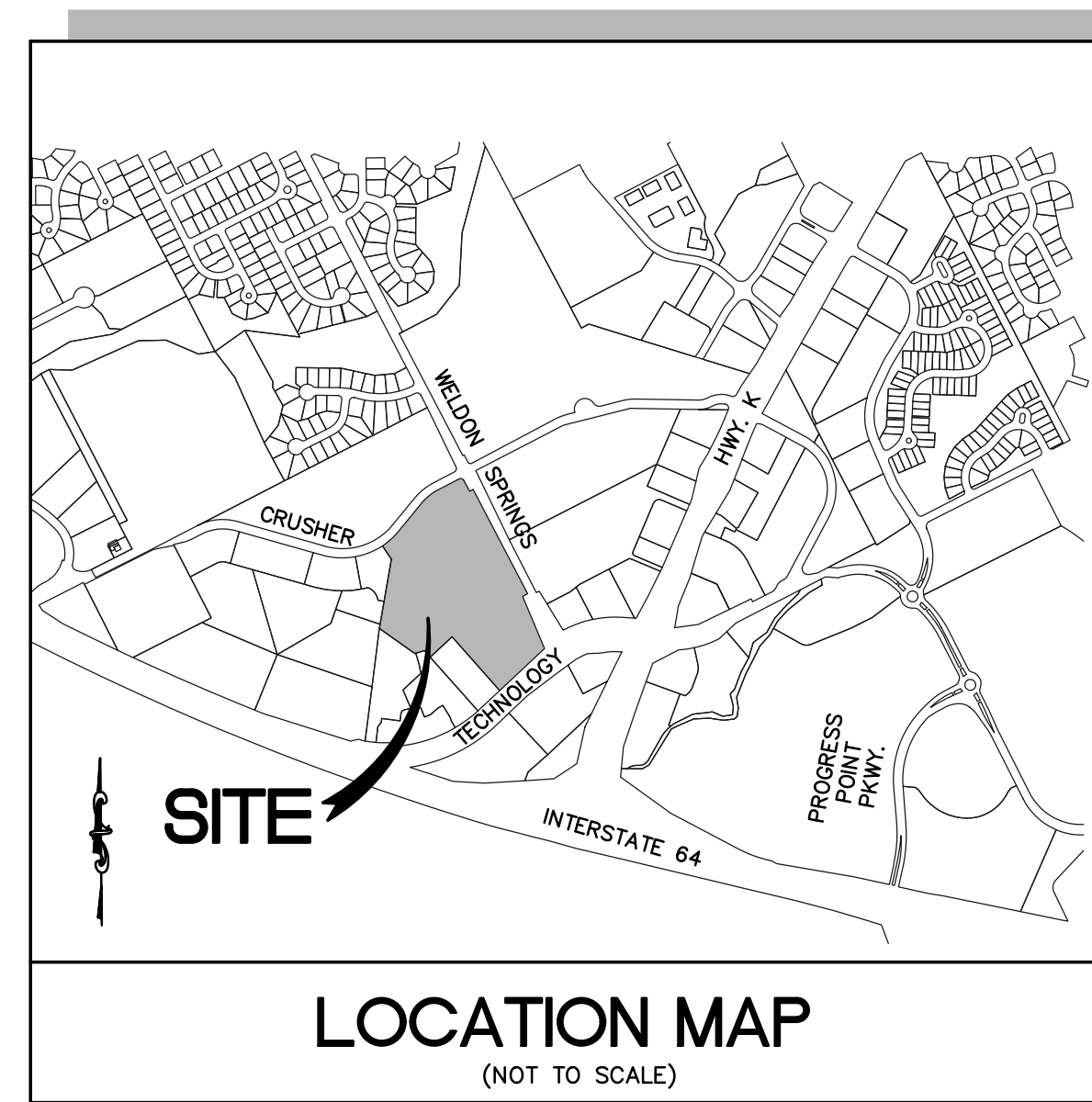


WATERMARK APARTMENTS AT O'FALLON

A TRACT OF LAND BEING PART OF LOT 24 JOHN COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

