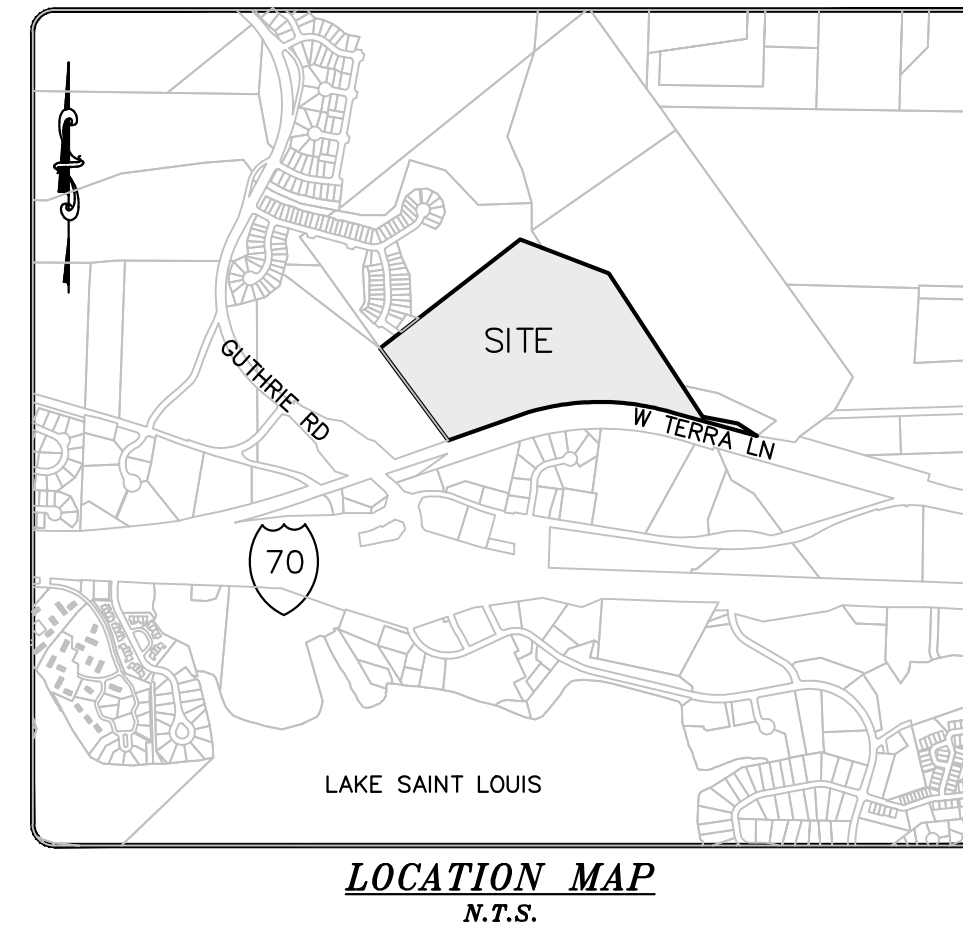
