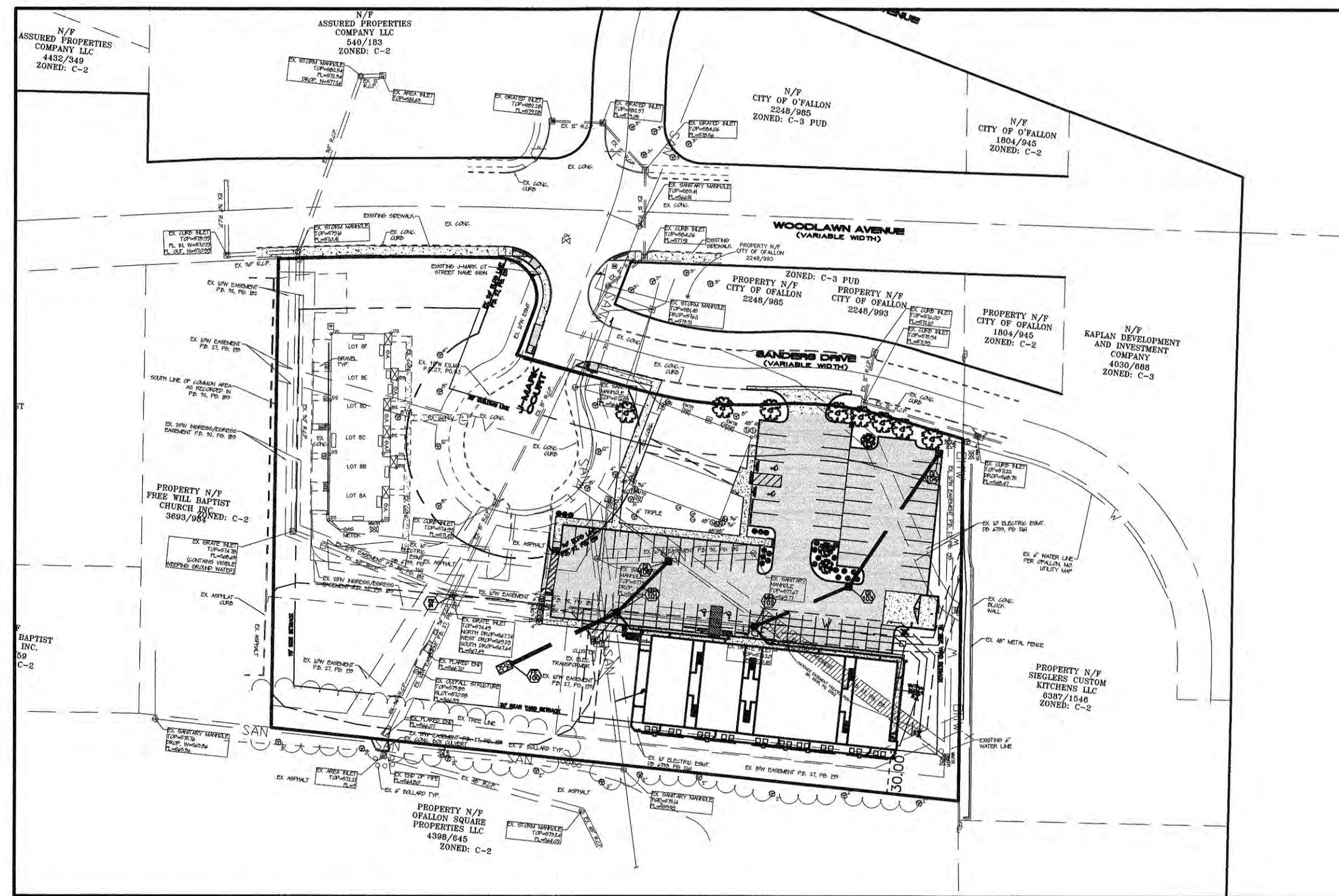
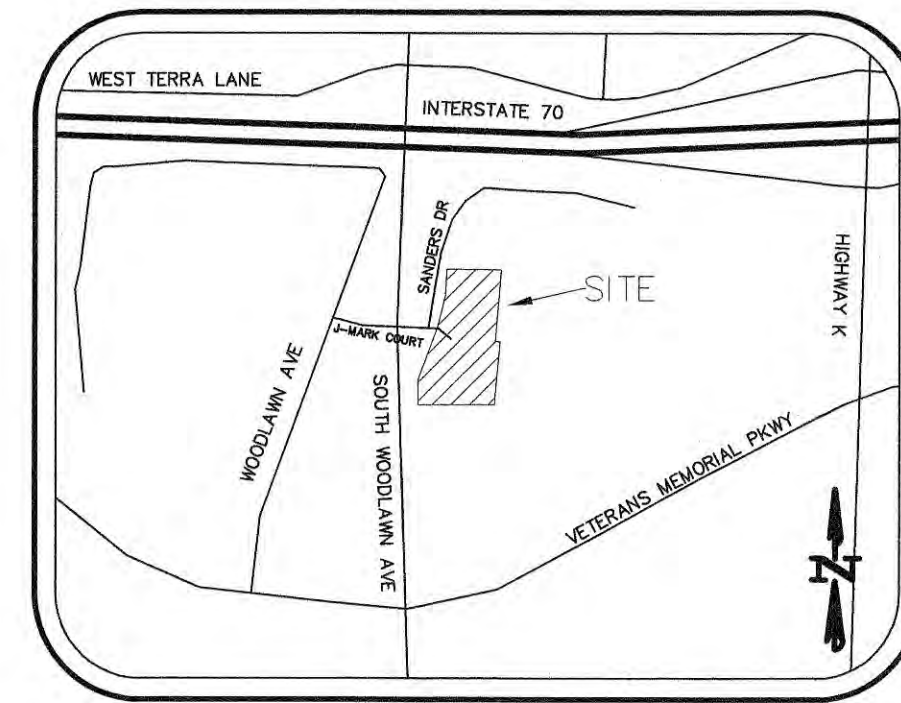


