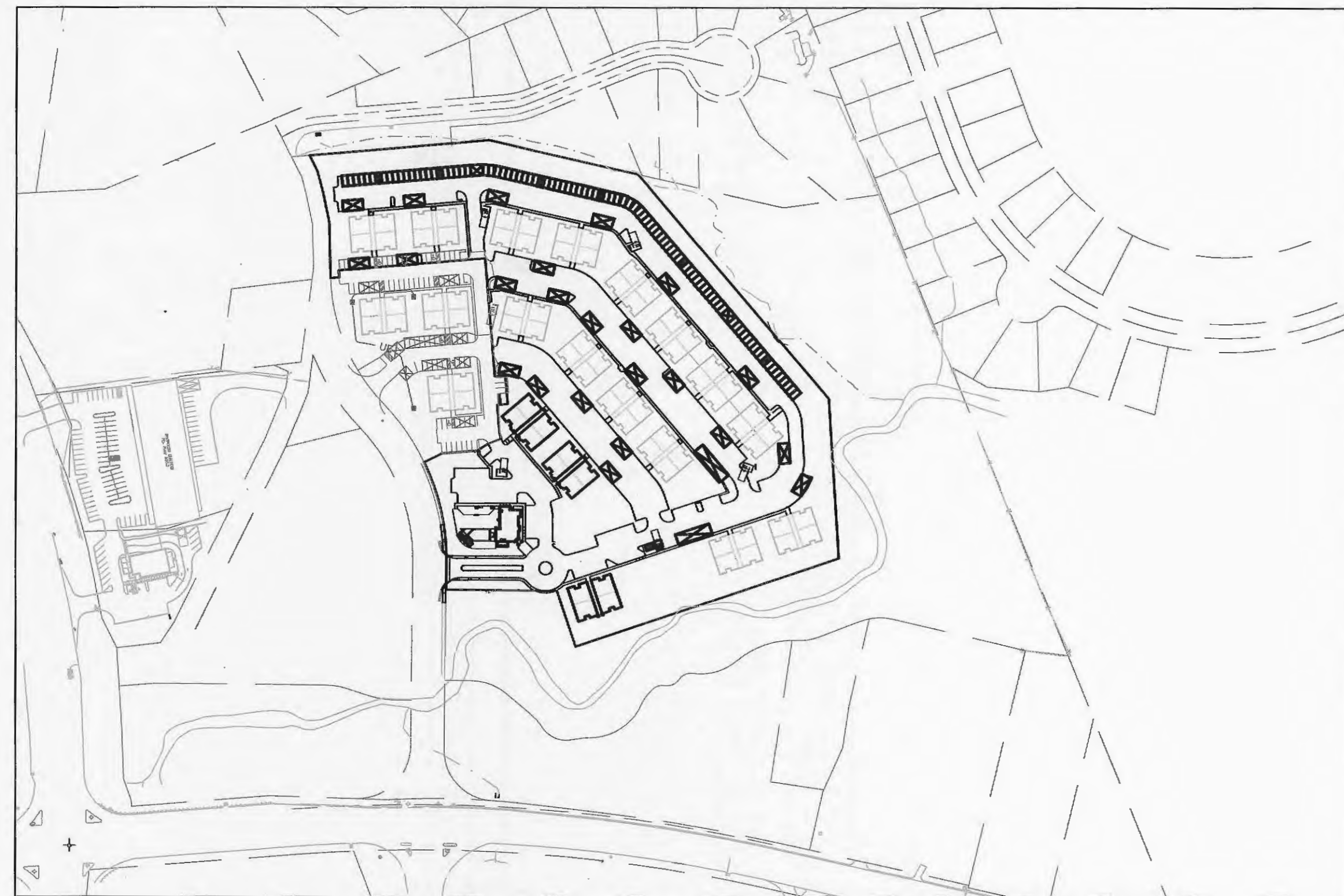
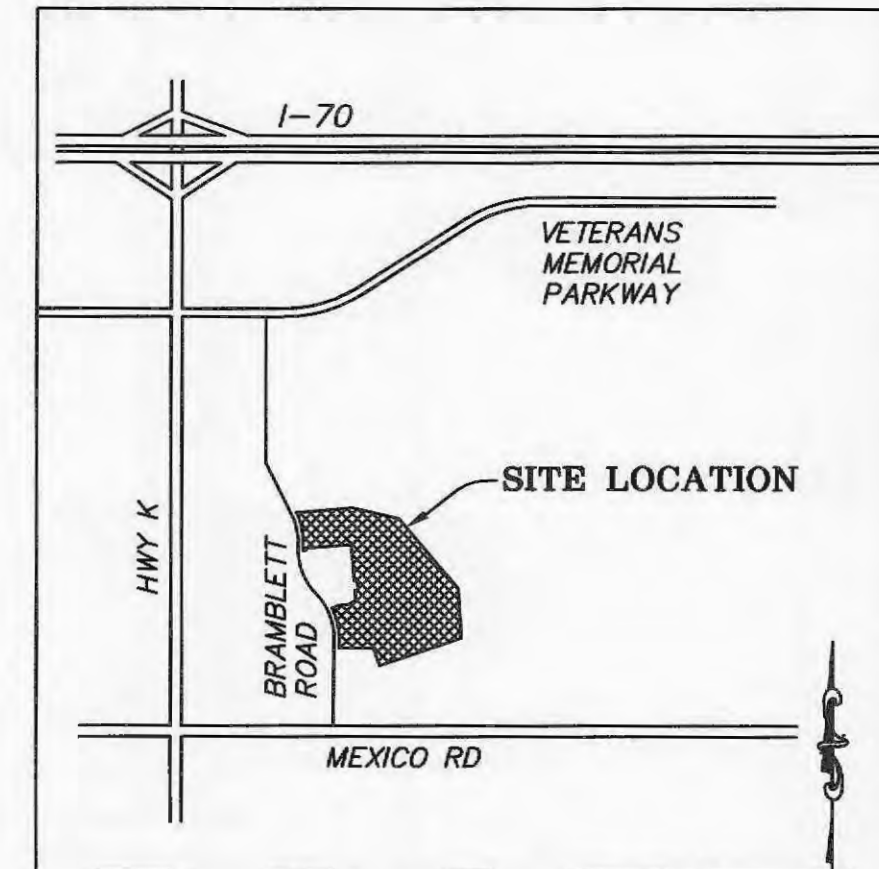


