

A SITE PLAN FOR MARIAE APARTMENTS

A TRACT OF LAND BEING PART OF
THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER
SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

ZONING : "R-4"
CITY OF O'FALLON, MISSOURI

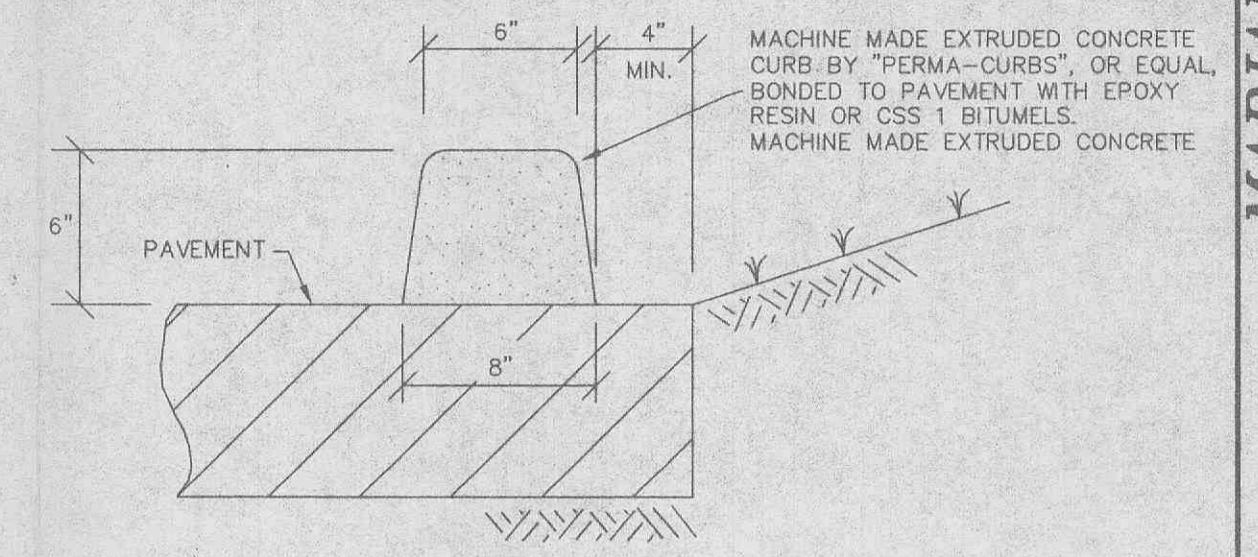
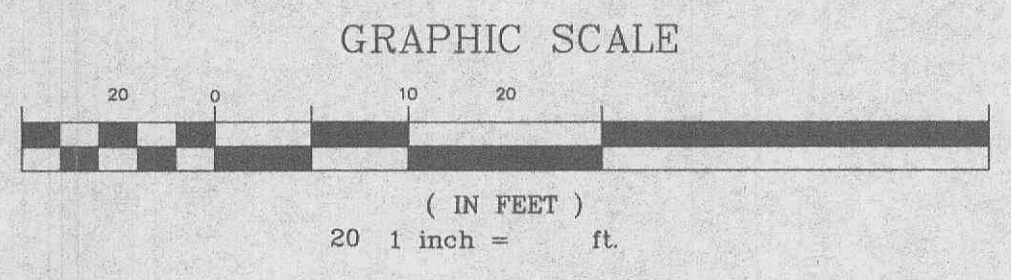
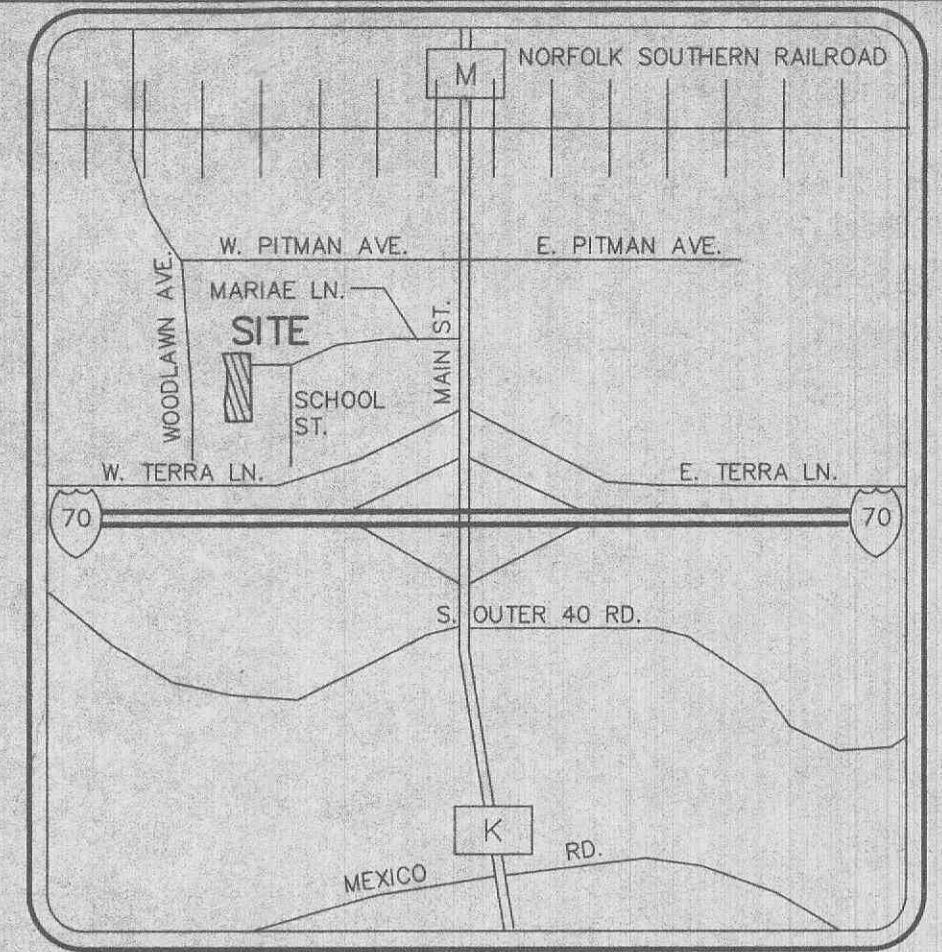
N/F
ROBERT A. & EVANGELINE O.
SCHOENGERDT
(D.B. 1394/PG. 1647)
ZONING : "R-2"

