

General Notes:

- Gross Acreage of Subject Tract (Total MUTDD Area) : 71.06 acres (3,095,288 sq. ft.)
- Current Zoning of Subject Tract: "R-1A" Single Family Residential District (unincorporated St. Charles County)
- Proposed Zoning: Petition for annexation into the City of O'Fallon and rezoning to the "MUTDD" Mixed Use Traditional Development District
- Proposed Development of Subject Tract:
 - Front Parcel: Approx. 19.73 acres to be development with Commercial, Multi-Family Residential and/or Institutional Uses
 - Rear Parcel: Approx. 51.32 acres to be development with 137 detached single family lots in 4 Villages
 - "The Meadows" - 50 detached single family lots (Typ. Lot Size: 52' x 120')
 - "The Grove" - 33 detached single family lots (Typ. Lot Size: 62' x 120')
 - "The Estates" - 16 detached single family lots (Typ. Lot Size: 80' x 130')
 - "The Reserve" - 33 detached single family lots (Typ. Lot Size: 80' x 170')
- Number of Lots Proposed: 137 lots
- Residential Density Calculations:

Gross Area of Residential Portion of Subject Tract:	51.32 acres
Deduction of Proposed Street R.O.W.:	= 2.19 acres
Net Acreage:	49.11 acres
Maximum Number of Allowable Lots:	214 lots

(Based on 49.11 acres x 43,560 s.f./10,000 s.f.)
- Proposed Lot Design Criteria:
 - Min. Lot Size: 5,500 sq. ft.
 - Min. Lot Width: 52' @ Bldg. Line
 - Min. Front Yard Setback: 20' (Grove and Meadows) 20' (Estates and reserve)
 - Min. Side Yard Setback: 6'
 - Min. Rear Yard Setback: 15'
 - Average Lot Size: Approx. 12,260 s.f. (minus C.G.)
- Record Owner of Subject Tract: Dickherber Farm Partnership LP 4367 N. Hwy. 94 St. Charles, Missouri 63301
- Pertinent Data:

School District:	Fort Zumwalt School District
Water District:	Public Water Supply District 2 (Subdistrict 5)
Fire District:	O'Fallon FPD
Sewer District:	Duckett Creek Sewer District
Gas Company:	Laclede Gas Co.
Electric Service:	Ameren MO
Phone Service:	CenturyLink
- Per FIRM Flood Insurance Rate Map 29183C0240G (Preliminary) dated January 20, 2016, portions of this development are located within Zone "X" shaded
- All proposed internal streets shall be built to City of O'Fallon specifications. All driveway access will be from internal streets only.
- All sanitary sewers shall be constructed to the specifications of the City of O'Fallon and Duckett Creek Sewer District.
- All sewers will be centered in a 10' wide easement dedicated to the City of O'Fallon and the appropriate utility.
- Grading and the handling of all storm water runoff and siltation control will be per City of O'Fallon standards.
- Street trees, landscaping in all common areas, street lights and sidewalks shall be per City of O'Fallon standards.
- All lot areas shown are approximate and may be modified based on completion of detailed engineering improvement plans. However in no case will the minimum lot size and minimum lot frontage requirements as shown on the Typical Details be reduced.
- Final location and design of proposed entry monument/signage shall be approved through the Planning Division via a subsequent and separate review & permitting process.
- Developer will comply with the requirements of Article XIII Performance Standards of the City of O'Fallon Zoning Code.
- Proposed development complies with the Future Land Use designation of the City of O'Fallon's Comprehensive Plan.
- Actual building pad footprint and driveway width & configuration may vary from the Typical Lot Detail based on final purchaser preferences.
- Tree Preservation Calculations
 - Total Area of Existing Trees: Approx. 796,356 sq. ft. (18.26 Acres)
 - Minimum Total Area of Trees Required to be Preserved: 159,271 sq.ft. (3.66 Acres or 20%)
 - Total Area of Trees to be Preserved: Approx 242,190 sq.ft (5.56 Acres or 30%)

Please note: A ten (10) foot wide "NO GRADE" zone will be provided along the eastern, western, and southern perimeter property lines (abutting Twin Chimneys Subdivision) to help retain existing vegetation within those setbacks.
- A minimum of one (1) tree (a minimum of 2" Caliper) shall be provided within the front yard of each single family lot. Corner lots shall have one (1) tree located in the front yard of each street on which the lot has frontage.
- A Site Plan for the Commercial Area will be required for review and approval when a land use is chosen and prior to development.

