SITE PLAN
WILLERDING WELDING
88-2987A 9-15-00

N89°28'31"W
34.51'(R)
35.38'(D)
34.41'(S)

N01°00'00"E 736.31'(S) 735.56'(R) 736.71'(D)

BRYAN OR DARDENNE ROAD/COUNTY ROAD (NOT IN USE)
20' BUILDING LINE SETBACK

EX. 3-WAY FIRE HYDRANT (SITE BENCHMARK)

INTERSTATE HIGHWAY 70 (VARYING WIDTH)

WEST TERRA LANE (VARYING WIDTH)
(OLD HIGHWAY 40)

S55°15'56"W
473.25'(R)(S)

EASEMENT CITY OF O'FALLON (SEE PLAT BOOK 49)

EX. ASPHALT PAVEMENT

EX. MANHOLE APPROX. LOCATION (BURIED)

EX. FLARED END FL=568.67

EX. FLARED END FL=569.92

EX. 48" RCP

EX. 12" RCP

EX. FLARED END FL=569.04

TOP OF WALL 569.58
BOTTOM OF FOOTING 560.00
77.09'

TQ=1.71 CFS

NEW SILTATION CONTROL

FE 105

OS 106

S82°29'43"W
139.47'(R) 141.53'(S)

35' BUILDING LINE SETBACK

EX. RIP-RAP

ROOF DRAIN

EX. AREA INLET TOP=570.50 FL=569.50

EX. 54" RCP

EXISTING CONCRETE PAVEMENT

EXISTING SCREENED TRASH AREA

EXISTING CONCRETE PAVEMENT

EXISTING BRICK ENTRANCE

EXISTING LEACH FIELD

EX. 6" FIRE LINE

TANK CALCULATIONS TO BE PROVIDED WITH CONSTRUCTION PLANS
EXISTING SEPTIC TANK (1250 GAL.)

1170 WEST TERRA LANE
EX. ONE STORY METAL BLDG.
FF=571.40

EXISTING CONCRETE PAVEMENT

EX. 1" COPPER WATER SERVICE LINE

EX. END OF PIPE FL=570.15

EX. END OF PIPE FL=570.66

EX. 12" CMP

CONCRETE PAVEMENT

S01°00'00"W 547.23'(R) 547.12'(S)

568.62'(R) 568.51'(S)

EX. ASPHALT PAVEMENT (T.B.R.)

91.88'

220.00'

NEW SEPTIC TANK (1000 GAL.)

EX. ROCK AND GRAVEL (T.B.R.)

BUILDING MOUNTED LIGHT (TYP.)

(T.B.R.) EX. ASPHALT PAVEMENT

PROPOSED BUILDING
F.F.=573.40 38,500 S.F.

NEW PUMP TANK

GI 104

91.86'

1146 WEST TERRA LANE
EX. ONE STORY METAL BLDG.
FF=573.50

TQ=1.12 CFS
EX. ROCK AND GRAVEL (T.B.R.)

EX. ASPHALT PAVEMENT (TO REMAIN)

SAWCUT LINE

EX. LANDSCAPE PLANTER (T.B.R.)

ASPHALT CURB

EX. FIRE HYDRANT

PROPOSED WATER METER PIT AND BACKFLOW PREVENTER

S68°14'30"E
149.69'(S)
149.72'(R)

EX. 12" UTILITY EASEMENT

EX. 30' BUILDING LINE SETBACK

EX. CONCRETE PAVEMENT

EX. ASPHALT PAVEMENT

EX. FLARED END FL=573.46

S68°14'30"E
187.15'(D/S)
187.39'(R)(S)

EX. 30' BUILDING LINE SETBACK

EXISTING DESCRIPTION FENCING

EX. 12" UTILITY EASEMENT

UGT

12'G

R3.00'

3" ASPHALTIC CONCRETE ON 8" AGGREGATE BASE

BUILDING MOUNTED LIGHT (TYP.)

EX. 6 FT. CHAINLINK FENCE (T.B.R.)

473.12'(R) 473.14'(S)

GI 103

PROPOSED 2" WATER SERVICE LINE

N01°00'00"E 494.53'(S)

NEW LEACH FIELD—1000 SQ FT (PER ST CHARLES COUNTY)

5' WIDE PLANTER AREA
6" VERTICAL CONCRETE CURB

R3.00'

8" WATER LINE FOR HYDRANT

HANDICAP PARKING SIGN

PROPOSED FIRE HYDRANT

100.42'

WET TAP EX. 12" WATER LINE PER CITY OF O'FALLON STANDARDS

EX. CURB INLET TOP=564.41 FL=563.75

EX. CURB INLET TOP=568.50 FL=560.88

S68°16'30"E 160.38'(R/S)

EX. CONCRETE PAVEMENT

EX. 12" UTILITY EASEMENT

12'W

12'G

UGT

HHD

EDGE OF CONCRETE PAVEMENT

FE 100

TQ=4.26 CFS

S82°29'43"W
131.43'(S)

48.04'

ROOF DRAIN

68.50'

FUTURE ADDITION
15,070S.F.

TQ=4.26 CFS

46.50'

19' 25' 19'

TQ=4.26 CFS

LIGHT STD. (TYP.)

9' (TYP.)

11 SPACES

164.42'

MH 102

MH 101

37.91'

20.00'

20' BUILDING LINE SETBACK

NEW ELECTRIC SERVICE

S08°18'12"W
157.46'(S)

S01°00'00"W 262.00'(R) 262.15'(S)

NEW SILTATION CONTROL

TOP OF WALL 587.00
BOTTOM OF FOOTING 578.50

EX. RIP-RAP

EX. CONCRETE PAVEMENT

EX. ASPHALT PAVEMENT

EX. CURBED CURB

EX. 12" UTILITY EASEMENT

EDGE OF CONCRETE PAVEMENT

FOUND IRON PIPE

ASPHALT CURB
ASPHALT PAVEMENT

SIGN

NOTE: THERE IS FIBRE OPTIC CONDUIT, TELEPHONE CABLE ALONG NORTH LINE OF TERRA LANE.

NORTH

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LANDSCAPE LEGEND

QTY. 23	INDICATES PROPOSED HARDWOOD TREE MINIMUM 2.5" DIAMETER (ashes, oaks, maples, birches, sweet gum)
QTY. 27	INDICATES PROPOSED EVERGREEN SHRUB (mugho pines, yews, junipers, hollies, boxwoods)
QTY. 7	INDICATES EXISTING TREES

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