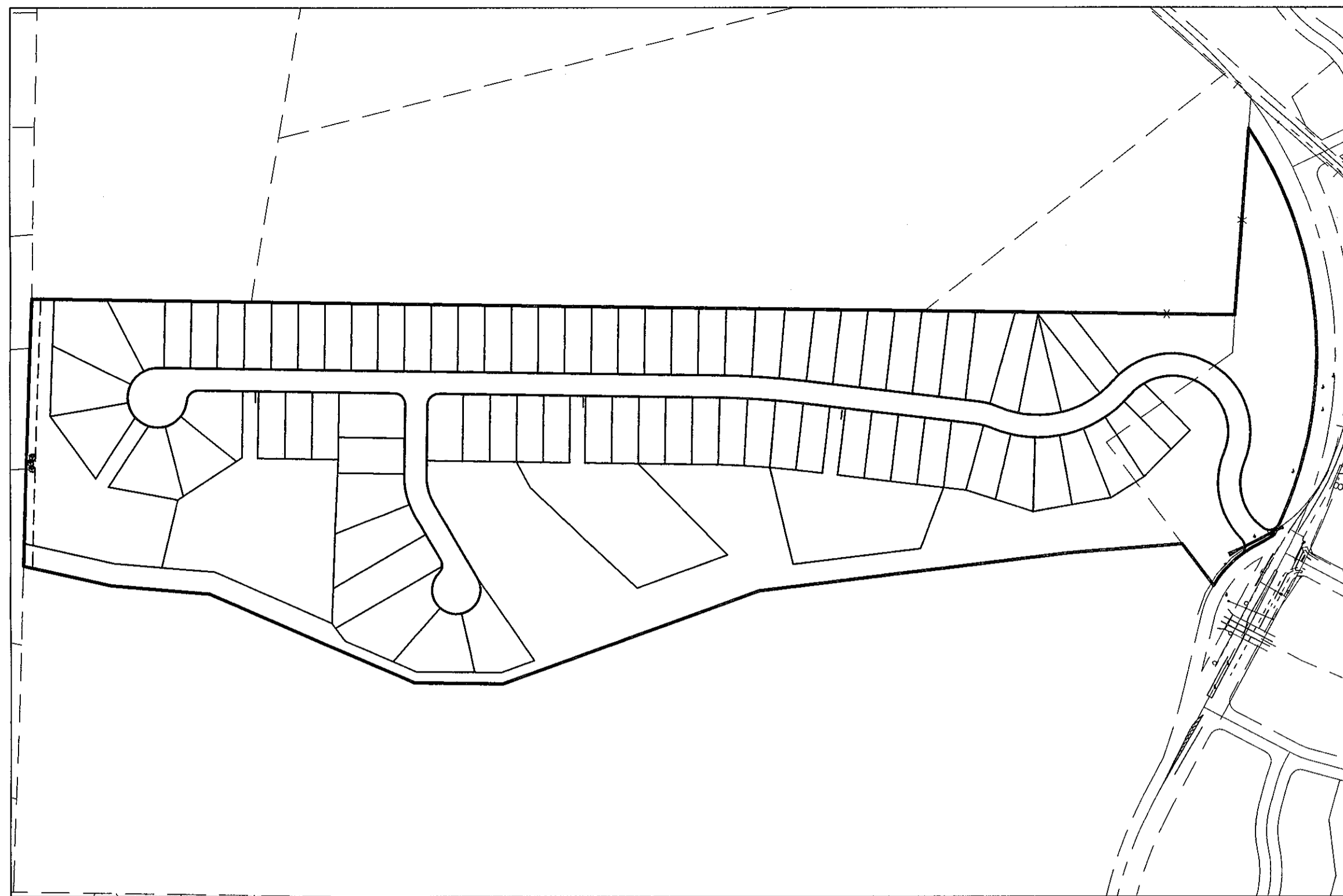
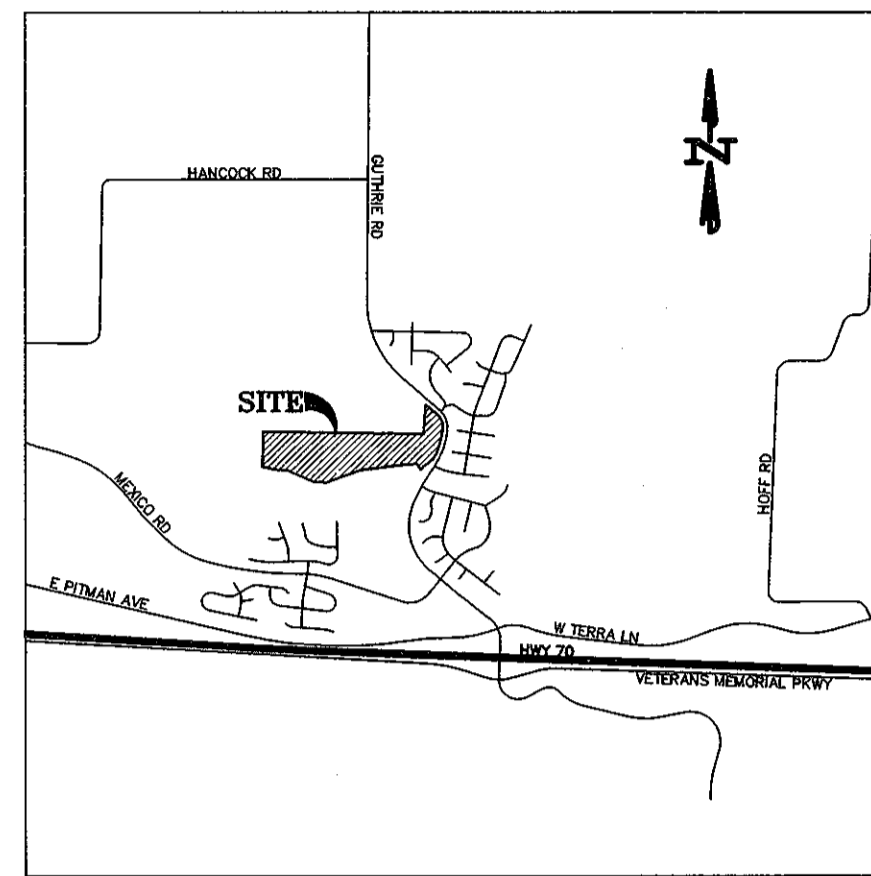