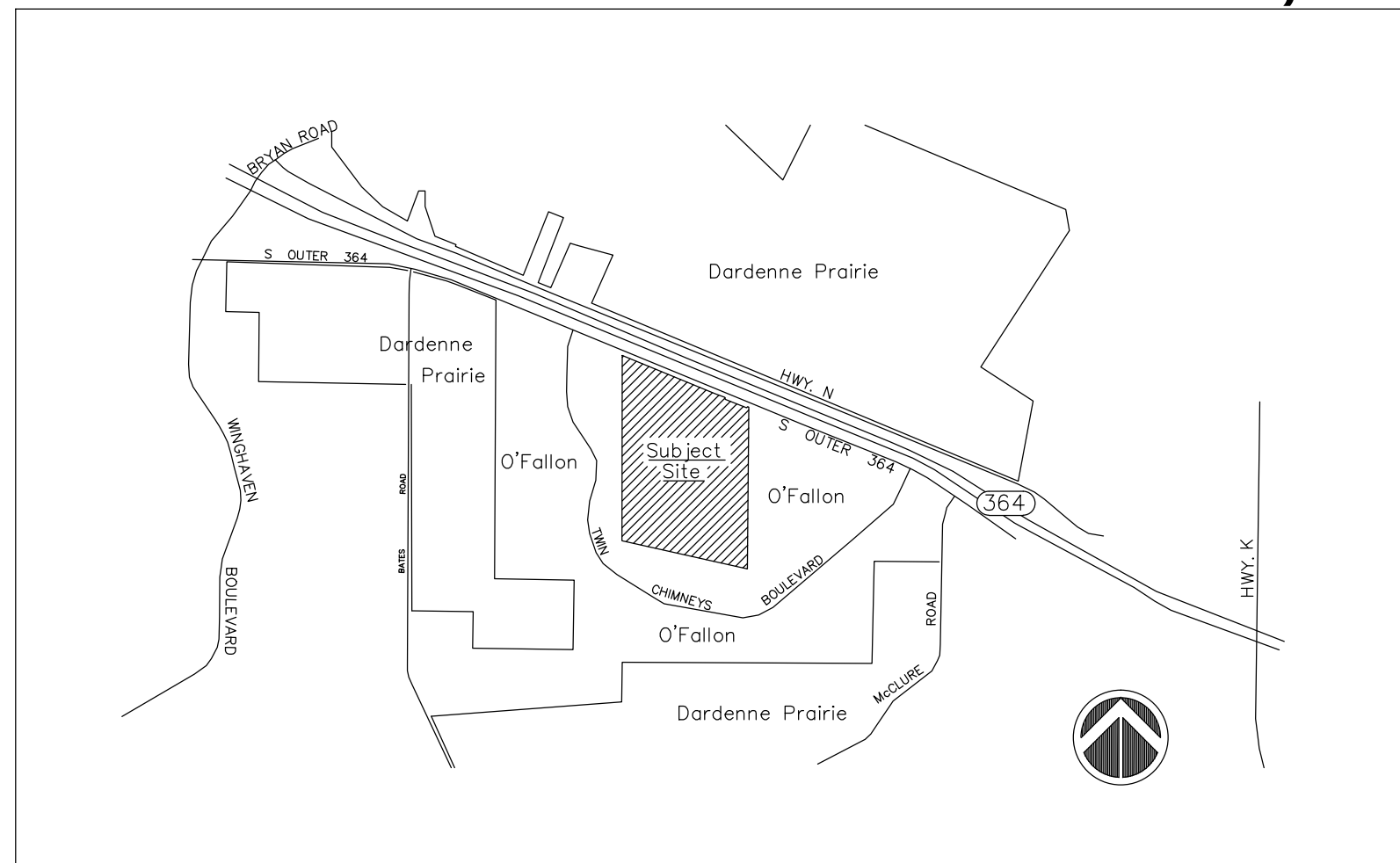
Proposed Modifications to Standard Requirements:

	Normal Requirements	Proposed
Front Yard Setback:	25' From ROW	20' From ROW (Meadows and Grove) 20' From ROW (Estates and Reserve)
Min Rear Yard Setback:	25' From Rear PL	15' from Rear PL
Minimum Lot Width at BL:	80'	52' for Meadows 62' for Grove
Lot Coverage:	Max 35%	Max 55% (allowing for covered decks/patios)
Sidewalk Placement:	Both Sides of Street 1 foot inside ROW	Alternate Placement on east side of main street from Round a Bout to just North of Box Culvert.



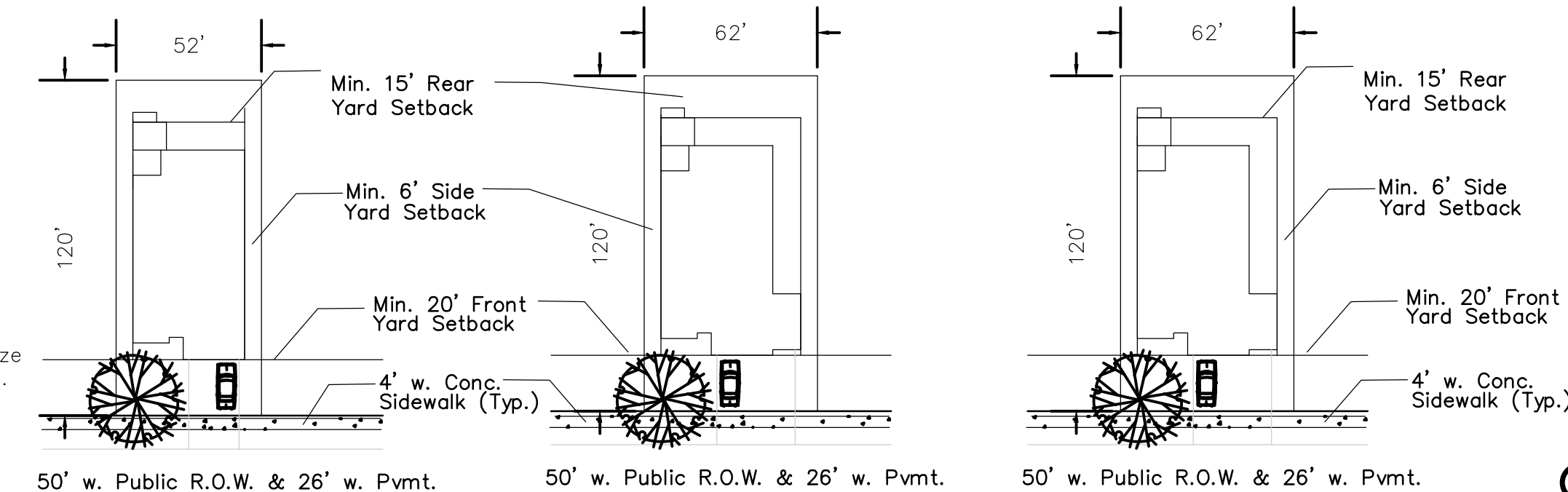
Improvement Plans THE VILLAGES AT MONTRACHET REVISED VILLAGE A

**A Tract of Land Being a Part of U.S. Survey 1669 Coalters
Addn. Pt. of Lot 10
and a Part of Section 9, Township 46 North, Range 2 East,
St. Charles, Missouri**



Location Map

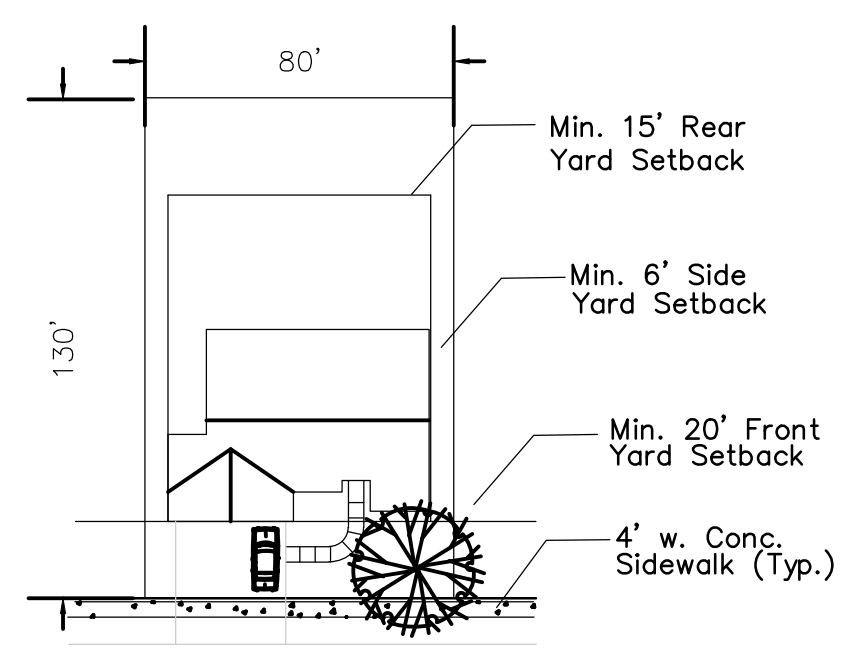
Parcel ID: 2-113A-1669-00-0002.0000000 (54.13 Acs.)
Parcel ID: 2-113A-1669-00-0001.9000000 (17.59 Acs.)



