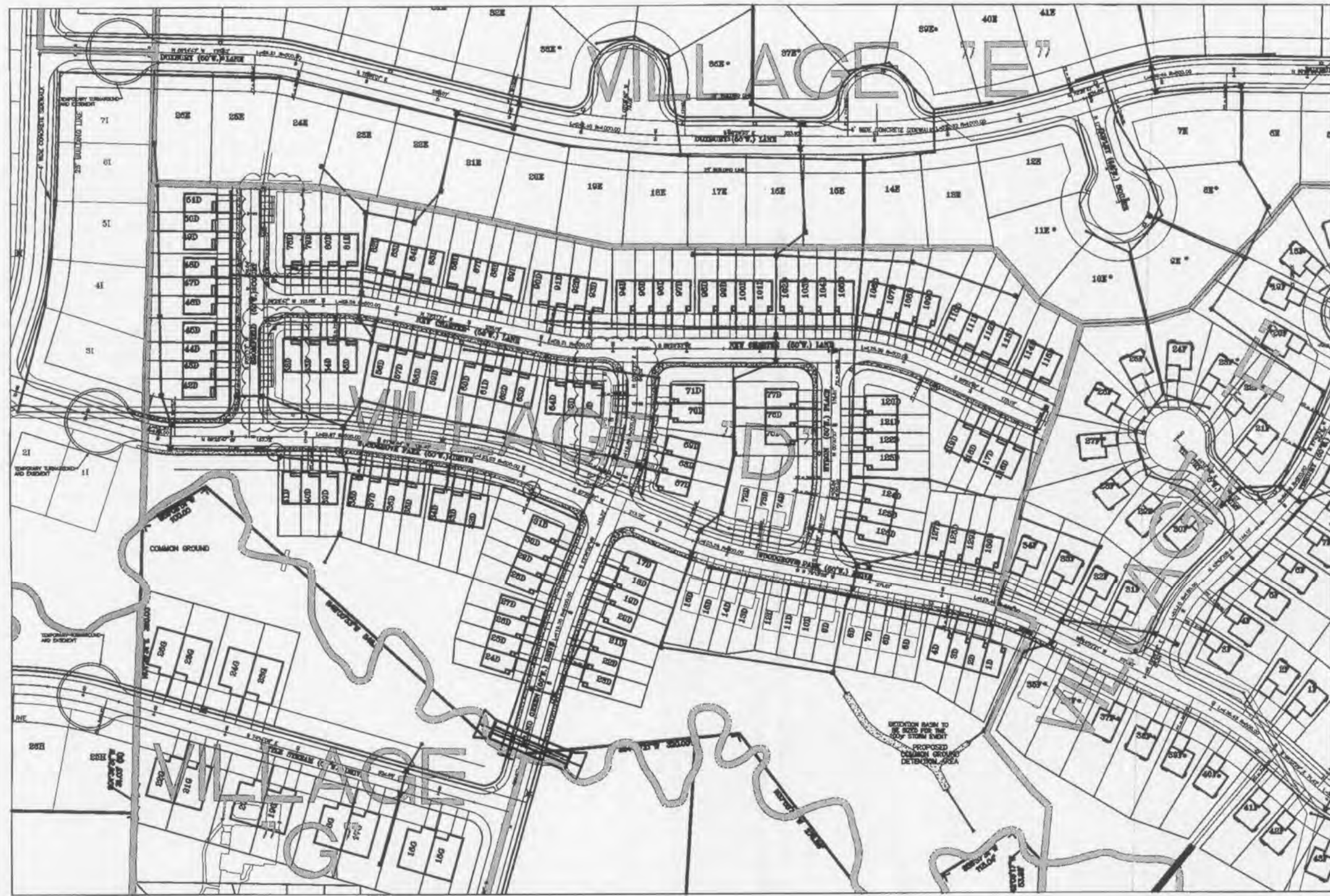
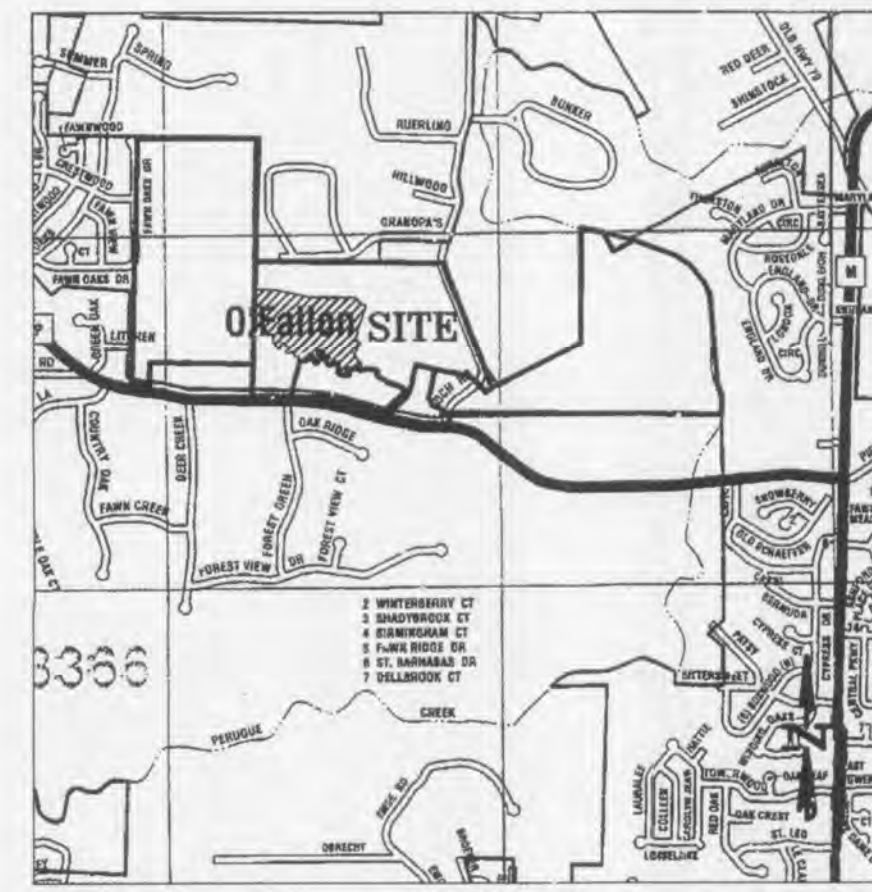


