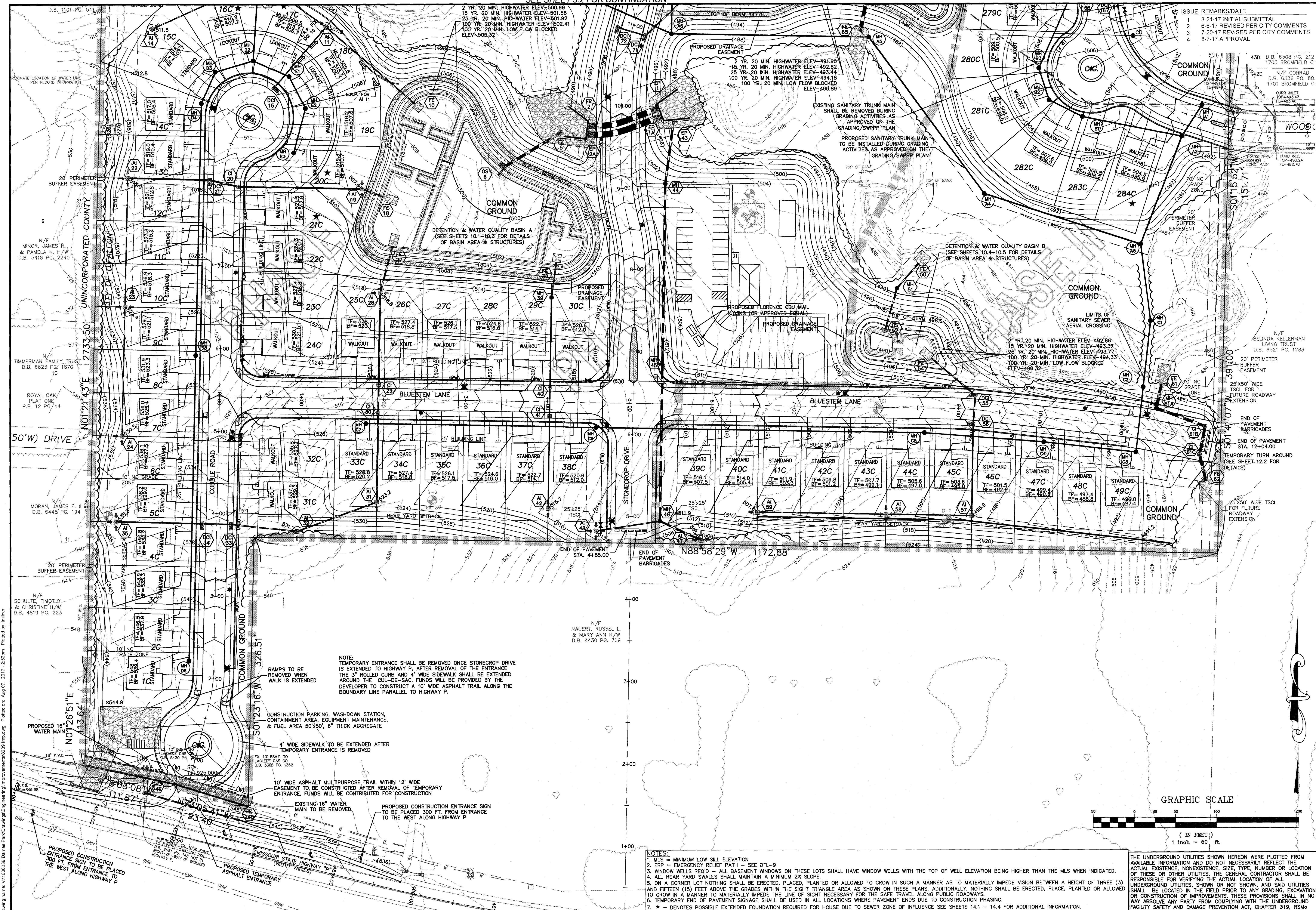


SEE SHEET 3.2 FOR CONTINUATION



ISSUE	REMARKS/DATE
1	3-21-17 INITIAL SUBMITTAL
2	6-6-17 REVISED PER CITY COMMENTS
3	7-20-17 REVISED PER CITY COMMENTS
4	8-7-17 APPROVAL

PROJECT TITLE
COBBLESTONE CROSSING
 OFFALLON, 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

Date: 8/7/2017
 Michael G. Boerding
 License No. MO E-28643
 Civil Engineer

McBRIDE HYLAND GREEN, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbridehomes.com

