

A SET OF CONSTRUCTION PLANS FOR PHEASANT POINT APARTMENTS

A TRACT OF LAND BEING PART OF FRACTIONAL SECTIONS 16 AND 15, AND U.S. SURVEYS 293 AND 1696, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, SAINT CHARLES COUNTY, MISSOURI

LANDSCAPE LEGEND

QTY. 222 INDICATES PROPOSED HARDWOOD TREE (ashes, oaks, maples, birches, sweet gum)
LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

GENERAL NOTES

- Underground utilities have been plotted from available information and therefore location shall be considered approximate only. The verifications of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to any grading or construction improvements.
- Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including house laterals.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre construction conditions.
- All fill including places under proposed storm and sanitary sewer lines and paved areas within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the Standard Proctor Test (ASTM-D-698). All tests shall be verified by a Soils Engineer concurrent with grading and back filling operations. The compacted fill shall be free of rutting and shall be non-yielding and non-pumping during proof rolling and compaction. All trench backfills in paved areas shall be granular fill.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat. See record plat for location and size of easement.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon and Duckett Creek Sanitary District.
- The City of O'Fallon and Duckett Creek Sanitary District shall be notified at least 48 hours prior to start of construction for coordination and inspection.
- All sanitary sewer building connections have been designed so that the minimum vertical distances from the low point of the basement to the flowline of a sanitary sewer at the corresponding building connection is not less than the diameter of the pipe plus the vertical distance of 2'-1/2' feet.
- All sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. Of Natural Resources specifications 10 CSR-8.120(7)(E).
- All PVC sanitary sewer pipe is to be SDR-35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate back fill over pipe shall consist of some size "clean" or "minus" stone from springline of pipe to 6 inches above the top pipe.
- All sanitary and storm sewer trench backfills shall be water jetted. Granular back fill will be used under pavement areas.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- Brick shall not be used on sanitary sewer manholes.
- All PVC sanitary sewer pipe shall meet the following standards. A.S.T.M. D-3034 SDR-35 with wall thickness compression joint A.S.T.M. D-3212. An appropriate rubber seal watertight as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- Storm sewers 18 inch diameter and smaller shall be A.S.T.M. C-14 unless otherwise shown on the plans.
- Storm sewers 21 inch diameter and larger shall be A.S.T.M. C-76, Class II minimum, unless otherwise shown on the plans.
- All storm sewer pipe in the right-of-way shall be reinforced concrete pipe (A.S.T.M. C-76, Class III minimum).
- All storm sewer pipe shall be "O-ring" pipe.
- All water lines shall be laid at least 10 feet horizontally from any sanitary sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.
- All water lines shall be C-900 Class 200 P.V.C.
- All sanitary sewer laterals shall be a minimum of 6 inches diameter.
- Existing sanitary sewer service shall not be interrupted.
- Maintain access to all existing residential drives and streets.
- Pre-manufactured adapters shall be used at all P.V.C. to D.I.P. connections. Rubber boot / Mission type couplings will not be allowed.
- Any permits, licenses, easements, or approvals required to work on public private properties or roadways are the responsibility of the developer.

GRADING NOTES

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.
- Any existing trash and debris currently on this property must be removed and disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture content.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- Fill and back fill should be compacted to the criteria specified in the following table:
- All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.
- No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.

CATEGORY	MINIMUM PERCENT COMPACTION
Fill in building areas below footings	95%
Fill under slabs, walks, and pavement	95%
Fill other than building areas	90%
Natural sub grade	90%
Pavement sub grade	90%
Pavement base course	90%

Measured as a percent of the maximum dry density as determined by Standard Proctor Test (ASTM-D-698). Moisture content must be within 2 percent below or 4 percent above optimum moisture content if fill is deeper than 10 feet.

PRINCIPALS & STANDARDS

- All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the County Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.
- Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
- Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.
- When grading operations are completed or suspended for more than 30 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvements) in excess of 20% slopes (5:1) shall be mulched and topped at the rate of 100 pounds per 1,000 square feet when seeded.
- Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less than 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.
- The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.
- Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures and shall be approved by the City Engineer. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.
- All lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.
- All outside trash containers, HVAC units, electric, telephone and gas meters satellite dishes, rooftop mechanical apparatus, and outdoor storage areas 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 reviewed and approved by the planning divisions.
- The developer shall comply with articles 26 performance standards.
- The developer shall comply with the current comprehensive plan for the City of O'Fallon.
- Tree preservation and landscape requirements per City of O'Fallon zoning ordinances will be provided prior to construction.

VEGETATIVE ESTABLISHMENT For Urban Development Sites APPENDIX A

- Seeding Rates:
Permanent:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.
Temporary:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
Oats - 120 lbs./ac. (2.75 lbs. per square foot)
Seeding Periods:
Fescue or Brome - March 1 to June 1
Wheat or Rye - August 1 to October 1
Oats - March 15 to November 1
Mulch Rates: 100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)
Fertilizer Rates: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.