# A SET OF ROUGH GRADING PLANS FOR KEYSTONE RIDGE

A TRACT OF LAND BEING PART OF  
U.S. SURVEY 54 AND IN SECTIONS 22 AND 23  
TOWNSHIP 47 NORTH, RANGE 2 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

## Development Notes:

- EXISTING ZONING: R-1, PUD SINGLE FAMILY RESIDENTIAL (CITY OF O'FALLON)
- PROPERTY OWNERS:  
L. K. PROPERTIES II, L.L.C. P.O. BOX 340 ST. PETERS, MO 63376  
L. K. INVESTMENTS I, L.L.C. P.O. BOX 340 ST. PETERS, MO 63376
- PER FLOOD INSURANCE RATE MAP PANEL NUMBERS 28183C0210G & 28183C0220G DATED JANUARY 20, 2016, THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
- TOPOGRAPHIC INFORMATION IS PER AERIAL TOPOGRAPHY BY SURDEX CORPORATION ON U.S.G.S. DATUM.
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCES.
- DETENTION FOR THIS DEVELOPMENT TO BE PROVIDED BY THE BASIN WITHIN THE COMMON GROUND AREA. DETENTION REQUIREMENTS SHALL BE FOR THE 100YEAR/20 MINUTE STORM AND SHALL BE PROVIDED WITH THE INITIAL PHASE OF THE DEVELOPMENT.
- ALL EXISTING CREEKS, STREAMS, AND DRAINAGE SWALES WILL HAVE AN ASSOCIATED STORM WATER EASEMENT THAT WILL BE PROVIDED ON THE RECORD PLAT.
- ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.
- CLEARING LIMITS SHALL BE VISIBLY MARKED IN THE FIELD PRIOR TO REMOVAL OF TREES.

## Drawing Index

- COVER SHEET
- NOTES & DETAILS
- SEDIMENT & EROSION CONTROL PLAN
- EROSION CONTROL DETAILS

## Benchmarks Project

**BENCHMARK:**  
C-149 - ELEVATION 545.45 (DATUM NAVD88) ESTABLISHED BY COAST AND GEODETIC SURVEY 1935, 1.8 MILES EAST FROM GILMORE, 1.8 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT GILMORE, ST. CHARLES COUNTY, 80 FEET WEST OF A TOWNSHIP ROAD CROSSING, 48 FEET NORTH OF THE CENTERLINE OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 2 FEET SOUTH OF THE RIGHT-OF-WAY FENCE. A STANDARD DISK, STAMPED C 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 6 INCHES ABOVE GROUND.

## Site

**BENCHMARK:**  
ELEV. 486.82' - FOUND IRON PIPE AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
<b>SEEDING RATES:</b>	
<b>PERMANENT:</b>	
Oil Fescue	150 lbs./ac.
Smooth Brome	100 lbs./ac.
Combined	Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.
<b>TEMPORARY:</b>	
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.)
<b>SEEDING PERIODS:</b>	
Fescue or Brome	March 1 to June 1
	August 1 to October 1
Wheat or Rye	March 15 to November 1
Oats	March 15 to September 15
<b>MULCH RATES:</b>	
	100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)
<b>FERTILIZER RATES:</b>	
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.	

