

ISSUE	REMARKS/DATE
1	2023-09-28, INITIAL SUBMITTAL
2	2024-02-01, CITY COMMENTS
3	2024-04-17, CITY COMMENTS
4	2024-05-20, FOR APPROVAL

Conditions of Approval From Planning and Zoning

The Final Plan approval provided above permits for site improvements and permits for construction of other improvements, are expressly conditioned upon and made subject to the following terms and conditions:

1. The following conditions pertaining to the sanitary sewer shall be addressed:
 - a. Before the new Duckett Creek Sanitary District plant is constructed, the applicant has stated the desire to start building and selling homes. The plan is, according to Duckett Creek and the Developer, to have the sewage from these homes have their sewage collected in a lift station holding tank. The final Plan shows a lift station along Hopewell Road, this station would remain in place once the plant is completed and will pump sewage to the plant. Verbal discussions with the Developer and Duckett have indicated that the sewage collected in the holding tank will have to be hauled away using a pump truck to an existing pump station along Highway DD. Given that the new pump station located within the Harvest Development (which must be installed as part of the first phase of the development and be operational concurrently with the new Duckett Creek Sewer Plant) is adequate in sizing for waste storage and allows for pump/haul operations to service homes prior to completion of the new Duckett Creek Sewer Plant, the City will allow for the initial issuance of no more than 150 residential building (and corresponding occupancy) permits before the date that the Duckett Creek Sanitary Sewer Plant is complete. After the issuance of the first 150 residential building permits, the developer may request additional permits and the City will not unduly withhold additional building permits provided Duckett Creek Sewer District provides approval for the developer to allow additional taps and provided additional information to the City regarding the disposal of said waste. This information shall be provided in the form of an official letter (i.e. on letterhead with requisite signatures from the developer and Duckett Creek). Under this scenario, occupancy permits will only be issued for lots that gravity flow to the lift station holding tank. As part of the Construction Site Plans, provide an exhibit from the engineer showing the area and lots where the 150 homes will be constructed and confirmed that the flow goes to the holding tank. More detailed plans, calculations, etc. addressing the storage capacity, removal process, any notification system for overflow, etc. will need to be submitted and approved by the City prior to the issuance of any building permits.
 - b. The temporary storage of waste in the lift station to accommodate homes before the construction of the Duckett Creek Sanitary plant shall require the removal of waste daily. The hauling of waste from the holding tank shall be done by the developer with their vehicle that is approved by the Duckett Creek standards. Furthermore, provide confirmation from Duckett Creek Sanitary District that states that they will be reviewing/approving the collection system and lift station where this waste hauling will occur and that they will be accepting the hauled waste at one of their lift stations.
 - c. The developer shall maintain a document that records each time the temporary storage tank is pumped out. The document shall be kept on site and accessible to the City to be checked occasionally.
 - d. Provide information confirming the size of the sewer storage tank and how often it would need to be pumped out. Provide information that outlines the plan of action if the developer fails to haul the waste as necessary. How will odor be controlled?
 - e. Provide a written statement that the developer will ensure that the storage tank will not overflow or spill and will be maintained. Would there be an alarm to inform the developer when the tank has reached a point where it needs to be pumped out? Who would be alerted of this, would Duckett Creek be responsible to pump the tank if the developer is unable to do so? Who would be responsible for reporting spills/overflows to the DNR? If the wet well is alarmed for high levels, who is receiving and responding to these alarms? If the developer is responsible, who is the Continuing Authority with regard to the DNR? Will the developer need to obtain an operator's license or permit from the DNR to perform this work? If the equipment the developer uses to perform this task breaks down, what is the backup plan to ensure that operations continue smoothly, if storage is only approved for 12 hours? To whom can residents address their complaints if they have any?
 - f. What is the plan if DNR does not approve the new sewage plant and there are homes constructed, would the developer continue to be responsible for the hauling of waste from the storage tank? If the developer goes bankrupt and does not continue to move forward, who takes over sewer responsibilities? Would this cost and responsibility fall upon the residents?
- g. Provide additional information about the operations of the sewer plant including such things as odor mitigation and sludge removal. The city has requested a statement from Duckett Creek Sanitary District confirming their schedule for the plant construction, operations of the plant, sludge and sludge removal, odor, and odor control etc. Should there be odor problems please confirm what steps will be taken to address this.
 - h. Provide information regarding how sludge from the plant will be hauled away, the weight of the vehicles, route, frequency, etc.
 - i. City cannot approve construction plans without certainty that utilities (specifically sanitary sewer) will be provided, additional coordination with Duckett Creek Sanitary District will be necessary as record plats are submitted. It is estimated that a sewer plant will not be online until December 2023.
 - j. Additional conditions may be forthcoming once the required information has been provided to the City for review.
 - k. Provide final approval from the utility company for the roadway configuration under the power lines.
2. The following conditions pertaining to sidewalk connections shall be addressed:
 - l. The sidewalk shall be configured to go around parking spaces at five (5) feet in width.
 - m. Work with staff on pedestrian crossings and ADA ramps on the Final Plan. This should include providing sidewalk connections to the individual units in A lots and a sidewalk connection along lot 1A.
 - n. Sidewalks, trails and paths within or adjacent to the public right-of-way shall be concrete. For these areas, indicate concrete on the typical sections. In environmentally sensitive areas, the applicant and their landscape architect may propose a different type of trail but will work with staff to find the best fit for the location within the community. Provide the border and maintenance schedule.
3. The following conditions pertaining to mailbox kiosks shall be addressed:
 - a. Parking for mail kiosks shall be private.
 - b. Work with City staff on ADA accessibility for mail kiosks. Sidewalk should not be through the spaces.
 - c. Provide details for mail CBU kiosks.
4. The following conditions pertaining to roadway improvements, dedications and layouts shall be addressed:
 - a. The right of way along Highway N is subject to MoDOT approval. The Plan is showing a 45-foot ROW dedication. The right of way dedication area will need to be confirmed by MoDOT.
 - b. Applicant shall coordinate with the developer of the adjacent property to provide appropriate connectivity via public right of way between the two developments.
 - c. Provide a temporary construction easement at all stub street for future construction.
 - d. Provide traffic calming per the Traffic Management Policy on Construction Plans and add a note to the cover page.
 - e. Diehr Road will be extended in the future by others. It will be necessary for the applicant's design engineer to include the design of Diehr Road to the western property line and the applicant shall provide any easements needed per the grading.

