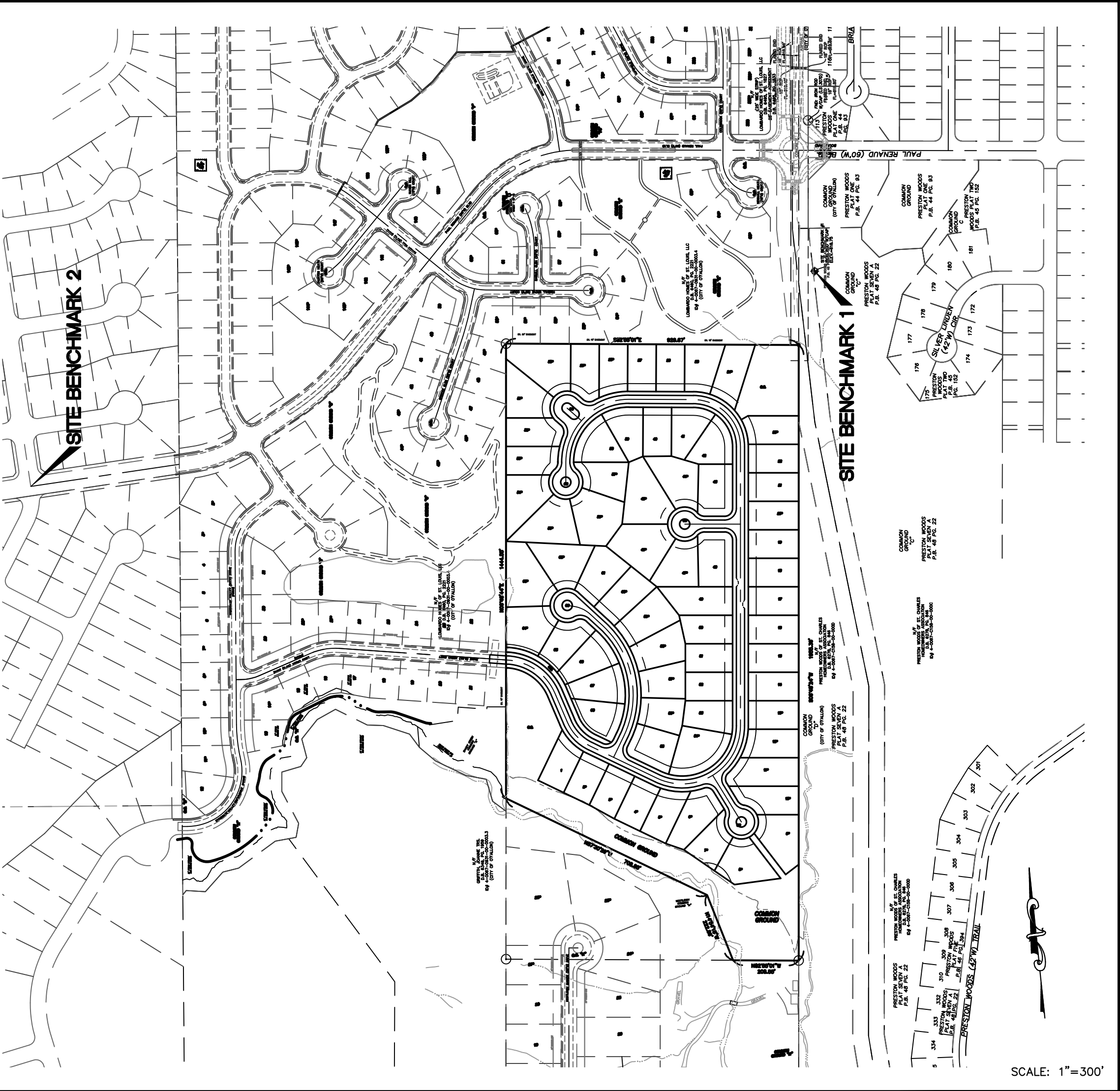




Drawing Index	
1.1	Cover Sheet
1.2	General Notes
2.1-2.5	Initial Grading / SWPPP
3.1-3.2	Grading Plan
4.1-4.2	Site Plan
5.1-5.2	Utility Plan
6.1-6.2	Street Profiles
7.1-7.3	Sanitary Profiles
8.1-8.3	Storm Profiles
8.4	Hydraulic Calculations
9.1-9.2	Drainage Area Map
10.1-10.6	Detention / Water Quality Details
11.1-11.2	Entrance Details / Warppings
12.1	Traffic Control Plan
13.1	Zone of Influence 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	Downstream Defender Details

Benchmarks

