

A SET OF CONSTRUCTION PLANS FOR THE VILLAGES AT SHADY CREEK

A TRACT OF LAND BEING A PART OF U.S. SURVEY 931 AND A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

ISSUE	DATE / REMARKS
1	8-3-2015 Initial Submittal
2	8-7-2015 City Comments
3	8-26-2015 City & P&Z Comments
4	11-5-2015 City Comments
5	12-10-2015 City Comments

Legal Description

PART OF U.S. SURVEY 931 AND A PART OF THE EAST HALF OF SECTION 9, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5th P.M., ST. CHARLES COUNTY, DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SURVEY 931 SAID POINT ALSO BEING ON A NORTHERN CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, SAID POINT ALSO BEING ON THE EAST LINE OF WYNDGATE VILLAGE E PLAT TWO (PLAT BOOK PL42 PAGES 370-374) AND THE EAST LINE OF WYNDGATE VILLAGE D PLAT ONE (PLAT BOOK PL43 PAGES 98-102), C PLAT ONE (PLAT BOOK PL43 PAGES 93-97) AND D PLAT ONE (PLAT BOOK PL43 PAGES 384-385) RECORDS OF ST. CHARLES COUNTY MISSOURI; THENCE ALONG THE WEST LINE OF SAID U.S. SURVEY 931 AND EAST LINE OF SAID FRACTIONAL SECTION 16 NORTH 06°20'10" EAST A DISTANCE OF 1073.93 FEET TO THE CENTERLINE OF A CREEK, SAID POINT ALSO BEING ON THE EAST LINE OF SAID WYNDGATE VILLAGE E PLAT TWO, SAID POINT BEING THE TRUE POINT OF BEGINNING OF HEREIN DESCRIBED; THENCE ALONG SAID WEST LINE OF SAID U.S. SURVEY 931, EAST LINE OF FRACTIONAL SECTION 16 (NOTE FRAC. SEC. 16 ENDS AND U.S. SURVEY 931 BEGINS W/ IN THIS CALL) AND THE WEST LINE OF SAID WYNDGATE VILLAGE E PLAT TWO, D PLAT ONE, C PLAT ONE AND B PLAT ONE, NORTH 06°20'10" EAST A DISTANCE OF 4021.31 TO A POINT; THENCE LEAVING THE WEST LINE OF SAID U.S. SURVEY 931 SOUTH 89°56'40" WEST A DISTANCE OF 1978.41 FEET TO A POINT ON THE WEST LINE OF 25 FOOT WIDE STRIP OF LAND DEEDED TO R. STEPHEN AND CATHERINE M. BARNETT IN DEED BOOK 1874 PAGE 1123, RECORDS OF ST. CHARLES COUNTY, MISSOURI AND DEED TO DONALD AND MARIANNE MOLLISON IN DEED BOOK 1874 PAGE 1121, RECORDS OF ST. CHARLES COUNTY, MISSOURI; THENCE ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 06°47'41" WEST A DISTANCE OF 567.50 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST LINE OF SAID 25 FOOT WIDE STRIP SOUTH 06°48'24" WEST A DISTANCE OF 1943.23 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN AFOREMENTIONED DEED TO BARNETT; THENCE ALONG THE NORTH LINE OF SAID BARNETT TRACT NORTH 82°55'01" WEST A DISTANCE OF 904.07 FEET TO THE NORTHWEST CORNER OF SAID BARNETT TRACT; THENCE ALONG THE WEST LINE OF SAID BARNETT TRACT SOUTH 06°48'44" WEST A DISTANCE OF 1485.45 FEET TO THE CENTERLINE OF A CREEK; THENCE LEAVING SAID WEST LINE OF BARNETT TRACT WITH MEANDERING CENTERLINE OF A CREEK THE FOLLOWING COURSES AND DISTANCES: NORTH 48 DEGREES 33 MINUTES 03 SECONDS WEST, 53.02 FEET; NORTH 09 DEGREES 24 MINUTES 34 SECONDS WEST, 72.75 FEET; NORTH 72 DEGREES 33 MINUTES 03 SECONDS WEST, 65.95 FEET; NORTH 57 DEGREES 34 MINUTES 43 SECONDS WEST, 106.59 FEET; NORTH 43 DEGREES 05 MINUTES 50 SECONDS WEST, 67.04 FEET; NORTH 29 DEGREES 47 MINUTES 27 SECONDS WEST, 53.45 FEET; NORTH 55 DEGREES 13 MINUTES 28 SECONDS WEST, 87.89 FEET; NORTH 81 DEGREES 20 MINUTES 10 SECONDS WEST, 50.42 FEET; NORTH 56 DEGREES 59 MINUTES 47 SECONDS WEST, 112.79 FEET; SOUTH 67 DEGREES 33 MINUTES 15 SECONDS WEST, 66.45 FEET; SOUTH 45 DEGREES 18 MINUTES 15 SECONDS WEST, 54.77 FEET; SOUTH 07 DEGREES 58 MINUTES 40 SECONDS EAST, 61.66 FEET; SOUTH 40 DEGREES 42 MINUTES 56 SECONDS WEST, 33.57 FEET; SOUTH 80 DEGREES 21 MINUTES 31 SECONDS WEST, 62.97 FEET; SOUTH 07 DEGREES 01 MINUTES 28 SECONDS EAST, 114.84 FEET; SOUTH 16 DEGREES 53 MINUTES 04 SECONDS WEST, 45.26 FEET; SOUTH 86 DEGREES 53 MINUTES 22 SECONDS WEST, 67.13 FEET; SOUTH 80 DEGREES 27 MINUTES 55 SECONDS WEST, 114.93 FEET; SOUTH 82 DEGREES 58 MINUTES 32 SECONDS WEST, 51.57 FEET; SOUTH 48 DEGREES 27 MINUTES 51 SECONDS WEST, 83.23 FEET; NORTH 80 DEGREES 04 MINUTES 02 SECONDS WEST, 61.14 FEET; SOUTH 45 DEGREES 05 MINUTES 34 SECONDS WEST, 17.42 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED U.S. SURVEY 931 AND POINT OF BEGINNING CONTAINING 6,140.13 ACRES) MORE OR LESS, ACCORDING TO A SURVEY BY THE STERLING COMPANY DURING JUNE 2014, UNDER ORDER NUMBER 14-03-087.

Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: 140.73 ACRES
 PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 26.54 ACRES = 18.86%
 NET PROPOSED RESIDENTIAL AREA: 114.19 ACRES = 81.14%
 CURRENT ZONING: R-1 - SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: MUTDD - MIXED-USE TRADITIONAL DEVELOPMENT DISTRICT
 CURRENT OWNER: JOANNE GRIFFITH & GARY E. KOPADT REVOCABLE TRUSTS
 6780 HWY N
 LAKE ST LOUIS MO, 63367

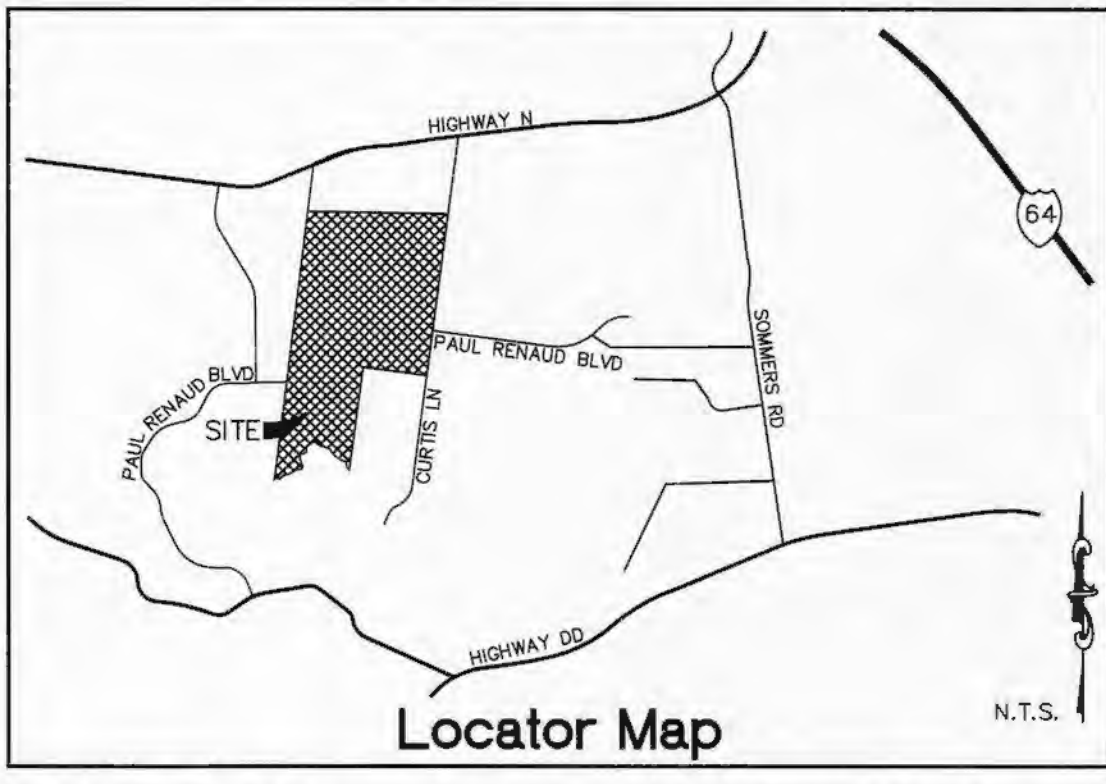
62' LOTS = 83
 75' LOTS = 160
 88' LOTS = 95
 TOTAL = 338