A SET OF CONSTRUCTION PLANS FOR
BRAMBLETT HILLS APARTMENTS
 (AN ADDENDUM TO IMPROVEMENT PLANS FOR BELLEAU CROSSING)
 A TRACT OF LAND BEING
 PART OF LOT 1 OF BRAMBLETT CROSSING
 A SUBDIVISION RECORDED IN
 PLAT BOOK 46, PAGE 112,
 ST. CHARLES COUNTY, MISSOURI

THIS SET OF PLANS IS AN ADDENDUM TO A SET OF PLANS PREPARED BY ST. CHARLES ENGINEERING & SURVEYING, INC. FOR THE BELLEAU CROSSING PROJECT AND ON FILE AT THE CITY OF O'FALLON (STAMPED APPROVED 3-12-09.)



Plan View



Locator Map N.T.S.

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Benchmarks Project

RM60 - ELEVATION (NGVD) 480.00
 2-INCH CUT SQUARE IN CENTER OF NORTH END OF WALKWAY AT THE NORTHEAST CORNER OF BELLEAU CREEK ROAD BRIDGE OVER BELLEAU CREEK

Site

ELEV.-498.07 TOP OF EXISTING MANHOLE ON EASTERN PROPERTY LINE

SYMBOL LEGEND

X	FOUND CROSS	⊠	ELECTRIC BOX	⊠	CABLE TV BOX
○	FOUND IRON PIPE	⊠	ELECTRIC METER	⊠	LIGHT STANDARD
●	SET IRON ROD	⊠	POWER POLE	⊠	CLEAN OUT
⊕	BENCHMARK	⊠	GUY WIRE	⊠	SANITARY MANHOLE (EXISTING)
⊠	TRAFFIC SIGNAL BOX	⊠	GAS METER	⊠	STORM SEWER MANHOLE (EXISTING)
□	PHONE BOX	⊠	GAS VALVE	⊠	STORM SEWER DRAIN (EXISTING)
⊠	UTILITY MANHOLE	⊠	WATER METER	⊠	GRATE INLET (EXISTING)
○	BOLLARD	⊠	WATER VALVE	⊠	AREA INLET (EXISTING)
⊠	MAILBOX	⊠	HYDRANT	⊠	GENERAL SURFACE DRAINAGE
—	SIGN	⊠	WATER SHUT OFF	⊠	EXISTING CONTOUR
—	POST	⊠	SPRINKLER HEAD	⊠	TREE LINE
⊠	SHRUB	⊠	IRRIGATION VALVE BOX	⊠	8" PVC SAN. SEWER (EXISTING)
⊠	EXISTING DECIDUOUS TREE	⊠	WELL	⊠	18" CMP STORM DRAIN (EXISTING)
⊠	EXISTING EVERGREEN TREE	⊠	TEST HOLE		

