~
- C9.0 STORM PROFILES
- C9.1 STORM PROFILES
- C9.2 STORM PROFILES
- C9.3 STORM PROFILES
- C9.4 SANITARY PROFILES
- C9.5 SANITARY PROFILES
- ~~C10.0 SWPPP~~
- ~~C10.1 SWPPP DETAILS~~
- ~~C11.0 DRAINAGE AREA MAP~~
- ~~C11.1 NATURAL RESOURCE MAP~~

GRIMES CONSULTING ENGINEERS, 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. GRIMES CONSULTING ENGINEERS, 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.



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 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 16.57 AC
The area of land disturbance is 14.58 AC
Number of proposed lots is N/A
Building setback information: Front 35'
Side 15'
Rear 30'

* The estimated sanitary flow in gallons per day is 30,000 GPD
* Tree preservation calculations

"AS-BUILT"

PROJECT LOCATION MAP

Legend

EXISTING	PROPOSED

Abbreviations

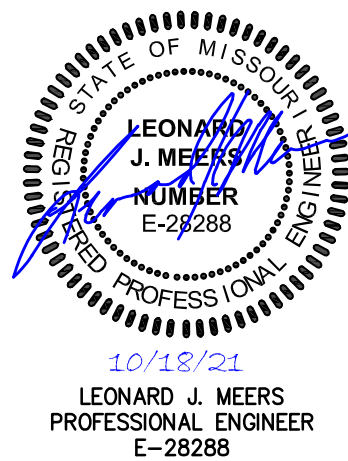
AC - ACRE(S)	MSD - METROPOLITAN ST. LOUIS SEWER DISTRICT
ARCH - ARCHITECTURAL	NFIP - NATIONAL FLOOD INSURANCE PROGRAM
ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS	NFPA - NATIONAL FIRE PROTECTION ASSOCIATION
ATG - ADJUST TO GRADE	NTS - NOT TO SCALE
BA - BATHROOM	OEA - OR ENGINEER APPROVED EQUAL
BK - BOOK	OC - ON CENTER
BM - BENCHMARK	PC - PORTLAND CEMENT
BR - BEDROOM	PG - PAGE
CFS - CUBIC FEET PER SECOND	PH - PHONE
CO - CLEAN OUT	PSI - POUNDS PER SQUARE INCH
CMP - CORRUGATED METAL PIPE	PS - PARKING SPACE(S)
CPP - CORRUGATED POLYETHYLENE PIPE	PR, PROP - PROPOSED
CONC - CONCRETE	PUD - PLANNED UNIT DEVELOPMENT
CY - CUBIC YARDS	PVC - POLY VINYL CHLORIDE
DCI - DOUBLE CURB INLET	PVMT - PAVEMENT
DIA - DIAMETER	Q - FLOWRATE
DIP - DUCTILE IRON PIPE	RC - REINFORCED CONCRETE
DS - DOWNSPOUT	RCP - REINFORCED CONCRETE PIPE
ELEV - ELEVATION	RR - RAIL ROAD
EM - ELECTRIC MANHOLE	SF - SQUARE FOOT
ESMT - EASEMENT	SY - SQUARE YARD
EX - EXISTING	SAN - SANITARY
FD - FLOOR DRAIN	SCHD - SCHEDULE
FDC - FIRE DEPARTMENT CONNECTION	SDR - STANDARD DIMENSION RATIO
FES - FLARED END SECTION	SWPPP - STORM WATER POLLUTION PREVENTION PLAN
FF - FINISH FLOOR	TBA - TO BE ABANDONED
FL - FLOW LINE	TBR - TO BE REMOVED
FT - FOOT	TS - TAIL STAKE
GI - GRATE INLET	TSCL - TEMPORARY SLOPE CONSTRUCTION LICENSE
GAL - GALLON	TW - TAILWATER
HC, H/C - HANDICAPPED	TYP - TYPICAL
HG - HYDRAULIC GRADE	UTIL - UTILITY, UTILITIES
HT - HEIGHT	UIP - USE IN PLACE
HYD - HYDRANT	UNO - UNLESS NOTED OTHERWISE
INV - INVERT	VCP - VITRIFIED CLAY PIPE
MAX - MAXIMUM	YD - YARD DRAIN
MBSL - MINIMUM BUILDING SETBACK LINE	W - WIDE, WIDTH
MEP - MECHANICAL, ELECTRICAL, AND PLUMBING (PLANS)	WCE - WEIR CREST ELEVATION
MH - MANHOLE	WW - WATER VALVE
MIN - MINIMUM	

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

NO.	DESCRIPTION	DATE
1	BREEZEWAYS	05-12-202
2	BREEZEWAYS	07-09-202
3	RFI CON-101	08-28-202
4	RFI CON-94	08-31-2020
5	RFI CON-112	09-11-202
6	ENTRANCE/BBQ	11-17-2021
7	TRASH ENCLOSURE	01-05-2022

PROJECT TITLE
THE JEWEL
15 CASTLE LANE
O'FALLON, MO 63366

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
GRIMES CONSULTING, INC.
PROFESSIONAL ENGINEER CORPORATION, E-1470-D
PROFESSIONAL LAND SURVEYING CORPORATION, LS-345-D
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SUITE 3000
ST. LOUIS, MO 63128
FAX (314) 848-6010
www.grimesconsulting.com



Developer / Owner Information
VITA Residential
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3333 Aspen Grove Dr
Franklin, TN 37067
Email: steve@vitapmg.com

P+Z No. 19-001400
Approval Date: 6/6/2019
City No.

Page No.
C1.0

"AS-BUILT"

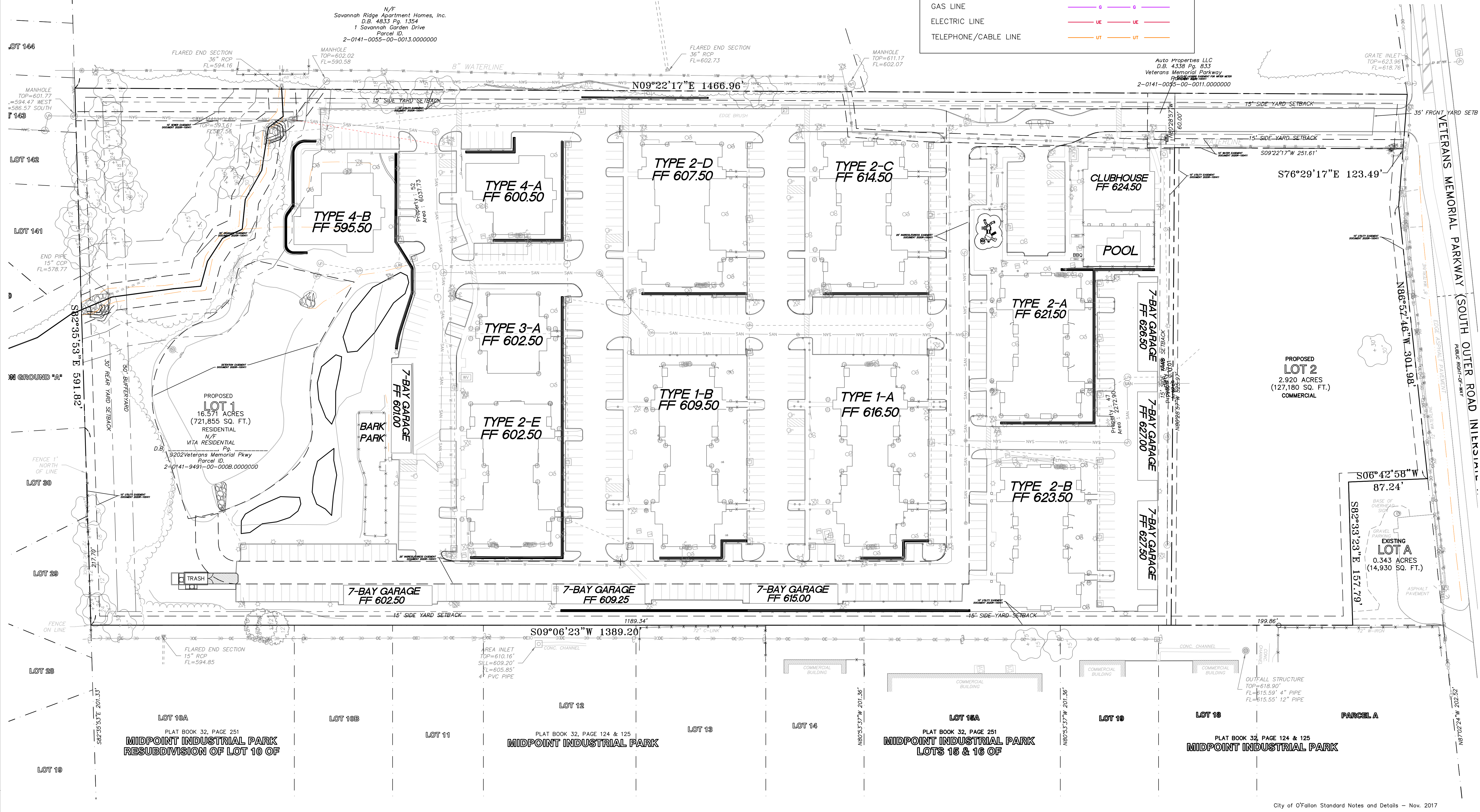
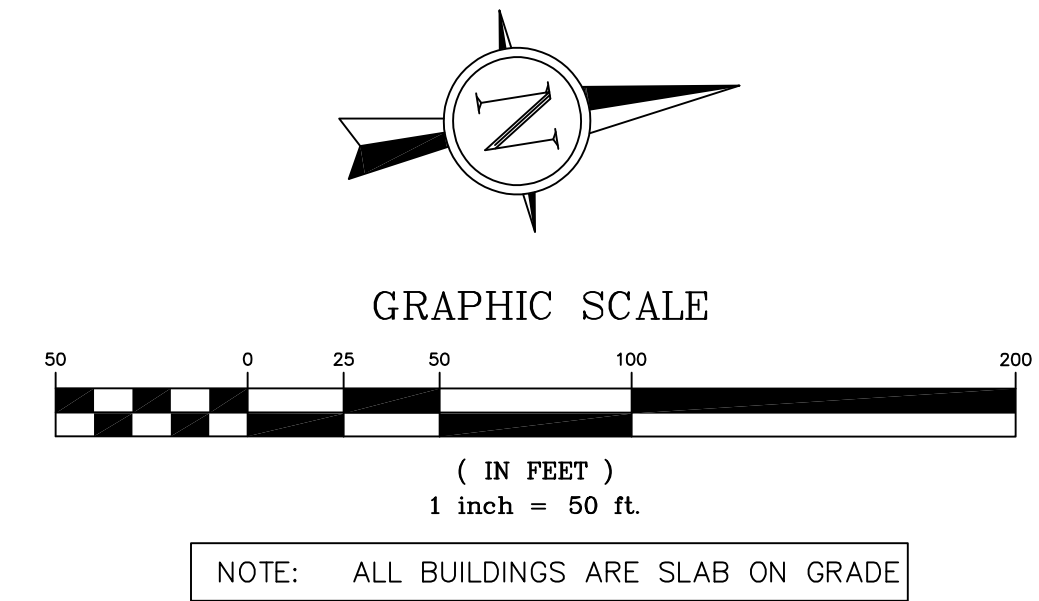
SEE SHEETS C6.1-6.4 FOR MORE DETAIL

NOTE: ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE RELOCATED UNDERGROUND

NOTE: ALL SANITARY LATERALS TO BE 6" SCHEDULE 40 PVC AT A MINIMUM 2% SLOPE.

