

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.

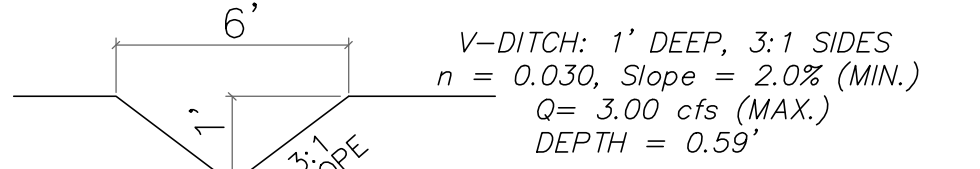


**GRADING LEGEND**

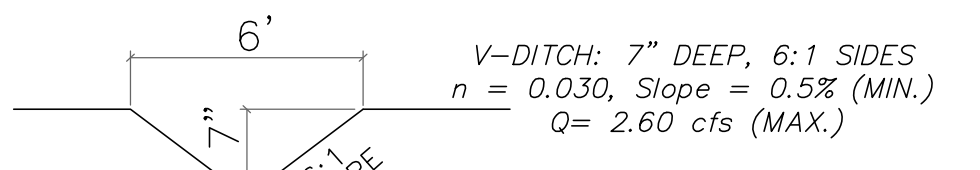
- TW XX.XX TOP OF WALL
- BW XX.XX BOTTOM OF WALL
- XX.XX FINISHED GRADE

**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 FIELD INVESTIGATE THE EXISTING VEGETATION AND TREES SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES 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)  
100 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 = 554.49  
15 YEAR HIGH WATER = 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

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: [Signature] DATE: December 6, 2016  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE  
**IMPROVEMENT PLANS  
THE VILLAGES AT  
MONTRACHET (REVISED)**

GRADING PLAN  
PFS No. 14055MCH000P  
TASK 017 FIELD BOOK 1476

**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  
www.prs.com 1-800-708-3918

ENGINEER'S AUTHENTICATION  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS 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 #000336**

KARL A. SCHOENIKE  
STATE OF MISSOURI  
PROFESSIONAL ENGINEER  
NUMBER  
PE-2003015039  
12/06/16

KARL A. SCHOENIKE, P.E.  
ELECTRONIC SEAL  
PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information

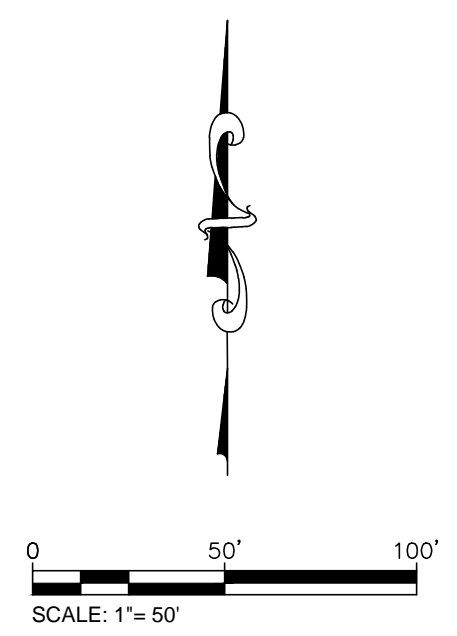
**MONTRACHET DEVELOPMENT LLC**  
218 Chesterfield Towne Centre  
Chesterfield, Missouri 63005  
Phone: 636-550-6900

P+Z No. 15-15.01

City No. 15-742-SP

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CITY OF O'FALLON REVISED MONTRACHET DRIVE 12/06/2016