

PLAN VIEW
NO SCALE



LOCATION MAP
NO SCALE

A SET OF CONSTRUCTION PLANS FOR THORNWOOD APARTMENTS

A TRACT OF LAND IN U.S. SURVEY 1780
TOWNSHIP 47 NORTH, RANGE 2 AND 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

DEVELOPMENT NOTES:

- THIS PROPERTY IS REFERENCED AS THE FOLLOWING PARCEL I.D. NUMBER OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE:
PARCEL ID: 4-0053-1780-00-0014.0000000 (15.19 ACRES)
- EXISTING ZONING: R-4 APARTMENT HOUSE DISTRICT, CITY OF O'FALLON
- SITE ADDRESS: VETERANS MEMORIAL PKWY
O'FALLON, MO 63366
- PROPOSED USE: APARTMENTS
OWNER: MRS TROMBONE LLC
1100 WOODCHASE DRIVE
CHESTERFIELD, MO 63017
- BUILDING SETBACKS:
FRONT YARD = 35 FEET
SIDE YARD = 15 FEET EXCEPT IN THE CASE OF A CORNER LOT WHERE THE SIDE YARD ALONG A STREET SHALL BE NOT LESS THAN 30 FEET.
REAR YARD = 30 FEET
MAXIMUM HEIGHT = 4-STORY OR 50 FEET
- PARKING REQUIREMENTS:
1 BEDROOM UNIT = 1.5 SPACES/UNIT
2 BEDROOM UNIT = 2.5 SPACES/UNIT
3 BEDROOM UNIT = 3.5 SPACES/UNIT
TOTAL 1 BED UNITS 50 x 1.5 = 75 SPACES REQUIRED. 75 SPACES PROVIDED.
TOTAL 2 BED UNITS 98 x 2.5 = 245 SPACES REQUIRED. 245 SPACES PROVIDED.
TOTAL 3 BED UNITS 48 x 3.5 = 168 SPACES REQUIRED. 168 SPACES PROVIDED.
TOTAL REQUIRED FOR APARTMENTS = 488 SPACES.
CLUBHOUSE REQUIRES 1 SPACE FOR EVERY 10 UNITS. 196 TOTAL UNITS / 10 = 19.6 ~ 20 SPACES REQUIRED, 20 SPACES PROVIDED.
ADA PARKING REQUIREMENTS:
1 SPACE PER BUILDING MINIMUM x 8 BUILDINGS = 8 STALLS
CLUBHOUSE WILL REQUIRE 2 MINIMUM STALLS
PROVIDED ADA STALLS AT BUILDINGS TO ACCOUNT FOR RENTERS/GUESTS = 18
PROVIDED ADA STALLS AT CLUBHOUSE = 2
TOTAL ADA PROVIDED = 20 INCLUDED WITH TOTAL SITE PARKING
TOTAL ONSITE PARKING INCLUDES GARAGES AND ADA STALLS = 508 PARKING SPACES REQUIRED AND PROVIDED.
REQUIRED BICYCLE PARKING FOR OFFICES:
BICYCLE PARKING SHALL BE PROVIDED AT A RATE OF ONE (1) RACK SPACE PER FIFTEEN (15) REQUIRED AUTOMOBILE PARKING SPACES, WITH A MINIMUM OF FOUR (4) RACK SPACES PER INDIVIDUAL BUILDING. OFFICE REQUIRES 20 CAR PARKING SPACES / 15 = 2 BICYCLE. CODE STATES 4 MIN REQUIRED.
- SITE COVERAGE:
SITE = 661,676.4 SQ. FT. (15.19 ACRES)
PROPOSED BUILDINGS = 108,727.43 SQ. FT. (2.50 ACRES) = 16.5%
PAVEMENT = 189,219.39 SQ. FT. (4.34 ACRES) = 28.6%
GREENSPACE = 363,730.58 SQ. FT. (8.35 ACRES) = 54.9%
MAX BUILDING LOT COVERAGE FOR R-4 = 40%. THIS SITE MEETS THAT CRITERIA AT 16.5% COVERAGE.
- SANITARY SEWAGE CALCULATIONS:
DNR LISTS RESIDENTIAL AS 100 GPD/PERSON
DNR LISTS 1 BEDROOM UNITS TO HAVE 2 PEOPLE/UNIT, 2 BEDROOM TO HAVE 3 PEOPLE/UNIT AND 3 BEDROOM TO HAVE 3.7 PEOPLE/UNIT
TOTAL ONSITE 1 BEDROOM/PEOPLE 50 UNITS x 2 PEOPLE/UNIT = 100 PEOPLE AT 10,000 GPD
TOTAL ONSITE 2 BEDROOM/PEOPLE 98 UNITS x 3 PEOPLE/UNIT = 294 PEOPLE AT 29,400 GPD
TOTAL ONSITE 3 BEDROOM/PEOPLE 48 UNITS x 3.7 PEOPLE/UNIT = 177.6 PEOPLE AT 17,760 GPD
ONSITE STAFF 10 PEOPLE AT 15 GPD = 150 GPD
TOTAL PROJECTED SITE SEWAGE = 57,310 GALLONS PER DAY
- WE HAVE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND IN ST. CHARLES COUNTY, MISSOURI, BY SCALING THE PROPERTY IN REFERENCE TO THE FOLLOWING FLOOD INSURANCE RATE MAPS (FIRM), ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 291830C024G, COMMUNITY PANEL NUMBER (CITY OF O'FALLON, 290316 0240 G), WITH AN EFFECTIVE DATE OF JANUARY 20, 2016, BY EXPRESS REFERENCE TO THESE MAPS AND THEIR LEGENDS, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONE:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- DIFFERENTIAL RUN-OFF CALCULATIONS:
7.13 ACRES INCREASED IMPERVIOUS AREA
7.13 ACRE (3.54-1.70) = 13.12 CFS (INCREASE IN RUN-OFF)
- STORM WATER DETENTION IS PROVIDED ONSITE WITHIN TWO EXISTING STORM WATER BASINS ONSITE FROM THE THORNBURY CROSSING DEVELOPMENT.
- ALL GRADED SLOPES SHALL NOT EXCEED A 3:1 SLOPE.
- SANITARY LATERALS SHALL BE SCHEDULE 40 PVC.
- SITE IS CURRENTLY UNDER A CITY CLEARING PERMIT GR24-000001.
- SITE IS CURRENTLY UNDER A CITY GRADING PERMIT GR24-000006.
- SITE IS CURRENTLY UNDER A DEPARTMENT OF NATURAL RESOURCES PERMIT MORA25946 SET TO EXPIRE 2-7-2027.
- THORNBURY CROSSING DRIVE SHALL BE CLEANED OF ANY MUD OR DEBRIS AS REQUIRED BY THE CITY OF O'FALLON.
- IF WATER IS NOT AVAILABLE, A WATER TRUCK WILL BE PROVIDED FOR CONSTRUCTION WASH DOWN.

