ISSUE REMARKS/DATE

| | | |
|---|---|---|
| 1 | 2024-08-13, | INITIAL SUBMITTAL CITY PH.2 |
| 2 | 2024-11-08, | REVISED PER CITY COMMENTS |
| 3 | 2025-01-03, | REVISED PER CITY COMMENTS |
| 4 | 2025-01-16, | REVISED PER ST. CHARLES CO |
| 5 | 2025-02-04, | REVISED PER CITY COMMENTS |

PROJECT TITLE

# HARVEST AT HOPEWELL

O'Fallon, Missouri

# O'FALLON PHASE 2


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



The Engineer's name and signature on this sheet shall not be construed to cover any work not performed by the Engineer, his employees or his agents. Any unauthorized use, alteration, addition or deletion to these plans, specifications and documents by any party, shall relieve the Engineer of responsibility for any consequences arising therefrom and such party shall assume all responsibility for such use, alteration, addition or deletion and shall hold harmless, indemnify and defend the Engineer from any and all claims, damages, losses, costs and expenses, including attorney's fees, arising out of or resulting therefrom.


STATE OF MISSOURI
MICHAEL G. BOERDING
NUMBER E-28643
PROFESSIONAL ENGINEER

Date: 02-04-2025
Michael G. Boerding
License No. MO E-28643
Professional Engineer

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

GRADING PLAN

P+Z No. 21-004994
City No. 21-011444
Date: 02-04-2025
Job No. 20-09-327

Page No.

2.14

IMP

"FINAL PLAN" Approval Date: Dec. 16, 2021

GRAPHIC SCALE

50 0 25 50 100 200

( IN FEET )
1 inch = 50 ft.

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. MLS = 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 THE THE MLS 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 "*" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
8. A 4" 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, 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


Drawing name: V:\2009327 Highway N Assemblage\Drawings\Engineering\Improvements\09327 IMP (FOR PRINTING).dwg Plotted on: Feb 04, 2025 - 10:34am Plotted by: jbuettenhaus