SITE IMPROVEMENT PLANS



LEGEND

ELECTRIC MANHOLE	
EXISTING SANITARY SEWER	
EXISTING STORM SEWER	
EXISTING TREE	
EXISTING BUILDING	
EXISTING CONTOUR	
EXISTING SPOT ELEVATION	
EXISTING UTILITIES	
PROPOSED CONTOUR	
PROPOSED SPOT	
PROPOSED STORM SEWER	
PROPOSED SANITARY SEWER	
FIRE HYDRANT	
LIGHT STANDARD	
BUSH	
SIGN	
NOTES PARKING SPACES	
GUY WIRE	
POWER POLE	
WATER MANHOLE	
WATER VALVE	
DENOTES RECORD INFORMATION	
HANDICAPPED PARKING	
PHONE MANHOLE	
OVERHEAD ELECTRIC	
UNDERGROUND TELEPHONE	
CONCRETE	
ASPHALT	
POLYVINYL CHLORIDE	
DENOTES WITH TRANSFORMER	
SANITARY	
SWALE	
CHAIN-LINK FENCE	
TRAFFIC FLOW	
SAWCUT	

SITE DEVELOPMENT PLAN CONDITIONS

1. THE DEVELOPMENT SHALL COMPLY WITH THE RECOMMENDATIONS FROM THE CITY'S TRAFFIC CONSULTANT.
2. INDICATE THE LOCATION OF THE MAIL KIOSK. PROVIDE APPROVAL FROM USPS REGARDING THE METHOD OF MAIL DELIVERY.
3. ALL SIGNAGE SHALL BE REVIEWED THROUGH A SEPARATE PERMITTING PROCESS.
4. MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH CODE SECTION 400.278.
5. WORK WITH STAFF ON THE ADA ACCESS TO THE TRASH ENCLOSURE. THERE ARE STAIRS IN FRONT OF THE PARKING SPACE ACCESS AISLE.
6. PROVIDE CROSS ACCESS AND BUILD THE PAVEMENT UP TO THE PROPERTY LINE TO THE COMMERCIAL LOT FROM THE SOUTHERNMOST ENTRANCE OFF OF WELDON SPRING ROAD.
7. PROVIDE SUFFICIENT RIGHT OF WAY FOR CONSTRUCTION OF A ROUNDABOUT AT THE INTERSECTION OF WELDON SPRING ROAD AND CRUSIER DRIVE. PLEASE PROVIDE AN EXHIBIT SHOWING THE LAYOUT OF A ROUNDABOUT AT THIS INTERSECTION, AND THE GEOMETRICS THAT WERE USED FOR SAID DESIGN, THAT CREATED THE BASIS ON THE RIGHT-OF-WAY DEDICATION.
8. CONSTRUCTION PLANS WILL NEED TO DEPICT THE INTERSECTION IMPROVEMENTS AT CRUSIER AND WELDON SPRING ROAD, PER THE TRAFFIC STUDY.
9. PROVIDE A 10' WIDE MULTI USE TRAIL, ALONG WELDON SPRING ROAD. THE RAMPS WILL ALSO NEED TO BE 10' WIDE AND NOT REDUCED IN WIDTH AS GENERALLY SHOWN ON THE SUBMITTED PLAN.
10. PROVIDE C&B'S FOR SHARED INFRASTRUCTURE.
11. THE DEVELOPER HAS THE OPTION TO EITHER BUILD THE ROAD IMPROVEMENTS ALONG WELDON SPRING ROAD (UP TO THE CENTERLINE) OR PROVIDE A CONTRIBUTION TO WIDEN WELDON SPRING ROAD TO A 19.5' WIDE PAVEMENT FROM THE CENTERLINE WHERE ADJACENT TO YOUR PROPERTY. SHOULD THE CONTRIBUTION BE MADE THEN THE PLANS WILL NEED TO CHANGE TO REFLECT THE EXISTING IMPROVEMENTS.

