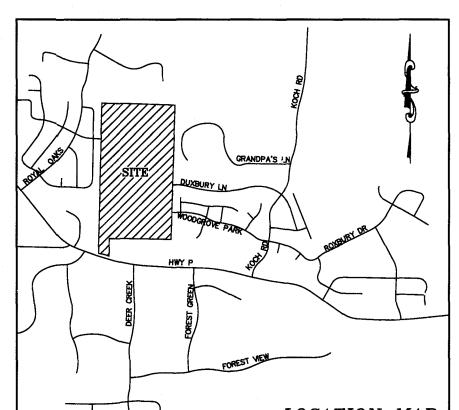
3-21-17 INITIAL SUBMITTAI

A TRACT OF LAND BEING PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



## Legal Description

SECTION 18, NORTH 01°26'51" EAST, 113.64 FEET TO THE POINT OF BEGINNING AND CONTAINS 3,595,656 SQUARE FEET, OR 82.544 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2016.

**Utility Contacts** 

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

-Duckett Creek Sanitary District 636-441-1244

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

<del>Missouri American Water Co.</del> 727 Craig Rd. St. Louis, MO. 63141

Public Water Supply District No. 2 P.O. Box 967 -0'Fallon, MO. 63366 <del>636-561-3737 Ext. 131</del> 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

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

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED

ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

SWPPP (NOT PART OF SUBMITTAL) 2.1-2.7 **GRADING PLAN** 3.1-3.3 4.1-4.3 SITE PLAN UTILITY PLAN 5.1-5.3 STREET PROFILES 6.1-6.6 7.1-7.7 SANITARY SEWER PROFILES 8.1-8.10 STORM SEWER PROFILES DRAINAGE AREA MAP DETENTION/WATER QUALITY DETAILS 10.1-10.12 HYDRAULIC CALCULATIONS 11.1 **ENTRANCE DETAILS / WARPINGS** 13.1 TRAFFIC CONTROL PLAN SITE SECTIONS

RESIDENTIAL NOTES

12.1-12.7 14.1-14.4 RETAINING/HEADWALL DETAILS 15.1 RW 1 RETAINING WALL PLAN (BY OTHER) HEADWALL DETAILS HEADWALL PLAN (BY OTHER) S1.1-S1.2 LANDSCAPE PLAN **EROSION CONTROL DETAILS** DTL1-DTL2 STORM SEWER DETAILS DTL3

DTL4 SANITARY SEWER DETAILS DTL5-DTL6 WATER MAIN DETAILS DTL7-DTL8 **PAVEMENT DETAILS** MISCELLANEOUS DETAILS

### Project Data

2. TOTAL DISTURBED

FEMA MAP PANEL: PER FLOOD INSURANCE RATE MAP PANEL NUMBER 9183C0230G DATED JANUARY 20, 2016. THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE

4. TREE PRESERVATION CALCS: EXISTING TREES = 16.2 ACRES = 10.8 ACRES TREES REMOVED = 5.4 ACRES (33.3%) TREES REQUIRED TO BE SAVED = 3.3 ACRES (20.0%) NO PLANTING MITIGATION IS REQUIRED.

5. ESTIMATED SANITARY SEWER FLOW = 105,080 GALLONS/DAY

COMPLIED WITH CHAPTER 402, SECTION 402.040

\* 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

GRS STATION F-149 USC&GS; ELEVATION=542.80' (NAVD88) "BRASS VERTICAL MARK DISK" STAMPED "F 149 1935" SET IN A 6 INCH SQUARE CONCRETE MONUMENT, PROJECTING ABOUT 2.5 INCHES ABOVE THE GROUND SURFACE. SOUTH OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL CENTRE. IT IS 46.5 FEET NORTH OF THE CENTER OF THE TRACKS; 2.4 FEET EAST OF A GUY POLE; 9.3 FEET EAST OF THE EAST EDGE OF SIDEWALK AND 5.7 FEET SOUTHEAST OF A PLASTIC BURIED CABLE