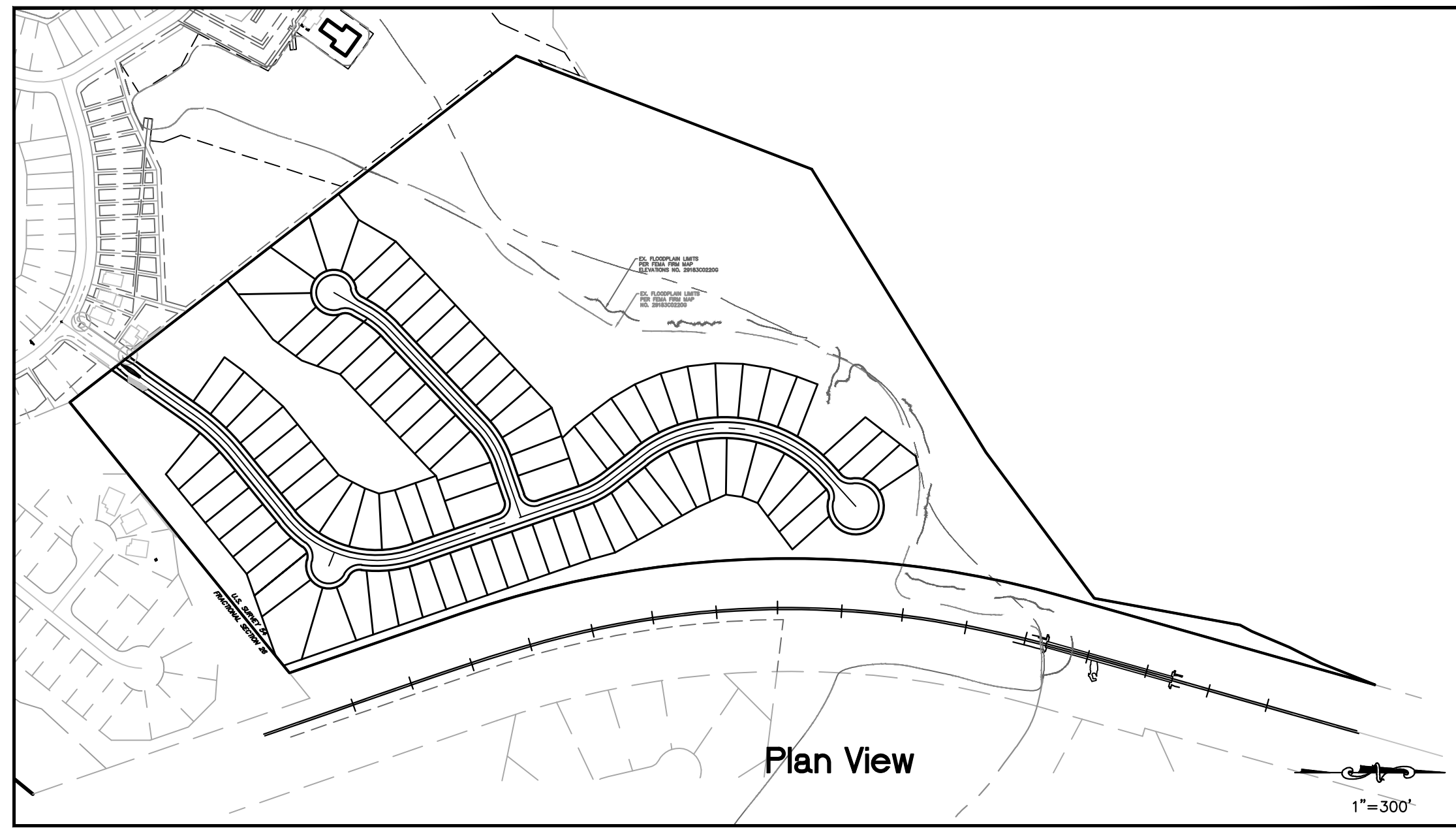


