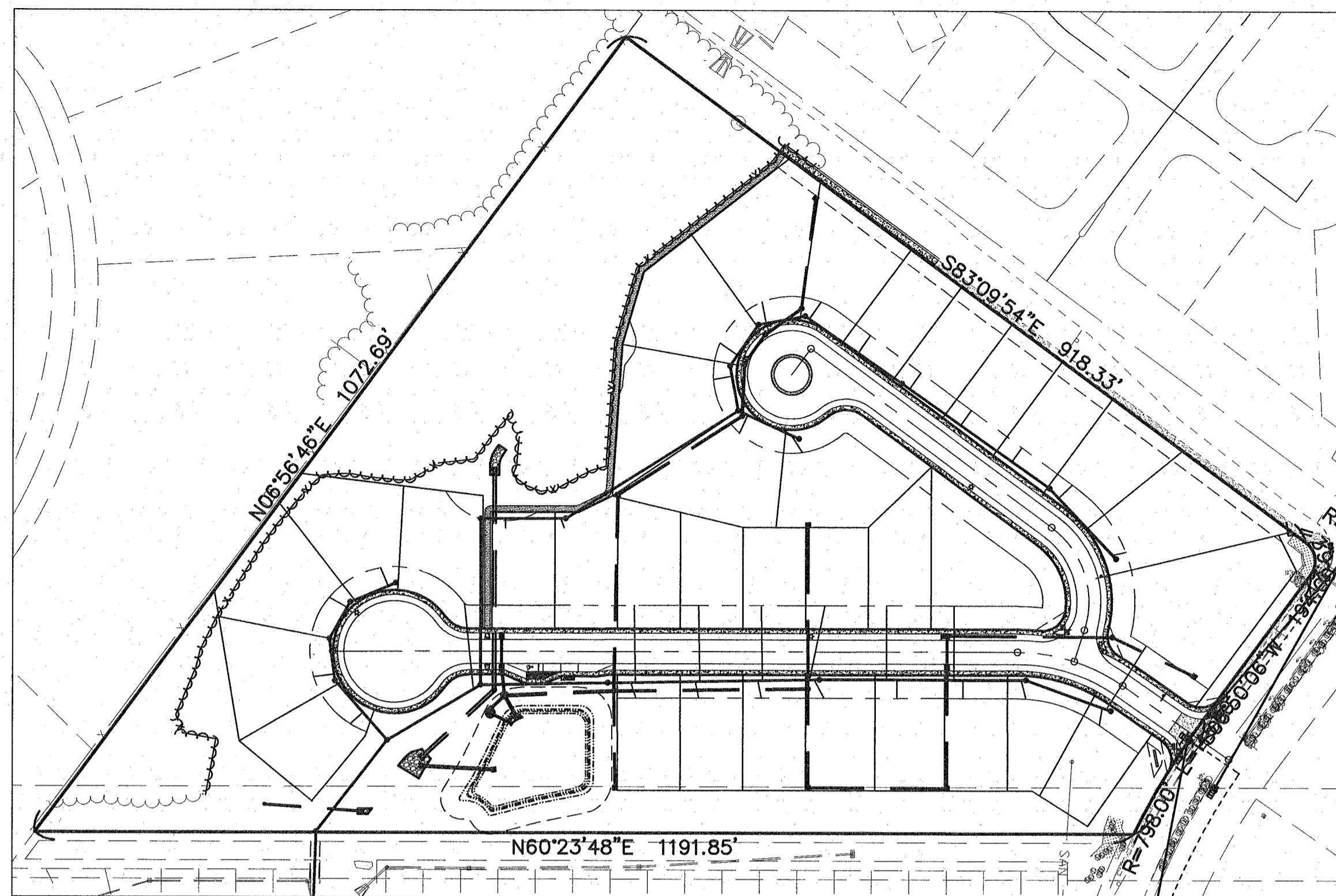
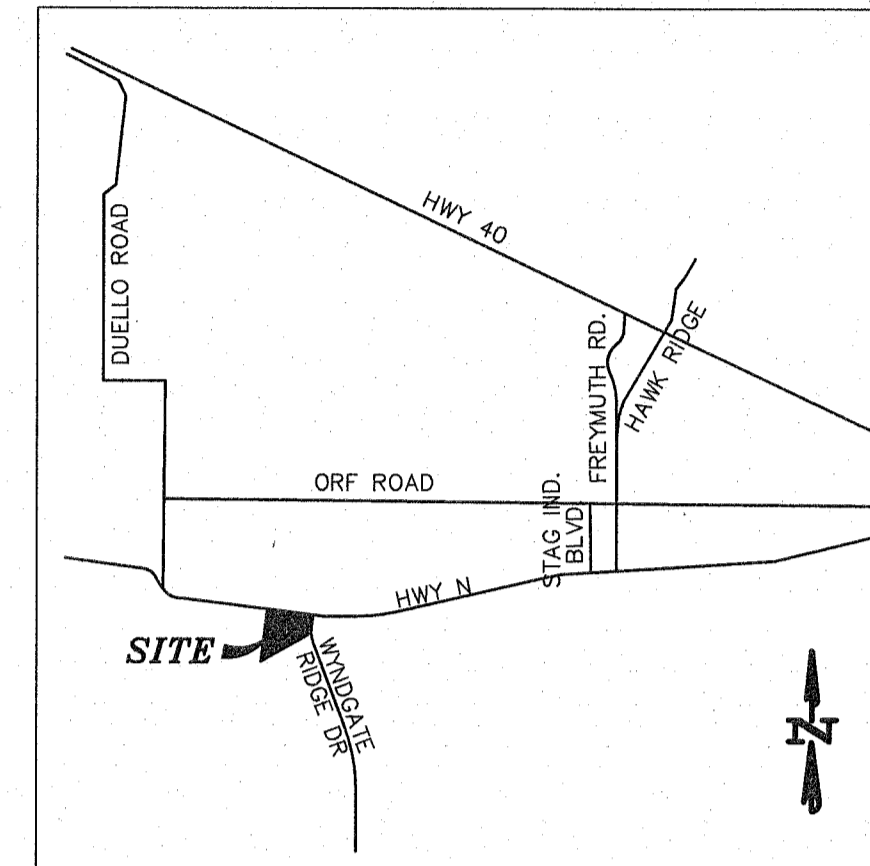


