

MEADOWOOD ESTATES - PHASE 1

LOT 1 - MEADOWOOD ESTATES SUBDIVISION

O'FALLON, ST. CHARLES COUNTY, MISSOURI

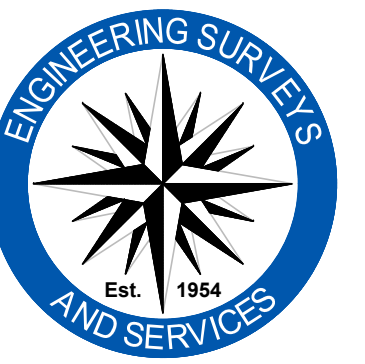
SITE PLAN

MAY 22, 2020

REVISED: NOVEMBER 24, 2020

APPROVED

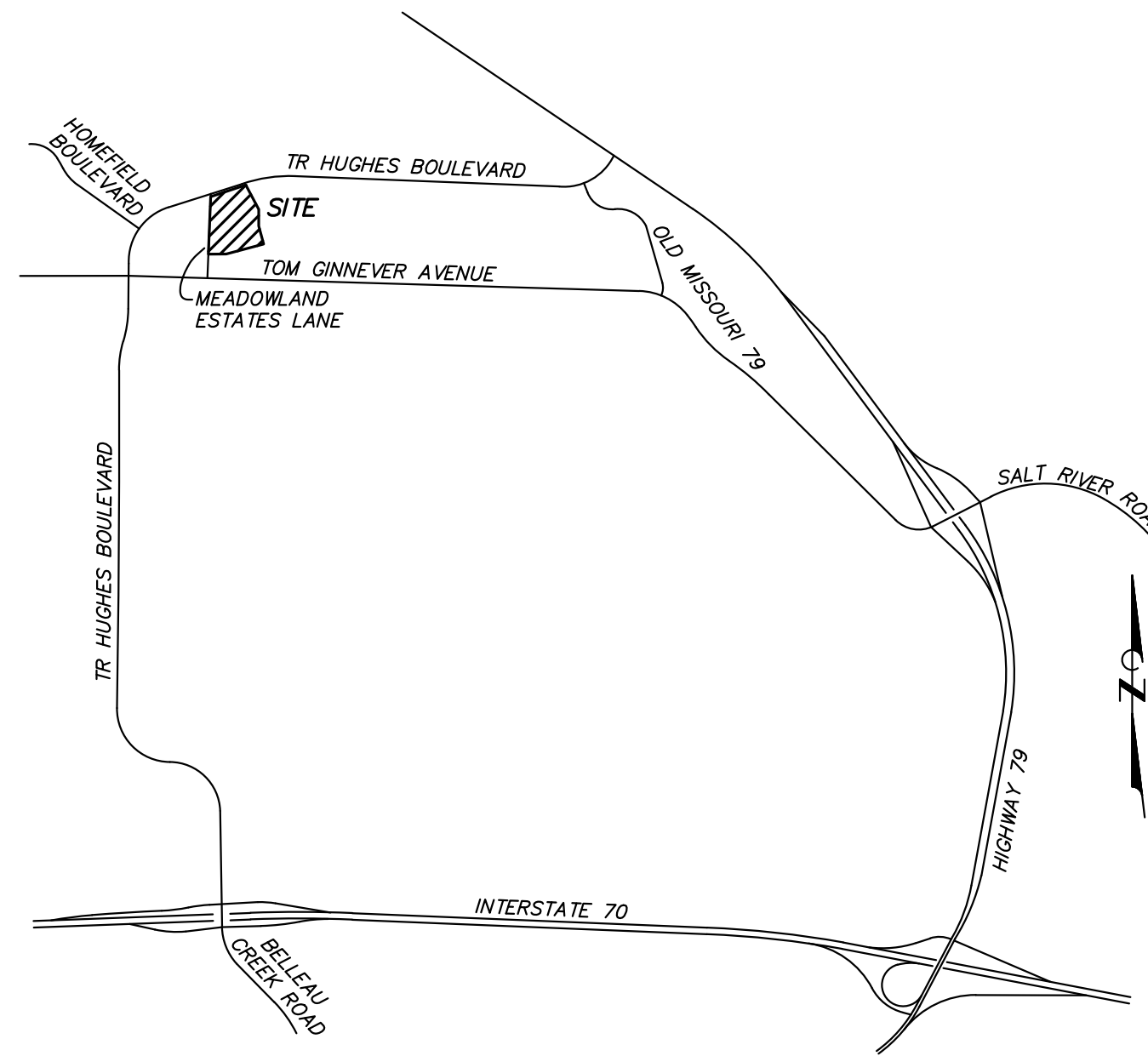
Jamie Greenlee 12/17/2020



Engineering Surveys & Services
Consulting Engineers, Land Surveyors, and Geoprosessionals
Analytical and Material Laboratories
1113 Ivy Street, Columbia, Missouri 65201
573-449-2646 | www.ess-inc.com
Other Offices:
Jefferson City - Sedalia - Wildwood
Missouri Engineering Corporation # 200400018

LEGEND

	PROPERTY LINE
	ELECTRIC LINE
	FIBER OPTIC LINE
	STORM SEWER LINE
	WATER LINE
	FENCE & BRUSH LINE
	TREE & BRUSH LINE
	EXISTING CONTOUR
	ANCHOR
	IRON
	CUT CROSS
	FLARED END SECTION
	FIRE HYDRANT
	FLOW LINE
	GAS VALVE
	LIGHT STANDARD
	REINFORCED CONCRETE PIPE
	UTILITY POLE
	WATER VALVE
	SILT FENCE
	TEMPORARY DIVERSION DIKE
	TREE PRESERVATION BARRIER
	FINISH CONTOUR
	TOP OF CURB ELEVATION
	TOP OF PAVEMENT ELEVATION
	FINISH GRADE ELEVATION
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED UNDERGROUND TELECOMMUNICATIONS
	PROPOSED STORM SEWER
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT & VALVE
	THRUST BLOCK
	THRUST COLLAR
	PROPOSED TRANSFORMER PAD
	LANDING
	RAMP
	HEAVY DUTY CONCRETE



SITE LOCATION MAP

NOT TO SCALE

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

- LIGHTS TO BE PROVIDED BY DEVELOPER.
- SEE LIGHTING PLAN FOR POST AND FIXTURE DETAIL.
- FIXTURES SHALL MEET ALL CITY REQUIREMENTS.
- 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 1-STORY APT. BUILDING HEIGHT = 22'-2 1/2"
TYPICAL 1-STORY COMMUNITY BUILDING HEIGHT = 18'-11"
SENIOR OVERLAY ZONED AREA MAX BUILDING HEIGHT = 45'
COMMERCIAL ZONED AREA MAX BUILDING HEIGHT = 50'

BUILDING SIZES

LOT 1 - COMMUNITY BUILDING = 1,889.2 SF
(8) 6-UNIT BUILDINGS @ 5,333.6 SF = 42,668.80 SF
(2) 6-UNIT BUILDINGS @ 5,642.3 SF = 11,284.60 SF

OWNER, CONTRACT PURCHASER & DEVELOPER

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

ZONING NOTE

PUD-R-4 & C-2 WITH CONDITIONAL USE
PERMIT-SENIOR COMMUNITY OVERLAY DISTRICT

MDNR PERMIT

MDNR PERMIT NO. MORA 15757

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.

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

PROPERTY DESCRIPTION

LOT 3 OF MEADOWLANDS, LOCATED IN SECTION 22 T47N R3E, IN O'FALLON, ST. CHARLES COUNTY, MISSOURI, RECORDED IN PLAT BOOK 45 PAGE 275.

BENCH MARK

- BM - MISSOURI DEPARTMENT OF NATURAL RESOURCES GEOGRAPHIC REFERENCE SYSTEM MONUMENT "SC-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-ABOUT ON THE WEST SIDE OF MEADOWLAND ESTATES LANE. ELEVATION = 514.62

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.

WATER

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-281-2858
AS SHOWN

ELECTRIC

AMEREN UE
200 CALLAHAN ROAD
WENTZVILLE, MO 63385
CONTACT: NATHAN GIESMANN 636-357-1023
AS SHOWN

TELECOMMUNICATIONS

CENTURYLINK
1151 CENTURYTEL DRIVE, BLDG A
WENTZVILLE, MO 63385
CONTACT: MICHELE GERTEISEN 636-332-7392
GUY HUNTLEY 573-353-4372

CHARTER COMMUNICATIONS

815 CHARTER COMMONS DRIVE
TOWN AND COUNTRY, MO 63017
CONTACT: JOHN GRANT 636-387-6642

GAS

LACLEDE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO 63134
CONTACT: KENT THAEMERT 314-522-2297

SANITARY SEWER

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-281-2858
AS SHOWN

STORM SEWER

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-281-2858
AS SHOWN

TRAFFIC LOCATES

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-379-5602

ENGINEERING DIVISION

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-379-5556

CONSTRUCTION INSPECTION

CITY OF O'FALLON
100 N MAIN ST.
O'FALLON, MO 63366
CONTACT: 636-379-5596



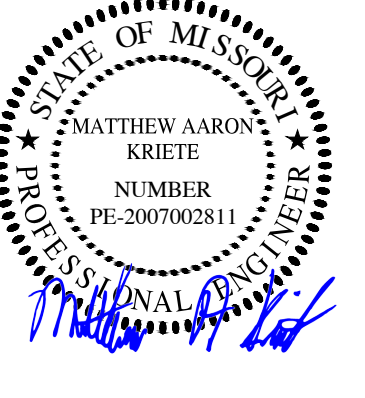
PLANNING & ZONING CONDITIONS OF APPROVAL

- ALL SIGNAGE WILL BE REVIEWED UNDER A SEPARATE PROCESS.
- A TRAFFIC STUDY HAS BEEN SUBMITTED AND IS UNDER REVIEW BY THE CITY'S TRAFFIC CONSULTANT. THE DEVELOPMENT SHALL ABIDE BY THE RECOMMENDATIONS OF THE CITY'S TRAFFIC CONSULTANT.
- THE INTERNAL SETBACKS CREATED BY THE PROPOSED LOT LINES SHALL MEET CITY CODE.
- PROVIDE A TOTAL CONTRIBUTION OF \$67,000 FOR THE FUTURE SIGNALIZATION OF TOM GINNEVER AVENUE AND COOL SPRINGS ROAD, \$22,150 TO BE PAID WITH LOT 1 DEVELOPMENT UPON FINAL PLAN APPROVAL FROM CITY COUNCIL.
- REPLACE THE ACCESSIBLE SIDEWALK RAMP AT THE CORNER OF TOM GINNEVER AND MEADOWOOD ESTATES LANE WITH A RAMP THAT WILL ACCOMMODATE THE NEW SIDEWALKS.
- ENGINEERED WALL PLANS WILL BE REQUIRED.

SHEET INDEX

NO.	COVER NOTES	DATE
00.01	COVER	
00.02-00.03	NOTES	
01.01	ALTA SURVEY	
02.01	OVERALL LAYOUT PLAN	
02.02	SITE PLAN	
02.03	JOINT PLAN	
03.01-03.02	GRADING & DRAINAGE PLAN	
03.03	DETENTION CROSS SECTIONS	
04.01-04.02	STORM SEWER PLAN	
04.03	BORERENTION PLAN	
05.01-05.03	STORM SEWER PROFILES	
06.01-06.02	UTILITY PLAN	
07.01-07.03	SANITARY SEWER PLAN & PROFILE	
08.01-08.06	ACCESSIBILITY PLAN	
09.01-09.02	INITIAL EROSION CONTROL PLAN	
09.03-09.04	FINAL EROSION CONTROL PLAN	
10.01-10.03	SITE DETAILS	
11.01-11.03	STORM SEWER DETAILS	
12.01	SANITARY SEWER DETAILS	
13.01-13.02	WATER LINE DETAILS	
14.01-14.02	EROSION CONTROL DETAILS	
15.01	PRE DEVELOPMENT DRAINAGE AREA MAP	
15.02	POST DEVELOPMENT DRAINAGE AREA MAP	
15.03-15.04	STORM SEWER DRAINAGE AREA MAP	
16.01-16.05	LANDSCAPE PLAN	

12/24/2020



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-200702811

IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Date

MAY 22, 2020

Revised

1 JULY 14, 2020

2 CITY COMMENTS

3 AUGUST 17, 2020

4 CITY COMMENTS

5 NOVEMBER 24, 2020

ESI #4

Design: KAH Drawn: MJS

COVER

Sheet

C0.01

MEADOWOOD ESTATES

PLANNING & ZONING #20-002498 APPROVED MAY 7, 2020

ESS&S PROJECT NO. 14480