

A SET OF CONSTRUCTION PLANS FOR PEARL VISTA

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 22 AND U.S. SURVEY 3070, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

ISSUE	REMARKS/DATE
1	7/2/2018 INITIAL SUBMITTAL
2	8/9/2018 REVISED PER CITY COMMENTS
3	8/30/2018 REVISED PER CITY COMMENTS

PROJECT TITLE

PEARL VISTA
OF FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348



Date: 8/30/2018
Michael G. Boering
License No. MO E-28643
Professional Engineer

ELITE PEARL VISTA, LLC
5091 BAUMGARTNER ROAD
ST. LOUIS, MO 63129
Ph. 314-487-6717

COVER SHEET

P+Z No. 18-000083
City No. _____
Date: Aug. 30, 2018
Job No. 17-08-193
Page No. _____

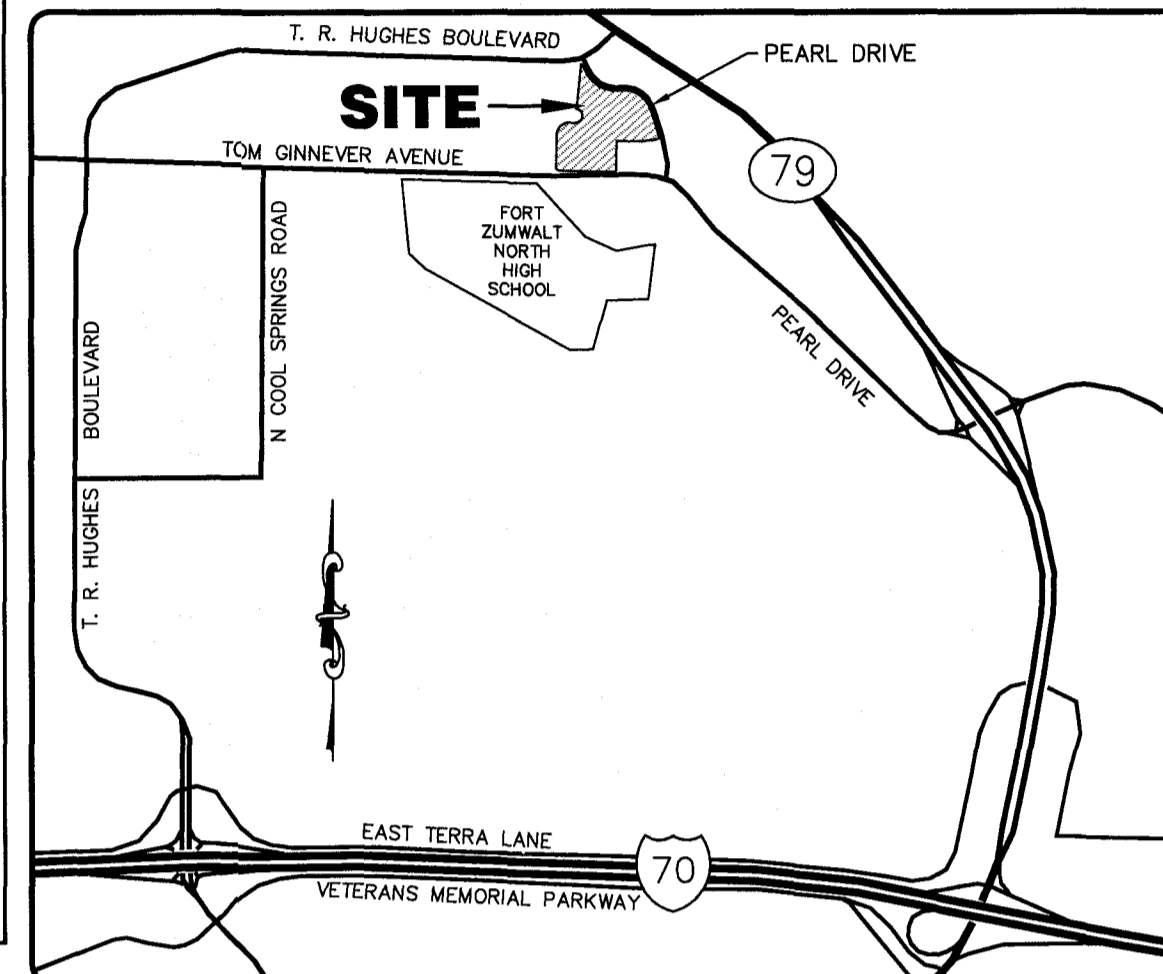
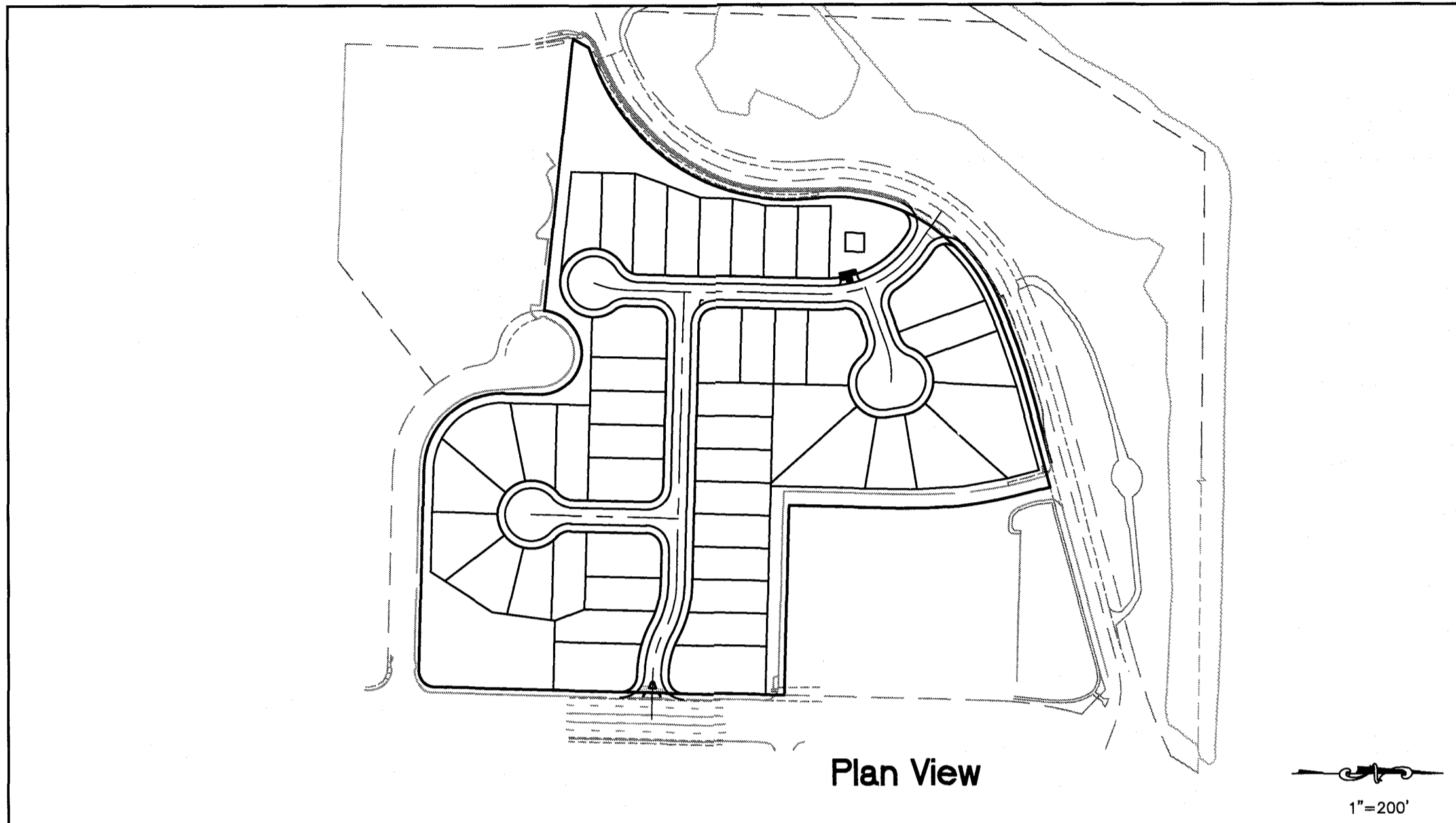
1.1