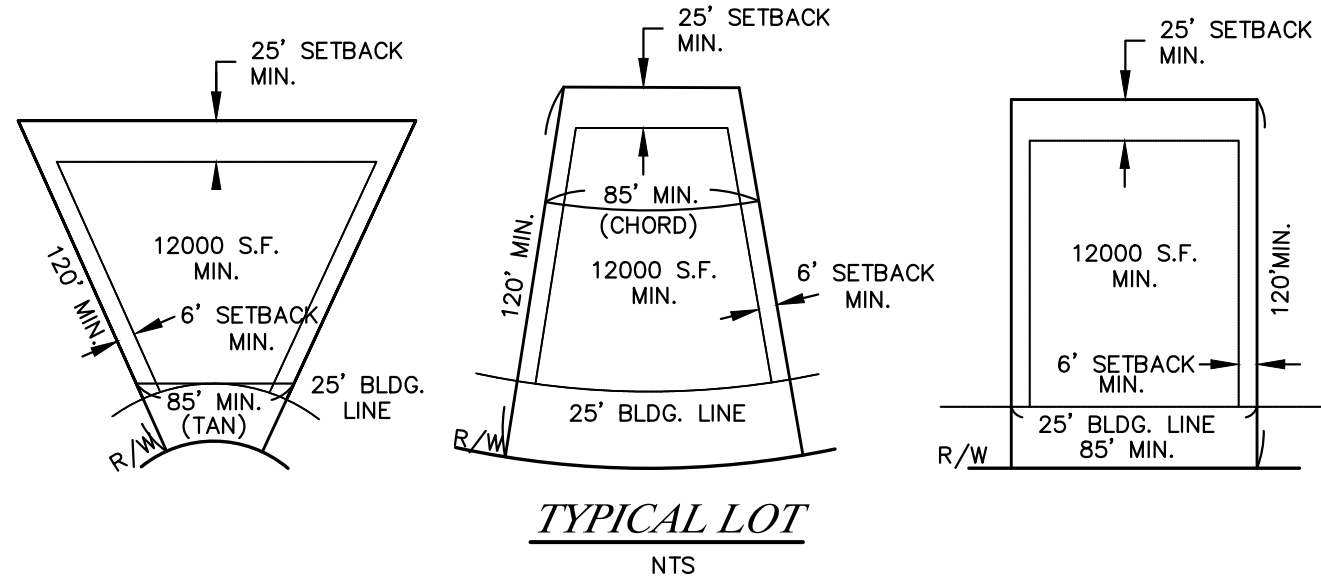
THE STERLING COMPANY HAS ESTABLISHED TWO SITE BENCHMARKS AS DESCRIBED BELOW. THE SITE DATUM WAS ESTABLISHED USING TRIMBLE REAL-TIME KINEMATIC GPS HARDWARE FROM TWO POINTS ON THE PROJECT SITE TO A CONTINUOUSLY OPERATING REFERENCE STATION (CORS) WITH AN ID OF MOOR AND A PID OF DM4688 VIA THE MISSOURI DEPARTMENT OF TRANSPORTATION REAL TIME KINEMATIC NETWORK. THESE POINTS WERE TIED TOGETHER VIA GROUND TRAVERSE USING CONVENTIONAL SURVEY EQUIPMENT AND THE SITE BENCHMARKS WERE ESTABLISHED FROM THE GROUND TRAVERSE.

