



Plan View

A SET OF GRADING PLANS FOR OAKHURST

A TRACT OF LAND BEING ALL OF LOTS NO. 8, 9, 10, 11, AND 12 OF "WELDON SPRINGS GRADENS" P.B. 4 PGS. 179-180 IN U.S. SURVEY 1778, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Locator Map

Legal Description

A TRACT OF LAND BEING ALL OF LOTS 8, 11 AND 12 AND A PART OF LOTS 9 AND 10 OF WELDON SPRING GARDENS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 179 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 1778, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 12 OF WELDON SPRING GARDENS AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 179 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE EAST LINE OF SOMMERS (40' WIDE) ROAD; THENCE DEPARTING THE EAST LINE OF SOMMERS ROAD WITH THE NORTH LINE OF LOT 12, NORTH 82°13'00" EAST 639.86 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID LOT 12 AND ITS DIRECT PROLONGATION, SOUTH 08°09'50" EAST 658.48 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID WELDON SPRING GARDENS; THENCE WITH THE NORTH LINE OF SAID LOT 8, NORTH 81°55'30" EAST 319.71 FEET TO THE NORTHEAST CORNER THEREOF; THENCE WITH THE EAST LINE OF SAID LOT 8, SOUTH 08°22'30" EAST 659.19 FEET TO A POINT ON THE NORTH LINE OF MISSOURI STATE ROUTE DD (80 FEET WIDE); THENCE WITH THE NORTH LINE OF SAID MISSOURI STATE ROUTE DD, BEING 40' NORTH OF AND PARALLEL TO THE CENTERLINE THEREOF, SOUTH 81°57'31" WEST 396.50 FEET TO A POINT; THENCE DEPARTING THE NORTH LINE OF MISSOURI STATE ROUTE DD, NORTH 08°02'29" WEST 359.18 FEET TO A POINT; THENCE SOUTH 81°57'31" WEST 331.72 FEET TO A POINT; THENCE NORTH 85°51'17" WEST 147.83 FEET TO A POINT; THENCE NORTH 59°58'36" WEST 139.43 FEET TO POINT ON THE WEST LINE OF LOT 10 OF SAID WELDON SPRING GARDEN, SAID POINT ALSO BEING ON THE AFORESAID EAST LINE OF SOMMERS ROAD; THENCE WITH THE EAST LINE OF SOMMERS ROAD, BEING 20' EAST OF AND PARALLEL TO THE CENTERLINE THEREOF, NORTH 08°09'50" WEST 798.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.14 ACRES, MORE OR LESS, AS PLOTTED FROM AVAILABLE RECORD INFORMATION AND SUBJECT TO A FUTURE BOUNDARY SURVEY.

Conditions of Approval From Planning and Zoning

Legend

EXISTING		PROPOSED
542	CONTOURS	(542)
X536	SPOT ELEVATIONS	538.0
---	CENTER LINE	---
---	BUILDINGS, ETC.	---
---	TREE LINE	---
x	FENCE	x
---	STORM SEWERS	---
---	SANITARY SEWERS	---
CA	CATCH BASIN	CA
AI	AREA INLET	AI
GI	GRATED INLET	GI
SM	STORM MANHOLE	SM
SM	SANITARY MANHOLE	SM
FE	FLARED END SECTION	FE
---	CLEANOUT	---
---	LATERAL CONNECTION	---
---	UTILITY OR POWER POLE	---
---	FIRE HYDRANT	---
---	TEST HOLE	---
---	PAVEMENT	---
2"0	GAS MAIN & SIZE	(2"0)
6"0	WATER MAIN & SIZE	(6"0)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
FO	FIBER OPTIC	(FO)
C	CABLE	(C)
E	FLOW LINE	E
---	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
---	SWALE	---
---	LIGHT STANDARD	---
---	STREET SIGN	---
P.S.	PARKING STALLS	P.S.
---	YARD LIGHT	---

Drawing Index

- 1.1 Cover Sheet
- 1.2 Grading Notes
- 2.1 Stockpile Plan
- 3.1-3.2 Erosion Control Details

