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Plan View

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Project Data

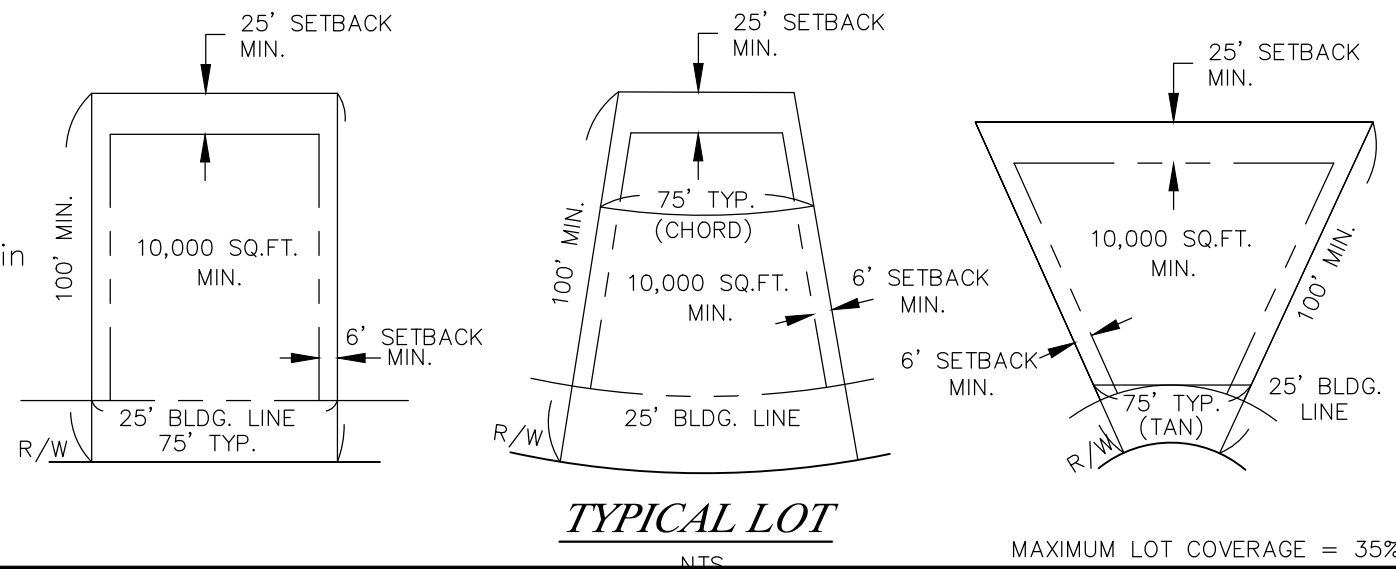
- TOTAL SITE AREA: 52.87 ACRES
- TOTAL DISTURBED: 35.7 ACRES
- FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBERS 29183C0210G DATED JANUARY 20, 2016) THIS PROPERTY LIES PRIMARILY WITHIN FLOOD ZONE "X" (UNSHADED), FLOOD ZONE "X" (SHADED), FLOOD ZONE "AE", AND FLOOD ZONE "AE" FLOODWAY.
THE FOLLOWING LOTS WILL BE REMOVED FROM THE FLOODPLAIN: LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90.
- TREE PRESERVATION CALCUS:
EXISTING TREES = 19.56 ACRES
TREES REMOVED = 5.20 ACRES
TREES SAVED = 15.26 ACRES (73.4%)
TREES REQUIRED TO BE SAVED = 3.9 ACRES (20.0%)
NO PLANTING MITIGATION REQUIRED.
COMPILED WITH CHAPTER 402, SECTION 402.040
- ESTIMATED SANITARY SEWER FLOW = 33,300 GALLONS/DAY