- f. It is anticipated that a roundabout will be constructed at Diehr and Hopewell Road. Provide sufficient ROW to limit the needed ROW from others with the understanding that the City/County will still likely need to obtain ROW from others for the construction of the project. Sketch roundabout on the plan and show the ROW dedication. Based on the traffic study the right of way will be required for roundabout and should be planned for. This shall be reviewed with St. Charles County.
 - g. Collector roads aside from Diehr Road shall have a 60' ROW. No on-street buffered bike lane. 7" thick concrete pavement. (For any roadways, an equivalent asphalt pavement section would also be acceptable.) Staff will need to review the typical section for roadways such as Harvest Parkway, Welker, etc. but these should have 7" thick pavement. 40' ROW + 20' Common Ground/Easement for Hopewell Road is needed (easement to be limited to path only, not other utilities).
 - h. Duckett Creek Lane is to be 9" pc over 5" rock base.
 - i. City Code section 400.261 requires the developer to upgrade half of the roadway for any road the development abuts. City staff performed preliminary estimates to design and construct the improvements along Hopewell Road and Highway N and estimate the cost to be approximately \$2,640,000. This estimate does not include any improvements at the intersection of Hopewell and Diehr Road or utility line relocations. In lieu of constructing these road improvements and considering the right-of-way dedication along Hopewell Road and Highway N that the developer has agreed to donate, the City believes a fairer and more reasonable amount would be for the Developer to contribute funds, in the amount of \$450 per lot, due at the time of record plat approval of each phase. The City would then utilize these funds for upgrades to Diehr Road however they would be used towards Hopewell and/or Highway N, at the discretion of the City.
 - j. On each round-about detail, label the material of each apron as red, stamped concrete.
 - k. Additional comments to the roundabout details may be forthcoming with the review of the construction plans.
 - l. For the 90-degree curve south of Diehr Road (behind lots 282D, 283D, 284D, 285D, and Detention Common Ground), is there adequate clear zone and recovery zone or is guardrail and/or berms needed?
 - m. Work with City staff regarding the location of future commercial access points. Staff is aware MoDOT review of the entrances. MoDOT approval will be required before construction plan approval.
 - n. The developer shall abide by the recommendations of the City's Traffic Consultant.
5. Provide approval from the City's Environmental Services Department for trash truck service. Review the radius of the alley for the rowhomes. Staff has concern about trash truck access.
 6. The following conditions pertaining to rowhomes shall be addressed:
 - a. Provide a note stating that there is no parking on Harvest Parkway, Diehr Road, Welker Road or on private alleys. Please label on the plan.
 7. Provide the parking calculations for each village, including the A lots.
 8. The following conditions related to the amenity areas shall be addressed:
 - a. prior to the issuance of building permits for 40% of the total units, all recreational amenities within the 'town center' area shall be open for use.
 - b. A separate Final Plan shall be required for the amenities.
 - c. Provide the parking calculations and striping plan for amenity area parking lots.
 - d. Provide color elevations for amenities.
 9. The city applauds the developer for wanting to include enhancements/landscaping in the islands as these types of enhancements improve the overall area and corridor as we have seen recently in other subdivisions. It should be noted that the developer and/or HOA will be responsible for the future maintenance of those items. Will irrigation be included? Note: as with similar areas, these enhancements will need to be kept in good condition and in such a manner as to not create sight distance issues for the traveling public.
