● – Denotes Set 1/2" x 18" Rebar with cap stamped "Marler L.S.-347-D"
○ – Denotes Found 1/2" Iron Pipe

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

S 88° 31' 01" E 740.75' (S)

330.00' (R & S)

EAST WABASH STREET (40' WIDE)

30' FRONT YARD SETBACK

Easement to Missouri Edison Co.

Tree/Brush Area

Asphalt

Gravel

Concrete

Metal Warehouse Building

Proposed Office Addition
FOOTPRINT=9,480± s.f.
BLDG. HT.=18'-4"
F.F.=514.52±

EXISTING OFFICE
FOOTPRINT=4,700± S.F.
BLDG. HT.=14'-2"

F.F. 514.52'

GRADE 514.00

CURB INLET (3)
TOP=513.35
SILL=512.50
FL$_{IN}$=509.10
FL$_{OUT}$=508.90

CURB INLET (2)
TOP=511.85
SILL=511.00
FL$_{IN}$=509.00
FL$_{IN}$=507.90
FL$_{OUT}$=507.70

F.E.S. (1)
FL=507.50
LT. STONE REV. (5'Wx12'Lx1.5'D)

CLEANOUT TOP=513.10 FL=510.33

CLEANOUT TOP=511.65 FL=508.84

PERCHED CLEANOUT TOP=511.20 PERCH=509.50 FL=508.84

PERCHED CLEANOUT TOP=512.70 PERCH=511.00 FL=510.33

PERCHED CLEANOUT TOP=513.05 PERCH=511.50 FL=510.84

(4) 2-G.I. (SQUARE BASE) TOP=513.00 FL$_{IN}$=511.25 FL$_{IN}$=510.45 FL$_{OUT}$=510.25

CLEANOUT TOP=510.55 FL=510.84

CLEANOUT TOP=510.50 FL=510.84

(5) 12" NYLOPLAST STANDARD GRATE TOP=513.60 FL=511.20

12" NYLOPLAST DRAIN BASIN W/ STD. GRATE TOP=513.15 FL=510.65

PERIMETER DRAIN TILE (SEE ARCH. FOR DETAILS) DRAIN TO DAYLIGHT NORTH OF LOADING DOCK

PERIMETER DRAIN TILE (SEE ARCH. FOR DETAILS) DRAIN TO DAYLIGHT TO SWALE NORTHWEST OF PARKING LOT

TAILSTAKE FL=511.50

OVERFLOW DRAIN INSTALL SPLASH BLOCK & DIRECT AWAY FROM BUILDING

TAILSTAKE FL=511.50

6" P.V.C. INSIDE OF BUILDING CONTRACTOR TO INSTALL ADAPTER TO CONNECT TO 12" P.V.C.

SANITARY C.O. TOP=514.65 FL=511.40

STORM C.O. TOP=515.00 FL=509.75

12" P.V.C. @ 1% SLOPE

6" P.V.C. SANITARY LATER @ 2% MIN. SLOPE

12" PERFORATED UNDERDRAIN @ 0% SLOPE

6" PERFORATED P.V.C. UNDERDRAIN

6" P.V.C. UNDERDRAIN

FRENCH DRAIN (SEE DETAIL SHT. C10)

12" NYLOPLAST STD. GRATE TOP=512.00 FL$_{IN}$=507.83 FL$_{OUT}$=509.00

12" NYLOPLAST STD. GRATE TOP=513.33 FL$_{IN}$=508.83 FL$_{OUT}$=507.83

5'W FLAT BOTTOM DITCH @ 2% SLOPE

5'W FLAT BOTTOM DITCH @ 4% SLOPE

P.V.C. OUTFALL FL=508.50

WYE CONNECTION TO EX. SEWER CONTRACTOR TO FIELD VERIFY CONNECTION ELEVATION AND REPORT TO ENGINEER

Structure Top: 514.70'± Btm.:504.41'± 3'± water in Bottom of Structure

SEE SHEET C8 FOR ADDITIONAL SPOT GRADES

EXTEND PIPE TO DAYLIGHT AS REQ'D

GRADE TO DRAIN TO EXISTING NATURAL DRAINAGE POINT TOWARDS WESTERN PROPERTY LINE

PR. CLEARING LIMITS

20' SIDE YARD SETBACK

EX. DOWNSPOUTS DRAIN TO GRADE (TYP.)

