

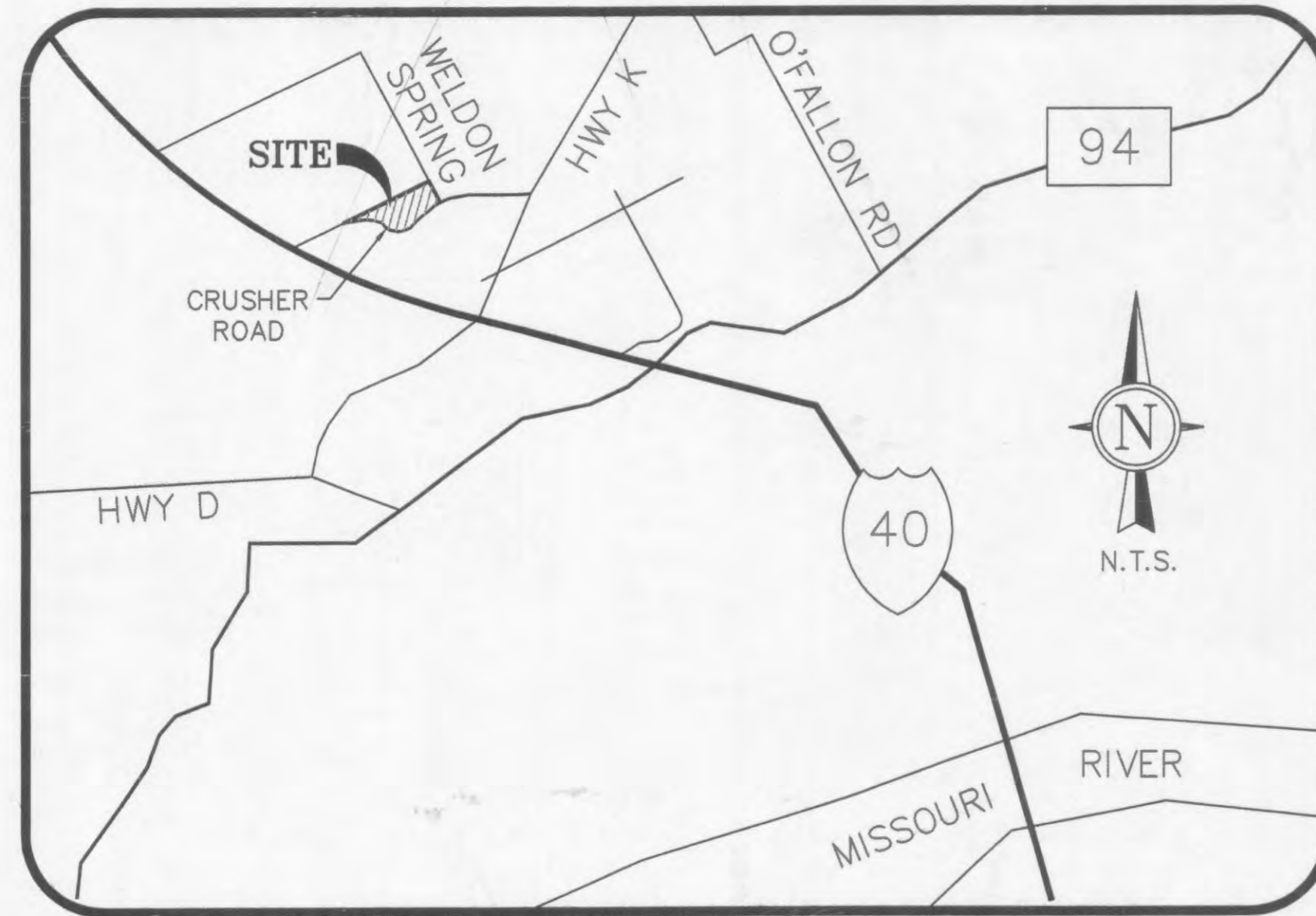
SOUTHERNSIDE APARTMENTS

PARTS OF LOT 24 OF JOHN COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE
TRACT IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