IMP

Legal Description

A OF LAND BEING PART OF NORTHEAST QUARTER OF FRACTIONAL SECTION 22, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF FALLON, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND COTTON PICKER SPINDLE ON THE WEST RIGHT OF WAY LINE OF PEARL DRIVE, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 10 OF CROSSINGS INDUSTRIAL AS RECORDED IN PLAT BOOK 44 PAGE 289 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE; THENCE LEAVING SAID WEST RIGHT OF WAY LINE ALONG THE NORTH LINE OF SAID LOT 10 THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 78°02'23" WEST, 56.13 FEET TO A FOUND COTTON PICKER SPINDLE; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 672.50 FEET, AN ARC LENGTH OF 182.63 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 83°48'56" WEST, 181.97 FEET, FROM WHICH POINT A FOUND COTTON PICKER SPINDLE IS LOCATED 0.10 FEET SOUTH; NORTH 88°24'32" WEST, 180.19 FEET TO A SET COTTON PICKER SPINDLE AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 10; THENCE ALONG THE WEST LINE OF SAID LOT 10, SOUTH 01°33'28" WEST, 302.37 FEET TO A SET CROSS AT THE SOUTHWEST CORNER OF SAID LOT 10, ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF TOM GINNEVER (VARIABLE WIDTH) AVENUE; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID TOM GINNEVER, NORTH 88°24'32" WEST, 491.79 FEET TO A SET IRON ROD WITH CAP; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 88°26'37" WEST, 66.08 FEET TO A SET IRON ROD WITH CAP AT THE EAST RIGHT OF WAY LINE OF CROSSINGS INDUSTRIAL (50' WIDE) COURT; THENCE ALONG THE EAST LINE OF SAID CROSSINGS INDUSTRIAL COURT THE FOLLOWING COURSES AND DISTANCES: ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AND ARC LENGTH OF 59.27 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43°26'37" WEST, 35.36 FEET TO A SET IRON ROD WITH CAP; NORTH 01°33'23" EAST, 318.34 FEET; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 196.53 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 46°35'51" EAST, 176.90 FEET TO A SET IRON ROD WITH CAP; SOUTH 88°21'41" EAST, 54.58 FEET TO A SET IRON ROD WITH CAP; ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 67.00 FEET, AN ARC LENGTH OF 205.20 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 03°53'50" EAST, 133.90 FEET TO A SET IRON ROD WITH CAP AT THE SOUTHEAST CORNER OF LOT 9 OF THE ABOVE MENTIONED CROSSINGS INDUSTRIAL; THENCE ALONG THE EAST LINE OF SAID LOT 9, NORTH 06°09'22" EAST, 432.85 FEET TO A SET IRON ROD WITH CAP AT THE NORTHEAST CORNER OF SAID LOT 9, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF THE ABOVE MENTIONED PEARL DRIVE; THENCE ALONG THE WEST RIGHT OF WAY LINE OF SAID PEARL DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 61°24'24" EAST, 29.17 FEET TO A FOUND IRON ROD WITH CAP; SOUTH 19°26'03" EAST, 21.87 FEET, FROM WHICH POINT A CROSS IS LOCATED 0.14 FEET NORTH; THENCE ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 332.00 FEET, AN ARC LENGTH OF 438.91 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 57°18'25" EAST, 407.64 FEET TO A FOUND IRON ROD WITH CAP; NORTH 84°48'14" EAST, 16.42 FEET TO A FOUND IRON ROD WITH CAP; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 272.00 FEET, AN ARC LENGTH OF 339.91 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 59°22'40" EAST, 318.22 FEET TO A SET IRON ROD WITH CAP; ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 1116.28 FEET, AN ARC LENGTH OF 168.08 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 19°15'57" EAST, 167.92 FEET TO A SET IRON ROD WITH CAP; SOUTH 14°57'08" EAST, 143.81 FEET TO THE POINT OF BEGINNING, CONTAINING 577,063 SQUARE FEET OR 13.2475 ACRES, MORE OR LESS, ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, DURING JANUARY, 2016, UNDER ORDER NO. 17-08-193.



LOCATION MAP NOT TO SCALE

Drawing Index

- 1.1 COVER SHEET
- 1.2 RESIDENTIAL NOTES
- 2.1 STORM WATER PREVENTION & PROTECTION PLAN (SWPPP)
- 3.1 GRADING PLAN
- 4.1 SITE PLAN
- 5.1 UTILITY PLAN
- 6.1 STREET PROFILES
- 7.1-7.3 SEWER PROFILES
- 8.1-8.3 DETENTION BASIN DETAILS / HYDRAULIC CALCULATIONS
- 9.1 DRAINAGE AREA MAP
- 10.1-10.2 ENTRANCE DETAILS / WARPINGS
- 11.1 TRAFFIC CONTROL PLAN
- L-1 LANDSCAPE PLAN
- DTL1-DTL2 EROSION CONTROL DETAILS
- DTL3 SEWER DETAILS
- DTL5-DTL6 WATER MAIN DETAILS
- DTL7-DTL8 PAVEMENT DETAILS
- DTL9 MISCELLANEOUS DETAILS

