

A SET OF IMPROVEMENT PLANS FOR: THE VILLAS AT ARAGON

Lombardo
H · O · M · E · S

4 RESEARCH PARK DRIVE, SUITE 130
ST. CHARLES, MO 63304
PHONE: (636) 265-2710

VOLZ Incorporated
ENGINEERING
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONSTRUCTION MANAGEMENT

10849 INDIAN HEAD INDUSTRIAL BOULEVARD
ST. LOUIS, MISSOURI 63132
PHONE: (314) 890-1200

spire

6400 GRAHAM ROAD
ST. LOUIS, MO 63134
PHONE: (314) 522-2297

FORT ZUMWALT
R-II SCHOOL DISTRICT

555 EAST TERRA LANE
O'FALLON, MISSOURI 63366
PHONE: (636) 240-2072

CenturyLink

1151 CENTURY TEL DRIVE
WENTZVILLE, MISSOURI 63385
PHONE: (636) 332-7261

O'FALLON
FIRE PROTECTION DISTRICT

111 LAURA K DRIVE
O'FALLON, MISSOURI 63366
PHONE: (636) 272-3493



LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF SECTION 27, AND PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 47 NORTH, RANGE 5 EAST, ST. CHARLES COUNTY, MISSOURI

BENCHMARKS

PROJECT - NGS BENCHMARK CONTINUOUSLY OPERATING REFERENCE STATION (CORS) ID MOOF: ELEVATION = 497.01' (NAVD88 OBSERVED)

THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL-TIME KINEMATIC NETWORK PUBLISHED AND MAINTAINED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MODOT RTK) USING PUBLISHED BASE STATION "MOOF" AND OBSERVING THE SITE BENCHMARKS. CORS STATION MOOF (PID OF DM4688) HAVING PUBLISHED MISSOURI STATE PLANE (EAST ZONE) 2011 COORDINATE VALUES OF NORTH (Y) = 324131.153 METERS AND EAST (X) = 232983.488 METERS AND AN ELLIPSOID HEIGHT OF 497.01 (NAVD88 OBSERVED).

SITE BENCHMARK #1 - CUT CROSS - ELEVATION = 544.44 FEET (NAVD88)

CUT CROSS LOCATED ON THE SOUTH EDGE OF CONCRETE PAVEMENT OF DRENNEN PARKWAY APPROXIMATELY 14 FEET EAST OF THE EAST END OF CURB AT ENTRANCE TO 810 DRENNEN PARKWAY AND BEING 15.5 FEET NORTHEAST OF A SANITARY MANHOLE AND 18 FEET NORTH OF POWER POLE.

SITE BENCHMARK #2 - SPIKE - ELEVATION = 509.10 FEET (NAVD88)

FOUND RR SPIKE IN THE SOUTH FACE OF POWER POLE LOCATED 25 FEET NORTH OF CENTERLINE OF VETERANS MEMORIAL PARKWAY AND APPROXIMATELY 245 FEET WEST OF CENTERLINE OF GALAXY DRIVE.

THE AREA OF THIS DEVELOPMENT IS 22.00 AC
THE AREA OF LAND DISTURBANCE IS 19.34 AC
NUMBER OF PROPOSED UNITS IS 98

DISCLAIMER:
VOLZ 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. VOLZ INC. HAS NO RESPONSIBILITY TO VERIFY THE FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER AND CONTRACTOR.



100 NORTH MAIN STREET
O'FALLON, MISSOURI 63366
PHONE: (636) 240-2000



P.O. BOX 790098
ST. LOUIS, MISSOURI 63179-0098
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CONDITIONS OF APPROVAL FROM PLANNING AND ZONING



100 NORTH MAIN STREET
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636.240.2000
FACSIMILE 636.978.4144
www.ofallon.mo.us

July 2, 2021

Doug Nance
Lombardo Homes
2299 Technology Drive, Suite 150
O'Fallon, MO 63368

RE: (21-002817) Request for Consideration and Motion for Action on a Site Plan for Villas at Aragon - Tristone, property owner - Lombardo Homes, contract purchaser- proposed use: multi-family development (Ward 1)

Dear Mr. Nance:

On July 1, 2021, the Planning and Zoning Commission approved the above referenced request.

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

- Remove the right-of-way lines from the plan. These are private drive aisles and do not have right-of-way.
- Review the mailbox configuration with staff. It is unclear if all mailboxes are accessible by sidewalk.
- Provide a landscaping plan. Provide a landscape buffer along Veterans Memorial Parkway. It is unclear if there are existing trees in this area. Provide a landscaping buffer along Drennen Parkway.
- Provide photometric lighting plans.
- Remove the eastern retaining wall from the creekbank setback or provide an offsite grading easement.
- Staff is concerned over the configuration of Lot 6. There is no direct entrance from Drive A without potential future customers driving through a portion of Lot A. In addition, the lot line is over the underground detention. Work with staff to revise.
- The entrance drive shall be built to commercial standard up to where the future commercial lot will be accessed.
- Provide top and bottom wall elevations.
- Provide a separate Private Street on the street sign at VMP.
- There is a Wastewater Industrial Pre-treatment form that needs to be filled out and submitted to the sewer department, as required as part of this development. Please visit the O'Fallon Sewer website to download the form. Further instructions on where the form is submitted to is on the form.
- Developer shall be required to make improvements to Veterans Memorial Parkway, along the frontage of the property and up to the centerline of Veterans Memorial Parkway (VMP). Improvements should include the construction of a wider roadway with shoulder similar to the typical pavement section for VMP that exist to the east of this development (approximately 27' wide pavement from center line; the actual distance to be finalized at a future date). Additionally, the Developer shall construct acceleration/deceleration lanes and to provide a left turn lane for eastbound VMP traffic to use when making a left turn into the property's main entrance. This has not been shown and may affect the configuration of the proposed development.
- Label all building setback lines.
- Units 81-98 shall not be constructed until the improvements to Veterans Memorial Parkway have been completed.
- Utilities shall be extended to the future commercial lot and it shall be pad ready for development.
- Provide approvals from the fire district and school district. Staff is concerned that the cul-de-sac configurations may not be approved by the school district and may require redesign.
- Since there is no right-of-way, staff recommends the developer review moving sidewalks closer to the curb, as this may help pedestrians navigate around parked vehicles.
- In accordance with City Code Section 400.298:
 - the operator of the multi-family development shall provide a full-time representative to operate and maintain the development.
 - The proposed lighting must meet the principals of Crime Free Housing per City Code.
 - Surveillance cameras are required. Please provide information on what is being proposed.
- Provide additional details regarding building materials and overall building height.
- The developer shall submit a rezoning application to zone the future commercial lot with a commercial zoning designation.

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, Public Works, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.

* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER 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 OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Jason Creech* DATE: 10/18/2022
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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Lombardo
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RYAN L. HOLMES
Professional Engineer
PE-2017018988

THE VILLAS AT ARAGON
VETERANS MEMORIAL PARKWAY
O'FALLON, MO 63366

COVER SHEET

Design By: R/L
Drawn By: R/L
Checked By: R/L

Permit ID: 21-002817-00-0001-10
Permit No. GR22-00001
Vote Project # 22649

10-12-22
C01