

ENGINEERS
ARCHITECTS
SURVEYORS
SCIENTISTS



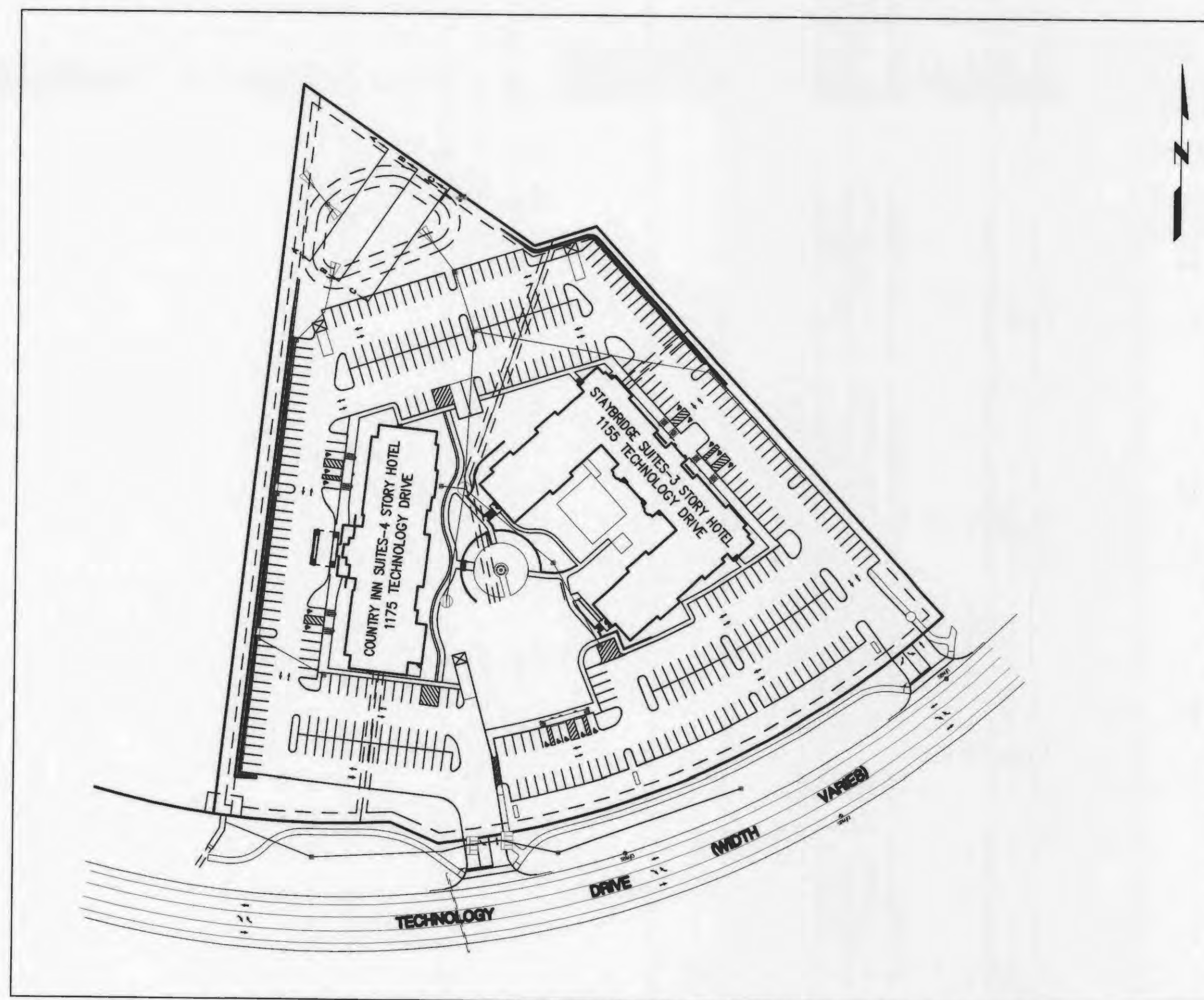
PERSIMMON POINTE HOTEL DEVELOPMENT COUNTRY INN & SUITES STAYBRIDGE SUITES

TECHNOLOGY DRIVE
O'FALLON, MO 63304

EX STORM SEWER	-----	CLEARING LIMITS	-----
EX SANITARY SEWER	-----	EX FENCE LINE	-----
EX GAS LINE	-----	EX 5' CONTOUR	-----
EX UG TELEPHONE LINE	-----	EX 1' CONTOUR	-----
EX OVERHEAD UTILITY	-----	FINISH 5' CONTOUR	-----
EX WATER LINE WITH SIZE	-----	FINISH 1' CONTOUR	-----
NEW WATER LINE WITH SIZE	-----	EX TREE LINE	-----
NEW SANITARY SEWER	-----	MODIFIED TREE LINE	-----
NEW STORM SEWER	-----	EXISTING TREE LINE TO BE REMOVED	-----
EX STREAM FLOWLINE	-----	CHANNEL PROTECTION FENCE	-----
NEW STREAM FLOWLINE	-----	EROSION CONTROL BARRIER	-----

