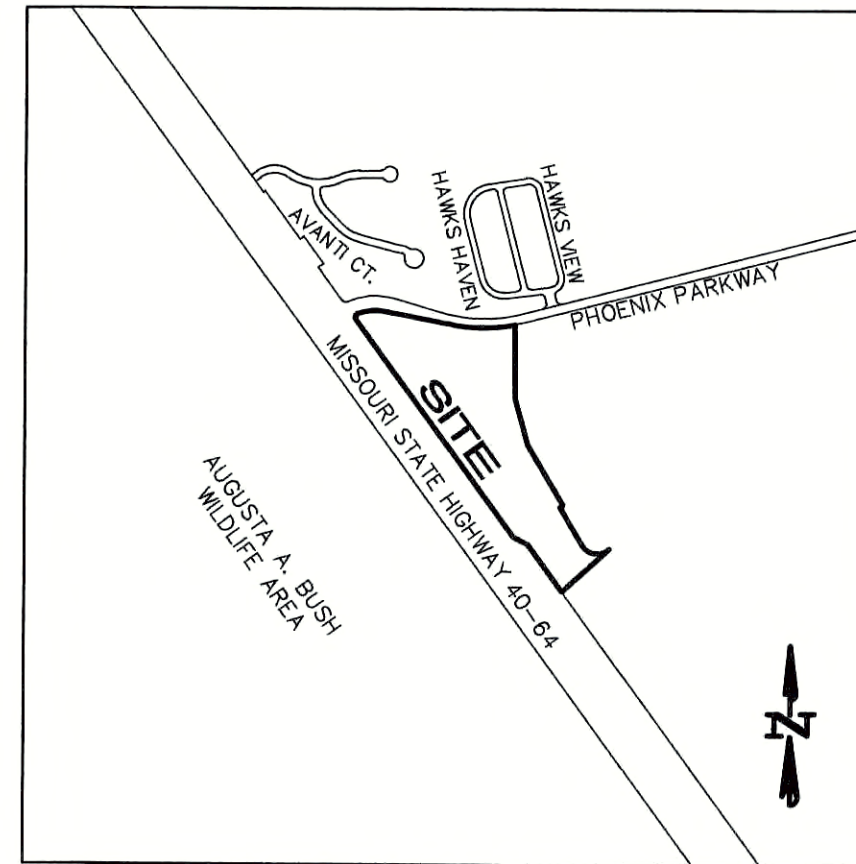
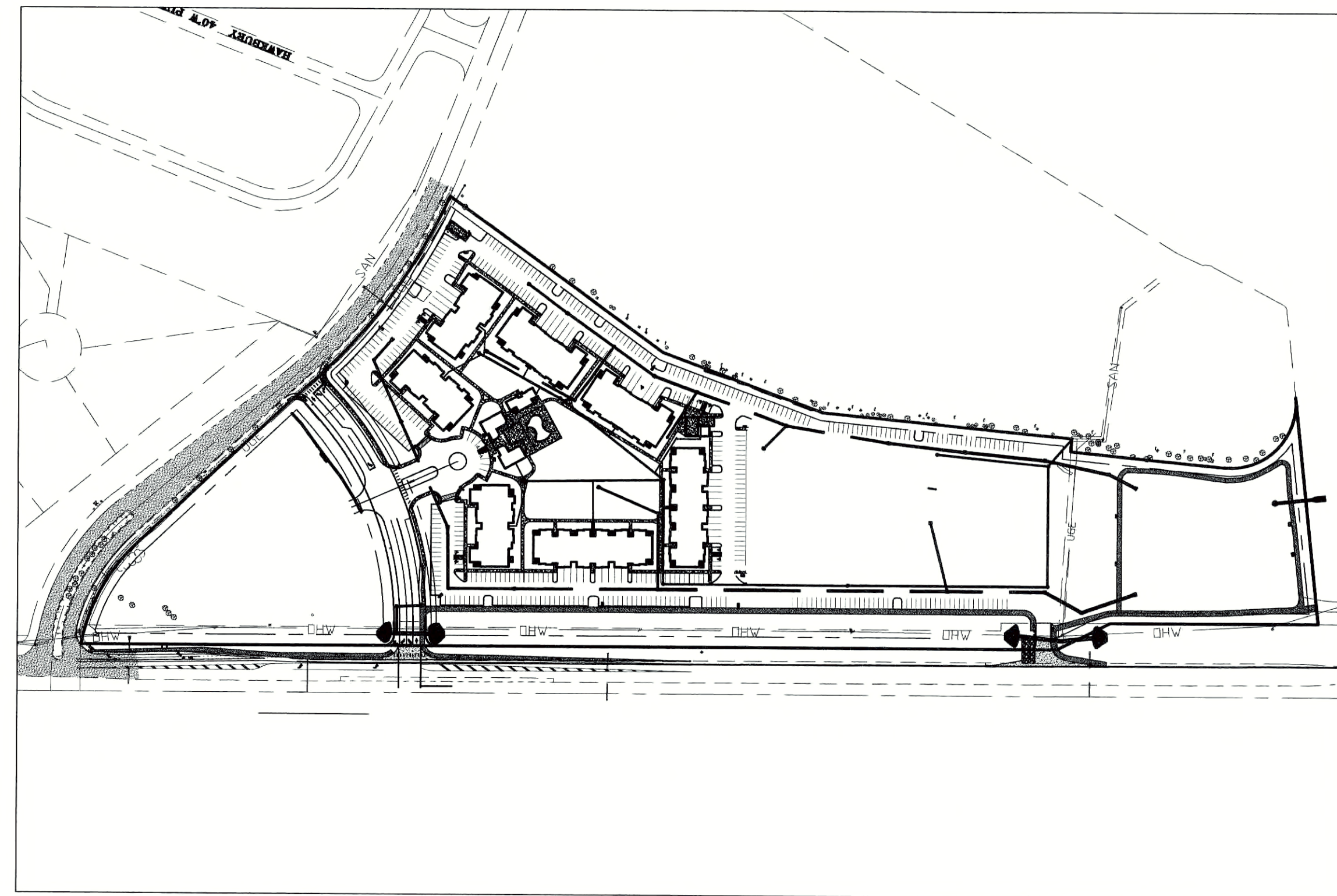