SITE BENCHMARK #1: ELEVATION = 537.52' (NAVD 88)
"CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE CENTER OF FAWN OAKS DRIVE AND THE CENTER OF CRESTWOOD LANE: LOCATED 38 FEET SOUTHEAST OF A LIGHT STANDARD, 40 FEET NORTHEAST OF A UTILITY VAULT, AND 63 FEET SOUTHWEST OF A MANHOLE IN DOUBLE CURB INLET ON THE EAST SIDE OF FAWN OAKS DRIVE

SITE BENCHMARK #2: ELEVATION = 525.10' (NAVD 88) "CROSS" SET AT NORTH EDGE OF CONCRETE STREET IN FRONT OF 1148 DUXBURY LANE: LOCATED 8 FEET SOUTH OF SOUTHWEST CORNER OF CONCRETE SIDEWALK, 43 FEET NORTH OF A SEWER MANHOLE AND 104 FEET EAST OF NORTHEAST CORNER OF PAVEMENT FOR DUXBURY LANE. (SHOWN HEREON ON SHEET 3 OF 4)

### Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 14.80 ACRES = 17.93% NET PROPOSED RESIDENTIAL AREA: CURRENT ZONING: R-1 - SINGLE FAMILY RESIDENTIAL PROPOSED ZONING: R-1 - P.U.D., SINGLE FAMILY RESIDENTIAL CURRENT OWNER: HIGHWAY P INVESTMENTS LLC. 5911 W. RIVERSIDE DR. FORT MEYERS, FL, 33919 80' LOTS = 60' LOTS = 7752' LOTS = 176TOTAL = 284DWELLING UNITS PROPOSED: 284 UNITS/(82.54-14.80) AC. = 4.19 UNITS/ACRE

RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)x(284 UNITS)= 568 SPACES RESIDENTIAL SPACES PROVIDED: 50 SPACES POOL AREA SPACES PROVIDED: 618 SPACES TOTAL SPACES PROVIDED: BICYCLE PARKING CALCULATIONS: POOL AREA PARKING CALCULATIONS: (1 RACK SPACE/15 PARKING SPACES) (1.0 SPACES/10 DWELLING UNITS)

4 RACK SPACES/BUILDING MIN)

BIKE RACK SPACÉS REQUIRED: 4 RACK SPACES

BIKE RACK SPACES PROVIDED: 4 RACK SPACES COMMON GROUND: 14.53 ACRES RIGHT-OF-WAY: 14.80 ACRES

80' WIDE LOTS

SPACES REQUIRED: 29 SPACES

SPACES PROVIDED: 50 SPACES

### Deviations From R-1 Zoning District

	R-1 REGULATIONS	PROPOSE
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%

# Legend

<b>EXISTING</b>		<u>PROPOSED</u>
542	CONTOURS -	(542)
X 535	SPOT ELEVATIONS	XXX.X
	CENTER LINE -	
	BUILDINGS, ETC.	
	TREE LINE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
XX	FENCE -	x x
	SILTATION CONTROL FENCE -	— x — x — x —
	STORM SEWERS -	
	SANITARY SEWERS -	
	CATCH BASIN	
	AREA INLET	AI NO.
	GRATED INLET	G NO.
	DOUBLE CURB INLET	DCI NO.
O-(EX)	STORM MANHOLE	● MH NO.
	SANITARY MANHOLE	(Mg.)—
	FLARED END SECTION	FE NO.
	CLEANOUT -	co
	LATERAL CONNECTION -	Т
(O)	UTILITY OR POWER POLE	
	FIRE HYDRANT	💢
<b>\$</b>	TEST HOLE	<b>&amp;</b>
	PAVEMENT -	
	GAS MAIN & SIZE -	— (G) —— (G) ——
	WATER MAIN & SIZE -	(w) (w)
	TELEPHONE -	(T) (T)
	ELECTRIC (U) UNDERGROUND -	(UE)
	ELECTRIC (0) OVERHEAD -	
	FIBER OPTIC -	— (F0)—— (F0)——
FL	FLOW LINE	F_
	TO BE REMOVED	TBR
то	BE REMOVED & RELOCATED/REPL.	ACED TBRR
TC	TOP OF CURB	(TC)
	SWALE -	<del></del>
*	LIGHT STANDARD	*
	STREET SIGN	- <del></del>
P.S.	PARKING STALLS	P.S.
ELEC	YARD LIGHT	×
<i>,</i> ,		