WORKING HOURS NOTE:

PER CITY OF O'FALLON ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE CONSTRUCTION WORKING HOURS SHALL BE AS FOLLOWS:
 CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:
 OCTOBER 1 - MAY 31 = 7:00 AM TO 7:00 PM MONDAY THROUGH SUNDAY
 JUNE 1 - SEPTEMBER 30 = 6:00 AM TO 8:00 PM MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY
 CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

PERTINENT DATA

SITE ACREAGE	= 17.092 Ac.± (R-4 ZONING)
	= 2.019 Ac.± (EXISTING C-2 ZONING)
OWNER	= WATERMARK (UNDER CONTRACT)
	= DELMAR GARDENS AT PERSIMMON
	= POINTE, LLC (CURRENT)
BOOK / PAGE	= 5862 / 113
PARCEL ID	= 3-157E-9442-00-0003.00
SITE ADDRESS	= 1147 TECHNOLOGY DRIVE
ZONING	= EXISTING C-2
	= R-4
EXISTING LAND USE	= UNDEVELOPED
PROPOSED LAND USE	= RESIDENTIAL
SCHOOL DISTRICT	= FRANCIS HOWELL
FIRE DISTRICT	= COTTLEVILLE FPD
SEWER DISTRICT	= CITY OF O'FALLON
WATER SERVICE	= PUBLIC WATER SUPPLY NO. 2
GAS SERVICE	= SPIRE ENERGY
ELECTRIC SERVICE	= AMEREN MISSOURI
PHONE SERVICE	= AT & T
CABLE	= SPECTRUM CHARTER
WATERSHED	= DARDENNE CREEK

UTILITY CONTACTS

WATER SERVICE PUBLIC WATER SUPPLY DISTRICT NO. 2 100 WATER DRIVE O'FALLON, MO 63368 PH. 636-561-3737 CONTACT: CHUCK KRASKOSKY	FIRE DISTRICT COTTLEVILLE FIRE PROTECTION DIST. P.O. BOX 385 1385 MOTHERHEAD ROAD COTTLEVILLE, MO 63338 CONTACT: RYAN ROBERTS - FIRE MARSHALL
SANITARY SEWER DISTRICT DUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO 63368 PH. 636-441-1244 PH. 636-949-1312 CONTACT: MIKE MERKT	ELECTRIC SERVICE AMEREN MISSOURI - BOONE TRAILS DIVISION 200 NORTH CALLAHAN ROAD WENTZVILLE, MO 63385 PH. 636-639-8336 CONTACT: DAN GIESSMANN
PHONE SERVICE SOUTHWESTERN BELL TELEPHONE 402 N. 3rd. STREET ST. CHARLES, MO 63023 PH. 636-949-1312 CONTACT: KATHY SMITH	GAS SERVICE SPIRE ENERGY 1999 TRADE CENTER EAST ST. PETERS, MO 63376 PH. 314-575-4831 CONTACT: MICHAEL LANGAN
MoDOT REVIEW OFFICE 6780 OLD HIGHWAY "N" 402 N. 3rd. STREET ST. CHARLES, MO 63304 PH. (314) 340-4334 CONTACT: PAUL GRAHAM	CABLE SERVICE CHARTER COMMUNICATIONS 815 CHARTER COMMONS DR. TOWN & COUNTRY, MO 63017 PH. 636-299-2512 CONTACT: CHRIS THOMPSON

MISSOURI GEOGRAPHIC REFERENCE BENCHMARK

STA: SC-11 ELEV.=649.27 (NAVD 1988)
 The station and azimuth mark are standard Missouri DNR GRS aluminum disk stamped "SC-11 1990" and "SC-11A 1990" and set in a 12 inch diameter concrete monument about 30 inches deep and flush with the ground. The station has an underground mark that is a standard Missouri DNR GRS aluminum disk stamped "SC-11U 1990" set in a mass of concrete.

SITE BENCHMARK

FND. CUT CROSS ON AREA INLET AT THE N.E. CORNER OF PROPERTY AS SHOWN HEREON.
 ELEV.=539.26

PERMITEE NOTE:

THE PERMITEE SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE PERMITEE 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 CITY OF O'FALLON AND MODOT AS NECESSARY. THE PERMITEE'S RESPONSIBILITIES INCLUDE, ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILT OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE CITY OF O'FALLON AND AS REQUIRED BY MODOT.

