SCALE IN FEET

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.

VETERANS MEMORIAL PARKWAY
(SOUTH OUTER ROAD INTERSTATE HWY. 70)

DISCHARGE POINT #1
A(total)=2.56 ACRES
Q(total)=7.70 CFS

DISTURBANCE LIMITS
PROPOSED SURFACE DRAINAGE FLOW PATH

= DRAINAGE AREA I.D.

DISCHARGE POINT #1 SUMMARY

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

DESIGN CONDITIONS
AREA = 2.56 AC
PI = 2.81 CFS/AC
Q = 7.70 CFS

DISCHARGE POINT #2 SUMMARY

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

DESIGN CONDITIONS
AREA = 0.36 AC
PI = 1.94 CFS/AC
Q = 0.70 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 = 1.17 AC
PAVEMENT AREA = 1.41 AC
ROOF AREA(X4.2 CFS) = 0.34 AC
COMPOSITE PI = 2.88 CFS/AC
Q = 8.41 CFS

STORMWATER MANAGEMENT SUMMARY:

15-yr, 20-min. ONSITE DIFFERENTIAL ΔQ = 3.45 CFS > 1 CFS
~~ FLOOD DETENTION IS REQUIRED ~~

AREA OF DISTURBANCE = 2.29± AC. > 1 AC.
~~ WATER QUALITY IS REQUIRED ~~

NOTES:
1. THIS IS A NEW DEVELOPMENT PROJECT. THE PROPERTY IS UNDER 5 ACRES AND THE DISTURBANCE IS < 5 ACRES

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

LOT 2
THE JEWEL
Doc # 2022R-037148
127,180 SQ. FT.
2.92 AC.±
N/F
PRIMAX PROPERTIES, LLC
Parcel ID 2-0141-[illegible]-00002.0000000
(Zoned R-4)

LOT 2A
101,125 SQ. FT.
2.32 Ac.±

LOT 2B
26,056 SQ. FT.
0.60 Ac.±

LOT A
KING ARTHURS COURTRT RES
PB 40, PG 344
N/F
JOHN PAUL & NANCY [illegible]
Parcel ID 2-0141-9491-00-000A.0

PARCEL A
MIDPOINT INDUSTRIAL COURT
PB 32, PG 124-125
N/F
SAFE LOCK STORAGE LLC
Parcel ID 2-0141-7202-00-000A.0000000

LOT 1
THE JEWEL
Doc # 2020R-100411
N/F
JEWEL INVESTORS LLC
Parcel ID 2-0141-D020-00-0001.0000000
(Zoned R-4)

LOT 17
MIDPOINT INDUSTRIAL COURT
PB 32, PG 124-125
N/F
PARADISE PROPERTIES INC.
DB 6668, PG 562
Parcel ID 2-0141-7202-00-0017.0000000

LOT 18
MIDPOINT INDUSTRIAL COURT
PB 32, PG 124-125
N/F
PARADISE PROPERTIES INC.
DB 6668, PG 562
Parcel ID 2-0141-7202-00-0018.0000000

4B=0.35 ACRES.
ASSUMED 0.06 ACRES PERVIOUS,
0.29 ACRES IMPERVIOUS.

AREAS 4B & 5 THRU 11 DRAIN TO DETENTION BASIN,
TOTAL AREA TO DETENTION= 2.06 ACRES
(PERVIOUS=0.49 ACRES, IMPERVIOUS=1.57 ACRES)

DISCHARGE POINT #2
A(total)=0.36 ACRES
Q(total)=0.70 CFS

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
1	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	0.15	0.06	0.09	0.00	0.00	2.80	0.42	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	0.07	0.07	0.00	0.00	0.00	1.70	0.12	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	0.03	0.03	0.00	0.00	0.00	1.70	0.05	Runoff to Prop.CI 1-4
4B	0.35	0.06	0.29	0.00	0.00	3.22	1.13	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	1.17	1.41	0.34	0.00		8.41	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		1.95	Area & Flow Totals

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.

LAND DISTURBANCE NOTES
1. All storm and sanitary sewer structures and appurtenances 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.
2. 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.
3. 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.

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.

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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities.

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.

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REVISIONS

1	04-01-22	EAS	Minor building/parking lot revisions, added HDS info
2	04-25-22	EAS	City of OFallon comments
3	05-03-22	EAS	MoDOT comments
4	05-13-22	EAS	BID SET
5	06-14-22	EAS	New west gate location

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PLOTTED:6/15/2022 9:20 AM

F.B. 1447

PROPOSED FUTURE DRAINAGE AREA MAP - W/DEVELOPED LOT B
RANGE USA INDOOR GUN RANGE

9100 Veterans Memorial Parkway
O'Fallon, MO 63366

Prepared for:
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CHARLOTTE, NC 28204

Eric A. Skelton - Professional Engineer
(PE-2000150069)
STATE OF MISSOURI
ERIC A. SKELTON
NUMBER E-2000150069
PROFESSIONAL ENGINEER
06-15-22

Designed EAS
Drawn EAS
Checked EAS
Date March 19, 2022
Project Number 21243
Sheet Number C9.2 of