DRAWING INDEX

- COVER SHEET
- CITY NOTES
- CIVIL ENGINEERING NOTES
- SITE PLAN
- GRADING PLAN
- SOIL BORE PLAN/ROCK LOCATIONS
- PRE-DEVELOPED DRAINAGE AREA MAP
- PRE-DEVELOPED DRAINAGE AREA MAP
- POST-DEVELOPED DRAINAGE AREA MAP
- POST-DEVELOPED DRAINAGE AREA MAP
- STORM PROFILES
- STORM PROFILES
- SANITARY PROFILES
- BASIN CROSS-SECTIONS
- ADA DETAILS
- SITE DETAILS
- ENTRANCE DETAIL THORNBURY LANE ADDITION PLAN
- EROSION CONTROL DETAILS
- WATER DETAILS
- WATER PLAN
- LIFT STATION PLAN/DETAILS
- DETENTION/WATER QUALITY DETAILS
- TRUCK MOVEMENTS
- LANDSCAPING PLAN/DETAILS

LEGEND

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

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

On **October 5, 2023**, the Planning and Zoning Commission **approved** the above referenced request.

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

- Provide verification that the HOA has been contacted regarding this project and that all prior agreements between the HOA and the previous developer of this site will be honored, or that a new agreement has been reached with the HOA. Additionally, provide documentation from the HOA regarding the partial removal of the roadway island.
- Provide an estimate for pedestrian upgrades to the signal at Thornbury Crossing Drive. Provide a deferred revenue payment for 25% of this intersection upgrade. The estimated cost is to include a pedestrian connection with refuge island and high visibility markings on Thornbury Crossing Drive to a future sidewalk on the east side of the intersection.
- Work with staff to determine a deferred revenue payment/contribution for upgrades to the intersection of Veterans Memorial Parkway and Bryan Road. This intersection will require improvements due to continued growth.
- Provide full color clubhouse elevations.
- Provide a photometric plan that meets the requirements of Section 400.298(B)(1).
- Per Section 400.298(B)(6), provide a Security Plan that will be reviewed and approved by the O'Fallon Police Department.
- Provide a 10 ft. wide concrete trail along Veterans Memorial Parkway frontage.
- Provide USPS approval for the mail kiosk location.
- Provide wheel stops where parking adjoins the sidewalk.
- The Construction Plans shall address the Municipal Code Requirements listed.

