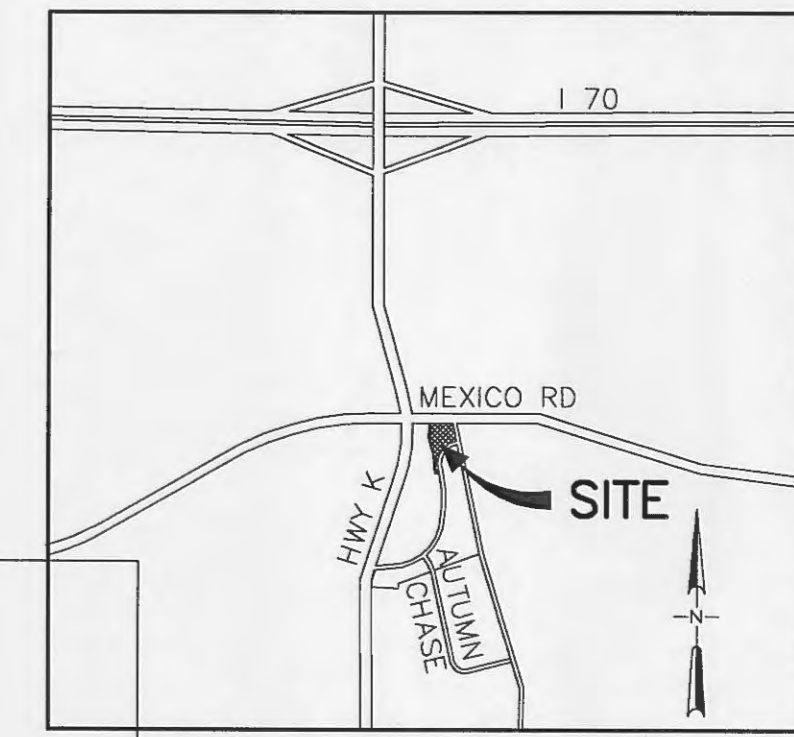
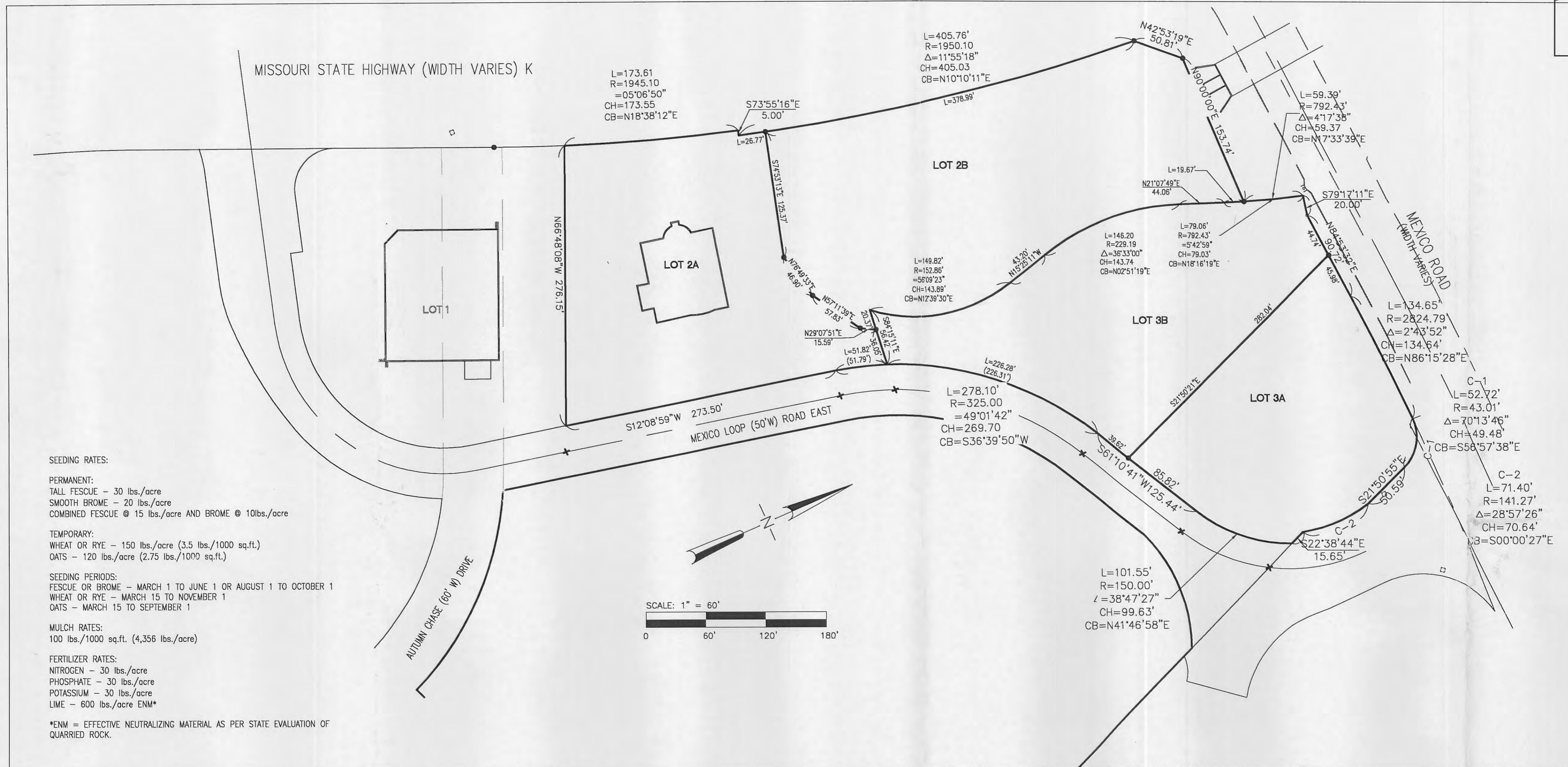


