

CALEDONIA PHASE II

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13,
TOWNSHIP 46 NORTH, RANGE 2 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: KARL EBERT DATE: 3-3-2023
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

INDEX

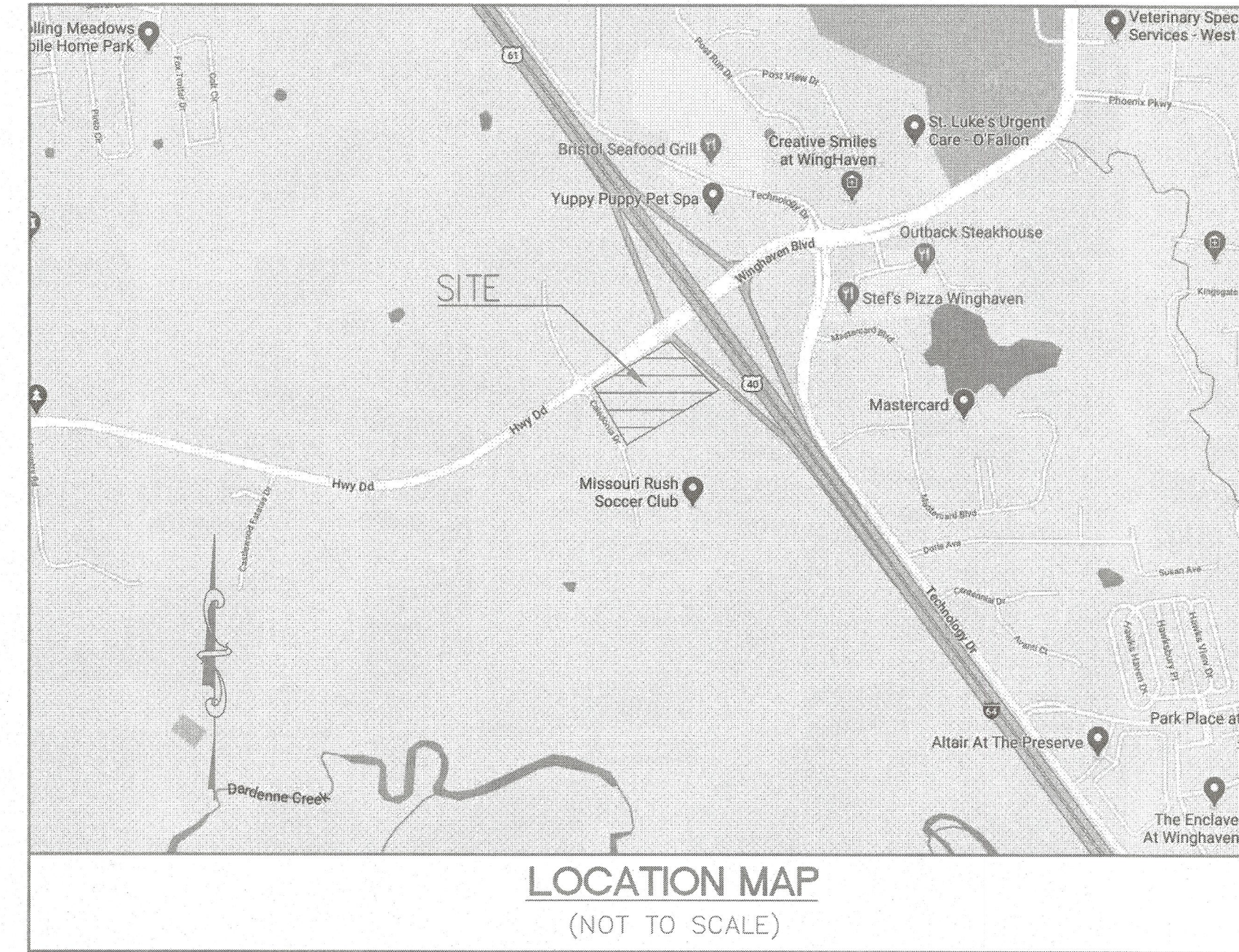
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LEGEND