NOTE: CONTRACTOR TO LOCATE AND VERIFY THAT EXISTING WELL HAS BEEN ABANDONED PER MDNR AND ST. CHARLES COUNTY REQUIREMENTS. CONTRACTOR TO GET DOCUMENTATION ONCE THE WELL IS UNCOVERED STATING THAT IT HAS BEEN ABANDONED PER MDNR AND ST. CHARLES COUNTY REQUIREMENTS

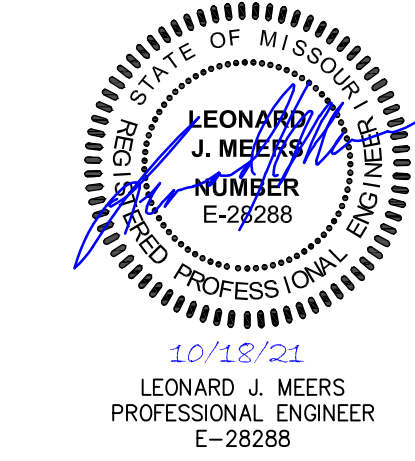
PROPOSED UTILITY LEGEND	
STORM SEWER	
PERFORATED STORM SEWER	
STORM SEWER STRUCTURE	
SANITARY SEWER	
SANITARY LATERAL	
SANITARY SEWER STRUCTURE	
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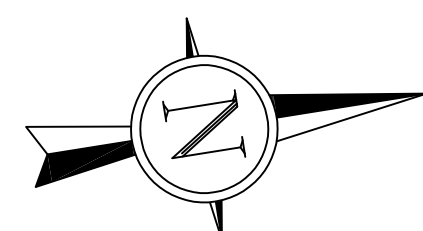


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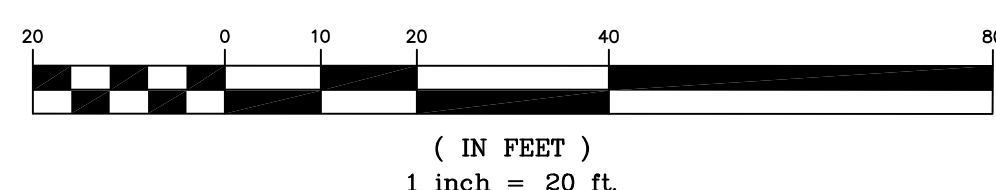
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C6.0

OVERALL UTILITY PLAN



GRAPHIC SCALE

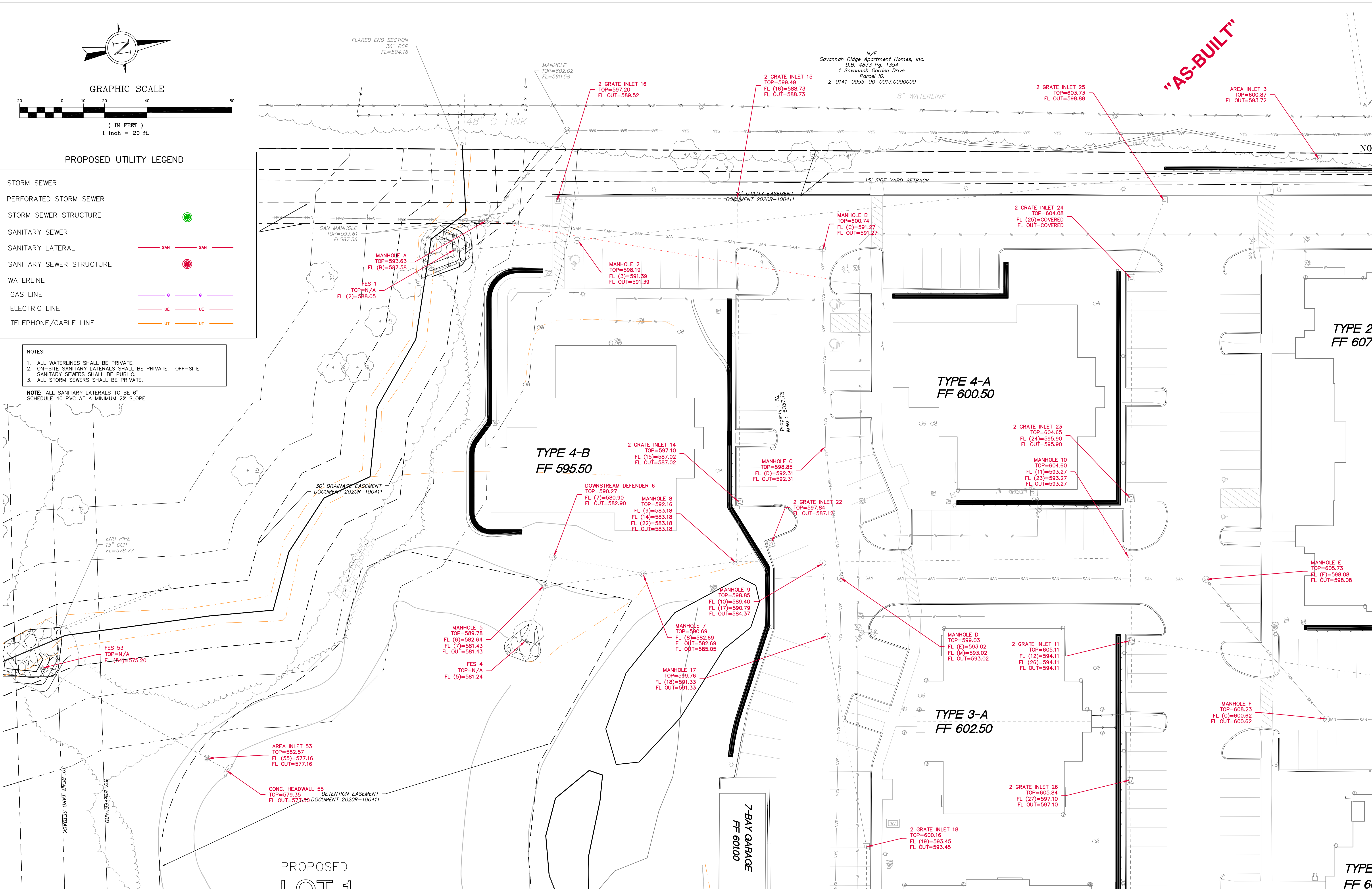


PROPOSED UTILITY LEGEND

STORM SEWER	
PERFORATED STORM SEWER	
STORM SEWER STRUCTURE	
SANITARY SEWER	
SANITARY LATERAL	
SANITARY SEWER STRUCTURE	
WATERLINE	
GAS LINE	
ELECTRIC LINE	
TELEPHONE/CABLE LINE	

- NOTES:
1. ALL WATERLINES SHALL BE PRIVATE.
 2. ON-SITE SANITARY LATERALS SHALL BE PRIVATE. OFF-SITE SANITARY SEWERS SHALL BE PUBLIC.
 3. ALL STORM SEWERS SHALL BE PRIVATE.

NOTE: ALL SANITARY LATERALS TO BE 6" SCHEDULE 40 PVC AT A MINIMUM 2% SLOPE.

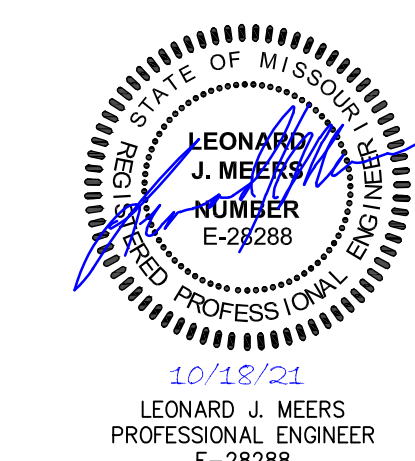


"AS-BUILT"

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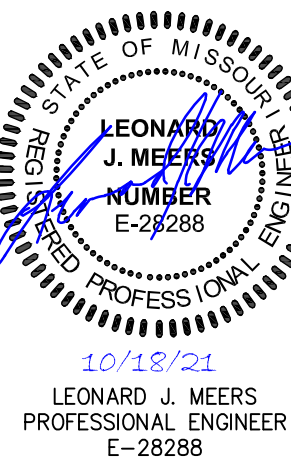
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UTILITY PLAN

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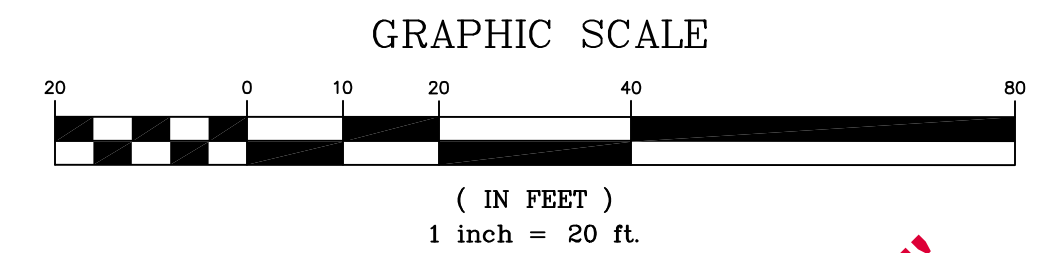
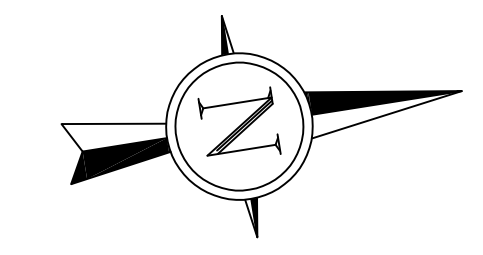


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C6.2

UTILITY PLAN



"AS-BUILT"

