

A SET OF CONSTRUCTION PLANS FOR BROOKVIEW

A TRACT OF LAND BEING PART OF SECTIONS 22 AND 27
TOWNSHIP 47 NORTH, RANGE 2 EAST, OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

ISSUE	DATE	REMARKS
1	06/26/2017	Initial Submittal
2	11/10/2017	City Comments
3	12/16/2017	City Comments
4	01/11/2018	City Comments
5	01/11/2018	City Resubmittal

BENCHMARKS:

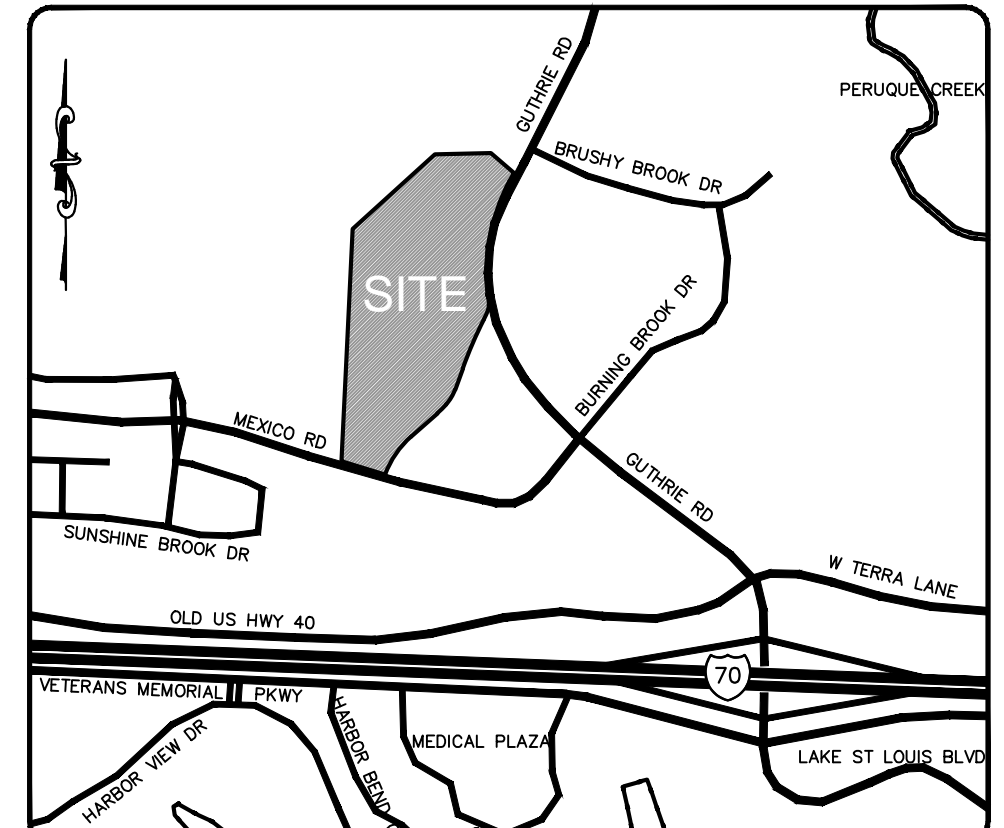
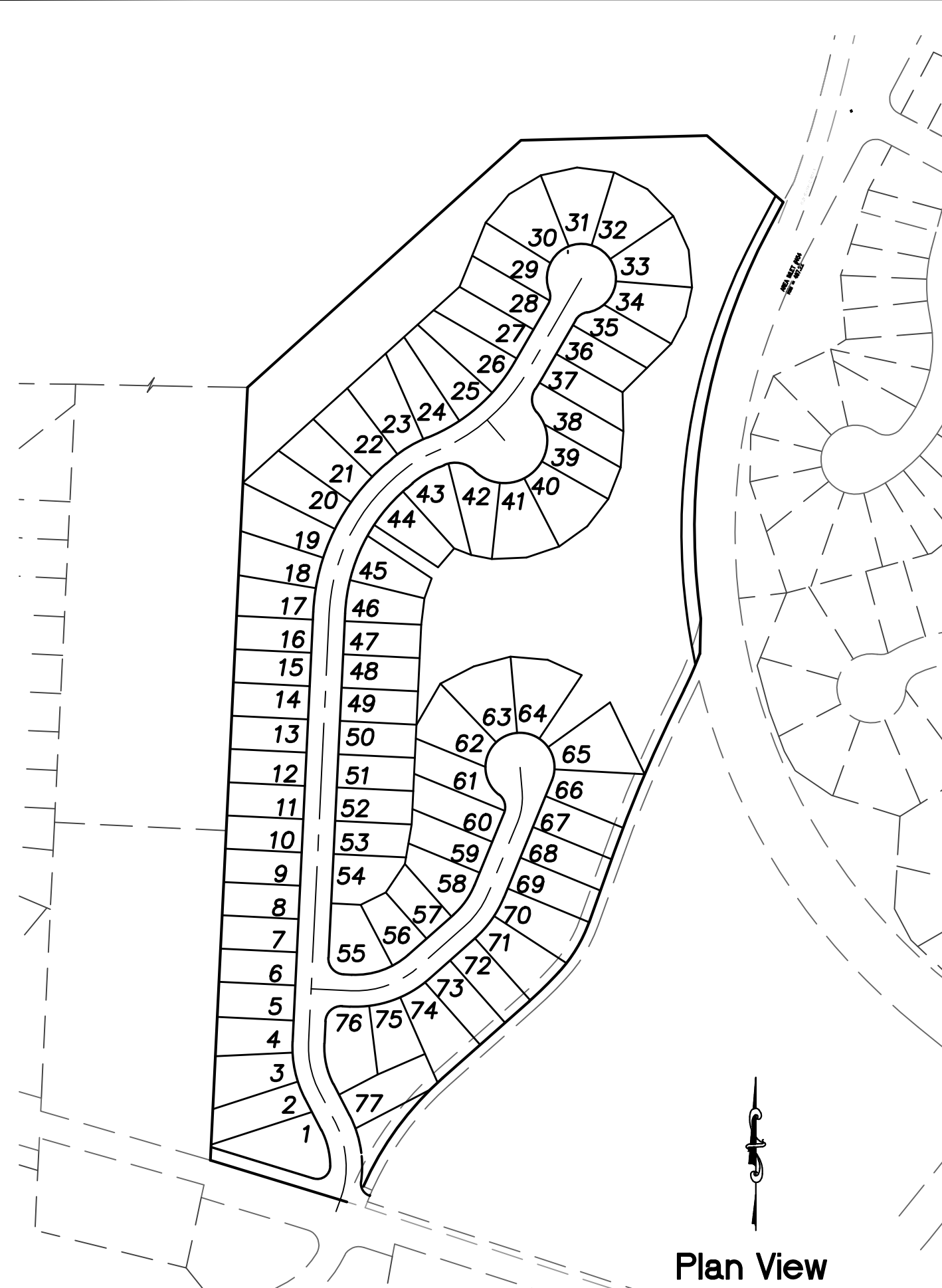
THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS, AS DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK), USING PUBLISHED BASE STATION "MOOP" WITH A PID OF D04686 AND OBSERVING SITE BENCHMARK #1. THE SECOND SITE BENCHMARK HAS BEEN ESTABLISHED BY DIRECT READING USING CONVENTIONAL SURVEY EQUIPMENT FROM SITE BENCHMARK #1. THE ELEVATIONS PUBLISHED HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SITE BENCHMARK #1: ELEVATION = 575.79' (NAVD 88)

"P.K. NAIL" SET IN THE PAVEMENT OF MEXICO ROAD AT THE END OF A STOP STRIP, LOCATED 72.4 FEET WEST OF AN UTILITY POLE WITH A TRANSFORMER TO THE NORTH OF MEXICO ROAD, AND 40.0 FEET NORTH OF A UTILITY POLE ON THE SOUTH SIDE OF MEXICO ROAD AND 20.9' NORTH OF THE SOUTHERN EDGE OF PAVEMENT OF MEXICO ROAD.