60' WIDE LOTS

All buildings shall meet the 50—foot creek bank setback

Relocate the waterline that runs through Lots 127B to 138B and 139C, and 140C in a manner approved by the Director of Planning and Development. This waterline be placed in a 15 foot easement approved by the Director of Planning and Development. Provide the design for the extensions to Street B and Street C to determine the grading requirements as approved by the Director of Planning and Development.

Storm and sanitary sewers shall be positioned on the lots as to not interfere with future construction of rear decks or accessory structures. future monument signs will be proposed on Lots 38C or 39C, provide easements approved by the Director of Planning and Development for that purpose.

Provide the documentation that the existing sanitary sewer was inspected and in good condition prior to construction plan approval. The developer is responsible any damage done to the existing line. In lieu of this documentation, the developer may opt to replace the existing 35 year old trunk line already in place.

ure adequate supply and pressure at each house, hydrant and other structures with water service. Add Pressure Reducing Valve at the connection point of the transmission main and the water main.

MoDOT is requiring a traffic study for the entrance off of Hwy P. Any comments or roadway requirements specified by MoDOT shall be adequately addressed on the

Developer must provide evidence of approval from the appropriate fire protection district and school district for all plans and construction affecting such entities. 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 c is required, the location shall be provided on further plans. Provide written confirmation from the USPS prior to construction plan approval as to that agency's erred method and location of mail delivery.

make a \$149,600 contribution to the City for future improvements to Highway P and Koch Road intersection. Alternatively, developer may contribute as individual

however. extend to 1/4 mile if the street is curved (100-200 feet radius) for an adequate length (minimum curve length equals the curve radius) and the through traffic potential is minimal. In addition provide traffic calming at all connection points to existing stub streets. All traffic calming plans and installations t be approved by the Director of Planning and Development and may only be removed or replaced with the approval of the Director of Planning and development. Provide a contribution for the future multi-purpose trail on Highway P. in accord with established city standards for calculating required contributions. Contributions

Construction traffic will access the site from the temporary entrance on Highway P (Street A) only.

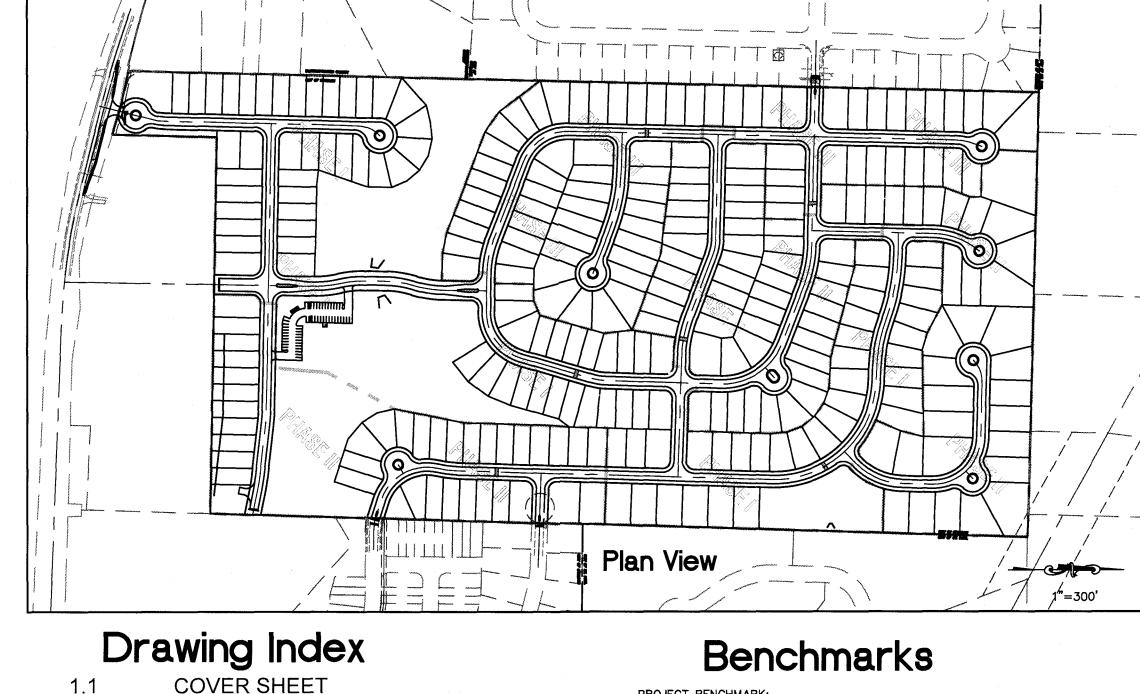
Prior to the issuance of building permits for 40% of the total units, all recreational amenities shall be open for use.

