

IMPROVEMENT PLANS

VILLAS AT FALLON PARK

PART OF SECTION 9 AND US SURVEY 67

T.46 N, R.3 E ST. CHARLES COUNTY, MO

DEVELOPMENT NOTES

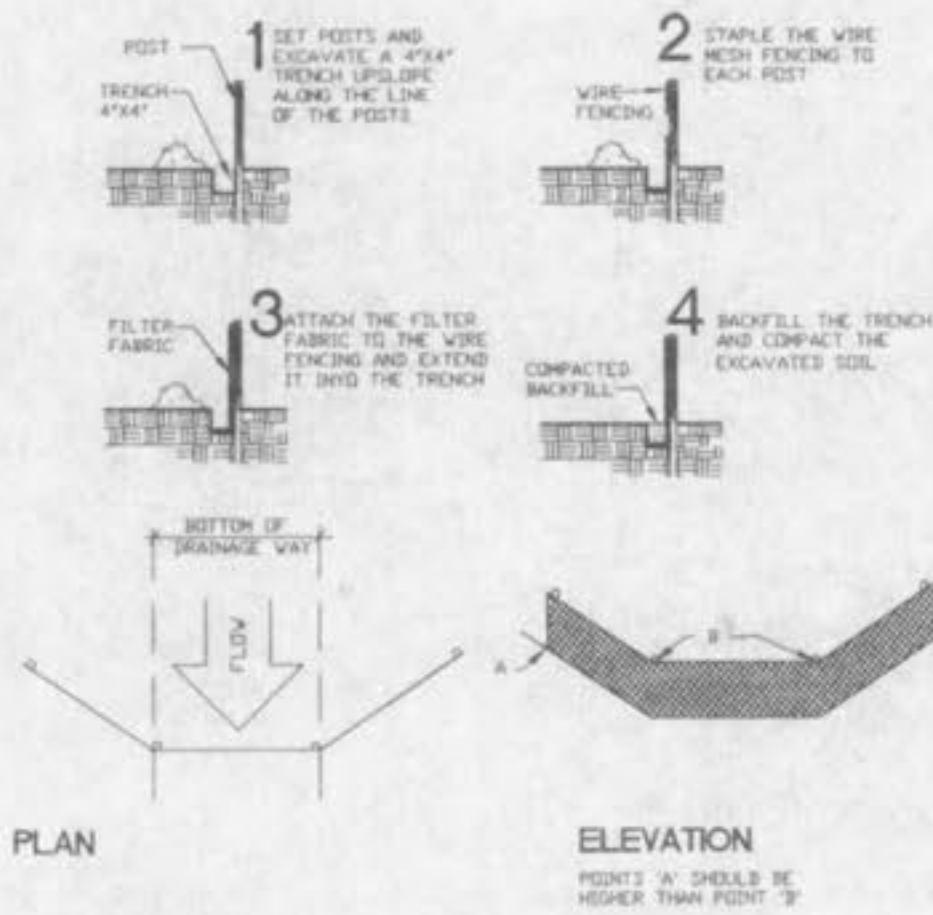
1. GROSS ACREAGE OF TRACT: 6.16 ACRES
2. PRESENT ZONING CLASSIFICATION: "R 3- P.U.D."
3. PROPOSED USE: SINGLE FAMILY RESIDENTIAL ATTACHED - 22 LOTS (TWO & THREE BEDROOM)
4. THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES:
 WATER: ST. CHARLES CO. WATER DIST. #2
 SANITARY SEWER: DUCKETT CREEK
 ELECTRIC: AMEREN U.E.
 GAS: ST. CHARLES GAS COMPANY
 TELEPHONE: CENTURYTEL TELEPHONE COMPANY
 NOTE: THESE UTILITIES TO BE LOCATED UNDERGROUND
5. THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
 O'FALLON FIRE PROTECTION DISTRICT
 FT. ZUMWALT SCHOOL DISTRICT
6. THE PROPOSED HEIGHT AND LOT AREA REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 0 FEET
 MINIMUM DISTANCE BETWEEN BUILDINGS: 12 FEET
 MINIMUM REAR YARD: 25 FEET
 MINIMUM LOT AREA: 5,000 SQUARE FEET
 MAXIMUM HEIGHT OF DWELLING: 3 STORIES
7. ALL STREETS SHOWN ARE PROPOSED TO BE PUBLIC STREETS; BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF O'FALLON STANDARDS; AND BE DEDICATED TO THE CITY FOR MAINTENANCE AFTER CONSTRUCTION, INSPECTION AND APPROVAL.
8. THIS PROPERTY IS TRIBUTARY TO EAST BRANCH-TRIBUTARY B. THE FLOODWAY AND FLOODWAY FRINGE AREAS, PER FLOOD INSURANCE RATE MAP 29183C0239 E, DATED 2 AUGUST 1996, IS AS SHOWN ON THIS PLAN. NO ENCRoACHMENT INTO THE FLOODWAY IS PROPOSED.