# A SET OF CONSTRUCTION PLANS FOR WYNDGATE MEADOWS

A TRACT OF LAND BEING PART OF U.S. SURVEY 61  
TOWNSHIP 46 NORTH, RANGE 2 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

## Development Notes:

- Existing Zoning: R-1, PUD Single Family Residential
- Proposed Uses: Single Family Homes
- Property Owners: Straor Properties, L.L.C., 9645 Clayton Road, Suite 200, St. Louis, MO 63124
- Per Flood Insurance Rate Map Panel Numbers 29183C0215G & 29183C0220G Dated January 20, 2016. This site is Zoned X, described as areas outside the 500-year floodplain.
- All streets are to be public and constructed per St. Louis County specifications except as modified by City of O'Fallon.
- Topographic information is per U.S.G.S. Datum.
- 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.
- All new utilities will be located underground.
- Maximum slope on yard slopes will be 3:1.
- Any signage will require a separate sign permit.
- All gravity sanitary laterals are to be schedule 40 PVC.
- A ten (10) foot wide general utility easement is required along all public right-of-ways.
- Sanitary sewers closer 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.
- No driveway access onto Highway N from any residential lot.
- All fences along Highway N to meet all Covenants of the Subdivision restrictions.
- Proposed sidewalk along Highway N to be constructed at time of future road improvements. Developer shall make a contribution for the additional sidewalk to the City at time of Construction Plan approval.

## 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  
636-240-2000

## Electric

Quivre River Electric Co.  
P.O. Box 160  
Troy, MO. 63379-0160  
1-800-392-3709

## Gas

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

## Telephone

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

## Fire District

Wentzville Fire District  
209 West Pearce Blvd.  
Wentzville, MO. 63385

## Cable

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

## School District

Wentzville School District  
280 Interstate Drive  
Wentzville, MO 63385  
636-327-3800

## Drawing Index

- COVER SHEET
- NOTES
- DEMOLITION PLAN
- SITE PLAN
- GRADING PLAN
- WATER PLAN
- STORMWATER POLLUTION PREVENTION PLAN
- PRE-DEVELOPED DRAINAGE AREA MAP
- POST-DEVELOPED DRAINAGE AREA MAP
- STREET PROFILES
- WARPINGS & INTERSECTION DETAILS
- SANITARY SEWER PROFILES
- STORM SEWER PROFILES
- STORM SEWER PROFILES & BASIN SECTIONS
- LANDSCAPE PLAN
- SIGNAGE, STRIPING & JOINTING PLAN
- LIGHTING PLAN
- EROSION CONTROL DETAILS
- REFERENCE DETAILS
- SANITARY DETAILS
- WATER DETAILS
- CONSTRUCTION DETAILS
- WATER QUALITY DETAILS
- HYDRAULIC CALCULATIONS
- SIGHT DISTANCE PLAN & PROFILES

## Benchmarks

### Project

REFERENCE BENCHMARK:  
A-149 - ELEVATION 629.69 - THE STATION IS LOCATED AT THE EAST END OF WENTZVILLE, IN THE NORTHWEST WINGWALL OF THE NORFOLK AND WESTERN RAILROAD BRIDGE OVER US HIGHWAY 61 BUSINESS. OWNERSHIP--NORFOLK AND WESTERN RAILWAY.

