

# GENERAL NOTES

- LOT DATA 590 LOTS
  - VILLAGE A (R-1)
    - 276 LOTS (SINGLE FAMILY DETACHED COTTAGES)
    - BUILDING LINE SETBACK 25'
    - SIDE YARD SETBACK 6'
    - REAR YARD SETBACK 15'
    - MINIMUM LOT WIDTH 35'
    - MINIMUM LOT SIZE - 3,850 SQ.FT.
    - AVERAGE LOT SIZE - 6,624 SQ.FT. (EXCLUDES R.O.W. & COMMON GROUND)
    - SMALLEST LOT SIZE SHOWN - 4,208 SQ.FT.
  - VILLAGE B (R-1)
    - 207 LOTS (SINGLE FAMILY)
    - BUILDING LINE SETBACK 25'
    - SIDE YARD SETBACK 6'
    - REAR YARD SETBACK 15'
    - MINIMUM LOT WIDTH - 52'
    - MINIMUM LOT SIZE - 5720 SQ.FT.
    - AVERAGE LOT SIZE - 7,138 SQ.FT. (EXCLUDES R.O.W. & COMMON GROUND)
    - SMALLEST LOT SIZE SHOWN - 6,413 SQ.FT.
  - VILLAGE C (R-1)
    - 107 LOTS (SINGLE FAMILY)
    - BUILDING LINE SETBACK - 25'
    - SIDE YARD SETBACK - 6'
    - REAR YARD SETBACK 15'
    - MINIMUM LOT WIDTH - 62'
    - MINIMUM LOT SIZE - 6820 SQ.FT.
    - AVERAGE LOT SIZE - 9,914 SQ.FT. (EXCLUDES R.O.W. & COMMON GROUND)
    - SMALLEST LOT SIZE SHOWN - 7,187 SQ.FT.
- THIS TRACT IS IN AND SERVED BY -
  - CITY OF O'FALLON SEWER
  - CITY OF O'FALLON WATER
  - AMEREN UE
  - CENTURY TEL
  - ST. CHARLES GAS CO.
  - WENTZVILLE FIRE PROTECTION DISTRICT
  - FORT ZUMWALT SCHOOL DISTRICT
  - O'FALLON POST OFFICE
- STREETS SHALL BE BUILT PER CITY OF O'FALLON SPECIFICATIONS
- ALL DRIVEWAYS SHALL ACCESS INTERIOR STREETS.
- SANITARY SEWERS SHALL BE BUILT PER CITY OF O'FALLON SPECIFICATIONS.
- GRADING SHALL BE PER CITY OF O'FALLON STANDARDS
- STREET TREES, LANDSCAPING, STREET LIGHTS AND SIDEWALKS SHALL BE PER CITY OF O'FALLON STANDARDS
- UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE TOPOGRAPHIC SURVEY IS FROM FIRM DATUM
- THIS PROJECT IS IN COMPLIANCE WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING CODE.
- ALL SIDEWALKS SHALL BE 4' WIDE MINIMUM AND COMPLY WITH ADA STANDARDS.
- THIS PLAT IS NOT FOR RECORD
- A PORTION OF THIS SITE IS IN THE 100 YEAR FLOOD AS SHOWN ON FIRM MAP PANEL NUMBERS 29183C0210E AND 29183C0220E, DATED MARCH 17, 2003
- WETLAND EVALUATIONS HAVE BEEN COMPLETED AND FORWARDED TO THE CITY.
- PROPOSED LIGHT STANDARDS SHALL BE 16" TALL.
- THE PROPOSED UTILITIES AND SEWERS SHALL BE COVERED BY EASEMENTS GRANTED TO THE APPROPRIATE UTILITY COMPANIES AND MUNICIPALITIES.
- COVENANTS & RESTRICTIONS WILL BE SIMILAR TO HOMEFIELD. (Book 2333, Page 79 Amended Book 2474, Page 1951)
- DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE DEPT. OF NATURAL RESOURCES AND THE ARMY CORPS OF ENGINEERS PRIOR TO DEVELOPMENT.
- ALL ENTRANCE MONUMENTS AND LOCATIONS MUST BE APPROVED SEPARATELY IN ACCORDANCE WITH THE CITY'S SIGN CODE.
- THE DEVELOPER WILL PROVIDE THE APPROPRIATE APPROVALS FROM DNR AND COE FOR THIS DEVELOPMENT'S IMPACT ON THE EXISTING CREEK.
- NO PORTION OF THE DWELLINGS, INCLUDING THE FOOTING AND ROOF OVERHANG, SHALL ENDOUR INTO THE FIVE (5) FOOT SETBACK/EASEMENT IN ORDER TO MEET BUILDING AND FIRE DEPARTMENT REQUIREMENTS.
