THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID 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, CHAPTER 319, RSMo

MATCH LINE SHEET 3.2

PROPOSED 3" SANITARY FORCEMAIN (TYP.) SEE SEPARATE PLANS FOR DETAILS

COMMON GROUND

PROPOSED CLEARING LIMITS (TYP.)

PROPOSED GRADING LIMITS (TYP.)

BROOKSIDE FOREST COURT

DUSTY BROOK DRIVE

DUSTY BROOK DR. (50'W - Public)

25' BUILDING LINE

SIGHT DISTANCE TRIANGLE

ZONE OF INFLUENCE SECTION, SEE SHEET 8.9 FOR SECTIONS (TYP.)

PROPOSED GRADING/DISTRUBANCE LIMITS (TYP.)

EMERGENCY RELIEF PATH FOR DCI 20, SEE SHEET 8.9 FOR OVERLAND FLOW SECTION

PROPOSED STORM SEWER MAIN (TYP.)

ZONE OF INFLUENCE SECTION, SEE SHEET 8.9 FOR SECTIONS (TYP.)

PROPOSED 8" SANITARY SEWER MAIN (TYP.)

EMERGENCY RELIEF PATH FOR AI 10

LP 494.00

SEE SHEET 10.1 FOR ENTRANCE WARPING DETAILS

SITE BENCHMARK CROSS = 494.02'

4'-0" CONC WALK (TYP.)

2-10'x20' ASHPALT PARKING SPACES SEE SHEET 8.7 FOR DETAILS OF DD 5.1

PROPOSED MAILBOX KIOSK

PROPOSED GRADING/DISTRUBANCE LIMITS (TYP.)

DETENTION BASIN 1

SEE SHEET 8.4 FOR DETAILS OF BASIN 1 & OS 3

EXIST FES TO BE REMOVED & EXISTING 36" RCP TO BE EXTENDED TO AI 2

MAX HIGHWATER ELEV.-488.49

EXISTING EASEMENT P.B. 40 P.G. 304

20' BUFFER EASEMENT (TYP.)

EXISTING AI CONVERTED TO MH

20' WIDE DRAINAGE EASEMENT

48" ALUM FNC AT TOP WALL

PROPOSED CLEARING LIMITS (TYP.)

20' BUFFER EASEMENT (TYP.)

HOUSES & DRIVEWAYS SHOWN FOR INFORMATION PURPOSES ONLY

PROPOSED SANITARY LATERAL (TYP.)

PROPOSED GRADING/DISTRUBANCE LIMITS (TYP.)

HP 551.74

HP 561.00

N52°11'43"E 1352.40'

N39°05'00"W 833.95'

S70°55'32"W 432.60'

U.S. SURVEY 54

FRACTIONAL SECTION 26

BROOKSIDE VILLAGE AT O'FALLON PLAT ONE P.B. 43 PGS. 58-62

COMMON GROUND AND DRAINAGE ESMT AND ESMT TO O'FALLON, MO.

EASEMENT TO S.S. & D. PROCESSING D.B. 2936 PG. 202

VILLAGE CROSSING PLAT TWO P.B. 43, PG. 281

MISSOURI EDISON COMPANY EASEMENT DEFINED BY ACTUAL POLE LOCATIONS (NO WIDTH DEFINED) EXISTING POLES ARE LOCATED NOMINALLY THE SOUTH PROPERTY LINE. PROPERTY LINE. B-2 ITEM 5B

NOTE:

- SEE SHEET 3.2 FOR LOT INFORMATION TABLE FOR TOP OF FOUNDATION ELEVATION, BASEMENT FLOOR ELEVATION, ECT...
- GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

ISSUE REMARKS/DATE

1	INITIAL SUBMITTAL	07-25-2017
2	CITY & CLIENT REV.	09-08-17
3	CITY REV.	10-16-17
4	CITY REV.	10-27-17

PROJECT TITLE

BROOKSIDE FOREST

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
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STATE OF MISSOURI
JASON D HOWELL
NUMBER PE-2007002801
PROFESSIONAL ENGINEER

Date: 11-7-17
Jason D Howell
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Civil Engineer

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16091 SWINGLEY RIDGE ROAD, SUITE 300
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www.mcbridehomes.com

GRADING PLAN

P+Z No. 02-17.01
City No.
Date: Nov. 7, 2017
Job No. 16-09-274

Page No.
3.1
IMP

"FINAL PLAN" Approval Date: March 2, 2017

Drawing name: V:\1609274 Brookside Addition\Drawings\Engineering\Improvements\92741MP.dwg Plotted on: Nov 07, 2017 - 12:15pm Plotted by: jdhowell