

# IMPROVEMENT PLANS FOR WABASH WOODS PHASE TWO

NORTH HALF OF NORTHEAST QUARTER SECTION 28, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

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LOCATION MAP  
N.T.S.

### GENERAL NOTES:

- GROSS ACREAGE OF SUBJECT TRACT (TOTAL MUTDD AREA): 20.01 ACRES
- CURRENT ZONING OF SUBJECT TRACT: I-1 LIGHT INDUSTRIAL
- PROPOSED ZONING: MUTDD MIXED USE TRADITIONAL DEVELOPMENT DISTRICT
- PROPOSED DEVELOPMENT OF SUBJECT TRACT:
  - NON-RESIDENTIAL TRACT: 6.25 ACRES
  - To be developed with Commercial Uses, Exact land use to be determined at a later date and subject to the formal approval by the City of O'Fallon.
  - RESIDENTIAL TRACT: 13.76 ACRES
  - To be developed with a total of 41 lots
- RESIDENTIAL vs. NON RESIDENTIAL LAND USE CALCULATIONS
 

MINIMUM LAND USE ALLOWED =	20.00%
COMMERCIAL LAND USE: 6.25/20.01*100=	31.23%
RESIDENTIAL LAND USE: 13.76/20.01*100=	68.77%

Residential land uses in an institutional setting, such as group homes, convalescent homes, rehabilitation centers, limited care facilities, convents, monasteries and similar land uses, shall not be permitted to be calculated towards the minimum twenty (20) percent land area requirement for residential or non-residential uses outlined above.
- RESIDENTIAL DENSITY PORTION ON SUBJECT TRACT: 13.76 ACRES
 

GROSS AREA OF RESIDENTIAL PORTION ON SUBJECT TRACT:	13.76 ACRES
DEDUCTION OF PROPOSED STREET ROW:	2.47 ACRES
NET AREA:	11.29 ACRES
- OVERALL DENSITY:
 

3.05 UNITS/ACRE (GROSS)
3.72 UNITS/ACRE (MINUS ROW)
3.69 ACRES
- TOTAL AREA OF COMMON GROUND:
- RECORD OWNER OF SUBJECT TRACT: KAPLAN DEVELOPMENT  
PO Box 340  
ST. PETERS, MO 63376
- PERTINENT DATA:
 

SCHOOL DISTRICT:	FORT ZUMWALT SCHOOL DISTRICT
WATER DISTRICT:	CITY OF O'FALLON
FIRE DISTRICT:	O'FALLON FIRE DISTRICT
SEWER DISTRICT:	CITY OF O'FALLON
GAS COMPANY:	LACLEDE GAS COMPANY
ELECTRIC SERVICE:	CUIVRE RIVER ELECTRIC COMPANY
PHONE SERVICE:	CENTURYTEL
- PER FIRM FLOOD INSURANCE RATE MAP 291830241G PRELIMINARY DATED SEPTEMBER 30, 2010 A PORTION OF THE SUBJECT SITE IS LOCATED WITHIN THE SHADED ZONE X, WHICH IS AN AREA OF 500 YEAR FLOOD OR AREAS OF 100 YEAR FLOOD WITH AN AVERAGE DEPTH OF LESS THAN 1 FOOT OF WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
- TOTAL NUMBER OF PARKING SPACES REQUIRED: MINIMUM OF TWO (2) SPACES PER DWELLING UNIT  
41 LOTS \* 2 = 82 SPACES REQUIRED
- TOTAL NUMBER OF PARKING SPACES PROVIDED: MINIMUM OF TWO (2) ENCLOSED GARAGE SPACES PER UNIT  
13. ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON. ALL DRIVEWAYS ACCESS SHALL BE FROM INTERNAL STREETS ONLY.
- ALL SANITARY SEWERS SHALL BE CONSTRUCTED TO THE SPECIFICATIONS OF THE CITY OF O'FALLON.
- THE LAYOUT OF THE SANITARY AND STORM SEWERS SHOWN ON THIS PLAT IS PRELIMINARY ONLY. FINAL LOCATIONS AND DESIGN WILL BE SHOWN ON DETAILED IMPROVEMENT PLANS TO BE APPROVED BY THE CITY PRIOR TO RECORDATION OF THE RECORD PLAT. 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 STORM WATER RUNOFF AND SILTATION CONTROL WILL BE PER CITY OF O'FALLON STANDARDS.
- STREET TREES, LANDSCAPING IN 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 AND PERMITTING PROCESS.
- DEVELOPER WILL COMPLY WITH THE REQUIREMENTS OF ARTICLE XIII PERFORMANCE STANDARDS OF THE CITY OF O'FALLON ZONING CODE.
- PROPOSED DEVELOPMENT DOES NOT COMPLY WITH FUTURE LAND USE DESIGNATION OF THE CITY OF O'FALLON COMPREHENSIVE PLAN. A FUTURE LAND USE MAP AMENDMENT MUST BE REVIEWED AND APPROVED BY THE COMMISSION.
- ACTUAL BUILDING PAD FOOTPRINT AND DRIVEWAY WIDTH AND CONFIGURATION MAY VARY FROM THE TYPICAL LOT DETAIL BASED ON FINAL PURCHASER PREFERENCES.
- TREE PRESERVATIONS CALCULATIONS:
 

