

JOHN WELDON ELEMENTARY SCHOOL  
ZONED I-1 PUD  
DARDENNE PRAIRIE

WESTBOROUGH FARMS  
PLAT FOUR  
PB.35 PG.315  
ZONED R-1D PUD  
DARDENNE PRAIRIE

O'FALLON CORPORATE CENTRE LOT 7A-2  
PB.38 PG.147  
A TRACT OF LAND BEING PART OF U.S. SURVEY 1669,  
TOWNSHIP 46 NORTH, RANGE 3 EAST,  
ST. CHARLES COUNTY, MISSOURI

SITE ADDRESS:  
3851 CORPORATE CENTRE DRIVE  
ST. CHARLES, MISSOURI 63304

PREPARED FOR:  
PAUL WILSON  
S.M. WILSON & CO.  
2185 HAMPTON AVE.  
ST. LOUIS, MO 63139  
phone: (314) 645-9595  
fax: (314) 645-1700

LOT 7A-2  
187,679 sq.ft.  
4.31 acres

LOT 7B  
PB.35 PG.19  
ZONED HTCD

BENCH MARKS

BM: DNR GRS MONUMENT SC-13 "Standard Tablet" stamped  
DNR SC-13 1990 located on the north side of HWY 40  
approximately 1 mile southeast of HWY D (WINGHAVEN BLVD.),  
500' ± west of Dardenne Creek, 30' ± north of the centerline  
of the westbound lane.  
ELEVATION = 499.37

TBM: Cross at C/L-C/L Corporate Centre Drive  
and Corporate Centre Drive  
ELEVATION = 544.09

PROPOSED OFFICE/LIGHT MANUFACTURING  
72,910 S.F.  
FF=527.00  
BLDG. HGT.=45'-11 1/8"

FUTURE OFFICE

CORPORATE CENTRE DRIVE (60'W)

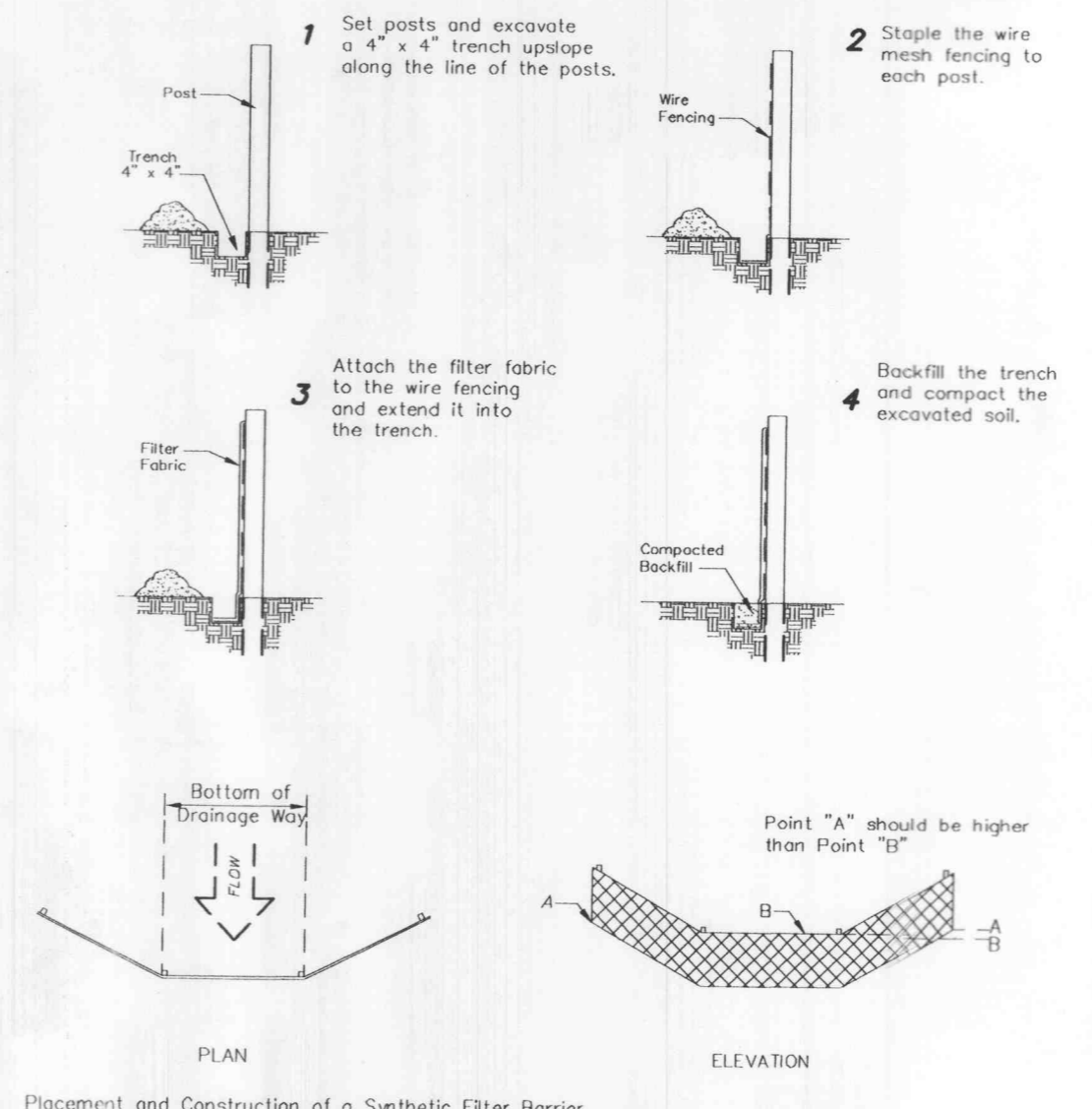
GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER  
2 WEEKS ARE TO BE SEEDED AND MULCHED PER DNR  
REGULATIONS.