Benchmarks

- PROJECT BENCHMARK:
NGS BENCHMARK C-149 ELEVATION = 545.45' (PUBLISHED NAVD 88 BASED ON GEOID 18)
- ELEVATION = 545.64' (OBSERVED NAVD 88 GEOID 12B(ADOPTED))
- "STANDARD DISK" 1.8 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT GILMORE, ST. CHARLES COUNTY, 80 FEET WEST OF A TOWNSHIP ROAD CROSSING, 48 FEET NORTH OF THE CENTERLINE OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 2 FEET SOUTH OF THE RIGHT-OF-WAY FENCE.
- SITE BENCHMARK #1: ELEVATION = 480.86' (NAVD 88)
"CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE CENTERLINE OF MOSSY BROOK DRIVE AND THE CENTERLINE OF MYSTIC BROOK ROAD.
- SITE BENCHMARK #2: ELEVATION = 572.06' (NAVD 88)
"CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE CENTERLINE OF BLUFF BROOK DRIVE AND THE CENTERLINE OF HIGH BROOK COURT.
- SITE BENCHMARK #3: ELEVATION = 481.58' (NAVD 88)
"CROSS" SET IN TOP OF SOUTH END OF RETAINING WALL AT THE WEST SIDE OF DRIVEWAY AT 3125 FELDEWERT ROAD; 42 FEET WEST OF A MAILBOX FOR 3125 FELDEWERT ROAD, 51 FEET SOUTH OF A UTILITY POLE AND 61 FEET NORTHEAST OF A UTILITY POLE.

Zoning and Density Notes

- GROSS AREA OF SITE: 52.87 ACRES
- CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL
- CURRENT OWNER: LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MO 63368
- DWELLING UNITS PROPOSED: 90 UNITS
- PARKING:
SPACES REQUIRED: (2.0 SPACES/UNIT)(90 UNITS)=180 SPACES
TOTAL SPACES SHOWN:
180 GARAGE SPACES
180 DRIVEWAY SPACES
00 GUEST PARKING
360 SPACES PROVIDED



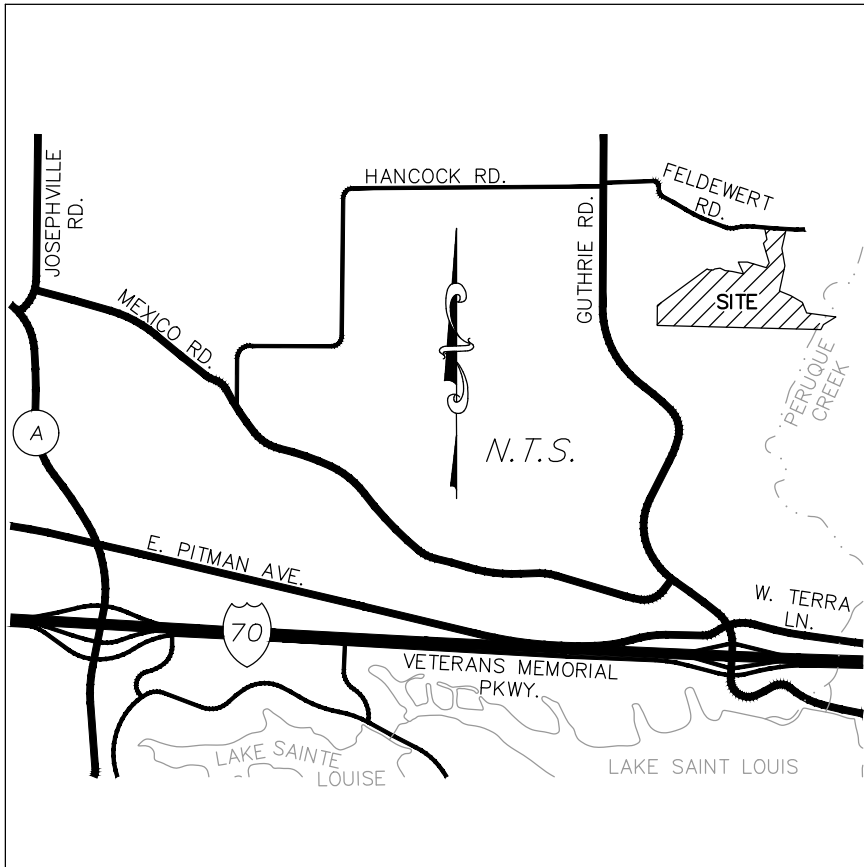
A SET OF CONSTRUCTION PLANS FOR BROOKSIDE ADDITION

