

SCALE 1"=20'
 Note: Caution should be taken in comparing the written scale to the graphic scale to ascertain if this plan has been enlarged or reduced.

N/F
AUTO PROPERTIES LLC
 DB 4338, PG 833
 Parcel ID 2-0141-0055-00-0011.0000000

N/F
PRIMAX PROPERTIES, LLC
 Doc # 2022R-027148
 127,180 SQ. FT.
 2.92 AC ±

N/F
LOT 2B
 26,056 SQ. FT.
 0.60 AC ±

N/F
LOT 1
 101,125 SQ. FT.
 2.32 AC ±

N/F
LOT 1A
 301.98' x 57.46' x 74.6' x 87.24'

N/F
LOT 1B
 177.18' x 177.18'

N/F
LOT 1C
 144.72' x 103.93'

N/F
LOT 1D
 144.72' x 103.93'

N/F
LOT 1E
 144.72' x 103.93'

N/F
LOT 1F
 144.72' x 103.93'

N/F
LOT 1G
 144.72' x 103.93'

N/F
LOT 1H
 144.72' x 103.93'

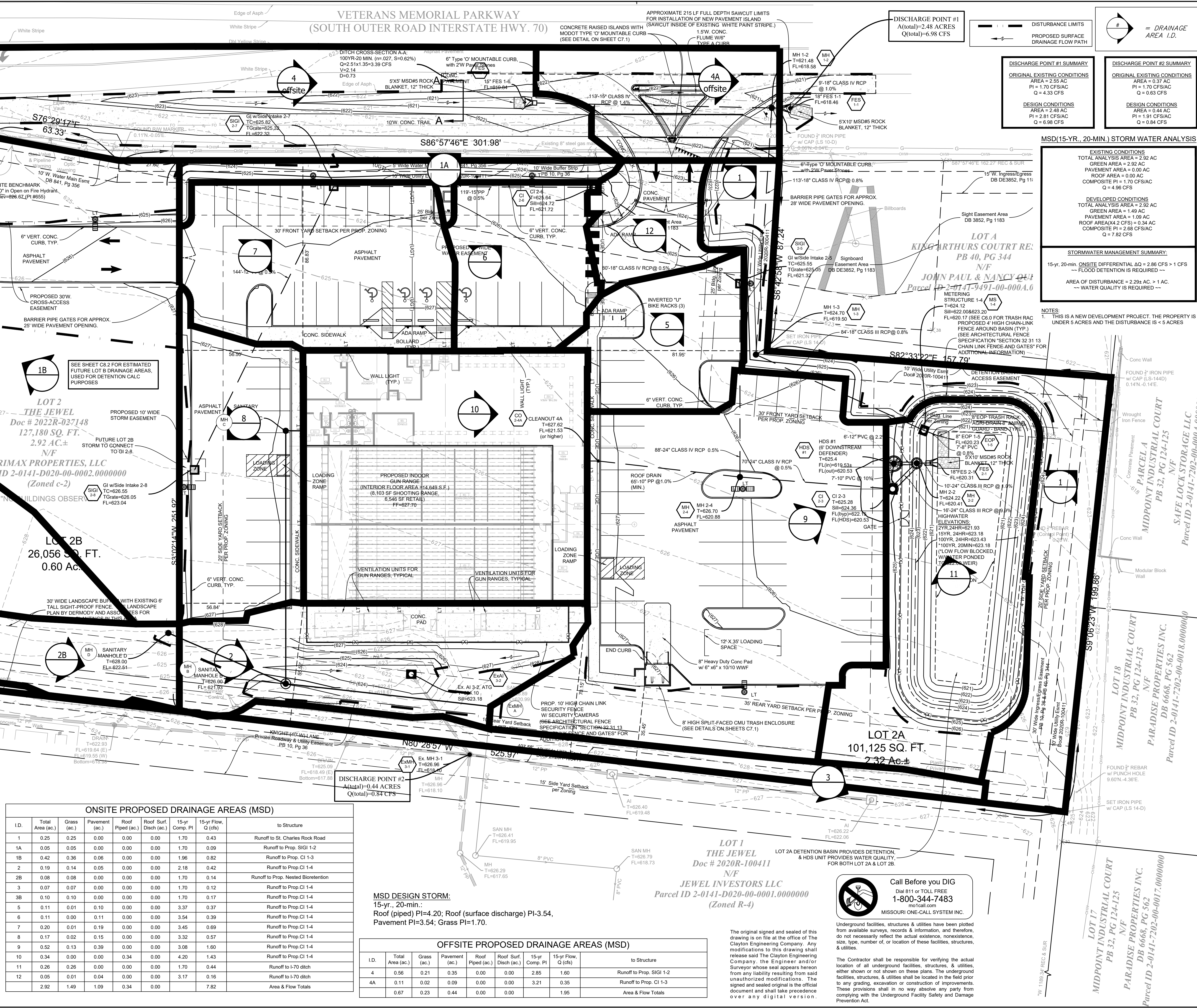
N/F
LOT 1I
 144.72' x 103.93'