EXISTING		PROPOSED
460 459 +620.15	CONTOURS	460 459 621.25 (TOP OF CURB) 621.25 (FIRST 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	
	DOWNSPOUT	
	DRAINAGE PIPE	
	SWALE/SLOPE INDICATOR	
8" VCP	SANITARY MANHOLE	
	SANITARY SEWER	
	CLEAN OUT	
	SANITARY DESIGNATOR	
	UTILITY POLE	
	GUIDE WIRE	
	OVERHEAD UTILITY	
	UNDERGROUND ELECTRIC	
	ELECTRIC MARKER	
	ELECTRIC METER	
	ELECTRIC BOX	
	ELECTRIC PULL BOX	
	ELECTRIC TRANSFORMER	
	ELECTRIC MANHOLE	
	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	
	SILTATION FENCE	
	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	
	INLET PROTECTION	
	WATTLE	
	CHECK DAM	
	USE IN PLACE	(UIP)
	TO BE REMOVED	(TBR)
	ADJUST TO GRADE	(ATG)
	TO BE REMOVED & RELOCATED	(TBR&R)
	TYPICAL	(TYP)
	NOT TO SCALE	N.T.S.
	HIGH POINT IN GRADE	HP
	LOW POINT IN GRADE	LP
	TOP OF WALL	TW
	BOTTOM OF WALL	BW
	NOT IN CONTRACT	(NIC)

STORM AND SANITARY ASBUILT PLANS SITE IMPROVEMENT PLANS



PERTINENT DATA

OWNER	=	40DD SPORTS LLC
SITE ADDRESS	=	CALEDONIA DR
DISTURBED LAND	=	1.70± ACRES
EXISTING ZONING	=	"C-2"
PROPOSED ZONING	=	"C-2"
SCHOOL DISTRICT	=	WENTZVILLE SCHOOL DISTRICT
WATERSHED	=	DARDENNE CREEK
FEMA MAP PANEL	=	ZONE X PER FEMA MAP 29183C0410G, DATE: 01/20/2016

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.

STORM SEWER AND SANITARY AS-BUILTS SHOWN ON THIS PLAN ARE PER A FIELD SURVEY CONDUCTED BY COLE AND ASSOCIATES INC. ON JANUARY 19, 2022

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

PROJECT NO. 21-0017 (STORM & SANITARY SEWERS 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.

UTILITIES

SEWER SERVICE	=	DUCKETT CREEK SANITARY DISTRICT 3550 STATE HWY K O'FALLON, MO 63368 PH. (636) 441-1244	GAS SERVICE	=	SPIRE 6400 GRAHAM RD ST. LOUIS, MO. 63134 PH. (314) 522-2297
FIRE DISTRICT	=	WENTZVILLE FIRE DISTRICT 502 LUETKENHAUS BOULEVARD WENTZVILLE, MO 63385 PH. (636) 332-9869	ELECTRIC SERVICE	=	CUIVRE RIVER ELECTRIC CO. BOX 160. TROY, MO 63379 PH. 1-800-392-3709
WATER SERVICE	=	PUBLIC WATER SUPPLY DISTRICT 2 100 WATER DR. O'FALLON, MO 63368 PH. (636) 561-3737	PHONE SERVICE	=	AT & T 12930 OLIVE ST. ST. LOUIS, MO 63141 PH. (314) 275-0025
CABLE SERVICE	=	CHARTER COMMUNICATIONS 815 CHARTER COMMONS TOWN & COUNTRY, MO 63107 PH. (314) 275-0025	SANITARY STORM SEWER	=	CITY OF O'FALLON 10 N. MAIN ST. O'FALLON, MO 63366 PH. (636) 281-2858