9. STORMWATER RUNOFF FROM THIS PROPERTY SHALL BE ATTENUATED IN ACCORDANCE WITH THE CITY OF O'FALLON REQUIREMENTS.
10. TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR EACH DWELLING UNIT.
11. THE PRESENT OWNER IS: KAPLAN LUMBER & LEONARD KAPLAN, TRUSTEE
 5140 N. SERVICE RD.
 ST. PETERS, MISSOURI 63376
12. EACH LOT IN THIS SUBDIVISION SHALL HAVE A MINIMUM OF ONE (1) TREE PLANTED. LOTS HAVING FRONTAGE ON MORE THAN ONE STREET, SHALL HAVE A MINIMUM OF ONE (1) TREE PLANTED FOR EACH STREET. EACH SUCH TREE SHALL BE AT LEAST TWO INCHES IN CALIPER, BE LOCATED IN THE STREET RIGHT-OF-WAY, BE PLACED IN ACCORDANCE WITH THE CITY STANDARDS FOR SAME, AND BE OF A SPECIES TYPE PERMITTED BY THE CITY'S "STREET TREE GUIDE." FOR THIS PROJECT, THE REQUIRED NUMBER OF STREET TREES IS 24 TREES.
13. EXISTING TREES, AS SHOWN IN COMMON GROUND, SHALL REMAIN EXCEPT FOR THE TREE REMOVAL REQUIRED FOR CONSTRUCTION OF THE SANITARY SEWER LINE. TREE PRESERVATION CALCULATIONS WILL BE PROVIDED ON CONSTRUCTION PLANS.
14. CITY APPROVAL OF THE CONSTRUCTION SITE PLANS DOES NOT MEAN THAT SINGLE FAMILY AND TWO FAMILY DWELLING UNITS CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODE.
15. THE DEVELOPER MUST SUPPLY THE CITY CONSTRUCTION INSPECTOR WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
16. SIDEWALKS, CURB RAMP, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.

