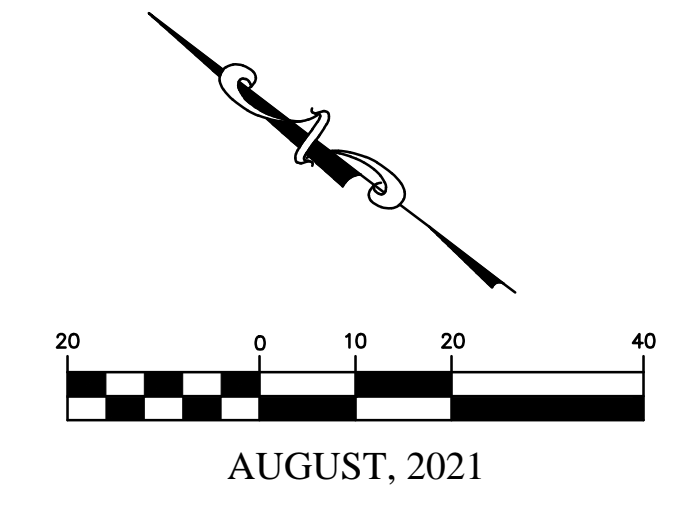


GRADING PLAN - POOL CLUBHOUSE



AUGUST, 2021

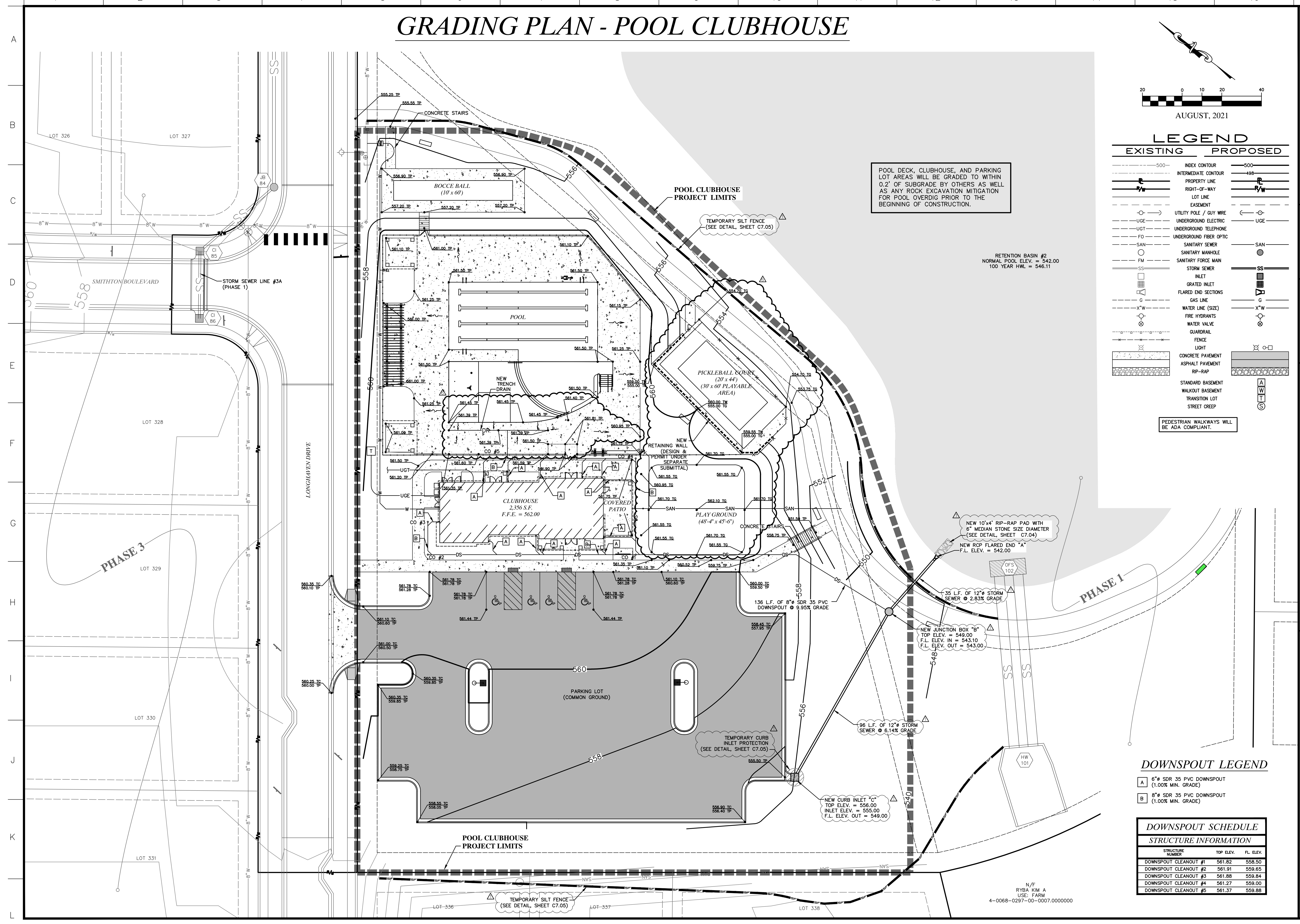
LEGEND

EXISTING	PROPOSED
---500---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	EASEMENT
○	UTILITY POLE / GUY WIRE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC
---	SANITARY SEWER
---	SANITARY MANHOLE
---	SANITARY FORCE MAIN
---	STORM SEWER
---	INLET
---	GRATED INLET
---	FLARED END SECTIONS
---	GAS LINE
---	WATER LINE (SIZE)
---	FIRE HYDRANTS
---	WATER VALVE
---	GUARDRAIL
---	FENCE
---	LIGHT
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT
---	RIP-RAP
---	STANDARD BASEMENT
---	WALKOUT BASEMENT
---	TRANSITION LOT
---	STREET CREEP

POOL DECK, CLUBHOUSE, AND PARKING LOT AREAS WILL BE GRADED TO WITHIN 0.2' OF SUBGRADE BY OTHERS AS WELL AS ANY ROCK EXCAVATION MITIGATION FOR POOL OVERDIG PRIOR TO THE BEGINNING OF CONSTRUCTION.

RETENTION BASIN #2
NORMAL POOL ELEV. = 542.00
100 YEAR HWL = 546.11

PEDESTRIAN WALKWAYS WILL BE ADA COMPLIANT.



DOWNSPOUT LEGEND

- A 6" SDR 35 PVC DOWNSPOUT (1.00% MIN. GRADE)
- B 8" SDR 35 PVC DOWNSPOUT (1.00% MIN. GRADE)

