ISSUE REMARKS/DATE

12/21/17 INITIAL SUBMITTAL 01/16/18 CITY COMMENTS

Date: 02/01/10 Sean M. Ackley License No. PE-2009018679 Civil Engineer

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.

Trov. MO. 63379-0160 Ameren UE 200 Callahan Road Wentzville, MO. 63385

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

Telephone Centurylink 1151 Century Tel Dr.

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

100 N. Main St. O'Fallon, MO. 63366 Contact: 636-281-2858 3550 Highway K

City of O,Fallon 100 N. Main St. O'Fallon, MO. 63366

727 Craia Rd. St. Louis, MO. 63141

P.O. Box 967 O'Fallon, MO. 63366 636-561-3737 Ext. 131 Storm Sewer City of O'Fallon

100 N. Main St. 636-281-2858 P.O. Box 160

Utility Contacts

Sanitary Sewer City of O'Fallon Duckett Creek Sanitary District

Contact: 636-281-2858

Public Water Supply District No

O'Fallon, MO. 63366 Curve River Electric C

636-639-8312

Legend

CONTOURS

SPOT ELEVATIONS CENTER LINE

BUILDINGS, ETC

SILTATION CONTROL

CATCH BASIN

AREA INLET

GRATED INLET

DOUBLE CURB INLET

STORM MANHOLE

SANITARY MANHOLE

FLARED END SECTION

UTILITY OR POWER POLI

FIRE HYDRANT

TEST HOLE

PAVFMFN

ELECTRIC (O) OVERHEAD

FIBER OPTIC

FLOW LINE

TO BE REMOVED

TO BE REMOVED & RELOCATED/REPLACED

TOP OF CURB

SWALE

LIGHT STANDARD

STREET SIGN

PARKING STALLS

YARD LIGHT

EXISTING

P.S.

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY:__02/09/2018

RESPONSIBILITY FOR DESIGN

→→ →→ -

P.S.

DATE gamie Greenlee PROFESSIONAL

ENGINEER'S SEAL INDICATES

Job No. 16-08-239 Page No.

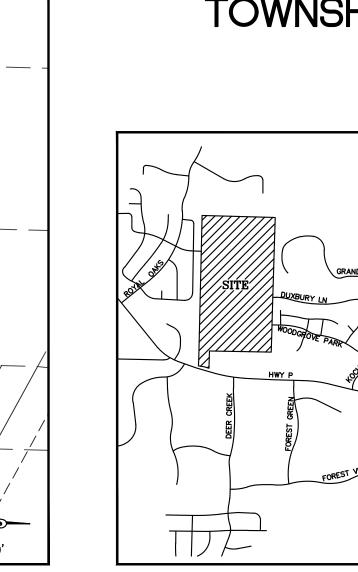
City No.

Date:

Feb. 1, 2018

COBBLESTONE CROSSING RECREATIONAL AREA

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



Benchmarks

GRS STATION F-149 USC&GS; ELEVATION=542.80' (NAVD88) "BRASS VERTICAL MARK DISK" STAMPED "F 149 1935" SET IN A 6 INCH SQUAR LOCATED IN THE NORTHEAST ANGLE OF A RAILROAD CROSSING AT NORTH MAIN STREET 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

CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF 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: 67.74 ACRES = 82.07%CURRENT ZONING: R-1 - P.U.D., SINGLE FAMILY RESIDENTIAL

80' LOTS = 3160' LOTS = 7752' LOTS = 176

DWELLING UNITS PROPOSED: 284 UNITS/(82.54-14.80) AC. = 4.19 UNITS/ACRE

RECREATIONAL/POOL AREA PARKING CALCULATIONS: (1.0 SPACES/10 DWELLING UNITS) SPACES REQUIRED: 29 SPACES SPACES PROVIDED: 48 SPACES

COMMON GROUND:

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

BICYCLE PARKING CALCULATIONS:

(4 RACK SPACES/BUILDING MIN)

(1 RACK SPACE/15 PARKING SPACES)

Deviations From R-1 Zoning District

MIN. LOT SIZE 10,000 S.F. 6,200 S.F. MIN. LOT WIDTH REAR YARD 25 FT. 20 FT. LOT COVERAGE 35%

Conditions of Approval From Planning and Zoning

1. The sidewalk along the parking area shall be a minimum of five (5) feet wide.

PERFORMED BY THE STERLING COMPANY DURING THE MONTH OF OCTOBER, 2016.

4. Lighting shall be provided for the mailbox kiosk area.

LOCATION MAP

Legal Description

TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 7 OF SAID RECORDS. NORTH 01°21'43" EAST. 2733.50 FEET TO AN OLD

STONE FOUND FOR THE NORTH QUARTER CORNER OF SAID SECTION 18: THENCE LEAVING SAID CENTERLINE AND ALONG THE NORTH

RECORDED IN PLAT BOOK 20 PAGE 108 OF SAID RECORDS AND THE SOUTH LINE OF "THE RESUBDIVISION OF LOTS 4 & 5 OF ST.

