



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-survey.com
Corporate Certificate of Authority #001348



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

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

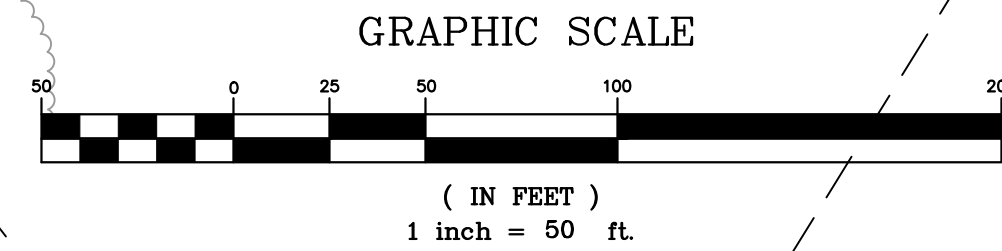
SITE PLAN

- 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

PROPOSED HOPEWELL
ROAD ENTRANCE.
S01°39'37"W(S) (SEE SHT 13.2 FOR
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-S017-00-0004.2
2728 HOPEWELL RD.

N/F
ANTHONY V. WALLACE
& ROSE R. WALLACE H/W
D.B. 2408 PG. 1385
4-0045-S017-00-0004.1
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
INTERFERED.
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 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.
 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
ABOLVSE ANY PARTY FROM COMPLYING WITH THE
UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION
ACT, CHAPTER 319, RSMo.