PLANNING AND ZONING CONDITIONS

1. PROVIDE STREET NAME APPROVALS FOR RUSH WAY AND MIDFIELD CIRCLE.

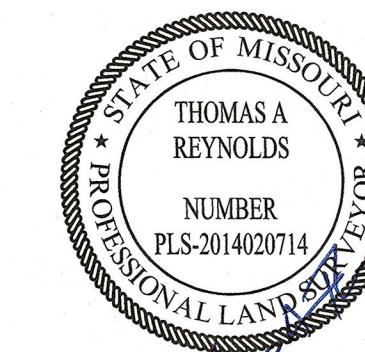
DEVELOPMENT CONTACTS

ENGINEER: COLE & ASSOCIATES
MATT STEUBER, P.E.
1520 S. FIFTH STREET, SUITE 307
ST. CHARLES, MO 63303
636-978-7508

DEVELOPER: 40DD SPORTS, LLC.
MIKE SOOTS
1 ASPEN CIRCLE DRIVE
INNSBROOK, MO 63390
636-359-0521

UTILITY INFORMATION:

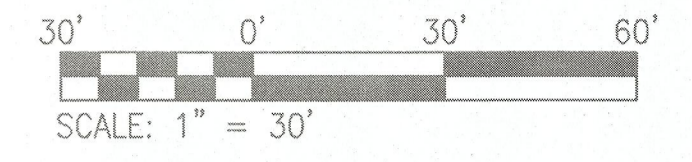
UTILITIES SHOWN HAVE BEEN TAKEN FROM AVAILABLE SURVEYS, UTILITY COMPANY MAPS AND PHYSICAL PROPERTY INSPECTION. THE LOCATIONS AND FACILITIES SHALL BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE ADDITIONAL UTILITIES THAT HAVE NOT BEEN SHOWN ON THIS SURVEY. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE LOCATIONS OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.