SITE BENCHMARK #1: ELEVATION = 618.75' (NAVD 88)
IRON ROD WITH TRAVERSE CAP, SET 54 FEET EAST OF EAST EDGE OF GRAVEL PAVEMENT OF CURTIS ROAD, APPROX. 38.5 FEET SOUTH OF ITS INTERSECTION WITH THE CENTERLINE OF PAUL RENAUD BOULEVARD; 79 FEET SOUTHEAST OF A POWER POLE AND 189 FEET NORTHEAST OF A POWER POLE.

SITE BENCHMARK 2 - FOUND CROSS - ELEV.= 612.98' (NAVD 88) LOCATED AT THE CENTER LINE OF PAUL RENAUD BLVD. AND WYNDGATE RIDGE DRIVE.

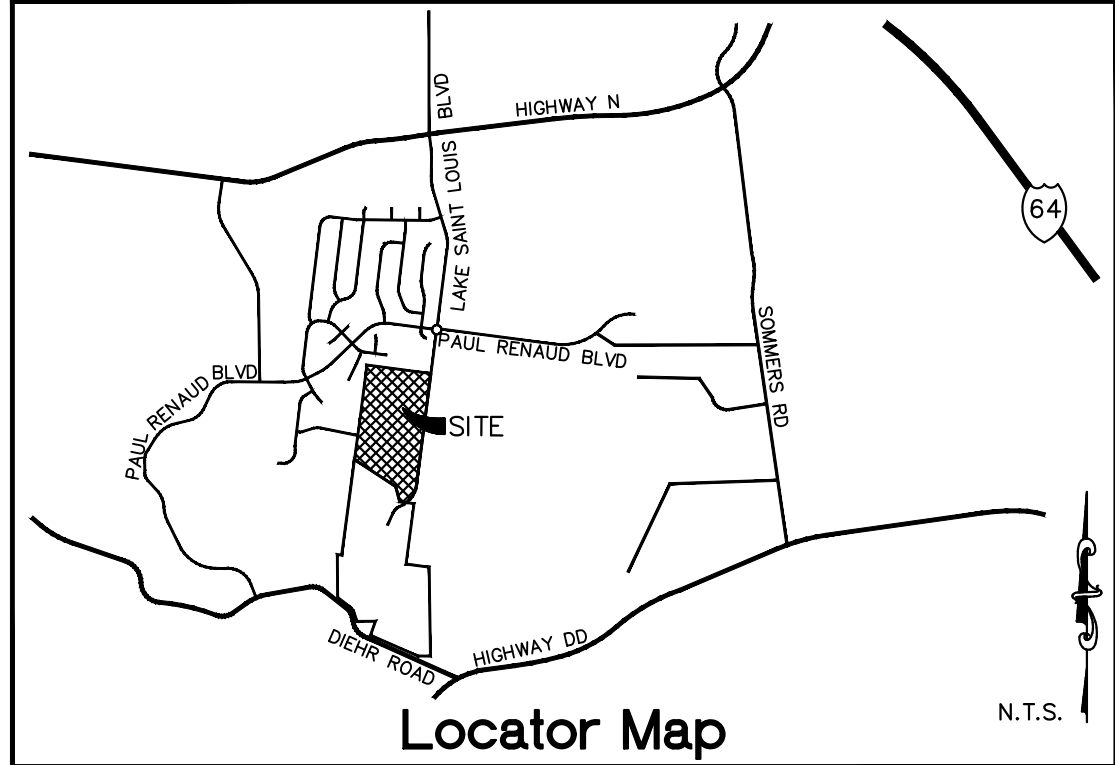
Project Data

- TOTAL SITE AREA: 36.279 ACRES
- TOTAL DISTURBED: 32.31 ACRES
- FLOOD NOTE:
SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X" (SHADED) AND FLOOD ZONE "X" (UNSHADED) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBERS 29183C0220C EFFECTIVE JANUARY 20, 2016 AND 29183C0410G EFFECTIVE JANUARY 20, 2016. FLOOD ZONE "AE" IS DEFINED AS BASE FLOOD ELEVATIONS DETERMINED. FLOOD ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. FLOOD ZONE "X" (UNSHADED) IS DEFINED AS AREAS OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- TREE PRESERVATION CALCS:
EXISTING TREES = 15.57 ACRES
TREES REMOVED = 12.43 ACRES
TREES SAVED = 3.14 ACRES (20.2%)
TREES REQUIRED TO BE SAVED = 3.11 ACRES (20.0%)
- ESTIMATED SANITARY SEWER FLOW = 25,160 GALLONS/DAY



A SET OF CONSTRUCTION PLANS FOR SHADY CREEK ADDITION

*A TRACT OF LAND BEING PART OF
U.S. SURVEY 931 AND FRACTIONAL SECTION 16,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI*



Zoning and Density Notes

