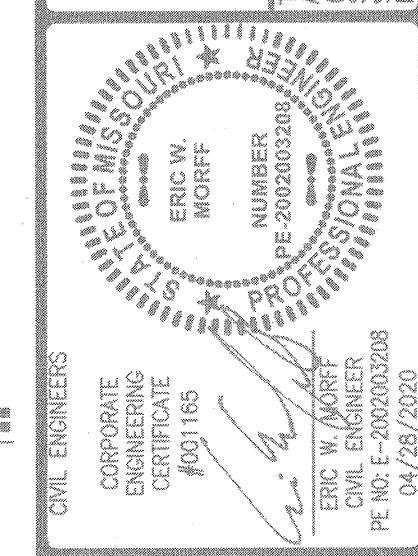


	1	2	3	4	5	6	7	8	9
C1.0									
C2.0									
C2.1									
C3.0									
C4.0									
C4.1									
C5.0									
C6.0									
C6.1									
C6.2									
C6.3									
C7.0									
C7.1									
C7.2									
C8.0									
C8.1									
C9.0									
L1.0									

NO.	REVISION	DATE
10/24/2020	8	REVISION 8
09/17/2020	7	REVISION 7
09/17/2020	6	REVISION 6
09/29/2020	5	REVISION 5
09/29/2020	4	REVISION 4
09/29/2020	3	REVISION 3
09/29/2020	2	REVISION 2
04/17/2020	1	REVISION 1

DEVELOPER/OWNER:
CALEDONIA PARK, LLC
 1795 CLARKSON ROAD, SUITE 310
 CHESTERFIELD, MO 63071
 (636) 532-5530



CIVIL ENGINEER
 ERIC W. MORFF
 1901 1/2
 PE 200200028
 CIVIL ENGINEER
 ERIC W. MORFF
 PE 04/26/2020

+ ST. CHARLES
 1520 S. Fifth Street
 Suite 307
 St. Charles, MO 63033
 636.978.7808
 636.978.7308 fax
 COLE ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 Cole Engineering, Inc. is an Equal Opportunity Employer. No. 16-000008-000008

DESIGN/CALC BY: RJH
 DRAWN BY: JLK
 CHECKED BY: TAR
 DRAWING SCALE: AS SHOWN
 DATE: 4/19/2021
 Job Number: 19-0118
 Sheet Number: C1.0

BERKSHIRE HATHAWAY

OFFICE BUILDING

960 CALEDONIA DR RUSH WAY
 O'FALLON, MO 63368

ASBUILT CONSTRUCTION DOCUMENTS



LOCATION MAP
 (NOT TO SCALE)

PERTINENT DATA

SITE DATA
 CURRENT ZONING DISTRICT: C-2, GENERAL BUSINESS
 PROPOSED ZONING DISTRICT: C-2, GENERAL BUSINESS
 FLOOD ZONE: ZONE X
 WETLANDS: NONE
 BUILDING HEIGHT: 24' 4"
 GFA: 12,100 SF

AREA CALCULATIONS
 BUILDING AREA: 12,113 SF (19.9%)
 IMPERVIOUS AREA: 35,161 SF (57.7%)
 PERVIOUS AREA: 13,673 SF (22.4%)
 TOTAL SITE AREA: 60,947 SF (100.0%)

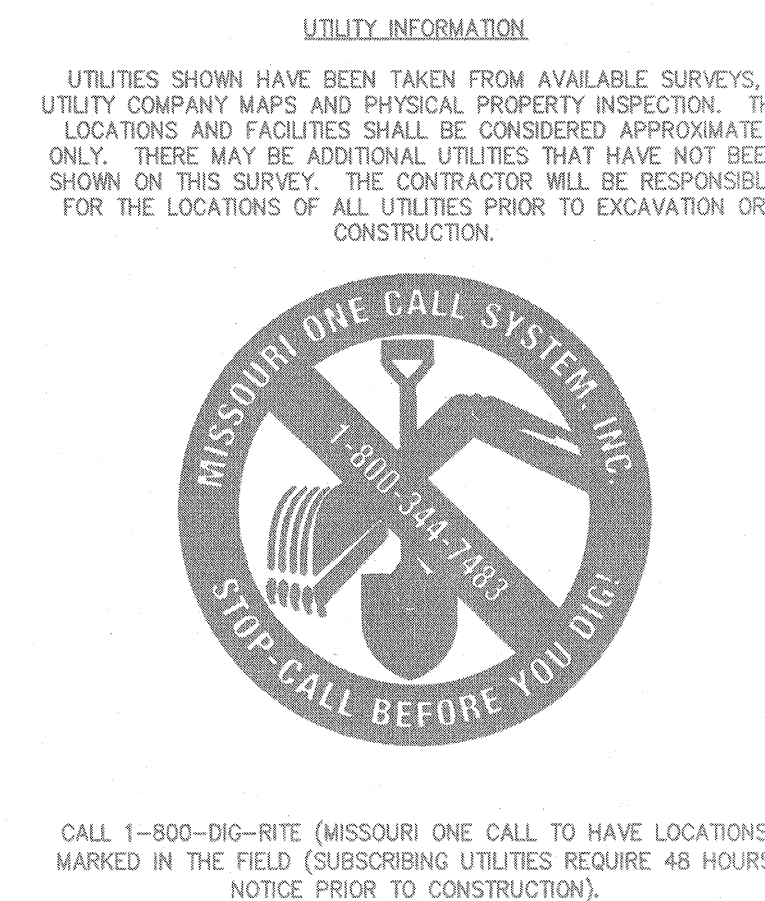
BUILDING SETBACK INFORMATION
 FRONT: 25'
 SIDE: 0'
 REAR: 0'

DESIGN AND DEVELOPMENT CONTACTS

CIVIL ENGINEER	COLE & ASSOCIATES, INC. 1520 SOUTH FIFTH STREET, SUITE 307 ST. CHARLES, MO 63303 (636) 978-7805 CONTACT: ERIC MORFF	SURVEYOR	COLE & ASSOCIATES, INC. 1520 SOUTH FIFTH STREET, SUITE 307 ST. CHARLES, MO 63303 (636) 978-7805 CONTACT: ERIC MORFF
ARCHITECT	OCULUS, INC. 1 SOUTH MEMORIAL DRIVE, SUITE 1500 ST. LOUIS, MO 63102 (314) 450-5374 CONTACT: MORGAN PERRY	LANDSCAPE ARCHITECT	COLE & ASSOCIATES, INC. 1520 SOUTH FIFTH STREET, SUITE 307 ST. CHARLES, MO 63303 (636) 978-7805 CONTACT: JEREMY ROACH

UTILITIES

GAS SERVICE	SPIRE 6400 GRAHAM RD ST. LOUIS, MO 63134 (314) 522-2297	COMMUNICATIONS SERVICE	CENTURY TEL 1151 CENTURY TEL DR. WENTZVILLE, MO 63385 (636) 978-7261
WATER SERVICE	PUBLIC WATER SUPPLY DIST. 2 P.O. BOX 967 O'FALLON, MO 63366 (636) 561-3737	SANITARY SEWER SERVICE	DUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO 63368 (636) 441-1244
ELECTRIC SERVICE	CUIVRE RIVER ELECTRIC CO. BOX 160 TROY, MO 63379 1-800-392-3709	STORM SEWER SERVICE	CITY OF O'FALLON 100 N. MAIN ST. O'FALLON, MO 63366 (636) 281-2858



