

# MEADOWWOOD ESTATES - PHASE II

## LOT 4 - MEADOWWOOD ESTATES SUBDIVISION

### O'FALLON, ST. CHARLES COUNTY, MISSOURI

# SITE PLAN

JULY 27, 2022

## REVISED: JANUARY 6, 2023

**APPROVED**  
*Karl Ebert*  
 01/17/2023

Engineering Surveys & Services  
 DELIVERING YOUR VISION™  
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 MO Engineering Corp. # 2004005018

MEADOWWOOD ESTATES II, LP  
**MEADOWWOOD ESTATES - PHASE II**  
 LOT 4 - MEADOWWOOD ESTATES SUBDIVISION  
 O'FALLON, ST. CHARLES COUNTY, MISSOURI

1/6/2023

KELLY A. LOHSANDT  
 PROFESSIONAL ENGINEER  
 NUMBER PE-2021032813

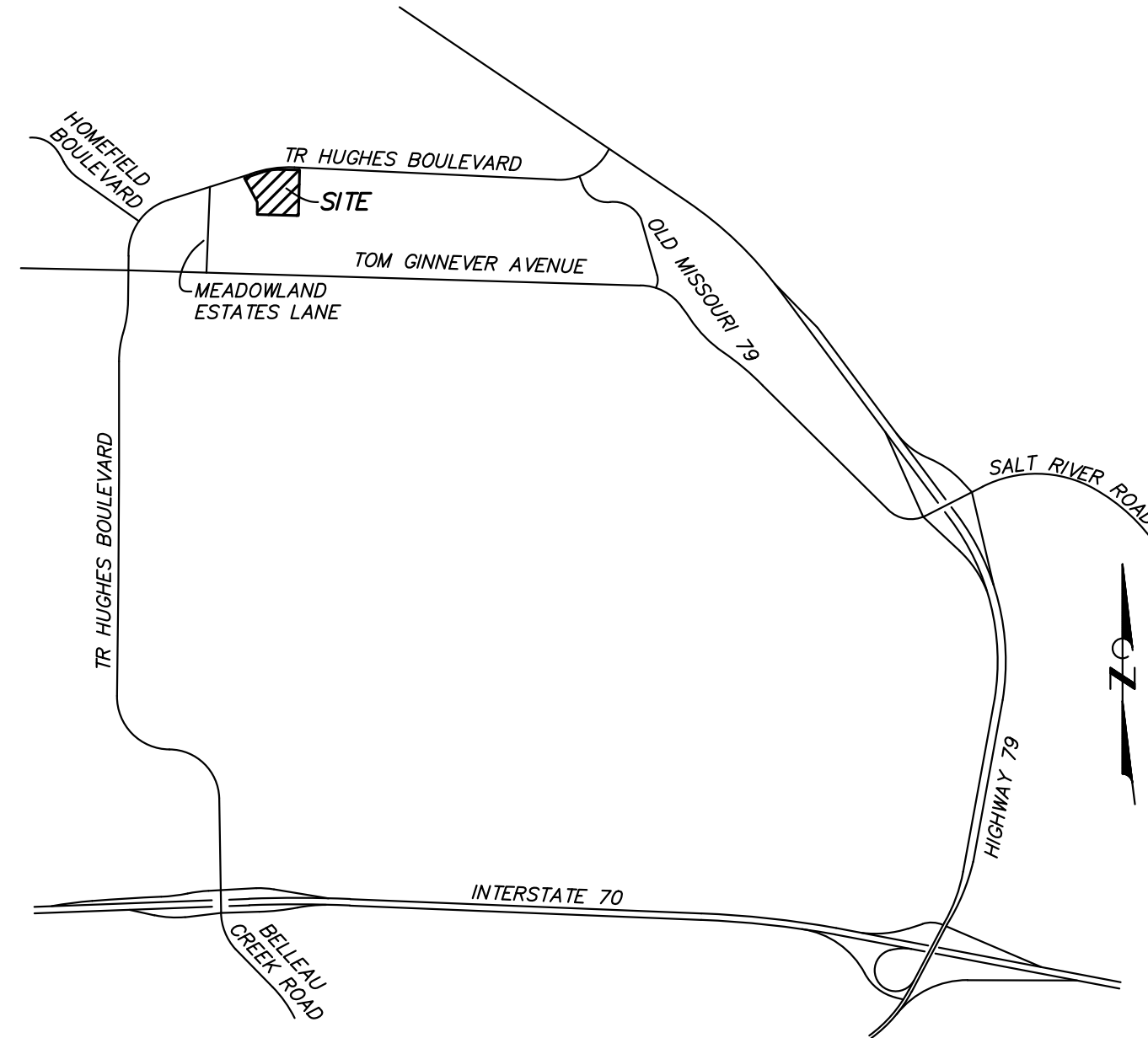
Date	JULY 27, 2022
Revised	
1	CITY COMMENTS OCT. 5, 2022
2	CITY COMMENTS OCT. 20, 2022
3	CITY COMMENTS OCT. 27, 2022
4	ESI #1 JAN. 6, 2023

