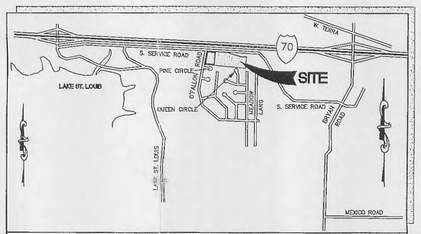
O'FALLON LAKES L.P.

A TRACT OF LAND BEING PART OF
U.S. SURVEY 1780, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.
EXISTING ZONING C-3 (HIGHWAY COMMERCIAL DISTRICT)
PROPOSED ZONING R-4 (APARTMENT HOUSE DISTRICT)

IMPROVEMENT PLANS

LEGEND

EXISTING CONTOURS	120
PROPOSED CONTOURS	120
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	
PROPOSED STORM SEWERS	
EXISTING RIGHT-OF-WAY	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
NON-REINFORCED CONCRETE PAVEMENT	
EXISTING SPOT ELEVATION	+ EX. 120.15
PROPOSED SPOT ELEVATION	+ 120.10
SWALE	
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
TRASH ENCLOSURE	
LIGHT STANDARD	
GAS MAIN	G
WATER MAIN	W
WATER METER	W W
UNDERGROUND TELEPHONE	T
ELECTRIC TRANSFORMER	
UNDERGROUND ELECTRIC	E
FIRE HYDRANT	
POWER POLE	
SILTATION CONTROL	
PROPOSED	PR
GRADE AT TOP OF WALL	tw
GRADE AT BOTTOM OF WALL	bw



LOCATION MAP
(NOT TO SCALE)

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GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC SURVEY BY STOCK & ASSOCIATES.
2. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY SURVEY AND RECORD INFORMATION. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
3. NO GRADE SHALL EXCEED 3:1 SLOPE, UNLESS NOTED ON PLANS.
4. ALL SLOPES TO BE STABILIZED IMMEDIATELY AFTER GRADING.
5. ALL UTILITIES SERVING SITE ARE UNDERGROUND.
6. ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE AND GAS METERS, SATELLITE DISHES AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS APPROVED BY THE PLANNING AND ZONING COMMISSION.
7. ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
8. SEE ARCHITECTURAL DRAWINGS FOR ALL BUILDING DIMENSIONS AND DETAILS.
9. HANDICAP STALL LOCATIONS ARE TO BE DETERMINED AND COORDINATED WITH THE CITY OF O'FALLON.
10. SITE COVERAGE CALCULATIONS:
    - OVERALL LOT = 879,552 s.f. ± (100.0 %)
    - BUILDING AREA = 127,570 s.f. ± (14.5 %)
    - PAVEMENT AREA = 260,047 s.f. ± (29.6 %)
    - GREENSPACE = 491,935 s.f. ± (55.9 %)
11. STORMWATER DETENTION IS REQUIRED AND SHALL BE ACCOMMODATED BY PROPOSED RETENTION BASINS AS SHOWN ON PLAN.
12. MINIMUM SETBACKS PER ZONING DISTRICT ARE AS FOLLOWS:
    - FRONT YARD = 35 FEET
    - SIDE YARD = 15 FEET
    - REAR YARD = 30 FEET
13. DISTANCE BETWEEN GROUPED BUILDINGS:
    - FRONT TO FRONT = 60 FEET
    - FRONT TO BACK = 60 FEET
    - FRONT TO SIDE = 45 FEET
    - SIDE TO SIDE = 30 FEET
    - BACK TO SIDE = 45 FEET
    - BACK TO BACK = 60 FEET
14. ROOFTOP MECHANICAL EQUIPMENT WILL BE PROHIBITED. THE GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE FULLY SCREENED WITH LANDSCAPING OR SOLID MATERIALS.
15. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING.
16. ANY PROPOSED PAVILIONS OR PLAYGROUND AREAS WILL NEED A SEPARATE PERMIT FROM THE BUILDING DIVISION.

PERTINENT DATA:

SITE ACREAGE	=	20.192 Acres ±
OWNER	=	GUNNA DEVELOPMENT, L.L.C.
EXISTING ZONING	=	"R-4"
FIRE DISTRICT	=	O'FALLON FIRE PROTECTION DISTRICT
SEWER DISTRICT	=	CITY OF O'FALLON
WATER SERVICE	=	O'FALLON WATER
GAS SERVICE	=	LACLEDE GAS COMPANY
ELECTRIC SERVICE	=	AMEREN U.E.
PHONE SERVICE	=	CENTURY TEL
ZIP CODE	=	63366

SITE INFORMATION

SITE IS LOCATED IN ZONE "X" – AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.

FLOOD INSURANCE RATE MAPS: 29183C0220 E, 29183C0240 E DATED AUGUST 2, 1996

OVERALL LOT AREA:	28.92 Acres ±
OUTLOT AREA:	8.728 Acres ±
PROPOSED DEVELOPED AREA:	20.192 Acres ±

266 PROPOSED UNITS / 20.192 ACRES ± = 13.17 UNITS PER ACRE

PARKING INFORMATION: CITY REQUIRES 2 SPACES PER HOUSING UNIT INCLUDING ONE COVERED SPACE PER UNIT.

TOTAL PROPOSED UNITS	= 266 UNITS
REQUIRED PARKING	= 532 SPACES
PROPOSED PARKING PROVIDED	= 532 SPACES (266 COVERED)

UNIT MIX

UNIT TYPE	NO. UNITS
ONE BEDROOM	39
TWO BEDROOM	147
THREE BEDROOM	80
TOTAL UNITS	266

10-22-04 SD
APPROVED
culvert rev.

RECEIVED
OCT 18 2004
ENGINEERING DIVISION

5	MODOT/CITY COMMENTS 04/08/04	4	CULVERT REVISION
3	MODOT COMMENTS 03/24/04	3	WATER/SANITARY LATERAL REV. 09-16-04
2	CITY COMMENTS 02/20/04	2	ADDED GARAGES 08-17-04
1	CITY COMMENTS 01/26/04	1	O'FALLON FIRE DIST. COMMENTS 06-03-04
0	MODOT SUBMITTAL 09/05/03	0	CITY COMMENTS 05/06/04

UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

F.E.M.A. BENCHMARK

RM45 ELEV. 526.16 – CHISELED SQUARE ON THE SOUTHEAST WINGWALL OF THE LAKE ST. LOUIS BOULEVARD BRIDGE OVER THE SPILLWAY OF LAKE ST. LOUIS. NGVD 1929 (U.S.C.S.)

SITE BENCHMARK

ELEV. 589.63 – MAG NAIL IN NORTH SHOULDER OF SOUTH SERVICE ROAD; OPPOSITE NORTHWEST PROPERTY CORNER; 11.2' E OF END OF GUARDRAIL; 3.2' SOUTH OF EDGE OF PAVEMENT. NGVD 1929 (U.S.C.S.)

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

MoDOT LOCATE (314) 340-4100
CUIVRE RIVER ELECTRIC COOPERTIVE
UTILITY LOCATE (800) 392-3709

PLANNING AND ZONING FILE NUMBER 2203.01

PREPARED FOR:
GUNNA DEVELOPMENT, L.L.C.
2458 OLD DORSETT ROAD SUITE 110
ST. LOUIS MISSOURI 63043
PHONE (314) 298-5100

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
PROFESSIONAL ENGINEER
OCT 14 2004

GEORGE M. STOCK E-25116

O'FALLON LAKES L.P.
TITLE SHEET

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R.E.S	08/27/03	G.M.S.	08/27/03	202-2927	C1 of 16