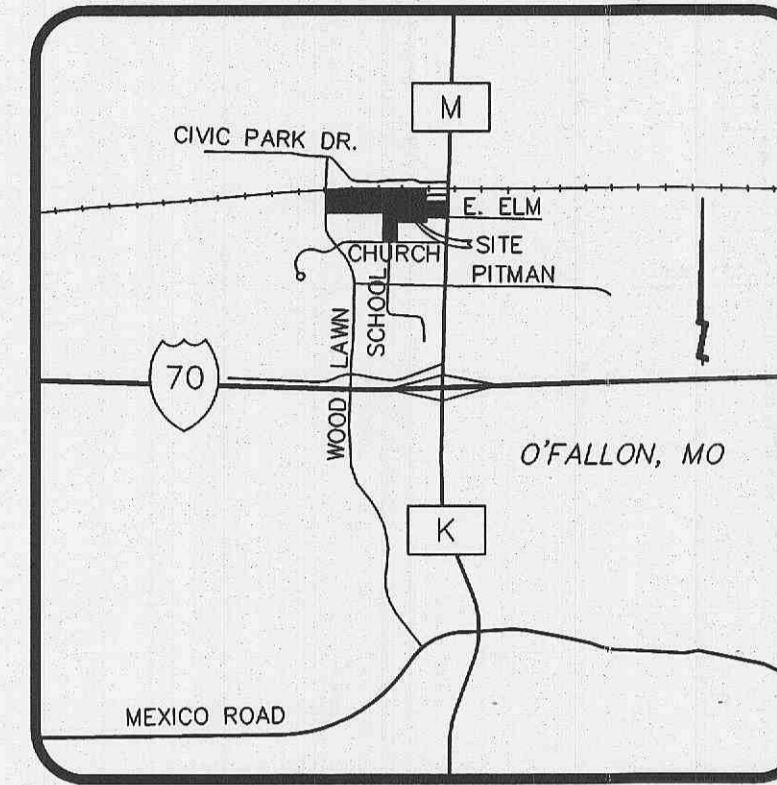


IMPROVEMENT PLANS FOR

# O'FALLON STATION RESIDENTIAL

**GENERAL NOTES:**

- The overall site area is 15.19 AC.
  - O'Fallon Station Residential is 4.17 AC.
  - Proposed Use: Multi-Family Residential
  - Account/Parcel #: 2004605A000; Map ID #: 2-057a-5029-00.7
  - Current Zoning: MUTDD - Mixed Use Traditional Development District
  - This development shall comply with all conditions as set forth in ordinances by the City of O'Fallon, St. Charles County and the State of Missouri.
  - Benchmarks:  
U.S.G.S. standard tablet "F 149 1935"
- Set in a 6" square concrete monument 2.5' above the ground, 46.5' North of the center of the main track of the Norfolk & Western Railroad, 9.3' East of the east edge of the concrete sidewalk along North Main Street in O'Fallon, Missouri. Elev.= 542.
- Temporary BM: Railroad spike in power pole approx. 213' West of the intersection of School Street and Church Street on the North side of Church Street. Elev.= 570.13
- Property boundary information taken from boundary and topographic survey prepared by Zavradinos Professional Services, Inc. Additional information provided by the City of O'Fallon and St. Charles County recorder of Deeds Office.
  - Utilities/Districts:  
Water: Alliance Water Co. - (636) 272-6818  
Gas: No gas service  
Telephone: Century-Tel Telephone - (800) 201-4102  
Electric: Ameren UE - (800) 552-7583  
Sanitary Sewer: City of O'Fallon - (636) 379-5567  
School District: Fort Zumwalt School District - (636) 272-6620  
Fire District: O'Fallon Fire Protection District - (636) 272-3493
  - Tract is located in: O'Fallon, MO USGS Quadrangle Map, Wunnenburg Map Page 30, Section SS-15.
  - Site Address: 128 W. Elm Street  
O'Fallon, MO. 63366
  - Building Setbacks: Front yard - 10'  
Side yard - 0' Landscape Buffer  
Rear yard - 0' Landscape Buffer
  - Building Height: Proposed building not to exceed 50' or 3-stories.
  - All signage to require separate review, approval and permits.