⊕	EX SIGN	N	NORTH
▲	EX FIRE HYDRANT	S	SOUTH
⊕	EX WATER SHUTOFF	E	EAST
⊕	EX ELECTRICAL METER	W	WEST or WIDE
⊕	EX POWER POLE	R	RADIUS
⊕	EX TREE	(TYP)	TYPICAL
⊕	EX GUY WIRE	DB	DEED BOOK
12	NUMBER OF PARKING STALLS	PG	PAGE
⊕	NEW FIRE HYDRANT	PCC	POINT OF COMPOUND CURVE
⊕	BORE HOLE LOCATION	PC	POINT OF CURVE
⊕	EX AREA LIGHT	PT	POINT OF TANGENT
⊕	NEW MANHOLE	MH	MANHOLE
⊕	NEW STORM SEWER INLET	FL	FLOW LINE
⊕	NEW STORM SEWER DESIGNATOR	PVC	POLYVINYLCHLORIDE
⊕	NEW SANITARY SEWER DESIGNATOR	CMP	CORRUGATED METAL PIPE
⊕	EX BOLLARD	MSD	METROPOLITAN ST. LOUIS SEWER DISTRICT
⊕	EX SIGN	CL	CENTERLINE
⊕	EX AIR CONDITIONER	TW	TOP OF WALL
		BW	BOTTOM OF WALL
		TC	TOP OF CURB
		ME	MATCH EXISTING
		CONC	CONCRETE
		FF	FINISH FLOOR
		ELEV	ELEVATION
		UG	UNDERGROUND
		SBM	SITE BENCHMARK
		EX	EXISTING
		(TBR)	TO BE REMOVED
		CO	CLEAN OUT
		FND	FOUND
		O	OLD
		L	LENGTH
		R	RADIUS
		CD	CHORD DISTANCE
		CB	CHORD BEARING
		(TR)	TO REMAIN
		BLDG	BUILDING

Site



Location Map



OWNER/DEVELOPER

HHM
405 N. HERSHEY
BLOOMINGTON, IL 61704
PHONE 309-664-3558
FAX 309-664-3581

A TRACT OF LAND BEING

A TRACT OF LAND BEING PART OF LOT 24
OF "HOWELLS PRAIRIE TRACT", IN U.S.
SURVEY 1899, TOWNSHIP 46 NORTH, RANGE
3 EAST IN ST. CHARLES COUNTY, MISSOURI

OUTBOUNDARY AND TOPOGRAPHIC SURVEY BY

FARNSWORTH GROUP
20 ALLEN AVE., SUITE 200
ST. LOUIS, MISSOURI 63119
PHONE 314-962-7900 FAX: 314-962-1253
COMPLETED: 5/03

BENCHMARK

BENCHMARK USED RM 57: ELEVATION= 548.01 PER FLOOD
INSURANCE MAP COMMUNITY PANEL NO. 29183C 0430 E
CHISELED SQUARE ON SOUTHWEST END OF SOUTH HEADWALL
OF CULVERT LOCATED AT JUNCTION OF U.S. HIGHWAY 40 AND
MODOT HIGHWAY K.

SITE BENCHMARKS

SBM#1: ELEVATION= 566.82
26.6' NORTH OF CL OF TECHNOLOGY DRIVE. STA.495+63.7
SBM#2: ELEVATION= 567.21
25.2' NORTH OF CL OF TECHNOLOGY DRIVE. STA.494+00.0
SBM#3: ELEVATION= 563.01
27.4' NORTH OF CL OF TECHNOLOGY DRIVE. STA.491+90.2

FLOODPLAIN

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN
ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR
FLOODPLAIN) PER FLOOD INSURANCE RATE MAP, (FIRM)
COMMUNITY PANEL NUMBER 29183C0430 E (PANEL 430 OF 525),
DATED AUGUST 2, 1996.

SHEET INDEX

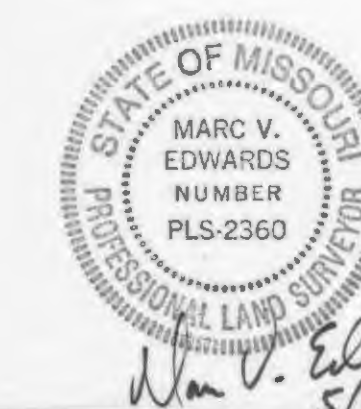
COVER	COVER
SUV-1	SITE SURVEY
BAP-1	BOUNDARY ADJUSTMENT PLAT
SP1	SUBDIVISION PLAT
C1	SITE PLAN
C2	GRADING PLAN
C3	UTILITY PLAN
C4	DRAINAGE AREA MAP
C5	SEWER PROFILES
C6	SEWER PROFILES
C7	SITE GEOMETRIC PLAN
C8-C18	SITE DETAIL SHEETS
MCS1	TECHNOLOGY DRIVE CROSS SECTIONS
MCS2	TECHNOLOGY DRIVE CROSS SECTIONS
L1	SITE LANDSCAPE PLAN NORTH
L2	SITE LANDSCAPE PLAN SOUTH
L3	TREE PRESERVATION PLAN
L4	COURTYARD LAYOUT & GRADING PLAN
L5	COURTYARD LANDSCAPE PLAN & DETAILS
L6	LANDSCAPE DETAILS
OS1	OFFSITE SEWER EXTENSION
OS2	OFFSITE SEWER PROFILE
OS3	OFFSITE SEWER PLAN & PROFILE
RWP-1	ROAD WIDENING PLAN
RWP-2	ROAD WIDENING PLAN
EGP	EARLY GRADING PLAN