DWELLING UNITS PROVIDED: 338 UNITS/(140.73-26.54) AC. = 2.96 UNITS/ACRE

PARKING: RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)(338 UNITS) = 676 SPACES
 RESIDENTIAL SPACES PROVIDED: 52 SPACES
 POOL AREA SPACES PROVIDED: 676 SPACES
 TOTAL SPACES PROVIDED: 728 SPACES

POOL AREA PARKING CALCULATIONS: BICYCLE PARKING CALCULATIONS:
 (1.0 SPACES/10 DWELLING UNITS) (1 RACK SPACE/15 PARKING SPACES)
 SPACES REQUIRED: 34 SPACES (4 RACK SPACES/BUILDING MIN)
 SPACES PROVIDED: 52 SPACES BIKE RACK SPACES REQUIRED: 2 RACK SPACES
 BIKE RACK SPACES PROVIDED: 7 RACK SPACES

COMMON GROUND: 28.57 ACRES
 RIGHT-OF-WAY: 26.55 ACRES



Conditions of Approval From Planning and Zoning

- At the southern tip of the roundabout, provide a 10' wide x 20' long concrete pad on top of the existing gravel driveway to the Barnett property to aid in the prevention of gravel migration into the roundabout area.
- The city has concerns with the ability of motorists accessing (pulling in, backing out of, etc.) Lots 2888-2918 in such close proximity to the right-of-way dedicated to the City of O'Fallon. Consideration should be given to extend Colebrook Court so that the homes at the end of the cul-de-sac (Lots 3208 to 3228) back up to Haycastle Drive. If any proposed amendments are approved by Staff it will be presented to the Planning and Zoning Commission for their information.
- Add a right turn lane on the southbound section of the right-of-way dedicated to the City of O'Fallon at Haycastle Drive. This can double as the pick-up/drop-off lane the school district will require when phase 2 is developed.
- The pavement within the intersection of Highway N and the right-of-way dedicated to the City of O'Fallon shall be properly designed for future needs at this time to avoid the need for additional right-of-way dedication in the future from the commercial area. This will need to include all traffic lanes, medians and signal pole placement. This shall be part of the Construction Plans and can be shown in phases. The City will require MoDOT approval prior to Construction Plan approval.
- An Intersection signal plan at Highway N and Lake Saint Louis Boulevard will need to be reviewed and approved by the City of O'Fallon and MoDOT.
- A revised traffic study will be required prior to construction plan approval of any part of the Commercial Area.
- The City would prefer to have the islands within the right-of-way dedicated to the City of O'Fallon and Paul Renaud Boulevard landscaped, irrigated and contained within common ground or easement dedicated to the homeowners association for maintenance. If this is not possible and the City is responsible for maintenance, the City will require decorative stamped concrete in the islands.
- The Construction Plans shall address the Municipal Code Requirements listed.
- A crosswalk shall be provided across Paul Renaud Blvd to the roundabout.
- The covenants and restrictions shall include language that states any fences that abut Paul Renaud Blvd, or the extension of Lake St. Louis Blvd. shall be identical in type, size and color in order to maintain a cohesive appearance along these corridors.

