CONTACT INFORMATION	FIRE DEPARTMENT	
OWNER / DEVELOPER	OWNER: WENTZVILLE FIRE DISTRICT	
	REPRESENTATIVE: CHRIS CUDDIHEE	
OWNER: DD LAND DEVELOPMENT, LLC	ADDRESS: 209 WEST PEARCE BLVD. WENTZVILLE, MO 63385	
REPRESENTATIVE: WILLIAM ALLEN	PHONE: 636-332-9869	
ADDRESS: 10407 BAUR BLVD. SUITE B, ST. LOUIS, MO 63132	PHASE 1 RESIDENTIAL SOUTH OF DD: A TRACT OF LAND BEING PART OF LOTS 2 AND 3 OF THE JAMES BALDRIDGE ESTATE PARTITION IN L	J.S. SURVEY 297, TOWNSHIP 46
PHONE: 314-996-0300	NORTH, RANGE 2 EAST OF THE 5 TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI A DESCRIBED AS FOLLOWS:	ND BEING MORE PARTICULARLY
STREETS/STORM SEWER	BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF POST ROAD 30' WIDE A SURVEY 297; THENCE ALONG SAID SOUTH LINE S82°45'48"W 1402.17 FEET TO THE SOUTHEAST CORN OR FORMERLY CONVEYED TO MISSOURI DEPARTMENT OF CONSERVATION PER DEED RECORDED IN BOUND THE EAST LINE OF SAID MISSOURI DEPARTMENT OF CONSERVATION TRACT N27°36'45"W 871.	NER OF A TRACT OF LAND NOW DOK 2962 PAGE 1482; THENCE
OWNER: CITY OF O'FALLON	OF WAY LINE OF MISSOURI ROUTE DD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOW THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 1,678.76 FEET, AN AR CHORD COURSE OF N67°18'28"E 621.31 FEET; THENCE N56°38'37"E 38.85 FEET; THENCE LEAVING S	WING COURSES AND DISTANCES; C LENGTH OF 624.91 FEET, A AID SOUTH RIGHT OF WAY LINE
REPRESENTATIVE: WADE MONTGOMERY	AND ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 167.50 FEET, AN ARC LENG COURSE OF S8255'00'E 217.30 FEET; THENCE ALONG A CURVE DEFLECTING TO THE LEFT HAVING ARC LENGTH OF 686.07 FEET, A CHORD COURSE OF S81'23'48"E 643.51 FEET; THENCE N59'41'01"E	A RADIUS OF 505.00 FEET, AN 158.07 FEET TO A POINT ON
ADDRESS: 100 N. MAIN STREET O'FALLON, MO 63366	THE WEST RIGHT OF WAY LINE OF THE SOUTH SERVICE ROAD; THENCE ALONG SAID WEST RIGHT COURSES AND DISTANCES; THENCE ALONG A CURVE DEFLECTING TO THE RIGHT HAVING A RAD LENGTH OF 194.49 FEET, A CHORD COURSE OF \$14°44'34"E 194.09 FEET; THENCE N81°37'31"E 65 OF WAY LINE OF ABOVE MENTIONED POST ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE \$00.000.	IUS OF 874.93 FEET, AN ARC 5.00 FEET TO THE WEST RIGHT
PHONE: 636-379-5567	POINT OF BEGINNING AND CONTAINING 30.00 ACRES OR 1,306,619.00 SQUARE FEET MORE OR LESS.	
WATER	CITY COUNCIL CONDITIONS: JANUARY 9 2020 1. Comply with City Code regarding Tree Preservation. The plan does not meet the required	20% tree preservation or
	account for tree mitigation of 15 per acre. There are discrepancies between the various cover page and different exhibits. Please review and correct the total tree acreage, the total and ensure that the right—of—way has been included in the tree preservation calculation Caledonia Pkwy.	ıl residential area acreage, n, with the exception of
OWNER: PUBLIC WATER SUPPLY DISTRICT #2	2. Phase 2 of the residential development shall be designed so that a minimum of 20 percen that phase area are preserved or all required mitigation trees can be replanted per the Tree 3. Ingress/earess points not within the proposed Phase 1 are not part of this review.	Preservation Code.
REPRESENTATIVE: CHUCK KRAKOSKY	 4. Approval from the Army Corps of Engineers, MoDNR, and U.S. Fish and Wildlife shall be Plans. 5. The clubhouse and pool amenity will require a separate Final Plan submittal. 6. Connect the mailbox kiosk near the "C" lots to the sidewalk. 	requirea with Construction
ADDRESS: 100 WATER DRIVE O'FALLON, MO 63368	7. Provide approval regarding the removal of the pipeline and easement. 8. Trees from future residential phases shall not be removed until a Final Plan has been approve 9. Work with staff on the pedestrian crossings throughout the development.	·
PHONE: 636-561-3737 EXT. 131	10. Prior to the issuance of building permits for 40% of the total units, all recreational amenities 11. Provide the ten (10) smallest lots within Phase 1. 12. Where appropriate, this plan should show how the developer will comply with the requirement to all commercial lots.	·