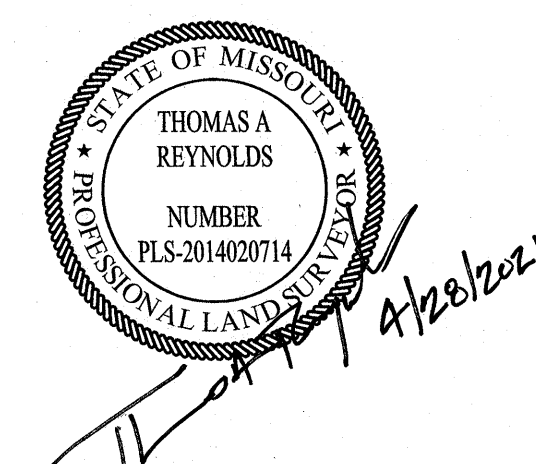
LEGEND

EXISTING		PROPOSED
460 459 +620.15	CONTOURS	460 459 621.25 (TOP OF CURB) (FINISH PAVEMENT)
	SPOT GRADE	
	TREE LINE	
	TREE	
	BUSH	
	STORM MANHOLE	
	AREA INLET	
	CURB INLET	
	GRATED INLET	
	FLARED END SECTION	
12" RCP	STORM SEWER	
	GRATED MANHOLE	
	STORM DESIGNATOR	
DS DP	DOWNSPOUT	
	DRAINAGE PIPE	
	SWALE/SLOPE INDICATOR	
8" VCP	SANITARY MANHOLE	
	SANITARY SEWER	
	CLEAN OUT	
	SANITARY DESIGNATOR	
	UTILITY POLE	
	GUY WIRE	
OU	OVERHEAD UTILITY	
UE	UNDERGROUND ELECTRIC	
	ELECTRIC MARKER	
	ELECTRIC METER	
	ELECTRIC BOX	
EPB	ELECTRIC PULL BOX	
	ELECTRIC TRANSFORMER	
	ELECTRIC MANHOLE	
UT	UNDERGROUND TELEPHONE	
	FIBER OPTIC MARKER	
	CABLE MARKER	
	GAS LINE	
	GAS VALVE	
	GAS METER	
	GAS MARKER	
	WATER LINE	
	WATER VALVE	
	WATER METER	
	FIRE HYDRANT	
	SIGN	
	MAIL BOX	
	TEST HOLE	
	LIGHT STANDARD	
	FENCE	
	BOLLARD	
	RETAINING WALL	
	CONCRETE PAVEMENT	
	AIR CONDITIONER	
	FLAG POLE	
	MONITORING WELL	
	PARKING METER	
	PLANTER	
	SPRINKLER CONTROL BOX	
	SPRINKLER	
	SPRINKLER VALVE	
	TRAFFIC CONTROL BOX	
	TRAFFIC POLE	
	YARD LIGHT	
	GUARD RAIL	
	PROPERTY LINE	
	EASEMENT	
	SETBACK	
	USE IN PLACE TO BE REMOVED	(UIP)
	ADJUST TO GRADE	(TBR)
	TO BE REMOVED & RELOCATED	(ATG)
	TYPICAL	(TBR&R)
	NOT TO SCALE	(TYP)
	HIGH POINT IN GRADE	N.T.S.
	LOW POINT IN GRADE	HP
	TOP OF WALL	LP
	BOTTOM OF WALL	TW
	NOT IN CONTRACT	BW
		(NIC)

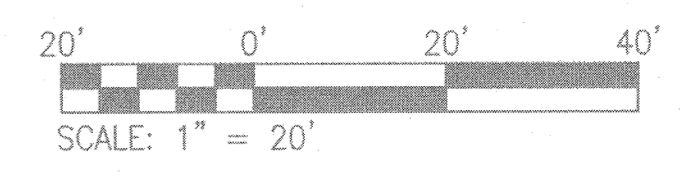
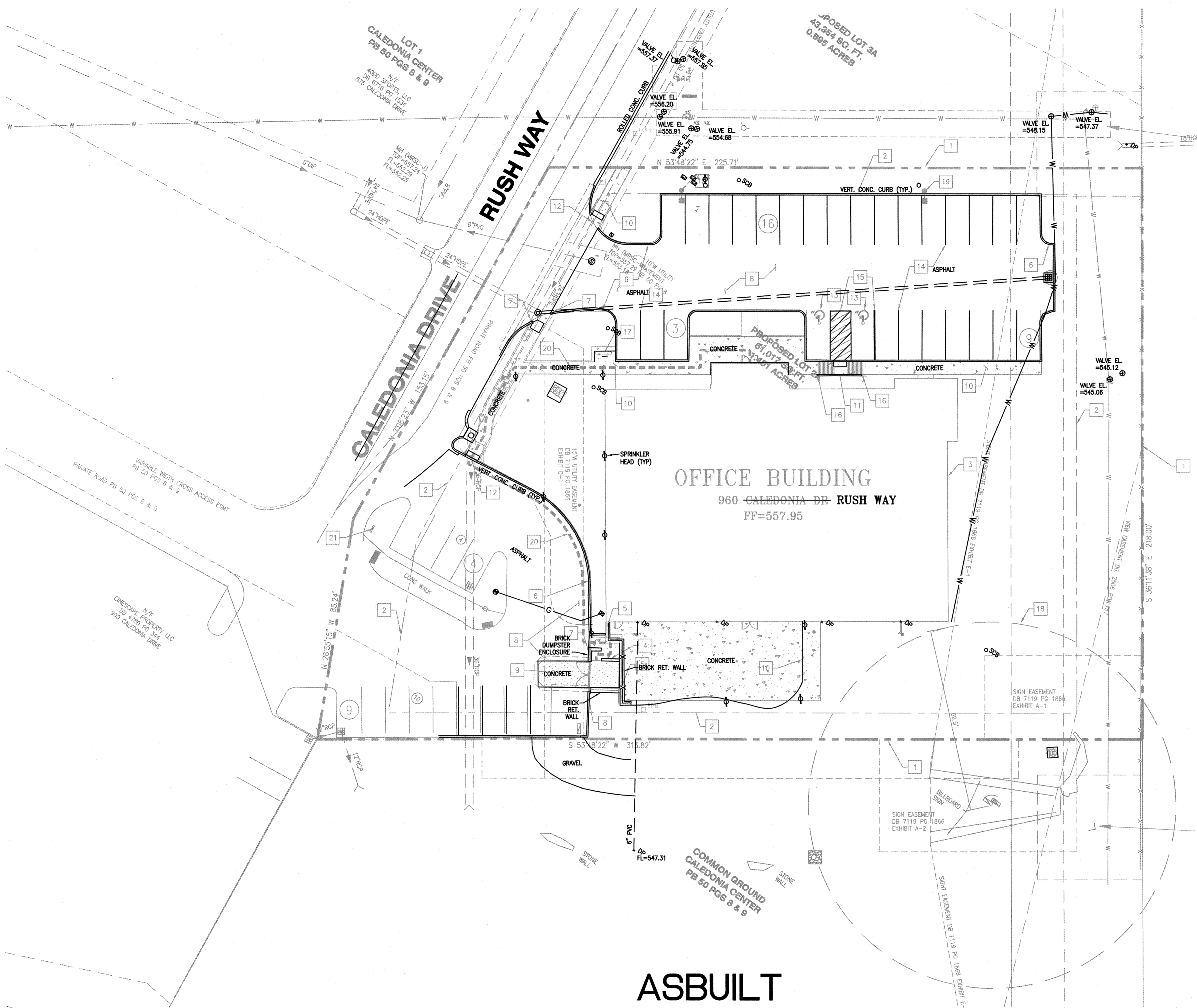
SITE BENCHMARK INFORMATION

ELEVATION 503.51 - "X" CUT IN SOUTHWEST CORNER OF NORTH ABUTMENT OF BOX CULVERT UNDER PHOENIX PARKWAY EAST OF THE ENCLAVE AT WINGHAVEN APARTMENTS.