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SEWER AS-BUILTS



Marc V. Edwards
5/20/10

Project No: 299163.12

Planning & Zoning File: #3103.03
Date: 12/30/03

XRef Files: | d:\projects\299163.12 - Hwy 40 @ the A\eg\299163-035.dwg | DATE: 01/20/2004 | TIME: 13:09 |

ISSUE:

#	Date:	Description:
1	2/13/04	City of O'Fallon Comments
2	2/13/04	Duckett Creek Sanitary District Comments
3	2/13/04	Cottleville Fire Protection District Comments
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6	3/15/04	Duckett Creek Sanitary District Comments
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GRADING PLAN

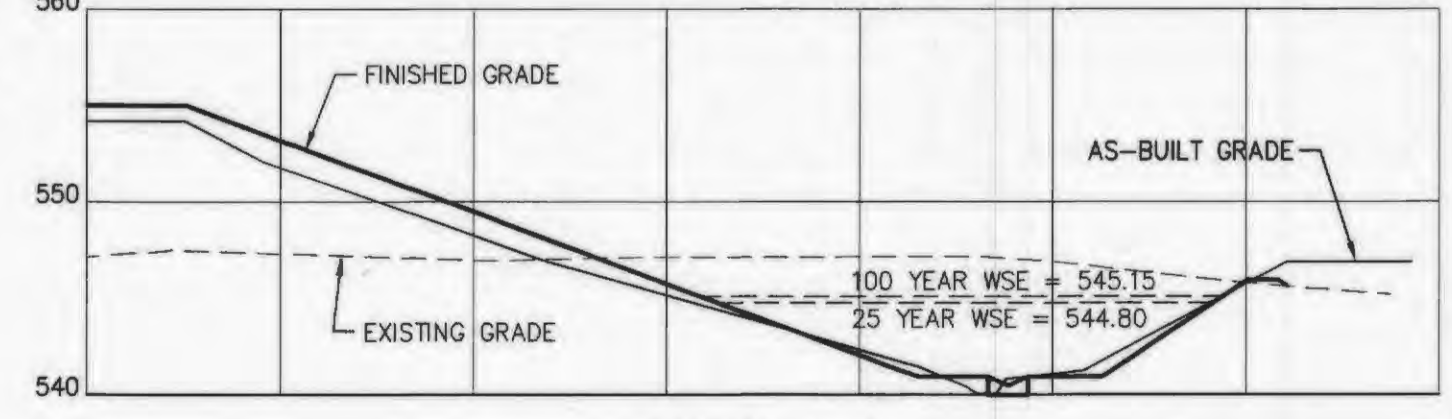
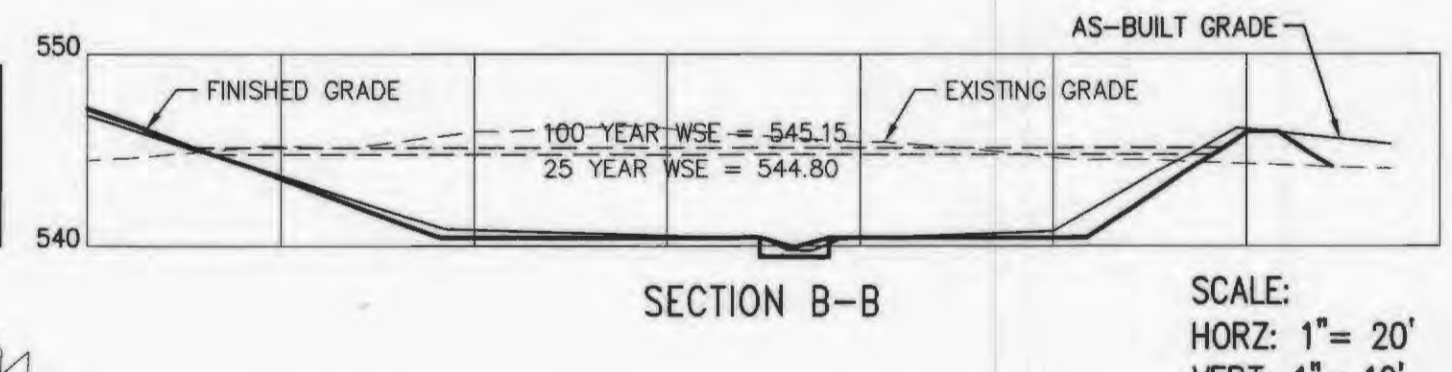
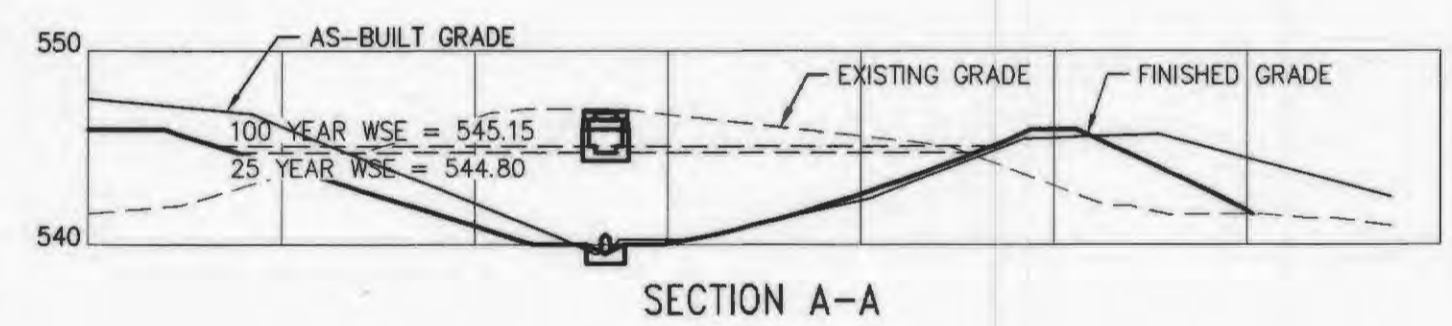
GENERAL NOTES

