



Locator Map

A SET OF CONSTRUCTION PLANS FOR OAKHURST

A TRACT OF LAND BEING ALL OF LOTS NO. 8, 9, 10, 11, AND 12 OF "WELDON SPRINGS GRADENS" P.B. 4 PGS. 179-180 IN U.S. SURVEY 1778, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI
Legal Description

A TRACT OF LAND BEING ALL OF LOTS 8, 11 AND 12 AND A PART OF LOTS 9 AND 10 OF WELDON SPRING GARDENS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 179 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 1778, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF WELDON SPRING GARDENS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 179 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF SOMMERS (40' WIDE) ROAD; THENCE DEPARTING THE EAST LINE OF SOMMERS ROAD WITH THE NORTH LINE OF LOT 12, NORTH 82°13'00" EAST 639.86 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID LOT 12 AND ITS DIRECT PROLONGATION, SOUTH 08°09'50" EAST 658.48 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID WELDON SPRING GARDENS; THENCE WITH THE NORTH LINE OF SAID LOT 8, NORTH 81°55'30" EAST 319.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID LOT 8, SOUTH 08°22'30" EAST 659.19 FEET TO A POINT ON THE NORTH LINE OF MISSOURI STATE ROUTE DD (80 FEET WIDE); THENCE WITH THE NORTH LINE OF SAID MISSOURI STATE ROUTE DD, BEING 40' NORTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 81°57'31" WEST 396.50 FEET TO A POINT; THENCE DEPARTING THE NORTH LINE OF MISSOURI STATE ROUTE DD, NORTH 08°02'29" WEST 359.18 FEET TO A POINT; THENCE SOUTH 81°57'31" WEST 331.72 FEET TO A POINT; THENCE NORTH 65°51'17" WEST 147.83 FEET TO A POINT; THENCE NORTH 59°58'36" WEST 139.43 FEET TO POINT ON THE WEST LINE OF LOT 10 OF SAID WELDON SPRING GARDEN, SAID POINT ALSO BEING ON THE AFORESAID EAST LINE OF SOMMERS ROAD; THENCE WITH THE EAST LINE OF SOMMERS ROAD, BEING 20' EAST OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 08°09'50" WEST 796.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.14 ACRES, MORE OR LESS, AS PLOTTED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A FUTURE BOUNDARY SURVEY.

Conditions of Approval From Planning and Zoning

1. Per Section 400.281 of the City Code Sommers Road shall be improved to the centerline of the roadway. Sommers Road shall be upgraded to match the existing pavement section of the improved portion of Sommers Road.
2. The two driveways located on the commercial property that access Sommers Road shall be removed. Access to Sommers Road shall be determined when a site plan is submitted for the development of the commercial lot.
3. The approval of the construction plans will be contingent upon the removal of the pipeline and the vacation of the pipeline easement.
4. The petitioner shall indicate with the construction plans whether or not this development will be constructed and platted in phases.
5. All detention shall be constructed with the initial phase of this development.
6. Acceleration and deceleration lanes shall be constructed at the entrance on Highway DD.
7. The petitioner shall work with the staff on the design of the "eyebrow" cul-de-sacs, to limit pavement and provide landscaping in the center. The eyebrow typical detail shall be removed from the plan.
8. The petitioner shall abide by the attached comments set forth by MoDOT.
9. The construction site plans shall address the Municipal Code requirements listed above.
10. Provide ADA ramps to connecting sidewalks across street at lots 17 & 48.