Design: KAL Drawn: BR

COVER  
 Sheet  
**C0.01**  
 ES&S PROJECT NO. 15511

LEGEND	
---	PROPERTY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELECOMMUNICATIONS LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	WATER LINE
---	FENCE
---	TREE & BRUSH LINE
---	EXISTING CONTOUR
⊕	IRON
⊗	CUT CROSS
A/C	AIR CONDITIONER
EM	ELECTRIC METER
F	FOUND
FES	FLARED END SECTION
FH	FIRE HYDRANT
FL	FLOW LINE
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
LS	LIGHT STANDARD
PVC	POLYVINYL CHLORIDE PIPE
RD	ROOF DRAIN
RCP	REINFORCED CONCRETE PIPE
S	SET
TELECOM	TELECOMMUNICATIONS
TP	TELECOMMUNICATIONS PEDESTAL
URD	UNDERGROUND ROOF DRAIN
WM	WATER METER
WV	WATER VALVE
750	FINISH CONTOUR
80.0	TOP OF CURB ELEVATION
49.5	TOP OF PAVEMENT ELEVATION
49.5	FINISH GRADE ELEVATION
S	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
UE	PROPOSED UNDERGROUND ELECTRIC
UT	PROPOSED UNDERGROUND TELEPHONE
---	PROPOSED STORM SEWER
---	TREE PRESERVATION AREA
---	PROPOSED FENCE LINE
---	PROPOSED WATER VALVE
---	PROPOSED FIRE HYDRANT & VALVE
---	THRUST BLOCK
---	THRUST COLLAR
---	PROPOSED TRANSFORMER PAD
AI	AREA INLET
CI	CURB INLET
DB	DRAIN BASIN
ID	INLINE DRAIN
OCS	OUTFALL CONTROL STRUCTURE
BFP	BACK FLOW PREVENTER
BL	BOLLARD LIGHT
LS	LIGHT STANDARD
R	RAMP
L	LANDING
---	STANDARD DUTY CONCRETE
---	HEAVY DUTY CONCRETE
---	CONCRETE DRIVEWAY ENTRANCE PAVEMENT