# LOT 3A + 3B PIDGEON PARK WEST PLAT 3 DETENTION

BEING A SUBDIVISION OF LOTS 2 AND 3 OF "PIDGEON PARK WEST PLAT 2" AS RECORDED IN PLAT BOOK 41 PAGE 386 AND PARCEL 1 AND 2 AS SHOWN IN EXHIBIT A IN A DEED TO PACE-HIGHWAY K, LLC RECORDED IN DEED BOOK 4553 PAGE 976, ALL IN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE 5TH P.M., CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP  
N.T.S.



**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./1000 sq.ft.)  
OATS - 120 lbs./acre (2.75 lbs./1000 sq.ft.)

**SEEDING PERIODS:**  
FESCUE OR BROME - MARCH 1 TO JUNE 1 OR AUGUST 1 TO OCTOBER 1  
WHEAT OR RYE - MARCH 15 TO NOVEMBER 1  
OATS - MARCH 15 TO SEPTEMBER 1

**MULCH RATES:**  
100 lbs./1000 sq.ft. (4,356 lbs./acre)

**FERTILIZER RATES:**  
NITROGEN - 30 lbs./acre  
PHOSPHATE - 30 lbs./acre  
POTASSIUM - 30 lbs./acre  
LIME - 600 lbs./acre ENM\*

\*ENM = EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRIED ROCK.

DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING WITH THE FOLLOWING REQUIRED INFORMATION ON SOIL TEST CURVES (PROCTOR REPORTS):

- MAXIMUM DRY DENSITY
- OPTIMUM MOISTURE CONTENT
- MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
- CURVE MUST BE PLOTTED TO SHOW DENSITY FROM A MINIMUM OF 90% COMPACTION AND ABOVE AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1157) OR FROM A MINIMUM OF 95% AS DETERMINED BY THE "STANDARD PROCTOR TEST ASHTO T-99, METHOD C" (ASTM D-698). PROCTOR TYPE MUST BE DESIGNATED ON DOCUMENT.
- CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE LOCATIONS LISTED ON DOCUMENT
- SPECIFIC GRAVITY
- NATURAL MOISTURE CONTENT
- LIQUID LIMIT
- PLASTIC LIMIT

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: [Signature] DATE: 5-8-07  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

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 SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MoDOT.

ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWERS, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITIES DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. NOTE THAT THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.

ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.

**SITE UTILITIES**

WATER O'FALLON WATER ALLIANCE  
SEWER CITY OF O'FALLON  
GAS LALEDE GAS CO.  
ELECTRIC AMEREN U.E.  
TELEPHONE SOUTHWESTERN BELL TELEPHONE CO.  
CABLE MoDOT (314) 340-4100  
CHARTER COMMUNICATIONS

**FLOOD PLAIN INFORMATION**

THE SUBJECT PARCEL REFERENCED ABOVE IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29183C0237 E, AUGUST 2, 1996. A PORTION OF THE SUBJECT PROPERTY FALLS WITHIN THE 100 YEAR FLOOD PLAIN. THE 100 YEAR FLOOD ELEVATION AS DELINEATED ON SAID FLOOD MAP IS PLOTTED ON PLAN SHEETS.

**BENCHMARK DATUM**

MISSOURI STATE HIGHWAY DATUM (USGS-NGVD)  
"SQ" ON SOUTHEAST CORNER OF CONCRETE HEADWALL 62' LEFT OF STATION 34+95 ON MISSOURI STATE HIGHWAY "K" ELEVATION = 510.64

FIBER OPTICS ARE PRESENT  
CALL MODOT (314-340-4100) FOR UTILITY LOCATES IN R.O.W. PRIOR TO EXCAVATION WORK

**HOLD IT! CALL BEFORE YOU DIG!**  
Phone DIG RITE  
Contractor to contact Utilities prior to any excavation or demolition for the location of any pipes, cables, lines or mains. The Contractor shall also coordinate any disconnection required with the various utility companies and/or governmental agencies serving the site.

Toll Free 800/344-7483  
800-DIG-RITE

**SHEET INDEX**

PLANNING AND DEVELOPMENT DEPT. CASE NO. 9987.06	C0	COVER SHEET
PRELIMINARY PLAN APPROVED BY PLANNING AND ZONING COMMISSION JANUARY 4, 2007	C1	SITE/GRADING IMPROVEMENT PLAN
	C2	DETENTION FACILITY DETAILS
	C3	SITE DETAILS, STORM PROFILES, NOTES
	DM1	DRAINAGE PLAN

**PIDGEON PARK WEST PLAT 3**

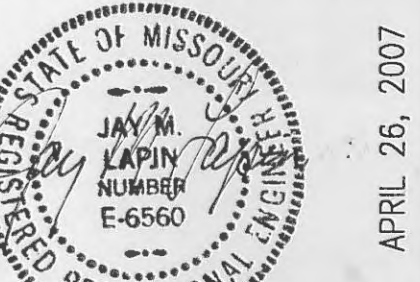
DEVELOPER:  
PACE PROPERTIES, INC.  
1401 S. BRENTWOOD BLVD. SUITE 900  
ST. LOUIS, MISSOURI 63144  
(314) 968-9898 PHONE  
(314) 968-5050 FAX

**Kuhlmann Design Group, Inc.**

66 Progress Parkway  
St. Louis, Missouri 63043-3706  
Tel. (314) 434-8898  
St. Louis, Missouri  
Belleville, Illinois  
St. Charles, Missouri



DISCLAIMER OF RESPONSIBILITY  
I hereby certify that the documents intended to be submitted 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 or survey.



EXPIRES DEC. 31, 2007

NO.	DATE	CITY RESUBMITAL
1	3/14/07	CITY RESUBMITAL
2	4/26/07	CITY RESUBMITAL

PROJECT NO. 980324 CONTRACT NO. 0011  
DRAWN DGN CHECKED JML  
DATE 1/16/07

COVER SHEET  
SHEET 1 OF 5  
CO  
Contractor