Drawing Index

DETAILS

DETAILS

Site Notes

Front: 25'

Side: 6'

Rear: 15'

Lot Width:

of O'Fallon are as follows:

October 1 through May 31

June 1 Through September 30

Number of proposed lots is 2

Minimum Lot Requirements:

Lot Coverage: 50%

Lot Size: 5,000 s.f.

Dewlling Size: 1,216 s.f.

* Tree Preservation Calculations:

Tree Preservation requirements:

Tree Preservation trees to be retained:

COVER SHEET

DRAINAGE AREAS

SITE & GRADING PLANS

* City of O'Fallon Construction work hours per City Ordinance 3429

as shown in Section 500.420 of the Municipal Code of the City

* The area of this phase of development is 14,998 s.f. (0.34 Ac.)

* The estimated sanitary flow in gallons per day is: 740 gpd

Existing Trees = 0.20 Acres (8,902 sq. ft.)

Trees Saved = 0.07 acres (3,243 sg. ft.)

Trees Removed = 0.13 Acres (5,659 sq. ft.)

0.20 Acres x 25% = 0.05 Acres (2,226 sq. ft.)

0.13 Acres > 0.02 Acres (New trees required)

0.05 Acres - 0.07 Acres (Saved) = -0.02 Acres

0.344 acres x 15 trees per acres = 6 new trees required

7:00 A.M. To 7:00 P.M. Monday Through Sunday

6:00 A.M. To 8:00 P.M. Monday Through Friday

7:00 A.M. to 8:00 P.M. Saturday and Sunday

Building setback information for R-2 zoning.

The area of land disturbance is 0.27 Ac.

Benchmarks

FURTHER DESCRIBED IN 2003 AS BEING LOCATED IN THE CITY OF O FALLON MI EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER. TO REACH THE STATION FROM THE INTERSECTION OF THE 1-70 BRIDGE 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

Site

Utilities

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

Public Water Supply District No.2 P.O. Box 967 O'Fallon, MO 63366

WINDING WOODS

Ameren Missouri 200 Callahan Road Wentzville, MO 63385

636-639-8312 Spire Gas 6400 Graham Road St. Louis, MO 63134

314-522-2297 Telephone CenturyLink 1151 Century Tel Drive Wentzville, MO 63385

636-332-7261

Fire Department O'Fallon Fire Protection District 111 Laura K Drive O'Fallon, MO 63366 636-272-3493

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

Potassium 30 lbs./ac. 600 lbs./ac. ENM* * ENM = effective neutralizing material as per State evaluation of quarried rock.

10W' EASEMENT 5' REAR YARD LOT 1 LOT 2 7,500 SQ. FT. 7,500 SQ. FT. ≥ 25' BUILDING LINE 10'W EASEMEN LOT LAYOUT

Conditions of Approval From Planning and Zoning

1. PROVIDE A SIDEWALK ON THESE LOTS AND A 10' WIDE SIDEWALK AND ROADWAY MAINTENANCE EASEMENT.

2. SANITARY SEWER LATERALS ARE TO BE SCHEDULE 40 PVC.

Development Notes

1. TOTAL AREA OF TRACT:

EXISTING ZONING: R-2 TWO FAMILY RESIDENTIAL DISTRICT (O'FALLON)

4. PROPOSED USE: ATTACHED RESIDENTIAL

5. NUMBER OF LOTS PROPOSED 2 LOTS

2. TOTAL AREA OF DISTURBANCE:

HABITAT FOR HUMANITY OF ST CHARLES COUNTY 6. PROPERTY OWNER: 2041 TRADE CENTER DRIVE

ST PETERS, MISSOURI 63376

7. PER FLOOD INSURANCE RATE MAP PANEL NUMBER 29183C0237G, DATED JANUARY 20, 2016. THIS SITE IS LIES WITHIN ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 2% ANNUAL CHANCE FLOOD PLAIN

8. TOPOGRAPHIC INFORMATION IS PER TOPOGRAPHIC SURVEY BY BAX ENGINEERING DURING

9. BOUNDARY INFORMATION IS PER SURVEY AS COMPILED BY BAX ENGINEERING DURING NOVEMBER, 2017.

10. ALL HOMES SHALL HAVE A MINIMUM OF 1 OFF-STREET PARKING SPACE WITH 1-CAR

11. ALL EXISTING CREEKS, STREAMS, AND DRAINAGE SWALES WILL HAVE AN ASSOCIATED STORM WATER EASEMENT THAT WILL BE PROVIDED ON THE RECORD PLAT.

12. ALL NEW UTILITIES WILL BE LOCATED UNDERGROUND.

13. SANITARY SEWERS CLOSER THAN 10 FEET TO THE PAVEMENT EDGE OR THE PAVEMENT IS WITHIN THE 1:1 SHEAR PLANE OF THE TRENCH WILL REQUIRE GRANULAR BACKFILL WITHIN

14. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

15. ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.

16. NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED

17. ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.

18. TRAFFIC CONTROL IS TO BE PER MoDOT OR MUTCD, WHICHEVER IS MORE STRINGENT.

19. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE PLANNING &

20. ALL ONSITE UTILITY EASEMENTS REQUIRED FOR THIS DEVELOPMENT WILL BE SHOWN ON

21. Site Coverage Calculations: Buildings = 0.070 Acres (20.4%)Pavement = 0.020 Acres (5.8%)Greenspace = 0.254 Acres (73.8%)

22. Differential Runoff Calculations: Site Area: 14997.63 S.F. (0.344 Acres) Ex. Building & Pavement: 0.0 Acres @ 3.85 = 0.0 Ex. Grass: 0.344 Acres @ 1.87 = 0.643Existing Total = 0.643cfs

Ex. Building & Pavement: 0.0 Acres @ 6.08 = 0.0 Ex. Grass: 0.344 Acres @ 2.95 = 1.015 Existing Total = 1.015cfs

Building & Pavement: 0.090 Acres @ 3.85 = 0.347 Grass: 0.254 Acres @ 1.87 = 0.475 Proposed Total = 0.822cfs

Proposed 100yr: Building & Pavement: 0.090 Acres @ 6.08 = 0.547 Grass: 0.254 Acres @ 2.95 = 0.749Proposed Total = 1.296cfs

Total Differential: (PRO) 0.822cfs - (EX) 0.643cfs = 0.179cfs Increase in Runoff Total Differential 100yr: (PRO) 1.296cfs - (EX) 1.015cfs = 0.281 Increase in Runoff (No Detention Required)

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.

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: JUNE 26, 2018

PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN



CALL BEFORE YOU DIG! -800-DIG-RITE

Approval Date: 09/07/2017

Page No.

P+Z No.

<u>ත</u>

978-

17-007172

Project

ELEVATION 542.80 (DATUM NAVD88) ESTABLISHED BY COAST AND GEODETIC SURVEY 1935, A STANDARD BRASS DISK, STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 3 INCHES ABOVE GROUND. MO. APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 OVER CR-K/SR-M (MAIN STREET), GO NORTH 0.6 MI 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 STATION IS A STANDARD CGS DISK STAMPED--F 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 OFALLON MUNICIPAL BUILDING ENTRANCE SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT

(NAVD88)-"M" IN MUELLER ON FIRE HYDRANT NEAR THE NORTHEAST CORNER OF SUBJECT PROPERTY (ELEVATION=571.09') AND IS LOCATED AS SHOWN

LAURA HILL ROAD

Locator Map

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 Wheat or Rye - March 15 to November 1 March 15 to September 15 100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.) FERTILIZER RATES: Nitrogen 30 lbs./ac. Phosphate 30 lbs./ac.

Legend

600.00

DCI

EXISTING LABELS

PROPOSED LABELS

SINGLE CURB INLET

AREA INLET

GRATE INLET

MANHOLE

END PIPE

CLEAN OUT

---- SAN ---- EXISTING SANITARY SEWER

DRAINAGE SWALE

UGE — EXISTING UNDERGROUND ELECTRIC

— PROPOSED STORM SEWER

ASPHALT PAVEMENT

CONCRETE PAVEMENT

SAWCUT LINE

-X-X-FENCE LINE

EXISTING OVERHEAD ELECTRIC

PROPOSED SANITARY SEWER

CONCRETE PIPE

DOUBLE CURB INLET

DOUBLE AREA INLET

DOUBLE GRATE INLET

FLARED END SECTION

REINFORCED CONCRETE PIPE

CORRUGATED METAL PIPE

CORRUGATED PLASTIC PIPE

POLY VINYL CHLORIDE (PLASTIC)

A SET OF CONSTRUCTION PLANS FOR

LAURA CROSSING

A TRACT OF LAND BEING PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 33.

TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN

CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

EXIST. SINGLE CURB INLET

PROPOSED SINGLE CURB INLET

EXIST. AREA INLET

PROPOSED AREA INLET

PROPOSED GRATE INLET

EXIST. STORM MANHOLE

PROPOSED MANHOLE

POWER POLE

LIGHT STANDARD

FIRE HYDRANT

WATER METER

WATER VALVE

TELEPHONE PEDESTAL

GAS VALVE

BENCHMARK

FOUND PIPE

MAILBOX

SET PIPE

TREE

GUY WIRE

 \bowtie

EXIST. SANITARY MANHOLE

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF

DISCLAIMER OF RESPONSIBILITY

hereby specify that the documents intended to b

and I hereby disclaim any responsibility for all othe Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to

be used for any part or parts of the architectural of

.. HEITMANN

NUMBER

E-29817

Clifford L. Heitmann

Civil Engineer

E29817

Missouri State Certificate of Authority

REVISIONS

05/23/18 PER CITY COMMENTS

Bax Engineering Company, Inc.