- A SEPARATE SITE PLAN SHALL BE SUBMITTED FOR THE COMMON GROUND AMENITIES SUCH AS BUILDING ELEVATIONS, LANDSCAPING, ETC.
- A 60' WIDE DRAINAGE EASEMENT IS TO BE CENTERED ALONG THE CENTERLINE OF THE EXISTING DRAINAGE DITCH AND WILL BE SHOWN ON THE RECORD PLAT. AREA WITHIN THIS EASEMENT IS TO REMAIN UNDISTURBED.
- ALL EXISTING STRUCTURES AND IMPROVEMENTS ON SITE ARE TO BE REMOVED
- ALL NEW, RELOCATED, AND RECONNECTED UTILITIES SHALL BE PLACED UNDERGROUND
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR MORE THAN 30% OF THE TOTAL UNITS, BUILDING PERMITS FOR ALL OF THE RECREATIONAL AMENITIES SHALL BE PULLED. PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR 40% OF THE TOTAL UNITS, ALL RECREATIONAL AMENITIES SHALL BE OPEN FOR USE.
- DEVELOPER TO WORK WITH CITY STAFF ON AVAILABILITY OF SANITARY SEWER SERVICE.
- COPIES OF PLANS HAVE BEEN SUBMITTED TO CITY'S TRAFFIC CONSULTANT.
- SANITARY SEWER CONNECTIONS SHALL BE ALLOWED PURSUANT TO THE TERMS OF THE PREVIOUSLY SIGNED AGREEMENT REACHED WITH THE CITY.
- A Special-Use Permit must be obtained from St. Charles County Highway Department before any work can be performed in Mexico Road or Guthrie Road right-of-way. Please contact Donna Ray at St. Charles County Highway Department at 636-949-7305.
- St. Charles County Highway Department shall be notified 24 hours prior to the start of construction. Contact Vance Orrible at 636-949-7305
- Contractor will be responsible for any damage done to the newly paved Mexico Road. Any damage done to the road should be replaced as follows:
  - Pavement - Damaged area should be milled 1/2 width of existing road surface, SS1H tack oil be applied to milled area, 2" thick overlay (BP-1).
 Guthrie Road and Mexico Road must be kept clean of mud and debris. Clean up of both roads must be done throughout the workday.
- DRIVEWAY LOCATIONS SHALL NOT INTERFERE WITH THE SIDEWALK HANDICAP RAMPS
- ANY PROPOSED PAVILIONS OR PLAYGROUND AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT
- FOR SEDIMENT AND SILTATION CONTROL MEASURES, SEE PREVIOUSLY APPROVED ROUGH GRADING PLANS
- ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 134B PAINT (OR EQUIVALENT AS APPROVED BY THE CITY AND MoDOT).
- DEVELOPER TO PROVIDE CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- NO BUILDING PERMITS WILL BE ISSUED FOR LOTS WITHIN THE EXISTING 100-YEAR FLOODPLAIN UNTIL THE CITY RECEIVES THE LOMR FROM FEMA.
- ALL UTILITIES SHALL BE UNDERGROUND
- A SOILS ENGINEER SHALL DETERMINE THE METHOD OF REVEGETATION OF AREAS DISTURBED BY CONSTRUCTION OF THE IMPROVEMENTS ON THESE PLANS IN THE DRAINAGE EASEMENT.
- ALL PAVING TO BE IN ACCORDANCE WITH CT. 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 "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
- CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT SINGLE FAMILY AND TWO FAMILY DWELLING UNITS CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.