N/F
LOT 1J
 144.72' x 103.93'

N/F
LOT 1K
 144.72' x 103.93'

N/F
LOT 1L
 144.72' x 103.93'

N/F
LOT 1M
 144.72' x 103.93'



ONSITE PROPOSED DRAINAGE AREAS (MSD)

I.D.	Total Area (ac.)	Grass (ac.)	Pavement (ac.)	Roof Piped (ac.)	Roof Surf. Disch. (ac.)	15-yr. Comp. PI	15-yr. Flow, Q (cfs)	to Structure
1A	0.25	0.25	0.00	0.00	0.00	1.70	0.43	Runoff to St. Charles Rock Road
1A	0.05	0.05	0.00	0.00	0.00	1.70	0.09	Runoff to Prop. SIGI 1-2
1B	0.42	0.36	0.06	0.00	0.00	1.96	0.82	Runoff to Prop. CI 1-3
2	0.19	0.14	0.05	0.00	0.00	2.18	0.42	Runoff to Prop. CI 1.4
2B	0.08	0.08	0.00	0.00	0.00	1.70	0.14	Runoff to Prop. Nested Bioretention
3	0.07	0.07	0.00	0.00	0.00	1.70	0.12	Runoff to Prop. CI 1.4
3B	0.10	0.10	0.00	0.00	0.00	1.70	0.17	Runoff to Prop. CI 1.4
5	0.11	0.01	0.10	0.00	0.00	3.37	0.37	Runoff to Prop. CI 1.4
6	0.11	0.00	0.11	0.00	0.00	3.54	0.39	Runoff to Prop. CI 1.4
7	0.20	0.01	0.19	0.00	0.00	3.45	0.69	Runoff to Prop. CI 1.4
8	0.17	0.02	0.15	0.00	0.00	3.32	0.57	Runoff to Prop. CI 1.4
9	0.52	0.13	0.39	0.00	0.00	3.08	1.60	Runoff to Prop. CI 1.4
10	0.34	0.00	0.00	0.34	0.00	4.20	1.43	Runoff to Prop. CI 1.4
11	0.26	0.26	0.00	0.00	0.00	1.70	0.44	Runoff to I-70 ditch
12	0.05	0.01	0.04	0.00	0.00	3.17	0.16	Runoff to I-70 ditch
2.92	1.49	1.09	0.34	0.00	0.00	7.82		Area & Flow Totals

OFFSITE PROPOSED DRAINAGE AREAS (MSD)

I.D.	Total Area (ac.)	Grass (ac.)	Pavement (ac.)	Roof Piped (ac.)	Roof Surf. Disch. (ac.)	15-yr. Comp. PI	15-yr. Flow, Q (cfs)	to Structure
4	0.56	0.21	0.35	0.00	0.00	2.85	1.60	Runoff to Prop. SIGI 1-2
4A	0.11	0.02	0.09	0.00	0.00	3.21	0.35	Runoff to Prop. CI 1-3
0.67	0.23	0.44	0.00	0.00	0.00	1.95		Area & Flow Totals

