SITE DIMENSIONAL PLAN - PHASE 4

50 0 25 50 100

MAY, 2022

LEGEND

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

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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

Three working days prior to the start of any excavation on this site, contractor shall contact Dig-Rite for utility location information.

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

STATE OF MISSOURI
TIMOTHY SCHOWE
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

DRN. BY:	APPD. BY:
JMM	ERR

DATE: MAY 09, 2022
SCALE: 1" = 50'
PROJ. NO: 17-6821
DRWG. NO: C3.03

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

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 PH4-2 Plotted on: May 12, 2022 - 1:51pm Plotted by: jmeyer