# A SET OF CONSTRUCTION PLANS FOR BROOKSIDE FOREST

A TRACT OF LAND IN U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST OF FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-2017
2	CITY & CLIENT REV. 09-08-17
3	CITY REV. 10-16-17
4	CITY REV. 10-27-17



## Legal Description

A TRACT OF LAND IN U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST OF FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF LOT 47 OF BROOKSIDE VILLAGE A PLAT TWO-B, A SUBDIVISION RECORDED IN PLAT BOOK 48 PAGE 304-305 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 47, NORTH 67 DEGREES 49 MINUTES 49 SECONDS EAST 39.55 FEET TO A POINT AT THE COMMON CORNER OF SAID BROOKSIDE VILLAGE A PLAT TWO-B AND BROOKSIDE VILLAGE A PLAT TWO-A RECORDED IN PLAT BOOK 48, PAGE 19-20 OF THE ST. CHARLES COUNTY RECORDS, BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN LINE OF SAID BROOKSIDE VILLAGE A PLAT TWO-B, NORTH 52 DEGREES 11 MINUTES 43 SECONDS EAST 1352.40 FEET TO A POINT IN THE SOUTHWEST LINE OF PROPERTY CONVEYED TO THE CITY OF O'FALLON, MISSOURI BY DEED RECORDED IN BOOK 924, PAGE 117 OF SAID RECORDS; THENCE ALONG THE SAID SOUTHWEST LINE OF THE CITY OF O'FALLON PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 69 DEGREES 01 MINUTES 18 SECONDS EAST 757.63 FEET TO A POINT; THENCE SOUTH 31 DEGREES 36 MINUTES 26 SECONDS EAST 795.30 FEET TO A POINT; THENCE SOUTH 36 DEGREES 35 MINUTES 56 SECONDS EAST 454.94 FEET TO A POINT; THENCE SOUTH 79 DEGREES 36 MINUTES 28 SECONDS EAST 355.08 FEET TO A POINT; THENCE SOUTH 61 DEGREES 36 MINUTES 26 SECONDS EAST 31.68 FEET TO A POINT; THENCE SOUTH 67 DEGREES 06 MINUTES 26 SECONDS EAST 97.68 FEET TO A POINT; THENCE SOUTH 63 DEGREES 21 MINUTES 26 SECONDS EAST 86.46 FEET TO A POINT; AND SOUTH 68 DEGREES 06 MINUTES 26 SECONDS EAST 137.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORFOLK AND SOUTHERN RAILROAD FORMERLY (WABASH RAILROAD); THENCE ALONG SAID NORTH RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES, NORTH 74 DEGREES 09 MINUTES 53 SECONDS WEST 772.87 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 88 DEGREES 22 MINUTES 50 SECONDS WEST 1446.88 FEET AND WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 50 MINUTES 07 SECONDS WEST 2411.83 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 1469.50 FEET TO A POINT; THENCE SOUTH 70 DEGREES 55 MINUTES 32 SECONDS WEST 432.60 FEET TO A POINT ON THE WESTERN LINE OF SAID BROOKSIDE VILLAGE A PLAT TWO-A; THENCE ALONG SAID WESTERN LINE, NORTH 39 DEGREES 05 MINUTES 00 SECONDS WEST 833.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 45.9656 ACRES, MORE OR LESS.

## Drawing Index

- 1.1 COVER SHEET
- 1.2 RESIDENTIAL NOTES
- 2.1 EXISTING CONDITION
- 3.1-3.2 GRADING PLAN
- 3.3-3.6 SWPPP & NOTES/DETAILS
- 4.1-4.2 SITE PLAN
- 5.1-5.4 UTILITY PLAN/DETAILS
- 6.1-6.2 STREET PROFILES
- 6.3-6.4 PAVEMENT DETAILS
- 7.1-7.2 SANITARY SEWER PROFILES
- 8.1-8.9 STORM SEWER PROFILES/DETENTION DETAILS
- 8.9 STORM & SANITARY SEWER DETAILS
- 8.10 ZONE OF INFLUENCE & OVERLAND FLOW PATH SECTIONS
- 9.1-9.2 DRAINAGE AREA MAP
- 10.1 ENTRANCE DETAILS / WARPINGS
- 11.1 LANDSCAPE PLAN
- 12.1 MISCELLANEOUS DETAILS

## Benchmarks

PROJECT BENCHMARK:  
THE STERLING COMPANY HAS ESTABLISHED A SITE BENCHMARK, AS SHOWN HEREON AND DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTR), USING PUBLISHED BASE STATION MOOF AND OBSERVING THE SITE BENCHMARK. THE ELEVATIONS PUBLISHED HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SITE BENCHMARK:  
"CROSS" FOUND IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE CENTERLINES OF BURNING BROOK DRIVE AND DUSTY BROOK DRIVE.  
ELEVATION=494.02 (NAVD 88 DATUM)

## Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: 45.96 ACRES  
PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 3.73 ACRES = 8.12%  
NET PROPOSED RESIDENTIAL AREA: 42.23 ACRES = 91.88%

CURRENT ZONING: R-1 - P.U.D., SINGLE FAMILY RESIDENTIAL  
CURRENT OWNER: S S AND D PROPERTIES, LLC  
501 FIRST CAPITAL DRIVE, STE. 2  
ST. CHARLES, MO 63301

TOTAL LOTS = 90  
DWELLING UNITS PROPOSED:  
90 UNITS/(45.96-3.73) AC. = 2.13 UNITS/ACRE  
PARKING:  
RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)x(90 UNITS) = 180 SPACES  
RESIDENTIAL SPACES PROVIDED: 180 SPACES  
COMMON GROUND: 26.20 ACRES  
RIGHT-OF-WAY: 3.73 ACRES