At or before adoption of a Final Plan 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 Čitv's

FOR CONSTRUCTION BY: DATE AUGUST 8, 2017 PROFESSIONAL

Page No.

"FINAL PLAN" Approval Date: January 26, 2017



# LOCATION MAP

# Conditions of Approval From Planning and Zoning This approval would be contingent upon the following

he 25—foot creek bank setback shall be located in the common ground. Lots 16C, 17C, and 18C may be impacted.

Provide landscaping detail on construction plans for the lots with the 20 foot buffer where sufficient tree mass does not already exist, as determined and approved

the Director of Planning and Development. Provide temporary slope and construction licenses for removal and restoration of the temporary subdivision entrance on Street A.

Water consumption and pressure modelling data must be provided to the Director of Planning and Development, and all water infrastructure shall be sufficient to

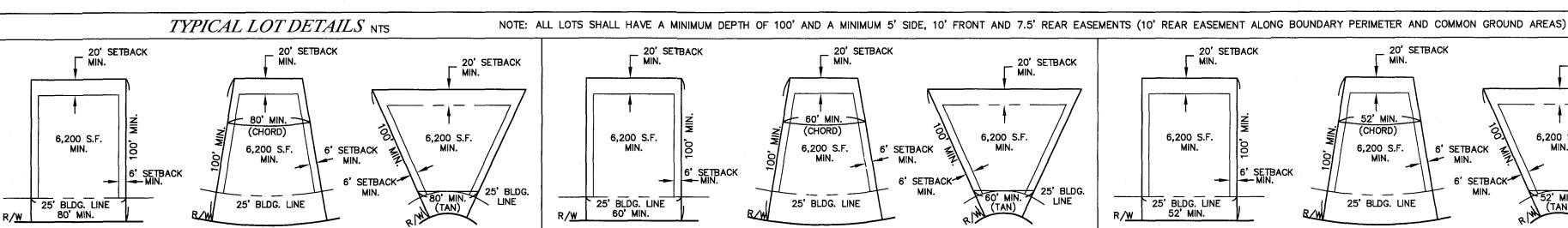
The developer shall provide an adequate means of protecting the existing water transmission main; the developer shall be responsible for any damage done to the

Prior to the issuance of the first new home building permit the developer shall enter into a development agreement with the City specifying that the developer

Provide traffic calming throughout the development. Local streets should not exceed 600-900 feet in length without design considerations for traffic calming. They t be made at the time of approval of each plat within the development.

Any variances relating to building setbacks shall require revision to the approved PUD.

Traffic Management Policy. The construction site plans shall address all relevant requirements of the O'Fallon Municipal Code.



6,200 S.F. 6' SETBACK 2 25' BLDG. LINE 52' WIDE LOTS

**P+Z No.** 29-16.01 City No.

Date: 8/7/2017

Civil Engineer

Michael G. Boerding

License No. MO E-28643

Aug. 7, 2017 **Job No.** 16-08-239

McBRIDE 16091 SWING CHESTE