Legal Description

PROPERTY DESCRIPTION:

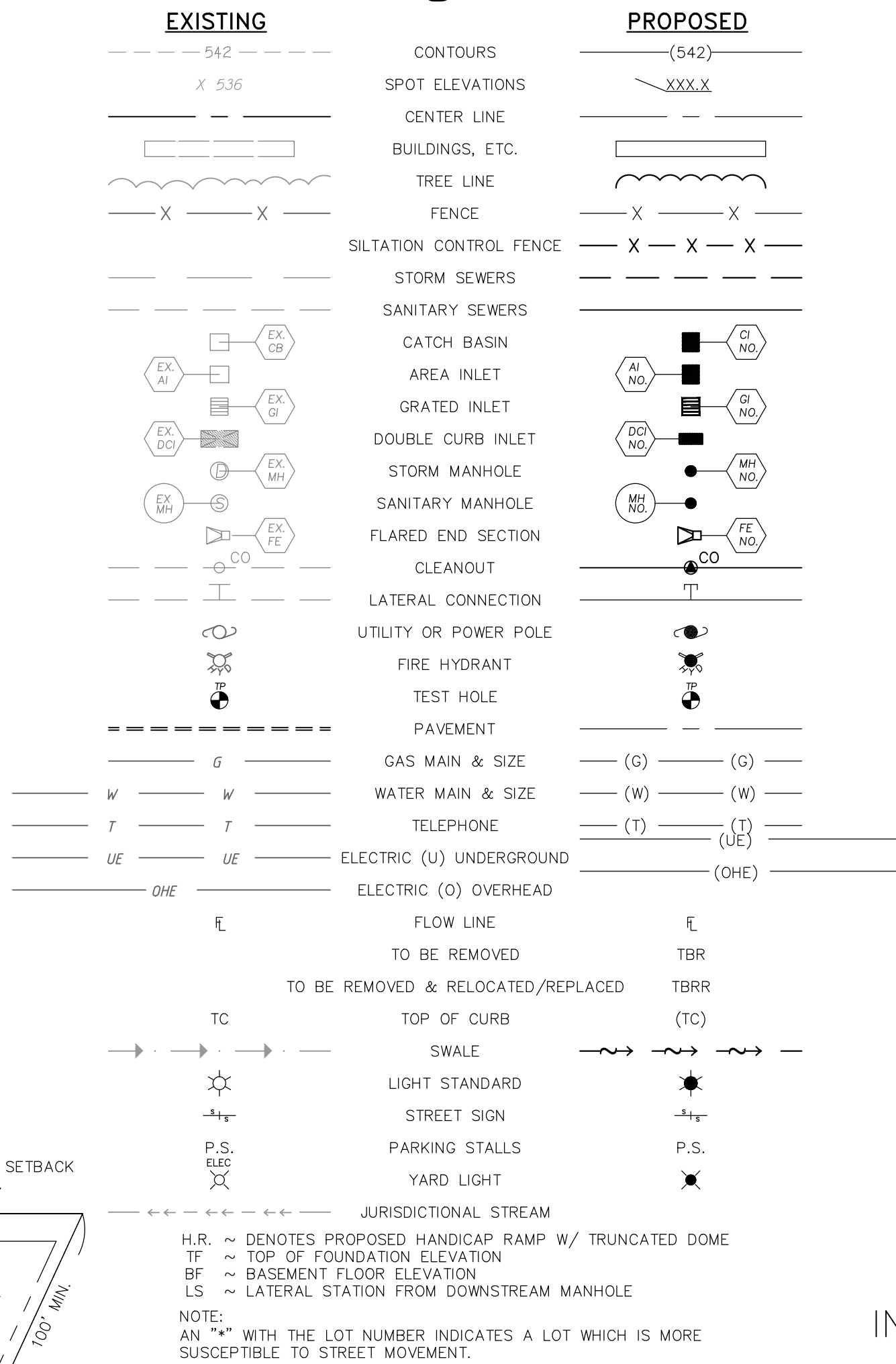
A TRACT OF LAND BEING PART OF U.S. SURVEY 1783, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE FOUND ON THE SOUTH LINE OF ABOVE-SAID U.S. SURVEY 1783, SAID STONE BEING LOCATED NORTH 88°28'20" WEST, 2.29 FEET FROM AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF LOT 713 OF BROOKSIDE VILLAGE C - PLAT TWO; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 289 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, SAID STONE BEING SHOWN AS #9 ON SURVEY BY ALFRED RISKE DATED DECEMBER 28, 1911 AND RECORDED IN SURVEY RECORD BOOK 4, PAGE 56 OF SAID RECORDS; THENCE ALONG SAID SOUTH LINE OF U.S. SURVEY 1783, SAID LINE ALSO BEING THE NORTH LINE OF SAID "BROOKSIDE VILLAGE C - PLAT TWO"; NORTH 88°53'26" WEST, 129.58 FEET TO A POINT ON THE NORTH LINE OF SAID "BROOKSIDE VILLAGE C - PLAT TWO"; FROM WHICH POINT A FOUND IRON ROD BEARS NORTH 27°17'22" WEST, 0.21 FEET, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO TIMOTHY A. MAINIERI BY DOCUMENT RECORDED IN DEED BOOK 6626 PAGE 2339 OF SAID RECORDS; THENCE LEAVING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID MAINIERI TRACT, NORTH 00°37'16" EAST, 330.30 FEET TO A POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ELD REVOCAABLE TRUST DATED JUNE 21, 2011 BY DOCUMENT RECORDED IN DEED BOOK 6415 PAGE 1637 OF SAID RECORDS, FROM WHICH CORNER A FOUND IRON PIPE BEARS SOUTH 53°47'30" WEST, 0.46 FEET; THENCE LEAVING SAID EAST LINE AND ALONG THE SOUTHEAST LINE OF SAID ELD REVOCAABLE TRUST TRACT AND ITS PROLONGATION, NORTH 53°47'30" EAST, 1020.04 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO KEVIN BALLEW BY DOCUMENT RECORDED IN DEED BOOK 7065 PAGE 2124 OF SAID RECORDS, FROM WHICH CORNER A FOUND IRON PIPE BEARS NORTH 36°12'30" WEST, 0.12 