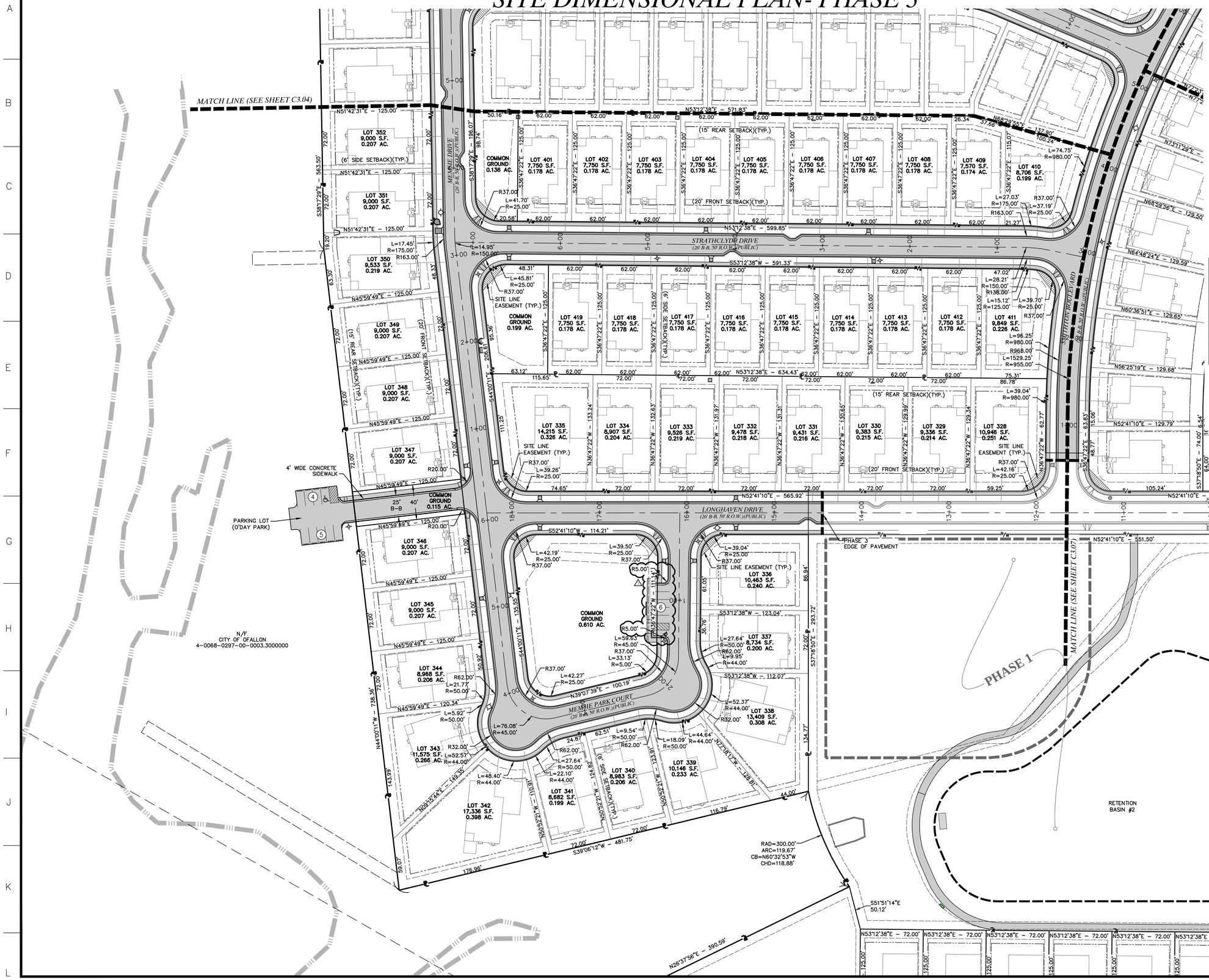
SITE DIMENSIONAL PLAN- PHASE 3



MAY, 2021

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
R/W	RIGHT-OF-WAY	R/W
	LOT LINE	
	EASEMENT	
	BUILDING SETBACK	
	UTILITY POLE / GUY WIRE	
	FENCE	
	LIGHT	
	CONCRETE PAVEMENT	
	ASPHALT PAVEMENT	
	RIP-RAP	

PHASE 3 SMALLEST LOTS

LOT #	AREA	ACRES
244	6,250 S.F.	0.143 AC.
245	6,250 S.F.	0.143 AC.
246	6,250 S.F.	0.143 AC.
230	6,291 S.F.	0.144 AC.
231	6,348 S.F.	0.146 AC.
232	6,350 S.F.	0.146 AC.
233	6,350 S.F.	0.146 AC.
234	6,350 S.F.	0.146 AC.
235	6,350 S.F.	0.146 AC.
236	6,350 S.F.	0.146 AC.

OWNER/DEVELOPER:
DD LAND DEVELOPMENT, LLC
10407 BAUR BLVD. SUITE B
ST. LOUIS, MO 63132

530A E. Independence Dr.
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochranengineering.com
COCHRAN
• Civil Engineering • Land Surveying • Architecture • Site Development • General Consulting • Master Planning

Missouri State Certificate of Authority Numbers:
Survey : 000380
Engineering : 001655
Architecture: 2002014240

There working days prior to the start of any excavation on this site, contractor shall contact Missouri One Call for utility location information.

All OSHA rules & regulations established for the type of construction covered by these plans shall be strictly followed (ie. Trenching, Blasting, etc.).

STATE OF MISSOURI
ELLIOTT R. REED
NUMBER PE-2006002845
PROFESSIONAL ENGINEER

THE STREETS OF CALEDONIA
PHASE 3 RESIDENTIAL
O'FALLON, MISSOURI

DATE:	REVISION:	DRN. BY:	APPD. BY:
06-29-21	REVIEW COMMENTS	JMM	ERR

DRN. BY: JMM
APPD. BY: ERR
DATE: MAY 25, 2021
SCALE: 1" = 50'
PROJ. NO: 17-6821
DWG. NO: C3.05

SITE DIMENSIONAL PLAN - PHASE 3

Drawing name: F:\17-6821 - 280 Acre Tract along Hwy 40, O'Fallon, MO\AutoCad Drawings\6821 - Plan Sheets\Construction Drawings\Ph3 Residential Plans\05_Site Dimensional Plan Phase 3.dwg Tab: SITE DIMENSIONAL PLAN Ph3-2 Plotted on: Jun 30, 2021 - 8:55am Plotted by: jmeyer