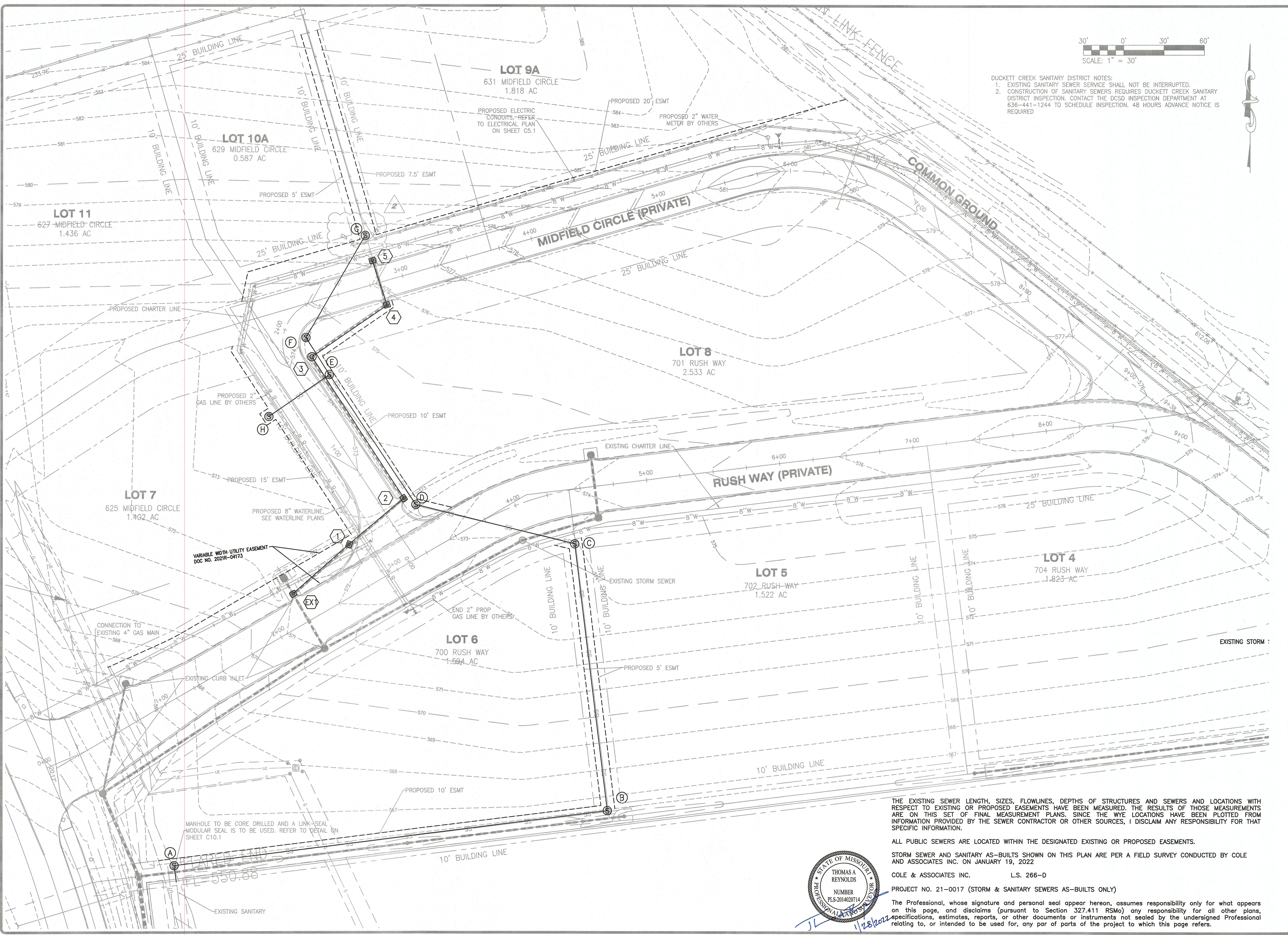
SITE BENCHMARK INFORMATION

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.



- DUCKETT CREEK SANITARY DISTRICT NOTES:
- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 - CONSTRUCTION OF SANITARY SEWERS REQUIRES DUCKETT CREEK SANITARY DISTRICT INSPECTION. CONTACT THE DCSD INSPECTION DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOURS ADVANCE NOTICE IS REQUIRED.

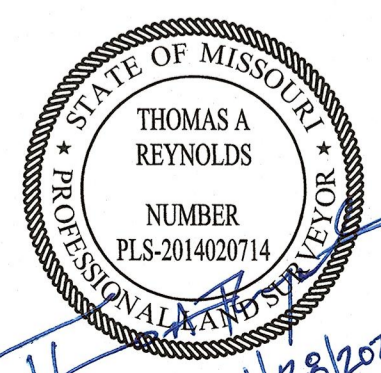


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COLE & ASSOCIATES INC. L.S. 266-D
PROJECT NO. 21-0017 (STORM & SANITARY SEWERS AS-BUILTS ONLY)