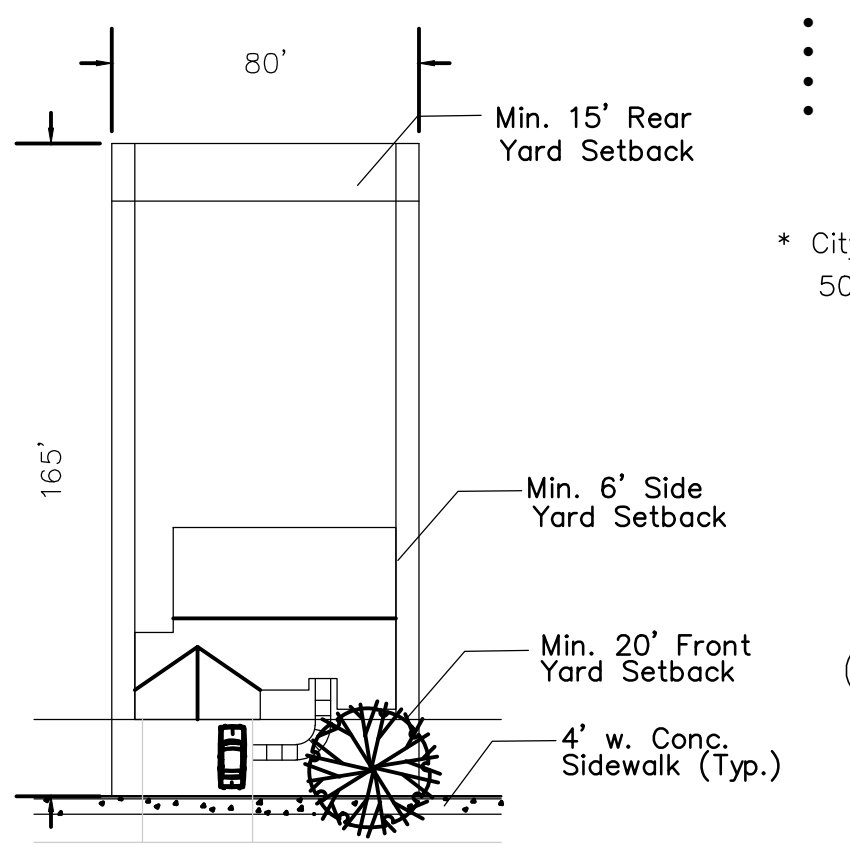
Proposed Typical Lot
The Meadows (Village A)
17 Lots

Proposed Typical Lot
The Meadows (Village A)
33 Lots

Proposed Typical Lot
The Grove (Village B)
33 Lots



Proposed Typical Lot
The Estates (Village C)
16 Lots



Proposed Typical Lot
The Reserve (Village D)
33 Lots

On October 8, 2015, the City Council approved the above referenced request.

This approval would be contingent upon the following:

- The Construction Plans shall address the Municipal Code Requirements listed.
 - The Post Office has recently made changes to their mail delivery system, in which kiosks are placed within the development. Provide Post Office approval for this proposal.
 - Due to excessive drainage from the future non-residential portion of the site into certain lots in the Twin Chimneys subdivision, a temporary berm and swale shall be installed to direct drainage into the residential area to discharge into the creek.
 - A revised traffic study will be required prior to construction plan approval of any part of the Commercial Area.
 - Consideration shall be given to the location of the proposed subdivision sign, as its current placement would prohibit signage for the future non-residential portion of the development.
 - The provided minimum lot area dimensions do not match the minimum lot width and depth provided. This shall be clarified on Construction Plans.
 - The minimum lot size for The Meadows shall be shown as 5,500 as approved on the Area Plan.
- The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:
- A detailed landscaping plan in accordance with the requirements of Chapter 402 and the conditions set forth on the Area Plan and as noted on the Final Plan shall be submitted with the construction plans.
 - All subdivision monuments, identification signage and/or directional signage shall be reviewed and approved by the Planning Division prior to installation.
 - Wetlands on the subject site shall be labeled.
 - The developer shall work with City staff on the stabilization of the discharge into the wetlands area.
 - The street measurement for the traffic calming features shall be corrected.
 - The lateral line to the existing home shall be shown as To Be Removed.
 - Bring the sanitary sewer main around the cul de sac.
 - The top and bottom elevation measurements of the retaining wall located at the Montrachet Drive cul-de-sac shall be corrected.
 - The developer shall work with City staff to determine the locations of utilities through the lots.
 - All T-Intersections shall meet ADA accessibility standards on both sides of the street.
 - During the construction plan review, a more detailed study of the creek and creek banks will be required. Creek bank setbacks and top of bank location may need to be adjusted.
 - The street measurement for the traffic calming features shall be corrected.
 - Keep the bike loop consistent and don't make it a right turn, or decal lane. As needed, restripe the bike loop infrastructure accordingly per AASHTO requirements because of the new turning movements.
 - Written approval from the appropriate school district shall be provided.
 - Provide an acceleration and deceleration lane on State Highway 364 Outer Road for the entrance drive if MODOT indicates they are warranted.
 - A 10' wide multi-use trail along Highway 364 Outer Road between Twin Chimneys Boulevard to the west and the entrance drive shall be provided when the commercial portion develops.
 - Provide an 8' wide multi-use trail along the entrance road from State Highway 364 to the roundabout.

