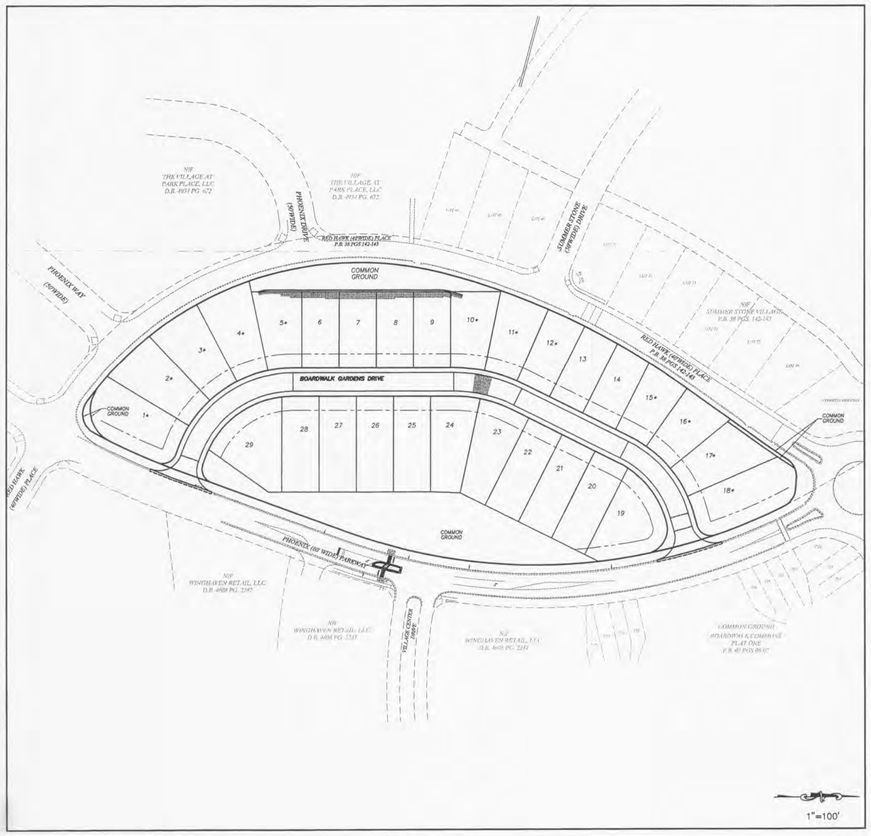
A SET OF CONSTRUCTION PLANS FOR BOARDWALK GARDENS

A TRACT OF LAND BEING A PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ISSUE	REMARKS/DATE
1	10-16-2012, INITIAL SUBMITTAL
2	11-29-2012, CITY COMMENTS
3	1-14-2013, CITY & DCSD COMMENTS
4	2-13-2013, CITY COMMENTS
5	3-13-2013, REVISED STORM & SANITARY
6	3-22-2013, REVISED UNDERDRAIN
7	8-1-2013, REVISED STORM SEWERS



1"=100'

Plan View

Drawing Index

1.1	Cover Sheet
1.2	Residential Notes
2.1-2.2	Overall Grading / SWPPP
3.1-3.3	Grading Plan
4.1-4.3	Site Plan
5.1-5.3	Utility Plan
6.1	Street Profiles
7.1-7.3	Sanitary Profiles
8.1-8.2	Storm Profiles
9.1-9.3	Drainage Area Map
10.1-10.2	Sandfilter Details
11.1	Hydraulic Calulations
12.1-12.4	Entrance Details / Warpings / Sight Distance Profiles
13.1	Retaining Wall Details
14.1	Zone of Influence Sections
15.1-15.2	Traffic Control Plan
16.1	Crosswalk and Pavement Striping Plan
DTL-1 - DTL-3	Erosion Control Details
DTL-4 - DTL-8	Sanitary Sewer Details
DTL-9	Storm Sewer Details
DTL-10 - DTL-12	Water Main Details
DTL-13 - DTL-14	Pavement Details
DTL-15	Miscellaneous Details
DTL-16	Gazebo Plan
L-1	Landscape Plan

* 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 6.42 AC.
The area of land disturbance is 6.37 AC.
Number of proposed lots is 29
Building setback information. Front 20
Side 6
Rear 10

Benchmarks

Site

SBM-1 511.12 – CENTERLINE CROSS AT INTERSECTION OF RED HAWK PLACE AND SUMMER STONE DRIVE PER GPS OBSERVATION (NAVD 88 DATUM)

Project Data

1. TOTAL SITE AREA: 6.42 ACRES
2. TOTAL DISTURBED AREA: 6.42 ACRES
3. FEMA MAP PANEL: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29183C0430 E DATED AUGUST 2, 1996), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 500-YEAR FLOODPLAIN.