SITE BENCHMARK #2: ELEVATION = 528.16' (NAVD 88)

"CROSS" FOUND IN THE EASTERN SHOULDER OF THE CONCRETE PAVEMENT OF GUTHRIE ROAD, 0.5 FEET WEST OF THE EDGE OF PAVEMENT, APPROXIMATELY 30.8 FEET SOUTHWEST OF A FOUND IRON PIPE LOCATED ON THE NORTHWESTERN CORNER OF LOT 101 OF BROOKSIDE VILLAGE, A PLAT TWO-B (P.B. 48, P.S. 304-305), AND 41.8 FEET SOUTH OF THE CENTER LID OF THE SOUTHERN LID OF A DUAL CURB INLET LOCATED ON THE EASTERN SIDE OF GUTHRIE ROAD, AND 135.0 FEET NORTH OF THE CENTER OF THE LID OF A CURB INLET ALSO LOCATED ON THE EASTERN SIDE OF GUTHRIE ROAD.



SURVEYOR'S LAND DESCRIPTION:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PATRICIA B. MERKLIN REVOCABLE TRUST, DATED JANUARY 26, 2004, PER QUIT CLAIM DEED RECORDED IN DEED BOOK 3768, PAGE 656 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS, SAID POINT ALSO BEING ON THE COMMON LINE BETWEEN SECTIONS 22 AND 27; THENCE NORTH 47° 53' 27" EAST, 577.77 FEET; THENCE NORTH 88° 32' 06" EAST, 291.60 FEET; THENCE SOUTH 48° 53' 10" EAST, 158.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE ROAD, VARIABLE-WIDTH; THENCE ALONG LAST SAID WEST RIGHT-OF-WAY LINE, SOUTH 27° 53' 28" WEST, 48.45 FEET TO A POINT, FROM WHICH A FOUND IRON PIPE WITH CAP (BAX LS 144-D) BEARS NORTH 28° 11' 18" WEST, 0.12 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 09 DEGREES 54 MINUTES 12 SECONDS WEST 618.87 FEET, WITH A RADIUS OF 1002.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 629.15 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D); THENCE SOUTH 01 DEGREES 33 MINUTES 46 SECONDS WEST 55.38 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D) ON THE CENTERLINE OF ORIGINAL GUTHRIE ROAD, 30 FEET WIDE; THENCE ALONG THE CENTERLINE OF ORIGINAL GUTHRIE ROAD, THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 23 DEGREES 33 MINUTES 51 SECONDS WEST 61.48 FEET, WITH A RADIUS OF 525.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 61.52 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D); ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 23 DEGREES 18 MINUTES 59 SECONDS WEST 276.63 FEET, A RADIUS OF 2200.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 276.81 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D); SOUTH 19 DEGREES 42 MINUTES 42 SECONDS WEST 117.09 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP (BAX LS 144-D) BEARS NORTH 77° 33' 25" WEST, 0.15 FEET; ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 31 DEGREES 08 MINUTES 42 SECONDS WEST 91.19 FEET, HAVING A RADIUS OF 230.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 91.80 FEET TO A FOUND IRON PIPE WITH CAP (BAX LS 144-D); ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 45 DEGREES 31 MINUTES 03 SECONDS WEST 65.61 FEET, HAVING A RADIUS OF 640.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 65.64 FEET TO A POINT FROM WHICH A FOUND IRON PIPE WITH CAP (BAX LS 144-D) BEARS NORTH 84° 19' 33" WEST, 0.13 FEET; SOUTH 48 DEGREES 27 MINUTES 18 SECONDS WEST 181.10 FEET; AND ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 34 DEGREES 22 MINUTES 57 SECONDS WEST 240.72 FEET, HAVING A RADIUS OF 495.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 243.16 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MEXICO ROAD, VARIABLE WIDTH, SAID POINT FROM WHICH A FOUND COTTON PICKER SPINDLE BEARS NORTH 72° 33' 54" WEST, 0.37 FEET; THENCE DEPARTING LAST SAID CENTERLINE, AND ALONG THE NORTH RIGHT-OF-WAY LINE OF MEXICO ROAD, 40 FEET WIDE, NORTH 73 DEGREES 02 MINUTES 21 SECONDS WEST 238.78 FEET TO A POINT ON THE EAST LINE OF SAID MERKLIN TRUST PROPERTY, SAID POINT FROM WHICH A FOUND IRON ROD WITH CAP (METTS LS 1113) BEARS NORTH 06° 26' 53" WEST, 0.11 FEET; THENCE ALONG LAST SAID EAST LINE OF THE MERKLIN PROPERTY, SOUTH 02° 45' 18" WEST, 1212.49 FEET TO THE POINT OF BEGINNING, CONTAINING 956,813 SQUARE FEET OR 21.9654 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, DURING APRIL, 2017, UNDER ORDER No. 17-02-041.

