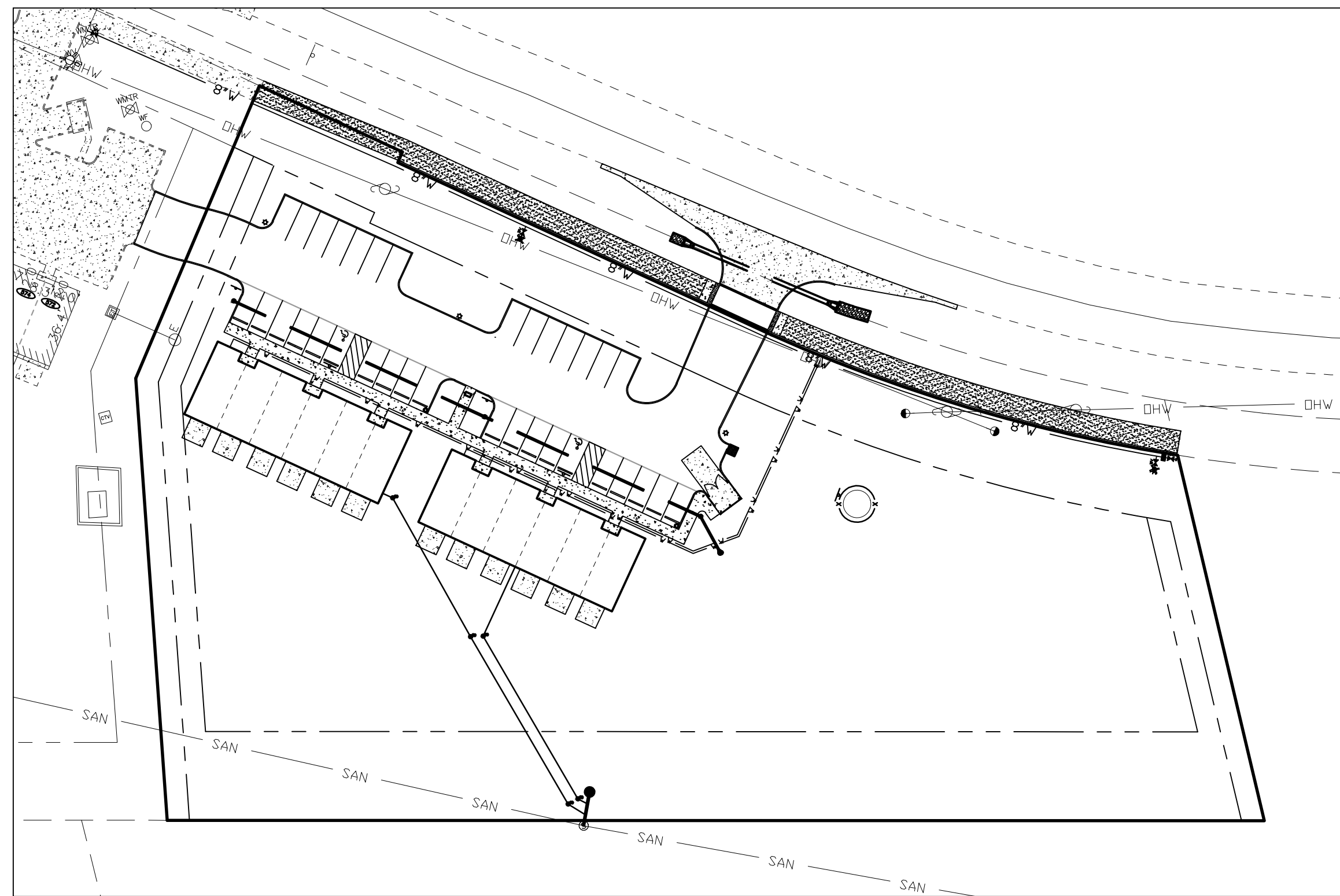
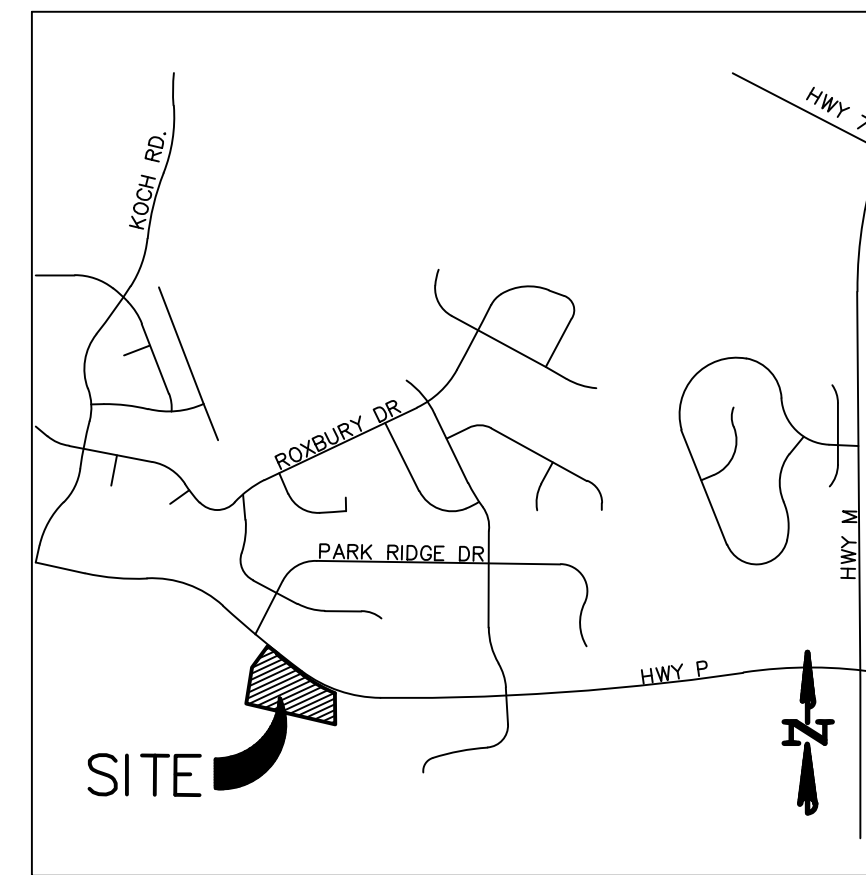