- FINISH SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO TOP OF NEW PAVEMENT, WALKS, SOD, ETC. EXCEPT BUILDING PADS WHICH ARE 1 FOOT BELOW FINISH FLOOR.
- ALL GRADING AND DRAINAGE SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON, MISSOURI DEPARTMENT OF TRANSPORTATION AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT SET FORTH BY TERRACON, DATED NOVEMBER 17, 2003.
- NO SLOPE SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
- 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 PLANS). 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/OR MODOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFORDED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT. NO GRADED AREA IS TO REMAIN BARE FOR OVER 2 WEEKS WITHOUT BEING SEEDED AND MULCHED.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED ELEVATIONS TO ASSURE POSITIVE DRAINAGE FOR THE PARKING LOT & ENTRANCES PRIOR TO POURING ANY CONCRETE OR INSTALLING ASPHALT PAVEMENT. HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINFALL RESULTING IN ONE-HALF INCH RAIN OR MORE. GRADED AREA SHALL BE SEEDED AND MULCHED AFTER 6 MONTHS OF COMPLETION.

- FINISH SPOT ELEVATIONS AT THE FACE OF CURBS ARE SHOWN TO THE FLOWLINE OF THE GUTTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REVIEW THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT AND COMPLY WITH ALL REQUIREMENTS.
- CONTRACTOR TO COORDINATE WITH MODOT FOR TEMPORARY ACCESS TO SITE FOR GRADING WORK.
- THE EXISTING UTILITIES SHOWN HEREON ARE FROM SURVEY INFORMATION AND MUST BE CONSIDERED AS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS PRIOR TO COMMENCING WORK.
- ALL MATERIALS & WORKMANSHIP ASSOCIATED WITH THE STORM AND SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE CITY OF O'FALLON AND MISSOURI DEPARTMENT OF TRANSPORTATION.
- ALL MATERIALS & WORKMANSHIP ASSOCIATED WITH THE CONSTRUCTION ACTIVITY IN THE TECHNOLOGY DRIVE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE MISSOURI DEPARTMENT OF TRANSPORTATION.
- CONTRACTOR SHALL CLEAN AND MAINTAIN THE TEMPORARY SEDIMENT BASIN AFTER EACH MEASURABLE RAIN. BEFORE END OF CONSTRUCTION, THE BASIN MUST BE REGRADED TO PROPOSED CONDITIONS.
- CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS ALONG STREAM WITHIN PROPERTY LIMITS. SILTATION AND EROSION CONTROL WILL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER, MODOT OR ITS CONTRACTOR WILL NOT BE LIABLE UPON DATE OF PERMIT.

BENCHMARK

BENCHMARK USED RM 57: ELEVATION= 548.01 PER FLOOD INSURANCE MAP COMMUNITY PANEL NO. 29183C 0430 E CHISELED SQUARE ON SOUTHWEST END OF SOUTH HEADWALL OF CULVERT LOCATED AT JUNCTION OF U.S. HIGHWAY 40 AND MODOT HIGHWAY K.