DOWNSPOUT SCHEDULE

STRUCTURE NUMBER	TOP ELEV.	FL. ELEV.
DOWNSPOUT CLEANOUT #1	561.82	558.50
DOWNSPOUT CLEANOUT #2	561.91	559.65
DOWNSPOUT CLEANOUT #3	561.88	559.84
DOWNSPOUT CLEANOUT #4	561.27	559.00
DOWNSPOUT CLEANOUT #5	561.37	559.88

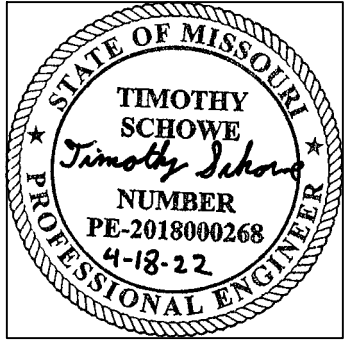
N/F
RYBA KIM A
USE: FARM
4-0068-0297-00-0007.0000000

636-594-0540 (tel.)
636-594-0512 (fax)
mail@ochran.com
www.ochran.com

UCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 016555
Architecture: 2002014240

Three working days prior to the start of any excavation call 1-800-UGC-RTTE for utility location information.
All OSHA rules & regulations construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.)



THE STREETS OF CALEDONIA
POOL CLUBHOUSE
O'FALLON, MISSOURI

DATE	BY	REVISION
08-18-21	JMM	ERR
04-19-22	JMM	ERR

DATE: AUG. 04, 2021
SCALE: 1" = 20'
PROJ. NO.: 17-6821
DWG. NO.: C3.0

DWG NAME: F:\17-6821 - 260 Acre Tract along Hwy 40, O'Fallon, MO\AutoCAD Drawings\Pool & Clubhouse Plans\03_Grading Plan - Pool Clubhouse.dwg LAYOUT TAB: POOL CLUBHOUSE GRADING PLOTTED ON: Apr 18, 2022 - 8:02am PLOTTED BY: tschow