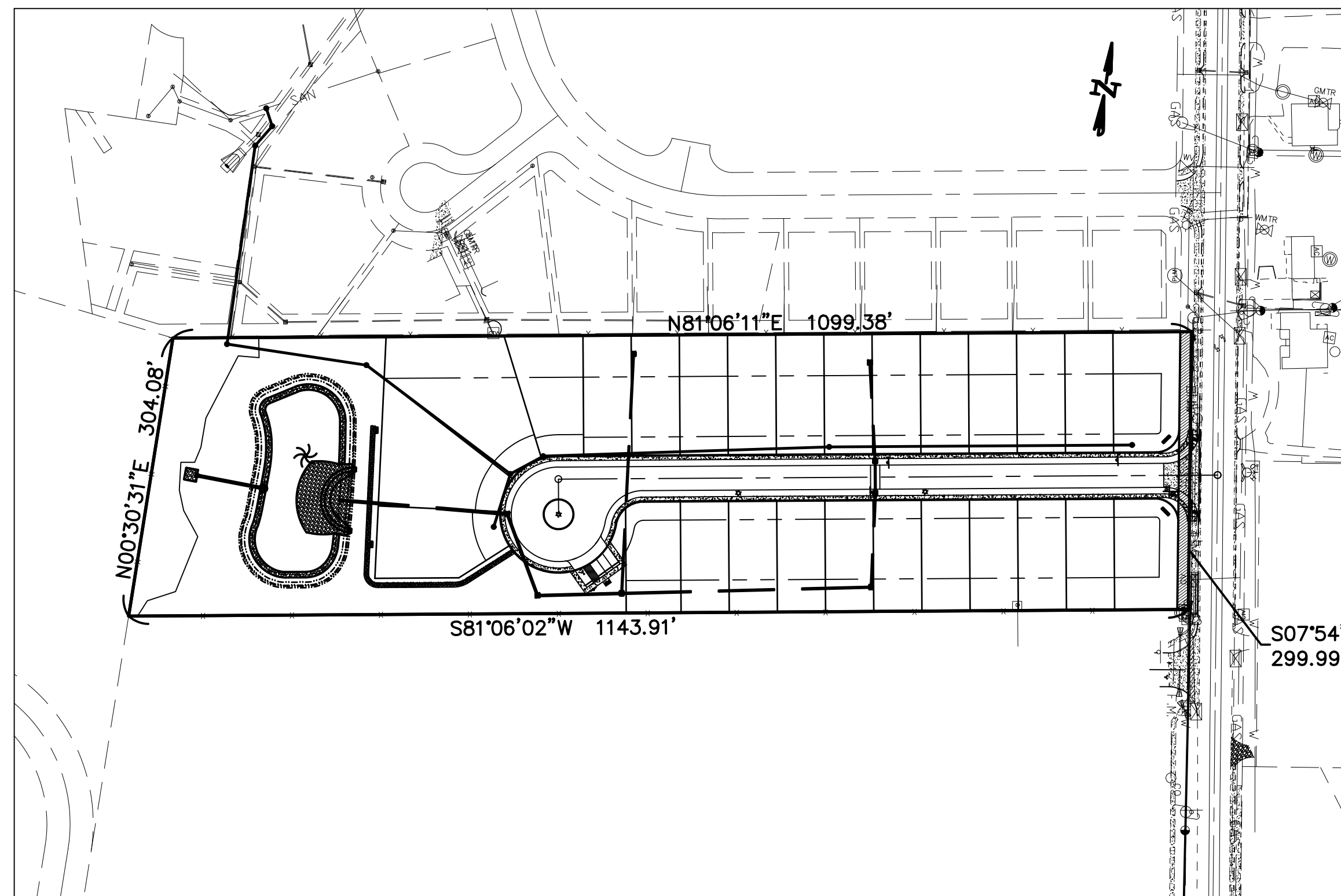
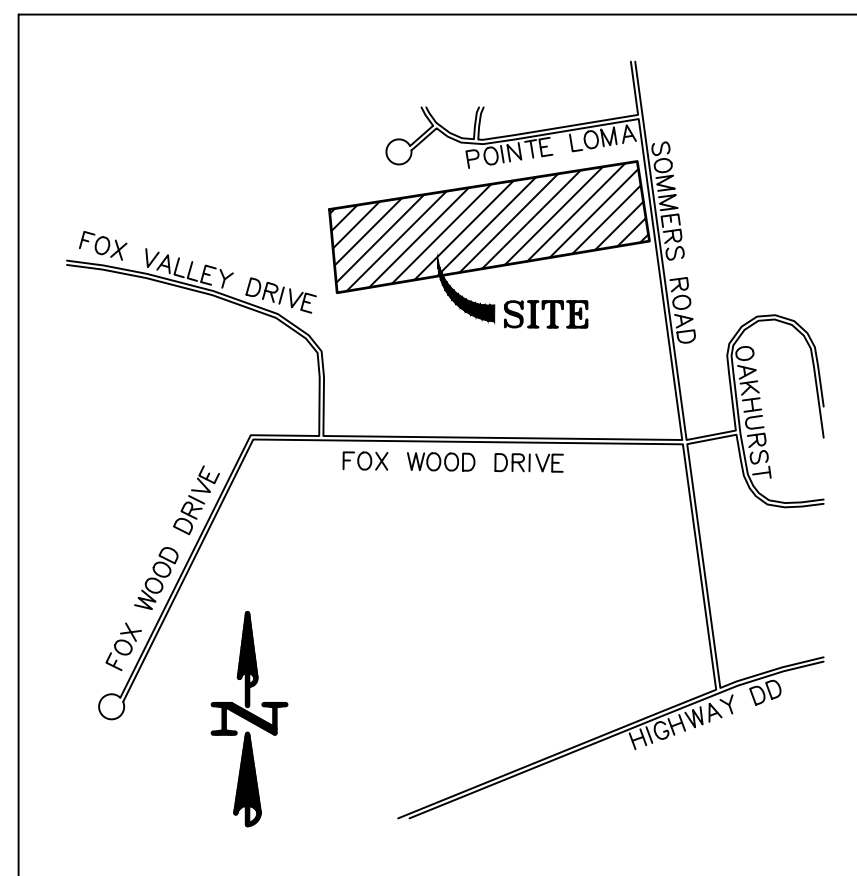