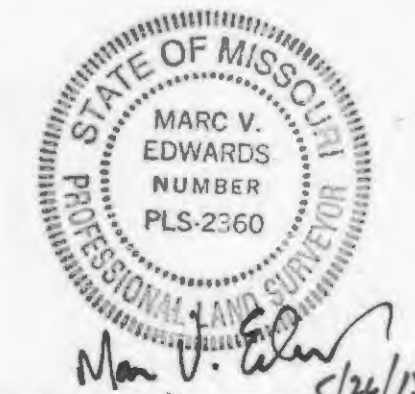
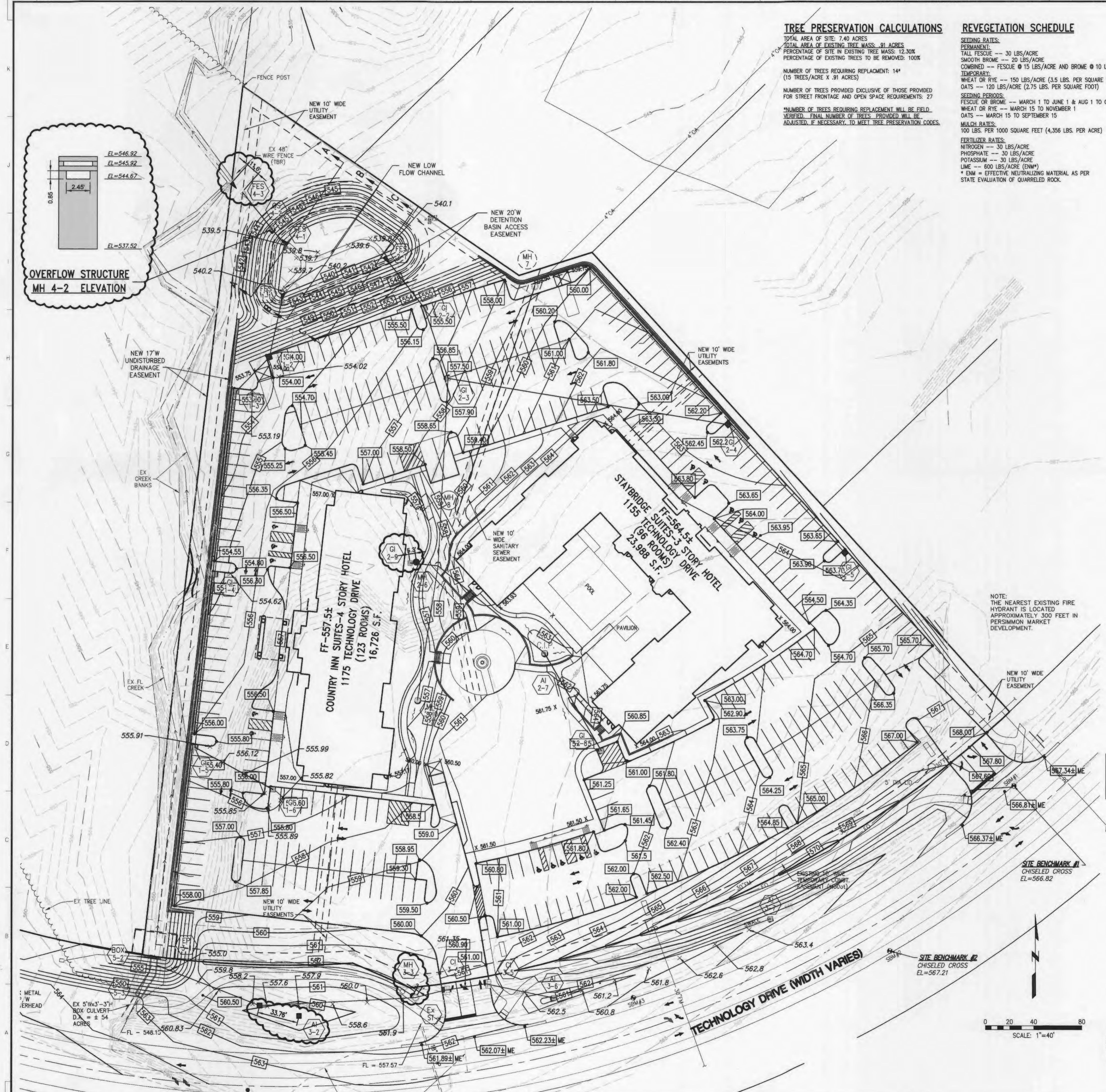
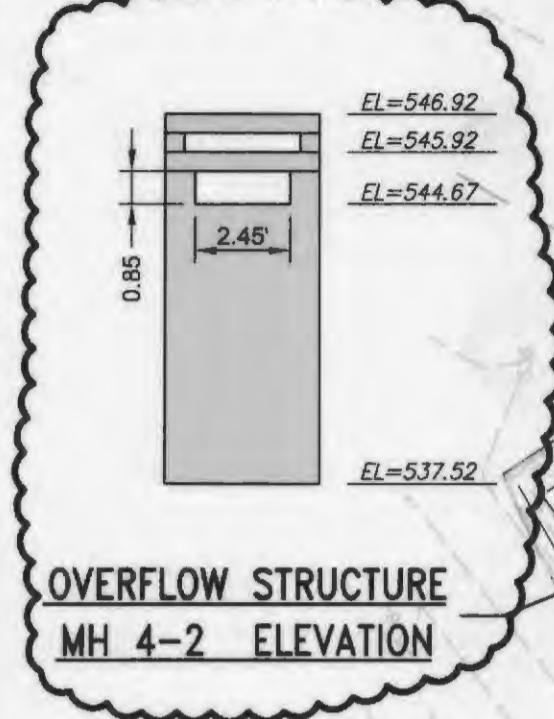
HOLE #	DEPTH	HOLE #	DEPTH

TREE PRESERVATION CALCULATIONS

TOTAL AREA OF SITE: 7.40 ACRES
TOTAL AREA OF EXISTING TREE MASS: .91 ACRES
PERCENTAGE OF SITE IN EXISTING TREE MASS: 12.30%
PERCENTAGE OF EXISTING TREES TO BE REMOVED: 100%
NUMBER OF TREES REQUIRING REPLACEMENT: 14*
(15 TREES/ACRE X .91 ACRES)
NUMBER OF TREES PROVIDED EXCLUSIVE OF THOSE PROVIDED FOR STREET FRONTAGE AND OPEN SPACE REQUIREMENTS: 27
*NUMBER OF TREES REQUIRING REPLACEMENT WILL BE FIELD VERIFIED. FINAL NUMBER OF TREES PROVIDED WILL BE ADJUSTED, IF NECESSARY, TO MEET TREE PRESERVATION CODES.