Conditions of Approval From Planning and Zoning

- Staff Recommendations
1. A covered bus stop for the Bramblett Hollow Subdivision to the north was to be provided as part of the previously approved plans for this development. The bus stop shall be constructed. Provide elevations of the bus stop with the Construction Plans.
 2. Per the previously approved plan, the developer shall grade and prepare the area along the north side of the creek for possible installation of an 8 foot wide multipurpose trail in the future. A public easement shall be granted to the City for public use of the eight (8) foot wide multi-purpose trail. The easement shall be extended to the east property line. The Covenants, Codes and Restrictions shall address that the homeowner's association will be responsible for maintenance of the proposed trail. A note on the plans shall be provided stating the developer will grade the area for future installation of the trail. When the commercial lots along the south side of the creek develop, the same stipulations in regards to grading, easement dedication and maintenance will apply to those developments.
 3. Per Section 400.105.D.12 of the Zoning Code a brick veneer shall be provided on the north side of these buildings. Buildings 14, 15, 16 and 17 (17, 18, 19 and 20 as currently numbered) are adjacent to property that is zoned R-1 to the North.
- Municipal Code Requirements
1. If it is decided during construction plan review process that recycling will be offered, the enclosures shall be constructed to provide proper screening of the containers.
 2. Elevations of the mail kiosks shall be provided with the construction plans. The relocation of the existing condominiums mail kiosks shall be shown on the construction plans.
 3. An elevation of the carports and garages shall be provided. Per previous conditions of approval, garages or carports along a portion of the north property line shall have asphalt shingles in lieu of metal roofing.
 4. Revised OCR's shall be provided that address the maintenance of the common ground and amenities.
 5. Prior to construction plan approval a landscape maintenance agreement shall be finalized for the landscaping in the medians on Bramblett Road.
 6. Provide some means to channelize traffic through the roundabout to prevent left turns. The petitioner shall work with staff on the final design for the round-a-bout.

* 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 11.2 Acres
 The area of land disturbance is 11.0 Acres
 Number of proposed lots is 0. Lot currently exists.
 Building setback information. Front 35 Feet
 Side 15 Feet
 Rear 30 Feet

* The estimated sanitary flow in gallons per day is 72,000.
 * Tree preservation calculations: See Landscape Plan

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.

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: [Signature] DATE 6-18-15
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

Utility Contacts

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

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

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

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

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

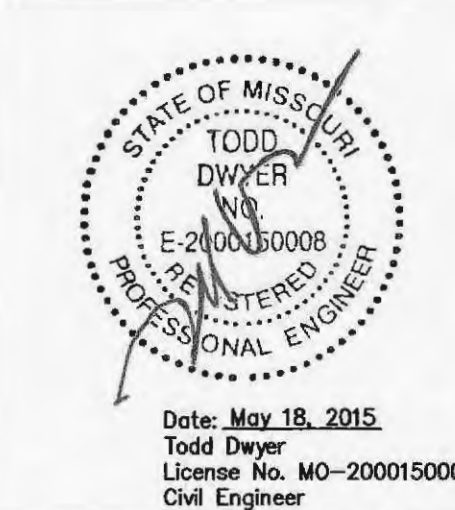
Gas
 Laclede Gas Company
 6400 Graham Road
 St. Louis, MO. 63134
 314-522-2297

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

Fire District
 O'Fallon Fire Protection District
 119 E. Elm St.
 O'Fallon, MO. 63366
 636-272-3493

PROJECT TITLE:
BRAMBLETT HILLS APARTMENTS

THD DESIGN GROUP, INC.
 "your solution for engineering and surveying"
 COPYRIGHT 2011
 148 CHESTERFIELD INDUSTRIAL BLVD, CHESTERFIELD, MO 63005
 TEL: 636-294-3972
 FAX: 636-294-3977
 WEB: THDDSGROUP.COM



Date: May 18, 2015
 Todd Dwyer
 License No. MO-2000150008
 Civil Engineer

Developer / Owner Information:
Michael Towerman
TriStar Properties
13397 Lakefront Drive
Earth City, MO 63045

City of O'Fallon Cover Sheet

P+Z No: 3805.05.02
 Approval Date: 02/05/2015

City No.

Page No.



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 AND/OR CONSTRUCTION OF IMPROVEMENTS.