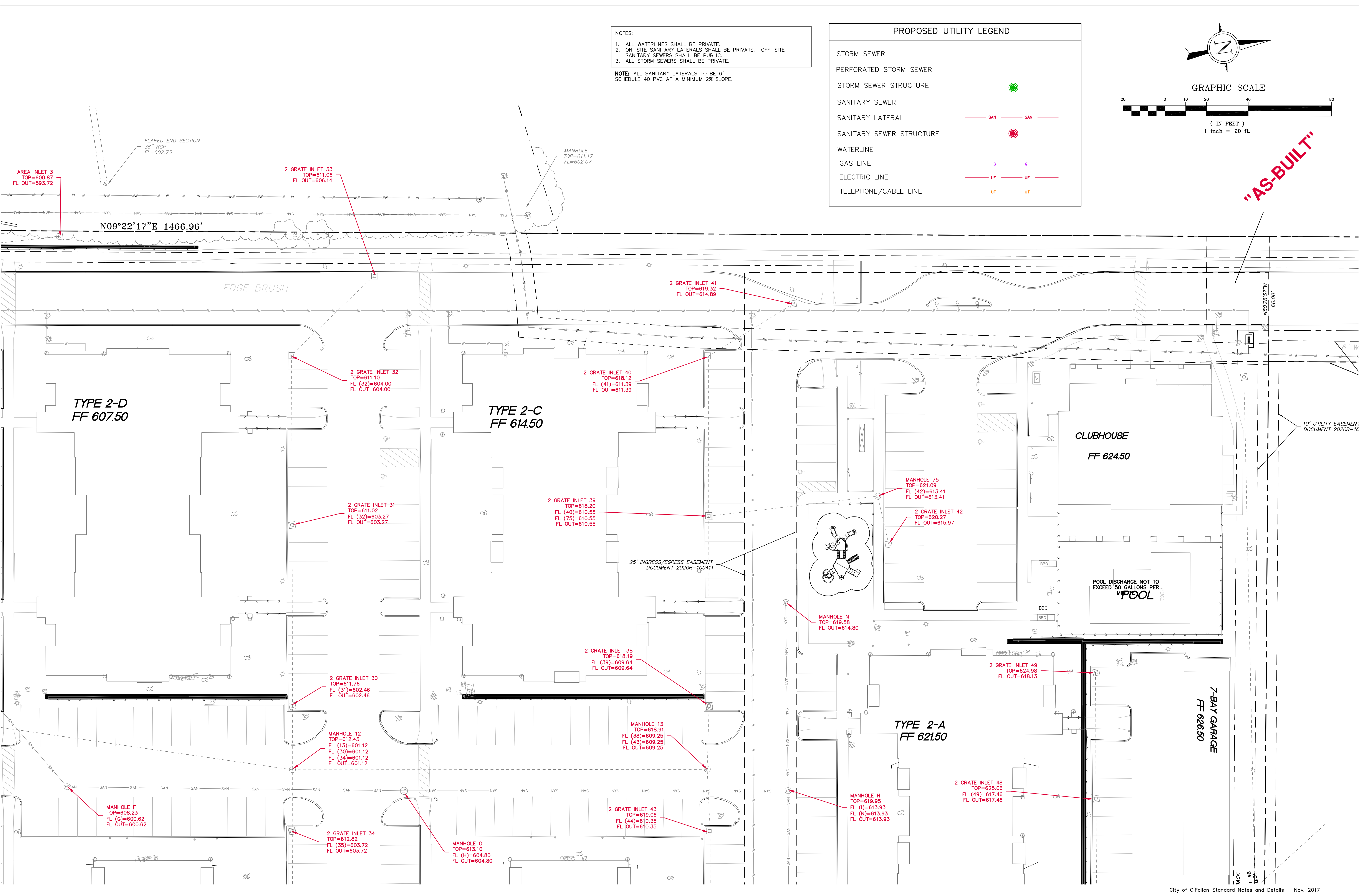
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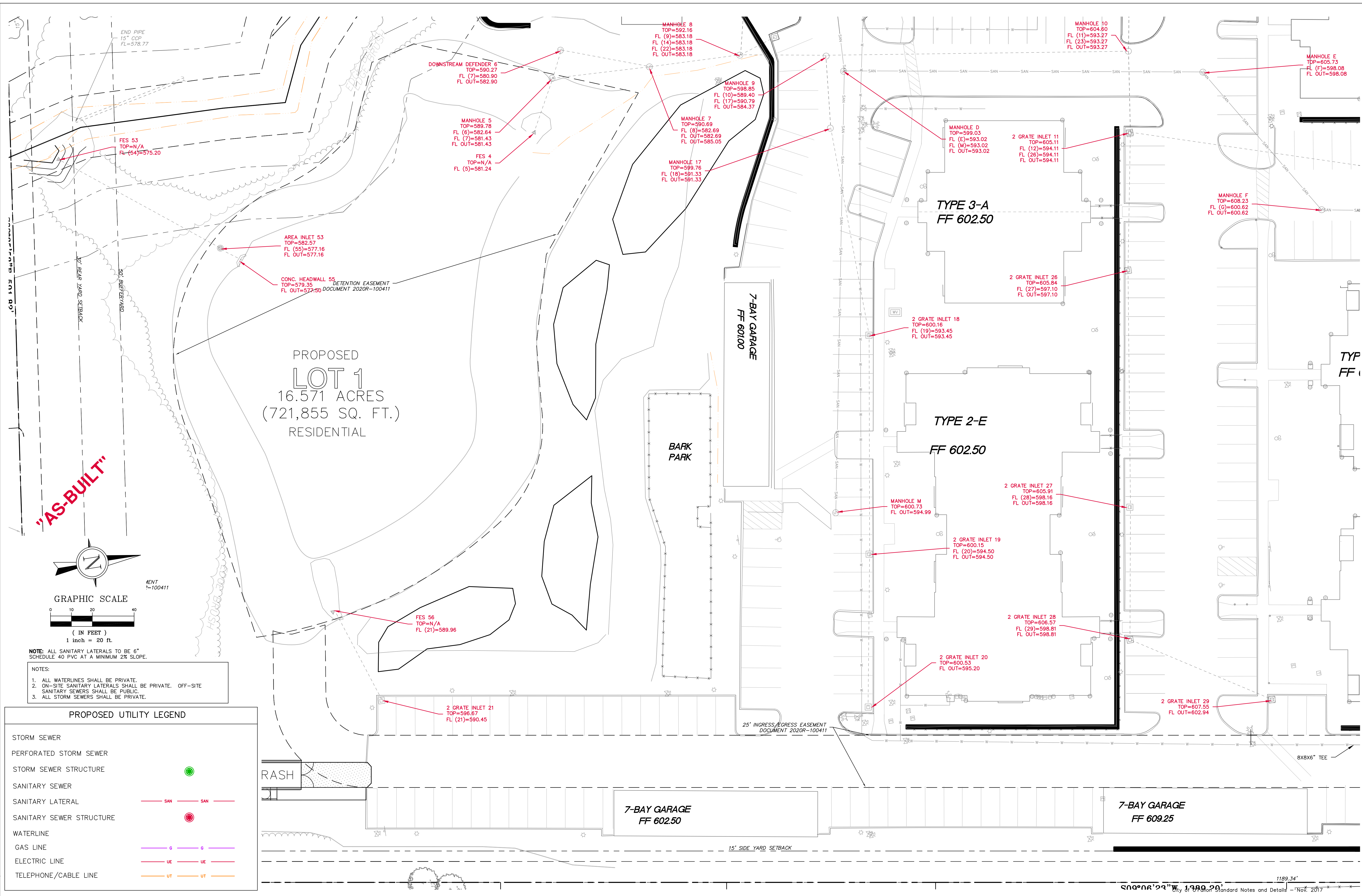
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PERFORATED STORM SEWER	
STORM SEWER STRUCTURE	
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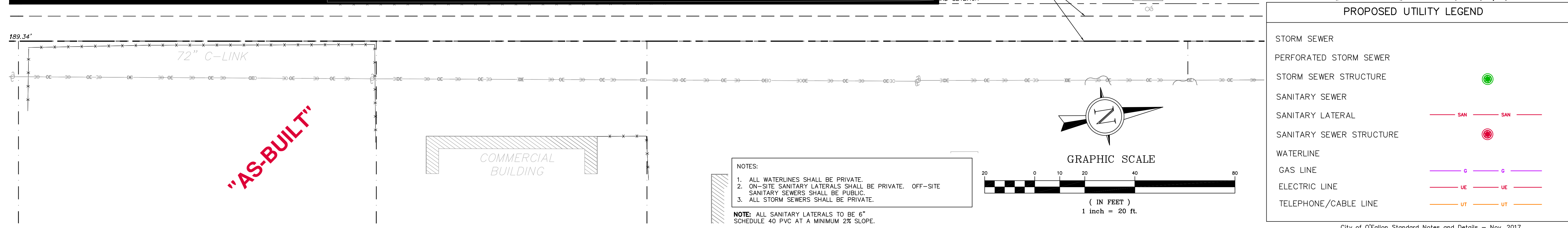
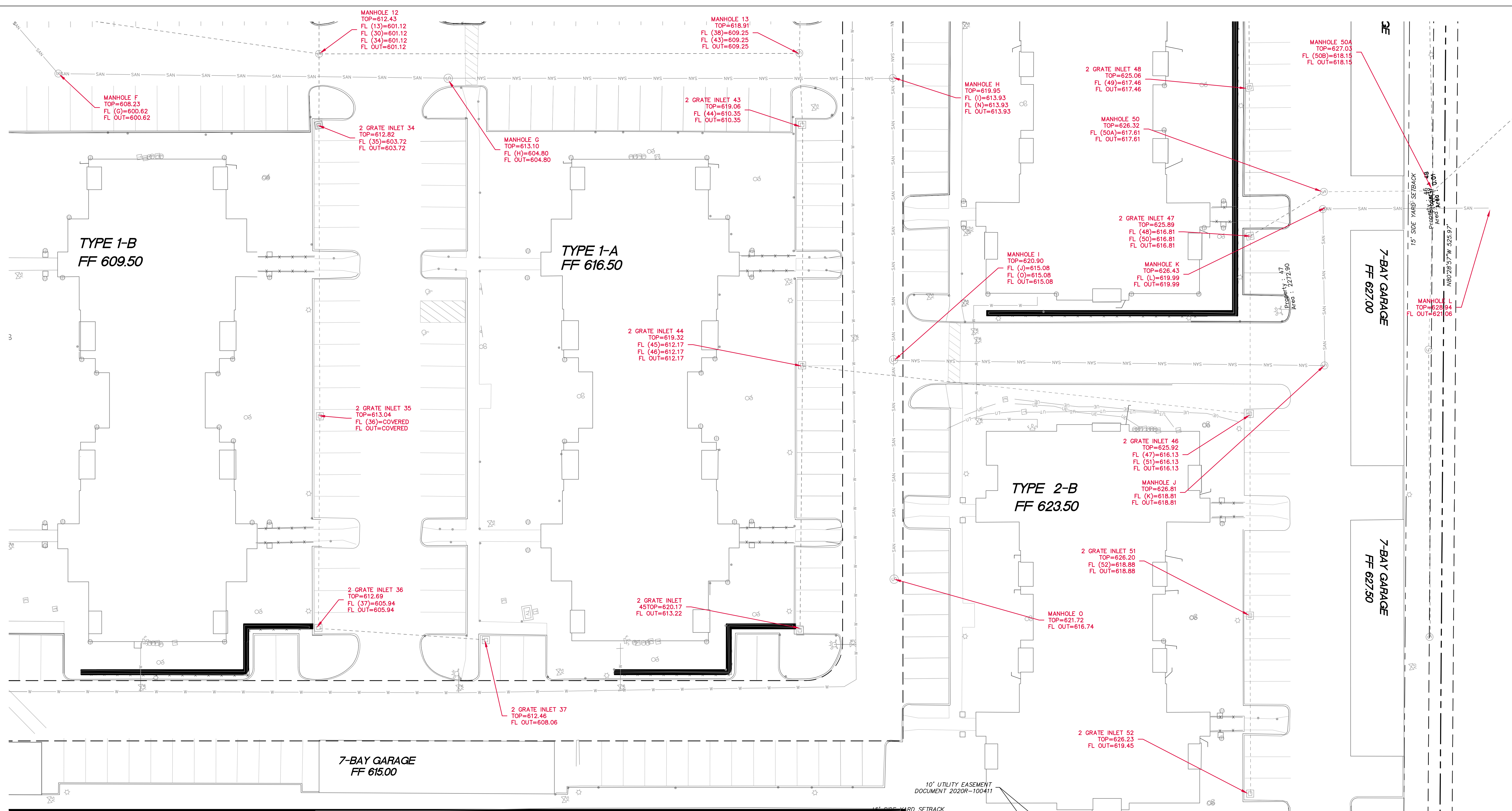
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LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288
10/18/21
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

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UTILITY PLAN
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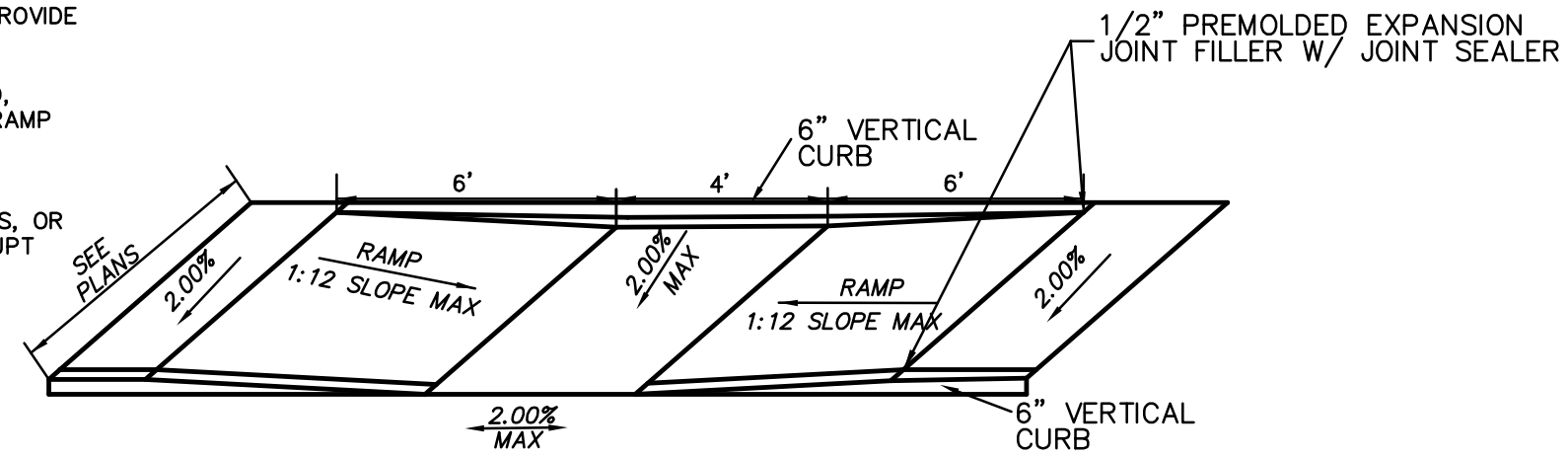
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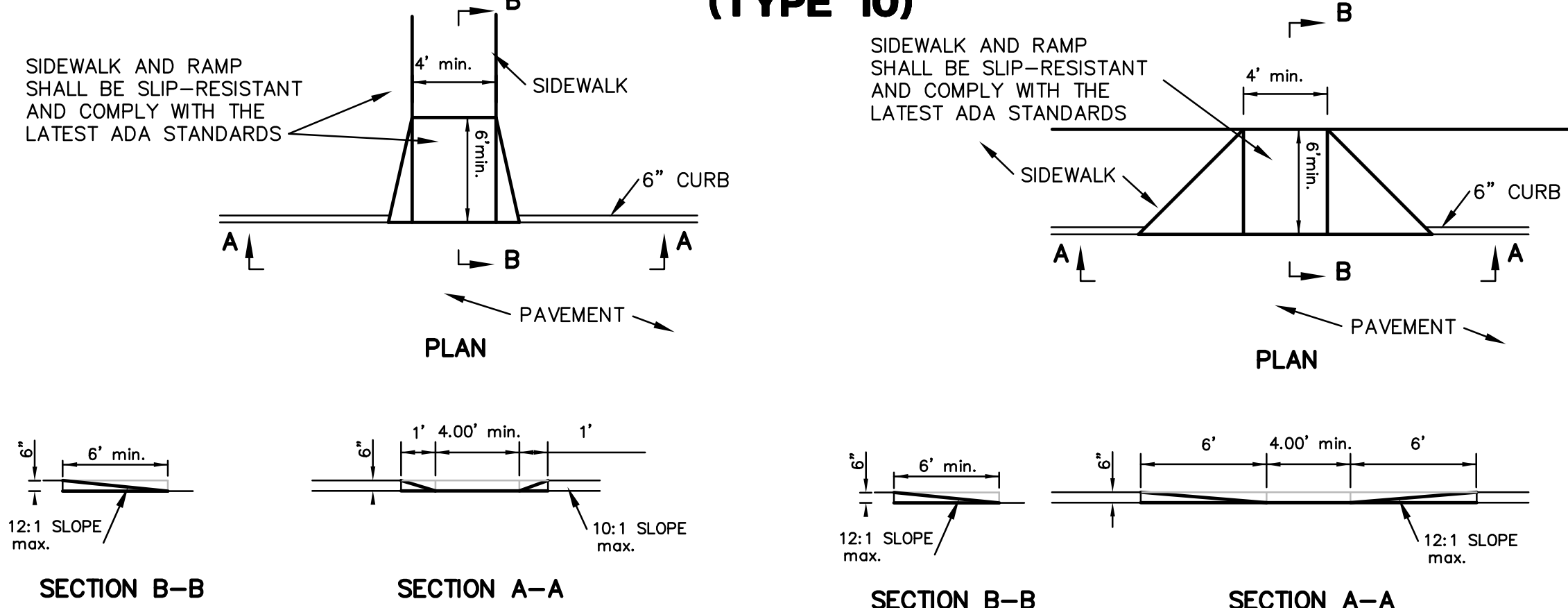
City of O'Fallon Standard Notes and Details - Nov. 2017

CURB RAMPS NOTES

- DO NOT SCALE DRAWING. FOLLOW DIMENSIONS.
- SIDEWALKS AND SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE DETAILS AND THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG).
- MINIMUM SIDEWALK WIDTH ALONG 6" VERTICAL CURB SHALL BE 5 FEET.
- MAXIMUM SIDEWALK CROSS SLOPE 0.02'/FT. PROVIDE A 5' LANDING AT THE TOP OF EACH RAMP.
- IF INTEGRAL CONCRETE CURB IS CONSTRUCTED, STRIKE A DUMMY JOINT ACROSS BOTTOM OF RAMP AT CURB LINE.
- TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.