REVEGETATION SCHEDULE

SEEDING RATES:
PERMANENT:
TALL FESCUE --- 30 LBS/ACRE
SMOOTH BROME --- 20 LBS/ACRE
COMBINED --- FESCUE @ 15 LBS/ACRE AND BROME @ 10 LBS/ACRE
TEMPORARY:
WHEAT OR RYE --- 150 LBS/ACRE (3.5 LBS. PER SQUARE FOOT)
OATS --- 120 LBS/ACRE (2.75 LBS. PER SQUARE FOOT)
SEEDING PERIODS:
FESCUE OR BROME --- MARCH 1 TO JUNE 1 & AUG 1 TO OCT 1
WHEAT OR RYE --- MARCH 15 TO NOVEMBER 1
OATS --- MARCH 15 TO SEPTEMBER 15
MULCH RATES:
100 LBS. PER 1000 SQUARE FEET (4,356 LBS. PER ACRE)
FERTILIZER RATES:
NITROGEN --- 30 LBS/ACRE
PHOSPHATE --- 30 LBS/ACRE
POTASSIUM --- 30 LBS/ACRE
LIME --- 600 LBS/ACRE (ENH*)
* ENH = EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRELED ROCK.



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PROJECT:
PERSIMMON POINTE HOTEL DEVELOPMENT

#4130 HIGHWAY 40-61
O'FALLON, MO

Date: 12-30-03
Design/Drawn: DB
Approved: JTB
Book No.:

SHEET TITLE:
GRADING PLAN "SEWER AS-BUILTS"

SHEET NUMBER:
C2
SHEET 6 OF 36

Project No.: 299163.12
Planning & Zoning File: #3103.03



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#	Date	Description
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PERSIMMON POINTE
HOTEL DEVELOPMENT

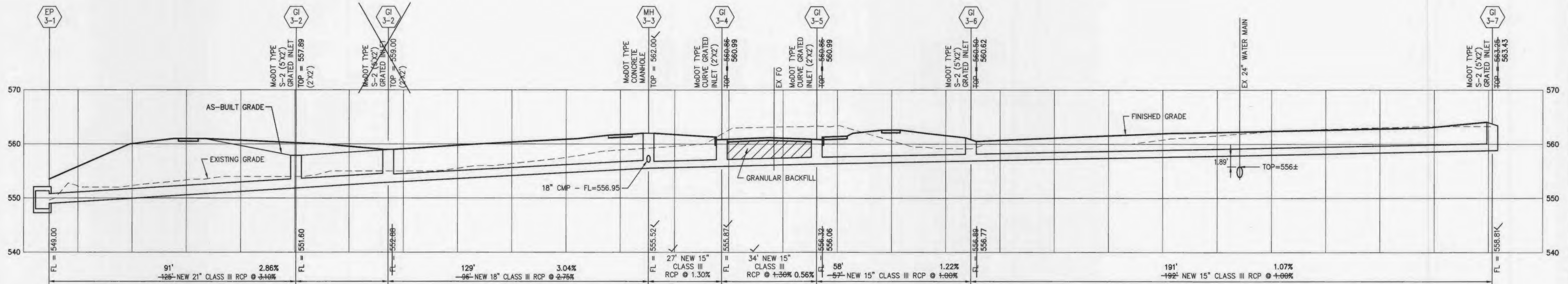
#4130 HIGHWAY 40-61
O'FALLON, MO

Date:	12-30-03
Design/Drawn:	DB
Approved:	JTB
Book No.:	

SHEET TITLE:
**STORM AND
SANITARY SEWER
PROFILES
"AS-BUILTS"**

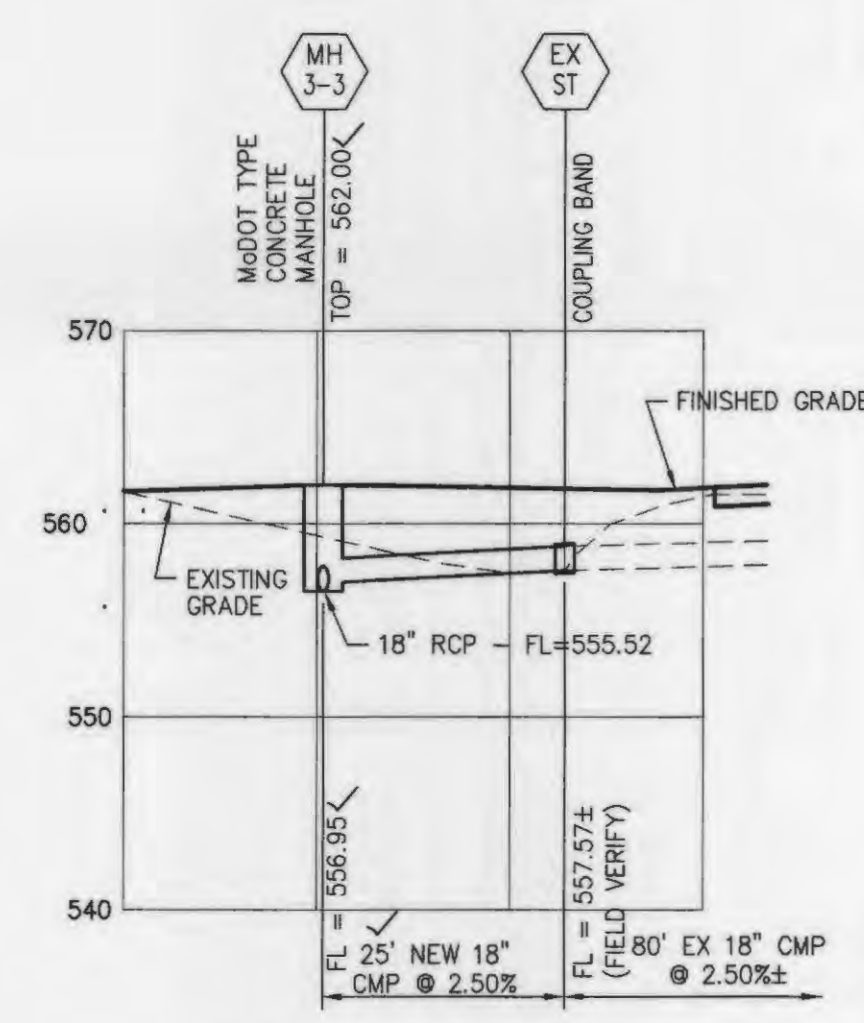
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C5
SHEET 9 OF 36