**POOL / BATHHOUSE PARKING CALCULATIONS**

1 PARKING SPACE / 10 LOTS  
590 LOTS = 59 PARKING SPACES REQUIRED  
60 PARKING SPACES PROVIDED

**TREE PRESERVATION**

Existing trees = 79.40 Acres  
Trees Removed = 58.80 Acres = 74% of trees removed  
Per ordinance, no trees need to be replaced.

**STREET TREES**

1 tree shall be provided for every lot street frontage.  
(corner lots shall require 2 trees, lots fronting Old Highway 79 require additional tree.)

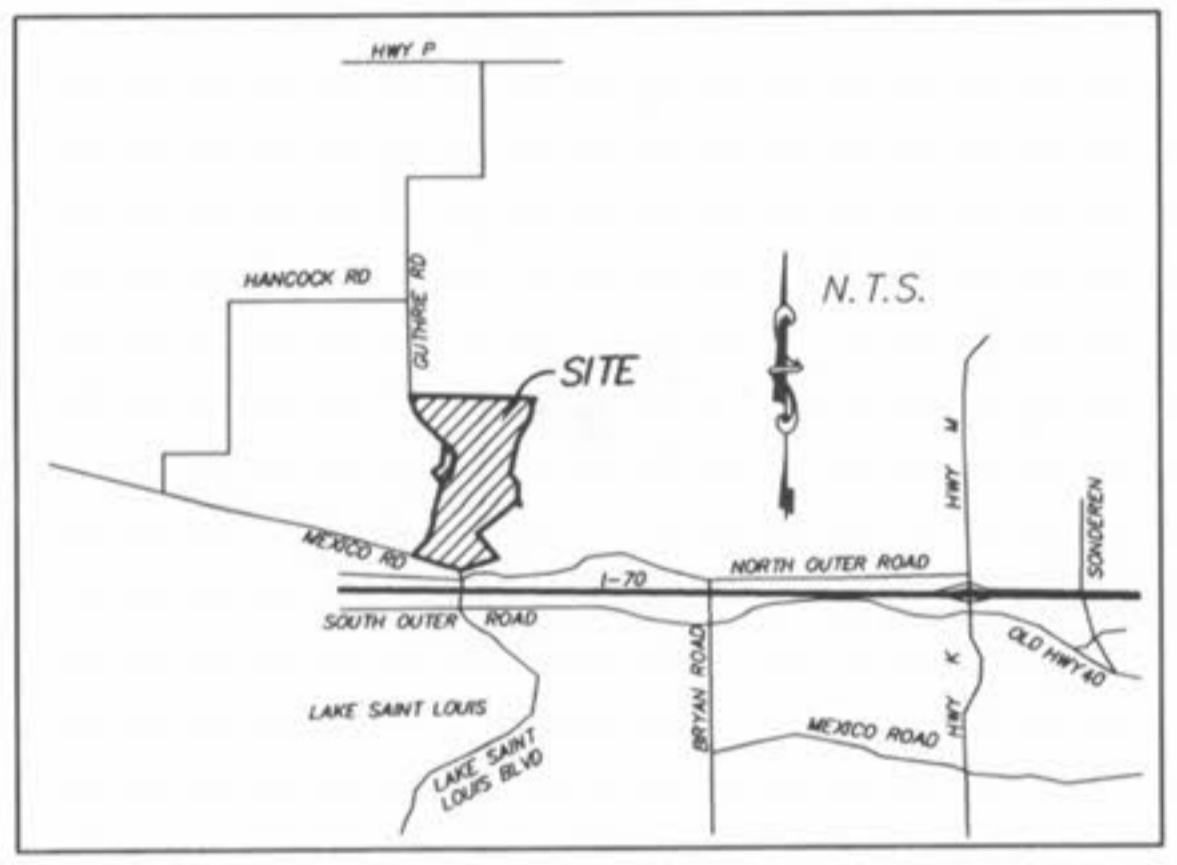
590 lots = 590 trees  
Lots fronting more than one street = 92 additional trees  
Total trees required = 682 trees

# BROOKSIDE

A TRACT OF LAND BEING PART OF SECTIONS 22, 23, 26, & 27, AND PART OF U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

## IMPROVEMENT PLANS

### 590 LOTS



Call BEFORE you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM, INC.

MoDOT LOCATOR: 314-340-4100

4/13/06 File Copy  
APPROVED  
ABK  
Reapproved w/ Amenities changes

**REVEGETATION SCHEDULE**

**Seeding Rates:**

**Permanent:**  
Tall Fescue - 30 lbs./ac.  
Smooth Brome - 20 lbs./ac.  
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

**Temporary:**  
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1000 square feet)  
Oats - 120 lbs./ac. (2.75 lbs. per 1000 square feet)

**Seeding Periods:**  
Fescue or Brome - March 1 to June 1  
August 1 to October 1

Wheat or Rye - March 15 to November 1  
Oats - March 15 to September 15

**Mulch rates:** 100 lbs. per 1,000 sq. ft. (4,356 lbs. per acre)

**Fertilizer rates:** Nitrogen 30 lbs./ac.  
Phosphate 30 lbs./ac.  
Potassium 30 lbs./ac.  
Lime 600 lbs./ac. ENM\*

\*ENM = effective neutralizing material as per State evaluation of quarried rock.