O'FALLON CONDITIONS FOR APPROVAL

Site Information

- TOTAL SITE AREA - 71.06 Ac.
- TOTAL DISTURBED AREA - 46 Ac.
- NUMBER OF PROPOSED LOTS IS 132.
- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 48,840
- FIRM PANEL NUMBER - 29183C0240G dated Jan. 20th, 2016
- ZONE X AND ZONE X SHADED

* 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	Monday Through Sunday
June 1 through September 30	Monday Through Friday
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 OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION

BY: DATE **December 6, 2016**

PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

ESTIMATED EARTHWORK QUANTITIES

CUT:	+169,000 CUBIC YARD
FILL:	+154,000 CUBIC YARD
ADJUSTED FILL(15% SHRINKAGE FACTOR):	+169,400 CUBIC YARD
NET:	+400 CUBIC YARD (SHORT)

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF PICKETT, RAY & SILVER, INC.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS, STANDARD MANHOLES; PROCESS OR TRANSFER PIPING; ELECTRICAL OR TELEPHONE CONDUITS; BASES FOR LIGHT STANDARDS; BUILDING FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTORS RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

INDEX OF SHEETS:

01	COVER SHEET
02	PROJECT NOTES
03	MAPKEY
04-09	SITE PLAN
10-15	GRADING PLAN
16-21	WATER PLAN
22-25	STREET PROFILES
26-28	INTERSECTION WARPING
29-33	SANITARY SEWER PROFILES
34-41	STORM PROFILES
42-47	DRAINAGE AREA MAP
48-49	LANDSCAPING PLANS
50	ELECTRICAL LAYOUT
51-62	DETAILS
63	WALL PLANS*

*WALL DESIGN DONE BY OTHERS

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CITY OF O'FALLON
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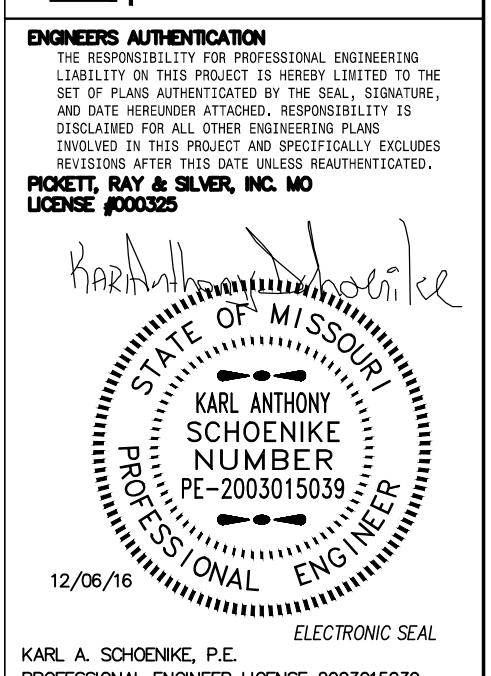
BY: DATE **December 6, 2016**

PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

**NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN
WHILE WORKING WITHIN MODOT RIGHT OF WAY LIMITS.**

PROJECT TITLE
**IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET (REVISED)**

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prsinc.com 1-800-708-3918



KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
218 Chesterfield Towne Centre
Chesterfield, Missouri 63005
Phone: 636-550-6900

P+Z No. 15-15.01

City No. 15-742-SP

Page No. 1 of 63
COVER SHEET

CITY OF O'FALLON REVISED MONTRACHET DRIVE 12/06/2016

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