Project No.: 299163.12
Planning & Zoning File: #3103.03

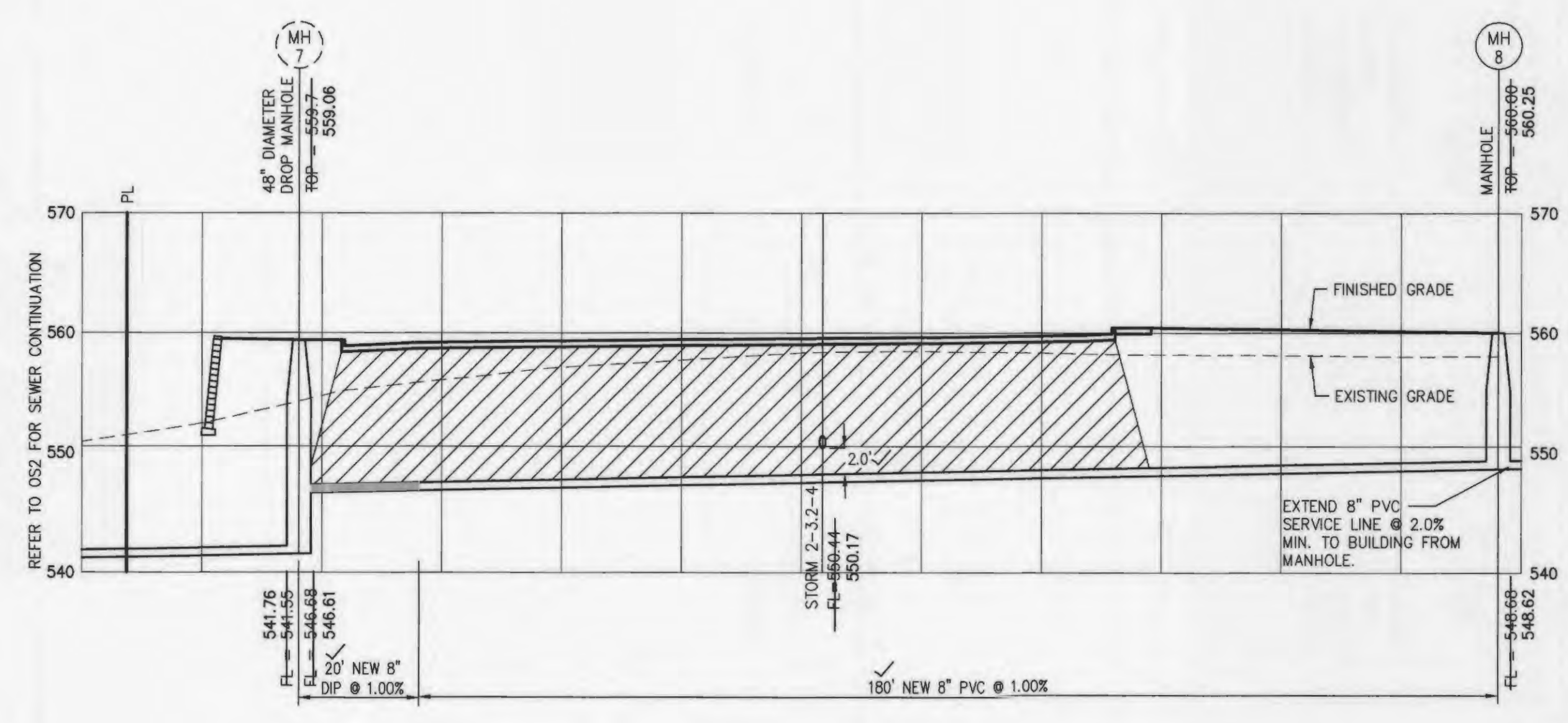


MODOT STORM SEWER

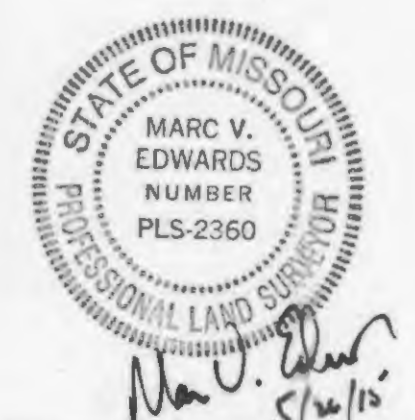
NOTE:
FIBER OPTIC LINE RUNS PARALLEL
TO SHOWN SEWER, USE EXTREME
CAUTION.