SITE BENCHMARK: NAVD 88 ELEVATION 562.70; SQUARE IN THE CONCRETE BASE OF A LIGHT POLE LOCATED IN THE NORTHERNMOST PARKING ISLAND 35 FEET EAST OF THE EAST CURBLINE OF THE SIDEWALK ON EAST SIDE OF THE MOVIE THEATER BUILDING.



CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: Janis Drankle DATE: 04/30/2021
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN
 PLANNING AND DEVELOPMENT DIVISION FILE NUMBER: 20-001463
 APPROVAL DATE: 11/08/2019



KEYED NOTES

1. ALL IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTHERN, EASTERN, AND SOUTHERN PROPERTY LINES UNLESS DIMENSIONED OTHERWISE.
2. BUILDING SETBACK LINE.
3. NEW OFFICE BUILDING. REFER TO ARCHITECTURAL PLANS.
4. NEW DUMPSTER ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
5. NEW RETAINING WALL WITH RAILING. REFER TO STRUCTURAL PLANS.
6. NEW VERTICAL CONCRETE CURB. REFER TO DETAIL ON SHEET C8.1.
7. TRANSITION NEW CURB FROM 6" HIGH TO 0" HIGH OVER 12" LENGTH.
8. NEW ASPHALT PAVEMENT (LIGHT DUTY). REFER TO DETAIL ON SHEET C8.1.
9. NEW CONCRETE PAVEMENT (HEAVY DUTY). REFER TO DETAIL ON SHEET C8.1.
10. NEW CONCRETE SIDEWALK. REFER TO DETAIL ON SHEET C8.1.
11. NEW PARALLEL CURB RAMP. REFER TO DETAIL ON SHEET C8.1.
12. NEW PERPENDICULAR CURB RAMP. REFER TO DETAIL ON SHEET C8.1.
13. NEW PAINTED ACCESSIBLE PARKING SYMBOL. REFER TO DETAIL ON SHEET C8.1.
14. NEW PAINTED PARKING SPACE LINE (WHITE). REFER TO DETAIL ON SHEET C8.1.
15. NEW PAINTED PARKING SPACE LINE (BLUE). REFER TO DETAIL ON SHEET C8.1.
16. NEW ADA SIGN. REFER TO DETAIL ON SHEET C8.1.
17. NEW BIKE RACK (3 BIKE MINIMUM). REFER TO DETAIL ON SHEET L1.0.
18. EXISTING BILLBOARD FALL ZONE.
19. NEW POST-MOUNTED LIGHT. REFER TO SITE LIGHTING PLANS.
20. NEW PEDESTRIAN ACCESS PATH TO TRASH ENCLOSURE.
21. NEW "CALEDONIA DRIVE" STREET SIGN. REFER TO DETAIL ON SHEET C8.1.

PARKING CALCULATIONS

DIMENSIONAL REQUIREMENTS	
PARKING STALL (STANDARD, 90°)	9' X 19'
PARKING STALL (ACCESSIBLE)	9' X 19' WITH 5' AISLE (8' AISLE IF VAN ACCESSIBLE)
DRIVE AISLE WIDTH (TWO-WAY)	25'
MINIMUM PARKING REQUIREMENTS (STANDARD - MUNICIPALITY)	
GENERAL COMMERCIAL	1 SPACE PER 300 S.F. GROSS FLOOR AREA
GROSS FLOOR AREA	12,000 S.F.
CALCULATION	(1 SPACE/300 S.F.) * (12,000 S.F.) = 40.33 SPACES
MINIMUM SPACES REQUIRED	41 SPACES
MINIMUM PARKING REQUIREMENTS (ACCESSIBLE)	
26 TO 50 STANDARD SPACES	2 ACCESSIBLE SPACES
VAN ACCESSIBLE REQUIREMENT	1 VAN ACCESSIBLE SPACE FOR EVERY 8 ACCESSIBLE SPACES
MINIMUM SPACES REQUIRED	2 SPACES
PARKING DATA	
SPACES REQUIRED (TOTAL)	41 SPACES
SPACES PROVIDED (STANDARD)	39 SPACES
SPACES PROVIDED (ACCESSIBLE)	2 SPACES (2 VAN ACCESSIBLE)
SPACES PROVIDED (TOTAL)	41 SPACES

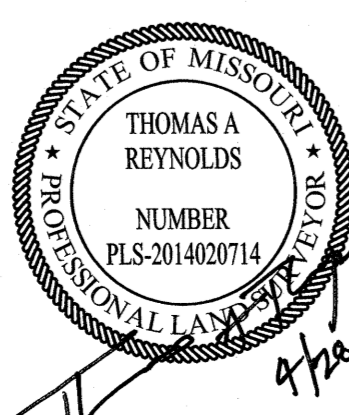
ASBUILT

THE EXISTING SEWER LENGTH, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

ALL PUBLIC SEWERS ARE LOCATED WITHIN THE DESIGNATED EXISTING OR PROPOSED EASEMENTS.
SEWER & SITE AS-BUILTS AS SHOWN ON THIS PLAN ARE PER A FIELD SURVEY CONDUCTED BY COLE AND ASSOCIATES INC. ON APRIL 7, 2021.

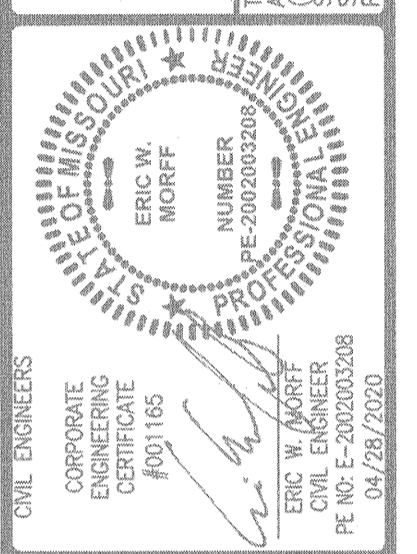
COLE & ASSOCIATES INC. L.S. 266-D
PROJECT NO. 19-0118 (STORM SEWERS & SITE AS-BUILTS ONLY)

The Professional, whose signature and personal seal appear hereon, assumes responsibility only for what appears on this page, and disclaims (pursuant to Section 327.411 RSMo) any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments not sealed by the undersigned Professional relating to, or intended to be used for, any part of parts of the project to which this page refers.