LOCATION MAP  
NTS

**GENERAL NOTES CONTINUED:**

- Brick shall not be used in the construction of sanitary or storm sewer construction. Precast concrete structures are to be used unless otherwise approved by the City.
- All sanitary laterals and sanitary mains crossing under roadways must have the proper rock backfill and required compaction.
- All proposed fencing to require separate permit through planning division.
- All sign posts, backs and bracket arms shall be painted black using carboline rustbond penetrating sealer SG and Carboline 133 HB paint (or equivalent as approved by the City and MoDOT). Signs designating street name shall be on the opposite side of the street from the traffic control signs.
- Graded areas that are to remain bare for over two (2) weeks are to be seeded and mulched. (MoDNR requirement).
- All erosion control systems are to be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
- Trees, organic debris, rubble, foundations and other deleterious material shall be removed from the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district. If a burn pit is proposed, the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
- At new entrance construction, all pavement is to be removed to the nearest curb joint.
- If the proposed entrance is intersecting with an existing roadway that is not curbed, then the curbing on the new entrance shall begin 10' from the edge of the existing roadway.
- All siltation and erosion control measures (silt fences, siltation basins, etc.) to follow "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.
- 36" of cover is required over storm and sanitary lines.
- All area inlets to have incoming swales at 2% minimum.
- All drop manholes to be 48" diameter minimum.
- Provide 20' of ductile iron pipe when the sanitary line crosses over the storm line sewer lines.
- Illumination attributable to exterior lighting, as measured at the property line, shall not exceed 0.5 foot-candles.
- All utilities crossing under existing streets of collector size and greater shall be in conduit or casing pipe.
- All proposed utilities under existing City of O'Fallon streets shall be bored.
- All grass areas to be sod.
- Landscape areas in the front of the building to have sprinkler system provided for irrigation.
- See architect's building plans for more information on the covered parking areas.
- A soils report must be supplied to the City construction inspector prior to and during site soil testing.
- Estimated sanitary flow calculations: 72 units x 3.0 persons/unit x 100 gal./person/day=21,600 gal./day.
- See Record Plat for the following items: all easements (on-site, off-site and cross access) and right-of-way information.
- Provide temporary truck wash off areas for use during construction per the site plan and detail provided.
- Reference the Phase One Infrastructure Improvement Plans (City of O'Fallon Planning & Zoning File No. 2204.03) for the following items: Capacities of the offsite storm sewer being connected to, all bypass flows determined for the site and all detention requirement information.
- Reference Retaining Wall Plan for all retaining wall details and construction information.
- An escrow shall be established by O'Fallon Station LLC that is equal to the cost of constructing the phase two (2) portion of the infrastructure plans if the residential portion of the development occurs before the phase two (2) infrastructure is complete.
- City approval of the construction plans does not mean that single family and two family dwelling units can be constructed on the lots without meeting the building setbacks as required by the Zoning Code.

**LOT CALCULATIONS**

A) LOT COVERAGE: {BLDG. 1}

OVERALL AREA .....181,596 S.F. (4.17 AC.)  
BUILDING (FOOTPRINT).....27,360 (0.63 AC.) (15%)  
PARKING & DRIVES.....87,116 S.F. (1.94 AC.) (37%)  
LANDSCAPE/GREENSPACE.....67,120 S.F. (1.59 AC.) (48%)

B) PROPOSED BUILDING & PARKING INFORMATION:

A SHARED PARKING STUDY HAS BEEN PERFORMED FOR THIS DEVELOPMENT.

NUMBER OF UNITS: 72  
MULTI-FAMILY BUILDING: 2 SPACES/UNIT

REQUIRED:  
72 \* 2 = 144 SPACES  
HANDICAPPED = 5 SPACES, 1 VAN ACCESSIBLE

\*PROVIDED:  
SPACES PROVIDED = REGULAR SPACES 144  
VAN HC 2  
REGULAR HC 5  
SPACES TOTAL 151

\*PARKING BASED ON SHARED PARKING STUDY BY GEORGE BUTLER & ASSOCIATES.

C) BICYCLE PARKING SPACES: 10  
151 PARKING/15 BIKE= 10 SPACES REQUIRED  
(4) BIKE RACKS LOCATED THROUGHOUT THE SITE.

