



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

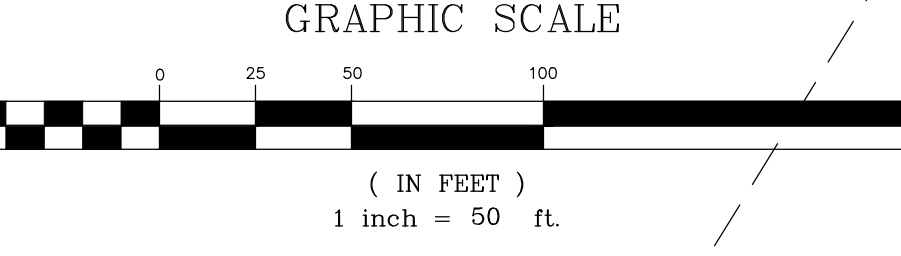
APPROXIMATE LOCATION OF STORM SEWER PIPE AND STRUCTURES TO BE CONSTRUCTED WITH HOPEWELL ROAD IMPROVEMENTS ONCE DESIGNED AND APPROVED BY ST. CHARLES CO.

WHEN THE TEMPORARY PAVEMENT IS REMOVED AND THE HOPEWELL ROAD IMPROVEMENTS ARE CONNECTED TO THE DIEHR ROAD EXTENSION PAVEMENT ALL STREETLIGHTS WITHIN THOSE IMPROVEMENTS WILL BE INSTALLED BY ST. CHARLES CO AS APPROVED ON THE HOPEWELL ROAD PLANS

PROPOSED HOPEWELL ROAD ENTRANCE. S01°39'37"W(S) SEE SHT 13.2 FOR 113.13'(S) REFERENCE. N/F HEIDI K. SHaub D.B. 6924 PG. 110 1206 DIEHR RD.

N/F ERICA SLATTEN & COREY SLATTEN W/H D.B. 7087 PG. 131 4-0045-5017-00-0004.2 2728 HOPEWELL RD.

N/F ANTHONY V. WALLACE & ROSE R. WALLACE H/W D.B. 2408 PG. 1385 4-0045-5017-00-0004.1 2734 HOPEWELL RD.



UTILITY EASEMENT NOTE:
ALL PROPOSED UTILITY EASEMENTS SHOWN ARE FOR REFERENCE PURPOSES ONLY. SEE RECORDED PLATS FOR EXACT LOCATION AND SIZE OF ALL EASEMENTS.

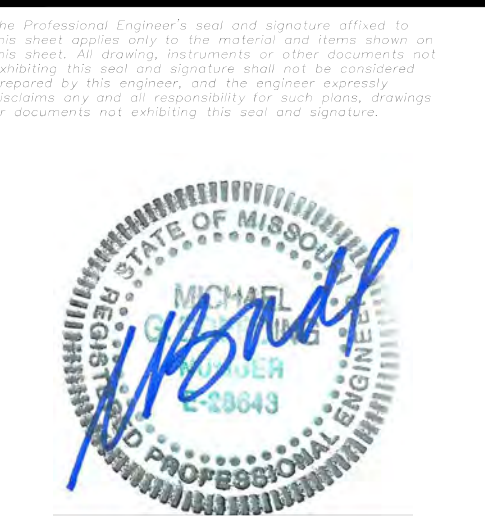
DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES:
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONSTRUCTION OF WASTEWATER FACILITIES REQUIRES DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.

NOTES:
1. ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPERE 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 IMPERE 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. ALL STREET LIGHTS ARE TO BE PRIVATE.
7. TEMPORARY TURNAROUNDS ARE REQUIRED AT PLAT AND PHASING LIMITS WHEN THE STUB EXCEEDS 250' AND CAN BE REMOVED UPON EXTENSION OF THE ROAD.

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.

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

THE **STERLING** CO.
ENGINEERS & SURVEYORS
6055 New Baumgartner Road
St. Louis, Missouri 63129
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www.sterling-eng-sur.com
Corporate Certificate of Authority #001348



Date: 05-20-2024
Michael G. Boarding
License No. MO E-28643
Professional Engineer

HARVEST HOPEWELL, LLC
5091 New Baumgartner Road
St. Louis, Missouri 63129

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