A SET OF CONSTRUCTION PLANS FOR ALTAIR AT THE PRESERVE (FKA WINGHAVEN POINTE) A TRACT OF LAND BEING PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Development Notes:

- Existing Zoning: MUTDD (Mixed-Use Traditional Dev. Dist.)
- Current Owner: Winghaven Land Investors, LLC
1001 Boardwalk Place
O'Fallon, MO 63368
- Contract Purchaser: Rolwes Development, LLC
13100 Manchester, Suite 65
St. Louis, MO 63131
- Flood Note: We have determined the horizontal location of this tract of land in St. Charles County, Missouri, by scaling the property in reference to the following Flood Insurance Rate Map (FIRM), St. Charles County, Missouri and incorporated areas, Map Number 29183C0430G, Community Panel Number (City of O'Fallon, 290316 0430 G with an effective date of January 20, 2016). By express reference to this map and its legend, this tract of land is indicated to be within the following zones: ZONE X - Areas determined to be outside the 0.2% annual chance floodplain, ZONE X (hatched) - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot, and ZONE AE - Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood in which base flood elevations determined.
- Site Coverage:
Buildings - 134,402.92 sq.ft. - 12.6%
Pavement - 293,247.36 sq.ft. - 27.5%
Green Space - 637,391.72 sq.ft. - 59.9%
- Public street to be 7" Concrete Pavement with a 4" Rock Base and a minimum slope of 2% design grade. All parking lot areas to be 3" Asphalt Pavement over 8" Rock Base.
- Detention will be provided in the proposed lake for the 100 year storm for the Dardenne Creek Watershed with development for residential area only.
- A detailed Landscape Plan will be provided as required by Article X of the Zoning Code.
- All paving to be in accordance with St. Charles County Standards and Specifications except as modified by the City of O'Fallon Ordinances.
- Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, materials, and specifications and signage. All crosswalks shall not be more than 2% slope in any direction.
- All water meters shall have the location approved by the Public Water Supply District No. 2.
- The location of 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 photometric plan will be submitted with the construction plans. Lighting shall be designed for a maximum of 0.5 foot candles along property line. Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will be made if not in compliance with City standards.
- All Entrance Sign locations and sizes must be approved separately through the Planning & Development Division.
- All new utilities will be located underground.
- Landscape Design shall follow city codes.

