SHEET X.4 Drawing Index Plan View **COVER SHEET** RESIDENTIAL NOTES **EXISTING CONDITION** 2.1 3.1-3.6 **GRADING PLAN** LOT DESIGN/INFORMATION TABLE 3.8-3.9 BASIN CROSS SECTIONS SITE PLAN 4.1-4.6 **UTILITY PLAN/DETAILS** STREET PROFILES 6.4-6.6 PAVEMENT DETAILS NOT TO SCALE ___ 25' SETBACK SANITARY SEWER PROFILES LOW PRESSURE SYSTEM DETAILS SANITARY SEWER DETAILS 7.8-7.15 8.1-8.6 STORM SEWER PROFILES/DETENTION DETAILS (CHORD) STORM SEWER DETAILS 8.7-8.9 8.10-8.11 ZONE OF INFLUENCE SECTIONS 9.1-9.2 DRAINAGE AREA MAP 6' SIDE

A SET OF CONSTRUCTION PLANS FOR AMBERLEIGH

INITIAL SUBMITTAL 9-23-20 Rev Ducket Creek Cmmnt. 20201001 Rev per City/Duckett/PWSD#2 20201014 Rev per Duckett

ISSUE REMARKS/DATE

- 20201020 Rev per City Comments 20201102 Rev per DCSD Comments
- 20201106 Rev per City Comments 20210518 Rev per Developer 20210719 Rev per City & DCSD Comments

Legal Description

A TRACT OF LAND BEING PART OF U.S. SURVEY 418 AND FRACTIONAL SECTION 17, TOWNSHIP 42 NORTH, RANGE 6 EAST, CITY OF O'FALLON AND UNINCORPORATED ST

68.29 FEET; NORTH 79°31'08" WEST, 98.79 FEET; NORTH 45°50'41" WEST, 40.73 FEET; NORTH 00°32'45" EAST, 43.81 FEET; NORTH 22°34'35" WEST, 39.67 FEET

50°43'27 WEST, 325.10 FEET TO A POINT ON THE NORTHEAST LINE OF SAID U.S. SURVEY 418; THENCE LEAVING SAID SOUTHEAST LINE AND ALONG SAID NORTHEAST LINE OF U.S. SURVEY 418, SOUTH 3914'27" EAST, 664.22 FEET; THENCE CONTINUING ALONG LAST SAID NORTHEAST LINE, SOUTH 3924'45" EAST, 2291.14 FEET TO THE POINT OF

BEGINNING AND CONTAINS 5,207,665 SQUARE FEET, OR 119.551 ACRES, MORE OR LESS, ACCORDING TO SURVEY BY THE STERLING COMPANY DURING THE MONTH OF APRIL,

2018 AND SUBJECT TO FUTURE FLUCTUATIONS OF THE CENTERLINE OF DARDENNE CREEK. Conditions of Approval From

THE EMERGENCY ACCESS DRIVE TO HOPEWELL ROAD SHALL BE BUILT TO THE APPROPRIATE STANDARD AND MAINTAINED FOR THE PURPOSE OF PROVIDING EMERGENCY ACCESS. ACCESS SHALL BE LIMITED OR GATED FROM EVERYDAY RESIDENT USE IN A MANNER APPROVED BY

Planning and Zoning

- SHOW THE ACCEL AND DECEL LANES ON THE PLAT. CLARIFY WHETHER AN EASEMENT OR ADDITIONAL RIGHT-OF-WAY WILL BE REQUIRED OFF SITE.
- CLARIFY THE LOCATION OF DIEHR COURT AND SHOW IT ON THE PLAT CITY STAFF IS CONCERNED REGARDING THE PROXIMITY OF DIEHR COURT AND THE PROPOSED AMBERLEIGH DRIVE. REVIEW WHETHER IT IS POSSIBLE TO REMOVE DIEHR COURT AND PROVIDE
- A CONNECTION TO AMBERLEIGH DRIVE IN AGREEMENT WITH THE ADJACENT PROPERTY OWNER. PROVIDE CORRESPONDENCE FROM THE SCHOOL DISTRICT, PROVIDE A TYPICAL LOT DETAIL FOR THE "E" LOTS AND INCLUDE THE MINIMUM WIDTH.
- NOTES 3, 13 AND 15 CONFLICT WITH THE PROPOSED ANNEXATION AGREEMENT. PLEASE REVIEW AND REVISE AS NEEDED. WORK WITH STAFF ON THE LOCATION OF THE RETAINING WALL IN LOTS 166C THROUGH 169C.
- IT APPEARS TO LIMIT BUILDABLE AREA AND STAFF HAS CONCERNS ABOUT HOW RESIDENTS WILL ACCESS THE REAR OF THE LOTS.