NO.	REVISION DESCRIPTION	DATE
1	REVISION 1	04/17/2021
2	REVISION 2	05/21/2021
3	REVISION 3	05/21/2021
4	REVISION 4	05/21/2021
5	REVISION 5	05/21/2021
6	REVISION 6	06/17/2021
7	REVISION 7	06/17/2021
8	REVISION 8	06/25/2021

DEVELOPER/OWNER:
CALEDONIA PARK LLC
1795 CLARKSON ROAD, SUITE 310
CHESTERFIELD, MO 63017
(636) 532-5550



CIVIL ENGINEERS
CORPORATE
ENGINEERING
CERTIFICATE
POST 100
ERIC W. MORFF
NUMBER
PE-2002002020

**BERKSHIRE HATHAWAY
OFFICE BUILDING**
960 CALEDONIA DR RUSH WAY
O'FALLON, MISSOURI 63368

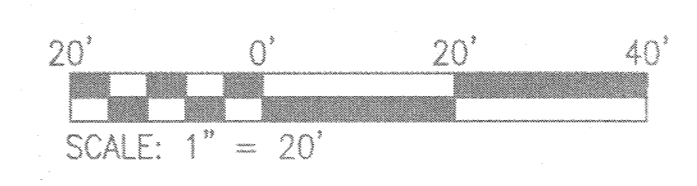
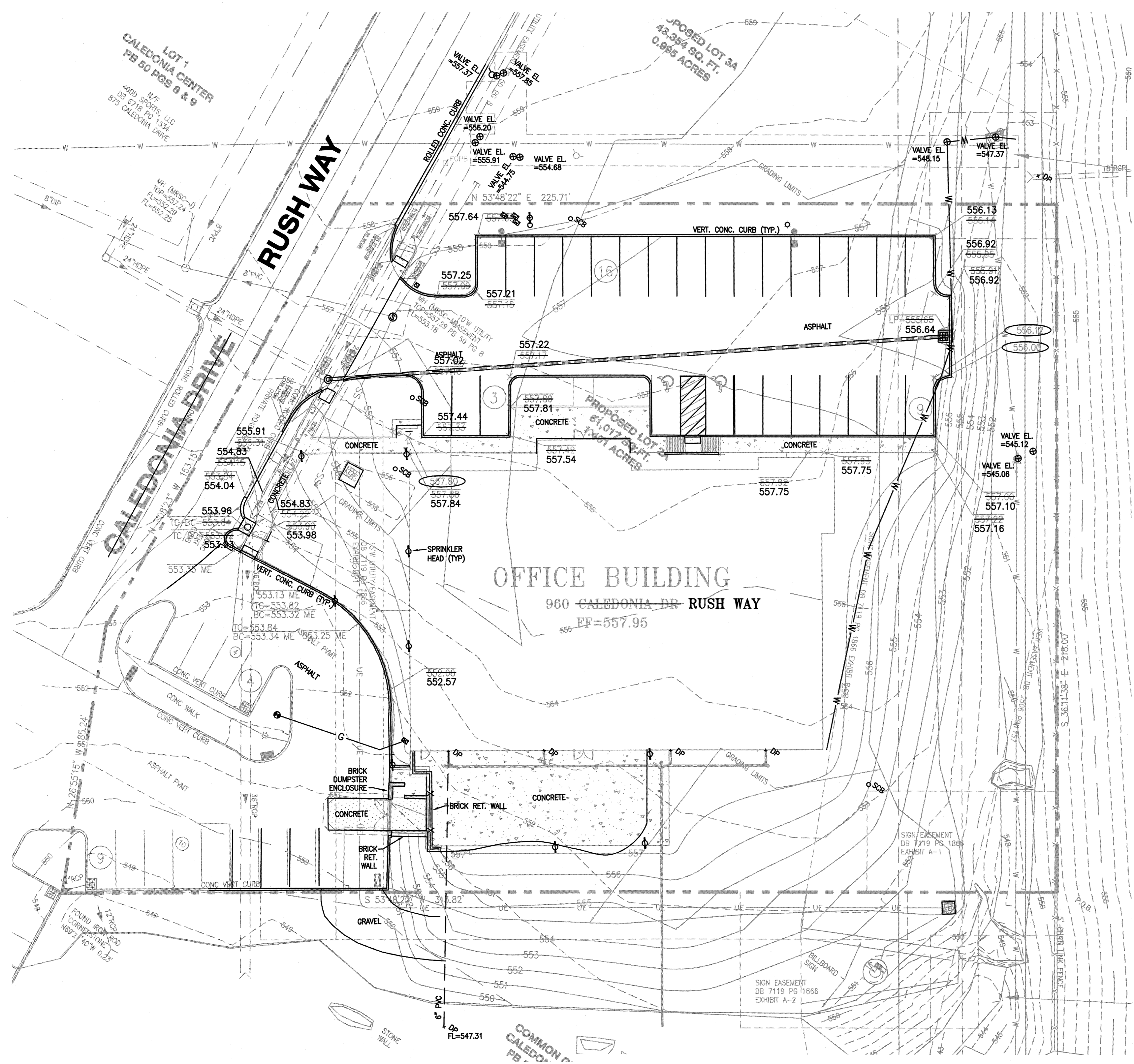
SITE PLAN

+ ST. CHARLES
1520 S. 5th Street
Suite 307
St. Charles, MO 63303
636.978.7508 fax
www.coleandassociates.com

cole
CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Cole & Associates, Inc. is an Equal Opportunity Employer. All design drawings are the property of Cole & Associates, Inc.