FEET; THENCE LEAVING SAID PROLONGATION AND ALONG THE SOUTH LINES OF SAID BALLEW TRACT AND ITS PROLONGATION THE FOLLOWING COURSES AND DISTANCES: SOUTH 64°56'31" EAST, 31.72 FEET TO A POINT FROM WHICH AN FOUND IRON ROD BEARS SOUTH 53°24'34" WEST, 0.78 FEET; SOUTH 87°32'10" EAST, 69.66 FEET TO FOUND IRON PIPE; AND NORTH 60°15'6" EAST, 35.68 FEET TO A POINT ON THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO PRL PROPERTIES, LLC, BY DOCUMENT RECORDED IN DEED BOOK 6849 PAGE 2339 OF SAID RECORDS, FROM WHICH POINT A FOUND IRON PIPE BEARS NORTH 81°32'07" EAST, 0.14 FEET; THENCE LEAVING LAST SAID PROLONGATION AND ALONG THE SOUTH AND EAST LINES OF SAID PRL PROPERTIES TRACT THE FOLLOWING COURSES AND DISTANCES: NORTH 81°32'07" EAST, 86.04 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 64°39'37" EAST, 0.67 FEET; SOUTH 65°11'44" EAST, 91.80 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS SOUTH 55°14'05" WEST, 0.13 FEET; SOUTH 81°59'51" EAST, 124.93 FEET TO A FOUND IRON ROD; SOUTH 77°33'22" EAST, 187.99 FEET TO A FOUND IRON PIPE AND NORTH 23°51'40" WEST, 216.06 FEET TO A POINT FROM WHICH A FOUND IRON PIPE BEARS NORTH 81°32'07" EAST, 0.14 FEET; THENCE LEAVING SAID SOUTH LINE OF A 50-FOOT WIDE TRACT KNOWN AS FELDEWERT ROAD, A PRIVATE ROADWAY; THENCE LEAVING SAID EAST LINE OF STALLINGS TRACT, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 50-FOOT WIDE TRACT KNOWN AS FELDEWERT ROAD, A PRIVATE ROADWAY; THENCE LEAVING SAID EAST LINE OF STALLINGS TRACT AND ALONG SAID SOUTH LINE OF FELDEWERT ROAD, SOUTH 85°04'24" EAST, 348.56 FEET TO A FOUND IRON PIPE AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WILSON BY DOCUMENT RECORDED IN DEED BOOK 6745 PAGE 446 OF SAID RECORDS; THENCE LEAVING SAID SOUTH LINE OF FELDEWERT ROAD BEARS SOUTH 43°23'06" WEST, 0.11 FEET; AND NORTH 