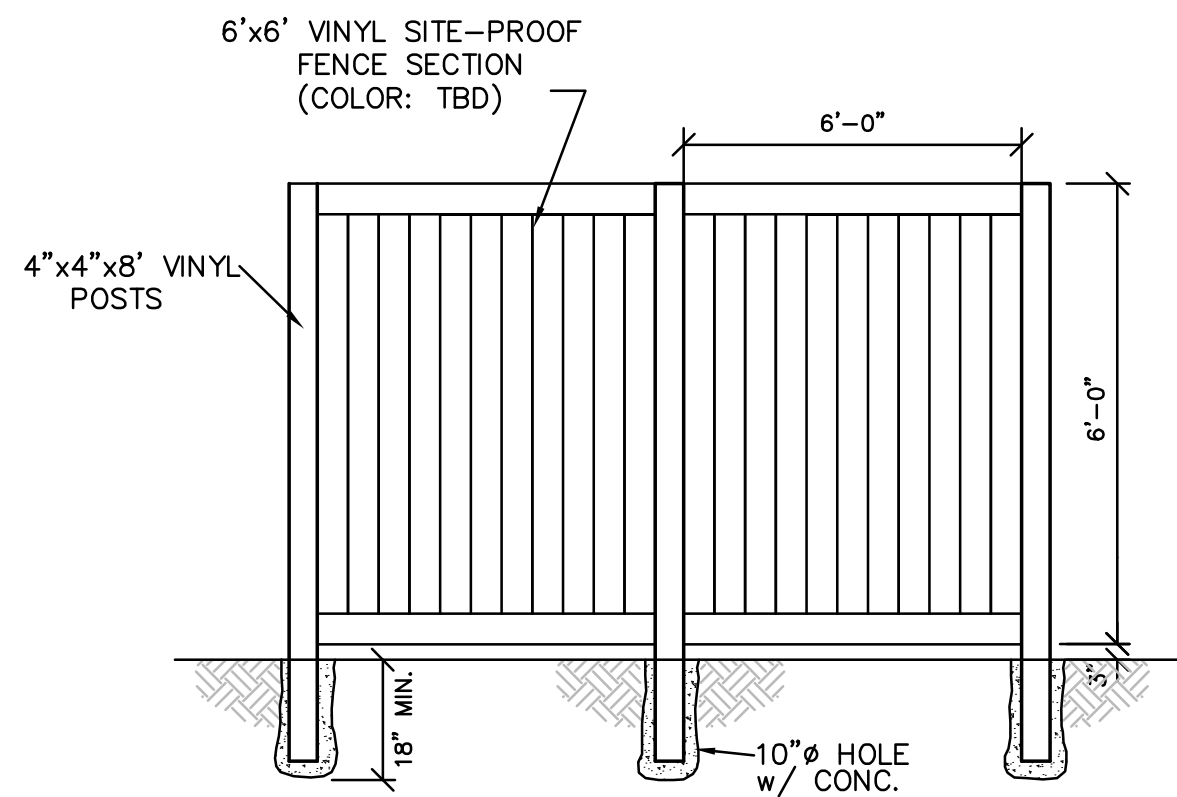
PARALLEL CURB RAMP - 6" VERTICAL CURB (TYPE 10)



CURB RAMP DETAIL (TYPE 2)

CURB RAMP DETAIL (TYPE 6)

1 CURB RAMP DETAILS
C8.6 SCALE : NTS



5 SIGHT PROOF VINYL FENCE
C8.6 SCALE : NTS

ITEM	SIZE	MATERIAL	DESCRIPTION
1	8"	CONCRETE	1.0 PRECAST MANHOLE
2	24"	-	FRAME & COVER
3	24"	PVC	INLET PIPE (BY OTHERS)
4	24"	PVC	OUTLET PIPE (BY OTHERS)
5	-	-	PIPE COLLARING BY OTHERS
6	-	-	EXCER ANGLE
7	-	-	SUPPORT FRAME
8	-	-	6" PLATE
9	-	-	CENTER SHIRT & CORE
10	-	-	BRUSHING SHIRT
11	-	-	MATERIALS LIST FOR 8" DOWNSTREAM DEFENDER (MADE BY OTHERS)

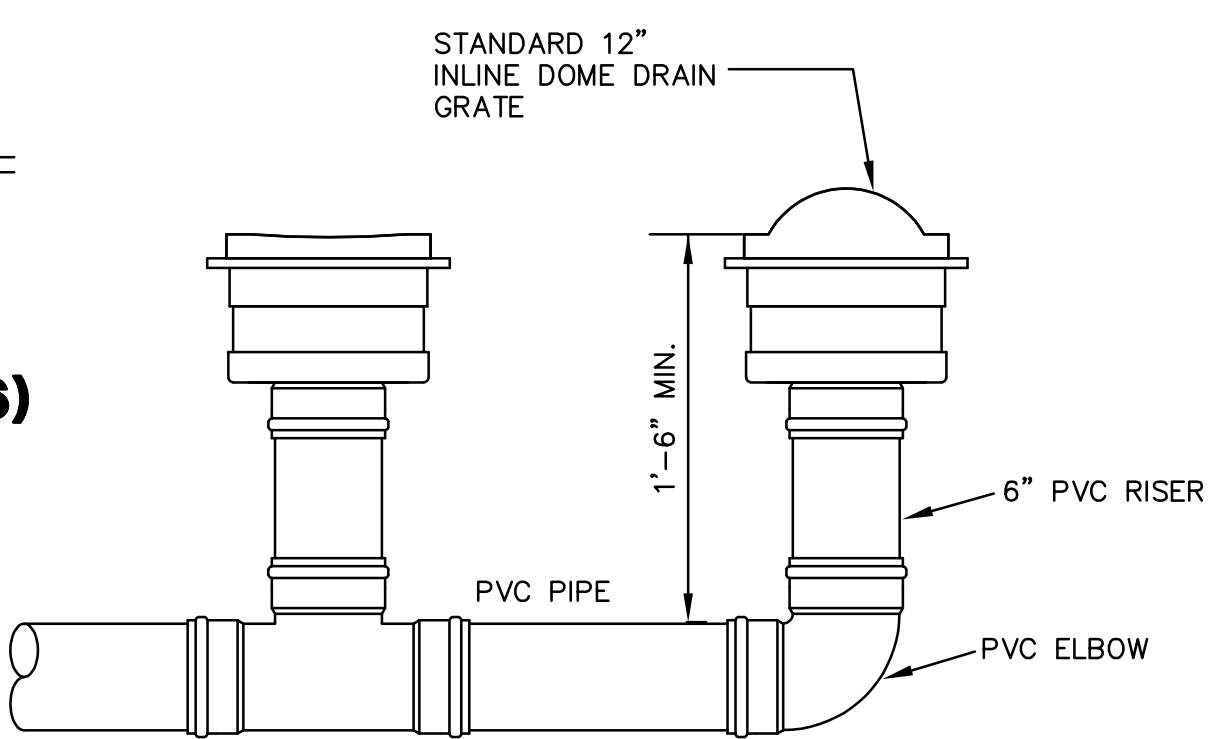
NOTES:
ENGINEER/ CONTRACTOR TO CONFIRM PVC MATERIALS ALL CONNECTIONS TO DOWNSTREAM DEFENDER TO BE BLACK CONNECTIONS

SECTION A-A
14" x 14"

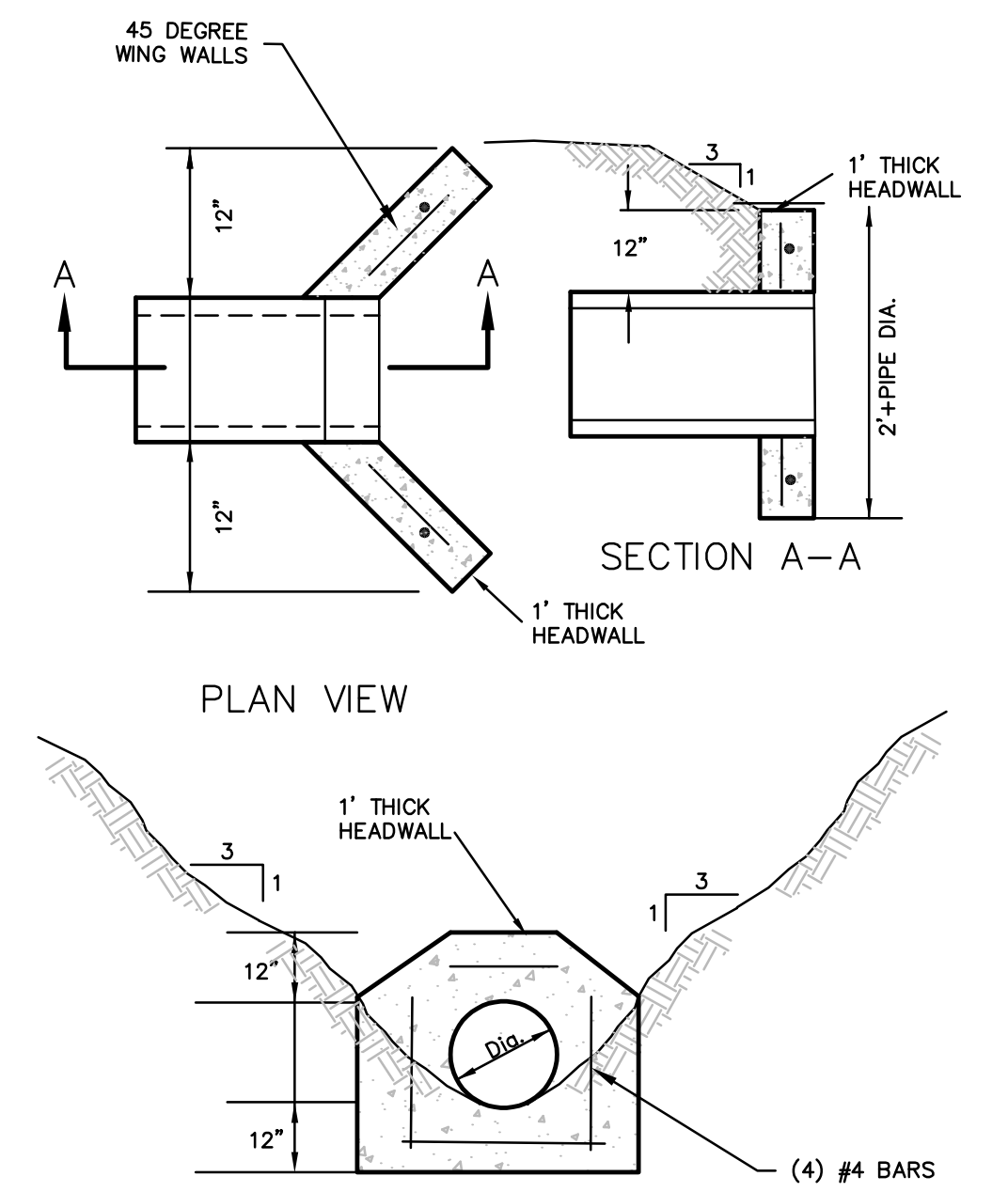
PLAN VIEW
1" = 12"