The Approval is also conditional upon the following Municipal Code Requirements being provided in conjunction with the Construction Site Plans:

- The Wentzville School District comments shall be addressed on the Final Plan
- A detailed landscaping plan in accordance with the requirements of chapter 402 and the conditions set forth on the Area Plan shall be submitted with the Construction Plans.
- All subdivision monuments, identification signage and/or directional signage shall be reviewed and approved by the Planning Division prior to installation.
- The City of O'Fallon has created 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/dept_PW_engineering.htm.

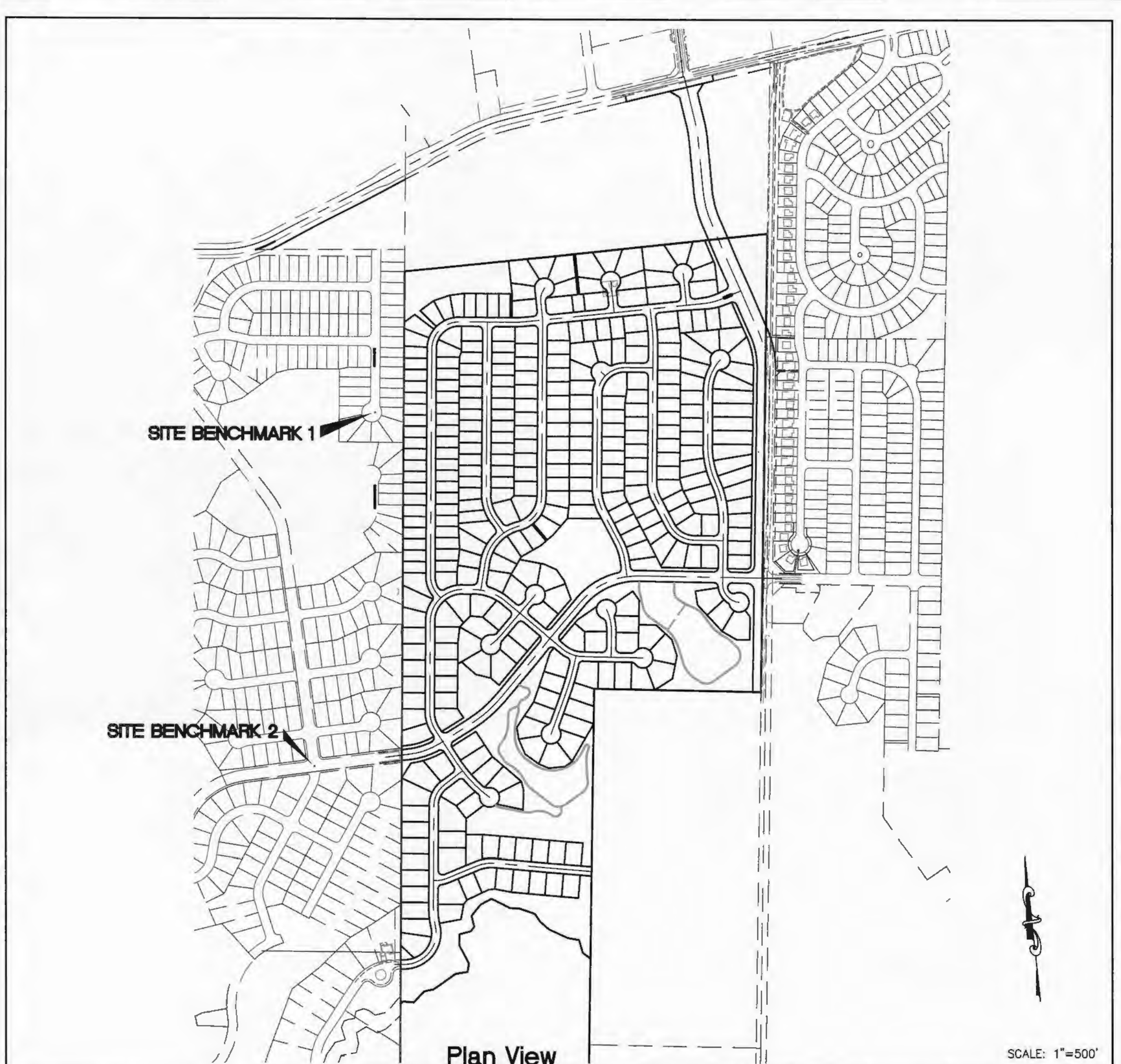
Per April 23, 2015 Approval Requests

The Area Plan approval would be contingent upon the following:

