

# A SET OF CONSTRUCTION PLANS FOR THE VILLAS AT KEATON WOODS

THREE TRACTS OF LAND BEING PART OF  
 LOT 1 AND LOT 2 OF "THE OLD DARDENNE TRACT" AND ALL OF ADJUSTED PARCEL 1 OF  
 "KEATON CORPORATE PARK PLAT 3 BOUNDARY ADJUSTMENT PART OF LOT 6 ADJUSTED"  
 PLAT BOOK 48, PAGES 102-103  
 WITHIN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST  
 OF THE FIFTH PRINCIPAL MERIDIAN,  
 CITY OF O'FALLON,  
 ST. CHARLES COUNTY, MISSOURI

## DEVELOPMENT NOTES

- Existing Zoning: R-2, Two Family Residential (City of O'Fallon)
- Proposed Uses: Attached and Detached Villas
- Number of Lots Proposed: 66 Lots (50 units detached, 16 units attached)  
 Board of Adjustment Variance BA-V-15-14 allows 80% of units to be detached.
- Property Owners:  
 Faith Chapel Assembly of God, Inc.  
 6747 Keats Road  
 O'Fallon, MO 63368  
 Mary Beth Rolwes Revocable Living Trust  
 13100 Manchester Road, Suite 65  
 St. Louis, MO 63161
- Per Flood Insurance Rate Map Panel Number 29183C04300 Dated January 20, 2016, this site is partially Zoned X, described as areas outside the 500-year floodplain and partially Zoned AE, described as areas with Base flood elevations determined.
- All streets are to be public and constructed per St. Charles County specifications except as modified by City of O'Fallon.
- Topographic information is per aerial topography by Surdex Corporation on U.S.G.S. Datum.
- Boundary information is per survey as compiled by Box Engineering during June, 2016.
- One tree shall be planted for every lot. Two trees for corner lots. Tree placement shall be per Section 402 of the City Code.
- All homes shall have a minimum of 2 off-street parking places with 2-car garages.
- The developer shall comply with current Tree Preservation Ordinance Number 1689 and provide landscaping as set forth in Article 23 of the City of O'Fallon Zoning Ordinances.
- Additional lighting may be required by the City of O'Fallon.
- Detention for this development to be provided by the basin within the common ground area. Detention requirements shall be for the 100year/20 minute storm and shall be provided with the initial phase of the development.
- All existing creeks, streams, and drainage swales will have an associated storm water easement that will be provided on the Record Plat.
- All new utilities will be located underground.
- A ten (10) foot wide general utility easement is required along all public right-of-ways.
- Street trees requirements:  
 1 Tree per lot, 2 Trees per corner lot  
 67 Lots = 67 Trees  
 3 Corner Lots = 3 Trees  
 Total Trees Required = 70  
 Total Trees Provided = 70
- Density Calculations:  
 Total Site = 23.23 Acres  
 Right-of-way = 3.08 Acres  
 Common Ground = 6.63 Acres  
 Lots = 13.52 Acres
- Minimum floor elevation for any unit will be 509.0 and flood elevation is 495.0.
- Sanitary sewers deeper than 10 feet to the pavement edge or the pavement is within the 1:1 shear plane of the trench will require granular backfill within the trench.
- All retaining walls will have 15 foot easement at base and an easement to cover backfill area for maintenance.
- Retaining wall within right-of-way will require City Engineer approval prior to construction.
- Lots/homes will be served by public water system approved by P.W.S.D. No. 2.
- Public Water Supply District #2 requires 1 week notice before construction begins.
- All water mains, valves, fittings, hydrants, and related items are to be installed in accordance with the current P.W.S.D. No. 2 of St. Charles County Guidelines and Specifications as approved by MoDNR Review No. 6050805-13.
- Street lights will be private, controlled and maintained by the Home Owners Association.