A SET OF CONSTRUCTION PLANS FOR FALLON CREST TOWNHOMES

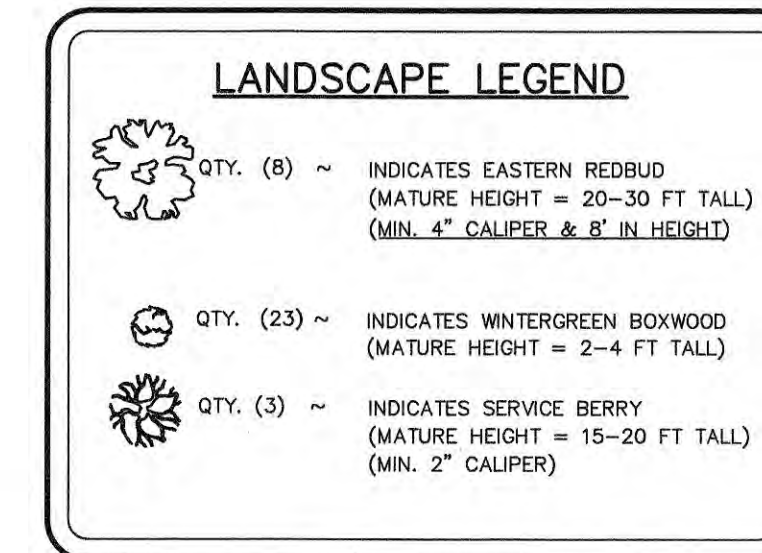
A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF "FALLON CREST TOWNHOMES", P.B. 32, PAGE 182, ALL OF "FALLON CREST TOWNHOMES PLAT ONE" PLAT BOOK 32, PAGE 183 AND PART OF J-MARK COURT, VACATED BY DEED BOOK 2699, PAGE 914, IN THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map
NOT TO SCALE



Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric
Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

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

Telephone
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

Drawing Index

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- 5 GRADING PLAN
- 6 PRE DEVELOPED DRAINAGE AREA MAP
- 7 POST DEVELOPED DRAINAGE AREA MAP
- 8 STORM PROFILES AND ENTRANCE DETAIL
- 9 SWPPP
- 10 CONSTRUCTION DETAILS
- 11 CONSTRUCTION DETAILS
- 12 WATER QUALITY AND DETENTION DETAILS
- 13 EROSION CONTROL DETAILS
- 14 PAVEMENT DETAILS
- 15 PAVEMENT DETAILS
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- 17 STORM DETAILS
- 18 WATER DETAILS
- 19 WATER DETAILS
- 20 PHOTOMETRIC LIGHTING

Benchmarks Project

BENCHMARK:
PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND ARE REFERENCED TO NGS MONUMENT "149" WITH A PID OF J00547. SAID MONUMENT HAS A PUBLISHED ELEVATION OF 165.447M (542.80 FT), LOCATED IN THE CITY OF O'FALLON, MO, APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MILES EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER. TO REACH THE STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER HIGHWAYS CR-K/SR-M (MAIN STREET), GO NORTH 0.6 MILES ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE BENCHMARK STATION IS A STANDARD CGS DISK STAMPED—149 1935—AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE NORFOLK AND SOUTHERN RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.

BENCHMARK:
SITE BENCHMARK (ELEVATION 573.25) DESCRIPTION: WATER VALVE LOCATED AT THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

Site

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
PERMANENT:	
Tall Fescue - 150 lbs./ac.	
Smooth Brome - 100 lbs./ac.	
Combined - Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.	
TEMPORARY:	
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)	
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)	
SEEDING PERIODS:	
Fescue or Brome - March 1 to June 1	
August 1 to October 1	
Wheat or Rye - March 15 to November 1	
Date - March 15 to September 15	
MULCH RATES:	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
FERTILIZER RATES:	
Nitrogen 30 lbs./ac.	
Phosphate 30 lbs./ac.	
Potassium 30 lbs./ac.	
Lime 600 lbs./ac. ENM*	
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

Legend

600.00	EXISTING LABELS	[Symbol]	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	[Symbol]	EXIST. AREA INLET
CI	SINGLE CURB INLET	[Symbol]	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	[Symbol]	PROPOSED AREA INLET
AI	AREA INLET	[Symbol]	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	[Symbol]	EXIST. SANITARY MANHOLE
GI	GRATE INLET	[Symbol]	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	[Symbol]	PROPOSED MANHOLE
MH	MANHOLE	[Symbol]	POWER POLE
FE	FLARED END SECTION	[Symbol]	GUY WIRE
EP	END PIPE	[Symbol]	LIGHT STANDARD
CP	CONCRETE PIPE	[Symbol]	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	[Symbol]	WATER METER
CMP	CORRUGATED METAL PIPE	[Symbol]	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	[Symbol]	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	[Symbol]	TELEPHONE PEDESTAL
CO	CLEAN OUT	[Symbol]	SIGN
.....	SLOPE LIMITS	[Symbol]	TREE
---	DRAINAGE SWALE	[Symbol]	
---STM---	EXISTING STORM SEWER	[Symbol]	
---SAN---	EXISTING SANITARY SEWER	[Symbol]	
---W---	EXISTING WATER LINE	[Symbol]	
---FO---	EXISTING FIBER OPTIC LINE	[Symbol]	
---GAS---	EXISTING GAS LINE	[Symbol]	
---UG---	EXISTING UNDERGROUND ELECTRIC	[Symbol]	
---OHW---	EXISTING OVERHEAD ELECTRIC	[Symbol]	
---CTV---	EXISTING CABLE TV LINE	[Symbol]	
---T---	EXISTING TELEPHONE LINE	[Symbol]	
---	PROPOSED STORM SEWER	[Symbol]	
---	PROPOSED SANITARY SEWER	[Symbol]	
---X---	FENCE LINE	[Symbol]	
---	SAWCUT LINE	[Symbol]	