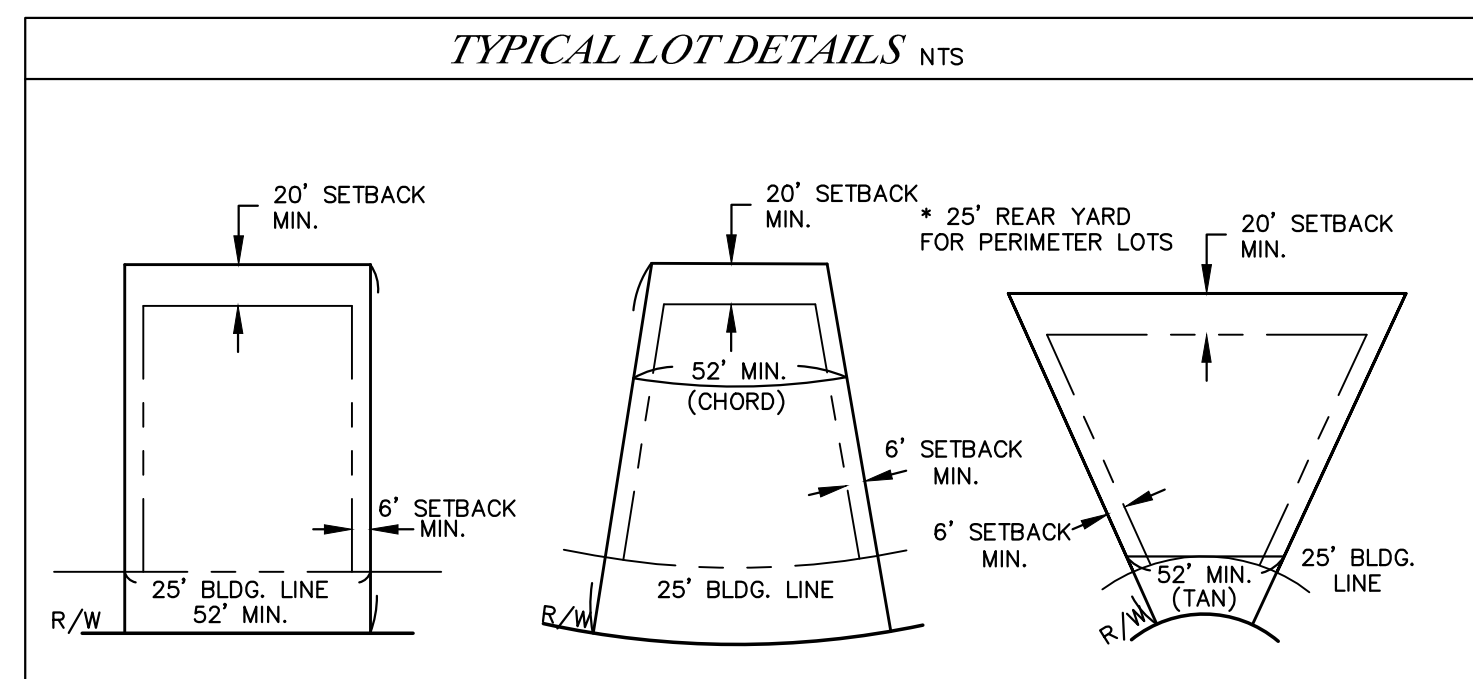
## Deviations From R-1 Zoning District

	R-1 REGULATIONS	PROPOSED
MIN. LOT SIZE	10,000 S.F.	6,200 S.F.
MIN. LOT WIDTH	80 FT.	52 FT.
REAR YARD	25 FT.	20 FT.
LOT COVERAGE	35%	50%

## Project Data

- TOTAL SITE AREA: 45.96 ACRES
- TOTAL DISTURBED: 24.47 ACRES
- FLOOD NOTE:  
FEMA MAP PANEL: PER FLOOD INSURANCE RATE MAP PANEL NUMBER 29183C0220G DATED JANUARY 20, 2016, THIS SITE IS PARTIALLY WITHIN ZONED AE, DESCRIBED AS AREAS OF THE 100-YEAR FLOOD HAZARD.
- TREE PRESERVATION CALCS:  
EXISTING TREES = 40.5 ACRES  
TREES REMOVED = 23.1 ACRES  
TREES SAVED = 17.4 ACRES (43.0%)  
TREES REQUIRED TO BE SAVED = 8.6 ACRES (20.0%)  
NO PLANTING MITIGATION IS REQUIRED.  
COMPLIED WITH CHAPTER 402, SECTION 402.040
- 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