1. The existing right-of-way width of Sommers Road shall be indicated on the construction plans. A right-of-way dedication will be required along Sommers Road to match the improved portion of this roadway to the north.
2. A site plan will be required when a land use is chosen to be developed on the commercial lot.
3. The petitioner shall submit a landscape and tree preservation plan in accordance with Chapter 402 of the Zoning Code. The calculations for tree preservation shall be based on the number of trees that were on the property in 2008.
4. The internal sidewalks shall be wrapped around the eyebrows as required per code.
5. The lot typical for the cul-de-sac shall be revised to show thirty-five foot width at the street right-of-way line.
6. Sidewalks shall be provided along Sommers Road and Highway DD.
7. Conceptual approval from MoDOT, Duckett Creek and PWS #2 shall be provided.
8. The proposed lake shall have minimum depth of 10' at normal pool to support aquatic life (per MDNR recommendations).
9. Tapers shall be provided at the entrance on Highway DD and the entrance proposed for the residential portion of the project on Sommers Road.
10. Note #2 shall be revised. This area is not within the City of O'Fallon water district.
11. Streetlights shall be provided at least every 300 feet as required per City Code.
12. Minimum easements for all detention/retention areas shall be provided.
13. Provide line of sight easements at the intersections with Sommers Road and Hwy DD.
14. All freestanding signs shall be located a minimum of ten (10) feet away from any right-of-way line and/or property line and a minimum of three (3) feet from the back of any curbing or sidewalk. All signs shall abide by the regulations for visibility at corners, including visibility corners from driveways and the street it intersects per Section 400.260 (F) of the O'Fallon Zoning Code.
15. The City of O'Fallon has revised Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at <http://www.ofallon.mo.us/ddept/PW/engineering.htm>

Drawing Index

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- DTL-15 Miscellaneous Details
- L-1 PH. 1 + 2 Landscape Plan

Plan View

Benchmarks

Site

PROJECT BENCHMARKS (PER FIRM MAP 29183C0410E):
 FEMA BENCHMARK RM19 - ELEVATION=538.08' (NGVD 29)
 CHISELED "SQUARE" ON WINGWALL AT NORTHEAST CORNER OF WINGWALL OF OLD BRIDGE OVER KRAUT RUN ABOUT 4500 FEET DOWNSTREAM OF HIGHWAY DD.

FEMA BENCHMARK RM38 - ELEVATION=538.75' (NGVD 29)
 CHISELED "U" ON SOUTHWEST CORNER OF NORTHWEST WINGWALL OF OLD BRIDGE OVER KRAUT RUN ABOUT 4500 FEET DOWNSTREAM OF HIGHWAY DD.

SITE BENCHMARK - ELEVATION=618.17' (NOVD 29)
 "CROSS" CUT IN CONCRETE AT THE CENTER OF FOX HAVEN DRIVE, 40 FEET SOUTH OF THE CENTERLINE OF HIGHWAY DD

Project Data

1. TOTAL SITE AREA: 19.14 ACRES
2. TOTAL DISTURBED AREA: 24.2 ACRES including offsite disturbance
3. FEMA MAP PANEL: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29183C0410 E DATED AUGUST 2, 1996), A PORTION OF THIS PROPERTY LIES WITHIN ZONE X. ZONE X IS DEFINED AS AREAS OF 500-YEAR FLOOD.
4. TREE PRESERVATION:
 EXISTING TREES - 1.01 Ac.
 EXISTING TREES (TO REMAIN) - 0.29 Ac.
 PERCENTAGE OF TREES TO REMAIN - 28%