GRADING QUANTITIES:

2417 C.Y. CUT (INCLUDES SUBGRADES)
917 C.Y. FILL (INCLUDES 8% SHRINKAGE)
1500 C.Y. HEAVY

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

Conditions of Approval From Planning and Zoning

1. ALL SIGNAGE SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE PERMITTING PROCESS.
2. A PHOTOMETRIC LIGHTING PLAN SHALL BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL. FOOT-CANDLES SHALL NOT EXCEED 0.5 AT THE PROPERTY LINE.
3. WORK WITH STAFF ON THE LOCATION OF THE SIDEWALK AND ACCESSIBLE RAMP AT THE WOODLAWN AND SANDERS DRIVE INTERSECTION.
4. CONNECT THE INTERNAL SIDEWALK ON THE EAST AND WEST SIDE OF THE SOUTHERN END OF THE PROPOSED PARKING LOT.

DEVELOPMENT NOTES:

1. FLOOD NOTE: WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE "FLOOD INSURANCE RATE MAP (FIRM), ST. CHARLES COUNTY, MISSOURI", PANEL 237 OF 525, MAP NUMBER 29183C0237G (COMMUNITY PANEL NUMBER, CITY OF O'FALLON 290316 0237 G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016). BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT IS INDICATED TO BE WITHIN THE FOLLOWING ZONE: ZONE X. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
2. PARKING REQUIRED:
MULTI FAMILY UNITS: 1.5 SPACES PER UNIT + 1 PER ADDITIONAL BEDROOM
EXISTING 16 UNITS (1 BEDROOM) X 1.5 PER UNIT = 24 SPACES REQUIRED
PROPOSED 20 UNITS (2 BEDROOM) X 2.5 PER UNIT = 50 SPACES REQUIRED
TOTAL SPACES REQUIRED = 74
TOTAL SPACES PROVIDED = 76
ACCESSIBLE SPACES: 4 REQUIRED , 4 PROVIDED
3. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
4. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.
5. NO SLOPES SHALL EXCEED 3 (HORIZONTAL): 1 (VERTICAL).
6. A BOUNDARY LINE ADJUSTMENT PLAT WILL BE REQUIRED.
7. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jamie Desautels DATE: 01/07/2020
PROFESSIONAL ENGINEER'S SEAL
INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN

* 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

* The area of this phase of development is 3.07 ACRES.

The area of land disturbance is 1.25 ACRES.

Number of proposed lots is 1.

Building setback information. Front 35 FEET
Side 15 FEET
Rear 30 FEET

* The estimated sanitary flow in gallons per day is 5,400 G.P.D.
20 x 2 BEDROOM UNITS @ 270 GPD = 5,400 GPD

* Tree preservation calculations

DENSITY CALCULATIONS:
16 EXISTING APARTMENTS UNITS
6 EXISTING TOWNHOMES
20 PROPOSED UNITS
SITE ACREAGE 3.07 ACRES
42 TOTAL UNITS / 3.07 ACRES = 13.68 UNITS PER ACRE PROPOSED

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

PROJECT TITLE:
FALLON CREST TOWNHOMES

ENGINEERING
PLANNING
SURVEYING



221 Point West Blvd.
St. Charles, MO 63301
636-928-5582
FAX 928-1716

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this project, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or sub-project.

CLIFFORD L. HEITMANN
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI
NUMBER E-29817
EXPIRES 12-12-19

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Engineering Authority No. 000655
Surveying Authority No. 000144
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REVISIONS	
8-15-19	city comments
9-3-19	city comments

Developer / Owner:
CORPORATE GROUP INC.
2500 S. OLD HWY 94, SUITE 200
ST. CHARLES, MO. 63303
636-946-0761

P+Z No. # 19-005136
Approval Date: July 18, 2019

City No. #

Page No.
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COVER SHEET