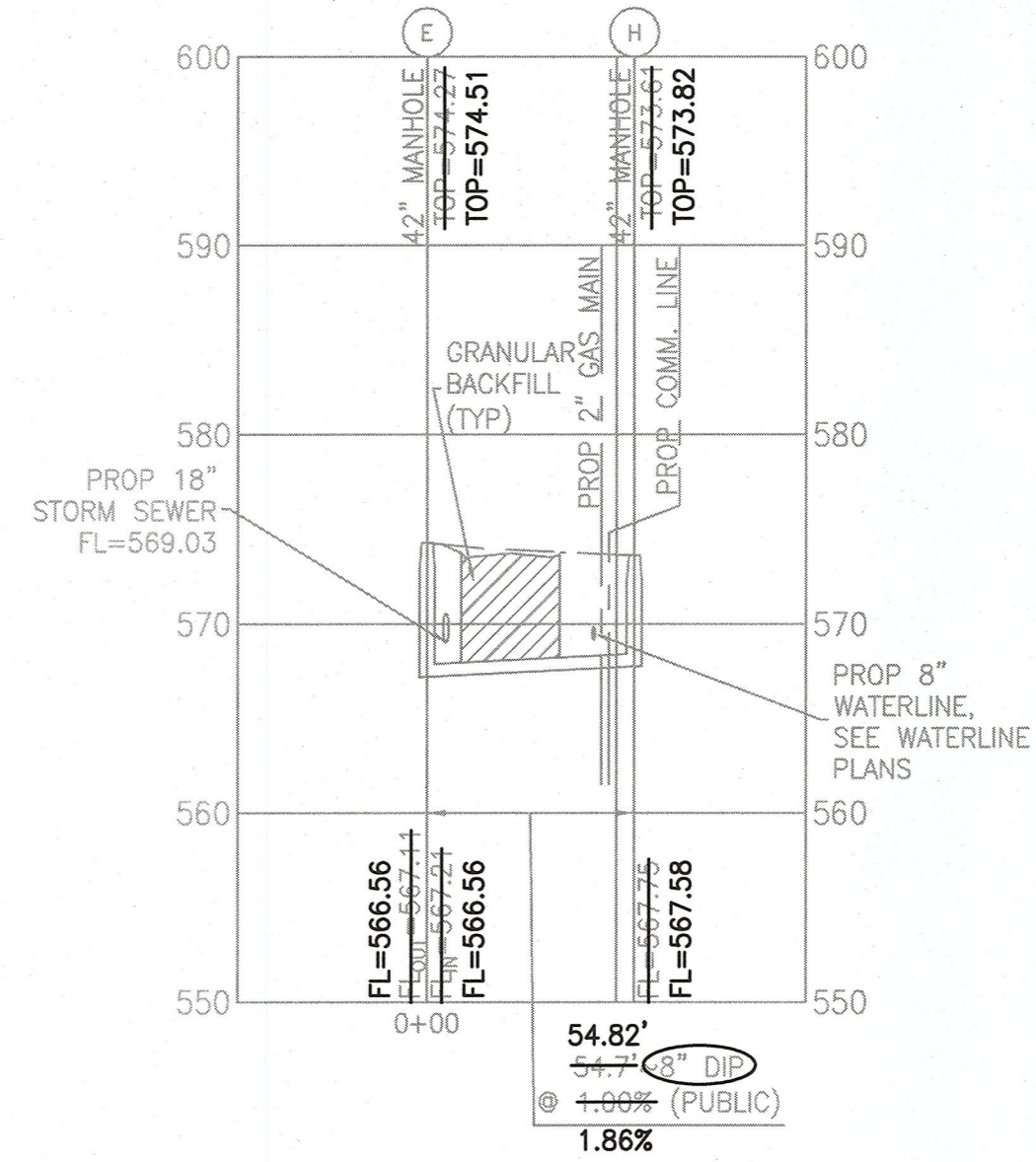
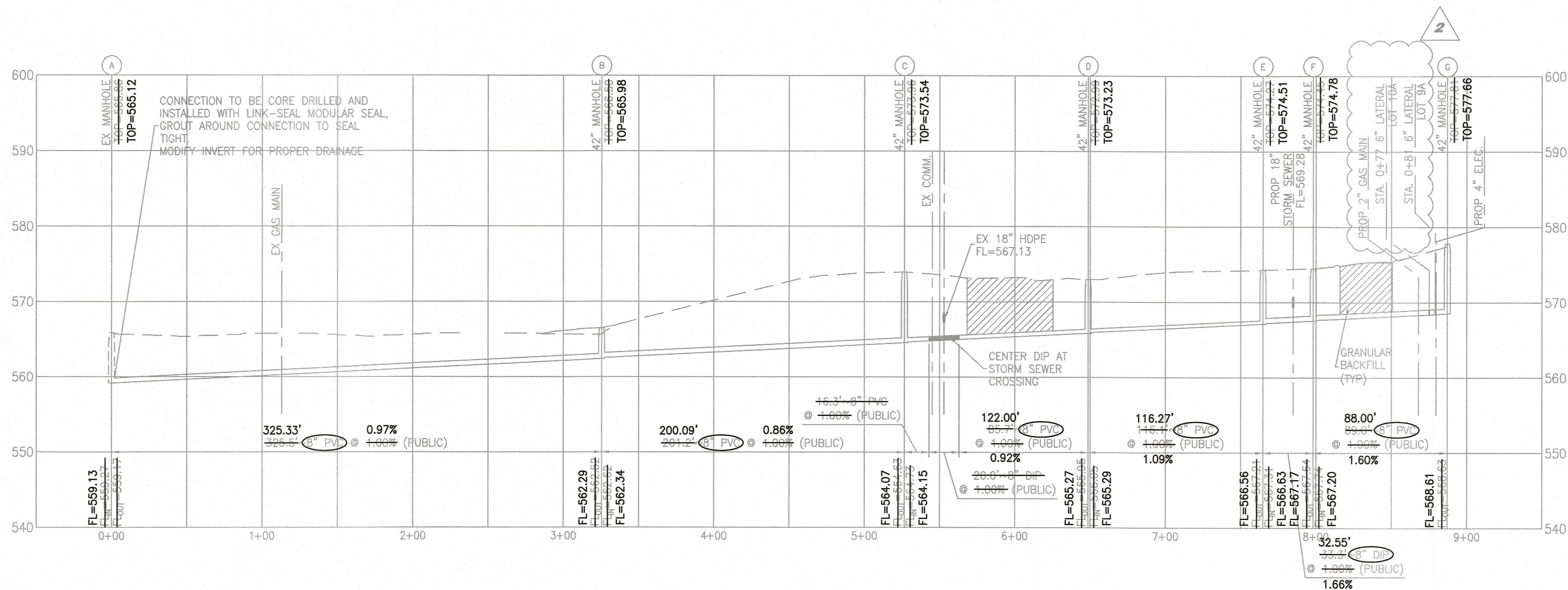
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USER: Joseph Kebab; TAB: C5.0 UTILITY PLAN
 DATE: January 27, 2022 - 1:54:18 PM
 DRAWING: S:\WORK\2021\21-0017\21-0017-0017-0001\21-0017-0001\21-0017-0001-0017-AS-BUILT.dwg