EXISTING		PROPOSED	
542	CONTOURS	(542)	CONTOURS
X.536	SPOT ELEVATIONS	536.0	SPOT ELEVATIONS
---	CENTER LINE	---	CENTER LINE
---	BUILDINGS, ETC.	---	BUILDINGS, ETC.
---	TREE LINE	---	TREE LINE
x	FENCE	x	FENCE
---	STORM SEWERS	---	STORM SEWERS
---	SANITARY SEWERS	---	SANITARY SEWERS
---	CATCH BASIN	---	CATCH BASIN
---	AREA INLET	---	AREA INLET
---	GRATED INLET	---	GRATED INLET
---	STORM MANHOLE	---	STORM MANHOLE
---	SANITARY MANHOLE	---	SANITARY MANHOLE
---	FLARED END SECTION	---	FLARED END SECTION
---	CLEANOUT	---	CLEANOUT
---	LATERAL CONNECTION	---	LATERAL CONNECTION
---	UTILITY OR POWER POLE	---	UTILITY OR POWER POLE
---	FIRE HYDRANT	---	FIRE HYDRANT
---	TEST HOLE	---	TEST HOLE
---	PAVEMENT	---	PAVEMENT
2"0	GAS MAIN & SIZE	(2"0)	GAS MAIN & SIZE
6"0	WATER MAIN & SIZE	(6"0)	WATER MAIN & SIZE
T	TELEPHONE	(T)	TELEPHONE
E	ELECTRIC (U) UNDERGROUND	(E)	ELECTRIC (U) UNDERGROUND
OWW	ELECTRIC (O) OVERHEAD	(OWW)	ELECTRIC (O) OVERHEAD
FO	FIBER OPTIC	(FO)	FIBER OPTIC
C	CABLE	(C)	CABLE
E	FLOW LINE	(E)	FLOW LINE
---	TO BE REMOVED	---	TO BE REMOVED
TC	TOP OF CURB	(TC)	TOP OF CURB
---	SWALE	---	SWALE
---	LIGHT STANDARD	---	LIGHT STANDARD
---	STREET SIGN	---	STREET SIGN
P.S.	PARKING STALLS	(P.S.)	PARKING STALLS
---	YARD LIGHT	---	YARD LIGHT
W/O	~ DENOTES PROPOSED WALKOUT LOTS	---	---
H.R.	~ DENOTES PROPOSED HALFCAP RAMP	---	---
---	W/ TRUNCATED DOME	---	---

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: *[Signature]* DATE: 3/31/14
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

ISSUE	REMARKS/DATE
1	10-07-2013 Revised per City, DCSD, & PWS#2 Comments
2	11-20-2013 Revised per City, DCSD, & PWS#2 Comments
3	12-16-2013 PWS#2 Approval
4	01-03-2014 Revised per City Comments
5	02-11-2014 Revised per City Comments
6	03-11-2014 Approval

Utility Contacts

Sanitary Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO 63366
 Contact: 636-281-2858

Duckett Creek Sanitary District
 3550 Highway K
 O'Fallon, MO 63368
 636-441-1244

Water
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO 63366
 Contact: 636-281-2858

Missouri American Water Co.
 727 Craig Rd.
 St. Louis, MO 63144
 1-800-436-6226

Public Water Supply District No. 2
 P.O. Box 967
 O'Fallon, MO 63366
 636-561-3737 Ext. 131

Storm Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO 63366
 636-281-2858

Curve River Electric Co.
 P.O. Box 160
 Troy, MO 63379-0160
 1-800-392-3709

Ameron UE
 200 Callahan Road
 Wentzville, MO 63385
 636-639-8312

Gas
 Laclede Gas Company
 6400 Graham Road
 St. Louis, MO 63134
 314-522-2297

Telephone
 Century Tel
 1151 Century Tel Dr.
 Wentzville, MO 63385
 636-332-7261

Fire Department
 O'Fallon Fire Protection District
 110 E. Elm St.
 O'Fallon, MO 63366
 636-272-3403

Wentzville Fire District
 209 West Pearce Blvd.
 Wentzville, MO 63385

Gettysville Fire Protection District
 4566 Mathews Road
 St. Charles, MO 63304
 636-447-6655

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
 7:00 A.M. To 7:00 P.M. Monday Through Sunday
 June 1 Through September 30
 6:00 A.M. To 8:00 P.M. Monday Through Friday
 7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 19.1 AC.

The area of land disturbance is 24.2 AC, including offsite disturbance
 Number of proposed lots is 51
 Building setback information. Front 25
 Side 6
 Rear 25

PROJECT TITLE

OAKHURST
 O'FALLON, MISSOURI

THE STERLING CO.
 ENGINEERS & SURVEYORS
 5065 New Baumgardner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-9944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Professional Engineer's Seal and Signature of Michael G. Boarding, License No. MO E-28643, dated 3/11/2014.

Date: Michael G. Boarding
 License No. MO E-28643
 Civil Engineer

LOMBARDO HOMES
 2299 Technology Drive
 O'Fallon, Missouri 63368
 Ph. 636-265-2710

COVER SHEET

P+Z No. 207.02

City No.

Date: July 22, 2013

Job No. 12-10-284

Page No.

1.1

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