ROADWAY CENTERLINE DATA

CURVE #1
Δ = 26°37'43"
R = 375.00'
T = 88.74'
L = 174.28'
PC STA.=12+41.82
PT/PC STA.=14+16.10

LINE #2
N 77°53'54" W 822.93'

CURB INLET LOCATIONS

INLET	CL STATION	OFFSET TO CENTER
1	7+09	25' LT
2	6+89	22' LT
3	6+89	22' RT
4	9+55	22' RT
24	4+59	22' LT

AS-BUILT

SANITARY / STORM SEWER MEASUREMENTS

The existing sewer lengths, sizes, flowlines, depths of structures and sewers and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within designated existing or proposed easements except as follows:

1/28/97
George M. Stock, E-25116 Date

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

NORFOLK SOUTHERN RAILROAD

Δ = 05°16'55" R = 5672.58' L = 522.95'

S 77°30'40" E 24.61'

HAY BALE SILTATION CONTROL SEE DETAIL, SHEET C12

RAILROAD SPUR

TRACT "E"
WAINWRIGHT BUILDING
F.F.=504
BLDG. PAD=503.17

n/f
T.C. ST. LOUIS #9
1271/1110-1113

FUTURE PAVEMENT

n/f
S.P. VENTURES INC.
1715/1766

TRACT "G1"
FUTURE BUILDING
F.F.=502
BLDG. PAD=501.17

TRACT "H"
EXISTING McKESSON BUILDING
236,000 ± Sq. Ft.

FOR CONTINUATION SEE SHEET C4

S 12°07'16" W 638.00'

HAY BALE SILTATION CONTROL

10' RMUE

N 77°53'52" W 292.70'

REMOVE EX. PIPE FROM MANHOLE #1

PROP. 17" P.C.I. CONCRETE PAVEMENT SEE DETAIL, SHEET C10

SILTATION CONTROL FENCE TYP AROUND EACH INLET SEE DETAIL, SHEET C12

EX. LOADING DOCK AREA

EX. AREA INLET CONVERT TO CURB INLET TOP 491.93

BEGIN NEW PAVEMENT STA. 4+18.89

EX. STORM SEWERS

EX. 28' WIDE CONC. PAVT.

COMMERCE DRIVE

CONSTRUCT NEW CURB INLET OVER EX. 30" RCP TOP 492.30 FL=483.18±

CONVERT EX INLET TO MANHOLE TOP 491.93 (SEE MANHOLE BOXING DETAIL, SHEET C10)

PROP. 10' ROAD WIDING STRIP SEE DETAILS SHEET C14

EX. 10' DEDICATION STRIP

HAY BALE SILTATION CONTROL (TYP)

TRACT "G2"

PROP. PARKING AREA (UNDER CONSTRUCTION)

N 88°41'05" W 239.01'

S 00°42'15" W 376.69'

EX. 30" RCP

EX. STORM SEWER

EX. SANITARY SEWER

EX. 48" RCP EX. 42" RCP EX. 36" RCP

EX. LOADING DOCK AREA

TRACT "I"

TRACT "J"
EXISTING LEVER BROTHERS BUILDING
F.F.=490.00 ±
402,192 ± Sq. Ft.

n/f
DISTRIBUTION FACILITIES 1
1342/326

EAST TERRA LANE

STATE HIGHWAY 79

NOTES:

1. REFER TO SHEET C2 FOR ALL GENERAL NOTES, EARTH VOLUMES, WATER LINE, SILTATION CONTROL, AND STORM AND SANITARY SEWER REQUIREMENTS.
2. PROPOSED CONTOURS SHOWN ARE FINISH GRADE AND READ TO TOP OF PAVEMENT AND FINISHED EARTH GRADE. CONTRACTOR TO GRADE TO REQUIRED SUBGRADE ELEVATIONS IN THE AREAS OF FUTURE PAVEMENT. REFER TO THE PROJECT SPECIFICATIONS FOR REQUIRED PAVEMENT THICKNESS.
3. SEE SHEET C11 & C12 FOR STORM AND SANITARY SEWER DETAILS.
4. SEE SHEET C10 & C14 FOR PAVEMENT AND WIDENING DETAILS.

SITE AND GRADING PLAN

GEORGE M. STOCK E-25116

DEVELOPER
Trammell Crow
CIVIL ENGINEER
Stock & Associates
ARCHITECT
STRUCTURAL ENGINEER
FIRE PROTECTION & CODE REVIEW

CLAYCO
CLAYCO CONSTRUCTION COMPANY
314-731-8181

NEW OFFICE / MANUFACTURING FACILITY FOR:
WEST 70 COMMERCE CENTER
O'FALLON, MISSOURI

REVISIONS

No.	Date	Description
1	11/28/95	REVISED PER CITY OF O'FALLON
2	6/7/96	MOVED STM. STRUC. 24 AND LOCATED RR SPUR PER RR DWG.
3	9/26/96	REVISED RAILROAD SPUR ALIGNMENT PER RAILROAD COMPANY
4	01/16/97	SEWER AS-BUILTS

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
425 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO. 63141
(314) 432-8100
(314) 432-8171 FAX

SHEET NO.
C3

Date	9/29/95	Job No.	95-946
Dwg by	RS	Check	
Drawer		Tube#	
D.N.		Scale	1"=60'

West 70 Commerce Center AS-BUILTS 1/6