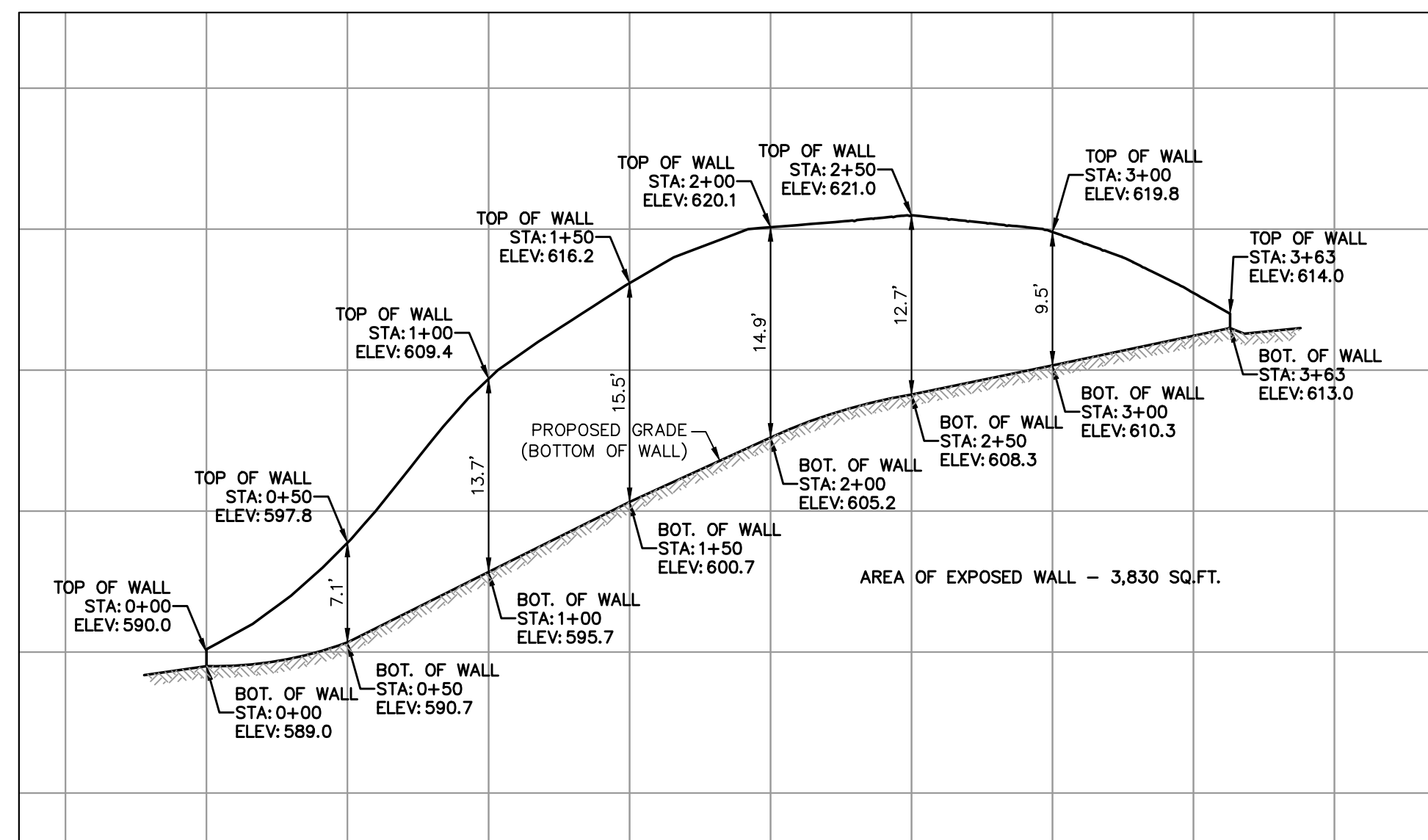
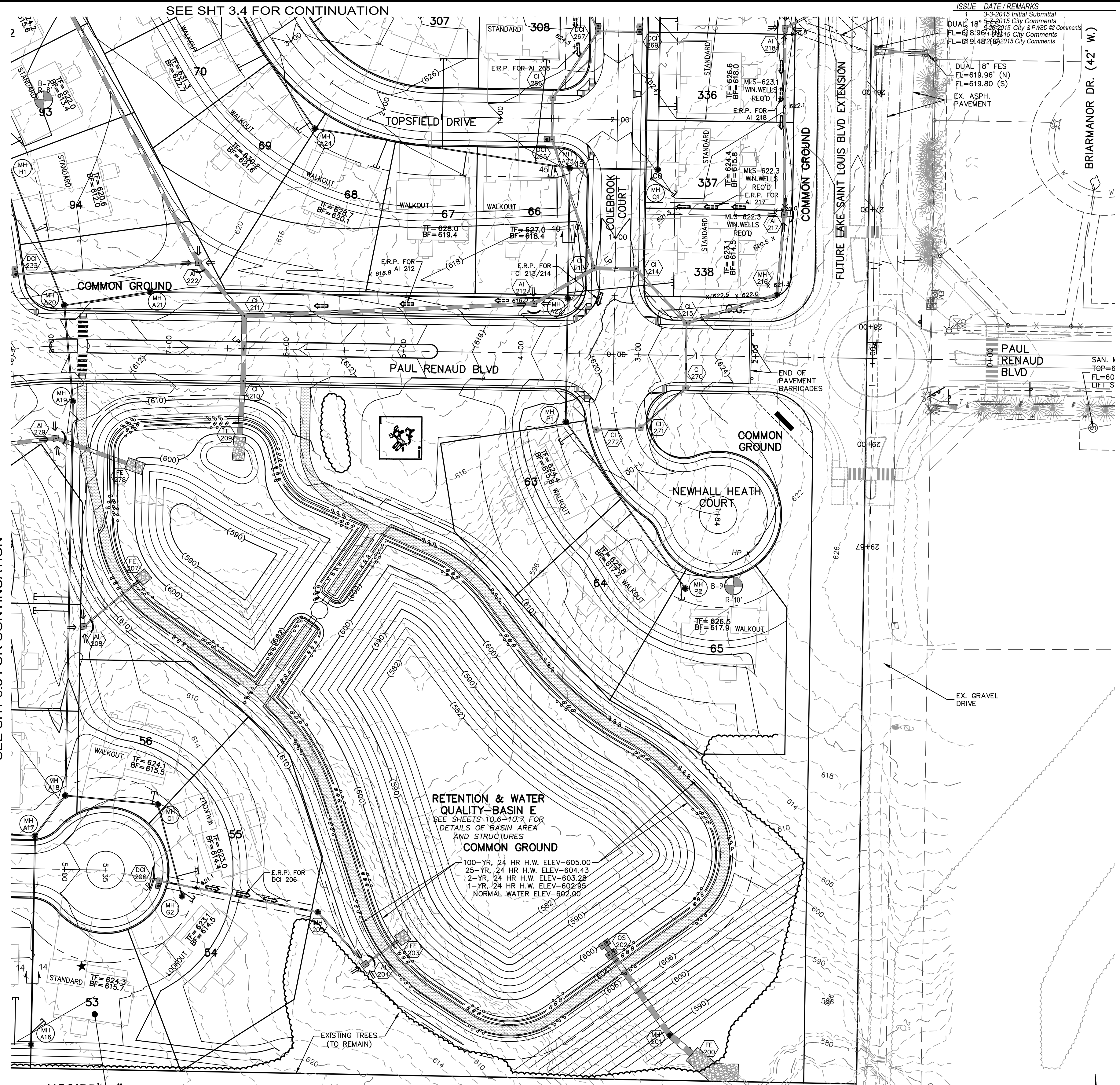


MODULAR BLOCK RETAINING WALL PLAN VIEW



MODULAR BLOCK RETAINING WALL PROFILE

- NOTES:**
1. M.S. = MINIMUM LOW SILL ELEVATION
 2. ERP = EMERGENCY RELIEF PATH - SEE DTL-12
 3. WINDOW WELLS REQ'D - ALL BASEMENT WINDOWS ON THESE LOTS SHALL HAVE WINDOW WELLS WITH THE TOP OF WELL ELEVATION BEING HIGHER THAN THE M.S. WHEN INDICATED.
 4. ALL REAR YARD SWALES SHALL MAINTAIN A MINIMUM 2% SLOPE.
 5. ON A CORNER LOT, NOTHING SHALL BE ERRECTED, 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 ERRECTED, 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 SEE SHEETS 14.1-14.3 FOR ADDITIONAL INFORMATION.



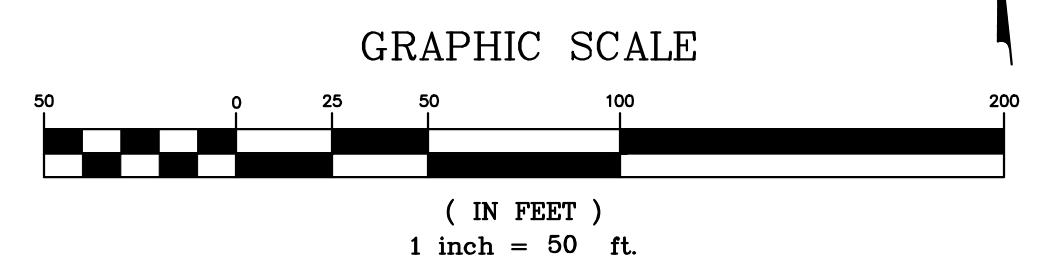
SEE SHEET 3.5 FOR CONTINUATION

SEE SHEET 3.4 FOR CONTINUATION

N82°55'01"W 904.67'

HOLD HOUSES ON LOTS 52 & 53 AS FAR AS POSSIBLE FROM SANITARY SEWER TO REDUCE DEPTH OF EXTENDED FOUNDATION.

ISSUE	DATE	REMARKS
1	3-3-2015	Initial Submittal
2	3-24-2015	City Comments
3	4-15-2015	City & PWSO #2 Comments
4	5-8-2015	City Comments
5	6-9-2015	City Comments



PROJECT TITLE
The Villages at Shady Creek
 OFFALON, MISSOURI

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P+Z No. P&Z NO
City No. 15-162-SP
Date: 12/10/2015
Job No. 14-03-087

Page No.
3.6

GRADING PLAN

IMP