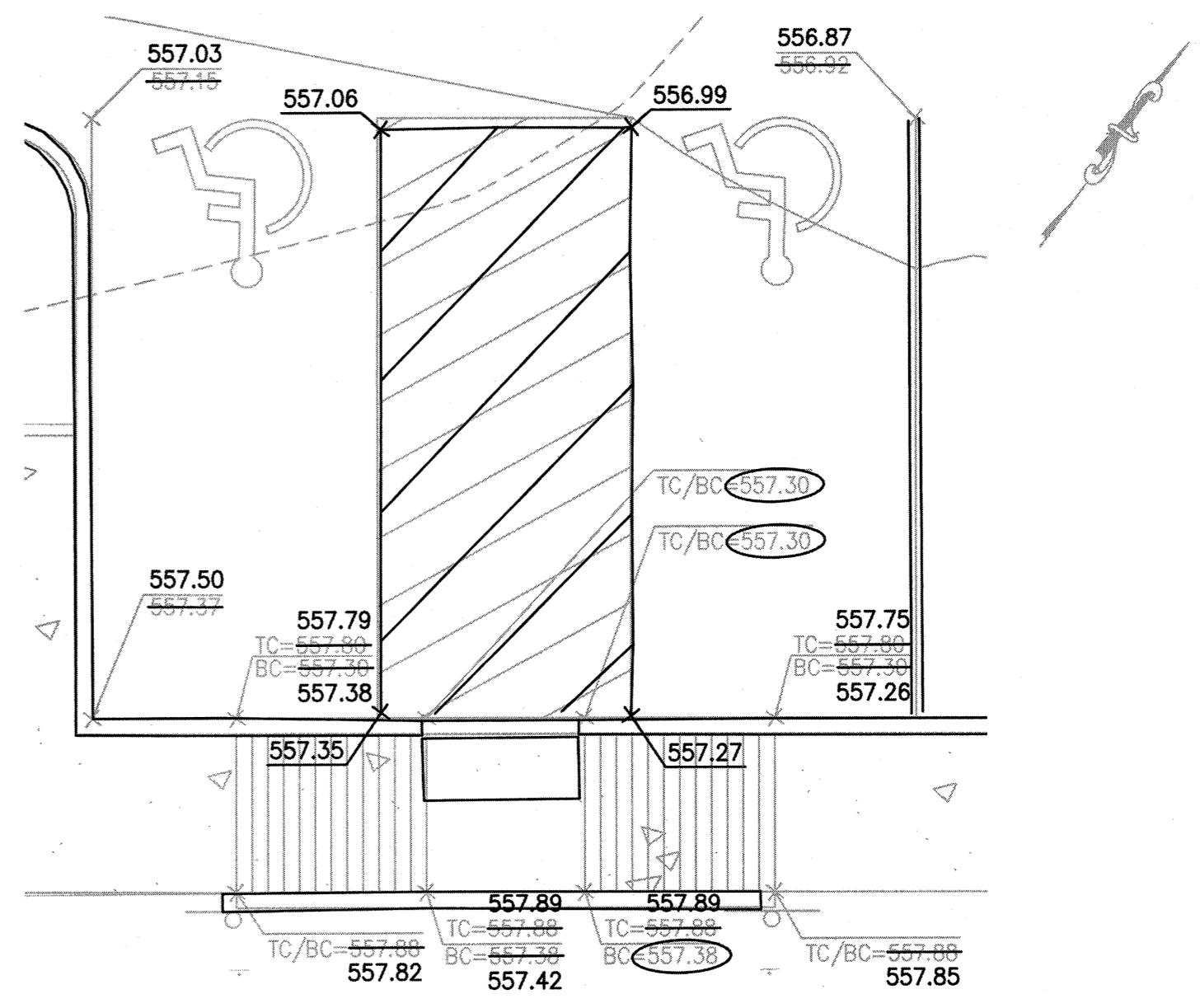
DESIGN/CALC BY: RJH
DRAWN BY: JLK
CHECKED BY: TAR
DRAWING SCALE: AS SHOWN
DATE: 4/19/2021
Job Number: 19-0118
Sheet Number: C4.0

USER: Chad Weber, TAB: C4.0
DATE: April 23, 2021 - 10:35:50 AM
DRAWING: S:\05\19\05\19-0118\ASBUILT\ASBUILT.CAD\VP-Asbuilt\A.C.O.-PLAN_SITE_19-0118_Asbuilt.dwg



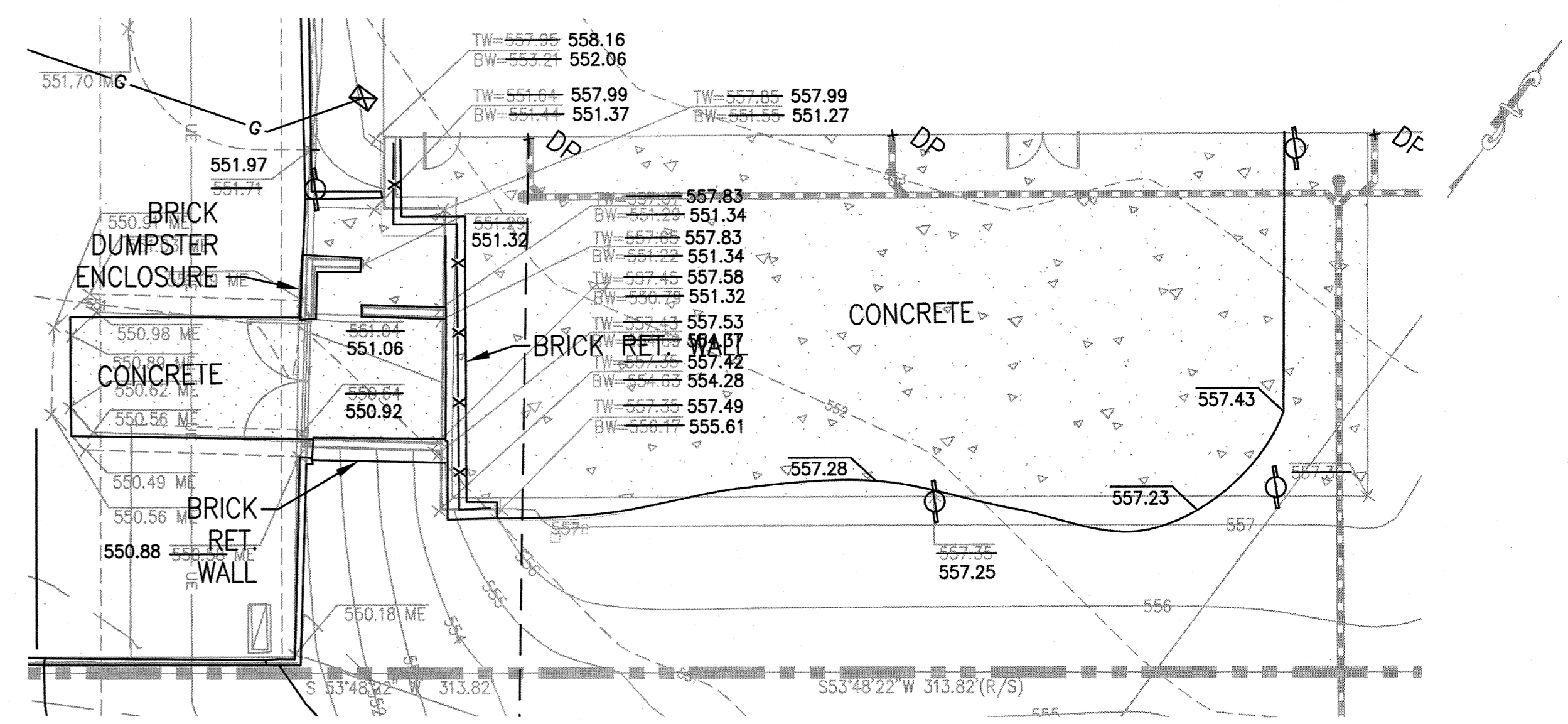
GRADING ABBREVIATIONS

- BC BOTTOM OF CURB FACE
- BW BOTTOM OF WALL
- EC EDGE OF CONCRETE
- FF FINISHED FLOOR
- FG FINISHED GRADE
- HP HIGH POINT
- LP LOW POINT
- ME MATCH EXISTING
- TC TOP OF CURB FACE
- TP TOP OF PAVEMENT
- TW TOP OF WALL