Conditions of Approval From Planning and Zoning

This approval would be contingent upon the following:

- The developer shall contribute funds to the City in the amount of \$20,000, including the value of the in-kind contribution of right-of-way, to install a signalized intersection to be located at Guthrie Road and Mexico Road.
- Provide approval of the proposed street names from St. Charles County.
- Provide a temporary school bus drop off lane per the Wentzville School District letter along Mexico Road.
- Provide information to confirm that Old Guthrie Road right-of-way has been properly vacated.
- The relocation of the retaining walls in the rear yard of the lots so that the entire rear yard of the lots are accessible to the lot owners shall be addressed on the Construction Site Plans.
- The applicant shall abide by the Municipal Code Requirements.

This approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

- Provide covenants and restrictions prior to the Record Plat submittal.
- The water connection to the City of Wentzville is required, and both municipalities will need to approve the plans. The connection must be metered to measure flow in each direction and include isolation valves to be controlled by each municipality. Coordination with the City of Wentzville will be required to determine what requirements they have, and a letter of approval from Wentzville will be required prior to construction plan approval.
- A hydraulic analysis report for the water distribution system has been submitted to the City. To assist in the review of the hydraulic analysis, the City is hiring 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 development may require modifications to the existing Brookside Lift station, and a report on the modifications has been received by the City. The City is currently hiring an engineering firm to assist in the review and to provide comments on the sewer lift station report. This review will include looking at current actual flow coming into the lift station, to confirm the accuracy of planning factors used and assumptions made in the report. Comments that are generated as a result of the review of this lift station report will require incorporation and approval prior to approval of construction plans. The results of this review are not anticipated to be available until the end of August. Any required modifications shall be determined by the City in consultation with the City's independent experts and consultants.
- Right of way shall be dedicated to the City totaling the 84-foot width, starting from the established right-of-way line along the east side of Guthrie Road.
- Stub the water and sewer to adjoining properties.
- There may be stocking concerns due to the mailbox kiosk proximity to Mexico Road. Work with City staff to address the parking space configuration with the construction plans. The road pull-off parking area will be private maintenance by the HOA. This detail will be identified on the construction plans so that a 26' wide section of pavement remains public maintenance via a joint or curb, separating the street from the parking area. Provide written confirmation from the USPS prior to construction plan approval that states their preferred method and location of mail delivery.

Project Data

- TOTAL SITE AREA: 21.96 ACRES
- TOTAL DISTURBED: 18.44 ACRES
- FLOOD NOTE:
PER FLOOD INSURANCE RATE MAP PANEL NUMBER 29183C0210G DATED JANUARY 20, 2016 & MAP PANEL NUMBER 29183C0220G DATED JANUARY 20, 2016, THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
- TREE PRESERVATION CALCS:
EXISTING TREES = 16.87 ACRES
TREES REMOVED = 13.16 ACRES
TREES SAVED = 3.71 ACRES (22.0%)
TREES REQUIRED TO BE SAVED = 3.37 (20.0%)
NO PLANTING MITIGATION IS REQUIRED.
COMPLIED WITH CHAPTER 402, SECTION 402.040
- ESTIMATED SANITARY SEWER FLOW = 28,490 GALLONS/DAY