MUNICIPAL CODE REQUIREMENTS:

- 1. IT APPEARS THAT A VAN-ACCESSIBLE ADA PARKING SPACE HAS BEEN PROVIDED FOR THE MAILBOX KIOSKS PER CITY CODE. PLEASE UPDATE THE DETAIL TO MATCH THIS. PROVIDE APPROVAL OF THE METHOD OF MAIL DELIVERY FROM USPS. PROVIDE LANDSCAPING PLANS.
- RETAINING WALLS SHALL BE PLACED IN EASEMENTS AND AN ACCESS EASEMENT SHALL BE PROVIDED FROM PUBLIC RIGHT-OF-WAY. REVISE THE TYPICAL PAVEMENT SECTION TO SHOW THE SIDEWALKS ON BOTH SIDES OF THE
- REVISE NOTE 21 TO TWO (2) FEET. 8. SHOW THE TOP OF BANK FOR THE CREEKS AND REVISED THE CREEKBANK SETBACKS PER

Benchmarks

THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS, AS DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK), USING PUBLISHED BASE STATION "MOOF" AND OBSERVING SITE BENCHMARK #1. THE SECOND SITE BENCHMARK HAS BEEN ESTABLISHED BY DIRECT READING USING CONVENTIONAL SURVEY EQUIPMENT FROM SITE BENCHMARK #1.

SITE BENCHMARK #1: <u>ELEVATION=615.12'</u> (NAVD 88) "CROSS" SET IN CONCRETE IN THE CENTER OF LONG GATE COURT; 42 FEET NORTHWEST OF CENTER OF CUL-DE=SAC AT SOUTH END OF LONG GATE COURT, 12.5' FROM CONCRETE CURB (SHOWN HEREON)

SITE BENCHMARK #2: <u>ELEVATION = 539.77'</u> (NAVD 88) "IRON ROD" SET ON SOUTH LINE OF HOPEWELL ROAD ACROSS FROM THE ENTRANCE DRIVE TO DARDENNE CREEK FARMS, APPROXIMATELY 490 FEET WEST OF CENTERLINE OF DRIVE TO #3150 HOPEWELL ROAD; 32 FEET WEST OF A POWER POLE AND 12 FEET SOUTH OF SOUTH EDGE OF ASPHALT.

TREE PRESERVATION:

EXISTING TREES = 29.8 ACRES TREES REMOVED = 25.8 ACRES (86.6%) TREES SAVED = TREES REQUIRED TO BE SAVED = 5.9 ACRES (20%) NO PLANTING MITIGATION REQUIRED. COMPLIED WITH CHAPTER 402, SECTION 402.040

CITY OF O'FALLON ENGINEERING DEPARTMENT ACCEPTED FOR CONSTRUCTION BY _____ DATE AUGUST 31, 2021

PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN Jtility Contacts

<u>Sanitary Sewers</u>

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

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

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

Storm Sewer

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

<u>Electric</u>

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

<u>Gas</u> Spire Gas

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

<u>Telephone</u>

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

New Melle Fire Protection District 3705 Mill St. New Melle, MO. 63365 636-828-5528

City of O'Fallon Standard Notes and Details — July 2019

P+Z No. 20-000028 **City No.** 20-003192 Aug. 27, 2021 Date: **Job No.** 14-04-136

Page No.

Date: 8-27-2021

Jason D Howell

License No. PE 2007002801

Professional Engineer

OF ST.
DRIVE, SU.
SOURI 633

SHE

OVER

10.1-10.3 ENTRANCE DETAILS / WARPINGS LANDSCAPE PLAN MISCELLANEOUS DETAILS

LOMBARDO HOMES

EMERGENCY CONTACT

2299 TECHNOLOGY DRIVE, SUITE 150 O'FALLON, MISSOURI 63368 Joe Carson PH. 636-265-2710

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C0405G DATED JANUARY 20, 2016), THIS PROPERTY LIES PRIMARILY WITHIN FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE", AND FLOOD ZONE "AE" FLOODWAY. LOTS 137-159 WILL BE REMOVED FROM THE FLOODPLAIN.

* 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 119.551 Ac.