DEVELOPER/OWNER: 40DD SPORTS, LLC 1 ASPEN CIRCLE DRIVE INNSBROOK, MO 63901 636-39-4021	
THE PROFESSIONAL, WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE AND DISCLAIMS 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 OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.	
DATE 08/27/2021	NO. 1
REVISION DESCRIPTION REVISED SANITARY SEWER	DATE 08/27/2021
CALEDONIA CENTER PHASE 2 O'FALLON, MO	
UTILITY PLAN	
+ ST. LOUIS 5th Street Suite 200 St. Louis, MO 63103 314.984.9887 ext. www.colellc.com CIVIL ENGINEERING / ARCHITECTURE / PLANNING / LANDSCAPE ARCHITECTURE Cole & Associates, Inc. is a Missouri Corporation. Cole Design Group, Inc. is a Missouri & Texas limited liability company.	
DESIGN/CALC BY HOS	DRAWN BY JLK
CHECKED BY TAR	AS SHOWN DATE 01/20/2022
DRAWING SCALE AS SHOWN	DATE 09/07/2022
Job Number 21-0017	Sheet Number C5.0

USER: Joseph Kabon; TAB: C7.0; SANITARY PROFILES
 DRAWING: S:\MGS\2021\21-0017\CADD\17-Asphalt Sewer Profiles.dwg



1 SANITARY SEWER PROFILE
 SCALE: 1"=10' VERT. 1"=50' HORIZ. REF. DWG. C5.0

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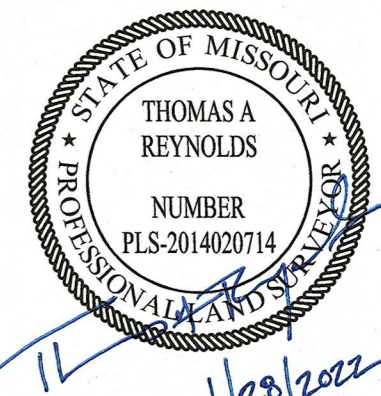
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CALEDONIA CENTER PHASE 2
 O'FALLON, MO