**PROJECT BENCH MARK**

NGVD (same as USGS)

RM 45: Chiseled square on the southeast wingwall of the Lake Saint Louis Boulevard bridge over the spillway of Lake Saint Louis.  
Elev. 526.16

**SITE BENCH MARKS**

TBM B: Chiseled square on the southeast wingwall on the bridge on Guthrie Road 2,000' north of Mexico Road.  
Elev. 486.36

TBM C: Chiseled square on the northeast wingwall on the bridge on Guthrie Road 3,000' north of Mexico Road.  
Elev. 493.20

Sheet	Description
1	COVER SHEET
2	GENERAL NOTES
3	SITE MAP
4-6	EROSION CONTROL PLANS
7	EROSION DETAILS
8A	VILLAGE "A" COVER SHEET
9A-14A	VILLAGE "A" SITE PLAN
15A-20A	VILLAGE "A" GRADING PLAN
21A-23A	VILLAGE "A" STREET PROFILES
24A	VILLAGE "A" BRUSHY BROOK DR. ENTRANCE DETAIL
25A	VILLAGE "A" MEXICO ROAD ENTRANCE DETAIL
26A-27A	VILLAGE "A" GUARDRAIL SHEETS
28A-30A	VILLAGE "A" SANITARY SEWER PROFILES
31A	VILLAGE "A" LIFT STATION SITE PLAN
32A-33A	VILLAGE "A" OFFSITE FORCE MAIN PLAN & PROFILE
34A-38A	VILLAGE "A" LIFT STATION DETAILS
39A-42A	VILLAGE "A" STORM SEWER PROFILES
43A-44A	VILLAGE "A" SPRING INTERCEPT SHEETS
45A-50A	VILLAGE "A" DRAINAGE AREA MAP
51A-56A	VILLAGE "A" WATER LAYOUT
57A-59A	VILLAGE "A" OFFSITE WATER PLAN
60A-65A	VILLAGE "A" LANDSCAPE PLAN
65A1	VILLAGE "A" POOL SITE
65A2	VILLAGE "A" RECREATION AREA
66B	VILLAGE "B" COVER SHEET
67B-72B	VILLAGE "B" SITE PLAN
73B-78B	VILLAGE "B" GRADING PLAN
79B-82B	VILLAGE "B" STREET PROFILES
83B	VILLAGE "B" FLINT BROOK DR. ENTRANCE DETAIL
84B	VILLAGE "B" DEER BROOK DR. ENTRANCE DETAIL
85B-87B	VILLAGE "B" SANITARY SEWER PROFILES
88B-91B	VILLAGE "B" STORM SEWER PROFILES
92B-97B	VILLAGE "B" DRAINAGE AREA MAP
98B-103B	VILLAGE "B" WATER LAYOUT
104B-109B	VILLAGE "B" LANDSCAPE PLAN
109B1	VILLAGE "B" RECREATION AREA
109B2	VILLAGE "B" FOOT BRIDGE AND PEDESTRIAN TRAIL
110C	VILLAGE "C" COVER SHEET
111C-113C	VILLAGE "C" SITE PLAN
114C-116C	VILLAGE "C" GRADING PLAN
117C-118C	VILLAGE "C" STREET PROFILES
119C	VILLAGE "C" BLUFF BROOK ENTRANCE DETAIL
120C-121C	VILLAGE "C" SANITARY SEWER PROFILES
122C-123C	VILLAGE "C" STORM SEWER PROFILES
124C-126C	VILLAGE "C" DRAINAGE AREA MAP
127C-129C	VILLAGE "C" WATER LAYOUT
130C-132C	VILLAGE "C" LANDSCAPING PLAN
133-135	TRAFFIC CONTROL PLANS
136-139	DETENTION BASIN DETAILS
140	RETAINING WALLS & DETAILS
140A-140B	RETAINING WALL SWALES
141-149	GENERAL CONSTRUCTION DETAILS

