| ISSUE | REMARKS/DATE |
|---|---|
| 1 | 2020-12-31 INITIAL SUBMITTAL |
| 2 | 2021-02-23 CITY COMMENTS |
| 3 | 2021-04-13 CITY COMMENTS |
| 4 | 2021-05-26 CITY COMMENTS |
| 5 | 2021-06-15 FOR APPROVAL |
| 6 | 2021-08-27 DEVELOPER REV. (SAN) |
| 7 | 2021-09-16 CITY COMMENTS (SAN) |
| 8 | 2022-03-23 LANDSCAPE SAFETY BARRIER |
| 9 | 2022-04-08 SAFETY BARRIER COMMENTS |

NO CONSTRUCTION ACCESS TO BE ALLOWED FROM FELDEWERT ROAD

N/F
THOMAS P. SCHAEFER &
JOANN C. SCHAEFER H/W
D.B. 6201 PG. 1160
ID# 2-0105-1783-00-0006.013
FELDEWERT ROAD
CITY OF JOSEPHVILLE

N/F
PAULA J. KEEVEN REVOCABLE
TRUST DATED JUNE 14, 2001
D.B. 2623 PG. 684
ID# 2-0105-1783-00-0006.3
3051 FELDEWERT ROAD
UNINCORPORATED

N/F
STEPHEN C. McATEE &
KRISTAL McATEE H/W
D.B. 1309 PG. 322
ID# 2-0105-1783-00-0006.31
3125 FELDEWERT ROAD
UNINCORPORATED

N/F
RODNEY L. JACKSON &
MARY L. JACKSON H/W
D.B. 1282 PG. 799
ID# 2-0105-1783-00-0006.61
3131 FELDEWERT ROAD
UNINCORPORATED

N/F
PRL PROPERTIES, LLC
D.B. 6849 PG. 2339
ID# 2-0105-1783-00-0006.014
FELDEWERT ROAD
CITY OF JOSEPHVILLE

N/F
CHANELLE STALLINGS &
JOSHUA STALLINGS H/W
D.B. 6705 PG. 658
ID# 2-0105-1783-00-0006.0141
3050 FELDEWERT ROAD
CITY OF JOSEPHVILLE

N/F
MILDRED WILSON
D.B. 6725 PG. 446
ID# 2-0105-1783-00-0006.7
3130 FELDEWERT ROAD
UNINCORPORATED

FELDEWERT (50'W) ROAD
(PRIVATE)(SEE NOTE)

FND: OLD IRON PIPE

FND: IRON ROD W/ CAP [LS 1851]

FND: IRON PIPE W/ CAP [LS 910]

EMERGENCY ACCESS WITH GATE (SEE SHT 10.1 FOR DETAILS)

RETAINING WALL

SITE BENCHMARK #3
ELEVATION = 481.58'
CROSS CUT ON WALL

COMMON GROUND

ROCK BLANKET 6'Wx10'Lx18"T; WITH GEOTEXTILE

ROCK BLANKET 18'Wx10'Lx18"T; WITH GEOTEXTILE

MAPLE BROOK DRIVE
(50' PUBLIC R/W, 26' PVMT)

MOSSY BROOK DRIVE
(50' PUBLIC R/W, 26' PVMT)

CLIFF BROOK DRIVE
(50' PUBLIC R/W, 26' PVMT)

25' BUILDING LINE

PROPOSED LIGHT STANDARD (TYP)

PROPOSED CLASS A UNDERDRAIN

15'x20' TSCL FOR FUTURE ROADWAY EXTENSION TO BE RECORDED ON THE RECORD PLAT

SIGHT TRIANGLE (Typ)

4' W. CONC. WALK

LANE NARROWING TRAFFIC CALMING STA: 14+21.45 TO STA: 14+81.45 SEE DETAIL ON SHT. 12

LANE NARROWING TRAFFIC CALMING STA: 5+03 TO STA: 5+63 SEE DETAIL ON SHT. 12.1

PROPOSED 100 YEAR FLOODPLAIN LIMITS

ZONE "X" (SHADED)

ZONE "AE"

ZONE "AE" (FLOODWAY)

EXISTING TREES TO REMAIN (TYP)

PROPOSED 50' TOP OF BANK SETBACK, SEE RECORD PLAT FOR FINAL LOCATION (TYP)

PROPOSED GUARD RAIL END SECTIONS (TYP)

PROPOSED GUARD RAIL ALTERNATE:
THE PROPOSED GUARD RAIL AS SHOWN ON THIS SHEET CAN BE REPLACED WITH A LANDSCAPE BARRIER CONSISTING OF LARGE STONE BOULDERS AND SCATTERED VEGETATION. SEE SHEET 14.1 FOR LANDSCAPE BARRIER PLAN AND DETAILS.

NOTES:
1. ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE SIGHT TRIANGLE AREA AS SHOWN ON THESE PLANS. ADDITIONALLY, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
2. ★ – DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
3. AN "★" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
4. A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
5. ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
6. EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RECORDED RECORD PLATS FOR FINAL EASEMENT LOCATIONS.

CITY OF O'FALLON
ENGINEERING DIVISION
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: APRIL 21, 2022
POFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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

PROJECT TITLE
BROOKSIDE ADDITION
O'FALLON, MISSOURI


THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348



The Professional Engineer's seal and signature affixed to this plan, specification, report or document indicates that it was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Missouri. Alterations to this plan, specification, report or document not bearing my seal and signature shall not be considered prepared by this engineer, and the engineer assumes no responsibility for such plans, drawings or documents not bearing his seal and signature.


STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28643
PROFESSIONAL ENGINEER

Date: 04-08-2022.
Michael G.Boerding. PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

SITE PLAN

| | |
|---|---|
| P+Z No. | 20-001538 |
| City No. | 20-009251 |
| Date: | APRIL 8, 2022 |
| Job No. | 19-10-344 |

Page No.
3.2
IMP

"PRELIMINARY PLAT" Approval Date: September 3, 2020

Drawing name: V:\1910344 Feldewert Lombardo\Drawings\Engineering\Improvements\03441MP.dwg Plotted on: Apr 08, 2022 - 5:46am Plotted by: jluekenhaus