



MODEL SEDIMENT & EROSION CONTROL ORDINANCE

Vegetative Establishment Requirements:

APPENDIX A

Seeding rates:

Permanent:

Tall Fescue - 30 lbs./ac.  
Smooth Brome - 20 lbs./ac.  
Combined - Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:

Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 square feet)  
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 square feet)

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 1,000 sq. feet (4,500 lbs. per acre)

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.

- GENERAL NOTES
1. Present Zoning: C-0 Office District
  2. Proposed Use: Office
  3. Area of Tract: 0.82 Acres
  4. Project is Served By:  
A. Missouri American Water Company  
B. St. Charles Gas Company  
C. Verizon Telephone Company  
D. City of O'Fallon Sewer  
E. AmerenUE Electric Company  
F. O'Fallon Fire Protection District
  5. All utilities shall be located underground.
  6. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
  7. All dimensions taken from front of curb unless otherwise noted.
  8. Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
  9. Setback and yard requirements:  
Front - 25 feet  
Side - 10 feet  
Side (Corner Lot) - 25 feet  
Rear - 35 feet
  10. Grading and drainage shall be per the requirements of the City of O'Fallon.
  11. No slope shall be greater than 3:1 during construction and at final grade.
  12. Per F.I.R.M. #29183C0240E; August 2, 1996, this site is not located within the 100 Year Flood Plain.
  13. Signage to be reviewed separately per city staff signage regulations. Signage shall be permitted separately.
  14. Building and parking shall be in conformance with City of O'Fallon's requirements for C-0 zoning.
  15. All outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the view of rights-of-way and/or adjacent properties.
  16. Stormwater detention requirements shall be coordinated with the City Engineer.
  17. Development shall comply with General Standards set forth in Article 5, Section 415.170 of the Flood Hazard Prevention Ordinance 1437.
  18. All site construction and sewer construction to be per City of O'Fallon standards and specifications.
  19. This site shall be in compliance with Article XIII of the Zoning Code Performance Standards.
  20. Due to the low volume of garbage that will be generated, trash containers shall be kept inside and set outside once a week for pick-up.
  21. No white vinyl fence 6 feet in height shall be provided in the bufferyard in compliance with adjacent property owner's (Charles Molitor) request.
  22. Lighting for the parking lot shall be supplied from fixtures located on the existing house. No light standards shall be located within the parking area.

**TREE PRESERVATION CALCULATIONS**

No trees shall be destroyed during the construction of this parking lot. The percentage of wooded area to be saved on this site is 100%.

**PARKING CALCULATIONS**

Required Parking: 1 Space for every 300 sq.ft. gross office  
Building sq.ft. = 3,600sq.ft.  
12 Parking Spaces Required  
16 Parking Spaces Provided

**SITE COVERAGE CALCULATIONS:**

Area of Site = 0.82 Acres  
Area of Building = 0.04 Acres = 5.1%  
Area of Pavement = 0.16 Acres = 19.4%  
Landscaped Open Space = 0.62 Acres = 75.5%

**PLANT SCHEDULE (NOTE LANDSCAPING NOT SHOWN TO SCALE)**

☉-4	WHITE PINE	Pinus strobus	6' TALL
☉-5	DOGWOOD	Cornus florida	4' TALL
☉-5	YOSHIO FLOWERING CRAB	Prunus serrulata "Yoshio"	2 GAL.
☉-5	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	2 GAL.

\*\*CONIFER TREES MUST BE A MINIMUM OF 6' IN HEIGHT.  
\*\*DECIDUOUS TREES MUST BE A MINIMUM OF 2" IN CALIPER

**NOTE**

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

**PICKETT RAY & SILVER**

CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS

333 Mid Rivers Mall Drive  
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**1070 BRYAN ROAD**  
SITE PLAN  
O'FALLON, MISSOURI

Prepared For:  
**Ms. Louise Haynes**

1070 Bryan Road  
O'Fallon, Missouri 63366  
(636) 978-5755

REVISIONS	NO.	DATE	REVISION PER CITY'S COMMENTS
	1	11.11.02	REVISED PER CITY'S COMMENTS
	2	11.26.02	REVISED PER CITY'S COMMENTS

**ENGINEERS AUTHENTICATION**

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC.

Professional Engineer Seal for Harold J. Pritch, No. 17751, State of Missouri.

DRAWN	J.M.W.	DATE	10.29.02
CHECKED	D.W.B.	DATE	10.29.02
PROJECT #	02147.LOHA.OOC		
TASK #	1	FIELD BOOK	

Project Benchmark: FEMA RM44, A cross cut on the northern bolt of a fire hydrant at the northeastern corner of the intersection of Mexico and Bryan Roads. Elevation = 595.53 feet (NGVD1929).  
Site Benchmark: An iron rod found at the southwestern corner of the subject property. Elevation = 569.15 feet.

PREPARED FOR:  
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CITY FILE NUMBER: 802