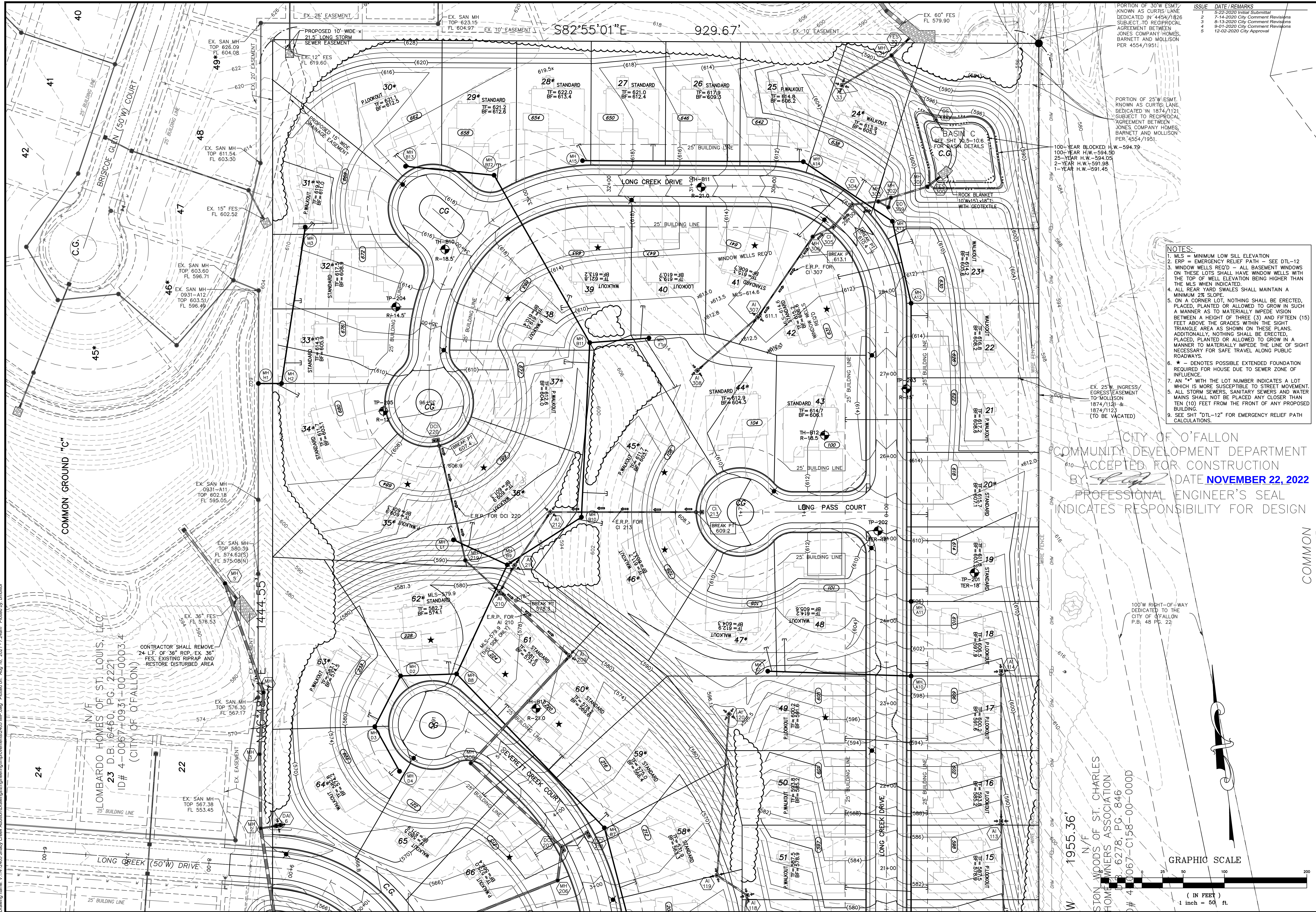


Drawing name: V:\142405 Shady Creek Addition\Drawings\Improvements\2405 MP.dwg Plotted on: Aug 16, 2021 - 7:24am Plotted by: bmoeller



PORTION OF 30' W. ESM. KNOWN AS CURTIS LANE DEDICATED IN 1874/1121 SUBJECT TO RECIPROCAL AGREEMENT BETWEEN JONES COMPANY HOMES, BARNETT AND MOLLISON PER 4554/1951.

PORTION OF 25' W. ESM. KNOWN AS CURTIS LANE DEDICATED IN 1874/1121 SUBJECT TO RECIPROCAL AGREEMENT BETWEEN JONES COMPANY HOMES, BARNETT AND MOLLISON PER 4554/1951.

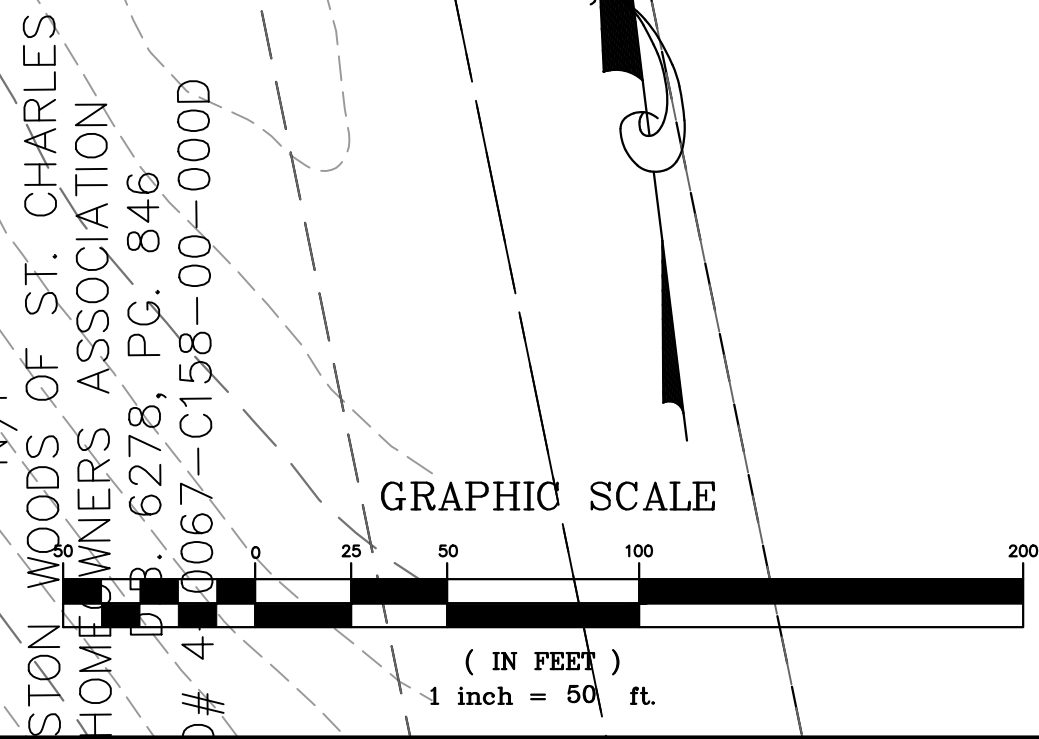
100-YEAR BLOCKED H.W. -594.79
100-YEAR H.W. -594.50
25-YEAR H.W. -594.05
2-YEAR H.W. -591.98
1-YEAR H.W. -591.45

EX. 25' W. INGRESS/EGRESS EASEMENT TO MOLLISON 1874/1121 & 1874/1123 (TO BE VACATED)

100' W. RIGHT-OF-WAY DEDICATED TO THE CITY OF O'FALLON P.B. 48 PG. 22

NOTES:
1. MSL = 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 MSL 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.
7. AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
8. 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.
9. SEE SHT "DTL-12" FOR EMERGENCY RELIEF PATH CALCULATIONS.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE **NOVEMBER 22, 2022**
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



PROJECT TITLE
SHADY CREEK ADDITION

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

STATE OF MISSOURI
RODNEY ARNOLD
PE-2002016612
Professional Engineer

Date: 8/12/2021
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368
Ph. (636) 265-2710
Fax (636) 695-3195
www.lombardohomesstlouis.com

GRADING PLAN

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City No.
Date: 8/12/2021
Job No. 14-12-405
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