OWNER NOTE:

ONCE THE CONTRACTOR DELIVERS THE PROPERTY TO THE OWNER, THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN ANY CONTROL MEASURE THAT IS TO REMAIN AS A PERMANENT STRUCTURE TO CONTROL SILTATION AND EROSION.

SHEET LIST

C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATION SHEET
C3.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	STORMWATER POLLUTION PREVENTION PLAN
C4.1-C4.2	S.W.F.P.P. DETAILS AND SPECIFICATIONS
C5.0	OVERALL SITE AND GRADING PLAN
C5.1	SITE AND GRADING PLAN BUILDING 1
C5.2	SITE AND GRADING PLAN BUILDING 2
C5.3	SITE AND GRADING PLAN BUILDING 3
C6.0	OVERALL SITE UTILITY PLAN
C6.1	SITE UTILITY PLAN BUILDING 1
C6.2	SITE UTILITY PLAN BUILDING 2
C6.3	SITE UTILITY PLAN BUILDING 3
C7.0	OVERALL SITE PAVEMENT PLAN
C7.1	SITE GEOMETRICS PLAN BUILDING 1
C7.2	SITE GEOMETRICS PLAN BUILDING 2
C7.3	SITE GEOMETRICS PLAN BUILDING 3
C7.4	SITE SIGNAGE AND ADA PLAN
C8.0-C8.1	STORM SEWER PROFILES
C8.2-C8.2A	STORM SEWER HYDRAULICS, DETENTION SECTIONS + OUTFALL DETAILS
C8.3-C8.4	SEWER DETAILS
C8.5-C8.6	DUCKETT CREEK SANITARY DISTRICT DETAILS
C9.0	SANITARY SEWER PROFILES
C10.0	CONSTRUCTION DETAILS
C10.1	WATER DETAILS
C10.2	WELDON SPRING ROAD DETAILS
C10.3	RETAINING WALL PROFILES AND DETAILS
C10.4	CRUSIER ROAD IMPROVEMENTS
C10.5	ENTRANCE WARPING DETAILS
C10.6	TRAFFIC CONTROL PLAN AND DETAILS
C11.0	DRAINAGE AREA MAP (HYDRAULICS)
C11.1	DRAINAGE AREA MAP PRE-DEVELOPED
C11.2	DRAINAGE AREA MAP POST-DEVELOPED
C11.3	DRAINAGE AREA MAP (DETENTION)
1-2 of 2	WATERMARK SUBDIVISION PLAT

C-2 ZONING DESCRIPTION

A TRACT OF LAND BEING PART OF ADJUSTED LOT OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT, A SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 40, PAGE 251 OF THE ST. CHARLES COUNTY SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON ROD LOCATED AT THE INTERSECTION OF THE SOUTHWESTERN RIGHT-OF-WAY LINE OF WELDON SPRING ROAD, VARIABLE WIDTH, WITH THE NORTHWESTERN RIGHT-OF-WAY LINE OF TECHNOLOGY DRIVE, VARIABLE WIDTH; THENCE ALONG SAID NORTHWESTERN RIGHT-OF-WAY LINE, SOUTH 46 DEGREES 59 MINUTES 52 SECONDS WEST, 392.17 FEET TO THE EASTERMOST CORNER OF LOT A OF THE SLEEP INN, O'FALLON MISSOURI SUBDIVISION AS RECORDED IN PLAT BOOK 50, PAGE 36 OF ABOVE SAID RECORDS; THENCE ALONG THE NORTHERN LINE OF SAID LOT A, NORTH 41 DEGREES 28 MINUTES 34 SECONDS WEST, 217.76 FEET; THENCE DEPARTING SAID NORTHERN LINE, NORTH 48 DEGREES 57 MINUTES 35 SECONDS EAST, 349.70 FEET AND NORTH 67 DEGREES 22 MINUTES 35 SECONDS EAST, 106.18 FEET TO THE SOUTHWESTERN RIGHT-OF-WAY LINE OF ABOVE SAID WELDON SPRING ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 22 DEGREES 37 MINUTES 51 SECONDS EAST, 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 87,869 SQUARE FEET OR 2.019 ACRES, MORE OR LESS ACCORDING TO CALCULATIONS PERFORMED BY STOCK & ASSOCIATES CONSULTING ENGINEERS, INC ON JUNE 25, 2019.