DEVIATIONS FROM R-1 ZONING DISTRICT

	R-1 REGULATIONS	PROPOSED
MIN. LOT SIZE	10,000 S.F.	5,320 S.F.
MIN. LOT WIDTH	80 FT.	52 FT.
MIN. LOT DEPTH	100 FT.	100 FT.
FRONT YARD	25 FT.	20 FT.
REAR YARD	25 FT.	20 FT.
LOT COVERAGE	35%	46%

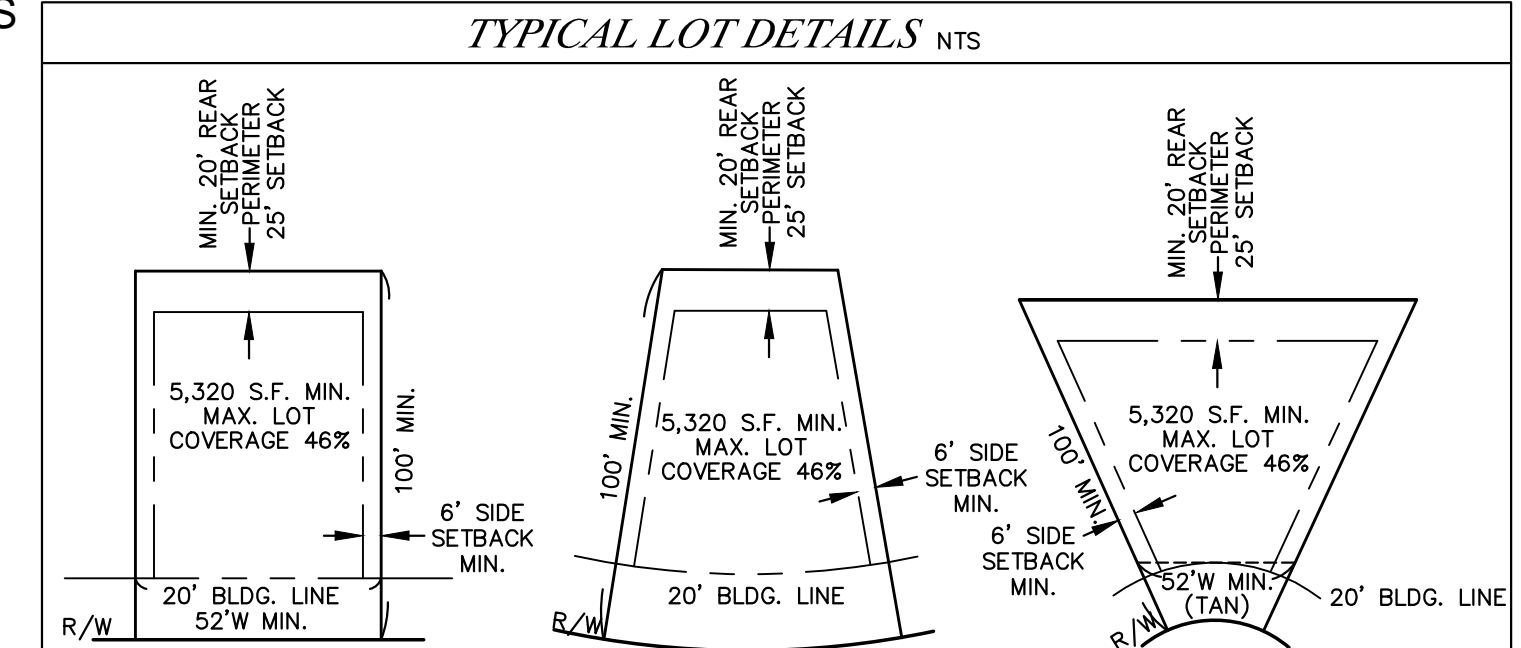
Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE:	21.95 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION ALONG MEXICO RD.:	0.10 ACRES (0.46%)
PROPOSED RIGHT-OF-WAY DEDICATION ALONG GUTHRIE RD.:	0.31 ACRES (1.41%)
PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL:	2.97 ACRES (13.53%)
NET PROPOSED RESIDENTIAL:	18.57 ACRES (84.60%)
CURRENT ZONING:	R-1 - P.U.D., SINGLE FAMILY RESIDENTIAL
CURRENT OWNER:	GUTHRIE PARTNERS, LLC 5055 HWY N SUITE 215 COTTLEVILLE, MO 63304