NOTE: THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER AND/OR THE CITY OF O'FALLON AND MODOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND THE CITY OF O'FALLON AND /OR MODOT.

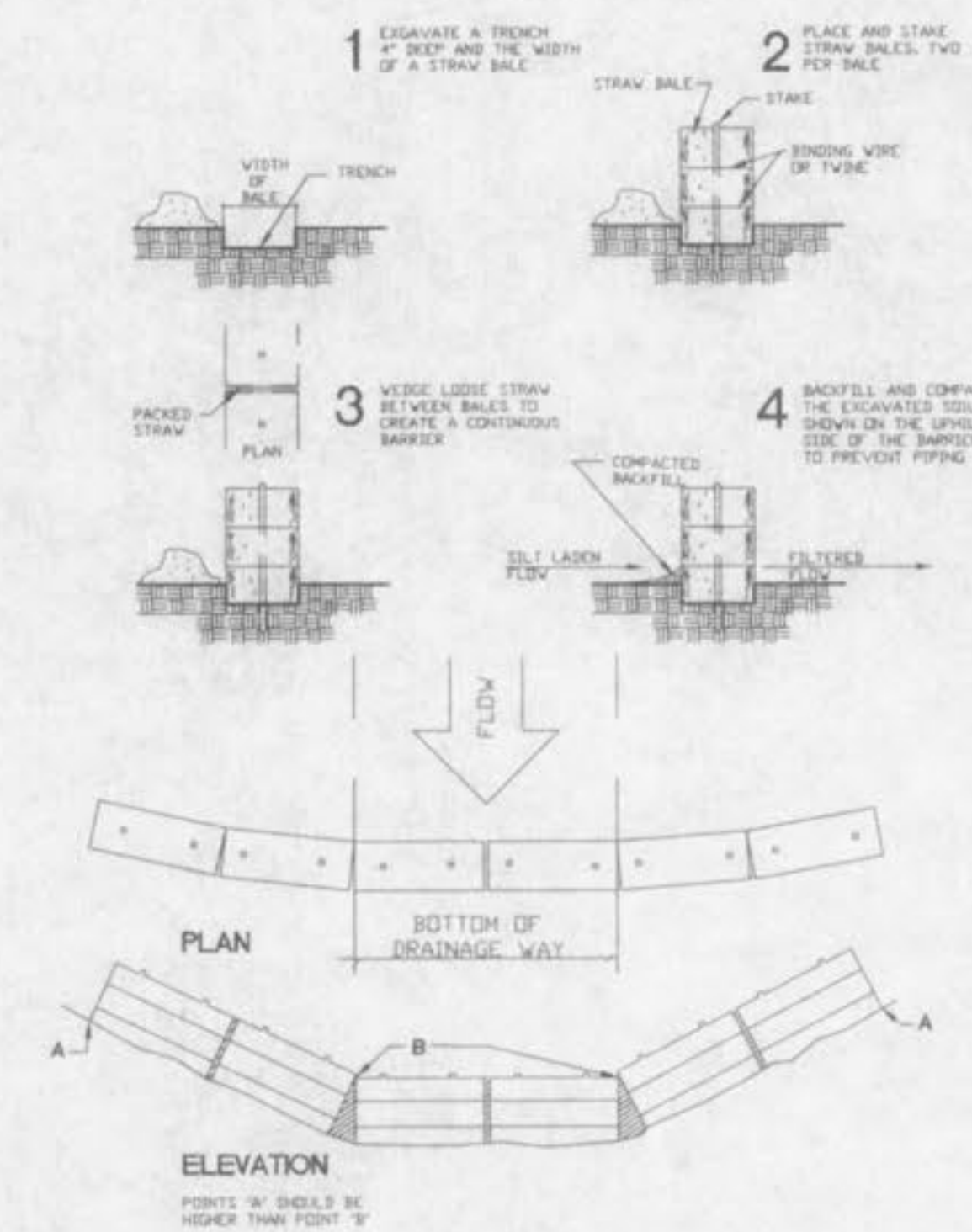
SYNTHETIC FILTER BARRIERS FOR URBAN DEVELOPMENT SITES APPENDIX D

MAINTENANCE

1. Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
2. Should the fabric decompose or become ineffective prior to the end of the expected useful life and the barrier still be necessary, the fabric shall be replaced promptly.
3. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
4. Any sediment deposits remaining in place after the six (6) month or filter barrier is no longer required shall be disposed to conform with the existing grade, prepared and seeded.



STRAW BALE BARRIERS FOR URBAN DEVELOPMENT SITES APPENDIX C



VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES APPENDIX A

SEEDING RATES:

Permanent:
 Tall Fescue - 20 lbs./ac.
 Smooth Brome - 20 lbs./ac.
 Combined Fescue/Brome - 20 lbs./ac. and 20 lbs./ac.