R-4 ZONING DESCRIPTION

A TRACT OF LAND BEING PART OF ADJUSTED LOT OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT, A SUBDIVISION PLAT AS RECORDED IN PLAT BOOK 40, PAGE 251 OF THE ST. CHARLES COUNTY RECORDS, LOCATED IN SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT AN IRON ROD LOCATED AT THE INTERSECTION OF THE SOUTHWESTERN RIGHT-OF-WAY LINE OF WELDON SPRING ROAD, VARIABLE WIDTH, WITH THE NORTHWESTERN RIGHT-OF-WAY LINE OF TECHNOLOGY DRIVE, VARIABLE WIDTH; THENCE ALONG SAID SOUTHWESTERN RIGHT-OF-WAY LINE, NORTH 22 DEGREES 37 MINUTES 51 SECONDS WEST, 180.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 41 DEGREES 28 MINUTES 34 SECONDS WEST, 106.18 FEET AND SOUTH 48 DEGREES 57 MINUTES 35 SECONDS WEST, 349.70 FEET TO THE NORTHERN LINE OF LOT A OF THE SLEEP INN, O'FALLON MISSOURI SUBDIVISION AS RECORDED IN PLAT BOOK 50, PAGE 36 OF ABOVE SAID RECORDS; THENCE ALONG THE NORTHERN AND WESTERN LINES OF SAID LOT A, THE FOLLOWING: NORTH 41 DEGREES 28 MINUTES 34 SECONDS WEST, 241.24 FEET AND SOUTH 46 DEGREES 59 MINUTES 52 SECONDS WEST, 190.00 FEET TO THE SOUTHWESTERN LINE OF ABOVE SAID ADJUSTED LOT OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOT 24 OF HOWELL'S PRAIRIE TRACT; THENCE ALONG THE SOUTHWESTERN LINES OF SAID ADJUSTED LOT, THE FOLLOWING COURSES AND DISTANCES: NORTH 41 DEGREES 28 MINUTES 34 SECONDS WEST, 55.96 FEET; SOUTH 73 DEGREES 13 MINUTES 35 SECONDS WEST, 63.52 FEET; NORTH 54 DEGREES 42 MINUTES 48 SECONDS WEST, 278.09 FEET TO A FOUND IRON ROD LOCATED AT THE WESTERMOST CORNER OF ABOVE SAID ADJUSTED LOT; THENCE NORTH 10 DEGREES 03 MINUTES 40 SECONDS EAST, 449.17 FEET TO A FOUND IRON ROD; THENCE NORTH 33 DEGREES 51 MINUTES 41 SECONDS WEST, 101.73 FEET TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 470.00 FEET; SAID POINT ALSO BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY LINE OF CRUSIER ROAD, 60 FEET WIDE; THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE, THE FOLLOWING COURSES AND DISTANCES: ALONG LAST SAID CURVE, WITH AN ARC LENGTH OF 137.20 FEET AND A CHORD WHICH BEARS NORTH 47 DEGREES 46 MINUTES 34 SECONDS EAST, 136.71 FEET; NORTH 39 DEGREES 24 MINUTES 49 SECONDS EAST, 235.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 320.00 FEET; ALONG SAID CURVE, WITH AN ARC LENGTH OF 128.94 FEET AND A CHORD WHICH BEARS NORTH 50 DEGREES 57 MINUTES 23 SECONDS EAST, 128.07 FEET; NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, 154.82 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET AND A CHORD WHICH BEARS SOUTH 72 DEGREES 30 MINUTES 00 SECONDS EAST, 35.36 FEET TO THE SOUTHWESTERN RIGHT-OF-WAY LINE OF ABOVE SAID WELDON SPRING ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST, 78.00 FEET; NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, 25.00 FEET; SOUTH 27 DEGREES 30 MINUTES 00 SECONDS EAST, 752.18 FEET; SOUTH 62 DEGREES 36 MINUTES 58 SECONDS WEST, 36.39 FEET AND SOUTH 22 DEGREES 37 MINUTES 51 SECONDS EAST, 181.45 FEET TO THE POINT OF BEGINNING, CONTAINING 744,547 SQUARE FEET OR 17.092 ACRES, MORE OR LESS.