LANDSCAPE LEGEND

WP QTY. (4) ~ INDICATES PROPOSED WHITE PINE

J QTY. (18) ~ INDICATES PROPOSED JUNIPER SHRUB

QTY. (9) ~ INDICATES EXISTING HARDWOOD TREE



EXTRUDED CONCRETE VERTICAL CURB
NOT TO SCALE

"CRESTWOOD MANOR SUBDIVISION"
(P.B. 6/PG. 68)
ZONING : "R-2"
9

500'27'30"W
54.7'(R)
55.13'(S)

EXISTING 8" P.V.C. SAN. SEWER

MARIAE (50' W.) LANE
CONCRETE PAVEMENT

EXISTING 6" WATER MAIN

EXISTING 6" P.V.C. SAN.

EXISTING LANDSCAPE BUFFER

EXISTING WATER SERVICE

EXISTING 12" X 18" SIGN

STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, LETTERS AND BORDERS ARE GREEN, THE HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE, GALVANIZED U CHANNEL POST 7'-0" LONG, SET 3'-0" ABOVE FINISHED GRADE.

RESERVED PARKING

\$50-\$300 FINE

HANDICAP PARKING SIGN (ST. CHARLES CITY)

NOT TO SCALE

REAR & SIDE VIEW OF TRASH ENCLOSURE

N.T.S.

APPROVED 9-14-01

REAR & SIDE VIEW OF TRASH ENCLOSURE GATE

N.T.S.