- Street Tree Calculations:
1 tree per 50 feet of ROW (Technology Drive and Connector Road)
2,863 feet / 50 feet = 58 trees required
53 new trees provided (5 existing to remain) = 58 provided
- Open Spaces:
1 tree for every 4,000 s.f. landscaped open space
109,648 s.f. / 4,000 s.f. = 28 trees required
Total trees provided = 28
- Interior Landscaping Required:
Not less than 8% of interior parking lot shall be landscaped.
714 spaces x 270 = 192,780 sq ft = 11,567 sq.ft. landscaping required
Total 11,709 sq.ft landscaping provided
- All public utilities will be covered by an easement as required by local agencies.
 - All required drainage easements and utility easements will be dedicated on the Record Plat.
 - All sanitary laterals to be a minimum of 4".
 - All water service lines to be a minimum of 1".
 - Additional silt control measures shall be installed to protect downstream wetland areas from silt and mud if required.
 - Future access to commercial lot shall be from new connector road only. Detention will be provided with the residential area to maximize the amount of commercial opportunity.
 - Site will comply with the Post Construction Storm Water Best Management Practices for storm water quality per code Section 405.247.
 - City approval of the construction plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.
 - Provide a minimum one week notice to Water District before construction begins.
 - All water mains, valves, fittings, hydrants and related items are to be installed in accordance with the current St. Charles County PWS#2 Guidelines and specifications.
 - All water meter pits, valves and pyramid boxes must be installed within green space.
 - All water lines after master meter vault will be private. All water lines to be SDR-21 PVC pipe. All private fire hydrants must be painted red.
 - This site is proposed to have a grading balance onsite. Should excessive soils be removed from this site, it will be placed on the commercial lot.
 - Possible future gates are shown for information only. Any future gates or fencing will require a separate submittal and permit.
 - The restriping or reconfiguration of the bike system due to the proposed entrance configurations will be the responsibility of the developer.



Drawing Index

- | | |
|-------|---------------------------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES |
| 3 | DEMO PLAN |
| 4-7 | SITE PLAN |
| 8-11 | GRADING PLAN |
| 12-15 | WATER PLAN |
| 16-19 | SEDIMENT & EROSION CONTROL PLAN |
| 20 | MODOT PLAN |
| 21 | SANITARY SEWER PROFILES |
| 22-23 | STORM SEWER PROFILES |
| 24 | STORM SEWER PROFILES, HYDRAULICS & STREET PROFILE |
| 25 | PRE-DEVELOPED DRAINAGE AREA MAP |
| 26-29 | POST-DEVELOPED DRAINAGE AREA MAP |
| 29A | LANDSCAPE PLAN |
| 30-37 | DETAILS |
| 38 | BASIN SECTIONS & DETAILS |

Plan View

Locator Map

Municipal Code Requirements:

To be addressed on the construction plans:

- The Traffic Management Policy requires an approved traffic study on this development based on the proposed traffic volumes provided by the design engineer. The study will allow staff the ability to determine street types and widths as well as improvements to adjacent streets with turn lanes as well as entrance configurations.
- Based on the commercial and residential use as well as the provided traffic volume from the design engineer, it appears the public street
- At the intersection of the public right-of-way with Technology Drive, provide striped right-out, left-out and inbound lanes.
- On the main entrance to the site, the maximum width of the entrance lane and the exit lane is 20'. Reduce the lane widths. For comparison, Boardwalk Village only has 18-foot wide one-way streets.
- In reviewing the grading/storm sewer system, it does not appear that there is sufficient fall across the property to the normal pool of the lake. Review and revise as necessary. Storm sewer discharge pipes shall have the flowline at or above the normal pool. Development Note #7 shall be removed from the plans. It does not apply to this development.
- Development Note #7 shall be removed from the plans. It does not apply to this development.
- Revise Development Note #30 to state that detention will be provided with the residential area to maximize the amount of commercial opportunity.
- Development Note #39 indicates a grading balance for this site; however, based on the provided grades, it will take approximately 2-feet of fill over the residential area to equal the amount removed from the basin of which there is minimal fill being added to the residential area. Provide a Development Note stating that should excessive soils be removed from this site and placed within the jurisdiction of the City of O'Fallon, a grading plan for that site will need to be reviewed and approved. In addition, if not deposited within the City of O'Fallon limits, provide haul routes to determine if City streets will be impacted.
- Provide a 10 foot wide utility easement along the east side of the public road.
- There does not appear to be sufficient fall to the normal pool elevation of the lake. Storm sewer discharge pipes shall have a discharge flow line at or above the normal pool.
- Although the petitioner is not required to gate the community, they have verbally discussed this option with staff. The petitioner shall provide a detail and the location of the fence with the construction plans. The fence location shall not deter access to the public trail/bike system near the lake/retention basin that can be connected to the Great Rivers Greenway trail system.
- The petitioner shall provide a detail and the location of the fence with the construction plans.
- All subdivision monuments, identification signage and/or directional signage shall be reviewed and approved by the Planning Division prior to installation.
- An Amended Area Plan will be required when the commercial portion of this development is proposed to be constructed.
- Detailed information including the covenants and restrictions on the development standards and architectural controls shall be provided for Winghaven Pointe. Such standards and controls shall be consistent with the concepts of the Mixed-Use Traditional Development District.
- Provide a detail of the trash/compactor enclosure on the construction plans.
- Provide a photometric plan in accordance with the Code.
- 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 https://www.ofallon.mo.us/dept_PW_engineering.htm
- Provide a landscaping plan with calculations, heights of trees, etc. per chapter 402 of the Code. The plans shall show mature height of vegetation and planting setback notes.