- GROSS AREA OF SITE: 36.279 ACRES
- CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL
- CURRENT OWNER: ST. LOUIS LAND HOLDINGS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MO 63368
- DWELLING UNITS PROPOSED: 68 UNITS
- PARKING:
SPACES REQUIRED: (2.0 SPACES/UNIT)(68 UNITS)=136 SPACES
TOTAL SPACES SHOWN: 136 GARAGE SPACES
136 DRIVEWAY SPACES
00 GUEST PARKING
272 SPACES PROVIDED

Conditions of Approval From Planning and Zoning

The approval is conditional upon the following Staff recommendations being met:

- PROVIDE COR'S FOR THE DEVELOPMENT.
- PROVIDE VERIFICATION FROM WENTZVILLE SCHOOL DISTRICT REGARDING SCHOOL BUS TURNAROUND.
- THE ROCK TYPE SHOULD BE O'FALLON TYPE 5 NOT TYPE 1.

Legend

EXISTING		PROPOSED
542	CONTOURS	(542)
X 536	SPOT ELEVATIONS	XXX X
	CENTER LINE	
	BUILDINGS, ETC.	
X X	TREE LINE	
	FENCE	X X
	SILTATION CONTROL FENCE	X X X
	STORM SEWERS	
	SANITARY SEWERS	
EX A	CATCH BASIN	AI NO
EX B	AREA INLET	AI NO
EX DO	GRATED INLET	DO NO
EX MH	DOUBLE CURB INLET	DO NO
EX FE	STORM MANHOLE	MH NO
	SANITARY MANHOLE	MH NO
	FLARED END SECTION	FE NO
	CLEANOUT	CO
	LATERAL CONNECTION	LC
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
G	GAS MAIN & SIZE	(G) (G)
W	WATER MAIN & SIZE	(W) (W)
T	TELEPHONE	(T) (T)
UE	ELECTRIC (U) UNDERGROUND	(UE)
OHE	ELECTRIC (O) OVERHEAD	(OHE)
	FLOW LINE	FL
	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.
	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	
NOTE:		
AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.		