Locator Map

Legend

EXISTING		PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	536.0
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
x	FENCE	x
	STORM SEWERS	
	SANITARY SEWERS	
EX CI	CATCH BASIN	PR NO
EX AI	AREA INLET	AI NO
EX GI	GRATED INLET	GI NO
EX MH	STORM MANHOLE	MH NO
EX MH	SANITARY MANHOLE	MH NO
EX FE	FLARED END SECTION	FE NO
CO	CLEANOUT	CO
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
2"G	GAS MAIN & SIZE	(2"G)
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
FO	FIBER OPTIC	(FO)
C	CABLE	(C)
FL	FLOW LINE	FL
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	ELEC

W/O ~ DENOTES PROPOSED WALKOUT LOTS
H.R. ~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME

Gazebo Construction Note:

A SEPARATE PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION OF THE PROPOSED GAZEBO.

Legal Description

A TRACT OF LAND BEING A PART OF U.S. SURVEY 1641, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERN LINE OF PHOENIX PARKWAY (80' WIDE) AND THE NORTHERN MOST CORNER OF SUMMER STONE VILLAGE AS RECORDED IN PLAT BOOK 38 PAGE 142-143 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE WESTERN LINE OF SAID PHOENIX PARKWAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 139.67 FEET AND A CHORD WHICH BEARS SOUTH 34°58'05" EAST 139.48 FEET TO A POINT; THENCE SOUTH 29°46'18" EAST A DISTANCE OF 326.90 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 41.57 FEET AND A CHORD WHICH BEARS SOUTH 28°13'31" EAST 41.56 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 770.00 FEET, AN ARC DISTANCE OF 630.15 FEET AND A CHORD WHICH BEARS SOUTH 03°14'03" EAST 612.71 FEET TO A POINT; THENCE SOUTH 20°12'38" WEST A DISTANCE OF 246.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 970.00 FEET, AN ARC DISTANCE OF 134.10 FEET AND A CHORD WHICH BEARS SOUTH 24°10'16" WEST 134.00 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 50.93 FEET AND A CHORD WHICH BEARS SOUTH 76°45'58" WEST 45.03 FEET TO A POINT ON THE NORTHERN LINE OF RED HAWK PLACE (40' WIDE); THENCE ALONG THE NORTHERN LINE OF SAID RED HAWK PLACE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET, AN ARC DISTANCE OF 559.97 FEET AND A CHORD WHICH BEARS NORTH 20°08'04" WEST 526.74 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 997.00 FEET, AN ARC DISTANCE OF 371.97 FEET AND A CHORD WHICH BEARS NORTH 25°05'08" EAST 369.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 35°46'25" EAST A DISTANCE OF 141.89 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1020.00 FEET, AN ARC DISTANCE OF 42.24 FEET AND A CHORD WHICH BEARS NORTH 34°35'14" EAST 42.24 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 33.74 FEET AND A CHORD WHICH BEARS NORTH 65°37'13" EAST 31.99 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 11.03 FEET AND A CHORD WHICH BEARS SOUTH 85°40'13" EAST 11.02 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 32.73 FEET AND A CHORD WHICH BEARS SOUTH 57°55'46" EAST 31.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 279,600 SQUARE FEET OR 6.4187 ACRES, MORE OR LESS, ACCORDING TO A BOUNDARY SURVEY BY THE STERLING COMPANY DURING THE MONTH OF SEPTEMBER, 2010 UNDER ORDER NUMBER 10-07-213.

Conditions of Approval From Planning and Zoning

STAFF RECOMMENDATIONS:

1. THE FINAL LOCATION OF THE CROSSWALK SHALL BE DETERMINED IN THE CONSTRUCTION PLAN PHASE. ADDITIONAL PEDESTRIAN CONTROLS SHALL ALSO BE IMPLEMENTED, INCLUDING DECORATIVE BOLLARDS WITH REFLECTORS IN THE 3' WIDE ISLANDS AND A STREET LIGHT PLACED AT THE INTERSECTION. ILLUMINATED PEDESTRIAN CROSSING SIGNS MAY BE WARRANTED AT THE INTERSECTION AND STAFF WILL WORK WITH THE DEVELOPER TO DETERMINE IF THEY WILL BE NECESSARY DURING THE CONSTRUCTION PLAN REVIEW PHASE.

2. THE CONSTRUCTION PLANS SHALL ADDRESS THE MUNICIPAL CODE REQUIREMENTS LISTED.

MUNICIPAL CODE REQUIREMENTS:

1. ALL SUBDIVISION MONUMENTS, IDENTIFICATION SIGNAGE AND/OR DIRECTIONAL SIGNAGE SHALL BE REVIEWED AND APPROVED BY THE PLANNING DIVISION PRIOR TO INSTALLATION. IF A MONUMENT SIGN WILL BE CONSTRUCTED NEAR THE NORTHERN ENTRANCE, AN EASEMENT SHALL BE DEDICATED FOR IT.

2. THE CONSTRUCTION PLANS SHALL BE REVISED TO SHOW THAT SIX (6) FOOT SIDE YARDS AREA BEING PROVIDED FOR EACH LOT AS SHOWN IN THE LOT TYPICAL ON SHEET 2.1.

3. A COMPLETE LISTING OF COVENANTS, CODES, RESTRICTIONS SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL. CITY OF O'FALLON REVIEW CRITERIA IS LOCATED IN THE SUBDIVISION CODE.