CAPACITY:
1. PEAK TREATMENT FLOW: 18.4 GPM (0.41 CFS)
2. RETENTION STORAGE CAPACITY: 448.773 GALLONS
3. OIL STORAGE CAPACITY: 840 GALLONS (3044 LITERS)

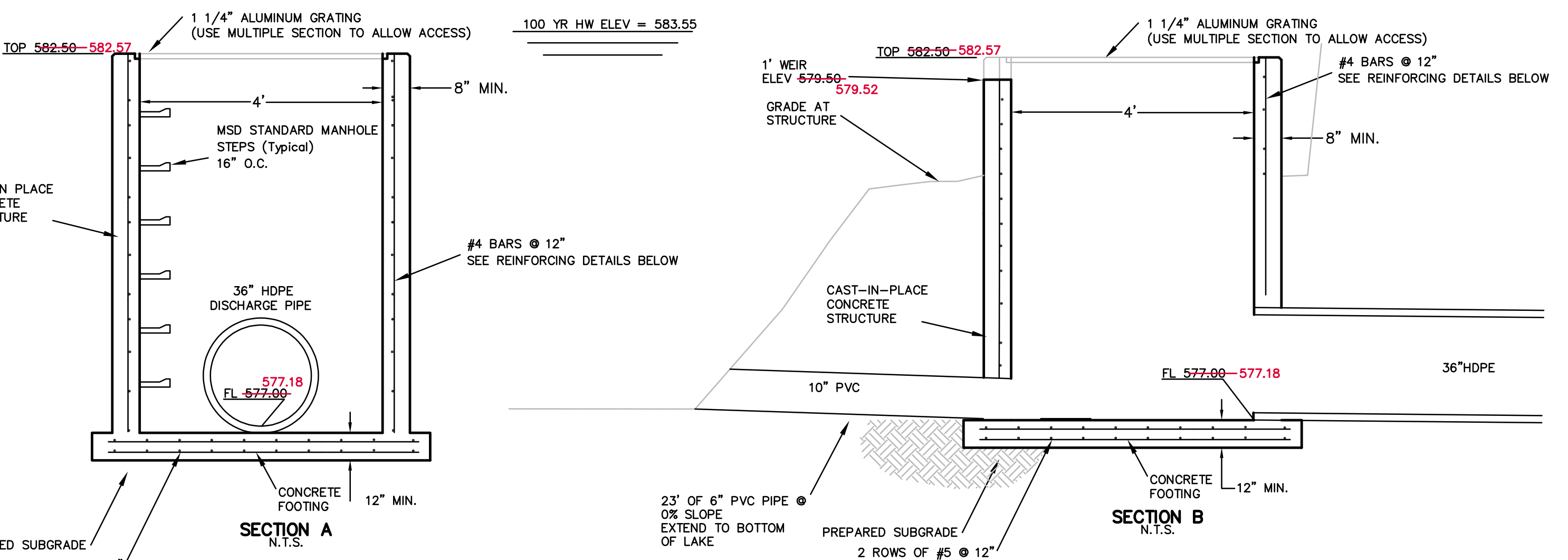
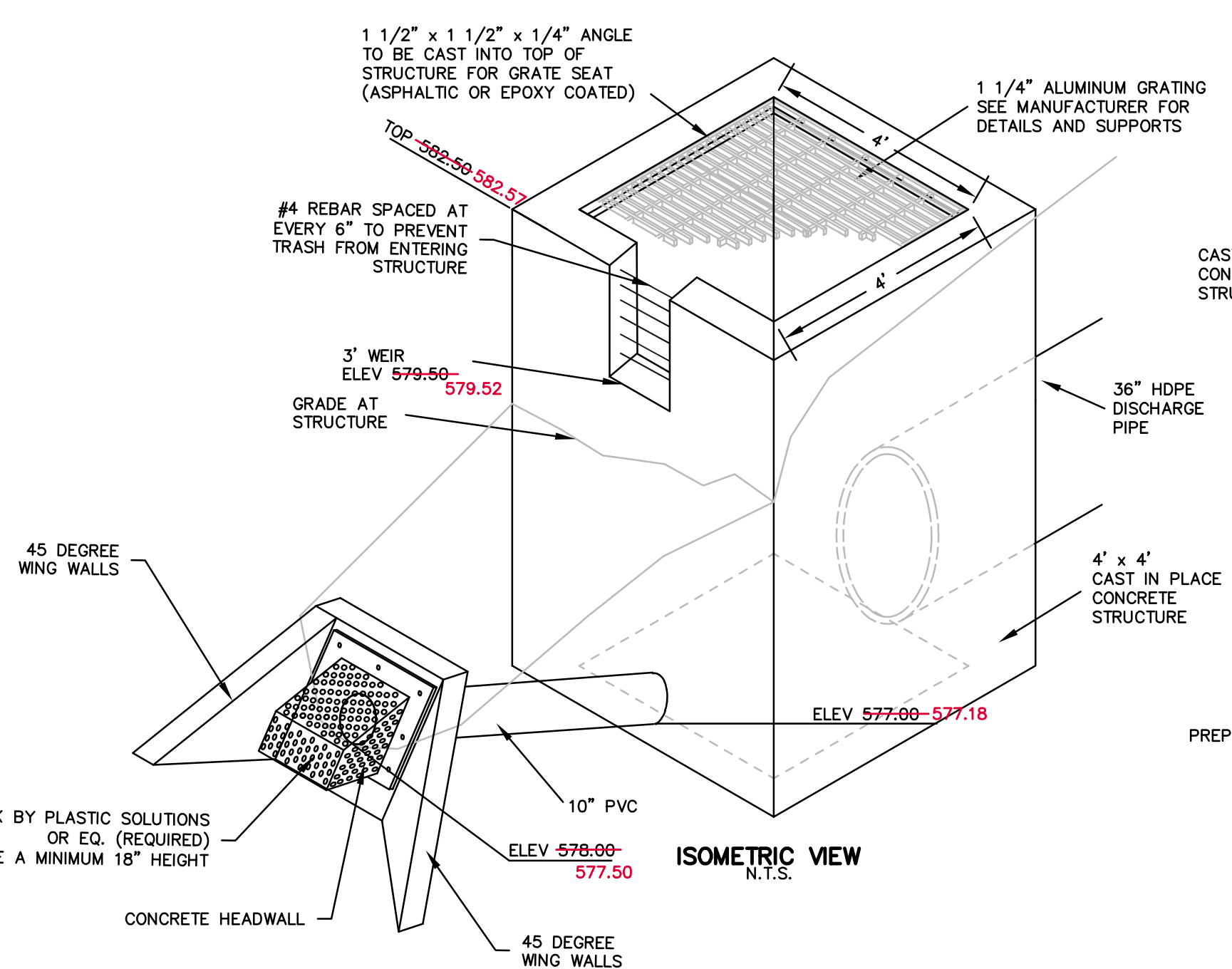
ADDITIONAL DESIGN INFORMATION:
THIS CUT PIPE IS A SPECIALTY MANHOLE PRODUCT WITH AN I.D. OF 34" THAT CANNOT BE MODIFIED TO INCLUDE THE USE OF A REDUCER OR PIPERUNNER ON THE OUTLET PIPE. THE CUT PIPE SHOULD BE USED IF POSSIBLE.
1. ALL 1/2" BENCH MARKS SHALL BE SHOWN. THE 1/2" BENCH MARK SHALL BE SHOWN ON THE CUT PIPE. THE CUT PIPE SHALL BE PLACED TANGENT TO THE I.D. OF THE MANHOLE.
2. THE CUT PIPE SHALL BE PLACED TANGENT TO THE I.D. OF THE MANHOLE. THE CUT PIPE SHALL BE PLACED TANGENT TO THE I.D. OF THE MANHOLE.
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2 YARD DRAIN
C8.6 SCALE : NTS



3 HEADWALL DETAIL
C8.6 SCALE : NTS



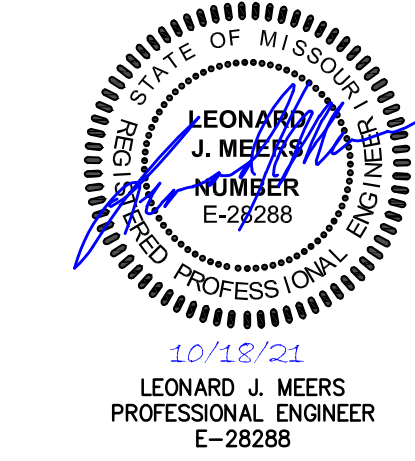
4 OUTFALL STRUCTURE DETAIL
C8.6 SCALE : NTS

"AS-BUILT"

NO.	DESCRIPTION	DATE
1	BREEZEWAYS	05-12-202
2	BREEZEWAYS	07-09-202
3	RFI CON-101	08-28-202
4	RFI CON-94	08-31-202
5	RFI CON-112	09-11-202
6	ENTRANCE/BBQ	11-17-2021
7	TRASH ENCLOSURE	01-05-2022