The **approval is also conditional** upon the following **Municipal Code requirements** being provided in conjunction with the **Construction Site Plans**:

- Revise the landscape calculations to use plant units as the unit of measurement rather than points.
- Provide approval letters for all permitting entities for the site such as the school district, fire district, MoDNR, MODOT, etc.
- Provide details for the multi-use trail.
- Revise site entrance to show a width of at least 28 ft.
- Provide differential runoff calculations for the site improvements.
- Provide documentation regarding endangered species habitat on the site and approval from the FFW for habitat removal.
- Provide storm water cleansing for the site. Staff recommends changing the concrete swale to bio swale in the basin.
- Note that the detention basin will be cleaned and maintained.

On **January 4, 2024**, the Planning and Zoning Commission **approved** the above referenced request.

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

- All previous conditions of approval shall apply to this revision.
- Provide details for newly proposed gate.
- Provide heavy duty concrete at gated entrance on the subject property from the gate to the property line. Gravel will not be acceptable.
- Construction of the southern garage building shall be limited in size as reviewed and approved on Construction Site Plan so that a tractor trailer will be able to access the future water tower site.
- In lieu of construction of the 10' trail along the frontage of Veterans Memorial Parkway, as required by previous conditions of approval for this development, the applicant shall confer funds equal to the costs of construction for the trail, as estimated by the applicants Engineer and approved by City Staff per City Ordinance, into a deferred revenue account for use by the City at a future time, at its sole discretion and determination of purpose. Funds shall be deposited with the City prior to the approval of any permits for construction. Approved amount is \$92,106.00.
- The applicant shall demonstrate adequate drainage and stormwater control as required. With respect to any proposed detention, the applicant shall work with the City on necessary agreements, assignments, and covenants to clarify and fully establish authority and responsibility as it concerns the regional stormwater basins in the area. Such agreements, easements, and covenants shall be satisfactory to the City and shall be fully executed and submitted to the City prior to the approval of any permits for construction.

Please Note:

- The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued.
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.
- The appropriate Fire District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.
- All Conditions of Approval shall be noted on the Construction Site Plans.

BENCHMARKS PROJECT

BENCHMARK:
BASIS OF BEARINGS FOR THIS SURVEY ADOPTED FROM MISSOURI STATE PLANE COORDINATE DATUM, EAST ZONE, GRID NORTH.

Site

BENCHMARK:
CROSS CUT IN THORNBURY CROSSING DRIVE WEST OF SITE
ELEV=631.04

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE 10/28/2024
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



CALL BEFORE YOU DIG!
1-800-DIG-RITE

WATER TOWER/EASEMENTS NOTE

ANY EASEMENTS SHOWN FOR THE WATER TOWER SITE AND ACCESS EASEMENTS IN THIS PLAN SET ARE UNDER CURRENT DISCUSSIONS WITH CITY STAFF. FINAL LOCATIONS WILL BE DETERMINED UNDER SEPARATE DOCUMENTS AGREED UPON BY THE OWNER AND THE CITY OF O'FALLON.

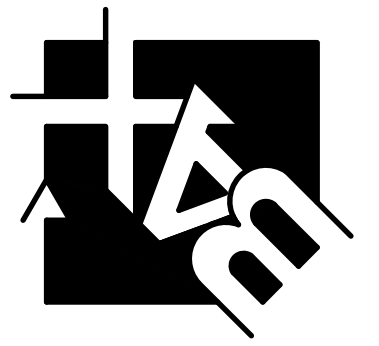
* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

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

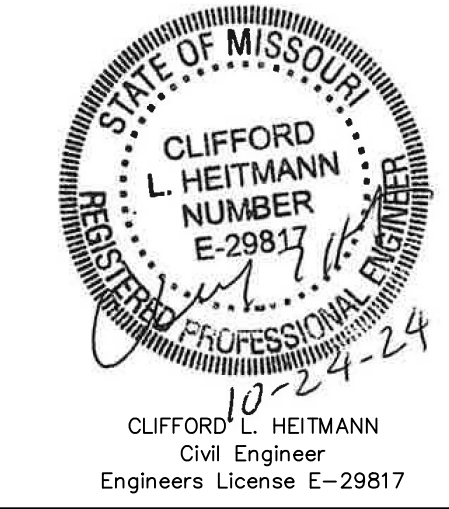
City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to 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 improvement 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.

PROJECT TITLE:
THORNWOOD APARTMENTS
THORNBURY CROSSING DRIVE
O'FALLON, MO 63366

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby certify 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.



REVISIONS

NO.	DATE	DESCRIPTION
07-25-24		CITY COMMENTS
08-15-24		CITY COMMENTS

Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #000144

Developer / Owner:
MRS TROMBONE LLC
1100 WOODCHASE LANE
CHESTERFIELD, MO 63017
314-469-0029

COVER SHEET

P+Z No. 23-010426
Approval Date: 1-4-24

City No. #

Page No.

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.

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