THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

MATCH LINE SEE SHEET 2.3
MATCH LINE SEE SHEET 2.1

STATE HIGHWAY 612

PROPOSED 10' R.O.W. DEDICATION STRIP

R=25.00'
L=39.07'
Δ=89°33'06"

S89°33'08"E 108.81'

S00°53'46"W 440.30'

R=288.34'
L=73.68'
Δ=14°38'24"

SECTION 2

SECTION 3

MINGO LANE

SPRINGHURST PARKWAY

PROPOSED TSCL FOR GRADING

PROPOSED SILTATION CONTROL (TYP)

EXISTING STREAM (TO BE REMOVED)

PROPOSED STORM SEWER EASEMENT

N00°53'46"E 464.45'(REC 3924/453)

EXISTING PVMT. (TYP)

EXISTING STREAM (TO BE REMOVED)

PROPOSED TSCL FOR GRADING

N/F CENTRAL ELECTRIC POWER COOPERATIVE DB 300, PG 166

N/F CENTRAL ELECTRIC POWER COOPERATIVE DB 685, PG 528

S89°35'36"E 450.00'(REC 3924/458)

SPRING CREEK LANE

SHADY ROCK LANE

WILD OAK DRIVE

BROOK SPRING LANE

BROOK FOREST DRIVE

SPRINGBEACH DRIVE

SECTION 1

SECTION 4

SECTION 5

SECTION 6

EXISTING STREAM (TO BE REMOVED)

20'x50' HEAVY STONE REVETMENT SECTION A-A
15 YR. H.W. = 588.31
25 YR. H.W. = 588.51
100 YR. H.W. = 588.69

EX. TREES (TO REMAIN)

PROPOSED CLEARING LIMITS (TYP)

PROPOSED SILTATION CONTROL (TYP)

EXISTING STREAM (TO REMAIN)

50' WIDE DRAINAGE EASEMENT

SECTION B-B
15 YR. H.W. 582.84
25 YR. H.W. 583.03
100 YR. H.W. 583.28

4' WIDE CONC. SWALE W/ JOINTS SPACED AT A MAX. 8' ON CENTERS. JOINTS SHALL BE SEALED SIMILAR TO PVMT. JOINTS.

10'x10' HEAVY STONE REVETMENT

RETENTION LAKE #1
25 YR. H.W. = 590.00
100 YR. H.W. = 592.64
NORMAL POOL=588.0

DETENTION EASEMENT

15'x30' HEAVY STONE REVETMENT

DETENTION BASIN #2
25 YR. H.W. = 583.34
100 YR. H.W. = 584.00

MATCH LINE SEE SHEET 2.1
MATCH LINE SEE SHEET 2.2

EXISTING R.O.W. (TYP)

EXISTING PVMT. (TYP)

EXISTING UNDERGROUND (TYP)

EXISTING CABLE T.V. (TYP)

30' WIDE TEMPORARY ENTRANCE 8" TYPE AGGREGATE

CONSTRUCTION WASHDOWN AREA 40'x40' 8" TYPE 1 AGG.

EXISTING UNDERGROUND TELEPHONE (TYP)

EXISTING WATERMAIN (TYP)

S89°59'36"E 168.25' (REC 3924/458)

S00°53'46"W 447.77'(REC 3924/458)

SPRING BOROUGH DRIVE

SPRING RIVER DRIVE

RIVERS HOLLOW DRIVE

N00°55'50"E 2066.30'(REC 3924/458)

PROPOSED SILTATION CONTROL (TYP)

ORF ROAD

L=147.46' R=533.69'
Δ=N67°29'03"E C=146.99'

FUTURE ALIGNMENT

FORMERLY OF ROBERT M. RHODES TRACT
DB 3347 PG 921
DB 2817, PG 1892

LEGEND

- TYPICAL 2 SIDES OPEN
- TYPICAL 3 SIDES OPEN
- TYPICAL 4 SIDES OPEN

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

BASE MAP

PC#2804

ISSUE	REMARKS	DATE
1	FIRST SUBMITTAL	03-02-05
2	REVISED PER DCSD COMMENTS	04-04-05
3	REVISED PER CITY OF O'FALLON COMMENTS	05-23-05
4	REVISED PER DCSD COMMENTS	05-27-05
5	REVISED PER PWSD #2 COMMENTS	06-09-05
6	REVISED PER CITY OF O'FALLON COMMENTS	06-27-05
7	REVISED PER PWSD#2 COMMENTS	07-14-05
8	REVISED PER CITY OF O'FALLON COMMENTS	08-08-05

PREPARED FOR:
SPRINGHURST, L.L.C.
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
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PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5065 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
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E-Mail: Sterling@sterling-eng-slur.com

PROJECT:
THE VILLAGES AT SPRINGHURST

SHEET TITLE:
GRADING PLAN

DRAWN: | DESIGNED: | CHECKED:

NO. 03 12 269
M.S.D. P#
SHEET 2.1 OF -
DIGITAL FILE LOCATION SERVER=STERLING-2 \03 \269\MP.dwg

Drawing name: K:\P\03\269 Springhurst\Improvements\269MP.DWG Plotted on: Aug 05, 2005 - 10:30am Plotted by: JustinHaus