PROJECT TITLE
THE JEWEL
15 CASTLE LANE
O'FALLON, MO 63366

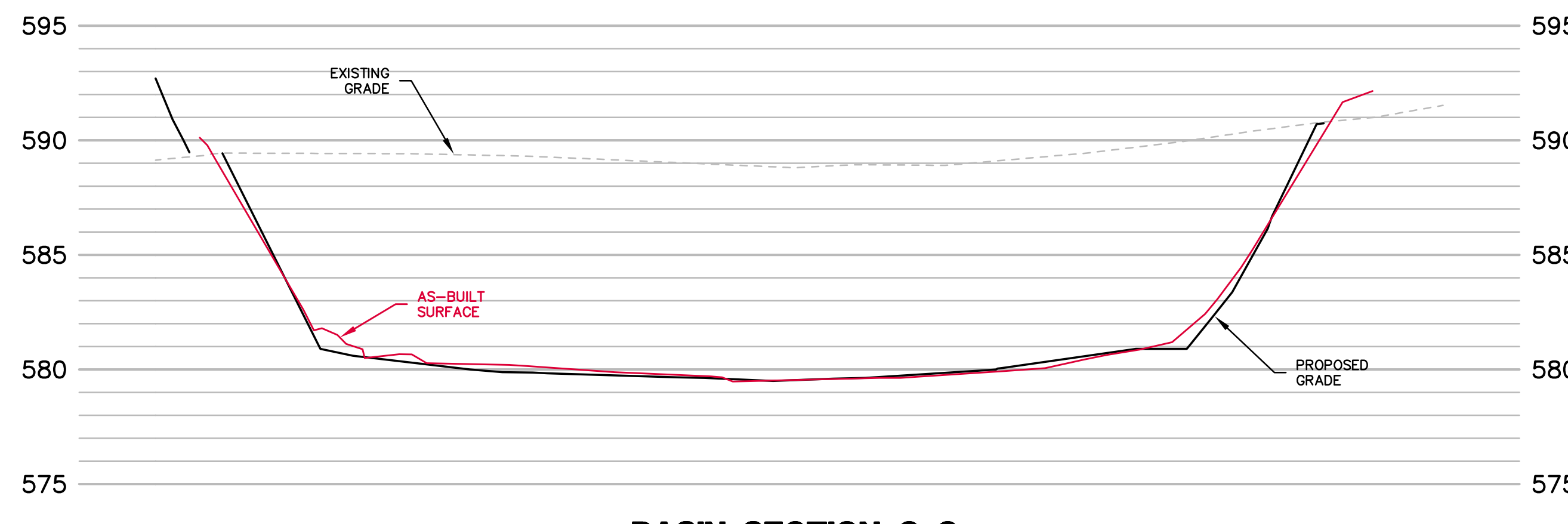
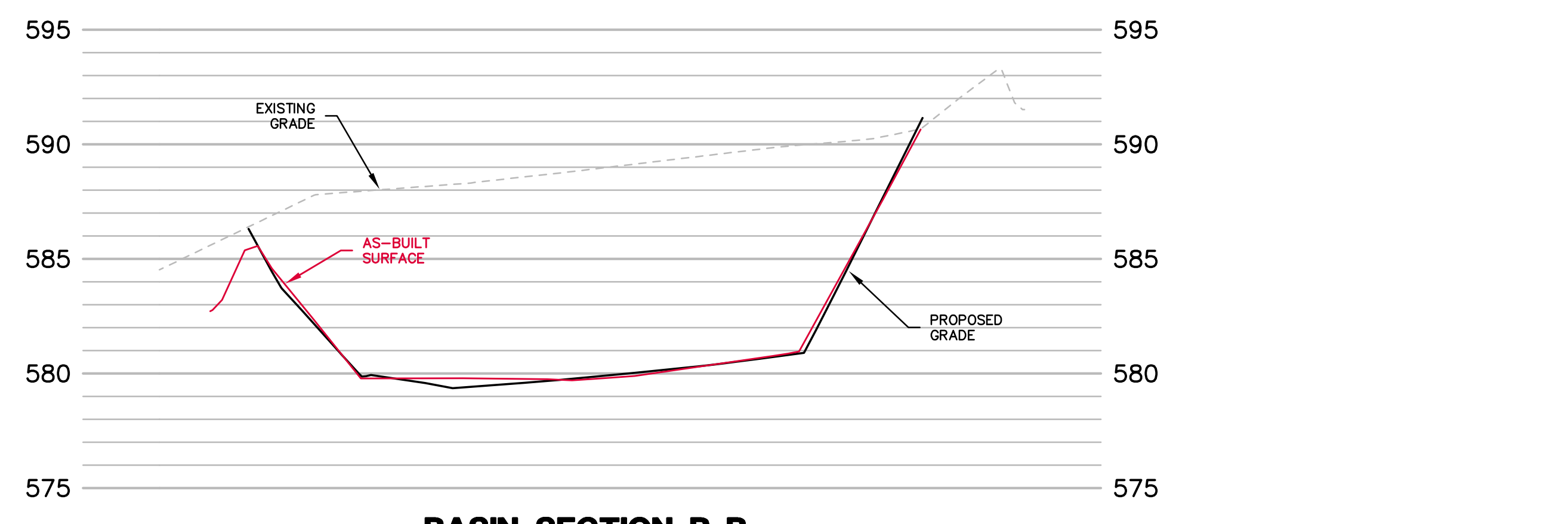
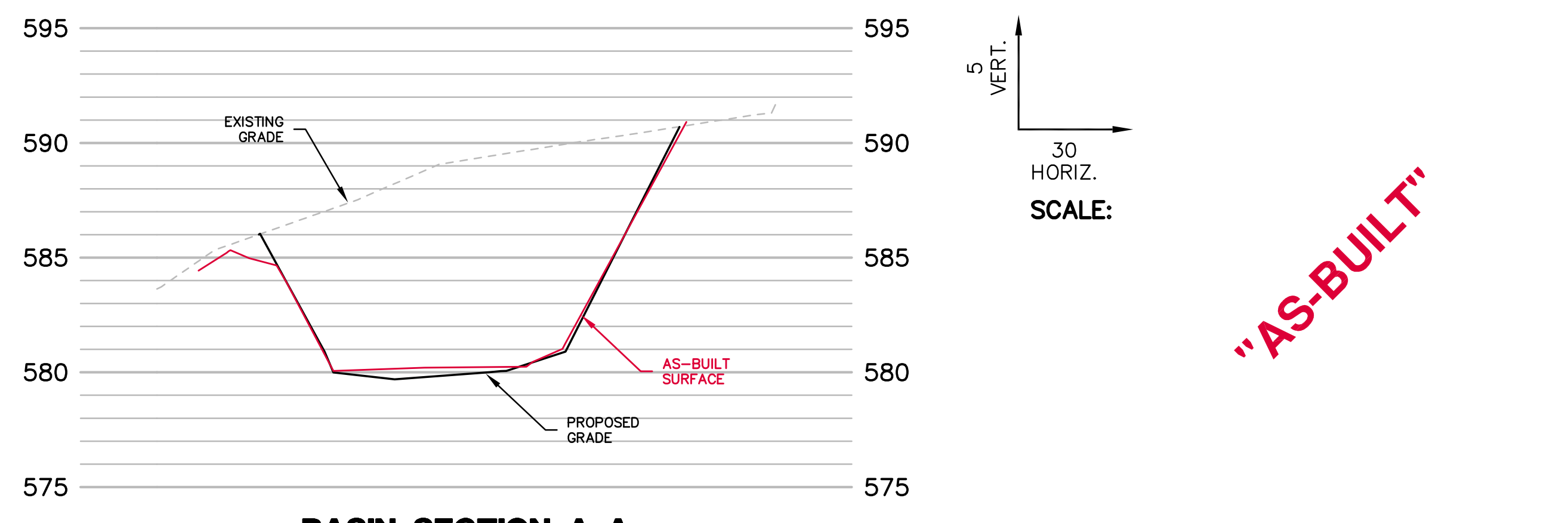
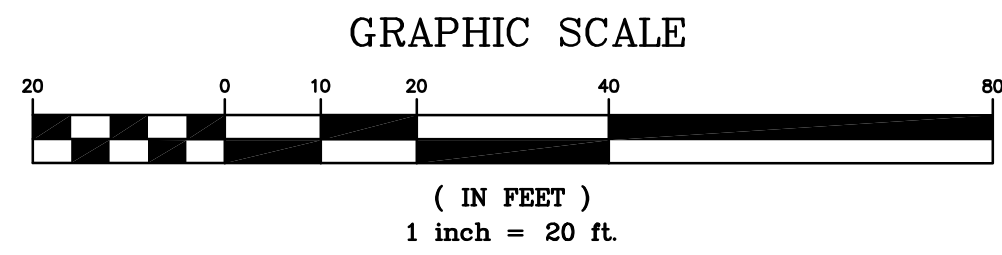
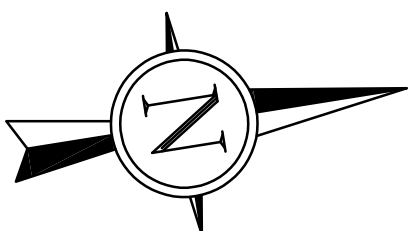
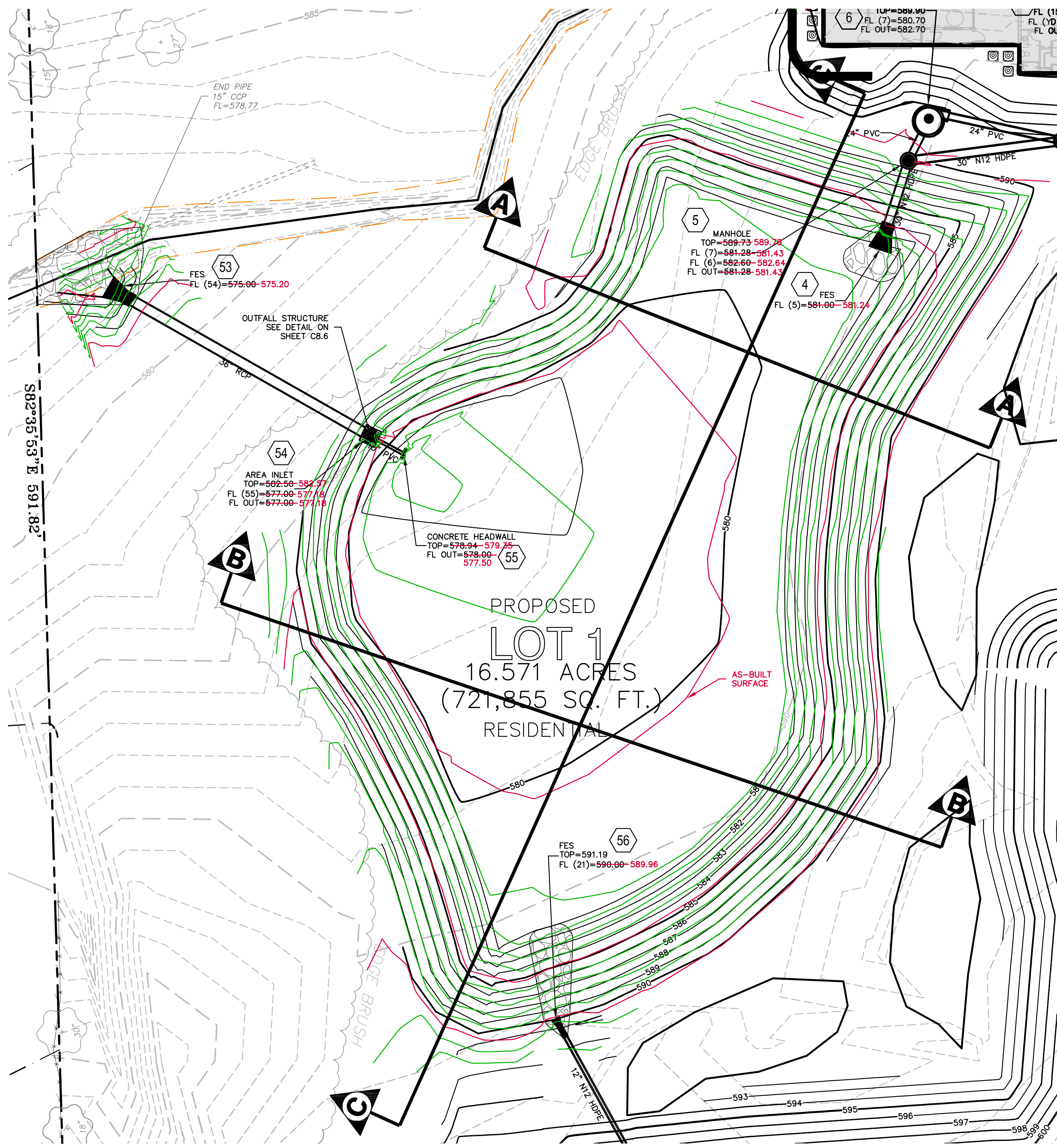
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Approval Date: 6/6/2019
City No.

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C8.6



"AS-BUILT"

WETLANDS
PROTECTION
AREA
CAUTION!
THIS AREA IS A FRAGILE
PLANT AND ANIMAL HABITAT
PLEASE HELP US PROTECT THIS
NATURAL RESOURCE.
DO NOT DISTURB

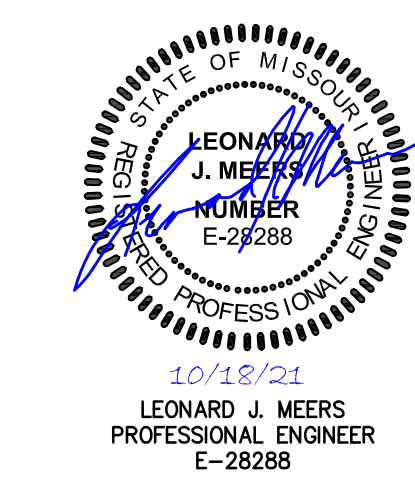
WETLANDS PROTECTION INFO SIGN

1
C8.7 WETLANDS INFORMATION SIGN
SCALE : NTS

NO.	DESCRIPTION	DATE
△	BREEZEWAYS	05-12-202
△	BREEZEWAYS	07-09-202
△	RFI CON-101	08-28-202
△	RFI CON-94	08-31-2020
△	RFI CON-112	09-11-202
△	ENTRANCE/BBQ	11-17-2021
△	TRASH ENCLOSURE	01-05-202

PROJECT TITLE
THE JEWEL
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O'FALLON, MO 63366

