

A SITE PLAN FOR 125 & 131 JOSEPH STREET CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI

General Notes

1. Area of Site: 0.51 Acres.
2. Present Zoning Classification: "C-2" General Business District
3. Proposed Land Use: Multi-family Residential - C.U.P. requested.
4. This Site is served by the following utilities:

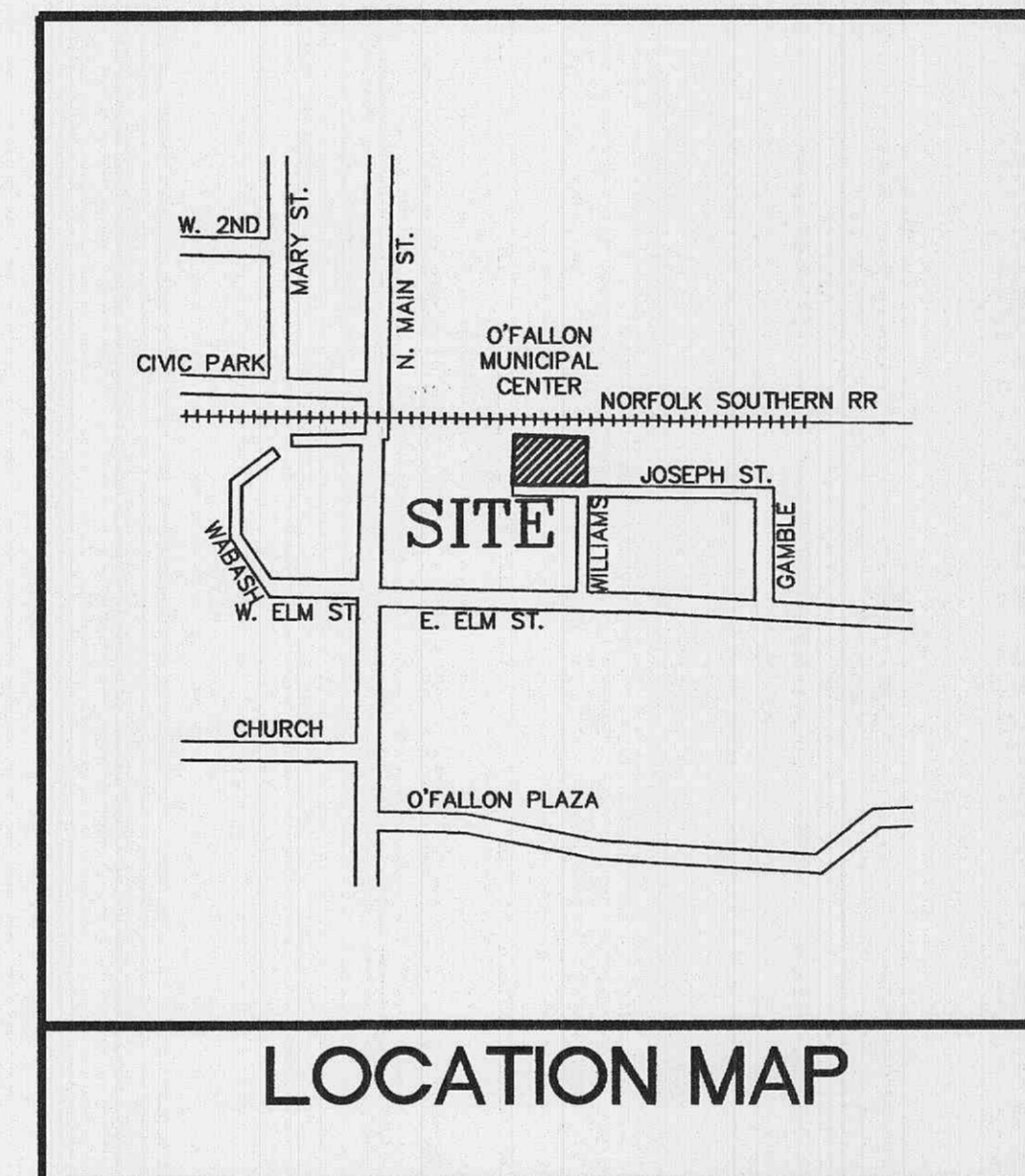
Water:	City of O'Fallon	636-379-7605
Sanitary Sewer:	City of O'Fallon	636-379-7605
Electric:	AmerenUE	800-522-7583
Gas:	Laclede Gas Company	800-887-4173
Telephone:	CenturyLink	800-464-7928
Cable:	Charter Communications	800-211-4450
5. This Site is located in the following service areas:

Fire Protection:	O'Fallon Fire Protection District	636-272-3493
School District:	Fort Zumwalt R-2 School District	636-240-2072
6. The following Height and Area Requirements pertain to this site:

Minimum Building Front Yard Setback:	25 feet
Minimum Building Side Yard Setback:	0 feet
Minimum Building Rear Yard Setback:	0 feet
Maximum Building Height:	50 feet
7. The required number of off-street parking spaces for this site is 20, of which 8 spaces must be covered, calculated at 2.5 parking spaces per unit.
8. The number of off-street parking spaces provided for this site is 20 spaces, of which 8 spaces are covered (garage) and 8 are in the driveways.
9. Project Benchmark: F 149 - A standard disk, stamped "F 149 1935" and set in the top of a concrete post projecting 6 inches above ground, located on the Wabash Railroad, one block east of the station, in the southeast corner of the St. Mary Institute yard, 40 feet east of the center of a street crossing, and 45 feet north of the centerline of the main track, Elev. = 542.80.
10. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
11. All construction procedures and materials shall conform to the current City of O'Fallon standards.
12. This site is not located in the 100-year flood plain. FIRM Map 29183C0237 G, revised January 20, 2016.
13. Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
14. All siltation control devices shall follow St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
15. All proposed fencing requires a separate permit through the Building Division.
16. All sign locations and sizes must be approved separately through the Planning Division.
17. All proposed utilities to be underground.
18. Water lines to comply with City of O'Fallon standards.
19. 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, he/she shall make such changes at his/her 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 inspectors.
20. Stormwater cleansing will be determined on the Construction Plans and comply to Section 405.245 of the City Code.
21. No graded slopes shall exceed 3:1 maximum.
22. Proposed Site Coverage:

Grass:	0.19 Ac. (37.3%)
Pavement/Building:	0.32 Ac. (62.7%)
23. Lighting to comply to Section 400.298 of the City Code.
24. A full-time representative with appropriate skills, training and experience to operate and/or maintain a multi-family development will be provided per Section 400.298 of the City Code.
25. Current property owners:

125 Joseph Trust & 131 Joseph Trust
1278 Jungermann Road, Suite F
Saint Peters, MO 63376
636-262-4473



LOCATION MAP

BENCHMARKS

SITE BENCHMARK: An old iron pipe at the southwest corner of 125 Joseph Street, Elevation: 541.50.

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PLANNING & ZONING COMMISSION REQUIREMENTS AND CONDITIONS OF APPROVAL:

STAFF RECOMMENDATIONS:

1. Work with City staff on the location for the extension of the water to Elm Street.
2. If the residential units are planned to be sold in the future, a Preliminary Plat will be required.
3. Provide floor plans for the development.
4. The provided parking calculations reflect eight (8) units with two (2) bedrooms. If there is a change to the proposed number of bedrooms, a new site plan will be required.
5. Provide the approval letter from USPS for the method of mail delivery.
6. Work with City staff on the provision of a full-time representative for the maintenance of the development.
7. Provide recreation facilities or other amenities for the development.
8. The applicant shall comply with the municipal code requirements.

MUNICIPAL CODE REQUIREMENTS:

1. A photometric lighting plan shall be provided to show that adequate lighting has been provided to promote safety and security of residents.
2. Typical sections for pavement, road widening, sidewalks and the parking lot shall be provided.
3. There is currently not an existing manhole where one is shown on the plans. Provide manhole at end of the existing sanitary line.
4. Provide Fire District approval.

CITY COUNCIL CONTINGENCIES OF APPROVAL:

1. A maximum of eight (8) units can be constructed on the site.
2. With the approval of the property owner, construct a driveway/parking pod for the property at 12 Williams Street to provide off-street parking with three (3) spaces for that residence.
3. Make improvements to the turning radius from Joseph Street to Williams Street at the southeast corner, within the existing right-of-way/easement.
4. After project construction, including the installation of the new water line, the streets in the area shall be restored to no worse condition than they are today.
5. "No parking" signs shall be installed on both sides of Williams Street upon completion of these improvements.

* City of O'Fallon construction work hours per City Ordinance # 3249 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, and
 7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of land disturbed is 0.87 acres

CITY OF O'FALLON
PUBLIC WORKS DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeanne D'Amico DATE: 1/22/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
**125 & 131 JOSEPH ST.
SITE PLAN**

DATE: 2/2/18	REVISION:	MUSLER ENGINEERING COMPANY CIVIL ENGINEERING - PLANNING - LAND SURVEYING 32 Portwest Court, St. Charles, Missouri 63303 Telephone: (636) 916-0444 Fax: (636) 916-3444
DATE: 1/10/17	REVISION:	CERTIFICATE OF AUTHORITY: ENGINEERING: E-1330-D, LAND SURVEYING: LS-284-D DATE: AUG. 2017 DRAWN: J.R.S. CHECKED: J.R.S. PROJECT NO.: 14-1890 SHEET NO.: 1 OF 12

UTILITY CONTACTS

SANITARY SEWER
City of O'Fallon
100 N. Main Street
O'Fallon, MO. 63366
636-281-2858

WATER
City of O'Fallon
100 N. Main Street
O'Fallon, MO. 63366
636-281-2858

STORM SEWER
City of O'Fallon
100 N. Main Street
O'Fallon, MO. 63366
636-281-2858

ELECTRIC
Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-357-2978

GAS
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

TELEPHONE
Century Link
1151 Century Link Drive
Wentzville, MO. 63385
636-332-7261

FIRE DEPARTMENT
O'Fallon Fire Protection District
119 East Elm Street
O'Fallon, MO. 63366
636-272-3493

DISCLAIMER OF RESPONSIBILITY

I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

JEFFREY R. SMITH, P.E.
 MISSOURI PROFESSIONAL ENGINEER
 No. 2001004672
 2-2-18

JEFFREY R. SMITH, P.E.
MO. P.E. # E-2001004672

PREPARED FOR:
 125 JOSEPH TRUST & 131 JOSEPH TRUST
 MR. PAUL JAMES
 1278 JUNGERMANN ROAD, SUITE F
 ST. PETERS, MISSOURI 63376
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 E-mail: paul@stcharlesrent.com

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