GRADING PLAN - PHASE 4

MAY, 2022

LEGEND

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

PEDESTRIAN WALKWAYS SHALL BE ADA COMPLIANT.

SEE WARPING PLANS FOR SPOT GRADES AT INTERSECTIONS (SHEETS C13.0 AND C13.01)

ERS = EMERGENCY RELIEF SWALE (SEE DETAIL, SHEET C14.05)

MIN. SILL ELEVATION
15 YR HIGH WATER ELEVATION

RETENTION BASIN #6

100 YR BLOCKED HWL = 582.85
100 YR HWL = 582.49
25 YR = 582.01
15 YR = 581.73
2 YR = 580.19
NORMAL POOL = 578.00
BOTTOM = 567.00

530A E. Independence Dr.
Union, Missouri 63084
636-584-0540 (fax)
636-584-0512 (tel)
mail@ochranengineering.com

OCHRAN
• Civil Engineering • Site Development
• Land Surveying • General Consulting
• Architecture • Master Planning

Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture: 2002014240

Three working days prior to the start of any excavation on this site, contractor shall contact Missouri One Call for utility location information.

All OSHA rules & regulations established for the type of excavation required on these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

STATE OF MISSOURI
TIMOTHY SCHOWE
Timothy Schowe
NUMBER PE-2018000268
5-9-22
PROFESSIONAL ENGINEERS

THE STREETS OF CALEDONIA
PHASE 4 RESIDENTIAL
O'FALLON, MISSOURI

GRADING PLAN - PHASE 4

DRN. BY:	APPD. BY:
JMM	ERR

DATE: MAY 09, 2022
SCALE: 1" = 50'
PROJ. NO: 17-6821
DRWG. NO: C5.01

OWNER/DEVELOPER:
DD LAND DEVELOPMENT, LLC
10407 BAUR BLVD. SUITE B
ST. LOUIS, MO 63132

Drawing name: F:\17-6821 - 260 Acre Tract along Hwy 40, O'Fallon, MO\AutoCad Drawings\6821 - Plan Sheets\Construction Drawings\PH4 Residential Plans\10_Grading Plan Phase 4.dwg Tab: GRADING PLAN PH4-2 Plotted on: May 13, 2022 - 10:14am Plotted by: jmeyer