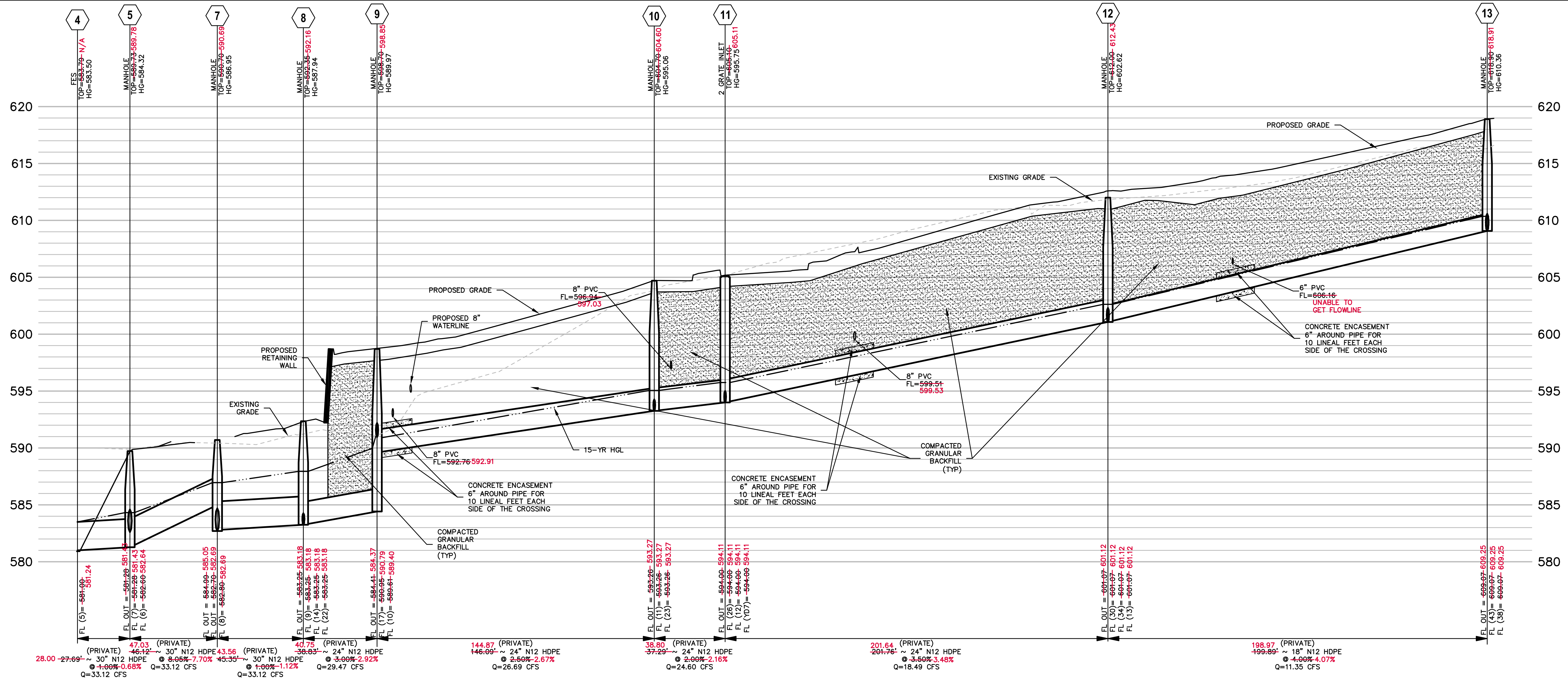
GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
GRIMES CONSULTING, INC.
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PROFESSIONAL LAND SURVEYING CORPORATION, LS-345-D
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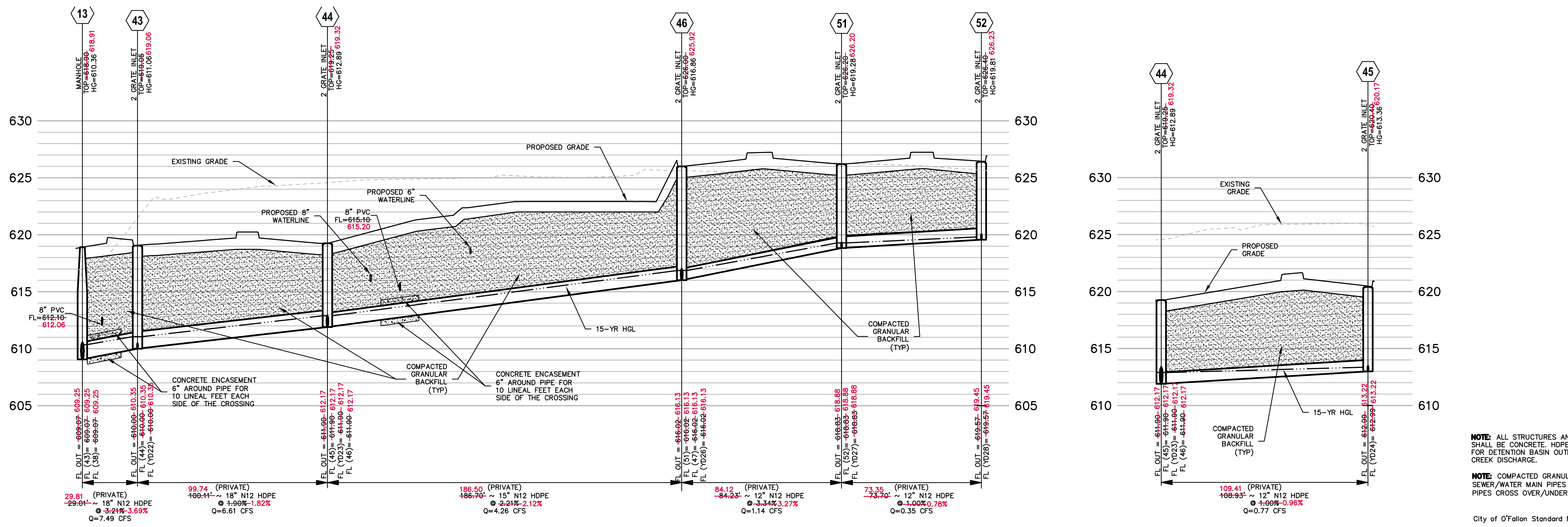
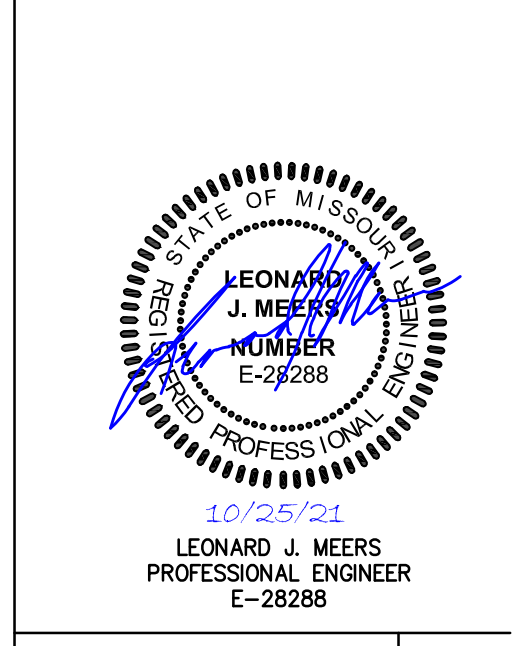


5
VERT.
30
HORIZ.
SCALE:

NO.	DESCRIPTION	DATE
△	BREEZEWAYS	05-12-202
△	BREEZEWAYS	07-09-202
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△	RFI CON-94	08-31-2020
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△	TRASH ENCLOSURE	01-05-202

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"AS-BUILT"

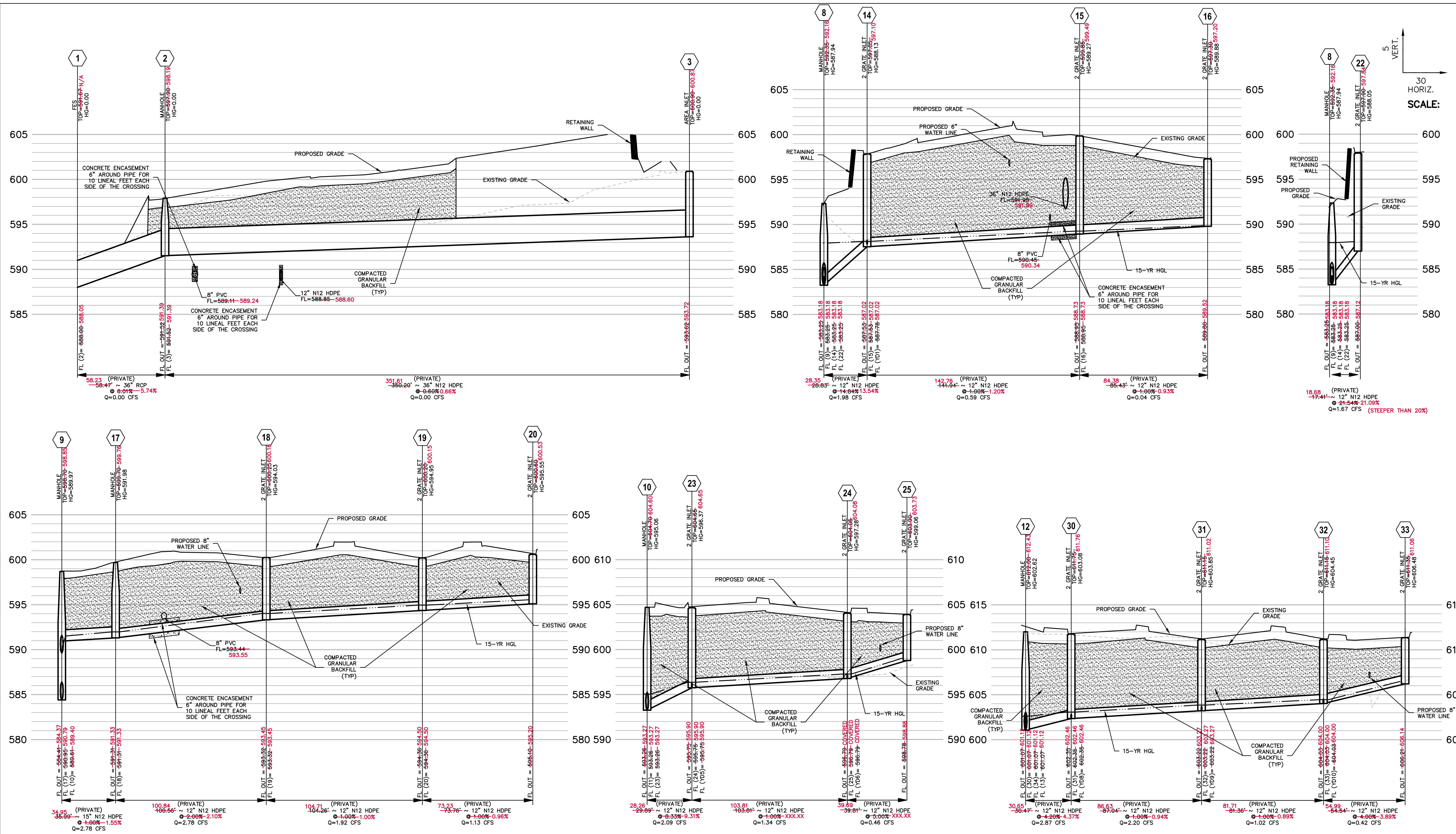
NOTE: ALL STRUCTURES AND FLARED END SECTIONS SHALL BE CONCRETE. HDPE PIPE WILL NOT BE ALLOWED FOR DETENTION BASIN OUTFLOWS OR FINAL PIPE RUN TO CREEK DISCHARGE.
NOTE: COMPACTED GRANULAR FILL IS REQUIRED BETWEEN SEWER/WATER MAIN PIPES AT EVERY LOCATION THAT PIPES CROSS OVER/UNDER OTHER PIPES.
City of O'Fallon Standard Notes and Details - Nov. 2017

