REVISIONS:
03-19-04 Per City/Client
04-22-04 Per City Comments
04-29-04 Per City Comments

GRADING PLAN
O'FALLON WALK

99-10667D 02-23-04

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

FEISE ROAD

PROPERTY N/F
MICHAEL LADLIE &
DENISE LADLIE
816/969

PROPERTY N/F
BRUCE POWELL &
NANCEE POWELL
1294/1692

PROPERTY N/F
CONTINENTAL TELEPHONE
COMPANY OF MISSOURI
1000/656

PROPERTY N/F
CITY OF O'FALLON
2443/1985

PROPERTY N/F
RICHARD E. HUGHES, ETAL
2484/1698

PROPERTY N/F
RICHARD E. HUGHES, ETAL
2386/1562 PARCEL 2

PROPERTY N/F
RICHARD E. HUGHES, ETAL
2386/1562 PARCEL 1

PROPERTY N/F
RICHARD E. HUGHES, ETAL
2386/1562 PARCEL 6

PROPERTY N/F
RICHARD E. HUGHES, ETAL
2386/1562 PARCEL 5

PROPERTY N/F
GEORGE AND VICKIE ELBE
2067/1835

PROPERTY N/F
ROBERT J. MERCER AND
CINDY MERCER
800/336

PROPERTY N/F
RICHARD HUGHES AND
JOHN HANNEGAN
1586/1231
PARCEL 1

PROPERTY N/F
ANTHONY KEEVAN
1861/530

PROPERTY N/F
DENNIS GIERHART
2117/1980

MAR-TON ESTATES
P.B.23 PG.156

LOT 1
"ALL CREATURES CENTER"
PLAT BOOK 33 PAGE 231

RELOCATED FEISE ROAD

MISSOURI STATE HIGHWAY K

SECTION 32 T.47N. R.3E.
SECTION 5 T.46N. R.3E.

BUILDING A
PROPOSED RETAIL
12,000 SQ.FT.
FF=603.85

BUILDING B
PROPOSED RETAIL
13,800 SQ.FT.
FF=602.85

BUILDING C
PROPOSED RETAIL
11,725 SQ.FT.
FF=600.00
9,918 s.f. of sales area

BUILDING D
PROPOSED RETAIL
16,892 SQ.FT.
FF=598.00
16,725 s.f. of sales area

BUILDING E
PROPOSED RETAIL
28,280 SQ.FT.
FF=596.00
23,791 s.f. of sales area

BUILDING F
PROPOSED RETAIL
60,664 SQ.FT.
FF=594.00
54,355 s.f. of sales area

BUILDING G
PROPOSED RETAIL
12,000 SQ.FT.
FF=608.50
10,400 s.f. of sales area

20'X40' TEMPORARY CONSTRUCTION WASH OFF AREA (TYP)

SEE ENTRANCE DETAIL #1 (SHEET 7)
SEE ENTRANCE DETAIL #2 (SHEET 7)
SEE ENTRANCE DETAIL #3 (SHEET 7)
SEE ENTRANCE DETAIL #4 (SHEET 7)
7" NON-REINFORCED CONCRETE
SAWCUT LINE
EX. CONCRETE PAVEMENT
EX. LANE STRIPING
GRADING LIMITS (TYP)
SILTATION CONTROL (TYP)
25' BUILDING SETBACK
EX. STREET LIGHT
EX. MAIL BOX
EX. 6" WATER
EX. GAS
EX. OHW
EX. SAN
EX. STM
EX. WS
EX. GREENBELT
61' CONCRETE SWALE
4' CONCRETE SWALE
WALL W/42" RAILING
80' BUILDING SETBACK
76 SPACES
64 SPACES
62 SPACES
18 SPACES
11 SPACES
8 SPACES

TW=593.50 GRADE=593.00
TW=596.00 GRADE=592.00
TW=593.70 GRADE=593.70
TW=593.25 GRADE=591.00
TW=592.83 GRADE=591.00
TW=592.00 GRADE=592.00
TW=598.50 GRADE=598.50
TW=600.00 GRADE=599.50
TW=602.00 GRADE=599.75
TW=603.80 GRADE=600.00
TW=608.00 GRADE=608.00
TW=602.50 GRADE=602.50
TW=608.30 GRADE=603.75
TW=613.50 GRADE=609.85
TW=609.00 GRADE=609.00
TW=609.00 GRADE=604.50
TW=614.50 GRADE=609.90
TW=612.00 GRADE=612.00

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

O'FALLON FILE NUMBER 2803

E:\DWG\A10500PLUS\10667D HIGHWAY K AND FEISE\Construction\10667Dcon.dwg, GRADING(3), 5/3/2004 2:21:00 PM, STATION 35 KW