FLOOD NOTE:

SUBJECT PROPERTY LIES WITHIN AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 29183C0430C WITH EFFECTIVE DATE OF 01/20/2016.

PARKING ANALYSIS:

PREPARED BY LOCHMUELLER GROUP, JULIE NOLFO, PE, PTOE, ON JUNE 20, 2019.
 MEMO: WATERMARK O'FALLON RESIDENTIAL DEVELOPMENT - PARKING ANALYSIS

TRAFFIC STUDY:

PREPARED BY LOCHMUELLER GROUP DATED JULY 17, 2019

GEOTECHNICAL REPORT:

PREPARED BY SCI, TITLED "GEOTECHNICAL REPORT, 1147 TECHNOLOGY DRIVE, O'FALLON, MISSOURI" DATED MAY 2019, SCI NO. 2012-0308.11, TASK 100, AND ADDENDUM TASK 102.

SITE DEVELOPMENT PLAN

DIVISION FILE NUMBER: 19-006518
 APPROVAL DATE: OCTOBER 4, 2019

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER BY SHOWN OR BY SHOWN OR BY SHOWN OR BY SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER BY SHOWN OR BY SHOWN OR BY SHOWN OR BY SHOWN. ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

UTILITY LOCATES

MISSOURI ONE-CALL	1 800 344-7483
CITY OF O'FALLON	
TRAFFIC	(636) 379-5602
ENGINEERING	(636) 379-5556
WATER, STORM, SANITARY	(636) 281-2858
CONSTRUCTION INSPECTION	(636) 379-5596



STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO WHOMSOEVER THE SAME ARE REFERRED. THE UNDERSIGNED ENGINEER'S SEAL APPEARS ON THESE PLANS AND THE UNDERSIGNED ENGINEER HAS THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS UNLESS SPECIFICALLY INDICATED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

ABBREVIATIONS

W - WATER	DB - DEED BOOK
E - ELECTRIC	PB - PLAT BOOK
OE - OVERHEAD ELECTRIC	PG - PAGE
UE - UNDERGROUND ELECTRIC	(...W) - RIGHT-OF-WAY WIDTH
G - GAS	(REC) - RECORD INFORMATION
T - TELEPHONE	N/F - NOW OR FORMERLY
TBR - TO BE REMOVED	FND - FOUND
TBR & R - TO BE REMOVED AND REPLACED	SQ - SQUARE
UIP - USE IN PLACE	CO - CLEANOUT
ATG - ADJUST TO GRADE	MH - MANHOLE
BC - BACK OF CURB	AI - AREA INLET
FC - FACE OF CURB	CI - CURB INLET
TW - TOP OF WALL	GI - GRATE INLET
BW - BOTTOM OF WALL	YD - YARD DRAIN
PWMT - PAVEMENT	PVC - POLYVINYL CHLORIDE PIPE
ASPH - ASPHALT	RCP - REINFORCED CONCRETE PIPE
CONC - CONCRETE	CMP - CORRUGATED METAL PIPE
GRND - GROUND	VCP - CLAY PIPE
FG - FINISHED GRADE	FL - FLOWLINE
FT - FINISHED FLOOR	TS - TAILSTAKE
LL - LOWER LEVEL	ELEV. EL - ELEVATION
TT - TOP OF TURF	PROP. PR - PROPOSED
TC - TOP OF CURB	EXIST. EX - EXISTING
SG - SUBGRADE	TYP - TYPICAL
MG - METHANE GAS	BMP - BEST MANAGEMENT PRACTICES

SITE INFORMATION PER ZONING:

LOT 1: EXISTING ZONING "C-2" GENERAL BUSINESS DISTRICT

SETBACK REQUIREMENTS:

FRONT: NOT LESS THAN TWENTY-FIVE (25) FEET, EXCLUDING ALL SIGNS, PUMP ISLANDS, AND CANOPIES OF GASOLINE SERVICE STATIONS.