CULVERT EXTENSION



SANITARY SEWER



NOTE:
DISTANCES ARE
MEASURED FROM CENTER
OF MANHOLE TO CENTER
OF MANHOLE.

SCALE:
HORZ: 1" = 20'
VERT: 1" = 10'

Xref Files: | P: \\1999\299163.12-hwy 40 @ rfc.k\eng\299163-03SDWG | DATE: 01/20/2005 | Time: 13:09 |



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PERSIMMON POINTE HOTEL DEVELOPMENT

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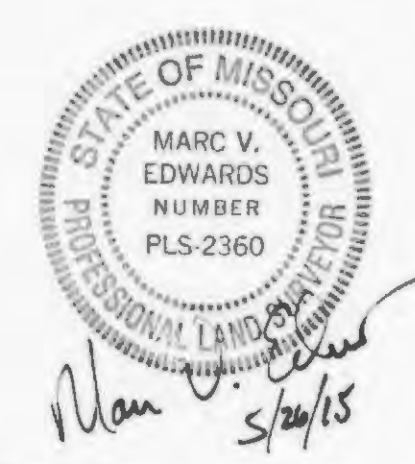
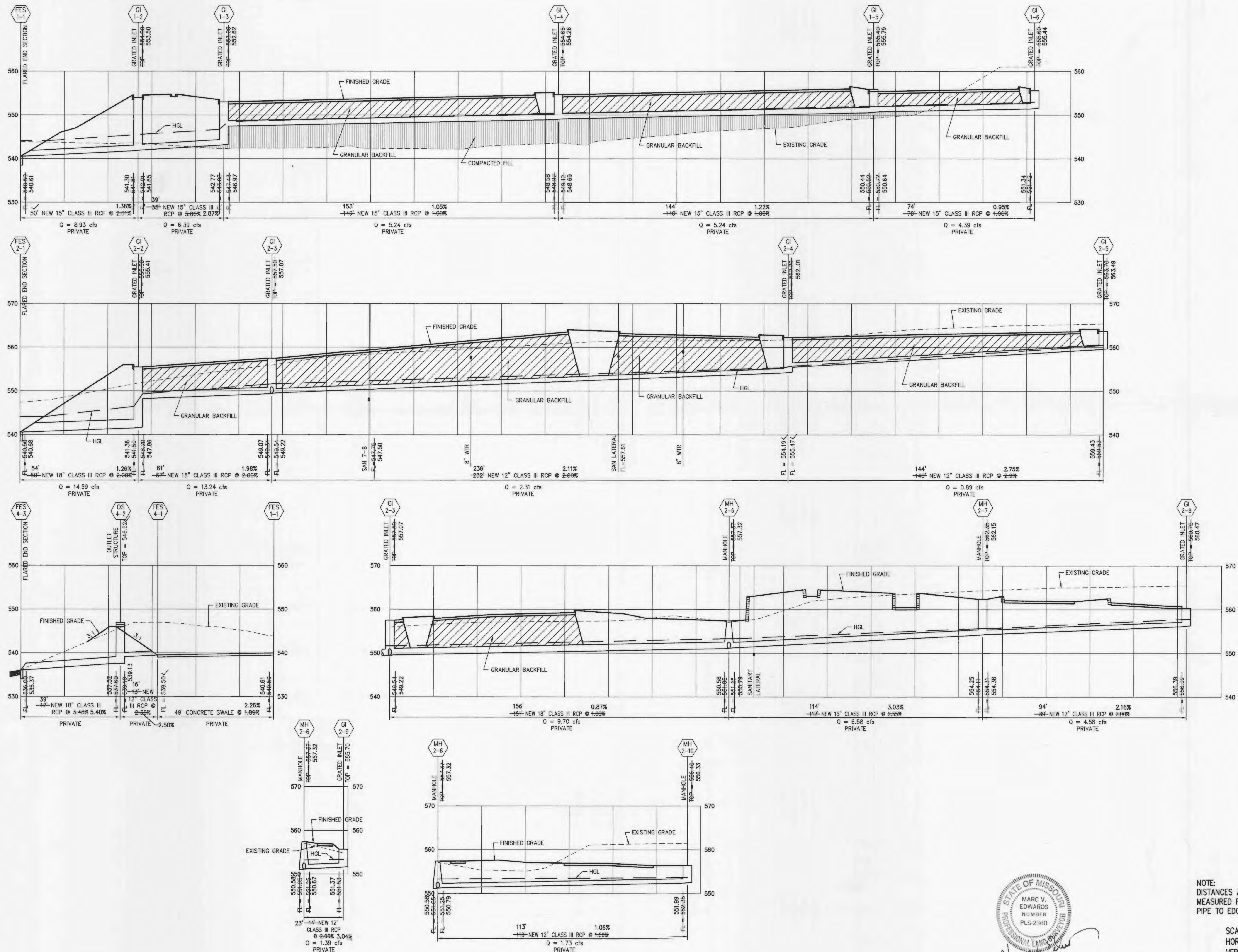
SHEET TITLE:
STORM SEWER PROFILES "AS-BUILTS"

SHEET NUMBER:

C6

SHEET 10 OF 36

Project No.: 299163.12
Planning & Zoning File: #3103.03



NOTE:
DISTANCES ARE
MEASURED FROM EDGE OF
PIPE TO EDGE OF PIPE.

SCALE:
HORZ: 1" = 20'
VERT: 1" = 10'

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