UTILITY NOTES	
THE LOCATIONS, SIZES, AND MATERIAL TYPES OF UNDERGROUND UTILITIES INDICATED ON THE PLAT, NOT VISIBLE OR APPARENT FROM THE SURFACE, ARE SHOWN IN THEIR APPROXIMATE LOCATIONS FROM A MISSOURI ONE CALL SYSTEM LOCATE, OR UTILITY COMPANY RECORDS AND WERE NOT VERIFIED IN THE FIELD. UNDERGROUND ELECTRIC TO LIGHT STANDARDS WAS NOT LOCATED.	
<b>WATER</b> CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-281-2858 AS SHOWN	<b>GAS</b> SPIRE GAS 6400 GRAHAM ROAD ST. LOUIS, MO 63134 CONTACT: KENT TRAEHMENT 314-349-2867
<b>ELECTRIC</b> AMEREN UE 200 CALLAHAN ROAD WENTZVILLE, MO 63385 CONTACT: NATHAN GIESSMANN 636-639-8215 AS SHOWN	<b>SANITARY SEWER</b> CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-281-2858 AS SHOWN
<b>TELECOMMUNICATIONS</b> CENTURYLINK 1151 CENTURYTEL DRIVE, BLDG A WENTZVILLE, MO 63385 CONTACT: MICHELE GERTEISEN 636-332-7392	<b>STORM SEWER</b> CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-281-2858 AS SHOWN
<b>CHARTER COMMUNICATIONS</b> 815 CHARTER COMMONS DRIVE TOWN AND COUNTRY, MO 63017 CONTACT: 833-267-8094 (GENERAL) 800-777-3691 (CONSTRUCTION)	<b>TRAFFIC LOCATES</b> CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-379-5602
Call BEFORE you DIG TOLL FREE 1-800-DIG-RITE MISSOURI ONE-CALL SYSTEM, INC.	<b>ENGINEERING DIVISION</b> CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-379-5556
	<b>CONSTRUCTION INSPECTION</b> CITY OF O'FALLON 100 N MAIN ST. O'FALLON, MO 63366 CONTACT: 636-379-7631



SITE LOCATION MAP  
 NOT TO SCALE

**OWNER, APPLICANT & DEVELOPER**  
 JEFFREY E. SMITH INVESTMENT CO. LC (OWNER)  
 JES DEVELOPMENT, INC. (DEVELOPER)  
 206 PEACH WAY  
 COLUMBIA, MO 65203

**ZONING NOTE**  
 PUD: R-4 WITH CONDITIONAL USE  
 PERMIT-SENIOR COMMUNITY-OVERLAY DISTRICT

**PROPERTY DESCRIPTION**  
 A TRACT OF LAND LOCATED IN SECTION 22 T47N R3E, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, BEING PART OF LOT 2 MEADOWWOOD ESTATES RECORDED IN DOCUMENT NUMBER 2022R-015751, FURTHER DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF LOT 2 MEADOWWOOD ESTATES RECORDED IN DOCUMENT NUMBER 2022R-015751; THENCE ALONG THE EAST LINE OF SAID LOT, S 21°23'37"W 457.94 FEET; THENCE LEAVING SAID LINE, N 87°43'23"W 413.49 FEET TO THE WEST LINE OF SAID LOT; THENCE ALONG SAID LINE, N 0°38'11"E 123.61 FEET; THENCE N 27°16'00"W 274.53 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF TR HUGHES BOULEVARD; THENCE ALONG SAID LINE, N 72°14'02"E 184.57 FEET; THENCE ALONG A CURVE TO THE RIGHT, A DISTANCE OF 186.67 FEET, HAVING A RADIUS OF 535.96 FEET, THE CHORD BEING N 82°12'41"E 185.72 FEET; THENCE S 87°48'39"E 195.61 FEET TO THE BEGINNING, AND CONTAINING 4.74 ACES.

**MDNR PERMIT**  
 MDNR PERMIT NO. MORA 22131

**FLOOD PLAIN NOTE**  
 THIS PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN BY FLOOD INSURANCE RATE MAP NUMBER 29183C02356, DATED JANUARY 20, 2016.

**BENCH MARK**

BM -	MISSOURI DEPARTMENT OF NATURAL RESOURCES GEOGRAPHIC REFERENCE SYSTEM MONUMENT "S-C-47" LOCATED SOUTH OF A PRIVATE ROAD TO BELLEAU FARMS AND 51' NORTHEAST OF THE CENTERLINE OF MISSOURI HIGHWAY 79, 28.8' SOUTHEAST OF UTILITY POLE #W354 AND 15.5' WEST OF A SIGN.	ELEVATION = 445.87
TBM 1 -	CHISELED SQUARE ON THE SOUTHWEST CORNER OF CURB INLET LOCATED ON THE SOUTH SIDE OF TR HUGHES BOULEVARD 150' EAST OF MEADOWLAND ESTATES LANE.	ELEVATION = 511.59
TBM 2 -	CHISELED SQUARE ON THE NORTHWEST CORNER OF CURB INLET LOCATED AT THE NORTHWEST CORNER OF THE ROUND-A-BOUT ON THE WEST SIDE OF MEADOWLAND ESTATES LANE.	ELEVATION = 514.62