A SET OF CONSTRUCTION PLANS FOR SOMMERSET ESTATES

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 15, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI



Plan View
SCALE: 1" = 120'



Locator Map
NOT TO SCALE

Development Notes:

- Existing Zoning: R-1, PUD Single Family Residential
- Proposed Use: Single Family Homes
- Property Owners: KAPB, L.L.C. 410 Crestview Drive O'Fallon, MO 63366
- Per Flood Insurance Rate Map Panel Numbers 29183C0220G & 29183C0410G Dated January 20, 2016. This site is Zoned X, described as areas outside the 0.2% annual chance floodplain.
- All streets are to be public and constructed per St. Charles County specifications except as modified by City of O'Fallon.
- One tree shall be planted for every lot. Two trees for corner lots. Tree placement shall be per Section 402 of the City Code.
- All homes shall have a minimum of 2 off-street parking places with 2-car garages.
- The developer shall comply with current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinances.
- Additional lighting may be required by the City of O'Fallon.
- All new utilities will be located underground.
- A ten (10) foot wide general utility easement is required along all public right-of-ways.
- Landscape Buffer: 20' Wide Buffer strip along North and South Property Lines For every 100 L.F. of buffer required, 2 Plant Units to be provided. 1 Plant Unit = 30 Points
North Buffer strip length = 859.63 L.F. Area along North strip to be landscaped = 859.63 L.F. 859.63 L.F. / 515.77 Points Required 52 Trees @ 10 Points Each = 520 Points Provided
South Buffer strip length = 595.16 L.F. Area along South strip to be landscaped = 595.16 L.F. 595.16 L.F. / 357.09 Points Required 36 Trees @ 10 Points Each = 360 Points Provided
- Sanitary sewers closer than 10 feet to the pavement edge or the pavement is within the 1:1 shear plane of the trench will require granular backfill within the trench.

Utility Contacts

Sanitary Sewers

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737

Storm Sewer

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

Electric

Cuivre River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

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

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

Drawing Index

- COVER SHEET
- NOTES
- DEMOLITION PLAN
- SITE PLAN
- GRADING PLAN
- WATER PLAN
- STORMWATER POLLUTION PREVENTION PLAN
- PRE-DEVELOPED DRAINAGE AREA MAP
- POST-DEVELOPED DRAINAGE AREA MAP
- STREET PROFILE, LAKE X-SECTIONS, WARPING & INTERSECTION DETAILS
- SEWER PROFILES
- STORM SEWER PROFILES, LINE OF SIGHT PLAN/PROFILES, HYDRAULICS & DETAILS
- SIGNAGE, STRIPING & JOINTING PLAN
- LANDSCAPE PLAN
- LIGHTING PLAN
- CONSTRUCTION DETAILS
- EROSION CONTROL DETAILS
- SANITARY & STORM SEWER DETAILS (CITY)
- PAVEMENT DETAILS
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- DUCKETT SANITARY SEWER DETAILS
- MSD STORM SEWER DETAILS

Benchmarks Project

REFERENCE BENCHMARK: ELEV=630.08
A-149 - NAVD88 DATUM - STANDARD DISK, STAMPED A 149 1935.
LOCATES IN THE NORTHWEST WINGWALL OF THE NORFOLK AND WESTERN RAILROAD BRIDGE OVER US HIGHWAY 61 BUSINESS

Site

SITE BENCHMARK: ELEV. 622.31
CURB INLET NORTH OF THE SUBJECT PROPERTY. LOCATED APPROXIMATELY 27.4 FEET NORTH OF A POWER POLE AND 17.8 FEET NORTHEAST OF A MANHOLE.