The area of land disturbance is 73.80 Ac. Number of proposed lots is 175

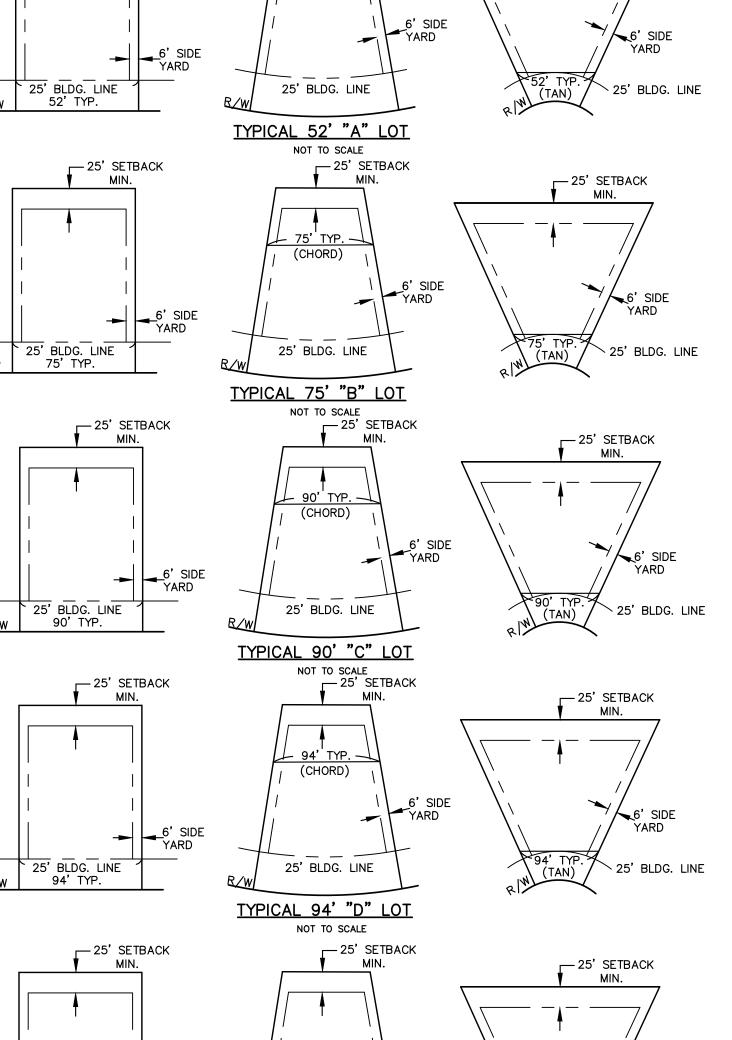
Building setback information. Front 25' Side

LOT BREAKDOWN:

A LOTS; LOTS 1-57 TOTAL: 57 LOTS

B LOTS; LOTS 58-104, 164-175 TOTAL: 59 LOTS

Rear 25' C LOTS; LOTS 105-115, 118-125, 130-133, 142, 159-163 TOTAL: 29 LOTS D LOTS; LOTS 126-129, 134-141, 143-158 TOTAL: 28 LOTS E LOTS; LOTS 116-117, TOTAL: 2 LOTS



6' SIDE

25' BLDG. LINE

NON-TYPICAL "E" LOT NOT TO SCALE

LOCATION MAP

___ 25' SETBACK

CONTOURS SPOT ELEVATIONS CENTER LINE BUILDINGS, ETC. TREE LINE ~~~~~ SILTATION CONTROL FENCE — X — X — X — STORM SEWERS SANITARY SEWERS CI NO. CATCH BASIN AREA INLET EX. GI GRATED INLET DOUBLE CURB INLET ⊕—⟨EX. MH⟩ STORM MANHOLE MH.)— SANITARY MANHOLE FE NO. FLARED END SECTION LABEL CUL-DE-SAC ISLANDS AS COMMON GROUND. CLEANOUT LATERAL CONNECTION 0 UTILITY OR POWER POLE FIRE HYDRANT TEST HOLE PAVEMENT -----—— (G) ——— (G) —— GAS MAIN & SIZE TELEPHONE ELECTRIC (U) UNDERGROUND ———— (UE) ———— ELECTRIC (O) OVERHEAD TO BE REMOVED TBR TO BE REMOVED & RELOCATED/REPLACED TOP OF CURB SWALE -~→ ~→ LIGHT STANDARD STREET SIGN STREET LIGHT

Legend

AND DETAILS

SEE SEPARATE SWPPP AND ROUGH GRADING PLANS DATED 6-23-2020 FOR SEDIMENT AND EROSION CONTROL DESIGN