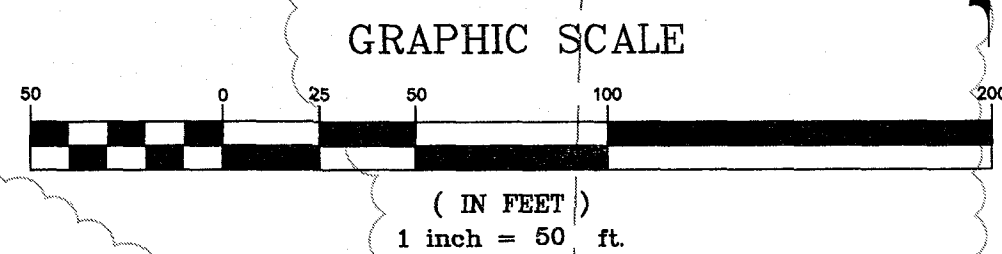
GRADING PLAN

P+Z No. 29-16.01
 City No.
 Date: Aug. 7, 2017
 Job No. 16-08-239
 Page No. **3.1**
 IMP

Drawing name: V:\1608239\Drawings\Engineering\Improvements\1608239\Imp.dwg
 Plotted on: Aug 07, 2017, 2:52pm
 Plotted by: mthier

- NOTES:**
1. MLS = MINIMUM LOW SILL ELEVATION
 2. ERP = EMERGENCY RELIEF PATH - SEE DTL-9
 3. WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THAN THE MLS WHEN INDICATED.
 4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
 5. ON A CORNER LOT NOTHING SHALL BE ERRECTED, 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 ERRECTED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR THE SAFE TRAVEL ALONG PUBLIC ROADWAYS.
 6. TEMPORARY END OF PAVEMENT SIGNAGE SHALL BE USED IN ALL LOCATIONS WHERE PAVEMENT ENDS DUE TO CONSTRUCTION PHASING.
 7. * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE SEE SHEETS 14.1 - 14.4 FOR ADDITIONAL INFORMATION.

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



NOTE:
 TEMPORARY ENTRANCE SHALL BE REMOVED ONCE STONECROP DRIVE IS EXTENDED TO HIGHWAY P. AFTER REMOVAL OF THE ENTRANCE THE 3" ROLLED CURB AND 4" WIDE SIDEWALK SHALL BE EXTENDED AROUND THE CUL-DE-SAC. FUNDS WILL BE PROVIDED BY THE DEVELOPER TO CONSTRUCT A 10' WIDE ASPHALT TRAIL ALONG THE BOUNDARY LINE PARALLEL TO HIGHWAY P.

RAMPS TO BE REMOVED WHEN WALK IS EXTENDED

CONSTRUCTION PARKING, WASHDOWN STATION, EQUIPMENT MAINTENANCE, & FUEL AREA 50'x50', 6" THICK AGGREGATE

4' WIDE SIDEWALK TO BE EXTENDED AFTER TEMPORARY ENTRANCE IS REMOVED

10' WIDE ASPHALT MULTIPURPOSE TRAIL WITHIN 12' WIDE EASEMENT TO BE CONSTRUCTED AFTER REMOVAL OF TEMPORARY ENTRANCE. FUNDS WILL BE CONTRIBUTED FOR CONSTRUCTION

EXISTING 16" WATER MAIN TO BE REMOVED

PROPOSED CONSTRUCTION ENTRANCE SIGN TO BE PLACED 300 FT. FROM ENTRANCE TO THE WEST ALONG HIGHWAY P

UNINCORPORATED COUNTY
 CITY OF ALTON
 20' PERIMETER BUFFER EASEMENT
 N/F MINOR, JAMES R. & PAMELA K. H/W D.B. 5416 PG. 2240
 N/F TIMMERMAN FAMILY TRUST D.B. 6623 PG. 1870
 ROYAL OAK PLAT ONE P.B. 12 PG. 14
 N/F MORAN, JAMES E. D.B. 6445 PG. 194
 N/F SCHULTE, TIMOTHY & CHRISTINE H/W D.B. 4819 PG. 223
 N/F MAUERT, RUSSEL L. & MARY ANN H/W D.B. 4430 PG. 709

1608239.DWG
 8/7/2017
 2:52 PM
 MTHIER