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.

## 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	
-----	EXISTING STORM SEWER	
-----	EXISTING SANITARY SEWER	
-----	EXISTING WATER LINE	
-----	EXISTING FIBER OPTIC LINE	
-----	EXISTING GAS LINE	
-----	EXISTING UNDERGROUND ELECTRIC	
-----	EXISTING OVERHEAD ELECTRIC	
-----	EXISTING CABLE TV LINE	
-----	EXISTING TELEPHONE LINE	
-----	PROPOSED STORM SEWER	
-----	PROPOSED SANITARY SEWER	
-----	FENCE LINE	
-----	SAWCUT LINE	

## Conditions of Approval From Planning and Zoning

- PROVIDE HOW ADDRESSES WILL BE DISPLAYED NEAR THE ENTRANCES OF THE FOUR (4) FLAG LOTS.
  - THE USPS SHALL BE CONTACTED TO FINALIZE THEIR PREFERRED METHOD OF DELIVERY. A MAIL KIOSK MAY BE REQUIRED IN LIEU OF INDIVIDUAL MAIL BOXES FOR EACH LOT. IF A KIOSK IS REQUIRED, THE LOCATION SHALL BE PROVIDED ON THE CONSTRUCTION PLANS. PROVIDE WRITTEN CONFIRMATION FROM THE USPS PRIOR TO CONSTRUCTION PLAN APPROVAL THAT STATES THEIR PREFERRED METHOD AND LOCATION OF MAIL DELIVERY.
- MUNICIPAL CODE REQUIREMENTS:**
- PROVIDE SIDEWALKS ON BOTH SIDES OF THE STREET AND AROUND CUL-DE-SACS AS REQUIRED IN THE CODE.
  - PROVIDE COVENANTS AND RESTRICTIONS PRIOR TO THE RECORD PLAT SUBMITTAL.
  - A 20 FOOT BUFFER YARD SHALL BE PROVIDED ALONG THE NORTH AND SOUTH PROPERTY LINE THESE BUFFERS ARE PLACED WITHIN PERMANENT EASEMENTS ON THE INDIVIDUAL LOTS, THE REQUIRED BUILDING SETBACKS SHALL BE MEASURED FROM THE INSIDE LINE OF THE PERMANENT EASEMENTS.
  - PROVIDE THE APPROVAL OF THE WATER & SEWER DISTRICT, SCHOOL DISTRICT AND FIRE DISTRICT.
  - PROVIDE THE LOT COVERAGE PERCENTAGE ON THE FINAL PLAN.

## 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

Cuiver 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

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

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

Charter Communications  
941 Charter Commons  
Town & Country, MO 63017  
1-888-438-2427

Wentzville Fire District  
209 West Pearce Blvd.  
Wentzville, MO 63385  
636-332-9869

GRADING QUANTITY  
132,286 cu.yds.  
(INCLUDES 8% SHRINKAGE)

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY,  
NOT FOR BIDDING PURPOSES. CONTRACTORS SHALL  
VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

IT IS THE INTENTION OF THE ENGINEERING FOR THE  
EARTHWORK TO BALANCE ON-SITE. THE ENGINEER  
SHALL BE NOTIFIED IF ANY DIFFICULTIES ARISE IN  
ACHIEVING THE BALANCE.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: DATE **JUNE 16, 2017**  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:

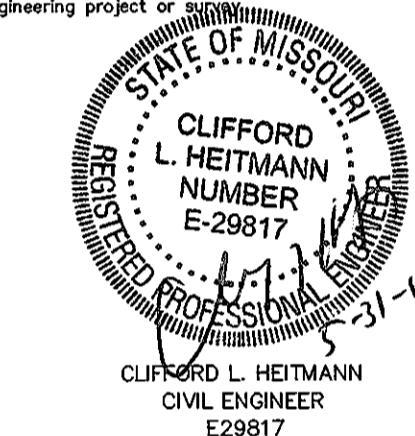
KEYSTONE  
RIDGE

Box Project #16-16857 Issue Date: 02/01/2017

ENGINEERING  
PLANNING  
SURVEYING



DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be  
authentic and true and 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 or projects.



CLIFFORD L. HETTMANN  
CIVIL ENGINEER  
E28817

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Authority No. 000655  
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REVISIONS	
04/05/17	CITY COMMENTS
05/16/17	CITY COMMENTS
05/31/17	CITY COMMENTS

Developer / Owner:  
KEYSTONE RIDGE LAND, LLC  
10328 LAKE BLUFF DRIVE  
ST. LOUIS, MO 63123  
314-892-3030 EXT. 121

COVER SHEET

P+Z No. #32-16  
December 1, 2016

City No. #

Page No.  
1 of 5