Benchmarks

THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS, AS DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MDOOT RTK), USING PUBLISHED BASE STATION MO07 WITH A PID OF DM4688 AND OBSERVING SITE BENCHMARK #1. THE SECOND SITE BENCHMARK HAS BEEN ESTABLISHED BY DIRECT READING USING CONVENTIONAL SURVEY EQUIPMENT FROM SITE BENCHMARK #1. THE ELEVATIONS PUBLISHED HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SITE BENCHMARK #1: ELEVATION = 497.82' (NAVD 88)
CROSS FOUND IN THE CENTERLINE OF SHERIFF DIERKER COURT, FOUND CROSS BEING 343' ± FROM THE NORTH RIGHT OF WAY LINE OF TOM GINNEVER AVENUE.

SITE BENCHMARK #2: ELEVATION = 494.45' (NAVD 88)
COTTON PICKER SPINDLE FOUND AT THE NORTHEAST CORNER OF LOT 10 OF CROSSINGS INDUSTRIAL, SAID COTTON PICKER SPINDLE IS LOCATED ON THE WEST RIGHT-OF-WAY LINE OF PEARL DRIVE.

Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: 13.25 ACRES
PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 2.32 ACRES = 17.51%
NET PROPOSED RESIDENTIAL AREA: 10.93 ACRES = 82.49%
CURRENT ZONING: MUTDD - MIXED-USE TRADITIONAL DEVELOPMENT DISTRICT
CURRENT OWNER: ROYAL BANKS OF MISSOURI ST. JOHN'S BANK AND TRUST
2825 WEST CLAY STREET 8924 ST. CHARLES ROCK RD.
ST. CHARLES, MO 63301 ST. LOUIS, MO 63114
PARCEL ID'S: 2-0051-S022-00-0002.1254000, 2-0051-S022-00-0002.1250000,
2-0051-S022-00-0002.1200000

TOTAL 52' LOTS = 46
DWELLING UNITS PROPOSED: 46 UNITS / (13.25-2.32) AC. = 4.21 UNITS/ACRE
PARKING: RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT) x (46 UNITS) = 92 SPACES
RESIDENTIAL SPACES PROVIDED: 92 SPACES
TOT LOT SPACES PROVIDED: 2 SPACES
TOTAL SPACES PROVIDED: 94 SPACES