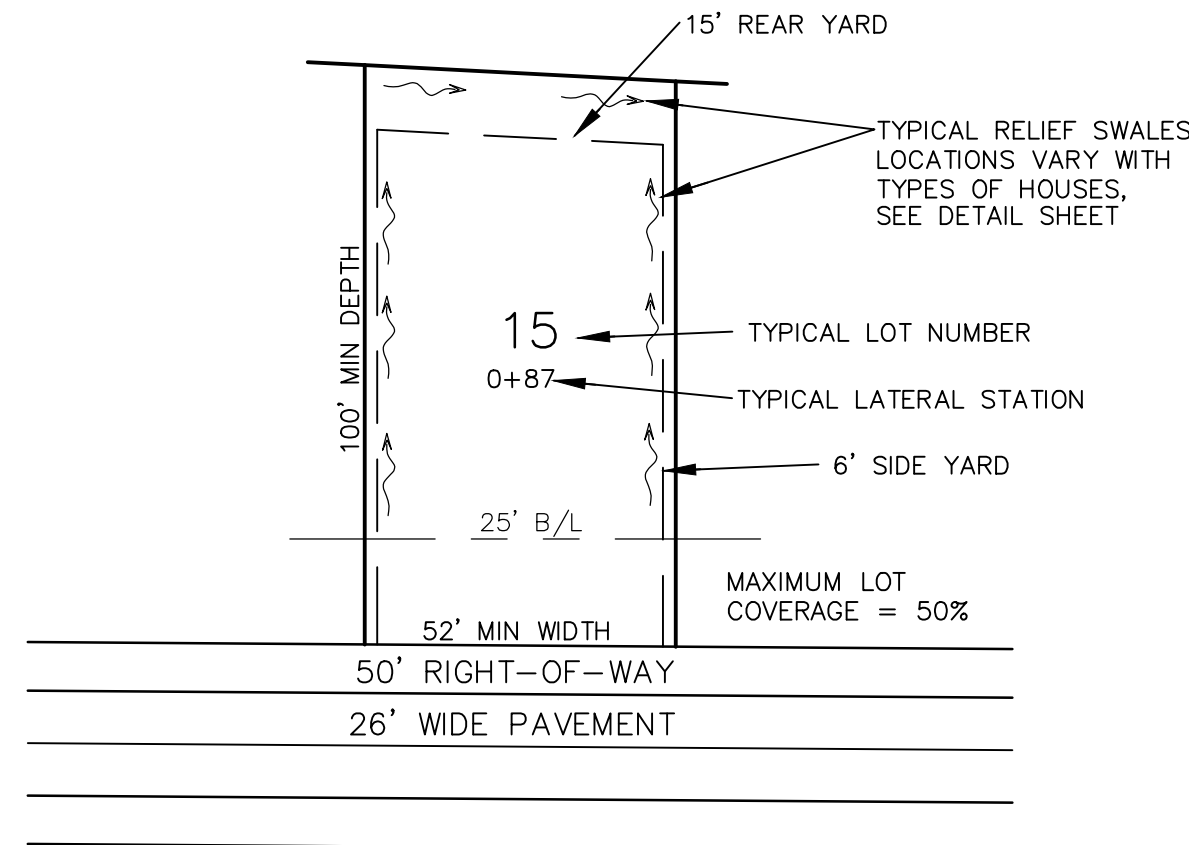
TOTAL AREA OF EXISTING TREES:	126,383 SQ FT
TOTAL AREA OF TREES TO BE REMOVED:	31,570 SQ FT (25%)
TOTAL AREA OF TREES TO BE PRESERVED:	94,813 SQ FT (75%)
- ONE (1) TREE (A MINIMUM OF 2" IN CALIPER) SHALL BE PROVIDED WITHIN THE FRONT YARD OF EACH SINGLE FAMILY LOT. CORNER LOTS SHALL HAVE ONE (1) TREE LOCATED IN THE FRONT YARD OF EACH STREET ON WHICH THE LOT HAS FRONTAGE. NO TREES SHALL BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY.
- STREET LIGHTS SHALL BE INSTALLED PER CITY OF O'FALLON STANDARDS. STREET LIGHTS SHALL BE PLACED IN EVERY CUL-DE-SAC AND AT EACH STREET INTERSECTION. MAXIMUM SPACING BETWEEN STREET LIGHTS, ALONG ALL STREETS SHALL NOT EXCEED 300'. STREET LIGHT POLES SHALL BE LOCATED BETWEEN THE STREET PAVEMENT AND THE SIDEWALK.
- ALL SIDEWALKS AND HANDICAP RAMPS WILL BE CONSTRUCTED TO CITY OF O'FALLON STANDARDS. DETAILS FOR EACH TO BE SHOWN ON ENGINEERING IMPROVEMENT PLANS.
- ALL SIGNAGE SHALL BE REVIEWED AND APPROVED THROUGH A SEPARATE PERMITTING PROCESS.
- 100 YEAR DETENTION WILL BE PROVIDED WITHIN EXISTING DETENTION BASINS.
- STORM WATER CLEANSING SHALL BE REVIEWED AND APPROVED BY THE ENGINEERING DEPARTMENT.
- THIS PLAN SHALL MEET THE CITY'S TRAFFIC CALMING REQUIREMENTS.
- NO GRADED SLOPE SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL).
- WHEN THE NON-RESIDENTIAL USES ARE IDENTIFIED FOR CONSTRUCTION, AN AMENDED AREA PLAN WILL BE REQUIRED. THE NON-RESIDENTIAL AREA SHALL BE FOR CONCEPT PURPOSES ONLY.
- RESIDENTS WILL BE ALLOWED TO USE THE AMENITIES IN PHASE 1.
- ESTIMATED SANITARY FLOW: 41 LOTS \* 370 GPD/LOT = 15,170 GPD.