## Legend

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX.X
[Symbol]	CENTER LINE	[Symbol]
[Symbol]	BUILDINGS, ETC.	[Symbol]
[Symbol]	TREE LINE	[Symbol]
X X	FENCE	x x
[Symbol]	SILTATION CONTROL FENCE	X X X
[Symbol]	STORM SEWERS	[Symbol]
[Symbol]	SANITARY SEWERS	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	AREA INLET	[Symbol]
[Symbol]	GRATED INLET	[Symbol]
[Symbol]	DOUBLE CURB INLET	[Symbol]
[Symbol]	STORM MANHOLE	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	FLARED END SECTION	[Symbol]
[Symbol]	CLEANOUT	[Symbol]
[Symbol]	LATERAL CONNECTION	[Symbol]
[Symbol]	UTILITY OR POWER POLE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	TEST HOLE	[Symbol]
[Symbol]	PAVEMENT	[Symbol]
[Symbol]	GAS MAIN & SIZE	(G) (0)
[Symbol]	WATER MAIN & SIZE	(W) (W)
[Symbol]	TELEPHONE	(T) (1)
[Symbol]	ELECTRIC (U) UNDERGROUND	[Symbol]
[Symbol]	ELECTRIC (O) OVERHEAD	[Symbol]
[Symbol]	FIBER OPTIC	(FO) (FO)
[Symbol]	FLOW LINE	[Symbol]
[Symbol]	TO BE REMOVED	TBR
[Symbol]	TO BE REMOVED & RELOCATED/REPLACED	TBRR
[Symbol]	TOP OF CURB	(TC)
[Symbol]	SWALE	[Symbol]
[Symbol]	LIGHT STANDARD	[Symbol]
[Symbol]	STREET SIGN	[Symbol]
[Symbol]	PARKING STALLS	P.S.
[Symbol]	YARD LIGHT	[Symbol]

## Conditions of Approval From Planning and Zoning

- This approval would be contingent upon the following:
- The developer shall install traffic calming measures in accordance with the Code. The traffic calming provided is inadequate. The developer shall work with Staff on the location and method of traffic calming during the construction plan phase.
  - The proposed deviation note from the R-1 district do not match the lot data note. The minimum lot size and proposed lot coverage shall be corrected. Also in a response from the developer it is stated the smallest lot shall be 6,200 square feet. The plans shall be corrected to reflect the proper information.
  - The pipes leaving the basin shall be sized for a 100 year, 20 minute storm event. Provide the direction of overland flow for emergency relief swales for the detention basins.
  - A note shall be provided on the plans stating, the developer will document the current condition of all streets within Brookside Forest. The condition of the streets shall be documented prior to use. And, a maintenance escrow will be required to ensure the streets are repaired.
  - The USPS shall be contacted to finalize their preferred method of mail delivery. A mail kiosk may be required in lieu of individual mail boxes for each lot. If a kiosk is required, the location shall be provided on the construction plans and off-street parking spaces provided. Provide written confirmation from the USPS prior to construction plan approval that states their preferred method and location of mail delivery.
  - Provide a letter from St. Charles County approving the name of the proposed Planned Unit Development and all proposed street names.
  - The Developer shall work with staff to establish which streets shall be used construction traffic to enter and leave the site. A maintenance escrow will be required for those streets.
  - The applicant shall abide by the Municipal Code Requirements.

## Utility Contacts

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

Duckett-Greek-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-Grain-Rd.  
St-Louis, MO. 63141  
1-866-430-0829

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

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

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

Wentzville Fire District  
209 West Pearce Blvd.  
Wentzville, MO. 63385

Gottville Fire Protection District  
1305-Motherhead-Rd.  
St-Charles-MO. 63304  
636-447-6655

PROJECT TITLE

**BROOKSIDE FOREST**  
O'FALLON, MISSOURI

THE STERLING CO.  
ENGINEERS & SURVEYORS  
5065 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



Date: 11-7-17  
Jason D Howell  
License No. PE 2007002801  
Civil Engineer

Brookside Forest, LLC  
16091 SWINGLEY RIDGE ROAD, SUITE 300  
CHESTERFIELD, MISSOURI 63017  
Ph 636-537-2000  
Fax 636-537-2546  
www.mcbrooksidehomes.com

COVER SHEET

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: DATE **November 9, 2017** PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

P+Z No. 02-17.01  
City No.  
Date: Nov. 7, 2017  
Job No. 16-09-274  
Page No.

1.1

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