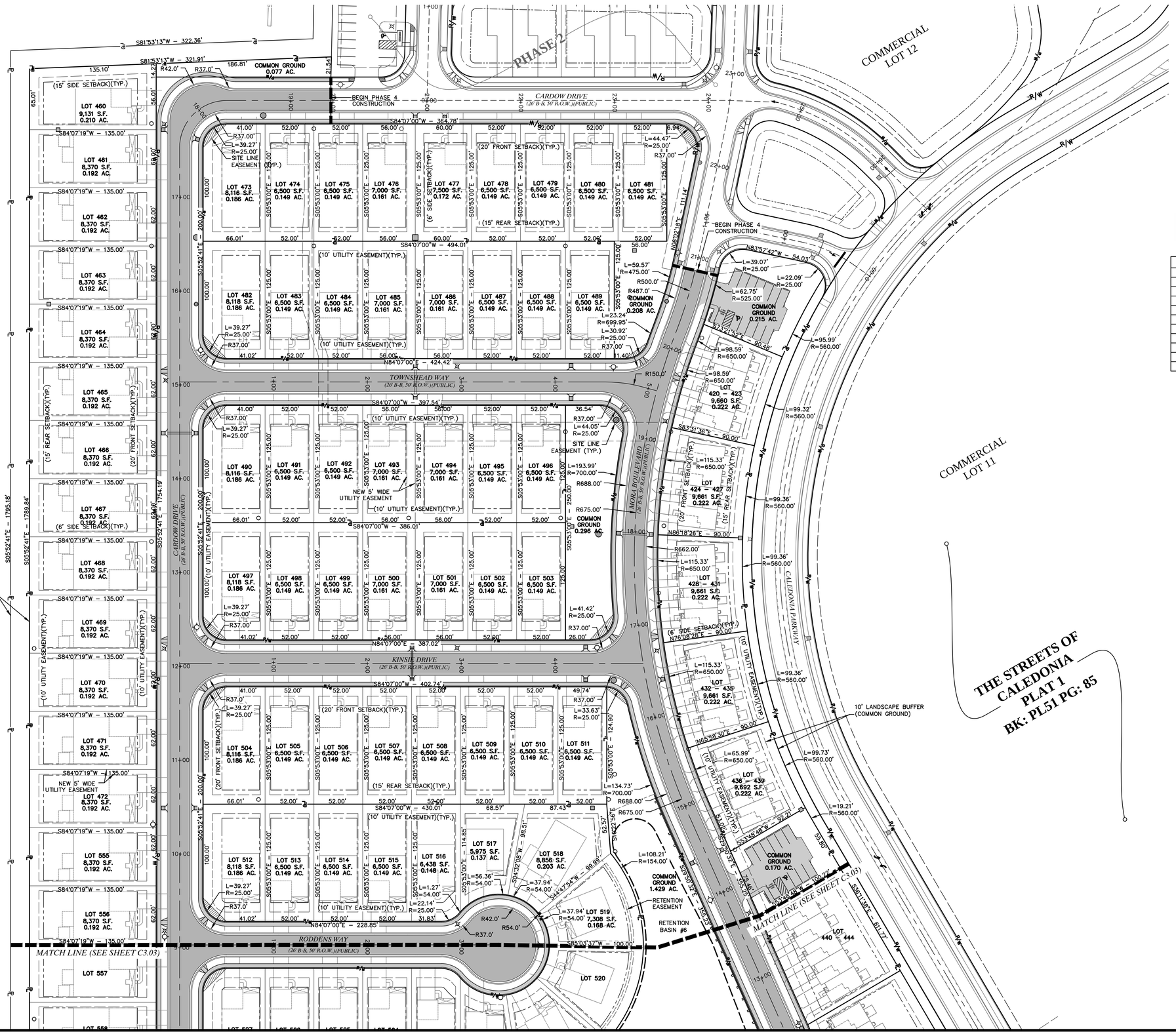
SITE DIMENSIONAL PLAN - PHASE 4



MAY, 2022

LEGEND

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

PHASE 4 SMALLEST LOTS

LOT #	AREA	ACRES
522	5,645 S.F.	0.130 AC.
538	5,886 S.F.	0.135 AC.
517	6,145 S.F.	0.141 AC.
532	6,221 S.F.	0.143 AC.
554	6,240 S.F.	0.143 AC.
539	6,240 S.F.	0.143 AC.
540	6,240 S.F.	0.143 AC.
541	6,240 S.F.	0.143 AC.
544	6,240 S.F.	0.143 AC.
545	6,240 S.F.	0.143 AC.

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

636-584-0540 (w.)
636-584-0512 (fax)
mail@ochranengineering.com
5304 E. Independence Dr.
Union, Missouri 63084
OCHRAN
• 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 Missouri One Call for utility location information.

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

STATE OF MISSOURI
TIMOTHY SCHOWE
NUMBER PE-2018000268
5-9-22
PROFESSIONAL ENGINEER

THE STREETS OF CALEDONIA
PHASE 4 RESIDENTIAL
O'FALLON, MISSOURI

SITE DIMENSIONAL PLAN - PHASE 4

DATE:	REVISION:	DRN. BY:	APPD. BY:

DRN. BY: JMM
APPD. BY: ERR
DATE: MAY 09, 2022
SCALE: 1" = 50'
PROJ. NO: 17-6821
DWG. NO: C3.02

Drawing name: F:\17-6821 - 260 Acre Tract along Hwy 40, O'Fallon, MO\AutoCad Drawings\6821 - Plan Sheets\Construction Drawings\PH4 Residential Plans\05_Site Dimensional Plan Phase 4.dwg Tab: SITE DIMENSIONAL PLAN PH4-1 Plotted on: May 12, 2022 - 1:51pm Plotted by: jmeyer