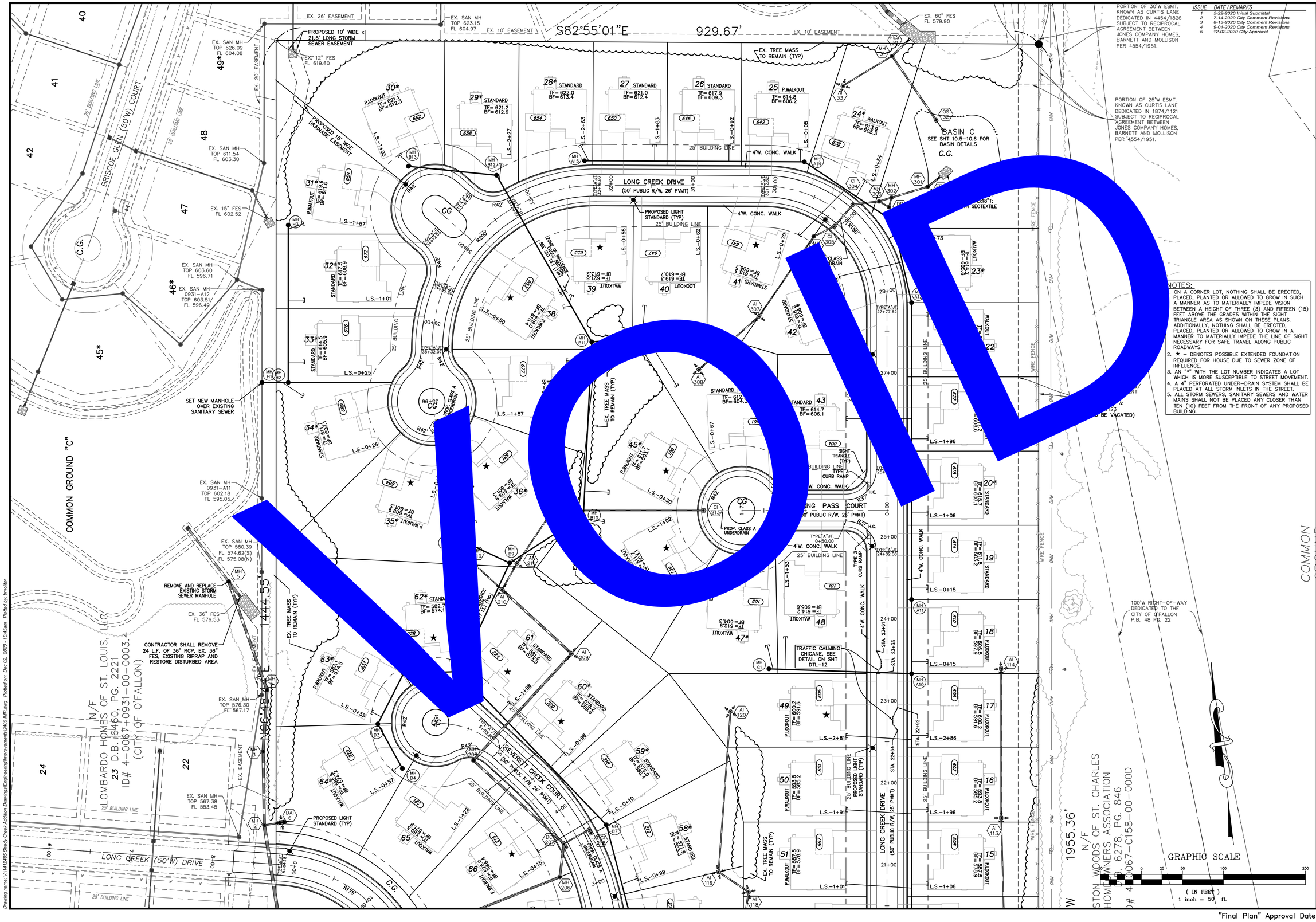

OLD

PORTION OF 30'W ESMT. KNOWN AS CURTIS LANE DEDICATED IN 4454/1826 SUBJECT TO RECIPROCAL AGREEMENT BETWEEN JONES COMPANY HOMES, BARNETT AND MOLLISON PER 4554/1951.

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

ISSUE	DATE / REMARKS
1	5-22-2020 Initial Submittal
2	7-14-2020 City Comment Revisions
3	8-13-2020 City Comment Revisions
4	9-01-2020 City Comment Revisions
5	12-02-2020 City Approval

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.

PROJECT TITLE

SHADY CREEK ADDITION

O'FALLON, MISSOURI

THE STERLING CO.
ENGINEERS & SURVEYORS
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STATE OF MISSOURI
RODNEY ARNOLD
NUMBER PE-2002016612
PROFESSIONAL ENGINEER

Date: 12/02/2020
RODNEY ARNOLD
LICENSE # PE-2002016612
Professional Engineer

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SITE PLAN

P+Z No. P&Z NO
City No.
Date: 12/02/2020
Job No. 14-12-405

Page No.
4.2

IMP

"Final Plan" Approval Date: June 4, 2020 (19-002801)

Drawing name: V:\14\2405 Shady Creek Addition\Drawings\Engineering\Improvements\2405 MP.dwg Plotted on: Dec 02, 2020 - 10:43am Plotted by: bnelitor