Project Data

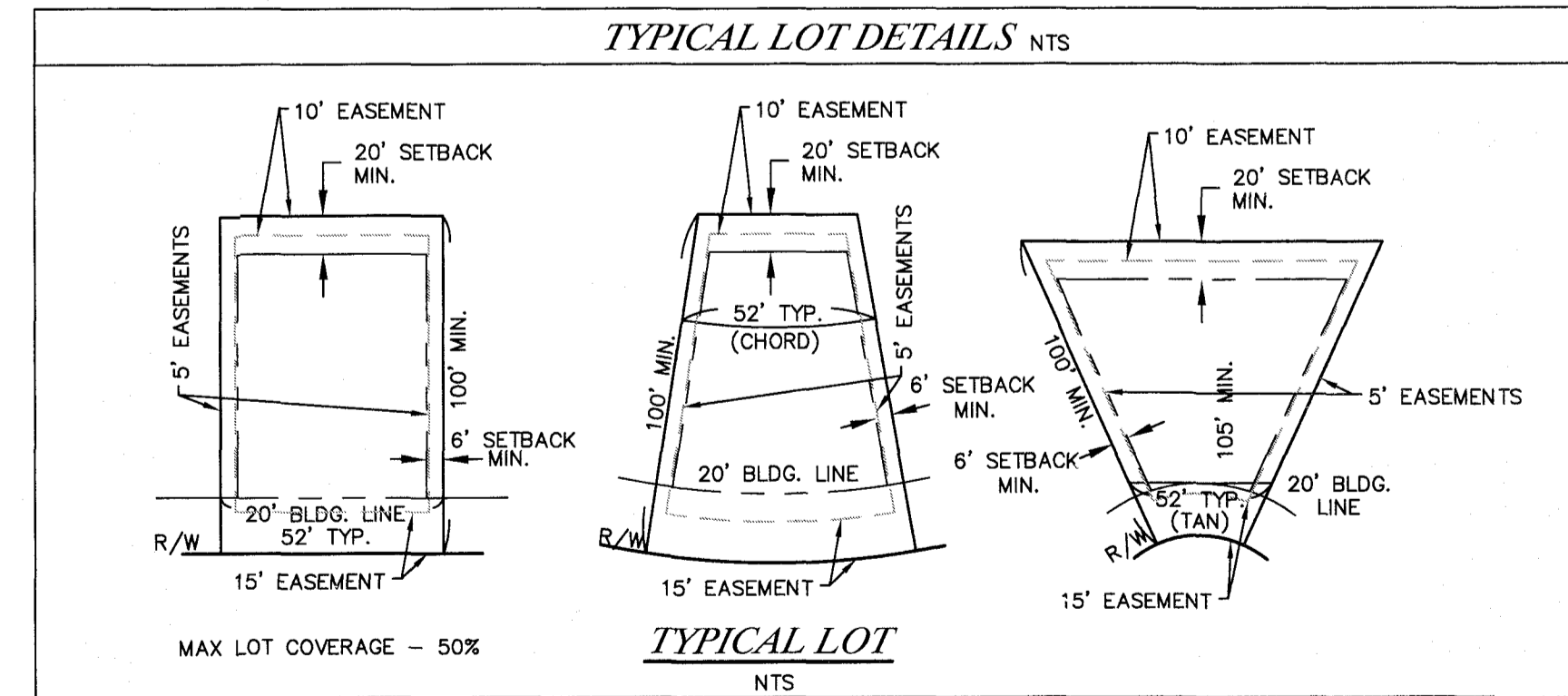
1. TOTAL SITE AREA: 13.25 ACRES
2. TOTAL DISTURBED: 11.81 ACRES
3. FLOOD NOTE:
FEMA MAP PANEL: PER FLOOD INSURANCE RATE MAP PANEL NUMBER 29183C0235G
DATED JANUARY 20, 2016. THIS SITE IS ZONED X, DESCRIBED AS AREAS OUTSIDE THE 500-YEAR FLOODPLAIN.
4. TREE PRESERVATION CALCS:
EXISTING TREES = 0.91 ACRES
TREES REMOVED = 0.21 ACRES
TREES SAVED = 0.70 ACRES (76.9%)
TREES REQUIRED TO BE SAVED = 0.18 ACRES (20.0%)
NO PLANTING MITIGATION IS REQUIRED.
COMPLIED WITH CHAPTER 402, SECTION 402.040
5. ESTIMATED SANITARY SEWER FLOW = 17,020 GALLONS/DAY

* 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

Legend

EXISTING		PROPOSED
--- 542 ---	CONTOURS	{542}
x 536	SPOT ELEVATIONS	XXX.X
— — — — —	CENTER LINE	— — — — —
— — — — —	BUILDINGS, ETC.	— — — — —
— — — — —	TREE LINE	— — — — —
X — X — X	FENCE	X — X — X
— — — — —	SILTATION CONTROL FENCE	X — X — X
— — — — —	STORM SEWERS	— — — — —
— — — — —	SANITARY SEWERS	— — — — —
— — — — —	CATCH BASIN	— — — — —
— — — — —	AREA INLET	— — — — —
— — — — —	GRATED INLET	— — — — —
— — — — —	DOUBLE CURB INLET	— — — — —
— — — — —	STORM MANHOLE	— — — — —
— — — — —	SANITARY MANHOLE	— — — — —
— — — — —	FLARED END SECTION	— — — — —
— — — — —	CLEANOUT	— — — — —
— — — — —	LATERAL CONNECTION	— — — — —
— — — — —	UTILITY OR POWER POLE	— — — — —
— — — — —	FIRE HYDRANT	— — — — —
— — — — —	TEST HOLE	— — — — —
— — — — —	PAVEMENT	— — — — —
— — — — —	GAS MAIN & SIZE	(G) — (G)
— — — — —	WATER MAIN & SIZE	(W) — (W)
— — — — —	TELEPHONE	(T) — (T)
— — — — —	ELECTRIC (U) UNDERGROUND	— — — — —
— — — — —	ELECTRIC (O) OVERHEAD	— — — — —
— — — — —	FIBER OPTIC	(FO) — (FO)
— — — — —	FLOW LINE	— — — — —
— — — — —	TO BE REMOVED	TBR
— — — — —	TO BE REMOVED & RELOCATED/REPLACED	TBRR
— — — — —	TOP OF CURB	(TC)
— — — — —	SWALE	— — — — —
— — — — —	LIGHT STANDARD	— — — — —
— — — — —	STREET SIGN	— — — — —
— — — — —	PARKING STALLS	P.S.
— — — — —	YARD LIGHT	— — — — —



CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: [Signature]
DATE September 18, 2018 PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN