GRADING PLAN - PHASE 4

EXISTING 42"ø RCP STORM SEWER F.L. ELEV. = 600.63

NEW 24'x25' RIP RAP PAD WITH 12"ø MEDIAN STONE SIZE

PHASE 2

CARDOW DRIVE

EXISTING STORM SEWER (PHASE 2)

STORM SEWER LINE #25H

STORM SEWER LINE #25

STORM SEWER LINE #25G

STORM SEWER LINE #25E

STORM SEWER LINE #25F

STORM SEWER LINE #25I

STORM SEWER LINE #26

STORM SEWER LINE #27

STORM SEWER LINE #26A

TOWNSHEAD WAY

EXISTING SANITARY SEWER (TO BE REMOVED)

COMMON GROUND

COMMON GROUND/ PARKING AREA (SEE SHEET C13.01)

CALEDONIA PARKWAY

MORA BOULEVARD

CARDOW DRIVE

KINSIE DRIVE

ROBBINS WAY

SITE BENCHMARK #2
IS A CUT CROSS IN SIDEWALK
ELEV. = 596.64

EXISTING STORM SEWER (SEE CALEDONIA PARKWAY PLANS)

STORM SEWER LINE #25C

STORM SEWER LINE #25A

STORM SEWER LINE #25B

STORM SEWER LINE #28

10' LANDSCAPE BUFFER (COMMON GROUND)

20' LANDSCAPE BUFFER (COMMON GROUND)

8' FOUNDATION ONLY ON LOTS 501 & 502

PHASE 4A

PHASE 4B

N/F ROLLING MEADOWS LTD 4-0036-0297-00-0002.5130000

MATCH LINE (SEE SHEET C5.01)

MATCH LINE (SEE SHEET C5.01)

WET RETENTION BASIN #6 NORMAL POOL ELEVATION = 578.00

NEW 10'x4' RIP RAP PAD WITH 6"ø MEDIAN STONE SIZE

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

PEDESTRIAN WALKWAYS SHALL BE ADA COMPLIANT.

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

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

50 0 25 50 100

MAY, 2022

LEGEND

EXISTING		PROPOSED
500	INDEX CONTOUR	500
	INTERMEDIATE CONTOUR	498
	PROPERTY LINE	
R/W	RIGHT-OF-WAY	R/W
	LOT LINE	
	EASEMENT	
	UTILITY POLE / GUY WIRE	
UGE	UNDERGROUND ELECTRIC	UGE
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

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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 call Missouri One Call System for utility location information.

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

STATE OF MISSOURI
TIMOTHY SCHOWE
Timothy Schowe
NUMBER PE-2010000268
6-22-22
PROFESSIONAL ENGINEER

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

GRADING PLAN - PHASE 4

DATE:	REVISIONS:	DRN. BY:	APP'D BY:
06-22-22	1 CITY COMMENTS	JMM	ERR

DRN. BY: JMM
APP'D BY: ERR
DATE: MAY 09, 2022
SCALE: 1" = 50'
PROJ. NO: 17-6821
DRG. NO: C5.0

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 PH4-1 Plotted on: Jun 22, 2022 - 9:06am Plotted by: jmeyer