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C9.0

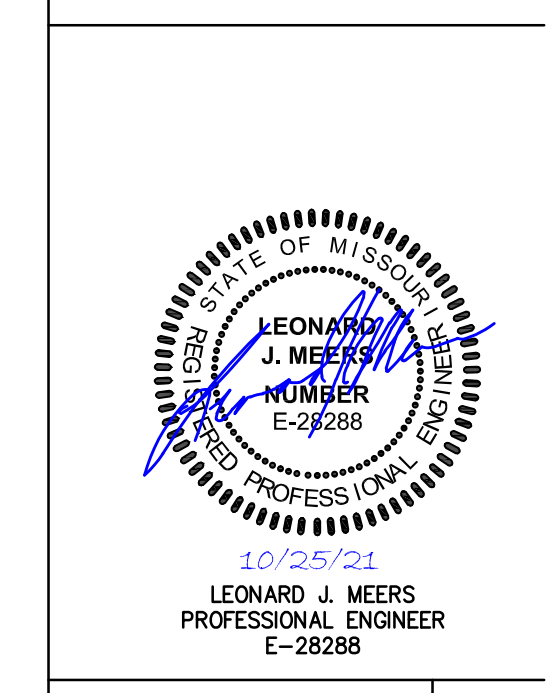
STORM PROFILES



NO.	DESCRIPTION	DATE
△	BREEZEWAYS	05-12-202
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PROJECT TITLE
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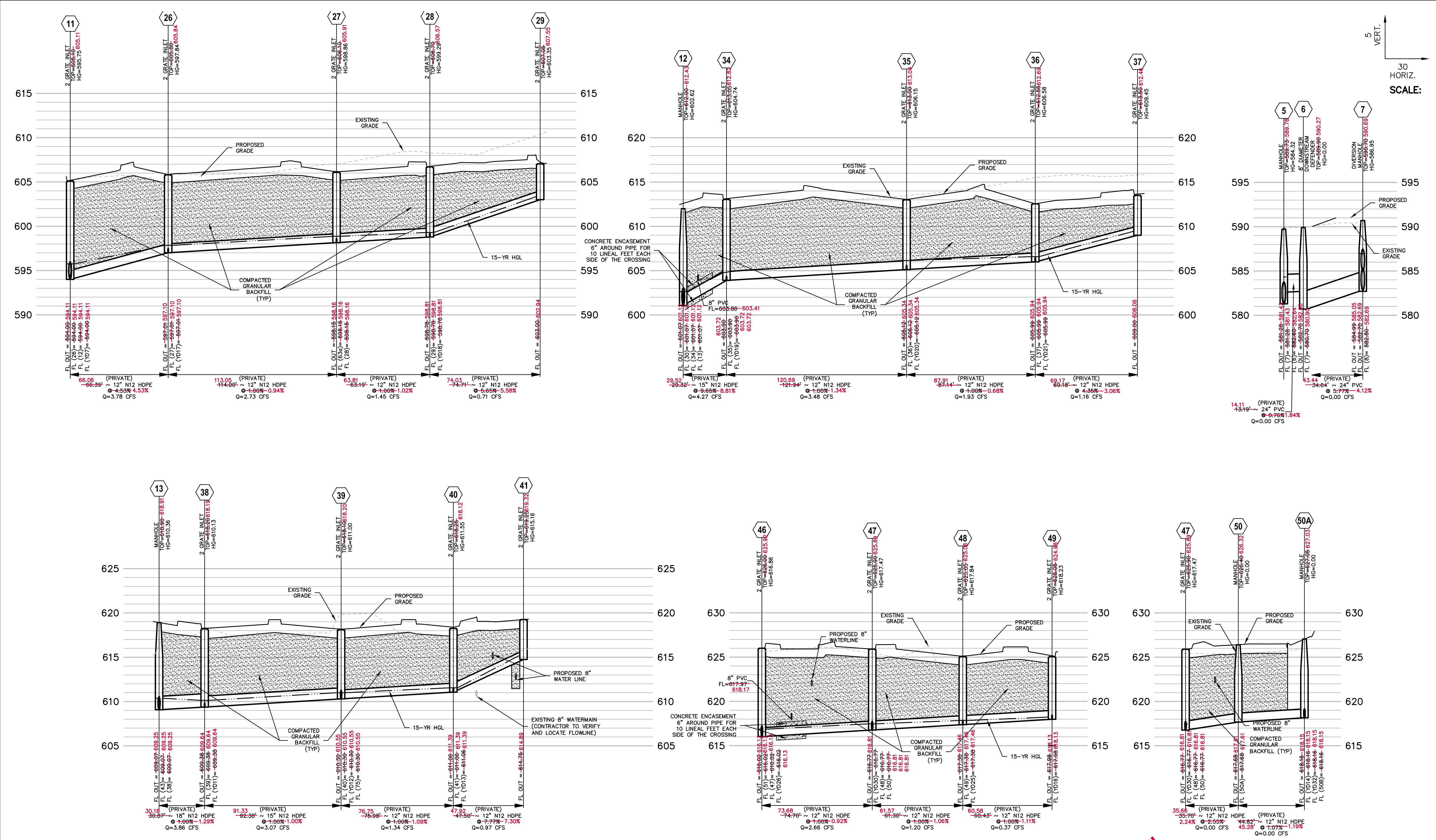
STORM PROFILES

"AS-BUILT"

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City of O'Fallon Standard Notes and Details - Nov. 2017



5 VERT.
30 HORIZ.
SCALE:

"AS-BUILT"

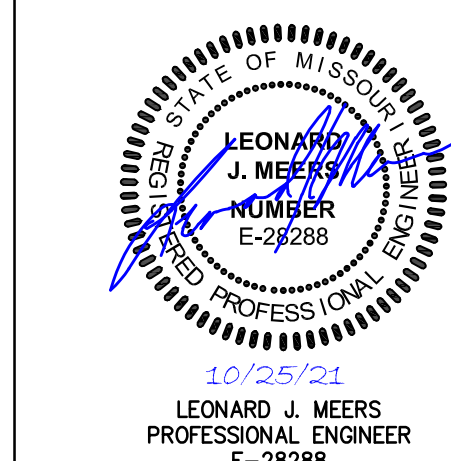
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City of O'Fallon Standard Notes and Details - Nov. 2017

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△	TRASH ENCLOSURE	01-05-202

PROJECT TITLE
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10/25/21
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

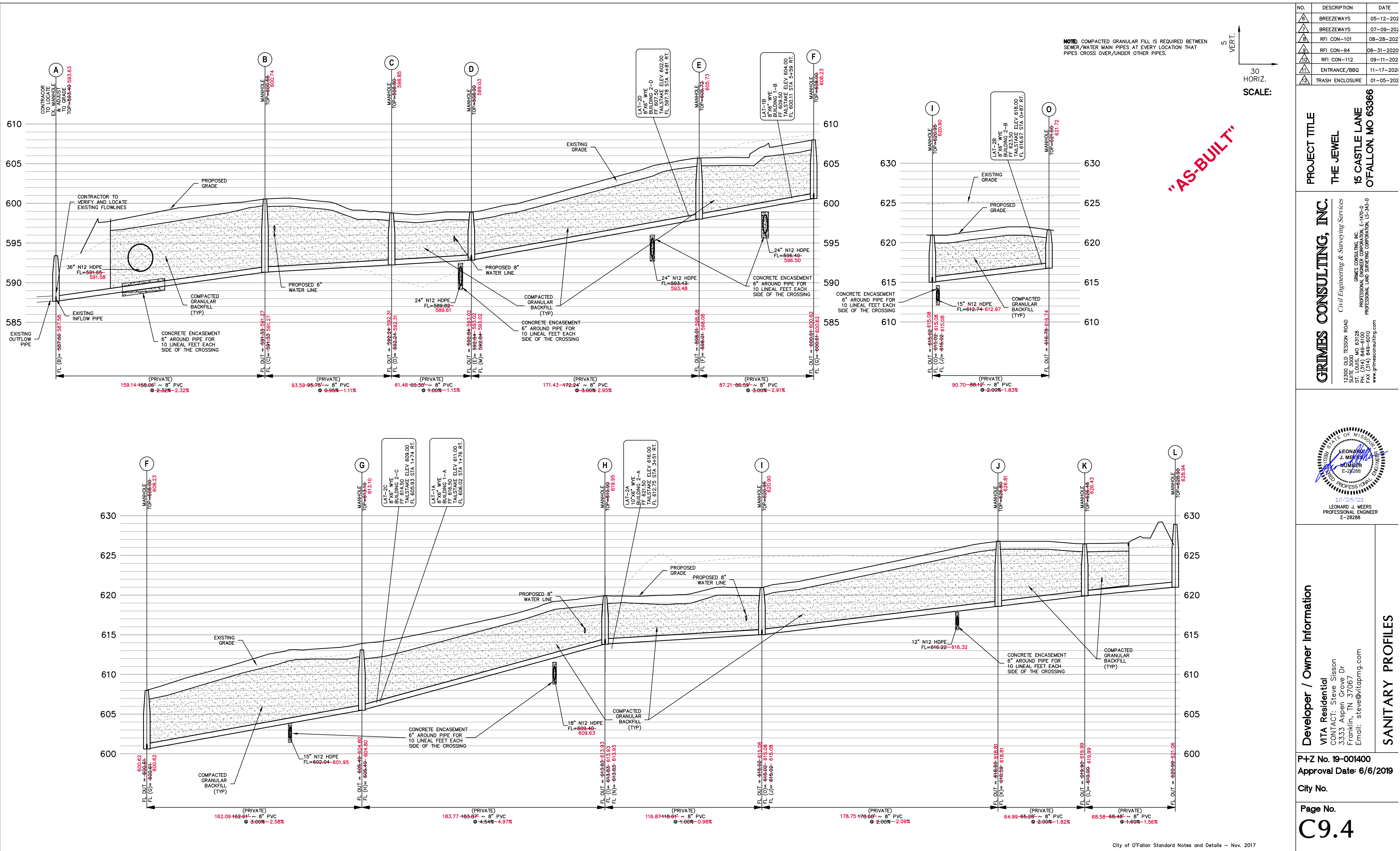
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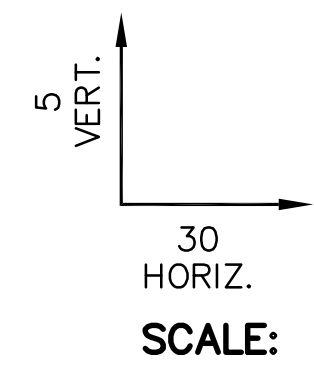
City No.

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C9.2

STORM PROFILES



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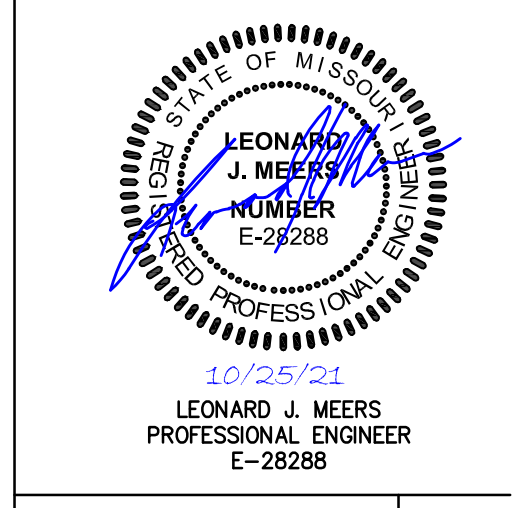


"AS-BUILT"

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△	TRASH ENCLOSURE	01-05-2022

PROJECT TITLE
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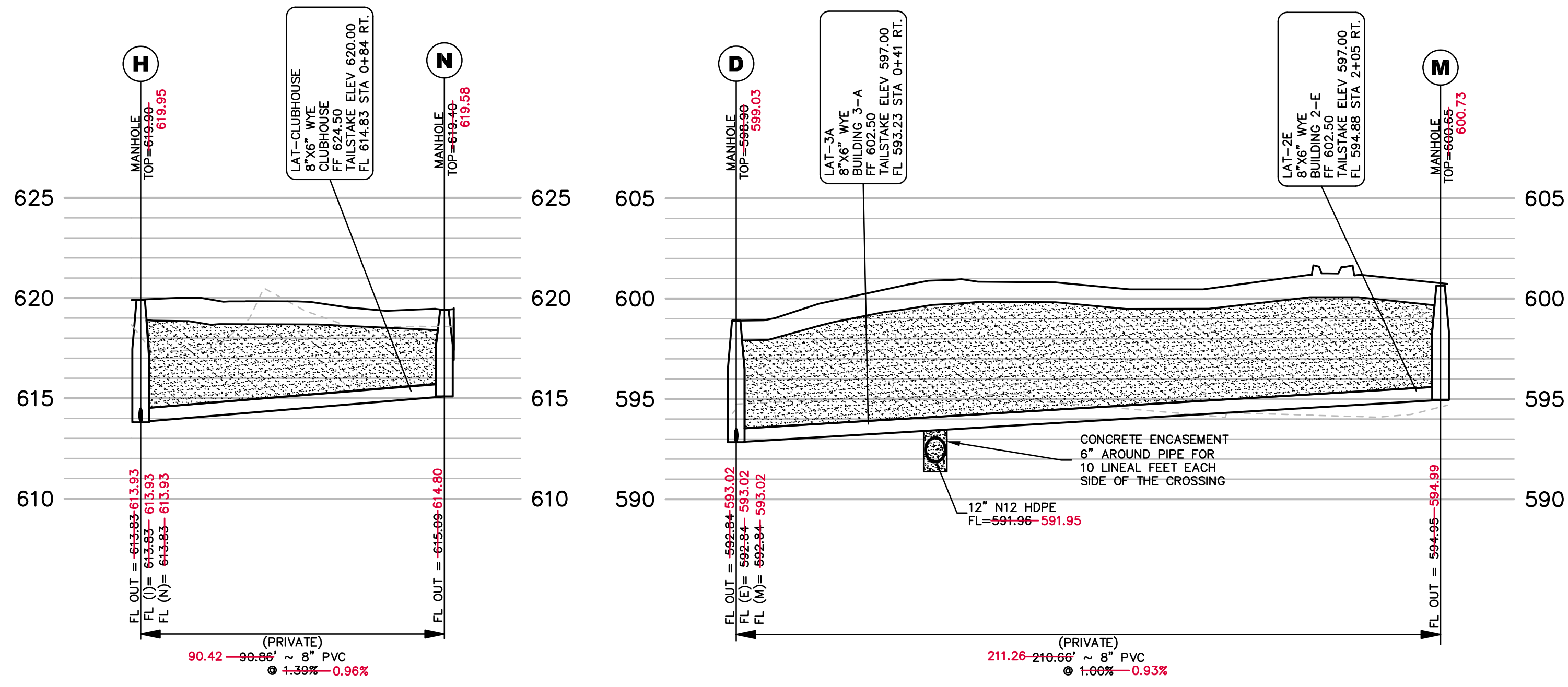
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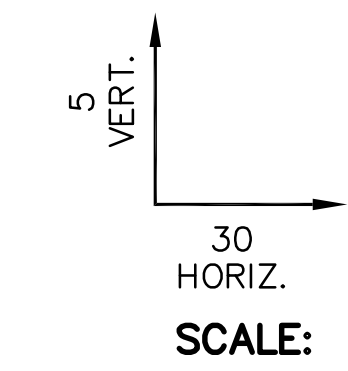
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LEONARD J. MEERS
 PROFESSIONAL ENGINEER
 E-28288



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SANITARY PROFILES

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