SANITARY SEWER	13. The portion of the trail along Highway DD on the applicant's property shall be constructed wit 14. The mitigation trees within the rear yards of the A lots adjacent to Highway DD shall be prot 15. All water lines, sanitary and storm sewers are to cross the pavement perpendicular to	tected by an easement.
OWNER: DUCKETT CREEK	offsets may be considered. 16. Pipe runs and connections under the street shall be at the minimum needed. 17. Revisions to the landscaping plan will be required to address concerns that the mitigatic replanted will meet City Code and be healthy.	on trees as shown to be
REPRESENTATIVE: MIKE MERKT	18. Provide an interim roadside ditch on Dalriada & Longhaven for the intermediate gravel shoulde 19. Provide islands in the 42' radius cul—de—sacs. 20. Outlets for areas where storm water is by passing a detention basin shall be mitigated so common shall be mitigated.	
ADDRESS: 3550 HIGHWAY K, O'FALLON, MO 63368	bank offsite or on site by controlling the velocity of the 100 year storm discharge. 21. Trail around the basins and recreational areas and to O'Day Park are to be 6 foot wide. 22. Stormwater cleansing will be required per City Code. 23. Signs shall be reviewed through a separate review process.	
PHONE: 636-441-1244	 23. Signs strain be reviewed through a separate review process. 24. Sidewalks not within right—of—way are to be private. 25. The average density of development within the "PUD" shall remain the same as would be p to be developed conventionally. Future phases will be required to provide the density calculated. 	
ELECTRIC	with the maximum density allowed for the entire Planned Unit Development. 26. Fire hydrants are to be a minimum of 18" behind the curb. 27. All lots are to have easements per City Code.	
OWNER: CUIVRE RIVER ELECTRIC COOP.	28. All right of way radii at the intersections are to be 25'. 29. Due to the channelized and un-detained flow for the lots adjacent to O'Day park, please s bank for the connecting creek in O'Day park.	how the top of the creek
	* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section	P+Z No. 19-00517
REPRESENTATIVE: DAN SCHNEIDER	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	Approval Date: J
ADDRESS: 8757 HWY N, LAKE ST. LOUIS, MO	<u>June 1 Through September 30</u> 6:00 A.M. To 8:00 P.M. Monday Through Friday 7:00 A.M. to 8:00 P.M. Saturday and Sunday	Permit No.
PHONE: 636-695-4741	* The area of this phase of development is 30.00 acres South of Highway DD	
GAS	34.99 acres North of Highway DD The area of land disturbance is 37.00 acres South of Highway DD 38.55 acres North of Highway DD	PR
OWNER: SPIRE	Number of proposed lots is 68 lots South of Highway DD 96 lots North of Highway DD Building setback information. Front 20'	
REPRESENTATIVE: RICHARD FROCK	Side 6' Rear 15'	
ADDRESS: 1999 TRADE CENTER DR., EAST ST. PETERS, MO 63376	* The estimated Phase I sanitary flow in gallons per day is 164 homes * 370 gal/home/day = 60,680 gallons * Landscape Requirements South DD	
PHONE: 816-472-3489	Phase 1 residential South of Hwy. DD 68 single family lots — 1 tree per lot = 68 trees Phase 1 residential South of Hwy. DD 12 corner lots X 1 tree per lot = 12 trees	
TELEPHONE	Highway frontage on DD 800 L.F./1 tree per 50 ft. = 16 trees Tree preservation 30.00 acres X 15 trees/acre = 450 trees Phase 1 collector roads tree preservation 1.42 acres X 15 trees/acre = 22 trees	
OWNER: CENTURY LINK	Total Phase 1 residential trees required South of DD = 569 trees	
REPRESENTATIVE: TIM HOWE	Total trees provided: 569 trees	
ADDRESS: 1151 CENTURYLINK DR., WENTZVILLE, MO, 63385		• CIVIL E
PHONE: 636-445-7055	MAIN ST	• LAND S
TELEPHONE		• ARCHIT
	MEXICO RD SSEN OF THE PROPERTY	530A E. IN
OWNER: CHARTER COMMUNICATIONS	THE REPORT OF THE PARTY OF THE	
REPRESENTATIVE: LARRY RICHARDSON	SITE	
ADDRESS: 101 NORTHWEST PLAZA DR. ST. ANN MO 63074		
PHONE: 314-393-6295		
SPECIAL NOTES:		
FOR QUESTIONS OR CLARIFICATIONS CONTACT ELLIOTT REED AT 636-584-0540		
	VICINITY MAP	