Condition of Approval

- The plans shall be submitted to MODOT for review and comment. Provide MODOT approval for the entrances on Technology Drive. Any Comments set forth by MODOT shall be addressed on the Construction Plans.
- The bike system along Technology Drive was installed by the City and has been maintained by the City. A note shall be added that states that re-stripping or re-configuration of the bike system due to the proposed entrance configurations will be the responsibility of the developer.
- The applicant shall propose expanded pedestrian facilities along Phoenix Parkway where the right-of-way allows.
- Provide a 10 foot wide trail easement to the east property line near the lake for the future expansion of the Great Rivers Greenway trail.

City approval of any construction site plans 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 improvement 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.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jamie Beville* DATE: 01/30/2018
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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: Existing Phase 3 Area: 261.33 acres - 22.85 acres(R/W) = 238.48 Ac. Net

Residential = 149.11 acres (63%)
Non-Residential = 89.37 acres (37%)

Add Winghaven Pointe
Area = 261.33 + 24.45 = 285.78 Ac.
R/W = 22.85 + 0.62 = 23.47 Ac.
Net Area = 262.31 Acres
Residential = 149.11 + 19.83 = 168.94 (64.4%)
Non-Residential = 89.37 + 4.00 = 93.37 (35.6%)

* The area of land disturbance is 20.76 Acres

* Number of proposed units is 1009 (318 in Winghaven Pointe)

* Building setback information:

Front yard	= 20 feet
Side yard	= 15 feet
Rear yard	= 15 feet
Parking	= 10 feet (along lot perimeter)
Front to Front	= 50 feet
Front to Back	= 50 feet
Back to Back	= 50 feet
Side to Side	= 20 feet
Front to Side	= 25 feet
Back to Side	= 25 feet
Corner to Corner	= 20 feet

* The estimated sanitary flow in gallons per day is 77,260 GPD

* Parking calculations:

Single Family Units: 1.5 spaces per Unit + 1 per additional bedroom
118 Units (1 Bedroom) X 1.5 per Unit = 177 spaces required
168 Units (2 Bedroom) X 2.5 per Unit = 420 spaces required
32 Units (3 Bedroom) X 3.5 per Unit = 112 spaces required
Total Spaces Required = 709 w/1 covered space per unit (318)
Spaces Provided = 318 covered spaces & 407 open spaces
Handicap spaces: 2% of total required(15),17 provided with 4 for "Lift Van Only" noted on the plans.

Community Center: 1 space per 10 Dwelling Units
318 Units/10 = 32 spaces Required
Spaces Provided = 32 w/1 handicap space

* Tree preservation calculations: 5 existing trees onsite, 5 to remain, 100% saved.

PROJECT TITLE:
ALTAIR AT THE PRESERVE
(FKA WINGHAVEN POINTE)

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-929-9552
FAX 636-929-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized 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.



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REVISIONS

Date	By	Description
04/25/2016	DCSD & PWS#2	COMMENTS
05/16/2016	CITY REVIEW	COMMENTS
06/15/2016	CITY REVIEW & DCSD	COMMENTS
07/29/2016	CITY REVIEW	COMMENTS
08/04/2016	MODOT REVIEW	COMMENTS
11/04/2016	PHOTOGRAPHIC REVISION	PER CLIENT
06/29/2017	MODOT REVIEW	COMMENTS
01/18/2018	CARPORIT REVISIONS	COMMENTS

Utility Contacts

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO 63368
636-441-1244

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO 63366
636-561-3737 Ext. 135

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
636-281-2858

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

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

Telephone
AT&T
402 North Third Street
St. Charles, MO 63301
636-949-4272

Charter Communications
941 Charter Commons
Town & Country, MO 63017
1-888-438-2427

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO 63385
636-332-9869

Developer / Owner:
ROLWES DEVELOPMENT, L.L.C.
13100 MANCHESTER ROAD, SUITE 65
ST. LOUIS, MISSOURI 63131
314-821-9600

P+Z No. #9831.65.02

City No. #

Page No.

1 of 38

COVER SHEET

Box Project # 14-16403 Issue Date: 03/16/2016