Legal Description

A TRACT OF LAND BEING PART OF A LARGER TRACT OF LAND DESCRIBED IN A DEED TO R. STEPHEN BARNETT AND CATHERINE M. BARNETT RECORDED IN DEED BOOK 1874 PAGE 1123 OF THE ST. CHARLES COUNTY RECORDS BEING SITUATED IN U.S. SURVEY 931, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD AT THE NORTHEAST CORNER OF LOT 743 OF 'WYNDGATE VILLAGE F PLAT ONE', A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43 PAGE 46 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; SAID CORNER ALSO BEING THE INTERSECTION OF THE NORTH-SOUTH CENTERLINE OF FRACTIONAL SECTION 16, TOWNSHIP 46 NORTH, RANGE 2 EAST, AND THE SOUTH LINE OF ABOVE SAID U.S. SURVEY 931; THENCE ALONG SAID SOUTH LINE OF U.S. SURVEY 931, SOUTH 83°01'44" EAST, 63.25 FEET TO A POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOANN M. GRIFFITH BY DOCUMENT RECORDED IN DEED BOOK 6349 PAGE 1959 OF SAID RECORDS; THENCE LEAVING LAST SAID SOUTH LINE AND ALONG THE EAST LINE OF TRACT CONVEYED TO SAID GRIFFITH, NORTH 06°48'44" EAST, 872.64 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID BARNETT TRACT; THENCE, CONTINUING WITH THE EAST LINE OF GRIFFITH AND THE WEST LINE OF BARNETT, NORTH 06°48'44" EAST, 510.81 FEET TO THE POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO LOMBARDO HOMES OF ST. LOUIS, L.L.C., RECORDED IN DEED BOOK 6460 PAGE 2221 AND SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, CONTINUING ON LAST SAID COURSE, NORTH 06°48'44" EAST, 1444.55 FEET TO THE NORTHWEST CORNER OF SAID BARNETT TRACT AND BEING A CORNER OF SAID LOMBARDO TRACT; THENCE, WITH THE NORTH LINE OF SAID BARNETT, SOUTH 82°55'01" EAST, 929.67 FEET TO THE NORTHEAST CORNER OF SAID BARNETT TRACT AND BEING A POINT ON THE WEST LINE OF PRESTON WOODS PLAT SEVEN-A; A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48 PAGE 22 OF SAID RECORDS, THENCE ALONG THE EAST LINE OF SAID BARNETT, BEING THE WEST LINE OF SAID PRESTON WOODS PLAT SEVEN-A, SOUTH 06°48'24" WEST, 1955.36 FEET TO THE SOUTHEAST CORNER OF SAID BARNETT; THENCE, WITH THE SAID SOUTH LINE, NORTH 82°55'01" WEST, 208.55 FEET TO A POINT; THENCE DEPARTING THE SOUTH LINE OF BARNETT, NORTH 14°54'15" WEST, 222.86 FEET AND NORTH 57°30'29" WEST, 708.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.2789 ACRES, MORE OR LESS.

ISSUE	DATE / REMARKS
1	5-22-2020 Initial Submittal
2	7-14-2020 City Comment Revisions
3	6-13-2020 City Comment Revisions
4	9-01-2020 City Comment Revisions
5	12-02-2020 City 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 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
299 Gallatin 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

Cottleville Fire Protection District
1385 Motherhead Rd.
St. Charles, MO, 63304
636-447-6655

New Melle Fire Protection District
3705 Mill St.
Wentzville, MO, 63385
636-828-5528

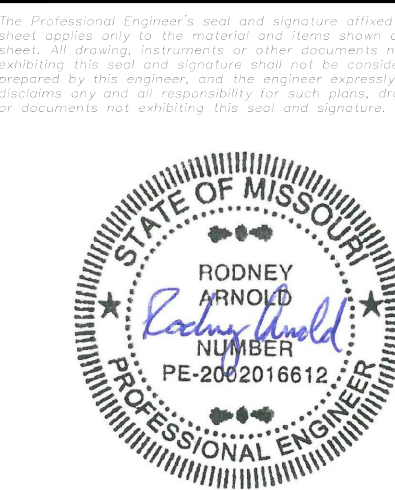
RE-APPROVED NOVEMBER 22, 2022

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DATE: ~~DECEMBER 10, 2020~~
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE
**SHADY CREEK
ADDITION**

O'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: 12/02/2020
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph (636) 285-2710
Fax (636) 695-3195
www.lombardohomesstlouis.com

COVER SHEET

P+Z No. P&Z NO
City No.
Date: 12/02/2020
Job No. 14-12-405
Page No.

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