DEVELOPER/OWNER:
 40DD SPORTS, LLC
 1 ASPEN CIRCLE DRIVE
 INNSBROOK, MO 63909
 636-399-6521

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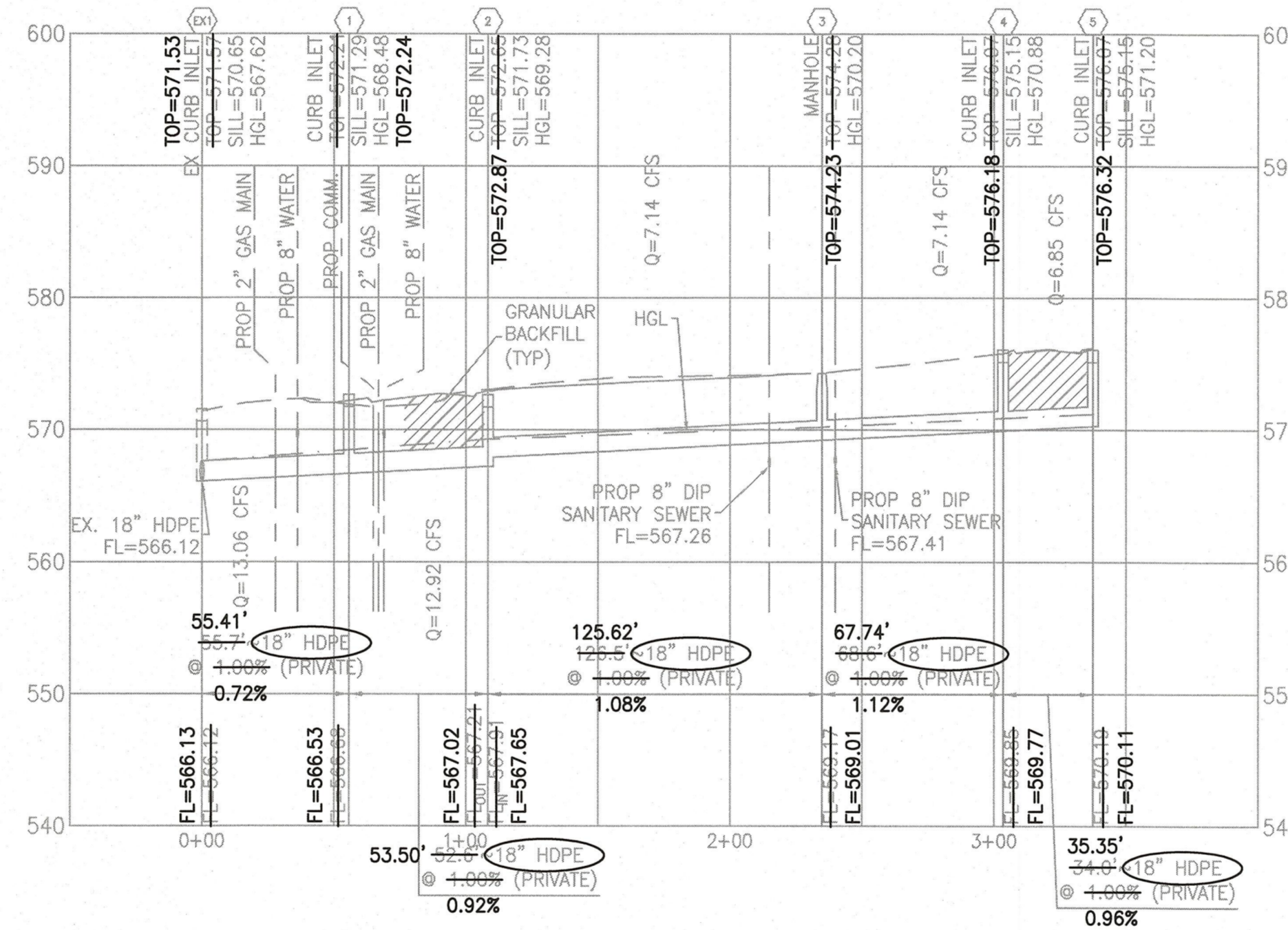
DATE	NO	REVISION DESCRIPTION
09/03/2021	2	ADDED SANITARY TEES
09/27/2021	1	REMOVED ELECTRICAL SPLICE WALL