LAND DISTURBANCE NOTES

- All storm and sanitary sewer structures and appurtenances are to conform to the Standard Details and Construction Specifications shown in the current Metropolitan St. Louis Sewer District, Standard Construction Specifications for Sewers and Drainage Facilities, 2009, except as modified by the City of O'Fallon Ordinances.
- Limits of Disturbance - The Contractor shall stay within the limits of disturbance as shown on these plans and minimize disturbance within the work area wherever possible.
- Stormwater Management Note - Land Area Disturbed = 2.29 acres (1.54 acres impervious). Any future land disturbance and/or increase in impervious area on this site may require additional storm water management per CITY Regulations in place at that time (including total land disturbance and/or imperviousness added on this plan).

THIS SHEET IS NOT FOR CONSTRUCTION. DRAINAGE EXHIBIT ONLY.

MSD DESIGN STORM:
 15-yr., 20-min.:
 Roof (piped) PI=4.20; Roof (surface discharge) PI=3.54,
 Pavement PI=3.54; Grass PI=1.70.

The original signed and sealed of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said The Clayton Engineering Company, the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications. The signed and sealed original is the official document and shall take precedence over any digital version.

The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act.

DISCHARGE POINT #1
 A(total)=2.48 ACRES
 Q(total)=6.98 CFS

DISCHARGE POINT #2
 A(total)=0.44 ACRES
 Q(total)=0.84 CFS

ORIGINAL EXISTING CONDITIONS
 AREA = 2.55 AC
 PI = 1.70 CFS/AC
 Q = 4.33 CFS

DESIGN CONDITIONS
 AREA = 2.48 AC
 PI = 2.81 CFS/AC
 Q = 6.98 CFS

ORIGINAL EXISTING CONDITIONS
 AREA = 0.37 AC
 PI = 1.70 CFS/AC
 Q = 0.63 CFS

DESIGN CONDITIONS
 AREA = 0.44 AC
 PI = 1.91 CFS/AC
 Q = 0.84 CFS

MSD(15-YR., 20-MIN.) STORM WATER ANALYSIS

EXISTING CONDITIONS
 TOTAL ANALYSIS AREA = 2.92 AC
 GREEN AREA = 2.92 AC
 PAVEMENT AREA = 0.00 AC
 ROOF AREA = 0.00 AC
 COMPOSITE PI = 1.70 CFS/AC
 Q = 4.96 CFS

DEVELOPED CONDITIONS
 TOTAL ANALYSIS AREA = 2.92 AC
 GREEN AREA = 1.49 AC
 PAVEMENT AREA = 1.09 AC
 ROOF AREA(X2 CFS) = 0.34 AC
 COMPOSITE PI = 2.68 CFS/AC
 Q = 7.82 CFS

STORMWATER MANAGEMENT SUMMARY:
 15-yr., 20-min. ONSITE DIFFERENTIAL ΔD = 2.86 CFS > 1 CFS
 → FLOOD DETENTION IS REQUIRED →
 AREA OF DISTURBANCE = 2.29 AC > 1 AC.
 → WATER QUALITY IS REQUIRED →

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the clayton engineering company, inc.

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 Charlotte, NC 28204

REVISIONS

NO.	DATE	DESCRIPTION
1	04-21-22	EAS Minor building/parking lot revisions, address HDS info
2	04-25-22	EAS City of O'Fallon comments
3	05-03-22	EAS MBDOT comments
4	05-13-22	EAS MBDOT comments
5	05-14-22	EAS New water gate location

Prepared for:
PRIMAX PROPERTIES, LLC
 1100 EAST MOREHEAD STREET
 CHARLOTTE, NC 28204

PROPOSED DRAINAGE AREA MAP - CURRENT RANGE USA INDOOR GUN RANGE

Eric A. Skelton, Professional Engineer
 No. 00115069

ERIC A. SKELTON
 NUMBER
 E-200015069

DESIGNED: EAS
 DRAWN: EAS
 CHECKED: EAS
 DATE: March 19, 2022

Project Number
21243

Sheet Number
C9.1 of