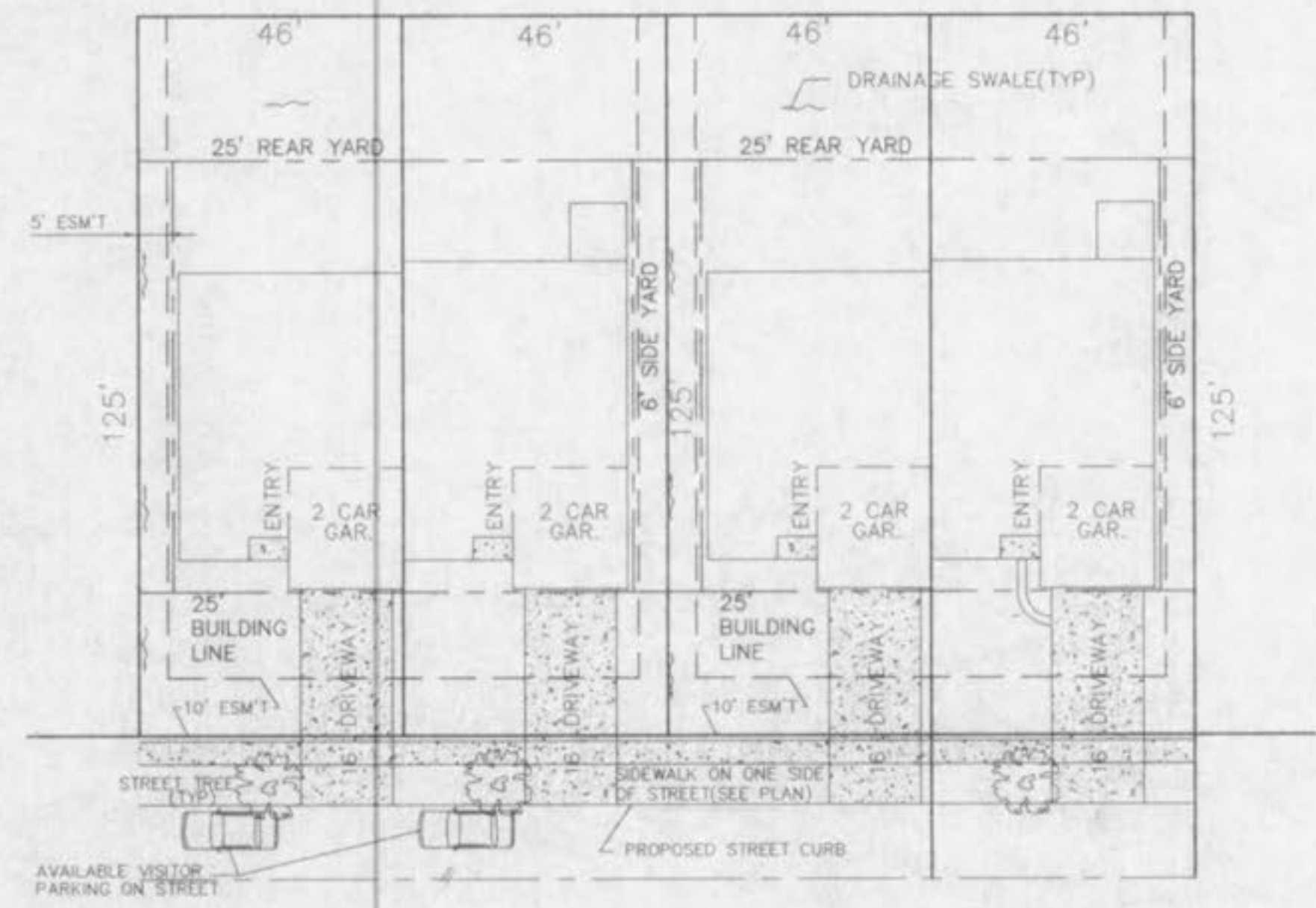
Temporary:
 Wheat or Rye - 100 lbs./ac./125 lbs. per 1000 sq. ft.
 Oats - 100 lbs./ac./125 lbs. per 1000 sq. ft.

SEEDING PERIODS:
 Fescue or Brome: March 1 to June 1
 August 1 to October 1
 Wheat or Rye: March 15 to November 1
 Oats: March 15 to September 15

FERTILIZER RATES: Nitrogen: 30 lbs./ac.
 Phosphate: 30 lbs./ac.
 Potassium: 20 lbs./ac.
 Lime: 600 lbs./ac. @ 80%
 *MOR = effective neutralizing material as per State evaluation of quarried rock.

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TYPICAL LOT

8/15/03
 APPROVED as Noted
 [Signature]

Dsw 8-4-03
 Indicate how maintenance of retaining wall will be addressed. Provide cross section.
 RECEIVED JUL 31 2003
 ENGINEERING CONSULTANT



| | | |
|---|------------|-------------------------|
| 7/22/03 | 1 | CITY & DUCKETT COMMENTS |
| 6/24/03 | 1 | CITY & DUCKETT COMMENTS |
| DATE: | NO.: | REVISION: |
| MUSLER ENGINEERING COMPANY | | |
| CIVIL ENGINEERING - PLANNING - LAND SURVEYING | | |
| 32 Portwest Court, St. Charles Missouri 63303 | | |
| Telephone: (636) 916-0444 | | |
| DATE: | DRAWN: | CHECKED: |
| 03/21/03 | JON | RSM |
| PROJECT NO.: | SHEET NO.: | |
| 02-695 | 1 | |