- Several issues have been identified on the Area Plan. Realizing this plan serves as a concept for a future commercial development and does not accurately represent what could be constructed; staff will address additional design issues when an amended Area Plan is submitted for development in the future.
- The plans shall be submitted to MoDOT for review and comment. Any comments set forth by MoDOT shall be addressed on the Final Plan.
- A 30 foot buffer zone shall be provided along the south property line of the subject property, which is consistent with the buffer zone that was previously approved on the Final Plan for the other non-residential portion of the development east of the subject property when the Area Plan for this portion of the commercial development is submitted.
- Considering the proximity of existing residential development to the south, a 10 foot no grading easement shall be maintained to preserve existing vegetation and minimize any impact future development will have on the surrounding residential lots.
- The County has requested a 300' ROW dedication along the entire frontage of Hwy. N to provide a 60' ROW from the center line of Hwy. N. Additional they have requested a 25' setback and that structures, parking lots, drive aisles etc. remain outside the setback area. Another approach to the County's request would be to determine what they anticipate for future roadway improvements and insure that the grading work could occur within the right of way dedication area or to verify the grading limits that would be needed would be less than the 25' setback.
- The petitioner shall abide by the comments set forth in the letter provided by the Wentzville School District.
- The construction site plans shall address the Municipal Code requirements listed.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

- At the time of final plan approval, detailed information including the covenants and restrictions on the development standards and architectural controls shall be provided. Such standards and controls shall be consistent with the concepts of mixed-use traditional development district.
- Provide with the Final Plan a detailed landscaping plan in accordance with Chapter 402 of the Code.
- Provide easements for any proposed signage.
- An amended Area Plan will be required when the commercial portion of this development is proposed to be constructed.
- Internal traffic circulation of the commercial area will need to be reviewed in detail when users and layout are finalized.
- The Area Plan is the first step in the review and approval process. Should the Area Plan be approved a Final Plan is then required to be submitted. The Final Plan also requires a public hearing and sign posting.



Plan View SCALE: 1"=500'

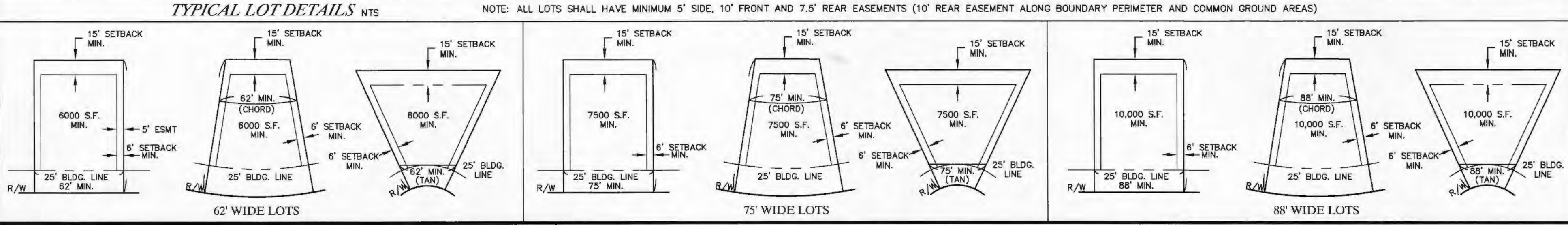
Drawing Index	Benchmarks
11 Cover Sheet	THE STERLING COMPANY HAS ESTABLISHED 2 SITE BENCHMARKS, AS DESCRIBED HEREON. THE SITE DATUM HAS BEEN ESTABLISHED BY GPS OBSERVATION USING CORS REFERENCE STATION 'MOOF' (O'FALLON).
12 Residential Notes	
2.1-2.12 Overall Grading / SWPPP	
3.1-3.8 Grading Plan	SITE BENCHMARK 1 - FOUND CROSS - ELEV. = 647.53' (NAVD 88) LOCATED IN CUL-DE-SAC AT SOUTH END OF EASTGATE DRIVE.
4.1-4.8 Site Plan	SITE BENCHMARK 2 - FOUND CROSS - ELEV. = 612.98' (NAVD 88) LOCATED AT THE CENTER LINE OF PAUL RENAUD BLVD. AND WYNDGATE RIDGE DRIVE.
5.1-5.8 Utility Plan	
6.1-6.9 Street Profiles	
7.1-7.10 Sanitary Profiles	
8.1-8.13 Storm Profiles	
9.1-9.8 Drainage Area Map	
10.1-10.12 Detention / Water Quality Details	
11 Hydraulic Calculations	
12.1-12.6 Entrance Details / Warppings	
12.7 Offsite Road Improvements	
13.1-13.2 Traffic Control Plan	
14.1-14.3 Site Sections	
DTL-1 - DTL-2 Erosion Control Details	
DTL-3 - DTL-7 Sanitary Sewer Details	
DTL-8 Storm Sewer Details	
DTL-9 Water Main Details	
DTL-10 - DTL-11 Pavement Details	
DTL-12 Miscellaneous Details	
DTL-13 Access Plan Detail	
LH-2 Landscape Plan	