11°18'55" WEST, 179.73 FEET TO A FOUND IRON PIPE AT THE NORTHEAST CORNER OF SAID STALLINGS TRACT, SAID CORNER ALSO BEING ON THE SOUTH LINE OF A 50-FOOT WIDE TRACT KNOWN AS FELDEWERT ROAD, A PRIVATE ROADWAY; THENCE LEAVING SAID EAST LINE OF STALLINGS TRACT AND ALONG SAID SOUTH LINE OF WILSON TRACT AND ALONG THE MEANDERS OF THE EAST BANK OF PERIQUE CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 12°53'36" WEST, 30.67 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 10°11'23" EAST, 576.10 FEET; THENCE SOUTH 26°35'09" WEST, 448.90 FEET TO A FOUND IRON PIPE AT THE SOUTHWEST CORNER OF SAID WILSON TRACT; THENCE ALONG THE SOUTH LINE OF SAID WILSON TRACT THE FOLLOWING COURSES AND DISTANCES: SOUTH 67°41'25" EAST, 203.20 FEET TO A FOUND IRON PIPE; SOUTH 59°42'31" EAST, 220.30 FEET TO A FOUND IRON PIPE; SOUTH 22°22'07" EAST, 191.26 FEET TO AN OLD IRON PIPE; AND SOUTH 82°07'44" EAST, 497.65 FEET TO A POINT ON THE MEANDERING EAST BANK OF PERIQUE CREEK; THENCE LEAVING SAID SOUTH LINE OF WILSON TRACT AND ALONG THE MEANDERS OF THE EAST BANK OF PERIQUE CREEK THE FOLLOWING COURSES AND DISTANCES: SOUTH 21°43'13" WEST, 37.41 FEET; SOUTH 46°29'35" WEST, 47.71 FEET; SOUTH 76°24'58" WEST, 115.14 FEET; SOUTH 55°54'28" WEST, 20.58 FEET; SOUTH 41°31'10" WEST, 23.33 FEET; SOUTH 62°29'56" WEST, 31.66 FEET; SOUTH 15°49'10" WEST, 25.41 FEET; SOUTH 47°14'45" WEST, 18.41 FEET; AND SOUTH 27°46'46" WEST, 35.96 FEET TO A POINT ON SAID SOUTH LINE OF U.S. SURVEY 1783; THENCE LEAVING SAID MEANDERS AND ALONG SAID SOUTH LINE OF U.S. SURVEY 1783, NORTH 88°28'20" WEST, 2582.35 FEET TO THE POINT OF BEGINNING AND CONTAINS 2,303,023 SQUARE FEET, OR 52.870 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF JULY, 2020 UNDER ORDER NUMBER 19-10-344 AND SUBJECT TO FUTURE FLUCTUATIONS OF THE EAST BANK OF PERIQUE CREEK.