## Utility Contacts

### Sanitary Sewers

Duckett Creek Sanitary District  
 3550 Highway K  
 O'Fallon, MO. 63368  
 636-441-1244

### Water

Public Water Supply District No. 2  
 P.O. Box 967  
 O'Fallon, MO. 63366  
 636-561-3737 Ext. 131

### Storm Sewer

City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 636-281-2858

### Electric

Ameren UE  
 200 Callahan Road  
 Wentzville, MO. 63385  
 636-639-8312

### Gas

Laclede Gas Company  
 6400 Graham Road  
 St. Louis, MO. 63134  
 314-522-2297

### Telephone

Telephone  
 AT&T  
 402 North Third Street  
 St. Charles, MO 63301

### Fire District

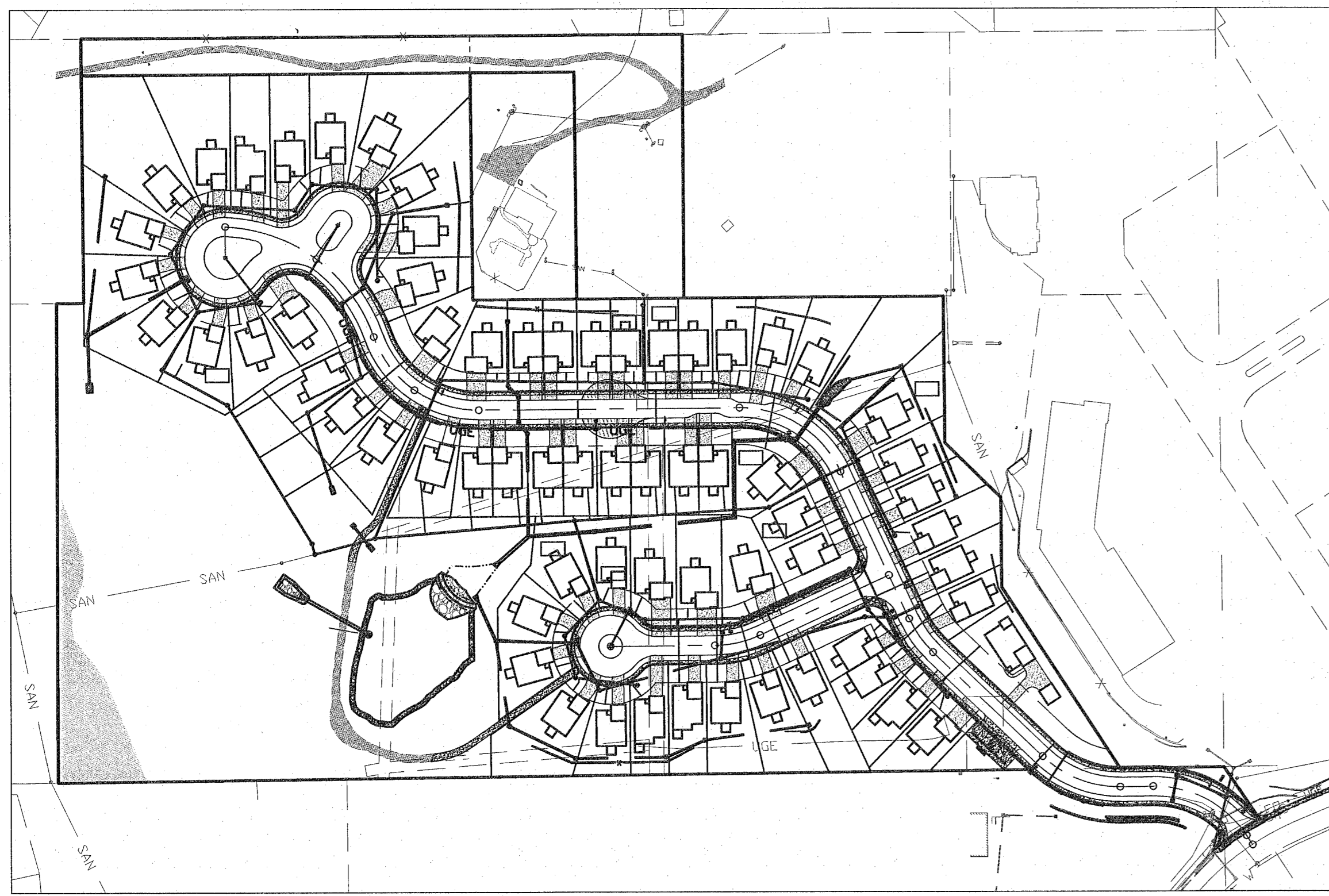
Cottleville Fire Protection District  
 1385 Motherhead Rd.  
 St. Charles, MO. 63304  
 636-447-6655