Commercial Note	R-1 REGULATIONS	PROPOSED
A SITE PLAN FOR THE COMMERCIAL AREA WILL BE REQUIRED FOR REVIEW AND APPROVAL WHEN A LAND USE IS CHOSEN AND PRIOR TO DEVELOPMENT	MIN. LOT SIZE 10,000 S.F.	6000 S.F.
	MIN. LOT WIDTH 80 FT.	62 FT.
	FRONT YARD 25 FT.	25 FT.
	SIDE YARD 6 FT.	6 FT.
	REAR YARD 25 FT.	15 FT.
	LOT COVERAGE 35%	50%

* 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
 8:00 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	140.73 AC.
The area of land disturbance is	133.94 AC.
Number of proposed lots is	338 LOTS
Building setback information:	
Front	25 FT.
Side	6 FT.
Rear	15 FT.



EXISTING	Legend	PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX.X
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
X X	FENCE	X X
	SILTATION CONTROL FENCE	X X X
EX AI	STORM SEWERS	
EX BI	SANITARY SEWERS	
EX CI	CATCH BASIN	
EX DI	AREA INLET	
EX EI	GRATED INLET	
EX FI	DOUBLE CURB INLET	
EX GI	STORM MANHOLE	
EX HI	SANITARY MANHOLE	
EX IJ	FLARED END SECTION	
EX K	CLEANOUT	
EX L	LATERAL CONNECTION	
EX M	UTILITY OR POWER POLE	
EX N	FIRE HYDRANT	
EX O	TEST HOLE	
EX P	PAVEMENT	
G	GAS MAIN & SIZE	(G)
W	WATER MAIN & SIZE	(W)
T	TELEPHONE	(T)
UE	ELECTRIC (U) UNDERGROUND	(UE)
OHE	ELECTRIC (O) OVERHEAD	(OHE)
	TO BE REMOVED	TBR
	TO BE REMOVED & RELOCATED/REPLACED	TBRR
TC	TOP OF CURB	(TC)
	SWALE	
	LIGHT STANDARD	
	STREET SIGN	
P.S.	PARKING STALLS	P.S.
ELC	YARD LIGHT	
	JURISDICTIONAL STREAM	
H.R.	~ DENOTES PROPOSED HANDICAP RAMP W/ TRUNCATED DOME	
TF	~ TOP OF FOUNDATION ELEVATION	
BF	~ BASEMENT FLOOR ELEVATION	
LS	~ LATERAL STATION FROM DOWNSTREAM MANHOLE	

Utility Contacts

Sanitary Sewer	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, 63141 1-866-430-0820
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
Ameren-UE	2909 Colham 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 419 E. Elm St. O'Fallon, MO, 63366 636-272-3493
Wentzville Fire District	209 West Pearce Blvd. Wentzville, MO, 63385
Gottleville Fire Protection District	4305 Motherhead Rd. St. Charles, MO, 63304 636-447-6655

PROJECT TITLE
 The Villages at Shady Creek
 OFALLON, 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: 12/10/2015
 RODNEY ARNOLD
 LICENSE # PE-2002016612
 Civil Engineer

Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368
 Ph: (636) 265-2710
 Fax: (636) 265-3195
 www.lombardohomesstlouismissouri.com

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: [Signature] DATE: Jan 11, 2016
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

P+Z No.	P&Z NO
City No.	15-162-SP
Date:	12/10/2015
Job No.	14-03-087
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