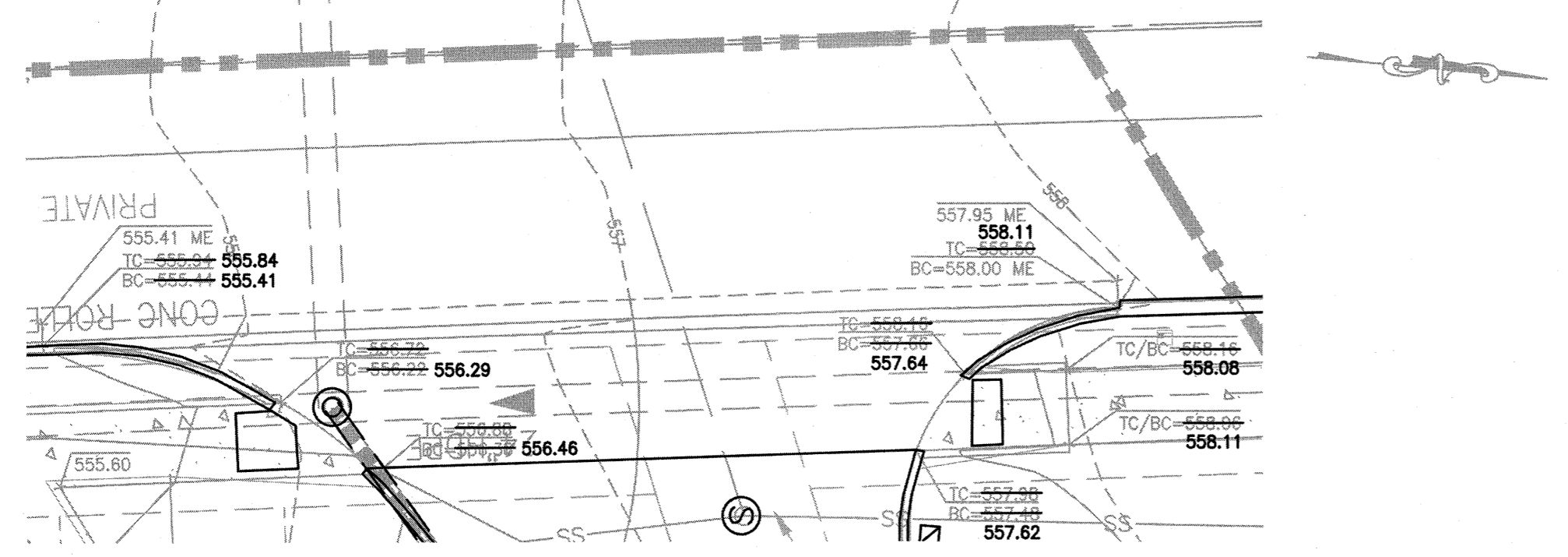
INSET 1

SCALE: 1" = 5'



INSET 2

SCALE: 1" = 10'



INSET 3

SCALE: 1" = 10'

ASBUILT

THE EXISTING SEWER LENGTH, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

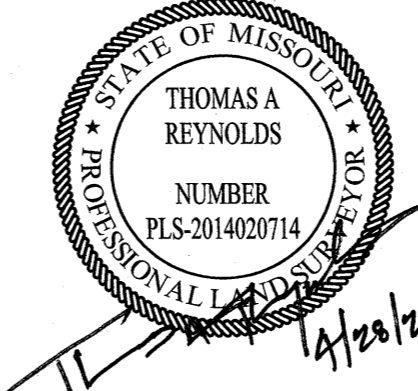
ALL PUBLIC SEWERS ARE LOCATED WITHIN THE DESIGNATED EXISTING OR PROPOSED EASEMENTS.

SEWER & SITE AS-BUILTS AS SHOWN ON THIS PLAN ARE PER A FIELD SURVEY CONDUCTED BY COLE AND ASSOCIATES INC. ON APRIL 7, 2021.

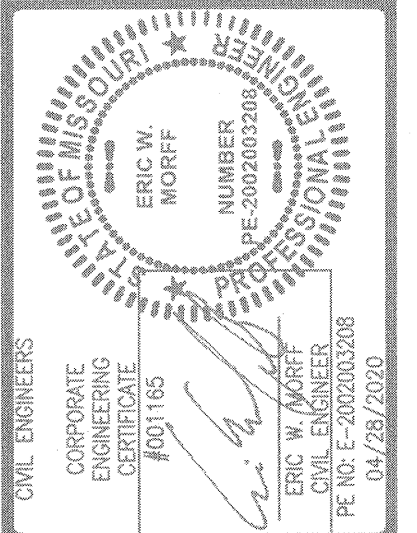
COLE & ASSOCIATES INC. L.S. 266-D

PROJECT NO. 19-0118 (STORM SEWERS & SITE AS-BUILTS ONLY)

The Professional, whose signature and personal seal appear hereon, assumes responsibility only for what appears on this page, and disclaims (pursuant to Section 327.411 RSMo) any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments not sealed by the undersigned Professional relating to, or intended to be used for, any part of parts of the project to which this page refers.



DEVELOPER/OWNER:
CALEDONIA PARK LLC
 1795 CLARKSON ROAD, SUITE 310
 CHESTERFIELD, MO 63017
 (636) 532-5550



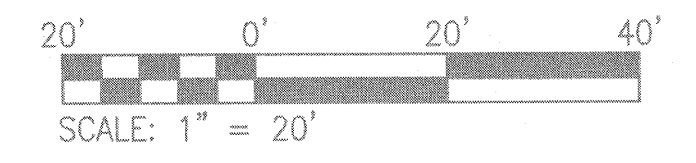
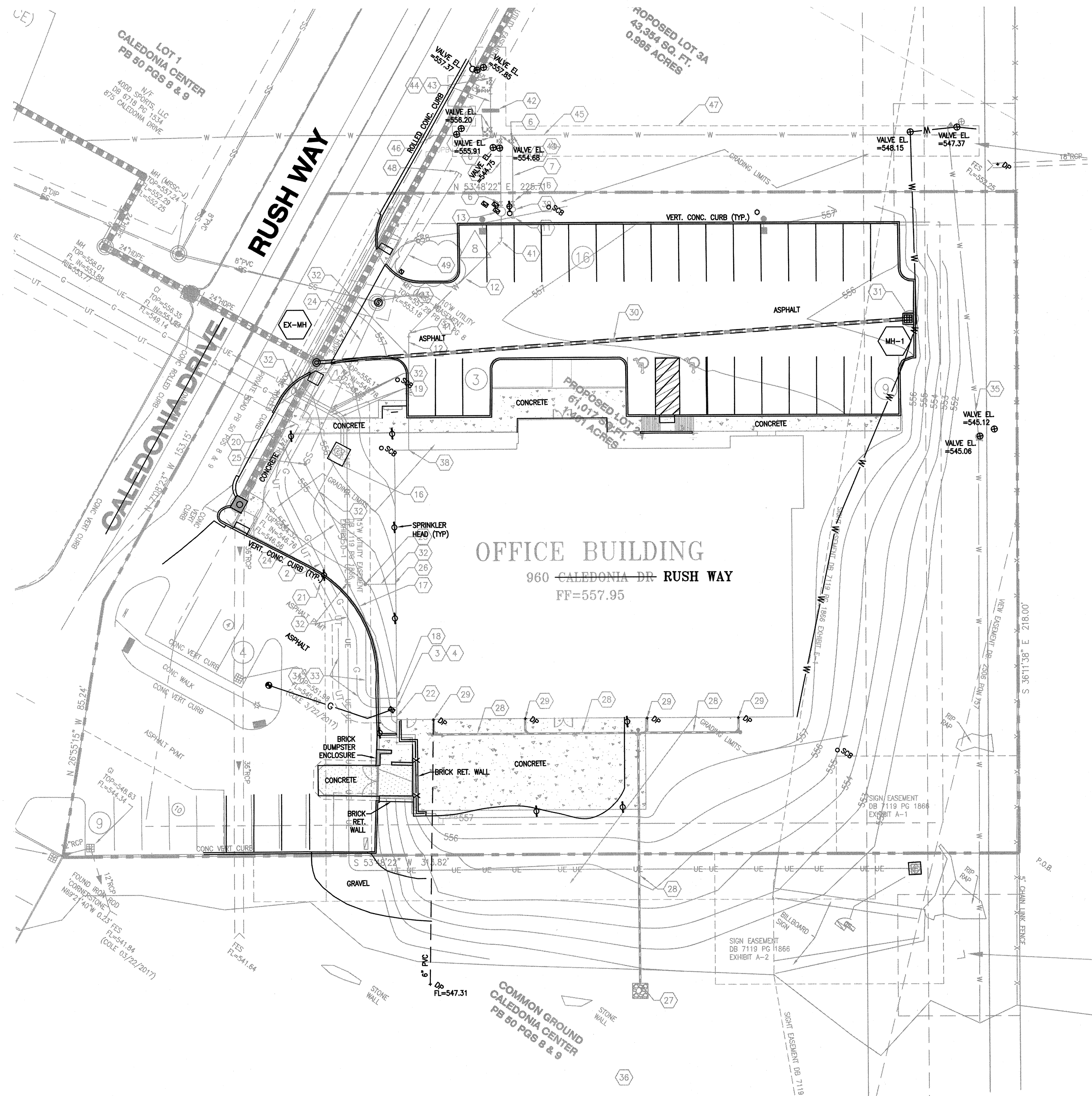
BERKSHIRE HATHAWAY
OFFICE BUILDING
 960 CALEDONIA DR RUSH WAY
 O'FALLON, MISSOURI 63368

