GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

"MUTD"

"RIE"

BOARDWALK MEADOWS
(PB. 41, PG. 50 AND 60)

COMMON GROUND

BASIS OF BEARING
N04°18'39"E 887.62'(R/S)

PROPOSED SILT FENCE

PROPOSED 100 YEAR FLOOD LINE

EX. 100 YR FLOOD LINE (PER COLE & ASSOCIATES FLOOD STUDY)

EX. FLOODWAY LINE

CENTERLINE EXISTING STREAM

60' W/UNDISTURBED DRAINAGE EASEMENT

PROPOSED COMMON GROUND & UTILITY EASEMENT

RETAINING WALL "A" (DESIGNED UNDER MASS GRADING PLANS) (SEE DETAIL SHEET G5.0)

RETAINING WALL "B" (DESIGNED UNDER MASS GRADING PLANS) (SEE DETAIL SHEET G5.0)

RETAINING WALL "C" (DESIGNED UNDER MASS GRADING PLANS) (SEE DETAIL SHEET G5.0)

PROP 100 YR FLOOD LINE (PER COLE & ASSOCIATES FLOOD STUDY)

CREEK STATION = 71+70 100-YR. ELEV. = 493.91 50-YR. ELEV. = 493.50 10-YR. ELEV. = 492.50

CREEK STATION = 73+68 100-YR. ELEV. = 495.55 50-YR. ELEV. = 495.08 10-YR. ELEV. = 493.50

CREEK STATION = 74+70 100-YR. ELEV. = 497.00 50-YR. ELEV. = 496.39 10-YR. ELEV. = 495.69

CREEK STATION = 84+71 100-YR. ELEV. = 498.63 50-YR. ELEV. = 498.43 10-YR. ELEV. = 497.34

CREEK STATION = 97+24 100-YR. ELEV. = 499.73 50-YR. ELEV. = 499.24 10-YR. ELEV. = 498.24

CREEK STATION = 99+12 100-YR. ELEV. = 499.74 50-YR. ELEV. = 499.52 10-YR. ELEV. = 498.69

CREEK STATION = 107+52 100-YR. ELEV. = 500.10 50-YR. ELEV. = 499.95 10-YR. ELEV. = 499.51

CREEK STATION = 111+82 100-YR. ELEV. = 500.10 50-YR. ELEV. = 499.95 10-YR. ELEV. = 499.51

CREEK STATION = 113+54 100-YR. ELEV. = 500.10 50-YR. ELEV. = 499.95 10-YR. ELEV. = 499.51

CREEK STATION = 115+54 100-YR. ELEV. = 500.10 50-YR. ELEV. = 499.95 10-YR. ELEV. = 499.51

SAN MH (BOLTED DOWN) TOP=499.19
10' SANITARY EASEMENT (DB 1941, PG 943)

SET IRON ROD W/CAP COLE LS-2660

POINT OF BEGINNING SET IRON ROD W/CAP COLE LS-2660

LOT 24

CORRECTED PLAT OF SUMMERHILL SUBDIVISION (PB 41, PG 24)

LOT 45

LOT 44

LOT 43

LOT 42

LOT 41

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

LOT 34

LOT 33

LOT 32

LOT 31

LOT 30

LOT 29

LOT 28

LOT 27

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

PHOENIX DRIVE (50W. PUBLIC)

PHOENIX WAY (50W. PUBLIC)

PHOENIX PARKWAY

RED HAWK PLACE

(40' WIDE)

ZONE AE

ZONE X

10' UTILITY ESMT.

20' BLDG LINE

20' ACCESS ESMT.

20' EASEMENT DB 2649 PG 667

10' W. ESMT. (PB. 38 PG. 143)

15' W EASEMENT (DB 2649 PG 667)

VARIABLE WIDTH EMERGENCY RELIEF SWALES SEE DETAILS SHEET C5.0 FOR SECTIONS

INLET BARRIER (TYP)

PROPOSED SWALE AT TIME OF SUBDIVISION CONDITIONS

CONSTRUCTION PARKING AND WASHDOWN AREA (IF WATER IS NOT AVAILABLE, A WATER TRUCK WILL BE PROVIDED) SEE MASS GRADING PLAN FOR DETAILS

N/F VILLAGE COMMONS, LLC DB 4302, PG 1570 PARCEL ID#4-069B-8837-00

N/F HIGHHAVEN LAND INVESTORS, LLC DB 2569, PG 1036) ID#4-069B-597-00-1.61

N/F WILLOWAVEX LAND INVESTMENTS, LLC (DB 2282, PG 0130) PARCEL ID#4-069B-1641-00-2.3 TOTAL AREA = 3.072 ACRES (MORE OR LESS)