### Site

SITE BENCHMARK:  
ELEV. 650.92 - BRASS TAB WITH "X" EAST OF SITE ON EAST SIDE OF WYNDGATE RIDGE DRIVE AND NORTH OF THE POWER LINES

**VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A**

**SEEDING RATES:**  
PERMANENT:  
Tall Fescue - 150 lbs./ac.  
Smooth Brome - 100 lbs./ac.  
Combined Fescue @ 75 lbs./ac. AND Brome @ 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 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

**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

600.00	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	
---UGE---	EXISTING UNDERGROUND ELECTRIC	
---OHW---	EXISTING OVERHEAD ELECTRIC	
---CTV---	EXISTING CABLE TV LINE	
---T---	EXISTING TELEPHONE LINE	
---	PROPOSED STORM SEWER	
---	PROPOSED SANITARY SEWER	
---X---	FENCE LINE	
---	SAWCUT LINE	

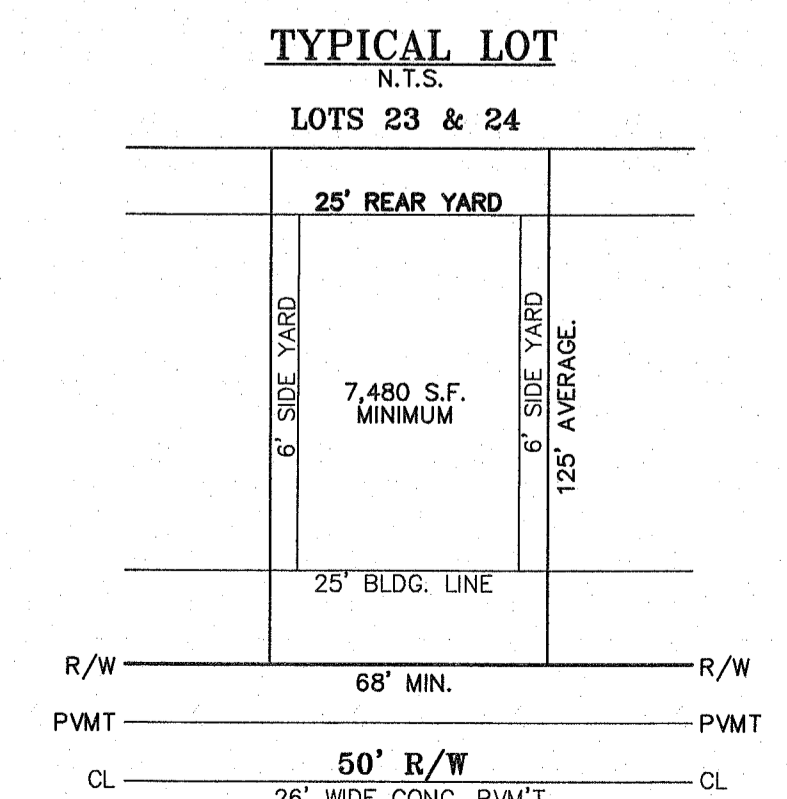
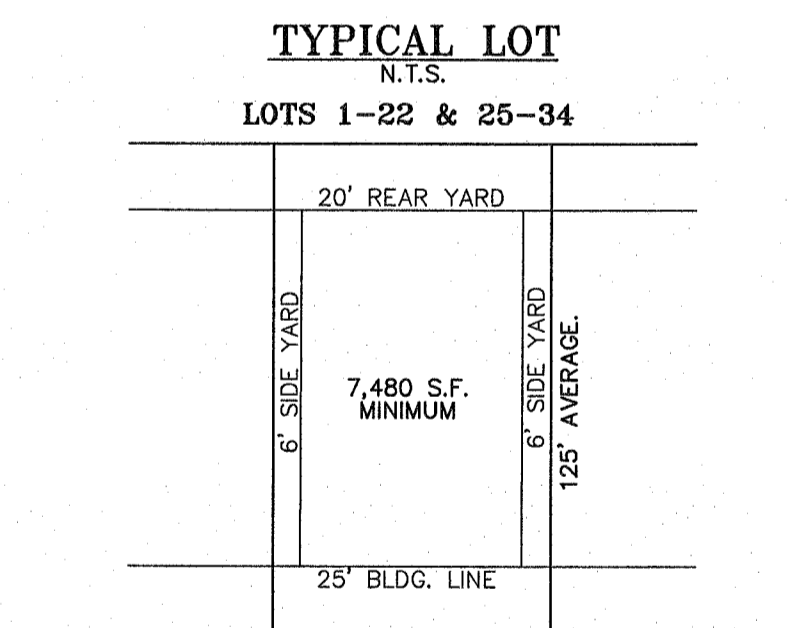
## Conditions of Approval From Planning and Zoning