APPROX. LOCATION OF EX. SANITARY (SHOWN FROM RECORD) CONTRACTOR TO FIELD VERIFY

EX. WATER LINE (SHOWN FROM RECORD DWGS.)

Water Manhole Top: 513.92 Top of Metal Pipe 507.92' Btm: 506.20'

Water Manhole Top: 516.88 with Sealed Pipe Btm.: 509.83'

End of Pipe F.L.: 510.82'

End of Pipe F.L.: 511.25'

End of Pipe F.L.: 507.42'

Sign

4" Dia. Tank

Grate Inlet Top: 509.84' 509.34'

Found 3/8" Rebar

Found 1/2" Iron Pipe

POINT OF BEGINNING

POINT OF COMMENCEMENT

20.00' (R & S)

S 00° 46' 02" W 659.74' (S)

N 00° 46' 02" E 944.49' (S)
N 00° 46' 43" E 944.42' (R1)
DUE NORTH 1045.00' (R)

659.74' (S)

N 88° 31' 01" W 330.00' (S)

MATCHLINE A-A (SEE SHEET C5.1)

ZONED I-1

N/F
VSM ABRASIVES CORP.
PARCEL ID # 2-0056-S027-00-0009.1100000
DEED BOOK 824 PAGE 1114

PARCEL 2
(Less and Excepted from Parcel 1)
LAND AREA
217,694 SQ. FT.
5.00± ACRES

WAREHOUSE/MANUFACTURING
WAREHOUSE=40,000± S.F.
MANUFACTURING=50,000± S.F.
BLDG. HT.=28'-0"

N/F
VSM ABRASIVES CORP.
PARCEL ID # 2-0056-S027-00-0009.1100000
DEED BOOK 1657 PAGE 0885

PARCEL 1
LAND AREA
532,987 SQ. FT.
12.23± ACRES

N/F
KAPLAN DEVELOPMENT AND INVESTMENT CO.
PARCEL ID # 2-056B-S028-00-0006.6100000

ZONED I-1

M+H ARCHITECTS

ARCHITECT:
Mitchell and Hugeback Architects, Inc.
D.B.A. M+H Architects
2150 Schuetz Road, Suite 200
St. Louis, Missouri 63146
314-878-3500
www.mha.us.com
Corporate License No.: 000614

CONSULTANTS:

Civil:
Civil Engineering Design Consultants, Inc.
10820 Sunset Office Drive, Suite 200
St. Louis, MO 63127
314-729-1400
Corporate License No.:2003004674

Structural:
SSC Engineering, Inc.
18207 Edison Ave.
St. Louis, MO 63005
636-530-7770
Corporate License No.: 001244

MEP:
(Design - Build)

OFFICE ADDITION & RENOVATIONS FOR:

VSM

1012 E WABASH ST
O'FALLON, MO 63366

STATE OF MISSOURI
PAUL K. BOYER
NUMBER E-28258
REGISTERED PROFESSIONAL ENGINEER

11/2/18

PAUL K. BOYER, P.E. E-28258
CIVIL ENGINEER
CEDC LICENSE NO.: 2003004674

DESCRIPTION:

PROGRESS SET	8-31-18
PERMIT SET	10-5-18
CITY SUBMITTAL	10-30-18
CITY RESUBMITTAL	11-27-18

Issue Date:	10-5-18
Job Number:	1823
Drawn By:	PKB
Checked By:	PKB
Drawing Title:	

Site and Grading Plan

C5.0