Benchmarks

Site

PROJECT BENCHMARKS (PER FIRM MAP 2918300410E):
 FEMA BENCHMARK RM19 - ELEVATION=538.02' (NGVD 29)
 CHISELED "SQUARE" ON WINGWALL AT NORTHEAST CORNER OF COUNTY HIGHWAY DD BRIDGE OVER DARDEENNE CREEK.
 FEMA BENCHMARK RM38 - ELEVATION=538.75' (NGVD 29)
 CHISELED "U" ON SOUTHWEST CORNER OF NORTHWEST WINGWALL OF OLD BRIDGE OVER KRAUT RUN ABOUT 4500 FEET DOWNSTREAM OF HIGHWAY DD.
 SITE BENCHMARK - ELEVATION=616.17' (NGVD 29)
 "CROSS" CUT IN CONCRETE AT THE CENTER OF FOX HAVEN DRIVE, 40 FEET SOUTH OF THE CENTERLINE OF HIGHWAY DD

Project Data

- TOTAL SITE AREA: 19.14 ACRES
- TOTAL DISTURBED AREA: 0.5 ACRES
- FEMA MAP PANEL: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2918300410 E DATED AUGUST 2, 1996), A PORTION OF THIS PROPERTY LIES WITHIN ZONE X, ZONE X IS DEFINED AS AREAS OF 500-YEAR FLOOD.

Emergency Contact

LOMBARDO HOMES
 JEFF BOLAND
 Ph. 314-478-9727

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

- October 1 through May 31
 7:00 A.M. To 7:00 P.M. Monday Through Sunday
 June 1 Through September 30
 6:00 A.M. To 8:00 P.M. Monday Through Friday
 7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 19.1 AC.
 The area of land disturbance is 0.5 AC.
 Number of proposed lots is 1
 Building setback information, Front 25
 Side 6
 Rear 25

ISSUE	REMARKS/DATE
1	6-21-2013 City Comments
2	7-05-2013 City Comments

Utility Contacts

Sanitary Sewer
 City of O'Fallon
 400 N. Main St.
 O'Fallon, MO 63366
 Contact: 636 281 2858

Duckett Creek Sanitary District
 3550 Highway K
 O'Fallon, MO. 63368
 636-441-1244

Water
 City of O'Fallon
 400 N. Main St.
 O'Fallon, MO 63366
 Contact: 636 281 2858

Missouri American Water Co.
 707 Craig Rd.
 St. Louis, MO 63144
 1-800-430-0020

Public Water Supply District No. 2
 P.O. Box 957
 O'Fallon, MO, 63366
 636-561-3737 Ext. 131

Storm Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO, 63366
 636-281-2858

Curve River Electric Co.
 P.O. Box 160
 Troy, MO, 63379-0160
 1-800-392-3709

Ameron UC
 200 Galloway Road
 Wentzville, MO 63386
 636-699-8342

Gas
 Laclede Gas Company
 6400 Graham Road
 St. Louis, MO, 63134
 314-522-2297

Telephone
 Century Tel
 1151 Century Tel Dr.
 Wentzville, MO, 63385
 636-332-7261

Fire Department
 O'Fallon Fire Protection District
 418 E. Elm St.
 O'Fallon, MO 63366
 636-272-3403

Wentzville Fire District
 209 West Pearce Blvd.
 Wentzville, MO, 63385

Gettleville Fire Protection District
 4305 Motherhood Rd.
 St. Charles, MO 63304
 636-147-6656

PROJECT TITLE

OAKHURST

O'FALLON, MISSOURI

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

The Professional Engineer's seal and signature shall be the most prominent on the drawings and shall be placed on the sheet. All drawings, instruments or other documents not exhibiting the seal and signature shall not be considered prepared by this engineer, and the engineer expressly declines any and all responsibility for such drawings or documents not exhibiting his seal and signature.



Date: 7/24/2013
 Michael G. Boarding
 License No. MO E-28643
 Civil Engineer

LOMBARDO HOMES
 2299 Technology Drive
 O'Fallon, Missouri 63368
 Ph. 636-265-2710

COVER SHEET

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: [Signature] DATE Aug 6, 2013
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

P+Z No. 207.02
 City No.
 Date: April 29, 2013
 Job No. 12-10-284

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