### Cable TV

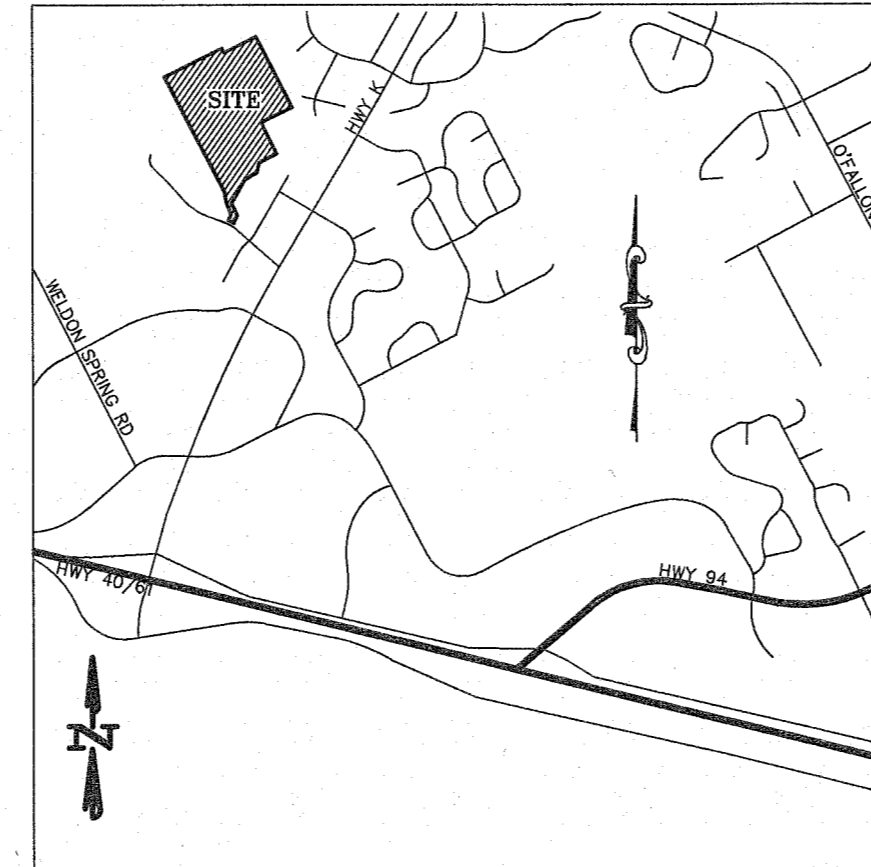
Charter Communications  
 941 Charter Commons  
 Town & Country, MO 63017  
 1-888-438-2427

### School District

Francis Howell School District  
 4545 Central School Road  
 St. Charles, MO 63304  
 636-851-4000



Plan View



Locator Map

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## Benchmarks Project

**BENCHMARK**  
 REFERENCE BENCHMARK F-149 PJD0547 - ELEVATION 542.80 (DATUM NAVD83)  
 DESCRIBED IN 2003 BY NGS AS BEING LOCATED IN THE CITY OF O'FALLON, MO  
 APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MI EAST OF  
 WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER. TO REACH THE  
 STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER CR-KSR-AM (MAIN STREET), GO  
 NORTH 0.6 MI ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER  
 OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE STATION IS A  
 STANDARD CGS DISK STAMPED-F 149 1935-AND SET IN A 4-INCH SQUARE CONCRETE  
 MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF  
 THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST  
 OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE NORFOLK AND SOUTHERN  
 RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST  
 OF A LIGHT STANDARD

**BENCHMARK**  
 SANITARY MANHOLE - ELEVATION 538.86  
 LOCATED NEAR THE SOUTHERN CORNER OF THE SUBJECT PROPERTY, APPROXIMATELY 14  
 FEET NORTHEAST OF A CURB INLET, 27 FEET SOUTHWEST OF AN ELECTRIC TRANSFORMER,  
 AND 28 FEET WEST OF A CABLE TV BOX.

