

GRAPHIC SCALE

0.45 AC. @ 3.85
Q = 1.66 CFS
(IN FEET)
1 inch = 30 ft.

JOHN WELDON ELEMENTARY SCHOOL
ZONED R-1 T PUD
DARDENNE PRAIRIE

WESTBOROUGH FARMS
PLAT FOUR
PB.35 PG.315
ZONED R-1D
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 63119
phone: (314) 645-9595
fax: (314) 645-1700

PICKETT RAY & SILVER

3833 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
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CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

CON-FORM INTERNATIONAL, INC.
O'FALLON CORPORATE CENTRE LOT 7A-2
DRAINAGE AREA MAP
O'FALLON, MISSOURI

1144 FABRIZIO INDUSTRIAL BLVD.
MARIETTA, GEORGIA 30067
Phone (404) 582-8999
Fax (404) 582-8888

Property Owner:
CON-FORM INTERNATIONAL, INC.

REVISIONS	NO.	DATE	DESCRIPTION
	01	02-27-03	PER CITY OF O'FALLON & FIRE DISTRICT
	02	03-18-03	PER DEVELOPER
	03	05-03	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. BAITCH
REGISTERED PROFESSIONAL ENGINEER
NUMBER F17751

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

CON-FORM INTERNATIONAL, INC.
DRAINAGE AREA MAP

SHEET 4 OF 8

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GRADING NOTES

- Sitation control will be provided as required to prevent run-off.
- Sitation 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 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.

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

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

1.82 AC. @ 3.85
Q = 7.01 CFS

0.62 AC. @ 3.85
Q = 2.39 CFS

0.25 AC. @ 3.85
Q = 0.96 CFS

0.24 AC. @ 3.85
Q = 0.92 CFS

0.42 AC. @ 3.85
Q = 1.62 CFS

0.55 AC. @ 3.85
Q = 2.12 CFS

0.30 AC. @ 3.85
Q = 1.15 CFS

0.38 AC. @ 3.85
Q = 1.46 CFS

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. NPK
 Lime 600 lbs./ac. EN

*ENM = effective neutralizing material as per State evaluation of quarried rock.

FOR DRAINAGE PURPOSES ONLY
NOT TO BE USED FOR CONSTRUCTION

NOTE
Underground utilities and structures have been plotted from available information and therefore, their locations the responsibility of the individual contractor to verify the utility companies before construction.

