SEE SHT 3.5 FOR CONTINUATION

AREA INLET TOP=631.16' INV.=624.19'
15" PVC
12" PVC
AREA INLET TOP=625.89' INV. 620.54'
WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE
AREA INLET TOP=626.78' INV.=622.08'
CURB INLET TOP=625.59' INV.=620.49'
12" PVC
15" RCP
EX. CONC. CURB
10.6' LANDSCAPING/ GARDEN ENCROACHMENT
RETAINING WALL WITH 4' HIGH FENCE AT TOP
WHERE POSSIBLE PRESERVE EXISTING VEGETATION WITHIN 10' OF PROPERTY LINE
GRATED TROUGH SEE DETAIL SHT DTL-8

HAVER HILL DRIVE
PAUL RENAUD BLVD
HAMLET COURT
WYNDGATE VALLEY DRIVE
LONG CREEK DRIVE
BRISCOE GLEN COURT

DETENTION BASIN D
SEE SHEETS 10.5 FOR DETAILS OF BASIN AREA AND STRUCTURES
100-YR, 24 HR H.W. ELEV=616.04
25-YR, 24 HR H.W. ELEV=617.27
2-YR, 24 HR H.W. ELEV=615.64
1-YR, 24 HR H.W. ELEV=615.21
COMMON GROUND

RETENTION & WATER QUALITY BASIN C
SEE SHEETS 10.3-10.4 FOR DETAILS OF BASIN AREA AND STRUCTURES
100-YR, 24 HR H.W. ELEV=600.70
25-YR, 24 HR H.W. ELEV=600.40
2-YR, 24 HR H.W. ELEV=599.55
1-YR, 24 HR H.W. ELEV=599.29
NORMAL WATER ELEV=596.50
COMMON GROUND

PHASE 1
FUTURE PHASE (S)
EXISTING TREES (TO REMAIN)
PEDESTRIAN PATH DRAIN SEE SHT DTL-8
E.R.P. FOR AI 133
E.R.P. FOR AI 134
E.R.P. FOR CI 131/132
E.R.P. FOR CI 115/116
E.R.P. FOR AI 26
E.R.P. FOR AI 21
E.R.P. FOR DCI 111
E.R.P. FOR AI 35

N82°55'01"W 904.67'
PROPOSED 10' WIDE STORM SEWER EASEMENT 40' X 40' TSCL
PROPOSED 15' WIDE DRAINAGE EASEMENT
HOLD HOUSES ON LOTS 52 & 53 AS FAR AS POSSIBLE FROM SANITARY SEWER TO REDUCE DEPTH OF EXTENDED FOUNDATION.
FENCE COR. S70°36'20"E 6.31'
38" WIRE FENCE S 4.2°

NOTES:
1. MLS = MINIMUM LOW SILL ELEVATION
2. ERP = EMERGENCY RELIEF PATH – SEE DTL-12
3. WINDOW WELLS REQ'D – ALL BASEMENT/WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THAN THE MLS WHEN INDICATED.
4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
5. ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
6. ★ – DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1-14.3 FOR ADDITIONAL INFORMATION.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SEE SHT 3.8 FOR CONTINUATION

ISSUE	DATE / REMARKS
1	3-3-2015 Initial Submittal
2	5-7-2015 City Comments
3	6-26-2015 City & PWSD #2 Comments
4	11-5-2015 City Comments
5	12-10-2015 City Comments

PROJECT TITLE
The Villages at Shady Creek
O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

These plans and specifications and the ideas and designs incorporated herein, as an instrument of service, are the property of the Sterling Co. and are not to be used in whole or in part for any other project without the written authorization of the Sterling Co. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: *12/10/2015*
RODNEY ARNOLD
LICENSE # PE-2002016612
Civil Engineer

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph. (636) 265-2710
Fax (636) 695-3195
www.lombardohomesstlouis.com

GRADING PLAN

P+Z No.	P&Z NO
City No.	15-162-SP
Date:	12/10/2015
Job No.	14-03-087

Page No.
3.7
IMP

"Final Plan" Approval Date: January 8, 2015 (26–14.01)

Drawing name: V:\1403087 GNFIFTH\Drawings\Engineering\Improvements\3087MP.dwg Plotted on: Dec 15, 2015 - 9:35am Plotted by: bmotter