"KEEP ROADWAY CLEAR OF DIRT, MUD AND OTHER DEBRIS AT ALL TIMES"

REVISIONS:
4-13-05 Client Revisions
6-15-05 City, Client & Fire Dept. Comments
6-21-05 Client Revisions
7-29-05 Client Revisions
⚠1 8-9-05 Sanitary Lateral Found, Omit main in lot

A GRADING PLAN FOR
PERUQUE CROSSING
00-11282L 4-7-05

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

PROPERTY N/F
CHARLES C. GUTHRIE, JR.
496/110
EXISTING ZONING R-1
SINGLE FAMILY RESIDENTIAL

PROPERTY N/F
S.S. & D. PROPERTIES, L.L.C.
2603/1032
CITY OF O'FALLON
EXISTING ZONING R-1
SINGLE FAMILY RESIDENTIAL

EXISTING DETENTION FACILITY
UNDER AN AGREEMENT WITH
NORFOLK AND SOUTHERN RAILROAD
AND
S.S. & D. PROPERTIES, L.L.C.

COMMON GROUND
29,224.55 sq.ft.
0.67 acres

OUTLOT 14
42,538.84 sq.ft.
0.98 acres

OUTLOT 12
30,448.70 sq.ft.
0.70 acres

OUTLOT 11
29,289.03 sq.ft.
0.67 acres

PROPOSED PHARMACY
TOTAL UPPER LEVEL 10,041.06 SQ.FT.
FINISH FLOOR=554.50

RETAIL CENTER
TOTAL 33,341.56 sq. ft.
3.28 acres
TOTAL MIDDLE LEVEL 6,159.17 SQ.FT.
FINISH FLOOR=552.50
TOTAL MIDDLE LEVEL 6,677.49 SQ.FT.
FINISH FLOOR=550.50
LOT 3
12,672.95 sq.ft.

THIS BAY ONLY
4,447.41 SQ.FT.
TOTAL LOWEST LEVEL 10,057.42 SQ.FT.
FINISH FLOOR=548.50

LOT 4
TW=542.50
GROUND=542.00
TW=544.00
GROUND=537.50
TW=543.00
GROUND=535.00
TW=546.00
GROUND=530.00
LOT 3
TW=546.00
GROUND=532.00
LOT 2
TW=542.50
GROUND=533.14
TW=540.50
GROUND=533.24
TW=539.00
GROUND=534.00
LOT 1
TW=540.50
GROUND=540.00

PROPERTY N/F
S.S. & D. PROPERTIES, L.L.C.
BK 40 PG 296
CITY OF O'FALLON
EXISTING
C-2 GENERAL BUSINESS
ZONING

PROPERTY N/F
S.S. & D. PROPERTIES, L.L.C.
2603/1032
CITY OF O'FALLON
EXISTING
C-2 GENERAL BUSINESS
ZONING

PROPERTY N/F
S.S. & D. PROPERTIES, L.L.C.
2603/1032
CITY OF O'FALLON
EXISTING
C-2 GENERAL BUSINESS
ZONING

WEST TERRA
(MoDOT ROW 80')

STA. 204+86.24
STA. 203+89.00
STA. 13+98.90
STA. 21+20.93

ONE WAY
DO NOT ENTER
SIGN

HVAC UNITS (TYPICAL)
WITH SCREENING/BOLLARDS

STEPS
2~0.66' RISERS
W/ 1' TREAD

PIPES CONNECTING
DOWNSPOUTS SHALL BE
8" P.V.C. SCHEDULE 40
@ 1% SLOPE MIN.

GUARDRAIL TO BE
DESIGNED AND
INSTALLED BY OTHERS

NEW FENCE ALONG
RETAINING WALL
SEE DETAIL

EXISTING WALL
TO BE LOWERED
OR REMOVED
AS NECESSARY

EXISTING DETENTION BASIN
ALREADY SIZED FOR THIS DEVELOPMENT
2 year 30min HW = 695.57 ft
25 year 30min HW = 696.21 ft
100 year 30min HW = 697.46 ft

NEW LIGHT POLE
(TYPICAL OF 5)

DRIVE-THRU
WINDOW

EXPOSED FOUNDATION

EXISTING CUTBALL
EL=590.00

EXISTING FILL

PROPOSED 10' UTILITY EASEMENT

15' PROPOSED UTILITY EASEMENT

10' UTILITY EASEMENT

25' BUILDING SETBACK

10' PARKING SETBACK

20'x40' WASH
DOWN AREA

10' PROPOSED SANITARY EASEMENT

PROPOSED
10' STORM
EASEMENT

EXIST. 8" PVC SAN

EXIST. 8" PVC WTR

EXIST. 24" RCP STM

EXIST. 18" RCP STM

EXIST. MH C
TOP=560.34
FL IN=554.71
FL OUT=554.51

EXIST. MH D
TOP=559.75
FL IN=552.28
FL OUT=552.08

EXIST. MH A
TOP=559.20
FL IN=550.40
FL OUT=550.20

EX TOP=554.21
FL=534.28
MAX SIZE=18"
ADJUST TOP TO=540.92

ADJUST MANHOLE
TO GRADE
TOP=555.27

FUTURE DRIVE
CONNECTION

SILTATION
CONTROL
(TYP.)

GRADE BREAK

GRADING
LIMITS

LOT OWNER TO ESTABLISH
EASEMENT FOR LATERAL
ONCE AS-BUILTED FOR
LOCATION

EXIST. (2) 4" PVC SLEEVES FOR
FIBER AND PHONE. SIZE AND LOCATION TO BE
DETERMINED BY UTILITY COMPANY

EXIST. (2) 4" PVC SLEEVES FOR
FIBER AND PHONE. SIZE AND LOCATION TO BE
DETERMINED BY UTILITY COMPANY

ONE SANITARY MAN
MAY BE ALLOWED
ABOVE EXISTING MAIN
LOCATED AT EASEMENT
PROPERTY LINE.

L=109.07'
R=525.00'

L=220.69'
R=428.00'

L=74.57'
R=1540.00'

L=240.89'
R=460.00'

R=508.00'

L=447.53'
R=2141.83'

S70°56'32"W 166.06'

S70°56'32"W 170.42'

S54°02'14"W 299.47'

N70°55'32"E 506.00'

S74°45'30"E 68.78'

N69°28'51"E 32.43'

N20°26'04"E 61.37'

S88°27'45"E 186.88'

N69°30'14"W

N75°02'28"W 198.57'

N75°02'28"W 150.28'

S70°56'32"W 148.28'

N13°45'49"W 180.83'

S74°38'08"E 74.98'

S72°32'42"W 41.29'

S72°32'42"W 41.29'

S75°55'37"W 554.51'

N13°45'49"W 180.83'

L=239.78'
R=508.00'

L=239.78'
R=508.00'

L=239.78'
R=508.00