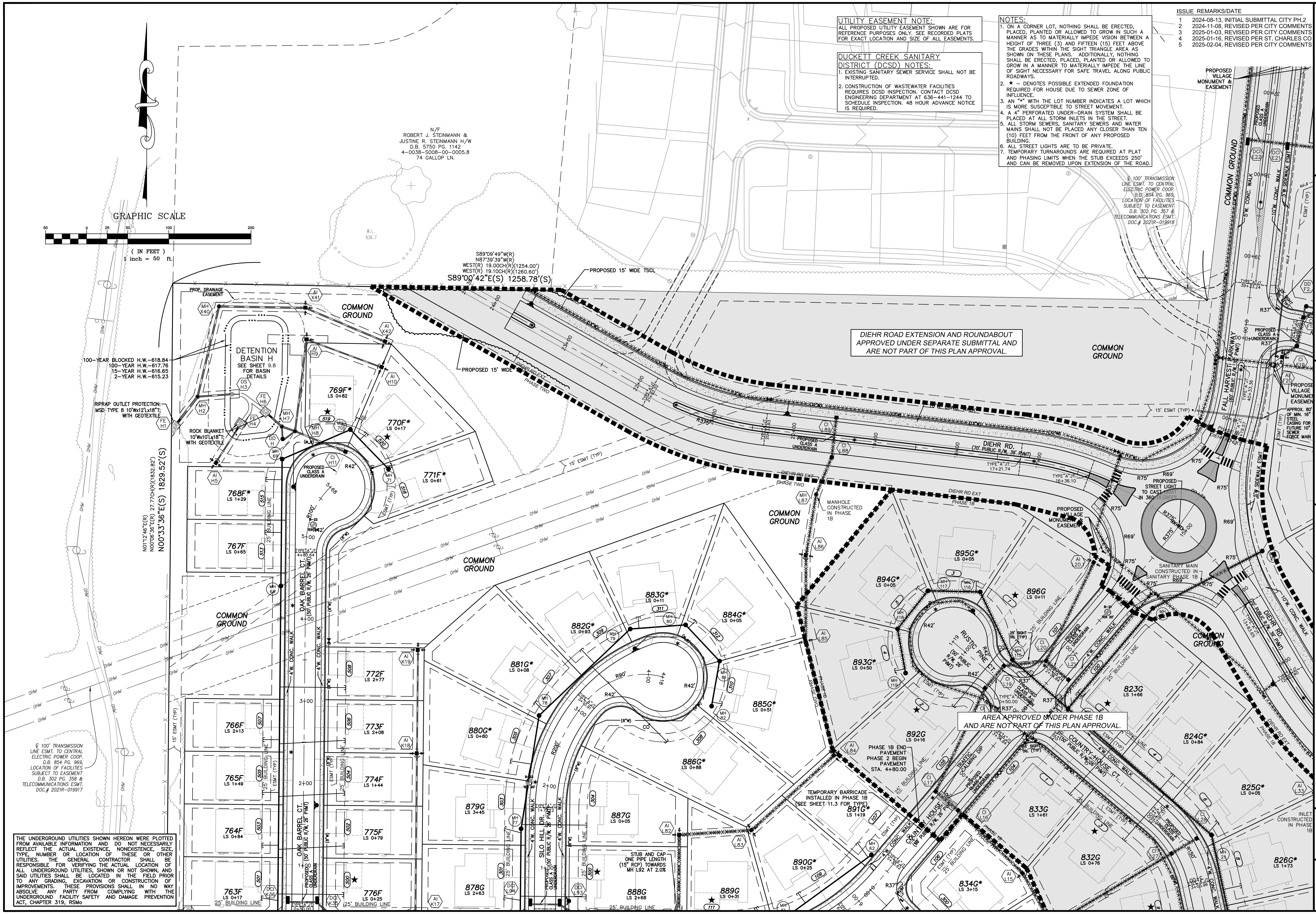
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.
N/F
ROBERT J. STEINMANN &
JUSTINE R. STEINMANN H/W
D.B. 5750 PG. 1142
4-0038-S008-00-0005.8
74 GALLOP LN.
W.L. 636.7
S89°09'49"W(R)
N87°39'39"W(R)
WEST(R) 19.00CH(R)(1254.00')
WEST(R) 19.10CH(R)(1260.60')
S89°00'42"E(S) 1258.78'(S)
PROPOSED 15' WIDE TSCL
PROPOSED 15' WIDE
DIEHR RD EXT PHASE TWO
DIEHR ROAD EXTENSION AND ROUNDABOUT APPROVED UNDER SEPARATE SUBMITTAL AND ARE NOT PART OF THIS PLAN APPROVAL.
COMMON GROUND
PROP. DRAINAGE EASEMENT
DETENTION BASIN H
SEE SHEET 9.8 FOR BASIN DETAILS
100-YEAR BLOCKED H.W.=618.84
100-YEAR H.W.=617.76
15-YEAR H.W.=616.65
2-YEAR H.W.=615.23
RIPRAP OUTLET PROTECTION: MSD TYPE 8 10'Wx12'Lx18"T; WITH GEOTEXTILE
ROCK BLANKET 10'Wx10'Lx18"T; WITH GEOTEXTILE
N01°12'46"E(R)
N00°06'36"E(R) 27.77CH(R)(1832.82')
N00°33'36"E(S) 1829.52'(S)
15' ESMT (TYP)
PROPOSED CLASS A UNDERDRAIN
OAK BARREL CT. (50' PUBLIC R/W, 26' PVMT)
SILO HILL DR. (50' PUBLIC R/W, 26' PVMT)
RUSTIC PINE CT. (50' PUBLIC R/W, 26' PVMT)
COUNTRY HOUSE CT. (50' PUBLIC R/W, 26' PVMT)
DIEHR RD. (70' PUBLIC R/W, 39' PVMT)
FALL HARVEST PARKWAY (60' PUBLIC R/W, 26' PVMT)
4'W. CONC. WALK
5'W. CONC. WALK
10'W. CONC. WALK
5'W SIDEWALK ESMT
25' BUILDING LINE
PROPOSED VILLAGE MONUMENT & EASEMENT
APPROX. 80' OF MIN. 16" STEEL CASING FOR FUTURE 10" SEWER FORCE MAIN
PROPOSED STREET LIGHT TO CAST LIGHT IN 360 DEGREES
SANITARY MAIN CONSTRUCTED IN SANITARY PHASE 1B
MANHOLE CONSTRUCTED IN PHASE 1B
DIEHR RD EXT PHASE 1B
AREA APPROVED UNDER PHASE 1B AND ARE NOT PART OF THIS PLAN APPROVAL.
PHASE 1B END PAVEMENT
PHASE 2 BEGIN PAVEMENT
STA. 4+80.00
TEMPORARY BARRICADE INSTALLED IN PHASE 1B (SEE SHEET 11.3 FOR TYPE)
TRAFFIC CALMING DIP
STUB AND CAP ONE PIPE LENGTH (15" RCP) TOWARDS MH L92 AT 2.0%
INLET CONSTRUCTED IN PHASE 1B