SIDE: NO SIDE YARD IS REQUIRED EXCEPT THAT WHERE A SIDE LINE OF A LOT IN THIS DISTRICT ABUTS THE SIDE LINE OF A LOT IN ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL THEN BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.

REAR: NO REAR YARD IS REQUIRED EXCEPT THAT WHERE A REAR LINE OF A LOT IN THIS DISTRICT ABUTS LOTS ZONED RESIDENTIAL OR OFFICE A REAR YARD OF NOT LESS THAN TEN (10) FEET SHALL BE PROVIDED.

HEIGHT REQUIREMENTS: NO BUILDING OR STRUCTURE SHALL EXCEED A HEIGHT OF FIFTY (50) FEET.

MAXIMUM LOT COVERAGE: NO LIMIT

LOT 2: ZONING "R-4" APARTMENT HOUSE DISTRICT

SETBACK REQUIREMENTS:

FRONT: NOT LESS THAN TWENTY-FIVE (35) FEET

SIDE: NOT LESS THAN FIFTEEN (15) FEET, EXCEPT IN THE CASE OF A CORNER LOT WHERE THE SIDE YARD ON THE ROAD OR STREET SIDE SHALL NOT BE LESS THAN THIRY (30) FEET.

REAR: NOT LESS THAN THIRTY (30) FEET

DISTANCE BETWEEN GROUPED BUILDINGS:

FRONT TO FRONT: SIXTY (60) FEET FRONT TO SIDE: FORTY-FIVE (45) FEET

FRONT TO BACK: SIXTY (60) FEET BACK TO SIDE: FORTY-FIVE (45) FEET

BACK TO BACK: SIXTY (60) FEET CORNER TO CORNER: TWENTY (20) FEET

SIDE TO SIDE: THIRTY (30) FEET

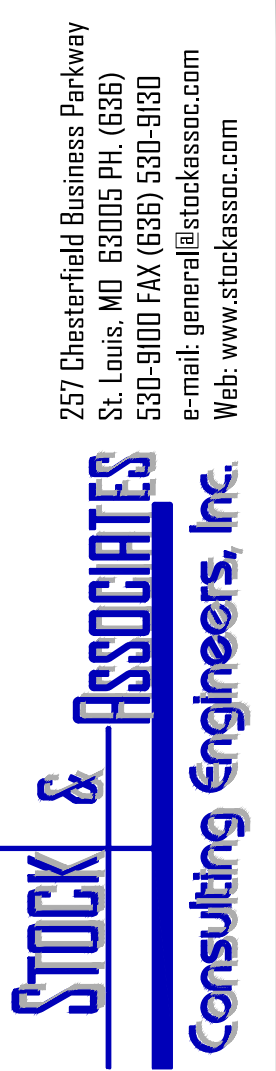
HEIGHT REQUIREMENTS: NO BUILDING SHALL EXCEED 4 STORIES ABOVE FINISHED GRADE OR FIFTY (50) FEET, WHICHEVER IS THE LESSER

MAXIMUM LOT COVERAGE: FORTY PERCENT (40%)

PREPARED FOR:

THOMPSON THRIFT DEVELOPMENT, INC.
 901 WABASH AVENUE
 TERRE HAUTE, INDIANA 47807
 ATTN: MR. JESSE HOUGHTALEN
 DEVELOPMENT MANAGER

PREPARED BY:



SITE IMPROVEMENT PLANS FOR:

WATERMARK APARTMENTS AT O'FALLON

CRUSIER ROAD & WELDON SPRING ROAD
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI 63366



GEORGE M. STOCK E-25116
 CIVIL ENGINEER
 CERTIFICATE OF AUTHORITY
 NUMBER: 00099

REVISIONS:
1 01/16/2020 - PERM SET
2 02/05/2020 - REVISED PER OWNER
3 CITY UTILITY COMMENTS
4 04/17/2020 - ADDENDUM A

DATE: 01/16/2019 JOB NO: 219-6484

TITLE SHEET

SHEET NO: C1.0