- Clarify whether this will be an additional village in the Wyndgate subdivision and whether it will fall under the existing covenants. Provide approval from the Wyndgate subdivision regarding this.
- Per section 400.261 of the City code - the developer is required to upgrade the abutting road per the City's Thoroughfare Plan. It is anticipated that in the future, Hwy. N will be upgraded to a 5 lane road therefore the developer would be responsible for upgrading their side of three lane Highway N, to provide an additional lane of pavement. The cost to do so is estimated at \$150,000 or approx. \$3,825/lot. Staff believes this cost to not be reasonable for the proposed 34 lot subdivision to incur. As an alternate, staff determined the cost had the whole Wyndgate subdivision been required to upgrade the roadway frontage along Hwy. N and along Dieter Road to be \$275,000. When dividing that number by the total number of plotted lots, including this proposed 34 lot subdivision, the cost per lot would equate to \$335/lot. Staff believes this to be more reasonable and is more in line with (although lower) other recent developments that contributed funds for similar future roadway improvements. Staff would propose that the funds be provided to the City for utilization as part of the future Hwy. N Road widening project.
- Extend the trail along Highway N to the property western limits or provide a contribution for the trail to be constructed in the future.
- The cul-de-sac shall have a pavement radii of 42' with a 54' right of way with the exception of Wyndgate Meadows Drive.
- Provide approval from USPS regarding the method of mail delivery.
- The applicant shall abide by the municipal code requirements listed in this report.

## Municipal Code Requirements

- Provide letters from the school district, fire district, and water and sewer districts to verify capacity to serve the development.
- The street is required to have 5" rolled stone base course of O'Fallon (modified) type 5 rock.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE **DECEMBER 6, 2019**  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN



\* 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

\* The area of this phase of development is 15.69 Acres  
The area of land disturbance is 11.85 Acres  
Number of proposed lots is 34  
Building setback information. Front 25 feet  
Side 6 feet  
Rear 20 feet

\* The estimated sanitary flow in gallons per day is 12,580 G.P.D.

\* Tree preservation calculations:  
Existing Trees = 7.61 Acres  
Trees Removed = 4.96 Acres  
Trees Saved = 2.65 Acres  
Tree Preservation trees to be retained:  
7.61 Acres x 20% = 1.52 Acres  
1.52 Acres - 2.65 Acres (Saved) = 1.13 Acres  
2.65 Acres > 1.13 Acres (No new trees required)

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

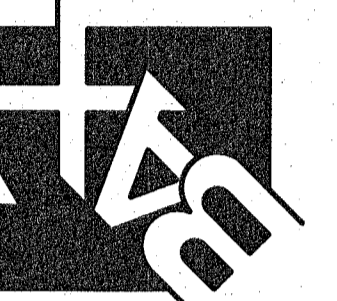
All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.

PROJECT TITLE:

WYNDGATE MEADOWS

ENGINEERING PLANNING SURVEYING  
221 Point View Blvd.  
St. Charles, MO 63801  
636-928-5562  
FAX 928-1718



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

JEFFREY B. SIMMONS  
CIVIL ENGINEER  
2007030831  
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Box Engineering Company, Inc.  
Authority No. 000655  
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REVISIONS	
08/08/19	D.C.S.D. P.W.S.D. #2 & CITY COMMENTS
08/30/19	D.C.S.D. P.W.S.D. #2 & CITY COMMENTS
09/25/19	CITY COMMENTS
10/22/19	CITY COMMENTS
11/08/19	CITY COMMENTS
11/22/19	CITY COMMENTS

Developer / Owner:  
STRAOR, L.L.C.  
9645 Clayton Road  
St. Louis, MO 63124  
314-667-9400

COVER SHEET

P+Z No. #18-012166

Approval Date: 06/27/2019

City No. #RSP-19-000010

Page No.

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Box Project # 17-17314 Issue Date: 07/09/2019