## Site

### VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

**SEEDING RATES:**  
**PERMANENT:**  
 Tall Fescue - 150 lbs./ac.  
 Smooth Bromes - 100 lbs./ac.  
 Combined - Fescue @ 75 lbs./ac. AND Bromes @ 50 lbs./ac.  
**TEMPORARY:**  
 Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)  
 Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)  
**SEEDING PERIODS:**  
 Fescue or Bromes - March 1 to June 1  
 August 1 to October 1  
 Wheat or Rye - March 15 to November 1  
 Oats - March 15 to September 15  
**MULCH RATES:**  
 100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)  
**FERTILIZER RATES:**  
 Nitrogen 30 lbs./ac.  
 Phosphate 30 lbs./ac.  
 Potassium 30 lbs./ac.  
 Lime 600 lbs./ac. ENM\*  
 \* ENM = effective neutralizing material as per State evaluation of quarried rock.

## Legend

4000	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	GUY WIRE
EP	END PIPE	LIGHT STANDARD
CP	CONCRETE PIPE	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	WATER METER
CMP	CORRUGATED METAL PIPE	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
.....	SLOPE LIMITS	TREE
---	DRAINAGE SWALE	
---STM---	EXISTING STORM SEWER	
---SAN---	EXISTING SANITARY SEWER	
---W---	EXISTING WATER LINE	
---FO---	EXISTING FIBER OPTIC LINE	
---GAS---	EXISTING GAS LINE	
---	EXISTING UNDERGROUND ELECTRIC	
---OHW---	EXISTING OVERHEAD ELECTRIC	
---	EXISTING CABLE TV LINE	
---	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
---X---	FENCE LINE	
---	SAWCUT LINE	

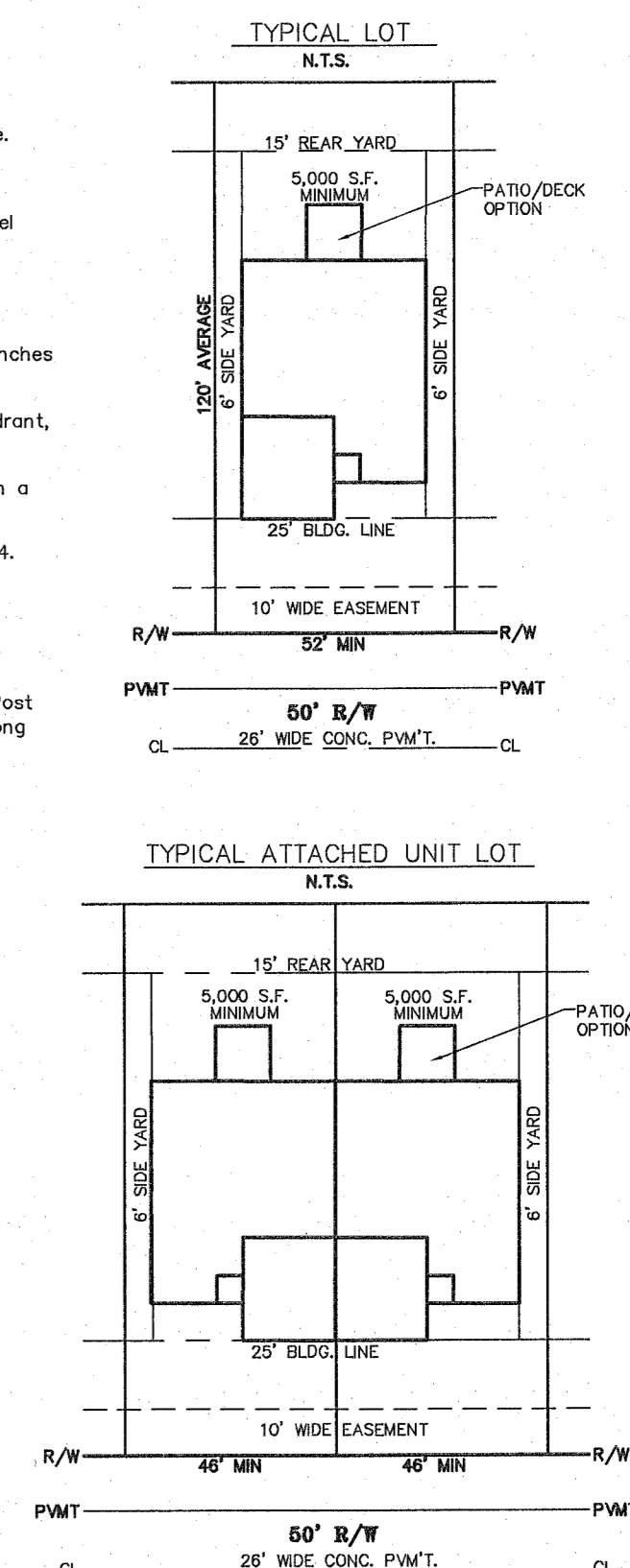
## COTTEVILLE FIRE PROTECTION DISTRICT NOTES:

- The minimum required fire flow from the fire hydrant shall be in accordance with Section B105 of the 2009 International Fire Code.
- A permit will be required through the Cottleville Fire Department for the installation of the private fire service mains.
- Each fire hydrant shall not have less than two 2-1/2 inch outlets and one 4-1/2 inch outlet, a 5-1/4 inch valve, a 6 inch borel and shall be of the breakaway design, front free with chain, left hand open design and have national standard threads.
- Fire hydrant shall be provided with a control valve in the hydrant connection such that the hydrant can be removed from service without shutting off water supply to other fire hydrants.
- In setting hydrants, due regard shall be given to final grade line. The center of a hose nozzle outlet shall not be less than (18) inches above grade and the outlets must face the street or access drive.
- There shall be no obstruction, i.e. planting, bushes, trees, signs, light standards, mailboxes, etc. within six (6) feet of any fire hydrant, and/or fire department connection to an automatic sprinkler system.
- A fire hydrant is required to be within 150 feet of a fire department connection to an automatic fire suppression systems, if such a system is required or installed.
- All tees, plugs, bends and hydrant branches shall be restrained against movement in accordance with Section 8-6 of the NFPA 24.
- The flushing and testing of the underground piping, etc. shall comply with Chapter 9 of NFPA 24 and shall be witnessed by a representative from the Cottleville Fire Protection District.
- Underground piping for private fire service mains shall be listed for fire protection service and shall comply with AWWA standards.
- A control valve shall be provided at the connection from the private fire service main to the building. Valves shall be either a Post Indicator Valve (Section 3-3 of NFPA 24) Valves in Fits (Section 3-4), or a listed non-indicating valve with approved roadway box, along with this valve a T-wrench shall be provided in a clearly identified and readily accessible location of the premises.
- Identification signs shall be provided at each valve for private fire service mains to indicate its function and what it controls.

## CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

- Due to development on Keaton Corporate Parkway, traffic volume will necessitate a turn lane off of Highway K. Property owners have contributed to the fund for the lane construction as the properties have developed in the past. This development shall contribute to the Highway K acceleration/exit lane as agreed to by City Staff.
- Provide sidewalk from the entrance to Keaton Crossing Blvd.
- Any structure on Lot 1 shall meet City setback requirements.
- The Municipal Codes listed in this report shall be met before Construction Plan approval.
- Provide sidewalk and mailbox kiosk.

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: DATE **January 16, 2019**  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN



PROJECT TITLE:  
**THE VILLAS AT KEATON WOODS**  
 Box Project # 15-16469 Issue Date: 03/25/2016

**ENGINEERING PLANNING SURVEYING**  
 221 Pant West Blvd.  
 St. Charles, MO 63301  
 636-828-5552  
 FAX 636-828-1718

DISCLAIMER OF RESPONSIBILITY  
 I hereby specify that the documents intended to be authorized 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.

STATE OF MISSOURI  
 CLIFFORD L. HEITMANN  
 NUMBER E-29817  
 PROFESSIONAL ENGINEER  
 Civil Engineering  
 E29817

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 Engineering Authority No. 000655  
 Surveying Authority No. 000144  
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**REVISIONS**

12/19/16	P.W.S.D.#2, COTTEVILLE
01/05/17	P.W.S.D.#2 COMMENTS
02/20/17	CITY COMMENTS
03/17/17	CITY COMMENTS
09/20/18	CITY COMMENTS
11/06/18	CITY COMMENTS
12/14/18	CITY COMMENTS
12/28/18	CITY COMMENTS

Developer / Owner:  
**Bridgewater Communities, Inc.**  
 P.O. Box 4607  
 Chesterfield, Missouri 63005  
 636-294-6020

**COVER SHEET**

P+Z No. 18-003986  
 June 7, 2018  
 City No. 18-009384  
 Permit #RSP18-000006  
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