



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	—
EX 10	CATCH BASIN	EX 10
EX 11	AREA INLET	EX 11
EX 12	GRATED INLET	EX 12
EX 13	STORM MANHOLE	EX 13
EX 14	SANITARY MANHOLE	EX 14
EX 15	FLARED END SECTION	EX 15
—	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)
TC	TO BE REMOVED TOP OF CURB	TBR
—	SWALE	(TC)
—	LIGHT STANDARD	—
—	STREET SIGN	—
P.S.	PARKING STALLS	P.S.
—	YARD LIGHT	—

## 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 DARDENNIE 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.

## Drawing Index

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

## 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

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-sur.com  
 Corporate Certificate of Authority #001348

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

Date: 7/2/2013  
 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  
 Page No.  
 1.1  
 GP