℄ 100' TRANSMISSION LINE ESMT. TO CENTRAL ELECTRIC POWER COOP. D.B. 854 PG. 969, LOCATION OF FACILITIES SUBJECT TO EASEMENT D.B. 302 PG. 357 & TELECOMMUNICATIONS ESMT. DOC.# 2021R-019918
℄ 100' TRANSMISSION LINE ESMT. TO CENTRAL ELECTRIC POWER COOP. D.B. 854 PG. 969, LOCATION OF FACILITIES SUBJECT TO EASEMENT D.B. 302 PG. 358 & TELECOMMUNICATIONS ESMT. DOC.# 2021R-019917
769F* LS 0+82
770F* LS 0+17
771F* LS 0+61
768F* LS 1+29
767F LS 0+65
766F LS 2+13
765F LS 1+49
764F LS 0+84
763F LS 0+17
772F LS 2+77
773F LS 2+08
774F LS 1+44
775F LS 0+79
776F LS 0+25
879G LS 3+45
878G LS 2+63
880G* LS 0+80
881G* LS 0+08
882G* LS 0+93
883G* LS 0+11
884G* LS 0+05
885G* LS 0+51
886G* LS 0+88
887G LS 0+05
888G LS 2+68
889G LS 0+31
890G* LS 0+25
891G* LS 1+19
892G LS 0+16
893G* LS 0+50
894G* LS 0+05
895G* LS 0+05
896G LS 0+11
823G LS 1+66
824G* LS 0+84
825G* LS 0+05
826G* LS 1+73
832G LS 0+76
833G LS 1+61
834G* LS 3+15
R42'
R90'
R37'
R69'
R75'
R375'
R200'
R100'

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 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 ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo

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 Professional Engineer's seal and signature affixed to this sheet applies only to the material and items shown on this sheet. All drawing, instruments or other documents not exhibiting this seal and signature shall not be considered prepared by this engineer, and the engineer expressly disclaims any and all responsibility for such plans, drawings or documents not exhibiting this seal and signature.

MICHAEL G. BOERDING NUMBER E-28643

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

SITE PLAN

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

Page No.
3.9
IMP

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

Drawing name: V:\2009327 Highway N Assemblage\Drawings\Engineering\Improvements\9327 IMP (FOR PRINTING).dwg Plotted on: Feb 04, 2025 - 10:28am Plotted by: jluetkenhaus