DWELLING UNITS ALLOWED:	21.95 ACRES
TOTAL SITE AREA:	21.95 ACRES
PROPOSED RIGHT-OF-WAY:	3.38 ACRES
DETECTION AREA:	0.47 ACRES
EXISTING FLOODPLAIN:	0.00 ACRES
EXISTING CREEK CORRIDOR:	0.00 ACRES
NET ACREAGE:	18.10 ACRES
DWELLING UNITS ALLOWED =	18.10 ACRES X 43,560 SQ. FT. / 10,000 SQ. FT. = 78 UNITS ALLOWED
DWELLING UNITS PROPOSED =	77 UNITS
PARKING:	RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)(77 UNITS)= 154 SPACES
RESIDENTIAL SPACES PROVIDED:	154 SPACES
COMMON GROUND:	5.50 ACRES

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: DATE **January 30, 2018** PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX.X
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
X X	FENCE	X X
---	SILTATION CONTROL FENCE	X X X
---	STORM SEWERS	---
---	SANITARY SEWERS	---
EX AI	CATCH BASIN	AI NO
EX AI	AREA INLET	AI NO
EX AI	GRATED INLET	AI NO
EX DD	DOUBLE CURB INLET	DD NO
EX MH	STORM MANHOLE	MH NO
EX MH	SANITARY MANHOLE	MH NO
EX CO	FLARED END SECTION	FE NO
---	CLEANOUT	CO
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
---	GAS MAIN & SIZE	(G) (G)
---	WATER MAIN & SIZE	(W) (W)
---	TELEPHONE	(T) (T)
UE	ELECTRIC (U) UNDERGROUND	---
OE	ELECTRIC (O) OVERHEAD	---
FO	FIBER OPTIC	(FO) (FO)
FL	FLOW LINE	FL
---	TO BE REMOVED	TBR
---	TO BE REMOVED & RELOCATED/REPLACED	TBRR
TC	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
---	PARKING STALLS	P.S.
---	YARD LIGHT	---



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* 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	7:00 A.M. To 7:00 P.M. Monday Through Friday
October 1 through May 31	7:00 A.M. To 8:00 P.M. Saturday and Sunday

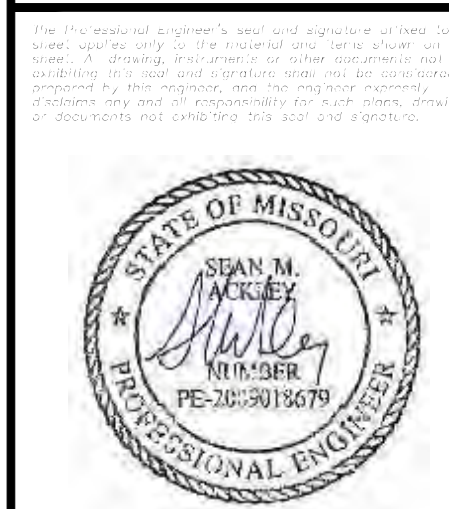
PROJECT TITLE

Brookview

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-sur.com
Corporate Certificate of Authority #001348



Date: 01/11/18
SEAN ACKLEY
LICENSE # PE-2009018679
Civil Engineer

Utility Contacts

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

Duckett Creek 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 Craig Rd.
St. Louis, MO. 63141
1-866-436-0820

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

Cottleville Fire Protection District
1385 Matherhead Rd.
St. Charles, MO. 63304
636-447-6655

P-Z No. 17-005894
City No. 17-008288
Date: 01/11/18
Job No. 17-02-041

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