PHASE I RESIDENTIAL - SOUTH IMPROVEMENTS PLANS FOR THE STREETS OF CALEDONIA INTHE CITY OF O'FALLON, MISSOURI

CITY OF O'FALLON ENGINEERING DEPARTMENT ACCEPTED FOR CONSTRUCTION PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

P+Z No. 19-005174 Approval Date: Jan. 10, 2020 Permit No.

PROJECT NO. 17-6821



- CIVIL ENGINEERING
- LAND SURVEYING
- ARCHITECTURE
- SITE DEVELOPMENT
- MASTER PLANNING
- GENERAL CONSULTING

530A E. INDEPENDENCE DRIVE, UNION, MISSOURI 63084 TELEPHONE (636) 584-0540 FAX (636) 584-0512 E-MAIL mail@cochraneng.com

MAY, 2020

GENERAL NOTES	C1.0
GENERAL NOTES	C1.01
EXISTING CONDITIONS SOUTH	C2.0
EXISTING CONDITIONS SOUTH	C2.01
SITE UTILITY PLAN SOUTH	C3.0
SITE UTILITY PLAN SOUTH	C3.01
SITE DIMENSIONAL PLAN SOUTH SITE DIMENSIONAL PLAN SOUTH	C3.02
STREET LIGHTING PLAN SOUTH	C3.03
STREET LIGHTING PLAN SOUTH	C3.04 C3.05
STREET LIGHTING PLAN SOUTH STREET STRIPING & SIGNAGE PLAN	C3.06
STREET STRIPING & SIGNAGE PLAN	C3.07
SIGHT DISTANCE PLAN	C3.08
WATER PLAN SOUTH	C4.0
WATER PLAN SOUTH	C4.01
GRADING PLAN SOUTH	C5.0
GRADING PLAN SOUTH	C5.01
PHASE ONE S.W.P.P.P. PLAN SOUTH	C6.0
PHASE ONE S.W.P.P.P. PLAN SOUTH	C6.01
PHASE TWO S.W.P.P.P. PLAN SOUTH	C6.02
PHASE TWO S.W.P.P.P. PLAN SOUTH	C6.03
SEDIMENT BASIN OUTLET PIPE PROFILES	C6.04
S.W.P.P.P. GENERAL NOTES & DETAILS	C7.0
S.W.P.P.P. GENERAL NOTES & DETAILS	C7.01
EXISTING DRAINAGE AREA MAD	C8.0 C8.01
PROPOSED DRAINAGE AREA MAP STORM SEWER DRAINAGE AREA MAP	C8.01
STORM SEWER PLAN OVERVIEW SOUTH	C9.0
STORM SEWER LINE #1 & #1A PLAN & PROFILES	C9.01
STORM SEWER LINE #2 PLAN & PROFILE	C9.02
STORM SEWER LINE #2A - #2D PLAN & PROFILES	C9.03
STORM SEWER LINE #2E PLAN & PROFILE	C9.04
STORM SEWER LINE #3 PLAN & PROFILE	C9.05
STORM SEWER LINE #3A & #3B PLAN & PROFILES	C9.06
STORM SEWER LINE #3C - #3E PLAN & PROFILES	
STORM SEWER LINE #3F - #6 PLAN & PROFILES	
DETENTION BASIN #4 CROSS—SECTIONS	C10.0
DETENTION BASIN #5 CROSS—SECTIONS	C10.01
SANITARY SEWER PLAN OVERVIEW SOUTH	C11.0
SANITARY SEWER LINE #1 PLAN & PROFILE	C11.01
	C11.02
SANITARY SEWER LINES #3 & #4 PLAN & PROFILE	
SANITARY SEWER LINE #5 PLAN & PROFILE	C11.04
SANITARY SEWER LINES #5 & #6 PLAN & PROFILE	
DALRIADA BOULEVARD PLAN & PROFILE	C12.01
CASTLEFORD BOULEVARD PLAN & PROFILE	C12.02
BURNLEY DRIVE PLAN & PROFILE	C12.03
BELFORD WAY PLAN & PROFILE	C12.04
DOWNVIEW DRIVE PLAN & PROFILE	C12.05
GREENGAGE TIMBER DRIVE PLAN & PROFILE	C12.06
WARPING DETAILS	C13.0
DETAIL SHEET DETAIL SHEET	C14.01 C14.02
DETAIL SHEET	C14.02
DETAIL SHEET	C14.03
DETAIL SHEET	C14.05
DETAIL SHEET	C14.06
DETAIL SHEET	C14.07
DETAIL SHEET	C14.08
DETAIL SHEET	C14.09
DETAIL SHEET	C14.10
LANDSCAPE PLAN	L1

Project Benchmark: Missouri Geographic Reference System Station SC-37. Published Elevation = 631.23.

Site Benchmark #1: PK nail in asphalt shoulder along Highway DD. Elev. = 554.04

Site Benchmark #2: PK nail in asphalt sidewalk along Caledonia Parkway South of Highway DĎ. Elev. = 562.54

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

> All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

OWNER/DEVELOPER: DD DEVELOPMENT, LLC 10407 BAUR BLVD. SUITE B ST. LOUIS, MO 63132