A SET OF CONSTRUCTION PLANS FOR HYLAND GREEN - VILLAGE D

TWO TRACTS OF LAND BEING PART OF
FRACTIONAL SECTION 17 AND PART OF SECTION 18,
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

LANDSCAPE LEGEND

- QTY. (10) ~ INDICATES PROPOSED WINTERGREEN BOXWOOD (MATURE HEIGHT = 2-4 FT TALL)
- QTY. (47) ~ INDICATES PROPOSED EASTERN REDBUD (MATURE HEIGHT = 20-30 FT TALL) (MIN. 2" CALIPER)
- QTY. (144) ~ INDICATES PROPOSED SERVICE BERRY (MATURE HEIGHT = 15-20 FT TALL) (MIN. 2" CALIPER)

****LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL**
DESIGN BY A QUALIFIED LANDSCAPE DESIGNER**

Development Notes:

- EXISTING ZONING: R-1 PUD (CITY OF O'FALLON)
- PROPERTY OWNER & DEVELOPER: HYLAND GREEN L.L.C.
- RESIDENTIAL LOT DATA:
APPROVED - 130 UNITS/LOTS
PROPOSED - 130 UNITS/LOTS
BUILDING LINE SETBACK 20'
SIDE YARD SETBACK 0', & 6'
REAR YARD SETBACK 10'
MINIMUM LOT WIDTH 25' AND 30'
AVERAGE LOT SIZE 3,640 SQ. FT. (EXCLUDES R.O.W. & COMMON GROUND)
SMALLEST LOT SIZE 2,750 SQ. FT.
- OVERALL SITE INFORMATION:
TOTAL AREA 18.68 ACRES
ROAD RIGHT-OF-WAY 3.93 ACRES
R-1 PUD AREA = 14.75 ACRES
R-1 PUD AREA ALLOWABLE UNITS/LOTS:
14.75 x 43,560 = 64 LOTS
10,000 SQ. FT.
PROPOSED LOTS = 130
DENSITY CALCULATIONS:
130 LOTS = 8.81 UNITS/LOTS PER ACRE
14.75 ACRES
- STREET TREES REQUIRED:
1 TREE PER LOT/UNIT AND TWO TREES PER CORNER LOT
130 UNITS/LOTS = 130 TREES
12 CORNER LOTS = 12 TREES
130 + 12 = 142 REQUIRED
144 PROPOSED TREES TO BE PLANTED
- STREET TREE PLACEMENT REQUIREMENTS:
TREES SHALL NOT BE PLACED WITHIN 25 FEET OF ANY STREET LIGHT, TRAFFIC CONTROL OR STREET SIGN.
TREES SHALL NOT BE PLACED WITHIN 15 FEET OF THE BACK OF CURB.
TREES SHALL NOT BE PLACED WITHIN 10 FEET OF ANY STORMWATER INLETS OR MANHOLES.
TREES SHALL NOT BE PLACED WITHIN 5 FEET OF AN UNDERGROUND UTILITY OR LATERAL LINE.
TREES WITH MATURE HEIGHT OF LESS THAN 15 FEET SHALL NOT BE PLACED WITHIN 5 FEET OF ANY SIDEWALK. TREES WITH MATURE HEIGHT OF 15-25 FEET SHALL NOT BE PLACED WITHIN 10 FEET OF ANY SIDEWALK. TREES WITH MATURE HEIGHT OF 26-45 FEET SHALL NOT BE PLACED WITHIN 15 FEET OF ANY SIDEWALK.
- BUILDING MODELS: (NO HOME SHALL BE LESS THAN 1,100 S.F.)
MONTAUK = ±1,101 S.F.
ST. JAMES = ±1,414 S.F.
RICHLAND = ±1,337 S.F.
ARLINGTON 2-BEDROOM = ±1,214 S.F.
ARLINGTON 3-BEDROOM = ±1,367 S.F.
BURLINGTON 2-BEDROOM = ±1,521 S.F.
BURLINGTON 3-BEDROOM = ±1,674 S.F.
- BUILDING MODEL MAXIMUM LOT COVERAGE:
MONTAUK = 40.0%
ST. JAMES = 51.4%
RICHLAND = 48.6%
ARLINGTON 2-BEDROOM = 44.1%
ARLINGTON 3-BEDROOM = 49.7%
BURLINGTON 2-BEDROOM = 55.3%
BURLINGTON 3-BEDROOM = 60.9%
AVERAGE = 50%
- PER FLOOD INSURANCE RATE MAP PANEL NUMBER 28183C0230F DATED MARCH 17, 2003. THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL OFF STREET PARKING SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