# A SET OF CONSTRUCTION PLANS FOR SHANE ESTATES PHASE TWO

A TRACT OF BEING PART OF U.S. SURVEY 2632  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

## Development Notes

- Site Area: 2.612 Acres
- Existing Zoning: "R-3", Garden Apartment District
- Proposed Use: 12 Attached Units
- Owner: Joseph & Paula Dames  
2101 Flatwoods Road  
O'Fallon, MO 63366
- Flood Plain Note: According to the Flood Insurance Rate Map of St. Charles, Missouri, Unincorporated Areas (Community - Panel Number 2918300230G, dated January 20, 2016). This tract lies partially in Zone X (Areas determined to be outside the 0.2% annual chance floodplain.) and partially within Zone AE (Special flood hazard areas with base flood elevations determined). A letter of map revision to be filed with the Corp of Engineers for removal of the 100 year flood plain.
- Topographic & boundary information is per survey as compiled by Box Engineering.
- All existing creeks, streams, and drainage swales will have an associated storm water easement that will be provided on the Record Plat.
- All new lighting shall be downcast lights consistent with City of O'Fallon standards and specifications. A photometric plan shall be submitted with construction documents for review and approval.
- All mechanical equipment will be rooftop units and will be screened per City of O'Fallon Zoning Code, Section 400.278.
- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification 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 of the improvements.
- All new utilities are to be located underground.
- Site Coverage Calculations:  
Total Site = 2.61 Acres  
Buildings = 0.15 Acres (6%)  
Pavement = 0.37 Acres (14%)  
Greenspace = 2.09 Acres (80%)
- Parking Calculations:  
One and one-half (1.5) spaces for efficiency and one (1) bedroom unit, plus one (1) additional space for each additional bedroom  
12 Units x 2.5 spaces = 30 spaces required  
34 spaces proposed (including 2 accessible spaces)
- Landscape Requirements:  
Not less than 6% of the interior parking lot shall be landscaped  
34 spaces x 270 s.f. = 9,180 s.f.  
9,180 x 6% = 551 s.f. Required  
Provided = 962 s.f.
- Differential Runoff Calculations:  
Site Area: 113,691.60 S.F. (2.61 Acres)  
Existing:  
Building & Pavement: 0.04 Acres @ 4.77 = 0.19cfs  
Ex. Grass 2.57 Acres @ 2.29 = 5.88cfs  
Existing Total = 6.07cfs  
Proposed:  
Building & Pavement: 0.44 Acres @ 4.77 = 2.09cfs  
Grass & Pervious Pavement: 2.17 Acres @ 2.29 = 4.96cfs  
Proposed Total = 7.05cfs  
7.05cfs - 6.07cfs = 0.98cfs Increase in Runoff (No Detention Required)

## Drawing Index

- COVER SHEET
- NOTES
- DEMOLITION PLAN
- SITE PLAN
- GRADING PLAN
- WATER PLAN
- SWPP PLAN
- DRAINAGE AREA MAP
- 9-14 DETAILS

## Benchmarks Project

**BENCHMARK:**  
(NAVD 88) - (ELEVATION=542.80) BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "F 149 1935" IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, ON THE WABASH RAILROAD, IN THE SOUTHWEST CORNER OF THE O'FALLON CITY HALL PROPERTY (FORMERLY ST. MARY INSTITUTE YARD), 40' EAST OF MAIN STREET (HIGHWAY M) AND 45' NORTH OF THE CENTERLINE OF MAIN RAILROAD TRACK.