PLAN VIEW OF TRASH ENCLOSURE

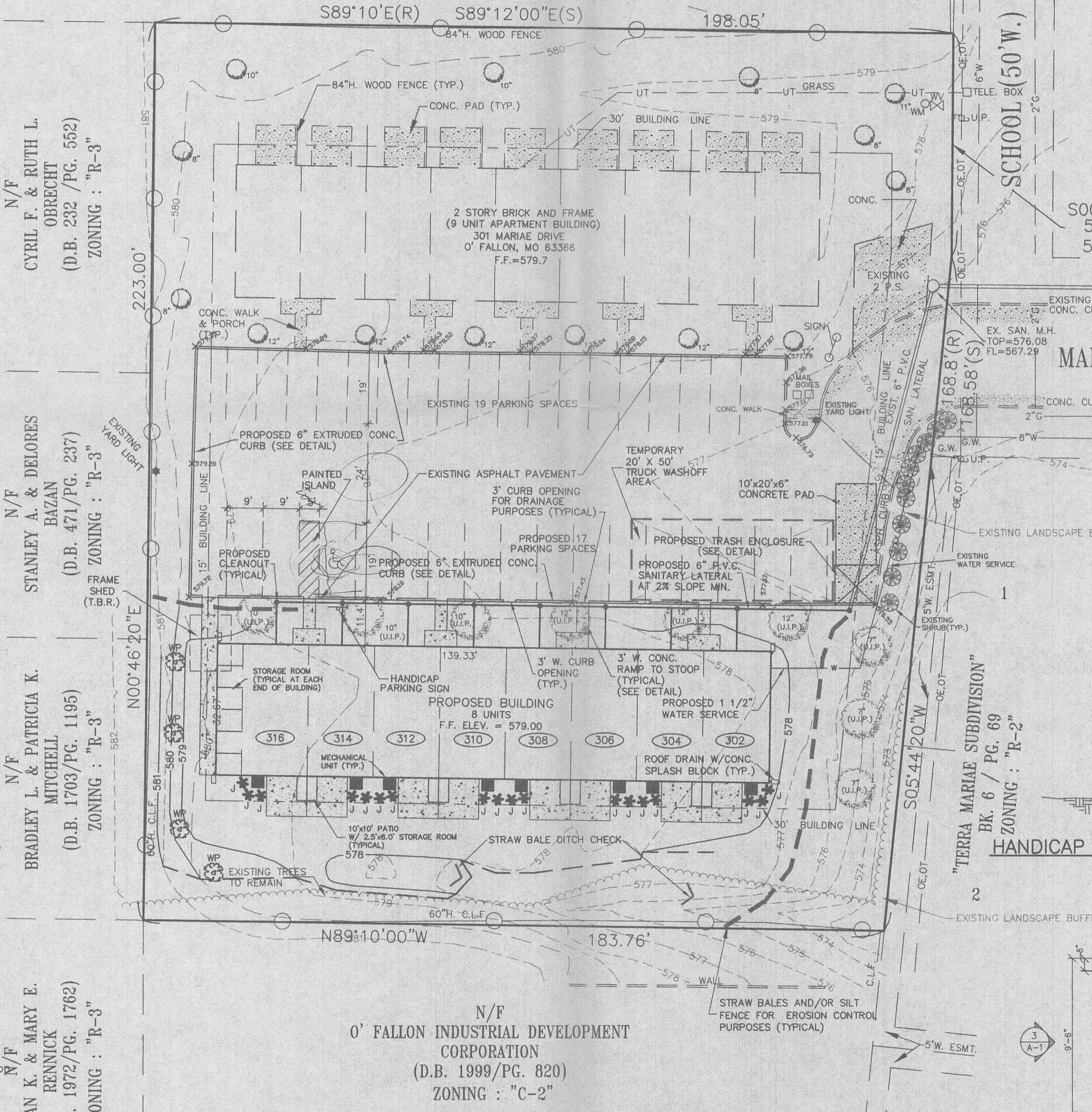
N.T.S.

ELEV. AT TRASH ENCLOSURE GATE

N.T.S.

