

NOTE: ALL PROPER SAFETY ATTIRE SHALL BE WORN WHILE WORKING WITHIN M&DOT RIGHT OF WAY LIMITS.

UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.

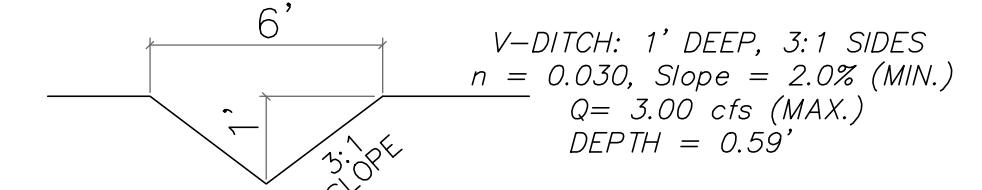


GRADING LEGEND

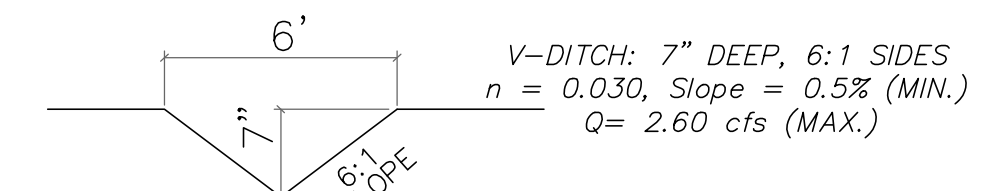
- TW XX.XX TOP OF WALL
- BW XX.XX BOTTOM OF WALL
- XX.XX FINISHED GRADE

GRADING NOTES

1. SIDEWALK SHALL SLOPE AT 2.00% (MAXIMUM CROSS SLOPE).
2. ALL HANDICAP ACCESS PATH AND AREA SHALL COMPLY WITH CURRENT A.D.A. STANDARDS.
3. ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
4. NO SLOPE SHALL BE STEEPER THAN 3:1 EXCEPT WHERE INDICATED BY A GEOTECHNICAL REPORT APPROVED BY THE CITY OF O'FALLON. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
5. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ASPHALT, CONCRETE, ROCK, BUILDING MATERIALS, AND ALL OTHER DEBRIS AT AN APPROVED LANDFILL IN ACCORDANCE WITH ALL RULES AND REGULATIONS, INCLUDING MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR).
6. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EARTH SUBGRADE FOR PAVED AREAS MUST BE COMPACTED TO 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY A "MODIFIED PROCTOR TEST," (ASTM D-1557), AND MUST BE INSPECTED AND APPROVED BY A CITY REPRESENTATIVE, BEFORE PAVING MAY COMMENCE.
8. THE CONTRACTOR SHALL INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL OF SAME IN HIS BID.



REAR YARD SWALE (TYP.)
NOTE: DITCH TO BE EITHER SODDED OR SEEDED & MULCHED.



EMERGENCY RELIEF SWALE (TYP.)
NOTE: DITCH TO BE EITHER SODDED OR SEEDED & MULCHED.

- LOT 1A-CG
Q(100) = 0.29*4.17 + 3.21*2.95 = 10.68 CFS
MAX. ELEVATION AT ROW = 563.96
SWALE WIDTH = 10' WIDE (6:1 SIDE SLOPES)
15 YEAR HIGH WATER = 564.42
LOW SILL = 565.42
- LOT 1B-CG
Q = 1.72 CFS
MAX ELEVATION AT ROW = 559.47
15 YEAR HIGH WATER = 559.94
LOW SILL = 560.94
- LOT 3C-4C
Q = 1.55 CFS
LOW POINT ELEVATION = 554.25
MAX. ELEVATION AT ROW = 554.94
LOW SILL = 555.94
- LOT 4D-5D
Q = 1.19 CFS
LOW POINT ELEVATION = 561.22
MAX. ELEVATION AT ROW = 561.46
15 YEAR HIGH WATER = 561.87
MIN 1ST FLOOR TOP OF FOUNDATION = 562.87
BASEMENT ELEVATION = 557.10
- LOT 14D
Q = 2.40 CFS
MAX ELEVATION AT BL = 550.50
15 YEAR HIGH WATER = 551.03
LOW SILL = 552.03
- LOT 24D-25D
Q = 4.51 CFS
LOW POINT ELEVATION = 561.22
MAX. ELEVATION AT BL = 561.46
15 YEAR HIGH WATER = 562.14
LOW SILL = 563.14
- CI 8.1 AND 8.2
Q = 1.79 CFS
BREAK POINT ELEVATION = 563.64
15 YEAR HIGH WATER = 563.83
LOW SILL = 564.83
- LOT 4C REAR YARD
Q = 1.87 CFS
MAX ELEVATION = 552.61
15 YEAR HIGH WATER = 553.10
LOW SILL = 554.10

PROJECT TITLE
**IMPROVEMENT PLANS
THE VILLAGES AT
MONTRACHET
GRADING PLAN**

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
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ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS SEVERELY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INCORPORATED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO
LICENSE # 000026
KARL A. SCHOENIKE
PROFESSIONAL ENGINEER
RE-2003015038
01-25-16
KARL A. SCHOENIKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015038

Developer / Owner Information
MONTRACHET DEVELOPMENT LLC
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Chesterfield, Missouri 63005
Phone: 636-550-6900

P+Z No. 15-15.01
City No. 15-742-SP
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PWS# #2 APPROVED 12/30/15
CITY OF O'FALLON APPROVED 01/25/16
DCSD APPROVED 11/30/15 PERMIT NUMBER 2015-2-005

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