



UTILITY EASEMENT NOTE:
ALL PROPOSED UTILITY EASEMENT 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 ERRECTED, 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 ERRECTED, 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.

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
6055 New Baumgartner Road
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Corporate Certificate of Authority #001348

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

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SITE PLAN

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