ST. CHARLES
 1520 S. 5th Street
 Suite 307
 St. Charles, MO 63303
 636.978.7500
 www.coleandassociates.com

COLE
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 Cole & Associates, Inc. is an Equal Opportunity and Affirmative Action Employer.

DESIGN/CALC BY: RJH
 DRAWN BY: JLK
 CHECKED BY: TAR
 DRAWING SCALE: AS SHOWN
 DATE: 4/19/2021
 Job Number: 19-0118
 Sheet Number: C5.0

USER: Chad Weber TAB: C5.0
 DATE: April 23, 2021 - 10:35:59 AM
 DRAWING: ST. CHARLES, MISSOURI 63303, 19-0118 (CALEDONIA PARK) - OFFICE BUILDING



KEYED NOTES

- NEW GAS SERVICE POINT OF CONNECTION. ALL MATERIAL AND INSTALLATION BY SPIRE ENERGY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL CONTACT SPIRE ENERGY AS SOON AS POSSIBLE TO ACCOMMODATE REQUIRED LEAD TIME FOR DESIGN AND COORDINATION OF THE NEW SERVICE.
- NEW 2" GAS SERVICE. ALL MATERIAL AND INSTALLATION BY SPIRE ENERGY AT THE CONTRACTOR'S EXPENSE.
- NEW GAS METER. ALL MATERIAL AND INSTALLATION BY SPIRE ENERGY AT THE CONTRACTOR'S EXPENSE.
- REFER TO MECHANICAL PLANS FOR EXACT LOCATION AND CONTINUATION OF GAS SERVICE.
- NEW SDR-21 PVC 8"X8"X8" TEE WITH THRUST BLOCKING.
- NEW GATE VALVE.
- NEW (PRIVATE) 1" IRRIGATION SERVICE WITH 36" MINIMUM COVER.
- (NOT USED).
- (NOT USED).
- (NOT USED).
- NEW IRRIGATION SYSTEM BY IRRIGATION CONTRACTOR.
- NEW (PRIVATE) 2" DOMESTIC WATER MAIN WITH 36" MINIMUM COVER.
- NEW 2" DOMESTIC WATER METER.
- (NOT USED).
- (NOT USED).
- NEW ELECTRIC SERVICE CONNECTION TO EXISTING TRANSFORMER PER CUIVRE RIVER ELECTRIC COOPERATIVE STANDARDS. THE CONTRACTOR SHALL CONTACT CUIVRE RIVER ELECTRIC COOPERATIVE AS SOON AS POSSIBLE TO ACCOMMODATE REQUIRED LEAD TIME FOR DESIGN AND COORDINATION OF THE NEW SERVICE.
- NEW SECONDARY UNDERGROUND ELECTRIC SERVICE.
- REFER TO ELECTRICAL PLANS FOR EXACT LOCATION AND CONTINUATION OF ELECTRIC SERVICE.
- NEW 6" AND 4" CONDUIT TO EXTEND TO NORTHERN PROPERTY LINE IN EXISTING UTILITY EASEMENT PER CUIVRE RIVER ELECTRIC COOPERATIVE.
- NEW COMMUNICATIONS SERVICE POINT OF CONNECTION. THE CONTRACTOR SHALL CONTACT AT&T AS SOON AS POSSIBLE TO ACCOMMODATE REQUIRED LEAD TIME FOR DESIGN AND COORDINATION OF THE NEW SERVICE.
- NEW (1) 2" PVC AND (1) 4" PVC COMMUNICATION SERVICE CONDUIT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE CONDUIT AND PULLWIRE. ALL OTHER MATERIAL AND INSTALLATION BY AT&T AT THE CONTRACTOR'S EXPENSE.
- REFER TO ELECTRICAL PLANS FOR EXACT LOCATION AND CONTINUATION OF COMMUNICATIONS SERVICE.
- NEW SANITARY SEWER SERVICE POINT OF CONNECTION (PER DUCKETT CREEK SANITARY DISTRICT STANDARDS, INVERT ELEVATION = 553.18). MANHOLE TO BE CORE DRILLED AND A LINK-SEAL MODULAR SEAL IS TO BE USED. REFER TO DETAIL ON SHEET C6.2 FOR LINK-SEAL MODULAR SEAL DETAIL.
- NEW 8" PVC SANITARY SEWER SERVICE @ 1.00% MINIMUM SLOPE AND 36" MINIMUM COVER.
- NEW SANITARY SEWER CLEANOUT. REFER TO DETAIL ON SHEET C6.2.
- NEW SANITARY SEWER POINT OF BUILDING ENTRY (INVERT ELEVATION = 554.45). REFER TO PLUMBING PLANS FOR EXACT LOCATION AND CONTINUATION OF SANITARY SEWER SERVICE.
- PIPE TO DAYLIGHT TO 5'X5'X12" THICK MSD TYPE 5 ROCK BLANKET WITH TYPE 1 GEOTEXTILE FABRIC. MITER CUT PIPE TO MATCH EXISTING SLOPE. FL = 546.00
- NEW 6" HDPE ROOF DRAIN WITH 2.00% MINIMUM SLOPE AND 36" MINIMUM COVER.
- NEW ROOF DRAIN DOWNSPOUT CONNECTION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND CONTINUATION OF ROOF DRAIN.
- NEW STORM SEWER PIPE. SEE STORM SEWER PROFILE ON SHEET C6.1.
- NEW STORM SEWER STRUCTURE. SEE STORM SEWER PROFILE ON SHEET C6.1.
- THE CONTRACTOR SHALL MAINTAIN 18" MINIMUM VERTICAL CLEARANCE AT ALL UTILITY CROSSINGS.
- REMOVE AND REPLACE EXISTING PAVEMENT IN KIND AS NECESSARY TO INSTALL THE PROPOSED UTILITIES.
- REMOVE AND REPLACE EXISTING CURB IN KIND AS NECESSARY TO INSTALL THE PROPOSED UTILITIES.
- EXISTING WATER DISTRICT 30" DIP PUBLIC WATER MAIN.
- EXISTING DETENTION POND DEPTH = 6'. NORMAL POOL ELEVATION = 546.00.
- (NOT USED)
- NEW DOMESTIC WATER SERVICE POINT OF BUILDING ENTRY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND CONTINUATION OF WATER SERVICE.
- NEW 1" IRRIGATION WATER METER.
- NEW WET TAP WITH VALVE.
- NEW 45' SDR-21 PVC ELBOW WITH THRUST BLOCKING.
- NEW CROSS BLOCK. REFER TO "CROSS BLOCK DETAIL "E" ON SHEET C8.2.
- NEW 8" STUB SDR-21 PVC WITH 36" MINIMUM COVER. REFER TO "CALEDONIA WATER MAIN CONNECTION AND TERMINATION DETAIL" ON SHEET C8.2.
- THE EXISTING WATER MAIN MODIFICATIONS WILL NEED TO BE CONSTRUCTED, TESTED AND DEDICATED TO THE WATER DISTRICT BEFORE THE PRIVATE WATER SERVICE FOR THE PROPOSED BUILDING CAN BE CONNECTED.
- PORTION OF EXISTING 8" PRIVATE WATERMAIN TO BE DEDICATED AS PUBLIC.
- PORTION OF EXISTING 8" WATER WATERMAIN TO REMAIN PRIVATE.
- NEW 10' WIDE EASEMENT TO PWS2.
- NEW 8" PVC END CAP. CONTRACTOR TO PROVIDE SERVICE MARKER FOR LOCATION OF PIPE END. (FL=553.68)
- NEW 6" PVC SANITARY SEWER SERVICE @ 1.00% MINIMUM SLOPE AND 36" MINIMUM COVER.