PAUL ESTATE". ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 PAGE 105 OF SAID RECORDS, SOUTH 88'31'23"

EAST, 1318.84 FEET TO THE SOUTHEAST CORNER OF LOT 5 OF SAID RESUBDIVISION, SAID CORNER ALSO BEING THE SOUTHWEST

CORNER OF A TRACT OF LAND CONVEYED TO LEONARD AND MARIE SCHULTE, HUSBAND AND WIFE, BY DOCUMENT RECORDED IN

DEED BOOK 1339 PAGE 1072 OF SAID RECORDS; THENCE CONTINUING ALONG SAID NORTH LINE OF SECTION 18, SAID LINE ALSO

BEING THE SOUTH LINE OF SAID SCHULTE TRACT, SOUTH 86°44'26" EAST, 69.72 FEET TO A POINT BEING THE NORTHWEST CORNER

OF LOT 5 OF "ST. PAUL PLACE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGE 298 OF SAID RECORDS; THENCE LEAVING SAID NORTH LINE OF SECTION 18 AND ALONG THE WEST LINE OF SAID "ST. PAUL PLACE" AND ITS PROLONGATION

BEING THE WEST LINE OF "HYLAND GREEN PLAT FIVE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGE 174

BOOK 45 PAGE 145 OF SAID RECORDS, SOUTH 01°45'17" WEST, 2011.69 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF

OF SAID RECORDS, AND THE WEST LINE OF "HYLAND GREEN PLAT EIGHT", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT

WOODGROVE PARK DRIVE (50 FEET WIDE); THENCE LEAVING LAST SAID WEST LINE AND CONTINUING ALONG SAID WEST LINE OF

'HYLAND GREEN PLAT FIVE", SOUTH 01'15'52" WEST, 151.71 FEET TO THE SOUTHWEST CORNER OF COMMON GROUND "A" OF SAID

'HYLAND GREEN PLAT FIVE', SAID CORNER ALSO BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO BELINDA

KELLERMAN LIVING TRUST BY DOCUMENT RECORDED IN DEED BOOK 6521 PAGE 1283 OF SAID RECORDS; THENCE LEAVING SAID

WEST LINE OF "HYLAND GREEN PLAT FIVE" AND ALONG THE WEST LINE OF SAID KELLERMAN TRACT, SOUTH 01*41'07" WEST, 391.00

FEET TO A POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO RUSSELL AND MARY NAUERT, HUSBAND

AND WIFE, BY DOCUMENT RECORDED IN DEED BOOK 4430 PAGE 709 OF SAID RECORDS; THENCE LEAVING LAST SAID WEST LINE

LINE, SOUTH 01°23'16" WEST, 326.51 FEET TO A POINT ON THE NORTH LINE OF STATE HIGHWAY P (WIDTH VARIES), AS WIDENED,

SAID POINT BEING 54.65 FEET PERPENDICULAR DISTANCE NORTHEAST OF THE CENTERLINE OF SAID STATE HIGHWAY P: THENCE

ALONG SAID NORTH LINE OF STATE HIGHWAY P THE FOLLOWING COURSES AND DISTANCES: NORTH 73*05'41" WEST, 93.40 FEET;

FEET PERPENDICULAR DISTANCE NORTHEAST OF SAID CENTERLINE OF STATE HIGHWAY P; THENCE LEAVING SAID NORTH LINE OF

OF BEGINNING AND CONTAINS 3,595,656 SQUARE FEET, OR 82.544 ACRES, MORE OR LESS, ACCORDING TO CALCULATIONS

AND NORTH 78'03'08" WEST, 111.87 FEET TO A POINT ON SAID NORTH-SOUTH CENTERLINE OF SECTION 18, SAID POINT BEING 52.1

STATE HIGHWAY P AND ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 18, NORTH 01°26'51" EAST, 113.64 FEET TO THE POINT

AND ALONG THE NORTH LINE OF SAID NAUERT TRACT, NORTH 88°58'29" WEST, 1172.88 FEET; THENCE LEAVING LAST SAID NORTH

LINE OF SAID SECTION 18. SAID LINE ALSO BEING THE SOUTH LINE OF "ST. PAUL ESTATE". ACCORDING TO THE PLAT THEREOF

This approval is conditional upon the following Staff recommendations being met:

2. A Commercial Site Plan construction permit will be required. 3. A commercial escrow will be needed prior to site construction plans being approved for the recreation area.

5. A Landscape Plan shall be provided with Construction Plans.

"FINAL PLAN" Approval Date: January 26, 2017

P+Z No. 29-16.01

4. TREE PRESERVATION CALCS: EXISTING TREES = 16.2 ACRES TREES REMOVED TREES SAVED = 5.4 ACRES (33.3%) TREES REQUIRED TO BE SAVED = 3.3 ACRES (20.0%) NO PLANTING MITIGATION IS REQUIRED. COMPLIED WITH CHAPTER 402, SECTION 402.040 5. SUBDIVISION ESTIMATED SANITARY SEWER FLOW = 105,080 GALLONS/DAY RECREATION AREA ESTIMATED SANITARY SEWER FLOW = 0 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

PROPOSED

AREA

Project Data

2.2

3.1

TOTAL SITE AREA:

TOTAL DISTURBED

500-YEAR FLOODPLAIN.

RECREATIONAL

Drawing Index

COVER SHEET

GENERAL NOTES

SWPPP DETAILS

LANDSCAPE PLAN

SITE DETAILS

75.0 ACRES

SITE/GRADING PLAN

DRAINAGE AREA PLAN

FEMA MAP PANEL: PER FLOOD INSURANCE RATE MAP PANEL NUMBER 9183C0230G

= 10.8 ACRES

DATED JANUARY 20, 2016. THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE

STORM WATER POLLUTION PREVENTION PLAN (SWPPP)

SEWER PROFILES & SITE DETAILS

OVERALL PLAN