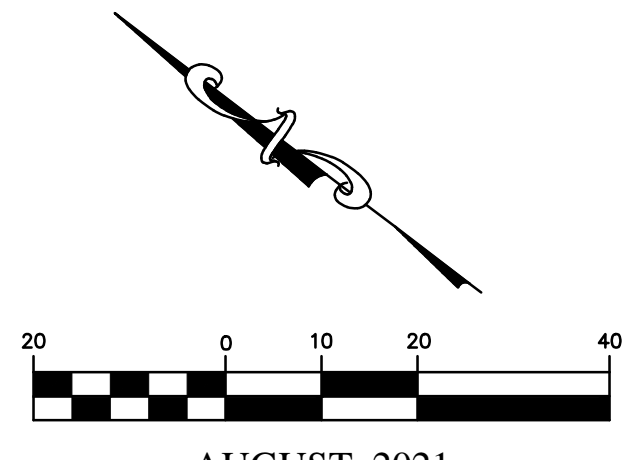


GRADING PLAN - POOL CLUBHOUSE



AUGUST, 2021

LEGEND

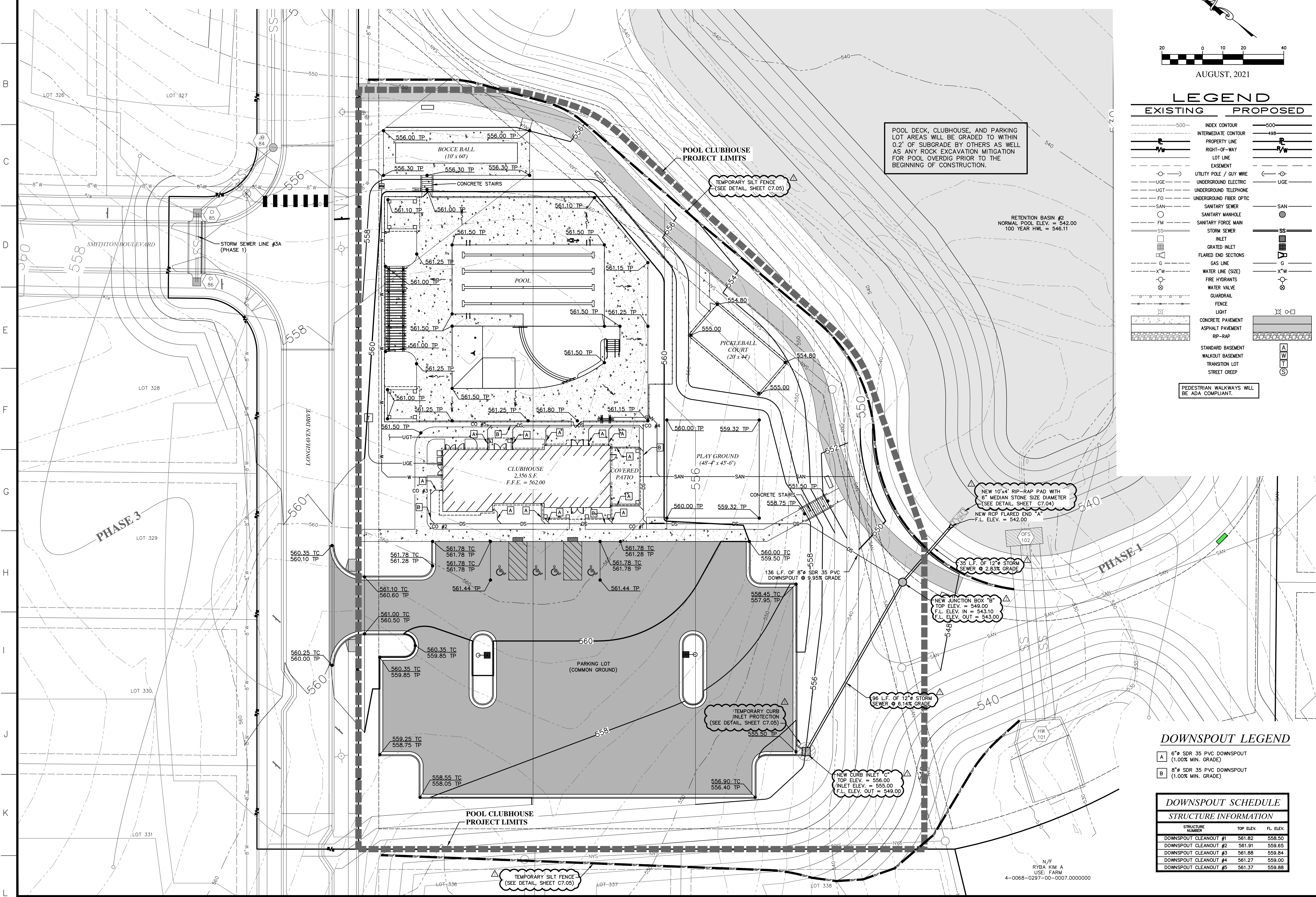
EXISTING PROPOSED

- 500 INDEX CONTOUR
- 498 INTERMEDIATE CONTOUR
- PROPERTY LINE
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- UTILITY POLE / GUY WIRE
- UG-E UNDERGROUND ELECTRIC
- UG-T UNDERGROUND TELEPHONE
- FO UNDERGROUND FIBER OPTIC
- SAN SANITARY SEWER
- FM SANITARY MANHOLE
- SFM SANITARY FORCE MAIN
- SS STORM SEWER
- INLET
- GRATED INLET
- FLARED END SECTIONS
- GAS LINE
- X" W WATER LINE (SIZE)
- FIRE HYDRANTS
- WATER VALVE
- GUARDRAIL
- FENCE
- LIGHT
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- RIP-RAP
- STANDARD BASEMENT
- WALKOUT BASEMENT
- TRANSITION LOT
- STREET CREEP

PEDESTRIAN WALKWAYS WILL BE ADA COMPLIANT.

POOL DECK, CLUBHOUSE, AND PARKING LOT AREAS WILL BE GRADED TO WITHIN 0.2' OF SUBGRADE BY OTHERS AS WELL AS ANY ROCK EXCAVATION MITIGATION FOR POOL OVERDIG PRIOR TO THE BEGINNING OF CONSTRUCTION.

RETENTION BASIN #2
NORMAL POOL ELEV. = 542.00
100 YEAR HWL = 546.11



DOWNSPOUT LEGEND

- A 6" SDR 35 PVC DOWNSPOUT (1.00% MIN. GRADE)
- B 8" SDR 35 PVC DOWNSPOUT (1.00% MIN. GRADE)

DOWNSPOUT SCHEDULE		
STRUCTURE INFORMATION		
STRUCTURE NUMBER	TOP ELEV.	FL. ELEV.
DOWNSPOUT CLEANOUT #1	561.82	558.50
DOWNSPOUT CLEANOUT #2	561.91	559.65
DOWNSPOUT CLEANOUT #3	561.88	559.84
DOWNSPOUT CLEANOUT #4	561.27	559.00
DOWNSPOUT CLEANOUT #5	561.37	559.88

636-594-0540 (tel.)
636-594-0512 (fax)
mail@ochran.com

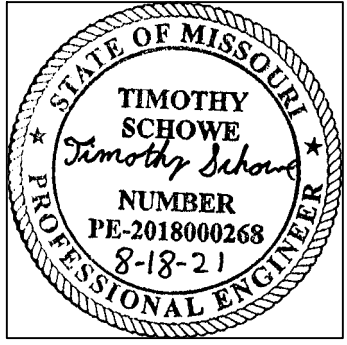
COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

530A E. Independence Dr.
Union, Missouri 63084

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 200214240

Three working days prior to the start of any excavation call 1-800-UGC-IRITE for utility location information.

All OSHA rules & regulations and state & local codes of jurisdiction shall be strictly followed (i.e. trenching, blasting, etc.).



THE STREETS OF CALEDONIA
POOL CLUBHOUSE
O'FALLON, MISSOURI

DATE	BY	APP'D BY
08-18-21	JMM	ERR

REVISION: CITY COMMENTS/CLARIFICATIONS

DATE: AUG. 04, 2021

SCALE: 1" = 20'

PROJ. NO.: 17-6821

DWG. NO.: C3.0

DWG NAME: F:\17-6821 - 260 Acre Tract along Hwy 40, O'Fallon, MO\AutoCAD Drawings\Pool & Clubhouse Plans\03_Grading Plan - Pool Clubhouse.dwg LAYOUT TAB: POOL CLUBHOUSE GRADING PLOTTED ON: Sep 16, 2021 - 2:13pm PLOTTED BY: jmeier