LOCATION MAP
N.T.S.

Legend



Conditions of Approval From Planning and Zoning

CONDITIONS:

- A HYDRAULIC ANALYSIS REPORT FOR THE WATER DISTRIBUTION SYSTEM SHALL BE SUBMITTED TO THE CITY TO ASSIST IN THE REVIEW OF THE HYDRAULIC ANALYSIS, THE CITY WILL HIRE AN ENGINEERING FIRM TO UPDATE THE CITY'S HYDRAULIC MODEL AND TO REVIEW AND PROVIDE COMMENTS ON THE REPORT. PRIOR TO CONSTRUCTION PLAN APPROVAL, ANY COMMENTS THAT ARE GENERATED AS A RESULT OF THE REVIEW OF THIS REPORT MUST BE INCORPORATED.
- THE DEVELOPER WILL COMPLY WITH THE TERMS OF THE ANNEXATION AGREEMENT, IN REGARD TO THE SANITARY SEWER SYSTEM.
- LOTS WITH RETAINING WALLS NEED TO HAVE THE RETAINING WALLS IN COMMON GROUND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (SEE ANNEXATION AGREEMENT)
- SHOW THE 50 FOOT CREEK SETBACK. LOT 84 APPEARS TO CONFLICT WITH BOTH CREEK SETBACKS. LOT 6 AND LOT 29 APPEARS TO BE WITHIN THE SECOND 2 FOOT SETBACK.
- PROVIDE INFORMATION REGARDING WHETHER OR NOT THE SUBDIVISION WILL BE SHARING AMENITIES WITH BROOKSIDE (I.E. POOL, TOT LOTS, ETC.)
- MOVE THE RETAINING WALL OR STORM SEWER ON LOT 83. THE RETAINING WALL SHOULD NOT BE PLACED OVER THE PUBLIC STORM SEWER.
- PROVIDE A RAMP FOR PEDESTRIAN CROSSING AT THE INTERSECTION OF STREET C & STREET B, AT MOSSY BROOK & STREET B, AND AT MOSSY BROOK & STREET C.
- AT OR BEFORE ADOPTION OF CONSTRUCTION SITE PLANS FOR THIS PROJECT PURSUANT TO SEC. 400.236.9 DEVELOPER SHALL ENTER INTO ARRANGEMENTS SUITABLE TO THE DIRECTOR OF PLANNING AND DEVELOPMENT TO INSURE THAT DEVELOPER WILL INSTALL OFF-SITE TRAFFIC CALMING AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS IN ACCORD WITH SECTION 19 OF THE CITY'S TRAFFIC MANAGEMENT POLICY. THE CONSTRUCTION SITE PLANS SHALL ADDRESS ALL RELEVANT REQUIREMENTS OF THE O'FALLON MUNICIPAL CODE.
- THE DEVELOPER SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS.
- NO CONSTRUCTION ACCESS SHALL USE FELDEWERT ROAD.

MUNICIPAL CODE REQUIREMENTS:

- PROVIDE APPROVAL OF THE METHOD OF MAIL DELIVERY FROM USPS. A MAILBOX KIOSK CLUSTER BOX UNIT WILL REQUIRE OFF-STREET PARKING, INCLUDING AN ADA ACCESSIBLE SPACE.
- PROVIDE LANDSCAPING PLANS.
- PROVIDE APPROVAL LETTERS FROM REVIEWING ENTITIES, INCLUDING THE SCHOOL DISTRICT, FIRE DISTRICT, CORPS OF ENGINEERS, AND MDR.
- PROVIDE TRAFFIC CALMING WITHIN THE SITE.

AS PART OF THE APPROVAL THE APPLICANT IS MAKING A \$400 DOLLAR PER LOT CONTRIBUTION (\$35,000) TOWARD GUTHRIE ROAD IMPROVEMENTS.

ADDED REVISED SHEET 4-21-2022
CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY DATE **SEPTEMBER 21, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

ISSUE	REMARKS/DATE
1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-13 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)

Utility Contacts

Sanitary Sewers

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
Contact: 636-441-1244

Water

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

Missouri American Water-Co.

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

Electric

Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3700

Ameren Missouri

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

Gas

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

Telephone

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

4385 Motherhead Rd.
St. Charles, MO. 63304
636-447-6655

New Melle Fire Protection District

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

PROJECT TITLE

BROOKSIDE
ADDITION

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-survey.com

Corporate Certificate of Authority #001348

Date: 09-16-2021
Michael G. Boeringer, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MISSOURI 63368
Ph. 636-285-2710
Fax 636-695-3195

COVER SHEET

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344

Page No.

1.1

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