**LEGEND**

Sanitary Sewer (Proposed)	C.P.	Concrete Pipe
Sanitary Sewer (Existing)	R.C.P.	Reinforced Concrete Pipe
Storm Sewer (Proposed)	C.M.P.	Corrugated Metal Pipe
Storm Sewer (Existing)	P.V.C.	Polyvinyl Chloride Pipe
Water Line and size	C.I.P.	Cast Iron Pipe
Tee and Valve	V.C.P.	Vitrified Clay Pipe
Fire Hydrant	E.P.	End Pipe
Cap	F.E.	Flared End Section
Existing Fence Line	C.O.	Clean Out
Existing Tree Line	V.T.	Vent Trap
Existing Contour	M.H.	Manhole
Proposed Contour	C.I.	Curb Inlet
Lot or Building Number	D.C.I.	Double Curb Inlet
Street Sign	A.I.	Area Inlet
Power Pole	D.A.I.	Double Area Inlet
Guy Wire	G.I.	Grate Inlet
Light Standard	C.C.	Concrete Collar
Gas Line	U.I.P.	Use In Place
Electric Line	T.B.R.	To Be Removed
Telephone Line	T.B.R.&R.	To Be Removed & Relocated/Replaced
Overhead Power Line	Set I.R.	Set Iron Rod with Cap
Silt Fence	C.M.	Concrete Monument
Straw Bale	O.I.P.	Old Iron Pipe
Gas Valve	O.S.T.	Old Stone
Gas Meter	O.I.R.	Old Iron Rod
Water Valve	Existing Stump	Existing Stump
Water Meter	Existing Tree	Existing Tree
Found Old Iron Pipe	Existing Evergreen	Existing Evergreen
Found Old Stone		
Benchmark		

**SHEET INDEX:**

STEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	SEWER PROFILES
5	DRAINAGE AREA MAP
6	DETAILS
7	DETAILS
L-1	LANDSCAPE PLAN
R-1	RETAINING WALL PLAN - PLAN/ELEVATION
R-2	RETAINING WALL PLAN - DETAILS AND SPECS

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: JD DATE: 11-1-06  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN



Missouri One Call System, Inc.  
Call Before You Dig!  
1-800-DIG-RITE  
(1-800-344-7483)

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD-W-Cp)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains To Streams (SDS)	www.dasmanufacturing.com

- Minimum velocity of flow shall exceed 3 FPS for pipes greater than 36".
- All structures shall be pre-cast with a 0.2' fall inside the structure.
- Traffic control is to be per MoDOT or MUTCD specifications and standards, whichever is most stringent.
- Flood data provided per FIRM Map of St. Charles County, Missouri and incorporated areas, panel 430 of 525. Map number 29183C0430 E, Revised August 2, 1996. Data verified with FEMA on-line web site.
- All fill placed under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 compaction test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. Note that the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the standard or modified proctor test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to placement of fill. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
- All joints shall be gasketed "O-Ring" Type.
- Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the project engineer. (Note, that at least one eight foot (8') wide handicap access aisle is provided and curb ramps). Do not project into handicap access aisle.

**Disclaimer**

ENGINEERS CERTIFICATION:  
The following applies to all sheets and documents prepared in the project. The responsibility for Professional Engineering is placed on the engineer. It is the responsibility of the engineer to verify the accuracy of the information and to ensure that the information is current and correct. The engineer shall be responsible for the accuracy of the information and to ensure that the information is current and correct. The engineer shall be responsible for the accuracy of the information and to ensure that the information is current and correct. The engineer shall be responsible for the accuracy of the information and to ensure that the information is current and correct. The engineer shall be responsible for the accuracy of the information and to ensure that the information is current and correct.

Richard C. Wickham, Inc.  
PE-2003015059

City/County	Job No.	Sheet	Revision/Issue

O'Fallon Station - Residential  
Cover Sheet

Zavradinos Professional Services, Inc.  
ENGINEERING LAND SURVEYING SITE PLANNING  
17813 EDISON AVE. SUITE 207  
CHESTERFIELD, MO 63005  
636-946-5555 636-448-0188 FAX www.zavradinos.com

Greater Missouri Builders  
Eugene Devore, Jr.  
1501 Wall Street, Suite 220  
St. Charles, MO 63043  
636-946-0133  
636-948-9992 Fax  
edevore@gmb-inc.com

City/County	Job No.	Sheet	Revision/Issue
P&Z 2204.06	04/06/06		
MSD P- BASEMAP			
Original Issue Date			
5-17-06			
Drawn By	RFS PM		
RBR	FCW		
Project No.			
04126F			

All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities.  
The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way obviate any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo.

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