

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  
 Ph 314-487-0440 Fax 314-487-8944  
 www.sterling-eng-sur.com  
 Corporate Certificate of Authority #001348

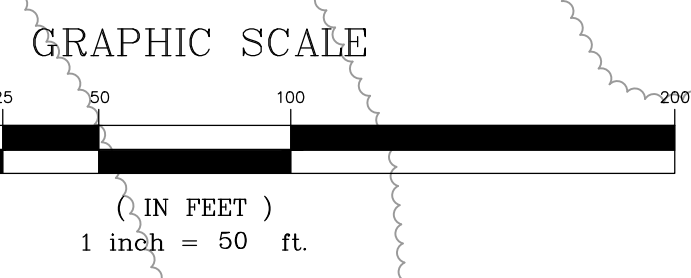
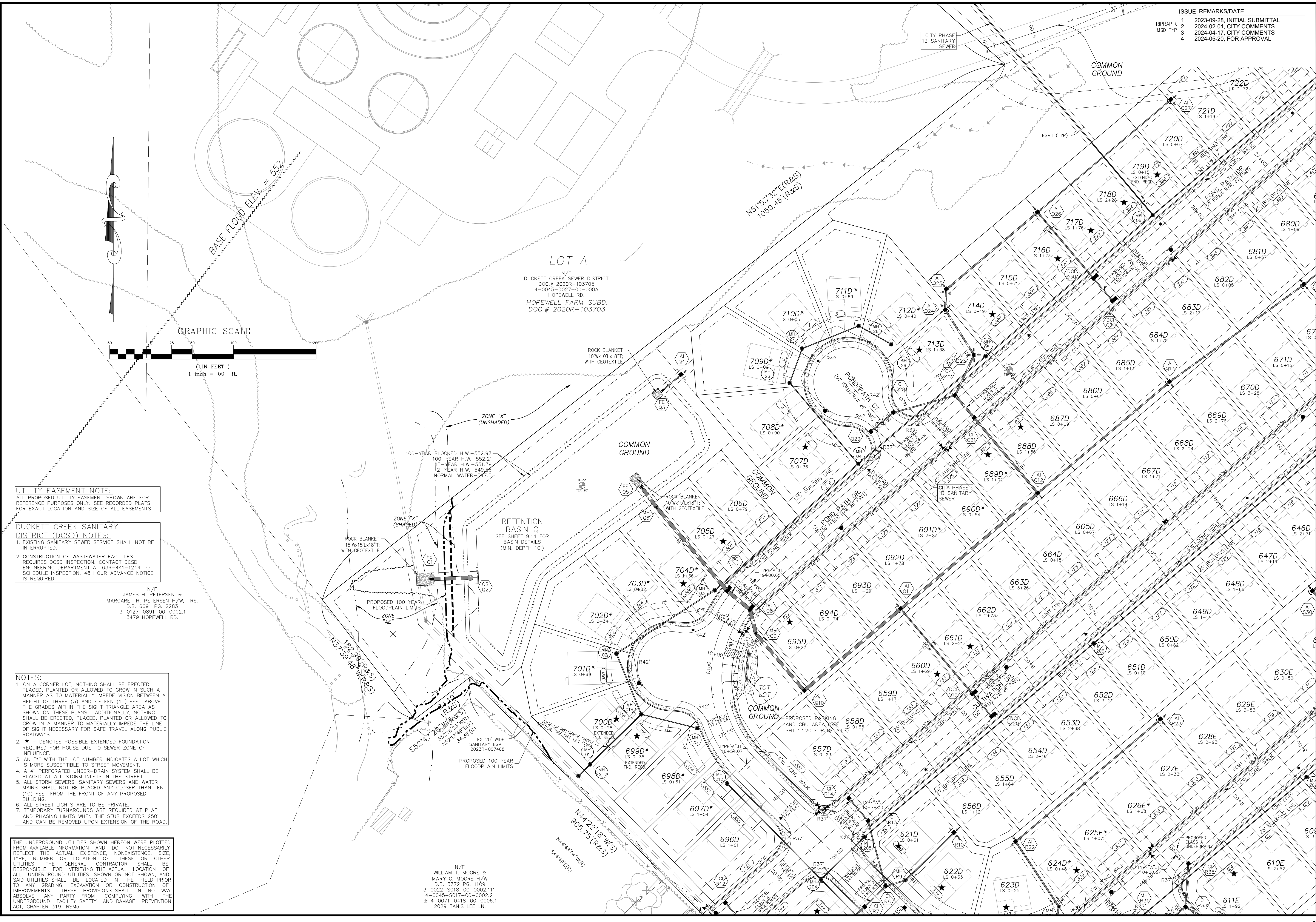
Date: 05-20-2024  
 Michael G. Boarding  
 License No. MO E-28643  
 Professional Engineer

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

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

**3.15**  
 IMP

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



**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.

N/F  
 JAMES H. PETERSEN &  
 MARGARET H. PETERSEN H/W, TRS.  
 D.B. 6691 PG. 2283  
 3-0127-0891-00-0002.1  
 3479 HOPEWELL RD.

- NOTES:**
- ON A CORNER LOT, NOTHING SHALL BE ERRECTED, 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 ERRECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER TO MATERIALLY IMPEDE THE LINE OF SIGHT NECESSARY FOR SAFE TRAVEL ALONG PUBLIC ROADWAYS.
  - ★ - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
  - AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
  - A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
  - 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.
  - ALL STREET LIGHTS ARE TO BE PRIVATE.
  - 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

N/F  
 WILLIAM T. MOORE &  
 MARY C. MOORE H/W  
 D.B. 3772 PG. 1109  
 3-0022-2018-00-0002.111,  
 4-0045-2017-00-0002.21  
 & 4-0071-0418-00-0006.1  
 2029 TANIS LEE LN.

Drawing name: V:\2024\27-Highway M\Acad\dwg\Improvements\9237-IMP-FOR-PRINTING.dwg Plotted on: May 20, 2024 12:29pm Plotted by: jallenhaus