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
— SW —	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	
— X — X —	PROPOSED SANITARY SEWER	
— — —	FENCE LINE	
— — —	SAWCUT LINE	

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

* 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 7.72 Acres.

The area of land disturbance is 6.92 Acres.

Number of proposed lots is 27.

Approved Building setback information. Front 20 feet
Side 6 feet
Rear 15 feet

* The estimated sanitary flow in gallons per day is 9,990 GPD.

* Street trees & Tree Preservation requirements:

Existing Trees = 0.659 Acres
Trees Removed = 0.306 Acres
Trees Saved = 0.353 Acres
Tree Preservation trees to be retained:
0.659 Acres x 20% = 0.131 Acres
0.131 Acres - 0.353 Acres (Saved) = 0.222 Acres
0.353 Acres > 0.131 Acres (No new trees required)

Street Trees Required:

1 Tree per lot, 2 Trees per corner lot
26 Lots = 26 Trees
2 Corner Lots = 2 Trees
Total Trees Required = 28
Total Trees Provided = 28

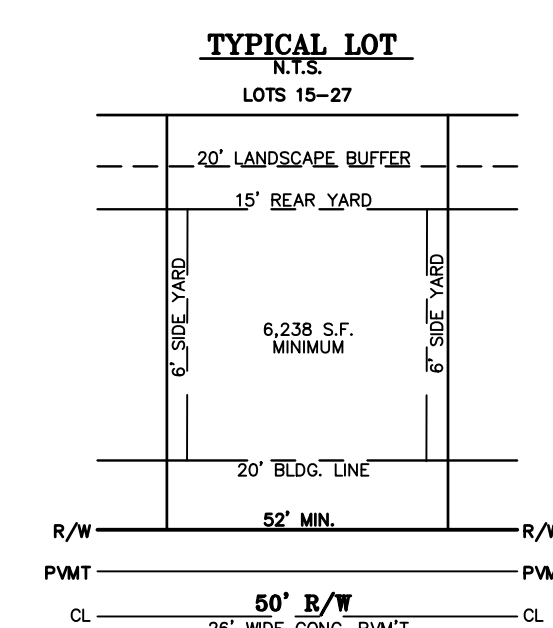
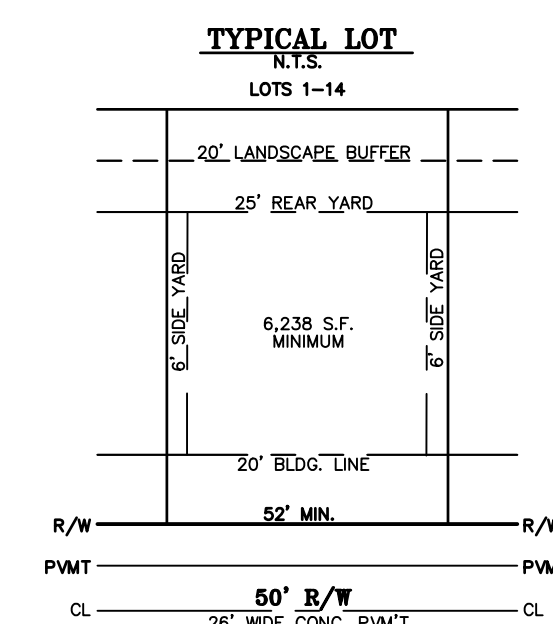
City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

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.

Conditions of Approval From Planning and Zoning:

- Provide will serve letters from the appropriate utility companies.
- The City has concern that the public street (and homes) are being built over an existing pond. Developer shall engage a Geotechnical agency to prepare a report to be provided with Construction plans, with recommendations on how this should be addressed.
- Remove the pavement narrowing for the traffic calming measure and replace it with a dip at the location of the curb inlets.
- Provide approval from the school district that they will not require the cul-de-sac to be a school bus friendly turn around.



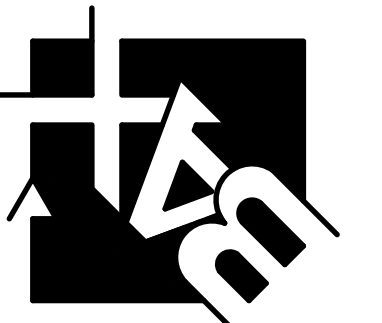
CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE **OCTOBER 14, 2021**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:

SOMMERSET
ESTATES

Box Project # 21-18318 Issue Date: 07/26/2021

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-6562 FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated 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

REVISIONS

DATE	REVISION
09/02/21	PWSD#2 & DUCKETT COMMENTS
09/10/21	PWSD#2 COMMENTS
09/27/21	CITY COMMENTS
10/11/21	CITY COMMENTS

Developer / Owner:
KAPB, L.L.C.
410 Crestview Drive
O'Fallon, MO 63366
636-272-4200

COVER SHEET

P+Z No. #21-003778

Approval Date: 09/23/2021

City No. RSP21-000005

Page No.

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