RECEIVED SEP 06 2001 CITY OF O'FALLON, MO

- ### DEVELOPMENT NOTES
- Area of Tract: 0.987 acres
 - Existing Zoning: "R-4" Apartment House District
 - Proposed Use: 8 new apartment units with 9 existing apartment units; 17 total apartment units.
 - Parking Required: 2 spaces per dwelling unit 17 units x 2 spaces/unit = 34 spaces with 2 handicap spaces
 - Parking Provided: 38 spaces with 2 handicap spaces
 - Yard Requirements:
 - Minimum Front Yard: 35 feet
 - Minimum Side Yard: 15 feet
 - Minimum Rear Yard: 30 feet
 - Height Requirement: 4 stories or 50 feet, whichever is the lesser.
 - Current Owner of Property: Mike and Vicki Schneider 429 North Main Street O'Fallon, MO 63366 (636)240-0930
 - Developer of Property: same as owner
 - Engineer and Surveying: Box Engineering Company 1052 South Cloverleaf Drive St. Peters, MO 63376 (636) 928-5552
 - Site is Served By The Following:
 - Sanitary Sewers: City of O'Fallon (636) 281-2858
 - Water: City of O'Fallon (636) 281-2858
 - Gas: St. Charles Gas Company (636) 946-8937
 - Electric: Ameren UE (636) 639-8250
 - Telephone: GTE (636) 639-6711
 - Fire: O'Fallon Fire Protection District (636) 272-3493
 - School: Fort Zumwalt School District (636) 272-6620
 - Subject tract is not located in flood hazard area per FIRM Map No. 29183C0237; Map revised August 2, 1996
 - Topography provided by Box Engineering Company, dated June 12, 2000. Boundary survey of tract was prepared by Kerr Surveying Company, dated December of 1983.
 - All new utilities must be located underground.
 - The developer shall comply with the current "Tree Preservation" Ordinance No. 1689 and shall provide landscaping as set forth in Article 23 of the City of O'fallon Zoning Ordinance.
 - Street addresses will be depicted on the record plat.
 - Landscape Requirements:
 - 1 tree per 50 l.f.
 - Length of Pavement = 320 linear feet
 - 320 l.f. x 1 tree/50 l.f. = 6.40 or 7 trees
 - 12 trees exist along existing parking lot
 - Existing shed on site will be removed or demolished and the debris removed from the site by legal disposal.
 - Due to the minimal increase in stormwater runoff, stormwater detention will be waived.
 - Easements will be required for all offsite work.
 - Existing trees damaged during construction will be removed and replaced.
 - The developer was granted a variance for the following on October 11, 2000:
 - Due to the nature of the development, a security guard shack will not be constructed.
 - A security gate will not be installed.
 - Since the original apartments did not have covered parking, the developer does not want to construct covered parking for the proposed apartments.
 - The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the owner and/or the City of O'Fallon and/or MODOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The owner and/or the City of O'Fallon and/or MODOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the owner and/or the City of O'Fallon and/or MODOT.
 - Sanitary Laterals to have a minimum slope of 2%.
 - All sign locations must be approved separately through the Planning Division.
 - Roof drains will discharge into concrete splash blocks at finish grade.
 - All proposed fencing requires a separate permit through the Planning Department.
 - 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.
 - Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAC) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAC guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
 - Graded areas that are to remain bare for over 6 months must be seeded and mulched.
 - All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch rain or more.
 - No slope shall be steeper than 3:1.
 - If any of the 9 existing trees along the south curb line are damaged or removed during construction, the developer will replace each tree with 2 ornamental trees of 2" minimum caliper.
 - All underground utilities have been plotted from available information, and therefore, their locations must 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 improvements.
 - All utility services will be located underground.
 - A soils report is not available at this time. The developer will contact a geotechnical engineer at the time the footings are to be constructed.



N/F
CYRIL F. & RUTH L.
OBRECHT
(D.B. 232 /PG. 552)
ZONING : "R-3"

N/F
STANLEY A. & DELORES
BAZAN
(D.B. 471/PG. 237)
ZONING : "R-3"

N/F
BRADLEY L. & PATRICIA K.
MITCHELL
(D.B. 1703/PG. 1195)
ZONING : "R-3"

N/F
BRIAN K. & MARY E.
RENNICK
(D.B. 1972/PG. 1762)
ZONING : "R-3"

N/F
O'FALLON INDUSTRIAL DEVELOPMENT
CORPORATION
(D.B. 1999/PG. 820)
ZONING : "C-2"

REFERENCE BENCHMARK:
TOP OF MANHOLE LOCATED AT #612
SCHOOL STREET.
ELEVATION: 570.40 FEET (U.S.G.S.)

SITE BENCHMARK:
"0" IN "OPEN" ON FIRE HYDRANT, LOCATED AT THE
NORTHWEST CORNER OF MARIAE LANE AND SCHOOL STREET.
ELEVATION: 574.45 FEET

PREPARED FOR :
MARIAE APARTMENTS
MIKE AND VICKI SCHNEIDER
429 NORTH MAIN STREET
O'FALLON, MO. 63366
(636) 240-0930
FAX : (636) 240-8053

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be identified 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 or survey.

STATE OF MISSOURI
REGISTERED PROFESSIONAL ENGINEER
MICHAEL J. FRANK
NUMBER 629181

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REVISIONS
8-31-00 CITY COMMENTS

Box

ENGINEERING
PLANNING
SURVEYING

1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

08-28-2000	DATE
00-10997	PROJECT NUMBER
1 OF 1	SHEET OF
10997CON.DWG	FILE NAME
JLK	DRAWN
MGG	CHECKED