GRADING NOTES

- Siltation control will be provided as required to prevent run-off.
- Siltation control shall be straw bales placed end to end and anchored with no less than 3' long x 2"x1" wooden stakes. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
- All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed at the direction of the city.
- The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same.
- No area shall be cleared without permission of the developer.
- All grade shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded or mulched.
- The contractor shall restore offsite construction areas to an equal or better condition than existed prior to commencement of construction.
- Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted of the fill up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations and must be approved by a City Representative before paving may commence.
- Soil preparation and revegetation shall consist of Tall Fescue (TF) & Smooth Brome (SB) between March 1st and June 1st at a rate of TF=30lbs/AC & SB=20lbs/AC. See Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
- Proposed phasing of development (rough dates) including:  
JAN. 03 - FEB. 03 a. Clearing (estimated duration of exposed area).  
JAN. 03 - MAY. 03 b. Grading and construction (installation of temporary sediment control, storm drainage, paving).  
MAY. 03 - c. Final Grading and Landscaping (vegetative cover).
- Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible or during the next seeding period after grading has been completed. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
- When grading operations are completed or suspended for more than 30 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the designated officials recommendation. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
- Developer must supply City construction inspectors with soils reports prior to or during site soil testing.

APPENDIX D  
SYNTHETIC FILTER BARRIERS  
For Urban Development Sites

- MAINTENANCE
- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
  - Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
  - Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
  - Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.



**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 square foot)  
Oats - 120 lbs./ac. (2.75 lbs. per square foot)

**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. ft. (4,356 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.

LOT 7A-1  
PB.38 PG.147  
ZONED HTCD

STORM LINE RELOCATION  
UNDER CONSTRUCTION.  
TOPS OF STRUCTURES  
NOT BUILT YET.

**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 verify the utility companies before actual construction.

**PICKETT RAY & SILVER**

CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS

383 Mid Rivers Mall Drive  
St. Peters, MO 63376  
Phone (636) 397-1211  
Fax (636) 397-1104

**CON-FORM INTERNATIONAL, INC.**  
OF ALLON CORPORATE CENTRE LOT 7A-2  
GRADING PLAN  
O'FALLON, MISSOURI

Property Owner:  
**CON-FORM INTERNATIONAL, INC.**

1665 W. BENTLEY INDUSTRIAL BLVD.  
MARIETTA, MISSOURI 63057  
ATTN: JOHN CONROY  
Phone (636) 398-8888  
Fax (636) 398-8888

REVISIONS NO.	DATE	BY	DESCRIPTION
01	03-03	PER. CITY OF O'FALLON	PER. CITY OF O'FALLON & PER. DISTRICT
02	02-27-03	PER. CITY OF O'FALLON	PER. CITY OF O'FALLON
03	02-18-03	PER. DEVELOPER	PER. DEVELOPER
04	03-23-03	PER. CITY OF O'FALLON	PER. CITY OF O'FALLON

**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.**

HAROLD J. BARTCH  
NUMBER E-17751  
REGISTERED PROFESSIONAL ENGINEER

DRAWN D.STOSZ	DATE 08-02-02
CHECKED D.W.B.	DATE 08-02-02
PROJECT # 95144.SMMI.OOC	TASK # 1 FIELD BOOK