



ISSUE	REMARKS/DATE
1	2023-09-28, INITIAL SUBMITTAL
2	2024-02-01, CITY COMMENTS
3	2024-04-17, CITY COMMENTS
4	2024-05-20, FOR APPROVAL

PROJECT TITLE

HARVEST AT HOPEWELL
O'Fallon, Missouri
O'FALLON PHASE 1B

THE STERLING CO.
ENGINEERS & SURVEYORS
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Corporate Certificate of Authority #001348



Date: 05-20-2024
Michael G. Boerding
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Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
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GRADING PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 05-20-2024
Job No. 20-09-327
Page No.

2.5
IMP

DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:
1. M.L.S. = MINIMUM LOW SILL ELEVATION
2. ERP = EMERGENCY RELIEF PATH - SEE SHT DTL-12 FOR CALCULATIONS.
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 M.L.S. WHEN INDICATED.
4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
5. 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.
6. * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
7. AN "A" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
8. A "P" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
9. 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.
10. ALL EXISTING OR PROPOSED CURB INLETS AND AREA INLETS TO BE PROTECTED FROM SILT WITH SILTATION CONTROL DEVICES PER CITY OF O'FALLON SPECIFICATIONS.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, 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.

BOX CULVERT DESIGN TO BE APPROVED UNDER THE BOX CULVERT ONLY PLANS AND IS NOT PART OF THIS PLAN APPROVAL.

PROPOSED AMENITIES AREA IS NOT PART OF THIS APPROVAL TO BE DESIGNED BY OTHERS

PROPOSED GUARDRAIL TO BE APPROVED AND CONSTRUCTED WITH PHASE 1B PLANS (TYP)

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