4. DETAILS OF THE MAIL KIOSKS AND THE LOCATION OF THE KIOSKS SHALL BE PROVIDED WITH THE CONSTRUCTION PLANS.

5. PROVIDE A 10' WIDE UTILITY AND ROADWAY EASEMENT BEHIND THE RIGHT-OF-WAY.

6. STORM WATER CLEANSING METHODS WILL BE REVIEWED DURING THE CONSTRUCTION PLAN REVIEW.

7. DUE TO THE APPROVED REDUCTION IN RADII, THE DEVELOPER SHALL PROVIDE DETAILS FOR TURNING MOVEMENTS FOR SCHOOL BUSES AND TRASH TRUCKS AT THE INTERSECTION OF VILLAGE CENTER DRIVE AND PHOENIX PARKWAY ALSO, LINE OF SIGHT AND SIGHT TRIANGLE EASEMENTS AT THE INTERSECTIONS SHALL BE PROVIDED.

8. THE DEVELOPER SHALL WORK WITH STAFF TO MOVE THE SANITARY SEWER LINE AS CLOSE AS POSSIBLE TO RED HAWK PLACE DRIVE BEHIND UNITS 10, 11 & 12.

9. THE PROPOSED EASEMENT TYPICAL BEHIND LOT 16 SHALL BE CORRECTED TO POINT TO THE EASEMENT. IT IS CURRENTLY SHOWN POINTING AT THE PATIO/DECK AREA OF LOT 16.

10. THE SIDEWALK TO THE REAR OF LOTS 17, 18, & 19SHALL BE SHOWN IN THE OUTSIDE OF THE LOT AND IN THE RIGHT-OF-WAY OR AS COMMON GROUND AS DEPICTED FOR LOT 1.

11. 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 HTTP://WWW.OFALLON.MO.US/DEPT_PW_ENGINEERING.HTM.

PLEASE NOTE:

- APPROVAL OF THE FINAL SITE PLAN OF A PUD SHALL EXPIRE AND BE OF NO EFFECT ONE HUNDRED-EIGHTY (180) DAYS AFTER THE DATE OF APPROVAL UNLESS AND UNTIL ALL APPROPRIATE FEES HAVE BEEN PAID AND THE CITY SHALL HAVE ISSUED A BUILDING PERMIT FOR THE DEVELOPMENT AUTHORIZED BY SAID APPROVED PLAN. APPROVAL OF THE FINAL SITE PLAN IN A PUD SHALL EXPIRE AND BE OF NO EFFECT ONE (1) YEAR AFTER THE DATE OF APPROVAL UNLESS CONSTRUCTION HAS BEGUN AND IS DILIGENTLY PURSUED IN ACCORDANCE WITH THE APPROVED PLAN. EXPIRATION OF THE APPROVED PLAN SHALL BE AUTHORIZED THE BOARD TO REQUIRE FILING AND REVIEW OF A NEW FINAL SITE PLAN IN ACCORDANCE WITH THE PROVISION OF THIS ARTICLE.
- PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY CITY STAFF. A CHECKLIST OUTLINING THE CONSTRUCTION SITE PLAN PROCESS AND APPLICATION ARE AVAILABLE ON THE CITY'S WEBSITE VIA WWW.OFALLON.MO.US (CITY DEPARTMENTS, COMMUNITY DEVELOPMENT, ENGINEERING) OR BY REQUEST.
- THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE THE DEVELOPMENT.
- ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT.
- ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE.
- ALL CONDITIONS OF APPROVAL SHALL BE NOTED ON THE CONSTRUCTION PLAN.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE August 5, 2013
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Utility Contacts

Sanitary Sewer
~~City of O'Fallon~~
~~100 N. Main St.~~
~~O'Fallon, MO. 63366~~
~~Contact: 636-281-2858~~

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: 636-281-2858~~

~~Missouri American Water Co.~~
~~727 Craig Rd.~~
~~St. Louis, MO. 63141~~
~~1-866-430-6820~~

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
636-281-2858

~~Cuivre River Electric Co.~~
~~P.O. Box 160~~
~~Troy, MO. 63379-0160~~
~~1-888-382-3780~~

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

Fire Department
~~O'Fallon Fire Protection District~~
~~110 E. Elm St.~~
~~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~~

PROJECT TITLE
BOARDWALK GARDENS
O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

The Professional Engineer's seal and signature affixed to this sheet applies only to the specific engineering work shown on this sheet. All drawings, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

STATE OF MISSOURI
MICHAEL G. BOERDING
E-28643
PROFESSIONAL ENGINEER

Date: 8/1/2013
MICHAEL G. BOERDING
License No. E-28643
Civil Engineer

MCBRIDE RED HAWK, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
PH. 636-537-2000
Contact: Jeremy Roth

Cover Sheet

P+Z No. 9831.34.09.01
City No.
Date: OCT.16, 2012
Job No. 12-05-128

Page No.
1.1
IMP

"Final Plan" Approval Date: November 1, 2012