\* 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

## Benchmarks

PROJECT BENCH MARK	SITE BENCH MARKS
NGVD (same as USGS) RM 45: Chiseled square on the southeast wingwall of the Lake Saint Louis Boulevard bridge over the spillway of Lake Saint Louis. Elev. 526.16	CROSS A: CROSS CUT AT THE CL CL INTERSECTION OF WABASH WOODS WAY AND WYNCHATE DRIVE Elev. 519.65



TYPICAL LOT DETAIL  
N.T.S.

## Legend

		R.C.P.	Reinforced Concrete Pipe
		C.M.P.	Corrugated Metal Pipe
		C.I.P.	Cast Iron Pipe
		P.V.C.	Polyvinyl Chloride
		V.C.P.	Vitrified Clay Pipe
		C.O.	Clean Out
		V.T.	Vent Trap
		T.B.R.	To Be Removed
		T.B.R.&R	To Be Removed & Relocated
		T.B.P.	To Be Protected
		T.B.A.	To Be Abandoned
		B.C.	Base Of Curb
		T.C.	Top Of Curb
		T.W.	Top Of Wall
		B.W.	Base Of Wall
		(TYP)	Typical
		U.N.O.	Unless Noted Otherwise
		U.I.P.	Use in Place
		BF	Minimum Basement Floor Elevation
		FP	Flood Plain Elevation