**SURVEY CONTROL POINTS**

POINT #	NORTH	EAST	ELEVATION	DESCRIPTION
CP123	289.23	243.88	507.81	IRON
CP125	934.69	271.68	519.06	IRON
CP357	286.01	176.57	505.62	DRILL HOLE
CP358	95.07	419.50	501.04	IRON
CP443	1216.87	614.91	506.68	IRON
CP444	1275.39	1171.05	494.40	IRON

**CONSTRUCTION WORKING HOURS**  
 CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS AS STATED BY CITY ORDINANCE:  
 OCT. 1 - MAY 31 7AM - 7PM 7 DAYS PER WEEK  
 JUNE 1 - SEPT. 30 6AM - 8PM MON. - FRI.  
 7AM - 8PM SAT. - SUN.  
 CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

**SITE LIGHTING NOTES**  
 1. LIGHTS TO BE PROVIDED BY DEVELOPER.  
 2. SEE LIGHTING PLAN FOR POST AND FIXTURE DETAIL.  
 3. FIXTURES SHALL MEET ALL CITY REQUIREMENTS.  
 4. 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.

**BUILDING HEIGHTS**  
 TYPICAL 3-STORY APT. BUILDING HEIGHT = 44'-4"  
 SENIOR OVERLAY ZONED AREA MAX BUILDING HEIGHT = 45'

**BUILDING SIZES**  
 LOT 4 - 3-STORY 54 UNIT BUILDING = 21,095 SF

**PLANNING & ZONING CONDITIONS OF APPROVAL**  
 1. REVISE THE DUMPSTER ENCLOSURE DETAIL TO MATCH THE PLAN.  
 2. MAKE A CONTRIBUTION IN THE AMOUNT OF \$17,250 FOR THE IMPROVEMENTS OF THE INTERSECTION OF TOM GINNEVER AND COOL SPRINGS ROAD.  
 3. NOTE ON THE PLAN THAT ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY FOR THE INTERSECTION IMPROVEMENTS OF TOM GINNEVER AND COOL SPRINGS ROAD AS REQUIRED. REMOVE THE PORTION OF THE NOTE THAT SAYS "AS AGREED UPON BY THE OWNER."

**SHEET INDEX**

NO.	DESCRIPTION
C0.01	COVER NOTES
C0.02-C0.03	ALTA SURVEY OVERALL LAYOUT PLAN
C1.01	SITE PLAN
C2.01	BRIEFWAY SITE DISTANCE
C2.02	JOINT PLAN
C2.03	TEMPORARY TRAFFIC CONTROL PLAN
C2.04	GRADING & DRAINAGE PLAN
C3.01	BIOTENTION PLAN
C3.02	DETENTION CROSS SECTIONS
C3.03	DRIVEWAY ENTRANCE PLAN
C4.01	STORM SEWER PLAN
C4.02	BIOTENTION PLAN
C5.01	STORM SEWER PROFILES
C6.01	UTILITY PLAN
C7.01	SANITARY SEWER PLAN & PROFILE
C7.02-C7.03	WATER MAIN PLAN & PROFILE
C8.01-C8.03	ACCESSIBILITY PLAN
C9.01	INITIAL EROSION CONTROL PLAN
C9.02-C9.03	FINAL EROSION CONTROL PLAN
C10.01-C10.05	SITE DETAILS
C11.01-C11.03	STORM SEWER DETAILS
C12.01	SANITARY SEWER DETAILS
C13.01-C13.02	WATER LINE DETAILS
C14.01-C14.02	EROSION CONTROL DETAILS
C15.01	PRE-DEVELOPMENT DRAINAGE AREA MAP
C15.02	POST-DEVELOPMENT DRAINAGE AREA MAP
C15.03	STORM SEWER DRAINAGE AREA MAP
L1.01-L1.04	LANDSCAPE PLAN
SL1	PHOTOMETRIC PLAN

P:\GENERAL PROJECTS\15511-ES-MEADOWWOOD-II-STEPHAN\15511\_COVER & DETAILS.DWG, 1/9/2023