#### ISSUE REMARKS/DATE

- 2020-12-31 INITIAL SUBMITTAL 2021-02-23 CITY COMMENTS 2021-04-13 CITY COMMENTS
- 2021-05-26 CITY COMMENTS 2021-06-15 FOR APPROVAL 2021-08-27 DEVELOPER REV. (SAN)

2021-09-16 CITY COMMENTS (SAN)

Public Water Supply District No. 2 Date: 09-16-2021

<u>Storm Sewer</u> City of O'Fallon 100 N. Main St.

Utility Contacts

<u>Sanitary Sewers</u>

O'Fallon, MO. 63366 Contact: 636-240-2000

3550 Highway K O'Fallon, MO. 63368

636-441-1244

Duckett Creek Sanitary District

100 N. Main St.

City of O'Fallon

100 N. Main St.

727 Craig Rd.

P.O. Box 967

636-561-3737

O'Fallon, MO. 63366

636-240-2000

O'Fallon, MO. 63366

Contact: 636-240-2000

1-866-430-0820

O'Fallon, MO. 63366

<u>Electric</u>

Curve River Electric Co. P.O. Box 160 Trov. 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 Distric

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

OPESSION NO.

Michael G.Boerding. PE License No. MO E-28643

Professional Engineer

S

P+Z No. 20-001538

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

Page No.

A SET OF CONSTRUCTION PLANS FOR BROOKSIDE ADDITION

### Legal Description

PROPERTY DESCRIPTION

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

LOCATION MAP

Plan View

### Drawing Index

**COVER SHEET GENERAL NOTES GRADING PLAN** 2.1-2.3 3.1-3.3 SITE PLAN 4.1-4.3 UTILITY PLAN 5.1-5.3 STREET PROFILES SANITARY PROFILES 6.1-6.4 7.1-7.5 STORM PROFILES 8.1-8.3 DRAINAGE AREA MAP

DETENTION / WATER QUALITY DETAILS 9.1-9.4 **ENTRANCE DETAILS / WARPINGS** 10.1-10.2 TRAFFIC CONTOL PLAN 11.1 ZONE OF INFLUENCE SECTIONS 12.1 13.1-13.3 RETAINING / HEADWALL DETAILS L-1 LANDSCAPE PLAN

**EROSION CONTROL DETAILS** DTL-1 - DTL-2 LOW PRESSURE SEWER DETAILS DTL-3 - DTL-4 DTL-5 STORM SEWER DETAILS DTL-6 DOWNSTREAM DEFENDER DETAILS

WATER DETAILS DTL-7 - DTL-8 DTL-9 - DTL-10 PAVEMENT DETAILS MISC. CONSTRUCTION DETAILS

# Project Data

S1.1-S3.2

1. TOTAL SITE AREA: 2. TOTAL DISTURBED 35.7 ACRES

3. 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.

**BOX CULVERT / WINGWALL DETAILS** 

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 85, LOT 86,

4. TREE PRESERVATION CALCS: EXISTING TREES = 19.56 ACRES TREES REMOVED = 5.20 ACRES = 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 5. ESTIMATED SANITARY SEWER FLOW = 33,300 GALLONS/DAY

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

### Benchmarks

NGS BENCHMARK C-149 <u>ELEVATION</u> = <u>545.45'</u> (PUBLISHED NAVD 88

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

SITE BENCHMARK #3: ELEVATION = 481.58' (NAVD 88) "CROSS" CUT 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

1. GROSS AREA OF SITE: 52.87 ACRES

2. CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL

LOMBARDO HOMES OF ST. LOUIS, LLC 2299 TECHNOLOGY DRIVE, SUITE 150 O'FALLON, MO 63368

4. DWELLING UNITS PROPOSED: 90 UNITS

SPACES REQUIRED: (2.0 SPACES/UNIT)X(90 UNITS)=180 SPACES TOTAL SPACES SHOWN: 180 GARAGE SPACES 180 DRIVEWAY SPACES 00 GUEST PARKING 360 SPACES PROVIDED

25' SETBACK MIN. (CHORD) 10,000 SQ.FT. 10,000 SQ.FT. 6' SETBACK 10,000 SQ.FT. MIN. SETBACK 6' SETBACK 25' BLDG. LINE

# Legend

SPOT ELEVATIONS BUILDINGS, ETC. ~~~~~ **FENCE** SILTATION CONTROL FENCE — X — X — X — STORM SEWERS SANITARY SEWERS CATCH BASIN AREA INLET GRATED INLET DOUBLE CURB INLET STORM MANHOLE SANITARY MANHOLE FLARED END SECTION CLEANOUT LATERAL CONNECTION UTILITY OR POWER POLE 0 FIRE HYDRANT TEST HOLE -----PAVEMENT \_\_\_\_ —— (G) ——— (G) —— GAS MAIN & SIZE ELECTRIC (O) OVERHEAD FLOW LINE TO BE REMOVED TO BE REMOVED & RELOCATED/REPLACED TOP OF CURB (TC) SWALE  $\longrightarrow$   $\longrightarrow$   $\longrightarrow$   $\longrightarrow$ 

LIGHT STANDARD STREET SIGN PARKING STALLS YARD LIGHT  $-\leftarrow\leftarrow-\leftarrow\leftarrow\leftarrow$  JURISDICTIONAL STREAM

H.R. ~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME TF ~ TOP OF FOUNDATION ELEVATION BF ~ BASEMENT FLOOR ELEVATION LS ~ LATERAL STATION FROM DOWNSTREAM MANHOLE

AN "\*" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.

## Conditions of Approval From Planning and Zoning

#### CONDITIONS:

1. 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. 2. THE DEVELOPER WILL COMPLY WITH THE TERMS OF THE ANNEXATION AGREEMENT, IN REGARD TO THE SANITARY SEWER SYSTEM.

3. LOTS WITH RETAINING WALLS NEED TO HAVE THE RETAINING WALLS IN COMMON GROUND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. (SEE ANNEXATION AGREEMENT) 4. SHOW THE 50 FOOT CREEK SETBACK. LOT 84 APPEAR'S IN 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. 7. PROVIDE A RAMP FOR PEDESTRIAN CROSSING AT THE INTERSECTION OF STREET C & STREET B, AT MOSSY BROOK & STREET B, AND AT MOSSY BROOK & STREET A. 8. 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 MEASURES SPECIFIED 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. 10. NO CONSTRUCTION ACCESS SHALL USE FELDEWERT ROAD.

MUNICIPAL CODE REQUIREMENTS:

1. 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

PROVIDE LANDSCAPING PLANS. PROVIDE APPROVAL LETTERS FROM REVIEWING ENTITIES, INCLUDING THE SCHOOL DISTRICT, FIRE DISTRICT, CORPS OF ENGINEERS, AND MDNR 4. 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.

CITY OF O'FALLON ENGINEERING DEPARTMENT ACCEPTED FOR CONSTRUCTION BY DATE SEPTEMBER 21, 2021 PROFESSIONAL ENGINEER'S SEAL

"PRELIMINARY PLAT" Approval Date: September 3, 2020

TYPICAL LOT

MAXIMUM LOT COVERAGE = 35%

INDICATES RESPONSIBILITY FOR DESIGN

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