COLE & ASSOCIATES INC. L.S. 266-D
 CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
 401 S. 18th Street
 Suite 200
 St. Louis, MO 63103
 Tel: 636-399-6521
 Fax: 636-399-6522

DESIGN/CALC BY: HGS
 DRAWN BY: JLK
 CHECKED BY: TAR
 DRAWING SCALE: AS SHOWN
 DATE: 01/20/2022
 09/03/2021

Job Number: 21-0017
 Sheet Number: C7.0

USER: Joseph Kuhn TAB: C8.0 STORM PROFILES
 DRAWING: S:\Projects\2022\21-0017 CALEDONIA CENTER PHASE 2\AS-BUILT.dwg



NOTE: COMPACTED GRANULAR TRENCH FILL IS REQUIRED BETWEEN PIPES AT ALL LOCATIONS WHERE WATER MAINS, SANITARY SEWERS, AND STORM SEWERS CROSS OVER EACH OTHER.

Label	Diameter (in)	Length (Unified) (ft)	Manning's n	Bend Angle (Calculated) (degrees)	Slope (Calculated) (ft/ft)	Flow (cfs)	Capacity (Excess Full Flow) (cfs)	Capacity (Full Flow) (cfs)	Velocity (In) (ft/s)	Velocity (Out) (ft/s)	Stop Node	Invert (Stop) (ft)	Elevation Ground (Stop) (ft)	Hydraulic Grade Line (Out) (ft)	Start Node	Invert (Start) (ft)	Elevation Ground (Start) (ft)	Hydraulic Grade Line (In) (ft)	Freeboard (ft)
5-4	18	34	0.013	71.62	0.01	6.85	3.65	10.5	5.39	5.27	4	569.85	575.15	570.88	5	570.19	575.15	571.2	3.95
4-3	18	68.6	0.013	88.77	0.01	7.14	3.31	10.45	5.49	6.37	3	569.17	574.28	570.08	4	569.85	575.15	570.88	4.27
3-2	18	126.5	0.013	82.69	0.01	7.14	3.34	10.48	5.49	4.23	2	567.91	571.73	569.28	3	569.17	574.28	570.2	4.08
2-1	18	52.6	0.013	0.66	0.01	12.92	-2.38	10.54	7.31	7.31	1	566.68	571.29	568.48	2	567.21	571.73	569.28	2.44
EX1-1	18	55.7	0.013	0	0.01	13.06	-2.52	10.54	7.39	7.39	EX1	566.12	570.65	567.62	1	566.68	571.29	568.48	2.96

1 STORM SEWER PROFILE
 SCALE: 1"=10' VERT. 1"=50' HORIZ. REF. DWG. C5.0

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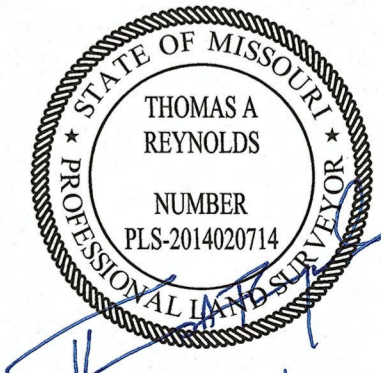
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1/28/2022

DEVELOPER/OWNER:
40DD SPORTS, LLC
 1 ASPEN CIRCLE DRIVE
 INNSBROOK, MO 6390
 636-399-0521

CALEDONIA CENTER PHASE 2
 O'FALLON, MO

STORM PROFILES

+ ST. LOUIS
 401 S. 18th Street
 Suite 200
 St. Louis, MO 63103
 314.994.0887 or
 /GIS/ADA/TRANSITION PLANNING
 /LANDSCAPE ARCHITECTURE

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 DRAWN BY: JLK
 CHECKED BY: TAR
 DRAWING SCALE: AS SHOWN
 DATE: 01/20/2022
 Job Number: 21-0017
 Sheet Number: C8.0

NO	DATE	DESCRIPTION
2	09/07/2021	ADDED SANITARY TEES
1	08/27/2021	REMOVED ELECTRICAL SPLICE WALL