 10. Provide a landscaping plan, this should include overall exhibit showing the tree preservation.
 11. In reviewing the plans for Autumn Hollow to the west, they are showing a future connection at Diehr Road. Coordinate with the developers of Autumn Hollow to provide additional right-of-way to make this connection.
 12. The following conditions pertaining to roundabouts shall be addressed:
 - a. The round-about shown for Diehr Road at Hopewell Road should be shifted to the west to reduce the amount of right-of-way to be taken from the property owners on the east side of Hopewell Road.
 - b. On each round-about detail, label the material of each apron as red, stamped concrete.
 - c. Additional comments to the roundabout details may be forthcoming with the review of the construction plans.
 13. Provide a note and label on the plan that no parking shall be allowed on the north side of Sunset Terrace.
 14. Notwithstanding Section 400.236.14 (C) and (D) of the Municipal Code which provides that a Final Plan shall expire unless a building permit is issued within one (1) year of the final Plan approval and completed within two (2) years, and pursuant to Section 400.236.15 of the Municipal Code which allows extensions of such expiration periods, this Final Approval shall be valid for two (2) years from the date of Final Plan approval. The Final Plan shall expire and be of no effect two (2) years after the date of approval unless and until the City shall have issued a building permit for the development authorized by said approved Plan. In addition, the development shall be completed within eight (8) years of the date of the Final Plan approval.
 15. No building or construction permits will be issued until DNR approves construction of the new WWTF; provided, however, that grading may be done pursuant to approved grading plans and permits.
 16. Provide letters from the applicable school district(s) that verify that they have the capacity to provide service to the proposed Planned Unit Development. The developer will need to provide MoDOT, Corps of Engineers, MDNR approval.
 17. Provide a letter from St. Charles County approving the name of the proposed Planned Unit Development and all proposed street names.
 18. The plan depicts several streams in the footprints of houses and other infrastructure. Developer will need to provide information regarding how these streams are being enclosed and will need to provide appropriate USACE/MDNR permits, potentially triggering other requirements from those agencies. Where not being impacted, the developer will need to establish elevations and abide by creekbank setback requirements as defined in the City code.
 19. Detention shall be for the 100-year, 20-minute storm. All the lots surrounding the floodplain will need to be removed from the floodplain.
 20. Signs are reviewed through separate process. As shown, a variance would be required for an off-premises sign on the commercial lot.
 21. Basement floor elevations are to be a minimum of 2' above the Base flood elevation.
 22. The sidewalk along the parking area for mail kiosks shall be a minimum of 5 feet wide.
 23. In areas where the detention/retention basins are adjacent to the roadway, an escape area will be required, the escape area is based on the proposed posted speed limit. 25 mph requires 20 feet from the edge of pavement to the top of the 3: 1 slope, 30-35 mph requires 25 feet, and 40 mph requires 30 feet.

PROJECT TITLE

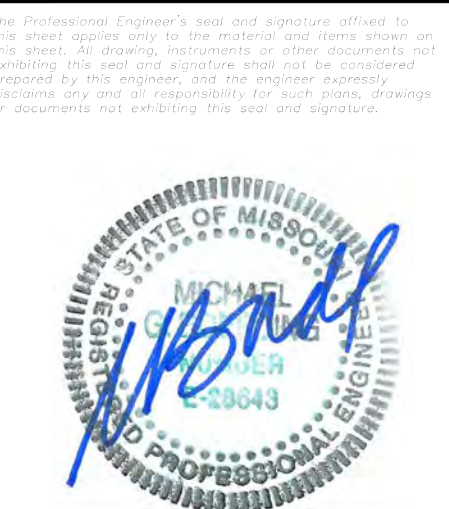
**HARVEST
AT HOPEWELL**

O'Fallon, Missouri

O'FALLON PHASE IB

THE STERLING CO.
ENGINEERS & SURVEYORS

6055 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: 05-20-2024
Michael G. Boerding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

CONDITIONS OF APPROVAL

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