**Utility Contacts**

Sanitary Sewers  
City of O'Fallon  
100 North Main Street  
O'Fallon, MO. 63366  
636-281-2858

Water  
City of O'Fallon  
100 North Main Street  
O'Fallon, MO. 63366  
636-281-2858

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

Electric  
Ameren  
2100 Bluestone Drive  
St. Charles, MO. 63303  
636-925-3205

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

Telephone  
CenturyTel  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
636-332-7261

Fire Protection  
O'Fallon Fire District  
119 E Elm Street  
O'Fallon, MO. 63366

### PROPOSED MODIFICATIONS:

	PER CODE (R-1)	PROPOSED
MINIMUM FRONT YARD SETBACK	25'	25'
MINIMUM REAR YARD SETBACK	25'	15'
MINIMUM LOT WIDTH:	80'	52'
MINIMUM LOT DEPTH:	100'	100'
SIDE YARD SETBACK:	6'	6'
MINIMUM LOT AREA:	10,000 SF	6,315 SF
LOT COVERAGE:	35%	50%
SIDEWALKS:	BOTH SIDES	BOTH SIDE
MAXIMUM DENSITY:	4.35 UNIT/AC	3.9 UNIT/AC



## Conditions of Approval From Planning and Zoning Area Plan Approved 06-04-15 Final Plan Approved 10-01-15

### THIS APPROVAL WOULD BE CONTINGENT UPON THE FOLLOWING:

- Additional Trees shall be planted along the proposed trail within Phase Two. The location and number of trees shall be reviewed and approved by staff.
- The Construction Plans shall address the Municipal Code Requirements List

### THE APPROVAL IS ALSO CONDITIONAL UPON THE FOLLOWING MUNICIPAL CODE REQUIREMENTS BEING PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION SITE PLANS

- All subdivision monuments, identification signage and or directional signage shall be reviewed and approved by the Planning Division prior to installation. The proposed sign location is within the sight triangle and shall be relocated.
- Provide islands with acceptable turning movements and 3" rolled curb within the cul-de-sacs. The islands shall be labeled as common ground.
- The proposed trail shall be 10 feet wide.
- Provide a 50' building setback from the top of creek for lots 18, 37, & 38.
- Revise the Proposed Modifications note regarding sidewalks. Sidewalks are required and have been proposed on both sides of the street.
- The location of the trees proposed in the rear yards and along the trail in Phase One shall be provided on the construction plans.
- The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at [HTTP://www.ofallon.mo.us/dept\\_PW\\_engineering.htm](http://www.ofallon.mo.us/dept_PW_engineering.htm)
- A copy of the agreement between the developer and the existing Wabash Woods HOA outlining proposed landscaping shall be provided to the city prior to Construction Site Plan approval.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

CITY OF O'FALLON PLANNING AND  
DEVELOPMENT DIVISION FILE NUMBER  
(20100.04)  
FINAL PLAN APPROVED 10-01-15

PROJECT TITLE  
IMPROVEMENT PLANS  
WABASH WOODS  
PHASE TWO  
COVER SHEET

PKS No. 1504KAPD.00R  
TASK 002

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.prs.com 1-800-708-3918

ENGINEERS AUTHENTICATION  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING  
LIABILITY ON THIS PROJECT IS LIMITED TO THE  
SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,  
AND DATE HEREON ATTACHED. RESPONSIBILITY IS  
DISCLAIMED FOR ALL OTHER ENGINEERING PLANS  
ISSUED IN THIS PROJECT AND SPECIFICALLY INCLUDES  
REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.  
PICKETT, RAY & SILVER, INC. MO  
LICENSE #000325

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

03/02/16  
ELECTRONIC SEAL

Developer / Owner Information  
LK PROPERTIES II, LLLP  
PO Box 340  
St. Peters, Missouri 63376

P+Z No.  
20100.04  
City No. 15-639-SF

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COVER SHEET