# DRAWING INDEX

**LEGEND**

<ul style="list-style-type: none"> <li>Sanitary Sewer (Proposed)</li> <li>Sanitary Sewer (Existing)</li> <li>Storm Sewer (Proposed)</li> <li>Storm Sewer (Existing)</li> <li>Water Line &amp; Size</li> <li>Existing water line</li> <li>Tap &amp; Valve</li> <li>Hydrant</li> <li>Cap</li> <li>Lot or Building Number</li> <li>Existing Fence Line</li> <li>Existing Tree Line</li> <li>Street Sign</li> <li>Existing Contour</li> <li>Proposed Contour</li> <li>Rip-Rap</li> <li>End of Lateral</li> <li>Asphalt Pavement</li> <li>Concrete Pavement</li> <li>Strawbales</li> </ul>	<ul style="list-style-type: none"> <li>Sanitary Structure</li> <li>Storm Structure</li> <li>Test Hole</li> <li>Power Pole</li> <li>Light Standard</li> <li>Double Water Meter Setting</li> <li>Single Water Meter Setting</li> <li>C.I. Curb Inlet</li> <li>S.C.I. Skewed Curb Inlet</li> <li>D.C.I. Double Curb Inlet</li> <li>G.I. Grate Inlet</li> <li>A.I. Area Inlet</li> <li>D.A.I. Double Area Inlet</li> <li>C.C. Concrete Collar</li> <li>F.E. Flared End Section</li> <li>E.P. End Pipe</li> <li>E.D. Energy Dissipater</li> <li>M.H. Manhole</li> <li>C.P. Concrete Pipe</li> <li>S Stop Sign</li> </ul>	<ul style="list-style-type: none"> <li>No Outlet</li> <li>Yield Sign</li> <li>R.C.P. Reinforced Concrete Pipe</li> <li>C.M.P. Corrugated Metal Pipe</li> <li>C.I.P. Cast Iron Pipe</li> <li>P.V.C. Polyvinyl Chloride</li> <li>V.C.P. Vitrified Clay Pipe</li> <li>C.O. Clean Out</li> <li>V.T. Vent Trap</li> <li>T.B.R. To Be Removed</li> <li>T.B.R.&amp;R To Be Removed &amp; Relocated</li> <li>T.B.P. To Be Protected</li> <li>T.B.A. To Be Abandoned</li> <li>B.C. Base Of Curb</li> <li>T.C. Top Of Curb</li> <li>T.W. Top Of Wall</li> <li>B.W. Base Of Wall</li> <li>(TYP) Typical</li> <li>U.N.O. Unless Noted Otherwise</li> <li>U.I.P. Use in Place</li> </ul>
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**PICKETT RAY & SILVER**

CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS

333 Mid Rivers Mall Drive  
St. Peters, MO 65378  
Phone (636) 397-1211  
Fax (636) 397-1104

**BROOKSIDE**  
IMPROVEMENT PLANS  
COVER SHEET

Prepared For:  
SUMMIT POINTE L.C.

239 FOX HILL ROAD  
ST. CHARLES, MO 63301  
(636) 940-9900

**REVISIONS**

NO.	DATE	REV. PER CITY COMMENTS	4/27/05
1	6/06/05	REV. PER CITY COMMENTS	4/27/05
2	6/14/05	REVISED PER CLIENT	
3	8/17/05	REV. PER CITY COMMENTS	7/26/05
4	8/25/05	REV. ENTRANCES PER COUNTY	
5	8/26/05	REV. PER CITY & CLIENT	
6	9/19/05	REV. PER CITY COMMENTS	9/12/05
7	9/19/05	REV. PER CITY COMMENTS	9/23/05

PLANS APPROVED BY CITY OF O'FALLON 9/23/05

SEE SHEET 2 FOR ANY FURTHER REVISIONS

**ENGINEERS AUTHENTICATION**

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans evolved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT RAY & SILVER, INC.

HAROLD J. BARTCH  
REGISTERED PROFESSIONAL ENGINEER  
NUMBER E-17751

DRAWN	DATE
CAD	FEB, 2005
CHECKED	DATE
DWO	FEB, 2005

PROJECT # 03029.SUP0.01R  
TASK # 002 FIELD 847  
BOOK

**BROOKSIDE**  
IMPROVEMENT PLANS  
COVER SHEET

SHEET 1 OF 149

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