DEVELOPMENT NOTES

- Area of Tract: 40.925 Acres
- Existing Zoning: R-4 Apartment House District
- Proposed Use: Apartments
- The required height and building setbacks are as follows:
Minimum Front Yard: 35 feet
Minimum Side Yard: 15 feet
Minimum Rear Yard: 30 feet
Minimum Front to Front: 60 feet
Minimum Back to Back: 60 feet
Minimum Front to Side: 45 feet
Minimum Side to Side: 30 feet
Minimum Back to Side: 45 feet
Minimum Corner to Corner: 20 feet
Maximum Height of Building: 50 feet or 4 stories
- Proposed Number of Units: 376 unit proposed
- Number of Units allowed: (40.93acre tract)(43,560 sq ft per acre)/(1,800 sq ft per unit) 990 units allowable
376 units/40.93 acres = 9.19 units/ acre
Density Proposed:
- Current Owner: Pheasant Point L.L.C.
1401 South Brentwood Blvd. Suite 875
St. Louis, MO 63144
(314) 963-7500
- Site is served by:
Duckett Creek Sanitary District
Union Electric Company
Laclede Gas Company
Water District Number 2
GTE Telephone Company
Francis Howell School District
Cottleville Fire Protection District
- Base flood elevation of zone AE per F.I.R.M. map 29183C0430E date August 2, 1996 is = 481.5.
- Parking Required: 2 parking stalls per unit (1 covered space for every 2 units per variance request)
376 units X 2 stalls per unit = 752 parking stalls
Total Parking Required: 752 parking stalls (190 to be covered)
Parking Provided: 601 open spaces including 14 handicap spaces (carports) = 190 covered spots including 18 handicap
Total Parking Provided: 791 parking spaces (including 32 handicap spaces)
- Lot Coverage Calculations:
Apartment area: 18.62 ac
Green space: 21.13 ac
Detention area: 1.18 ac
Area of Site: 40.93 ac
% Impervious
15.27 (AC.) / 40.93 (AC.) = 37.31%
- Tree Calculations and Requirements:
0 existing trees
0 trees to be removed
One (1) tree for every 50' of Roof Frontage
0' of frontage = 0 trees
One (1) tree for every two (2) dwelling units
376 dwelling units = 188 trees
Tree preservation replacement trees = 0 trees
TOTAL TREES REQUIRED = 188 TREES
The majority of the required trees shall be medium to large deciduous shade trees. Trees shall be a mix of medium to large deciduous shade trees, small deciduous or ornamental trees, conifers and upright evergreen trees. A maximum of forty (40) percent of one species may be utilized to meet planting requirements.
The minimum planting sizes shall be as follows:
Medium to Large Deciduous Trees: Two (2) inch caliper
Small deciduous or ornamental trees: Four (4) feet in height
Conifers: Six (6) feet in height
Upright evergreen Trees: Four (4) feet in height
- The cut-de-acc on Pheasant Meadows Drive must be completed before an occupancy permit will be issued.

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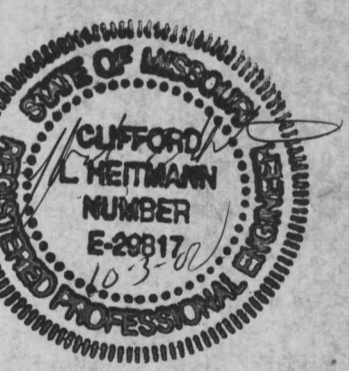
GRADING QUANTITIES:

103,315 C.Y. CUT
238,789 C.Y. FILL (INCLUDES 15% SHRINKAGE)
135,474 C.Y. SHORT

THE ABOVE GRADING QUANTITIES IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

PREPARED FOR: PHEASANT POINT L.L.C.
1401 SOUTH BRENTWOOD BLVD. SUITE 875
SAINT LOUIS, MO 63144
(636) 963-7500

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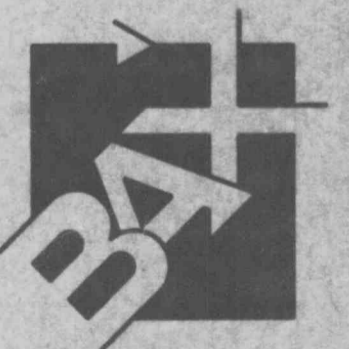
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REVISIONS

DATE	REVISIONS
7/20/99	CITY REVISIONS
10/15/99	MISC REVISIONS
11/18/99	MISC REVISIONS
12/17/99	MISC REVISIONS
1/19/00	REVIEW COMMENTS
2/14/00	REVIEW COMMENTS

KARL
APPROVED

10-27-00



ENGINEERING PLANNING SURVEYING

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314-928-5552
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12-10-99
DATE
95-7218e
PROJECT NUMBER
1 OF 13
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7218econ.dwg
FILE NAME
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DRAWN CHECKED