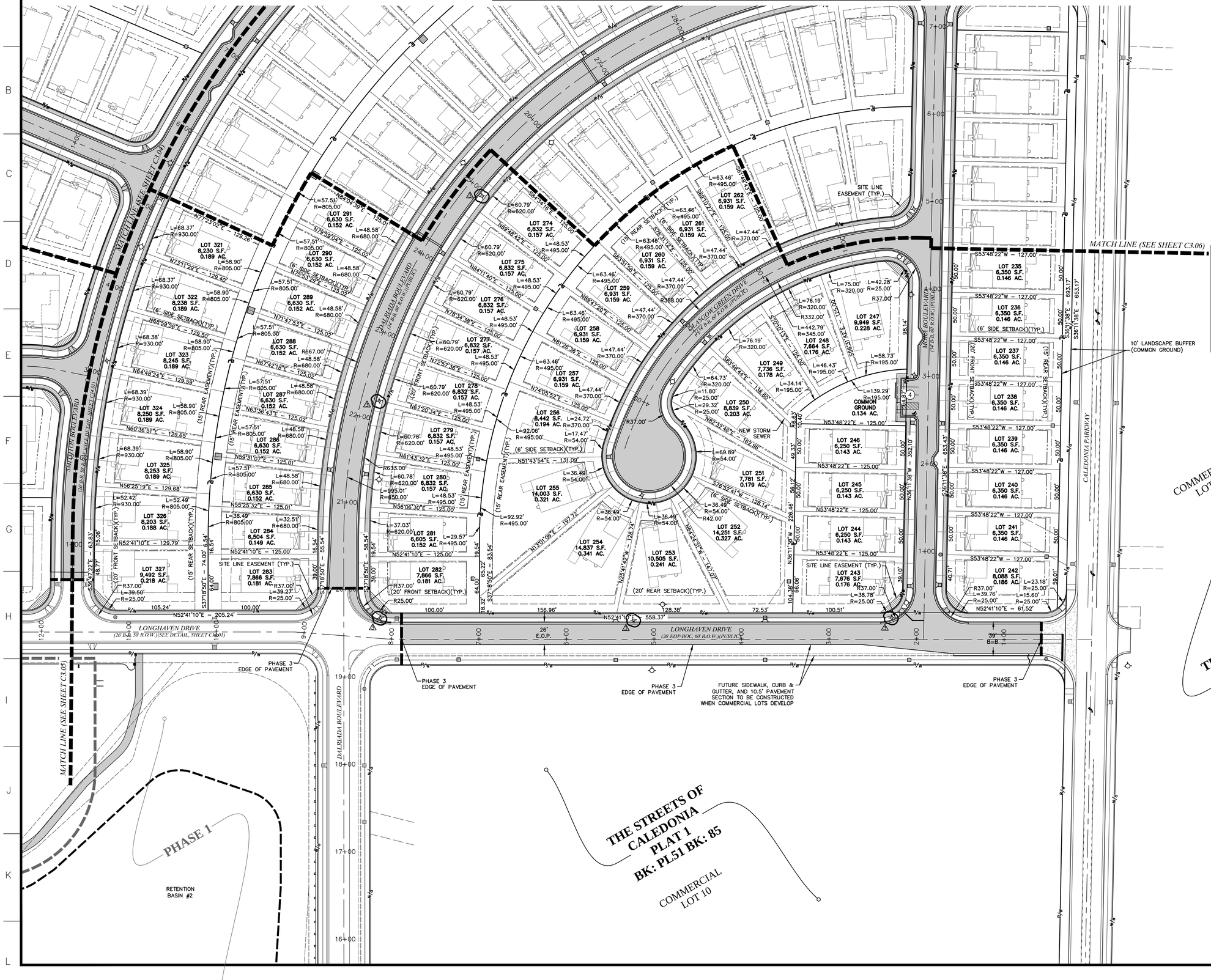
SITE DIMENSIONAL PLAN- PHASE 3



MAY, 2021

LEGEND

EXISTING		PROPOSED
PL	PROPERTY LINE	PL
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

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
636-584-0540 (tel.)
636-584-0512 (fax)
mail@cochraneng.com
• 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 call 1-800-DIG-RITE for utility location information.

All OSHA rules & regulations established for the type of construction required 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

SITE DIMENSIONAL PLAN - PHASE 3

DATE:	REVISION:	DWN. BY:	APPD. BY:
02-01-22	LIGHT POLE REVISIONS	JMM	ERR

DWN. BY: JMM
APPD. BY: ERR
DATE: MAY 25, 2021
SCALE: 1" = 50'
PROJ. NO: 17-6821
DWG. NO: C3.07

Drawing name: F:\17-6821 - 260 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 PH3-4 Plotted on: Feb 01, 2022 - 10:33am Plotted by: jmeyer