RECEIVED
SEP 03 2013
BY: _____

Drawing Index

- COVER SHEET
- NOTES
- SITE PLAN
- GRADING PLAN
- DETAILS

Benchmarks Project

BENCHMARK:
ELEV (USGS DATUM) 459.35
CUT SQUARE ON THE NORTHWEST CORNER OF THE
HEADWALL OF A 4' x 7' CONCRETE BOX. MISSOURI STATE
HIGHWAY P STATION 506+64 - 20.5' LEFT

Site

BENCHMARK:
ELEV=529.19
FOUND IRON PIPE AT NORTHWEST CORNER OF PROPERTY.

Legend

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

Conditions of Approval From Planning and Zoning

- The lot coverage shall be calculated by adding all of the lots together where there is attached townhomes present. Revise the maximum lot coverage note.
- Since the proposed townhouse units may slightly change, a ± should be added to each home model. No home shall be less than 1,100 square feet in size.
- Provided location of the mailbox post for each attached townhouse structure. Details shall be provided.
- Provided an easement to the Homeowners Association for off street parking.
- All pavement in the right-of-way is to have 4" aggregate base.
- A landscape legend that lists tree variety, minimum planting size requirements, and mature tree heights is needed. The trees must be relocated where setback issues arise.
- Change the label from ex. vertical concrete curb to ex. rolled concrete curb.
- The curb ramps shall be designated to meet the City's Code Requirements. Details of the ramp shall be included.

Utility Contacts

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

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

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

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
Century Tel
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO 63017

Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO 63366
636-272-3493

* 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 18.68 acres.

* The area of land disturbance is 0.12 acres.

Number of proposed lots is 130

Building setback information. Front 20'
Side 0' and 6'
Rear 10'

* Parking calculations:
R-1 PUD Area Requires 2 Off street parking spaces per dwelling
130 units/lots x 2 = 260 spaces required
260 spaces proposed (2 garage spaces)

City approval of any construction site plans 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 improvement 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:
HYLAND GREEN
VILLAGE D

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5562
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, 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.

CLIFFORD
L. HEITMANN
NUMBER
E-2987
Professional Engineer
Clifford L. Heitmann
Civil Engineer
E29817

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Engineering Authority No. 000655
Surveying Authority No. 000144
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REVISIONS

DATE	CITY COMMENTS
07/17/13	CITY COMMENTS
08/07/13	CITY COMMENTS
08/29/13	CITY COMMENTS

Developer / Owner:
McBride and Sons Homes
16091 Swingley Ridge Road, Suite 300
Chesterfield, MO 63017
(314) 336-0248

COVER SHEET

P+Z No.
#1303.10 - June 6, 2013

City No.
#

Page No.

1 of 6

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE 9/12/13
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN