

MILL POND APTS.

O'Fallon,



Missouri

HUD PROJECT NO. 085-EE079/MO36-S041-002

ARCHITECT'S JOB NO. 2324

RENTAL UNITS BY BUILDING: (44) TYP. I-BR. APTS. (BY FAIR HOUSING),
(3) ACCESSIBLE I-BR. APTS. (BY UFAS)

RENTAL UNITS BY TYPE: (44) TYP. I-BR. APTS., (3) ACCESSIBLE I-BR. APTS.
TOTAL RENTAL UNITS: (52) APARTMENTS

ENERGY CONSERVATION CODE

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THIS PROJECT DESIGN CONFORMS TO APPLICABLE REQUIREMENTS OF THE 2000 INTERNATIONAL ENERGY CONSERVATION CODE.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.

DATE:

PROJECT INFORMATION

SITE DATA
SITE ZONING: R-5 (CUP GRANTED)
SITE SIZE: 3.14 ACRES; 2.06 (65%) ACRES PERVIOUS; 1.08 ACRES (35%) IMPERVIOUS
SITE DENSITY: 8.28 HOUSING UNITS PER ACRE
NO. OF PARKING SPACES: (41) PARKING SPACES TOTAL (0.78 SPACES PER UNIT)
(3) ACCESSIBLE SPACES

BUILDING DATA
NO. & MIX OF APTS.: (44) TYP. I-BR. APTS. + (3) ACCESSIBLE I-BR. APTS. =
(52) APARTMENTS TOTAL

DWELLING UNIT AREA: 11,480 SF (FIRST FLOOR) +
11,480 SF (SECOND FLOOR) +
6,888 SF (THIRD FLOOR) =
TOTAL: 29,848 SF

NON-DWELLING AREA: 4,431 SF (FIRST FLOOR) +
4,431 SF (SECOND FLOOR) +
3,453 SF (THIRD FLOOR) =
TOTAL: 12,315 SF

TOTAL BUILDING AREA: 42,175 SF

CODES AND REGULATIONS
BLDG. & RELATED CODES: 2003 INTERNATIONAL BUILDING CODE

ELECTRICAL CODE: 2002 NATIONAL ELECTRICAL CODE

HUD: HUD POLICIES & GUIDELINES

ACCESSIBLE: FAIR HOUSING, UFAS, ANSI 117.1 (92)

MISCELLANEOUS: APPLICABLE FEDERAL, STATE AND LOCAL
CODES, LAWS AND ORDINANCES

BUILDING CODE DATA
USE GROUP: R-2 (MULTI-FAMILY)

CONSTRUCTION TYPE: VA (PROTECTED COMBUSTIBLE)

EXTERIOR WALL CONSTRUCTION: 1-HR RATED

ALLOWABLE AREA: 12,000 SF (TABLE 503)

AREA ADJUSTMENTS: AREA INCREASE FOR 65% OPEN SPACE = 12,000 SF + (12,000 X
40%) = 16,800 SF/FLR

ACTUAL AREA: 15,917 SF 1ST FLR.; 15,917 SF 2ND FLR.; 10,341 SF 3RD FLR.

ALLOWABLE HEIGHT & FLOORS: 3 STORY, 50' (TABLE 503 BLDG CODE),
3 STORY 35' (CITY OF O'FALLON)

HEIGHT ADJUSTMENT: NOT USED

ACTUAL HEIGHT & FLOORS: MAX. BLDG. HEIGHT = 34'-6 3/4" (ABOVE GRADE PLANE)

OCCUPANT LOAD: I-BR. APT. = 574 SF ÷ 200 = 2.87 OR 3 PERSONS
COMMUNITY ROOM = 956 ÷ 7 = 136.5 OR 137 PERSONS
PARLOR = 436 ÷ 7 = 62.2 OR 63 PERSONS
OFFICE = 314 ÷ 100 = 3.14 OR 4 PERSONS
LAUNDRY = 236 ÷ 100 = 2.36 OR 3 PERSONS

SPRINKLER SYSTEM: NFPA 13R AND NFPA 13 (AS APPLICABLE) FOR ALL FLOORS AND
ATTIC, DESIGNED AND INSTALLED BY AN ACCREDITED FIRE
PROTECTION SYSTEM INSTALLER.

INDEX TO DRAWINGS

- O-0 COVER SHEET
- C 1.0 SITE PLAN by Pinnacle Civil Eng.
- C 1.1 PRE-DEVELOPMENT DRAINAGE PLAN by Pinnacle Civil Eng.
- C 1.2 POST DEVELOPMENT DRAINAGE PLAN by Pinnacle Civil Eng.
- C 2.0 SITE SURVEY by BAX
- C 3.0 SITE DETAILS by Pinnacle Civil Eng.
- C 3.1 SITE DETAILS by Pinnacle Civil Eng.
- C 4.0 SITE GRADING PLAN by Pinnacle Civil Eng.
- C 4.1 SITE ELEVATION PLAN by Pinnacle Civil Eng.
- C 4.2 RETAINING WALL AND DETENTION BASIN PLAN AND PROFILE by Pinnacle Civil Eng.
- C 5.0 SITE LANDSCAPING PLAN by Pinnacle Civil Eng.
- C 6.0 SITE UTILITY PLAN by Pinnacle Civil Eng.
- C 6.1 SITE STORM SEWER PLAN AND PROFILE by Pinnacle Civil Eng.
- C 6.2 SITE SANITARY SEWER PLAN AND PROFILE by Pinnacle Civil Eng.
- C 6.3 SITE WATER LINE PLAN by Pinnacle Civil Eng.
- C 7.0 SITE ACCESSIBILITY PLAN by Pinnacle Civil Eng.
- SP 1.0 SITE PHOTOMETRIC PLAN by Pinnacle Civil Eng.

TREE PRESERVATION CALCULATIONS

EXISTING TREE GROVE = 1.36 ACRES
TREES LOST TO GRADING = 50 ACRES
EXISTING TREES REMAINING 86 ACRES
REQ'D REPLACEMENT TREES = 50 ACRES X 15 TREES/ACRE = 75 TREES
ACTUAL NEW TREES = 71
NOTE: REFERENCE SHEET C5.0 FOR LANDSCAPING PLAN

UTILITY INFORMATION

THE FOLLOWING PERSON AND / OR AGENCIES SHALL BE CONTACTED BY THE RESPECTIVE SUBCONTRACTORS TO VERIFY ALL ASPECTS OF SERVICE TO THE BUILDING-CONNECTIONS, PERMITS, FEES, LINE EXTENSIONS, ETC. - AS MAY BE REQUIRED FOR THE PROJECT. COORDINATION OF ALL WORK, OBTAINING REQUIRED PERMITS, PAYING FEES, ETC. OR INSTALLATION OF THE UTILITIES TO (AND IN) THE BUILDING SHALL BE THE RESPONSIBILITY OF THE VARIOUS SUBCONTRACTORS.

WATER: PUBLIC WATER SUPPLY DIST. NO.2, 100 WATER DR., O'FALLON, MO. PH.(636) 561-3137

SEWER: CITY OF O'FALLON, MO 100 N. MAIN ST., O'FALLON, MO PH. (636) 240-2000

ELECTRICAL: AMERUN UE: 200 N. CALLAHAN, WENTZVILLE, MO PH. (636) 634-8235

TELEPHONE: CENTURY TEL: 2462 HWY K, O'FALLON, MO PH. (636) 382-7342

CABLE: CHARTER COMMUNICATIONS 100 N. MAIN ST., O'FALLON, MO (636) 281-1111

GAS: LACLEDE GAS 720 OLIVE ST., ST. LOUIS, MO (314) 621-6960

USGS DATUM

ALL ENGINEERING DRAWINGS ARE BASED ON THE FOLLOWING VERTICAL DATUM

REFERENCE BENCHMARK RM65 (NGVD24 DATUM) AS IT APPEARS ON ABOVE REFERENCED FLOOD INSURANCE RATE MAP - ELEVATION = 509.41' (DESTROYED AFTER HIGHWAY K RELOCATION)

SITE BENCHMARK NO. 1 - ELEV 563.12" (NGVD24 DATUM)
TOP IRON ROD AT SOUTHWEST CORNER OF SUBJECT PROPERTY.

SITE BENCHMARK 2 - ELEV = 574.34' (NGVD24 DATUM)
CROSS IN CONCRETE 2.1' NORTHWEST OF CENTERLINE HEATHER DRIVE
AND MILL POND DRIVE.

REVISION DATE:
10 OCT 2006 THHinc

REVISION DATE:
07 SEPT 2006 THHinc

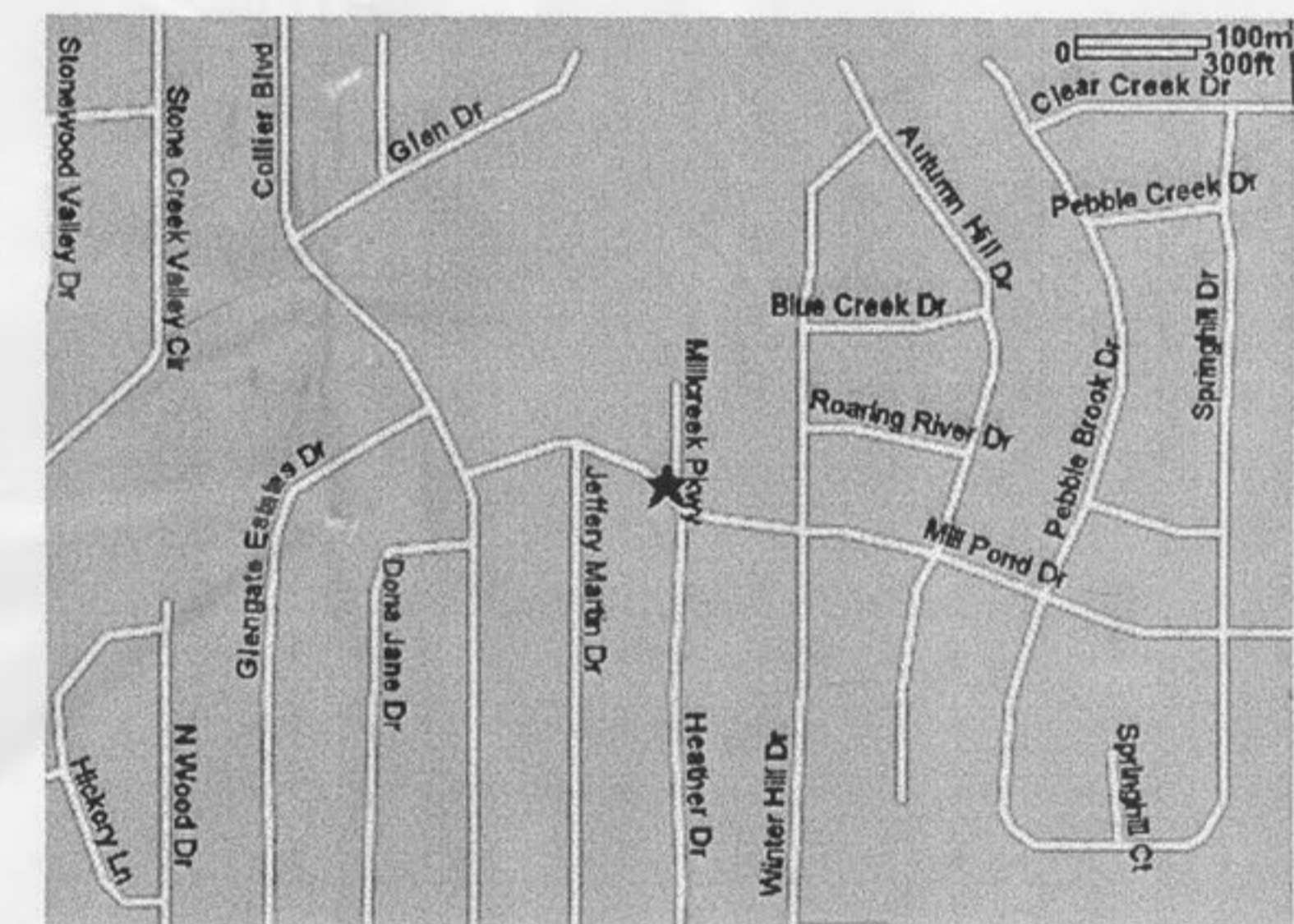
REVISION DATE:
02 JUNE 2006

REVISION DATE:
23 JAN 2006

ISSUE DATE:
09 NOV 2005

PLAN SET NO. _____ SHEET _____ P&Z FILE # _____
1 of 17 2805.03

PROJECT LOCATION MAP



CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION *sanitary sewer as noted*
BY: *[Signature]* DATE: 11-28-06
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

SIGNATURE AREAS

NOTE: PROJECT CONSTRUCTION MUST BE IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, AND REGULATIONS AS ENUMERATED ELSEWHERE IN THE PLANS AND SPECIFICATIONS.

ARCHITECT: WALLACE ARCHITECTS, L.L.C.
3615 W. BROADWAY, SUITE B, SEDALIA, MO 65301

DATE:

ENGINEER: PINNACLE CIVIL ENGINEERING, L.L.C.
601 W. NIFONG, SUITE 5B, COLUMBIA, MO 65203

DATE:

OWNER: NECAC
PO BOX 470 BOWLING GREEN, MO 63334

DATE:

CONTRACTOR: E.M. HARRIS
ADDRESS

DATE:

BONDING COMPANY:

DATE:

CITY BUILDING OFFICIAL:

DATE:

HUD REPRESENTATIVE: JOYCE HOEING

DATE:



NOV 22 2005