SITE IMPROVEMENT PLANS

LEGEND

EXISTING CONTOURS	--- 580 ---
PROPOSED CONTOURS	--- 590 ---
EXISTING SANITARY SEWERS	—○—
PROPOSED SANITARY SEWERS	—●—
EXISTING STORM SEWERS	—□—
PROPOSED STORM SEWERS	—■—
EXISTING WATER LINE	--- 6"W ---
PROPOSED WATER LINE	--- 8"W ---
EXISTING VALVE	—X—
PROPOSED VALVE	—X—
EXISTING WATER METER	WM
PROPOSED WATER METER	WM
EXISTING UTILITY POLE	○
EXISTING SPOT ELEV.	+572.7
PROPOSED SPOT ELEV.	+547.6
EXISTING FIRE HYDRANT	⊙
PROPOSED FIRE HYDRANT	⊙
EXISTING UTILITY LINE	G — W — E
EXISTING TREE	TREE
EXISTING TREELINE	☁
PROPOSED FENCE	—□—
EXISTING FENCE	—X—
EXISTING WALL	—W—
EXISTING STREAM	—W—
EXISTING DEPRESSION CONTOUR	—○—
EXISTING GUARD RAIL	—○—
EXISTING POLE	○
EXISTING SIGN	⊙
LIGHT POLE	⊙
SWALE	—>—
SILTATION CONTROL	—■—
YARD INLET	● Y.I.
CLEAN OUT	● C.O.
BICYCLE RACK	—■—
EMERGENCY STORMWATER RELIEF SWALE	—>—



LOCATION MAP

PROPERTY OWNER HENNESSEY DEVELOPMENT, L.L.C.
EXISTING ZONING "R4" PERSIMMON POINTE P.U.D.
SITE ACREAGE 15.00 ACRES
SITE ADDRESS CRUSHER ROAD

BENCH MARK

RM 57: ELEVATION 548.01 PER FLOOD MAP COMMUNITY PANEL NO. 29183C 0430 E, A CHISELED SQUARE ON SOUTHWEST END OF SOUTH HEADWALL OF A CULVERT LOCATED AT THE JUNCTION OF U.S. HIGHWAY 40 AND COUNTY HIGHWAY K.

DEVELOPMENT DATA

SITE ADDRESS CRUSHER ROAD
EXISTING ZONING R-4 PERSIMMON POINTE P.U.D.
PER ORDINANCE NO. 4214
SITE AREA 15.00 ACRES
BUILDING AREA 105,783 S.F. GROSS (16.2%)
102,708 S.F. APARTMENTS (220 UNITS)
2,925 S.F. CLUBHOUSE
DENSITY 14.67 UNITS/ACRE
PAVEMENT AREA 183,989 S.F. GROSS (28.2%)
GREEN SPACE AREA 363,780 S.F. GROSS (55.6%)
WATER SHED SCHOTE CREEK
FIRE DISTRICT COTTLEVILLE COMMUNITY FIRE DISTRICT
SCHOOL DISTRICT FRANCIS HOWELL
FLOOD MAP # 29183C0430 E
ZONE "AE" & "X"
REVISE DATE AUGUST 2 1996

BUILDING DATA

TYPE "A1"	1 BEDROOM
TYPE "B1"	2 BEDROOMS
TYPE "C1"	3 BEDROOMS
BUILDING 1	30 BEDROOMS
BUILDING 2	36 BEDROOMS
BUILDING 3	30 BEDROOMS
BUILDING 4	40 BEDROOMS
BUILDING 5	40 BEDROOMS
BUILDING 6	30 BEDROOMS
BUILDING 7	30 BEDROOMS
BUILDING 8	36 BEDROOMS
BUILDING 9	48 BEDROOMS
BUILDING 10	36 BEDROOMS
BUILDING 11	30 BEDROOMS
BUILDING 12	30 BEDROOMS
TOTAL	416 BEDROOMS