**BENCHMARK:**  
(NAVD 88) - (ELEVATION=460.25) CUT SQUARE WITH "X" ON CONCRETE HEADWALL FOR METAL CULVERT PIPE LOCATED ON NORTH SIDE OF HIGHWAY "P" ACROSS FROM SUBJECT PROPERTY.

## Site

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
<b>SEEDING RATES:</b>	
<b>PERMANENT:</b>	
Tall Fescue	150 lbs./ac.
Smooth Brome	100 lbs./ac.
Combined	Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.
<b>TEMPORARY:</b>	
Wheat or Rye	150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats	120 lbs./ac. (2.75 lbs. per 1,000 s.f.)
<b>SEEDING PERIODS:</b>	
Fescue or Brome	March 1 to June 1
	August 1 to October 1
Wheat or Rye	March 15 to November 1
Oats	March 15 to September 15
<b>MULCH RATES:</b>	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
<b>FERTILIZER RATES:</b>	
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.	

## Legend

600.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	GUY WIRE
EP	END PIPE	LIGHT STANDARD
CP	CONCRETE PIPE	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	WATER METER
CMP	CORRUGATED METAL PIPE	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
.....	SLOPE LIMITS	TREE
---	DRAINAGE SWALE	
---STM---	EXISTING STORM SEWER	
---SAN---	EXISTING SANITARY SEWER	
---W---	EXISTING WATER LINE	
---FO---	EXISTING FIBER OPTIC LINE	
---GAS---	EXISTING GAS LINE	
---UGE---	EXISTING UNDERGROUND ELECTRIC	
---OHW---	EXISTING OVERHEAD ELECTRIC	
---CTV---	EXISTING CABLE TV LINE	
---T---	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
---X---	FENCE LINE	
---	SAWCUT LINE	

## Conditions of Approval From Planning and Zoning

- The Applicant shall ensure that the existing metal silo on the subject site is structurally sound and access to it is restricted.
- Work with staff to ensure the trash enclosure gate will not prevent access to parking spaces.
- Work with staff to ensure the mailbox kiosk is ADA accessible.
- Provide approval letters from MoDOT, the fire district, school district and USPS.
- The Construction Plans shall address the Municipal Code Requirements listed.

## Municipal Code Requirements

- Water meters are to be in the easement just behind the right-of-way. The water line from the connection to the meter is maintained by the City.
- Detention and water quality are required per City Code 405.240 & 405.247. Use the 100 year PI Factors for the differential runoff calculations. There is no exception for providing water quality.

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Jamie Greenlee DATE: 10/12/2020  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN

## Utility Contacts

**Sanitary Sewers**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-240-2000

**Water**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-240-2000

**Storm Sewer**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
636-240-2000

**Electric**  
Ameren Missouri  
200 Callahan Road  
Wentzville, MO. 63385  
636-639-8312

**Gas**  
Spire Gas  
6400 Graham Road  
St. Louis, MO. 63134  
314-522-2297

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

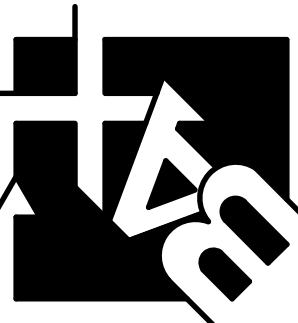
**Fire District**  
O'Fallon Fire Protection District  
111 Laura K Dr.  
O'Fallon, MO. 63366  
636-272-3493

PROJECT TITLE:

SHANE ESTATES  
PHASE TWO

4566 HIGHWAY P  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MO. 63366

ENGINEERING  
PLANNING  
SURVEYING  
221 Park West Blvd.  
St. Charles, MO 63301  
636-928-9592  
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



Jeffrey B. Simmons  
Civil Engineer  
2007030831  
Box Engineering Company, Inc.  
Missouri State Certificate of Authority  
Engineering #000655

## REVISIONS

DATE	CITY COMMENTS
03/04/20	CITY COMMENTS
03/19/20	CITY COMMENTS
04/15/20	CITY COMMENTS
10/01/20	CLIENT COMMENTS

Developer / Owner:  
ELLA REAL PROPERTY HOLDINGS, L.L.C.  
428 NORTH MAIN STREET  
O'FALLON, MO 63366  
(636) 577-2458

COVER SHEET

P+Z No. #19-009651

Approval Date: 11/07/2019

City No. #City number

Page No.

1 of 14

\* 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 2.612 Acres

The area of land disturbance is 1.13 Acres  
Number of proposed attached units is 12  
Building setback information.  
Front 30 feet  
Side 20 feet  
Rear 35 feet

\* The estimated sanitary flow in gallons per day is 4,440 GPD

\* Tree preservation calculations:  
Existing Trees = 0.84 Acres  
2.61 Acres / 15 trees per acres = 0.174 Acres  
0.84 X 20% = 0.168 Acres  
0.174 > 0.168 = 0.174 Acres to be preserved  
0.03 Acres To Be Removed  
0.81 Acres Preserved

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.