PUBLIC WATER SUPPLY DISTRICT NOTES:

- ALL METER PITS/VAULTS MUST BE INSTALLED IN GREENSPACE.
- ALL CONSTRUCTION AND INSTALLATION MUST BE PER THE WATER DISTRICTS GUIDELINES AND SPECIFICATIONS.
- ANY CITY OR MODOOT PERMITS REQUIRED ALONG THE ROADWAYS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PRIOR TO CONSTRUCTION.
- ALL OFFSITE RESTORATION MUST BE SODDED UNLESS OTHERWISE SPECIFIED BY THE PROPERTY OWNERS.

DUCKETT CREEK SANITARY DISTRICT NOTES:

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONNECTION TO DUCKETT CREEK SANITARY DISTRICT (DCSD) SANITARY MAIN REQUIRES DCSD INSPECTION. CONTACT THE DCSD INSPECTION DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.
- CONNECTION TO DCSD MANHOLE AND CAPPING OF PROPOSED LATERAL STUB REQUIRE DCSD INSPECTION. CONTACT THE DCSD INSPECTION DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. A 48 HOUR ADVANCE NOTICE IS REQUIRED.

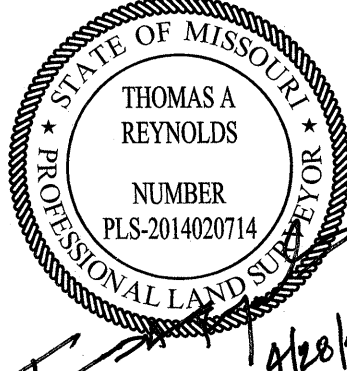
THE EXISTING SEWER LENGTH, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

ALL PUBLIC SEWERS ARE LOCATED WITHIN THE DESIGNATED EXISTING OR PROPOSED EASEMENTS.
SEWER & SITE AS-BUILTS AS SHOWN ON THIS PLAN ARE PER A FIELD SURVEY CONDUCTED BY COLE AND ASSOCIATES INC. ON APRIL 7, 2021.

COLE & ASSOCIATES INC. L.S. 266-D
PROJECT NO. 19-0118 (STORM SEWERS & SITE AS-BUILTS ONLY)

The Professional, whose signature and personal seal appear hereon, assumes responsibility only for what appears on this page, and disclaims (pursuant to Section 327.411 RSMo) any responsibility for all other plans, specifications, estimates, reports, or other documents or instruments not sealed by the undersigned Professional relating to, or intended to be used for, any part of parts of the project to which this page refers.

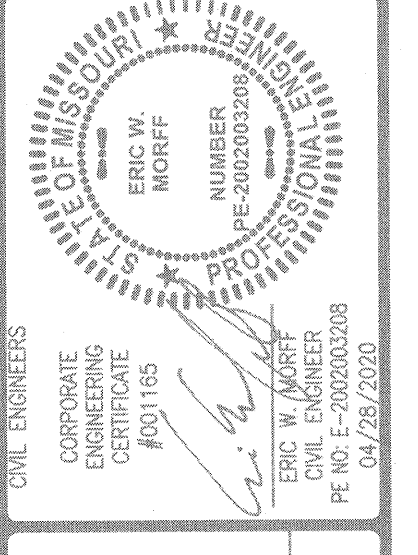
ASBUILT



REVISION NO.	DATE	DESCRIPTION
1	04/17/2021	ISSUED FOR PERMITS
2	04/29/2021	REVISION 1
3	05/06/2021	REVISION 2
4	05/28/2021	REVISION 3
5	06/17/2021	REVISION 4
6	06/17/2021	REVISION 5
7	06/17/2021	REVISION 6
8	07/28/2021	REVISION 7

DEVELOPER/OWNER: CALEDONIA PARK, LLC
1795 CLARKSON ROAD, SUITE 310
CHESTERFIELD, MO 63017
(636) 532-5550

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OF PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.



BERKSHIRE HATHAWAY
OFFICE BUILDING
960 CALEDONIA DR RUSH WAY
O'FALLON, MISSOURI 63368

UTILITY PLAN

+ ST. CHARLES
1520 S. Fifth Street
Suite 307
St. Charles, MO 63033
636.978.7508
636.978.7508
COLE ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Civil Engineers, Inc. is an Equal Opportunity Employer. All addresses & phone numbers updated as of 10/2021

DESIGN/CALC BY	RJH
DRAWN BY	JLK
CHECKED BY	TAR
DRAWING SCALE	AS SHOWN
DATE	4/19/2021
Job Number	19-0118
Sheet Number	C6.0

USER: Chad Walker, TAB: C6.0
DATE: April 28, 2021 - 10:46:30 AM
DRAWING: S:\V085\19-0118\CADD\19-0118\19-0118\UTILITY_19-0118_Asbuilt.dwg