INDEX

TITLE SHEET	C01
SPECIFICATION SHEET 1	C02
SPECIFICATION SHEET 2	C03
OVERALL SITE PLAN	C04
SITE PLAN	C05, C06, C07
SITE GEOMETRICS	C08, C09, C10
SITE GRADING & SILTATION CONTROL	C11, C12, C13
SITE DETAILS	C14, C15
STORM SEWER PLAN	C16, C17, C18
STORM SEWER PROFILES	C19, C20
STORM DETAILS	C21
STORM DETENTION SECTIONS	C22
SANITARY SEWER PLAN	C23, C24, C25
SANITARY SEWER PROFILES	C26, C27, C28, C29
SANITARY SEWER DETAILS	C30, C31, C32, C33, C34, C35
WATER & ELECTRIC LINE PLAN	C36, C37, C38
WATER LINE DETAILS	C39
DRAINAGE AREA MAP	C40
ADDRESS PLAN	C41
DRAINAGE AREA MAP-YARD INLETS	C42
LANDSCAPE PLAN	C43
RETAINING WALL PROFILES	C44
SITE LIGHTING CALCULATION	SL1
TREE PROTECTION PLAN	T1

ABBREVIATIONS

TO BE REMOVED	T.B.R.
TO BE REMOVED & REPLACED	T.B.R. & R.
TO BE REMOVED & RELOCATED	T.B.R. & RELOC.
USED IN PLACE	U.I.P.
DOWNSPOUT	D.S.

UTILITIES

WATER DISTRICT	PUBLIC WATER DISTRICT NO. 2 100 WATER DR. O'FALLON, MO 63303
SEWER DISTRICT	DUCKETT CREEK 3550 HIGHWAY K ST. CHARLES, MO 63304
GAS SERVICE	LACLEDE GAS CO. 720 OLIVE RM. 1409 ST. LOUIS, MO 63101
ELECTRIC SERVICE	AMEREN UE 2100 BLUESTONE ST. CHARLES, MO 63303
PHONE SERVICE	SOUTHWESTERN BELL 402 N. 3RD ST. GRND FLOOR ST. CHARLES, MO 63301
CABLE SERVICE	CHARTER COMMUNICATIONS 4160 OLD MILL PARKWAY ST. PETERS, MO 63576

PARKING CALCULATIONS

CLUBHOUSE:	OFFICE:	1 SPACE PER 300 S.F.	1,000 S.F. = 3 SPACES
RECREATIONAL:	1 SPACE PER 200 S.F.	1,925 S.F. = 10 SPACES	TOTAL: 3,075 S.F. = 13 SPACES
APARTMENTS:	2 SPACES PER UNIT	220 UNITS = 440 SPACES	
APARTMENTS:	TOTAL REQUIRED = 453 SPACES TOTAL PROPOSED = 455 SPACES TOTAL COVERED = 220 SPACES (INCLUDES 65 COMPACT SPACES (14.3%))		
H.C. ACCESSIBLE:	TOTAL REQUIRED = 9 SPACES TOTAL PROPOSED = 9 SPACES		

COVERED SPACES PROVIDED THROUGHOUT SITE BY PREFABRICATED UNITS SELECTED BY OWNER. EXACT LOCATIONS TO BE DETERMINED IN FIELD BY OWNER.



10-31-05
APPROVED

- 7/26/05 CITY OF O'FALLON CMNTS
- 9/26/04 CITY OF O'FALLON CMNTS
- 10/23/02 CITY OF O'FALLON CMNTS
- 8/27/02 DUCKETT CREEK CMNTS
- 8/12/02 CITY OF O'FALLON CMNTS

JAMES ENGINEERING & SURVEYING CO., INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. JAMES ENGINEERING & SURVEYING CO., INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

SOUTHERNSIDE APARTMENTS

TITLE SHEET

JAMES ENGINEERING & SURVEYING CO., INC.
ENGINEERS PLANNERS SURVEYORS
10811 BIG BEND BLVD. KIRKWOOD
PHONE: (314) 822-1006 FAX: (314) 822-1007

PROJECT # 184025

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