LIGHT STONE ROCK BLANKET 10'W x 15'L

HEAVY STONE ROCK BLANKET 10'W x 20'L

SILT FENCE TO BE INSTALLED AT TOP OF SLOPE

SLOPE BENCH

FOUND IRON ROD W/CAP "CRABIANCA LS2281"

SAN MH TOP=503.12 FL=489.95

STORM MH TOP=504.79 FL=495.68

STORM MH TOP=501.00 FL=494.33

STORM MH TOP=507.91 FL=491.11 FL=489.46

DOUBLE GRATE INLET TOP=509.95 FL=500.22

FOUND CROSS @ PC

SAN MH (BOLTED DOWN) TOP=514.97

SET IRON ROD W/CAP "COLE LS-2660"

CURB INLET TOP=502.64 FL=494.44

SAN MH TOP=502.75 FL=488.61

CURB INLET TOP=497.63 FL=491.63

SAN MH TOP=498.03

SAN MH TOP=503.27 FL=493.77

SAN MH TOP=505.17 FL=495.67

HP 505.39

HP 505.75

HP 509.76

LP 503.12

LP 507.29

EX. 8" WATER MAIN

54" RCP FL=488.93

24" RCP

18" PVC

8" PVC

12" PVC

GRAVEL

ASPHALT

GRASS

CONC SIDEWALK

ROLLED CONC CURB

VERT CONC CURB

DOUBLE SOLID YELLOW STRIPE

L=148.92'(R/S) R=465' Δ=8°22'13"

L=619.09'(R/S) R=465.00' CB=S23°47'57"E 529.06' Δ=63°10'43"

L=556.85'(R/S) R=505.00' CB=S23°47'57"E 529.06' Δ=63°10'43"

L=46.93'(R/S) R=30.00' CB=S10°34'22"E 42.29' Δ=89°37'54"

S75°36'09"E (R/S)

N81°51'15"E 315.07'(S)

S75°36'16"W 39.57'(S)

S75°36'09"E 887.62'(S)

TF=507.85 BF=498.85

TF=507.00 BF=498.00

TF=506.00 BF=497.00

TF=506.00 BF=497.00

TF=506.00 BF=497.00

TF=510.00 BF=500.00

TF=511.50 BF=502.50

TF=511.50 BF=502.50

TF=511.00 BF=502.00

TF=510.00 BF=501.00

TF=510.50 BF=501.50

TF=511.50 BF=502.50

TF=511.00 BF=502.00

TF=510.80 BF=501.80

TF=511.40 BF=502.40

TF=510.50 BF=501.50

TF=511.00 BF=502.00

TF=512.50 BF=503.50

TF=514.25 BF=505.25

TF=516.20 BF=507.20

TF=512.25 BF=503.25

TF=509.75 BF=500.75

TF=511.10 BF=502.10

TF=513.00 BF=504.00

TF=515.00 BF=506.00

NOTE:
EROSION CONTROL MEASURES PROVIDED ON THE MASS GRADING PLAN SHALL BE MAINTAINED UNTIL FINAL GRADING IS COMPLETED AND VEGETATION REESTABLISHED.

REVISIONS

DATE:	DESC:
07/13/2006	1 CITY OF O'FALLON PWSD #1 COMMENTS
04/11/2008	2 CITY OF O'FALLON COMM REVIEW COMMENTS
04/11/2008	3 CITY OF O'FALLON PWSD #1 COMMENTS
04/11/2008	4 CITY OF O'FALLON PWSD #1 COMMENTS

DEVELOPER/OWNER:
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PHONE: (636) 561-9323

THE PROFESSIONAL WORK SIGNATURE AND PERSONAL SEAL AFFIXED HEREON SPECIFICALLY APPLIES TO THE DOCUMENTS IDENTIFIED FOR THIS PROJECT PURSUANT TO SECTION 327.411 RSMo). ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SPECIFICALLY IDENTIFIED HEREIN SHALL BE DISCLAIMED. THIS PLAN SHALL NOT BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

SEAL: MATTHEW R. KOESTER NUMBER 2003018891 PROFESSIONAL ENGINEER 4/23/08

PARK AVENUE VILLAGE
IMPROVEMENT PLANS
PHOENIX PARKWAY
O'FALLON, MO

GRADING PLAN

PLANNING AND DEVELOPMENT DEPARTMENT FILE #9831.57 (AREA PLAN-APPROVED MAY 24TH, ORDINANCE #5178) - 9831.57.01 (FINAL PLAN)

planning • engineering • surveying • landscape architecture
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DESIGNED BY	CJB
DRAWN BY	KDK
CHECKED BY	JFH
DATE	11/6/07
Job Number	07-075
Sheet Number	C4.0

LAYOUT: C4.0
DATE: Apr 23, 2008 - 1:08pm
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