BENCH CALCULATION:
ONE (1) BENCH FOR EVERY ONE-HUNDRED LINEAR FEET OF INTERNAL WALKWAYS
PEDESTRIAN WALKWAYS = 420 L.F.
BENCHES REQUIRED = 4
BENCHES PROVIDED = 4

50' 0' 50' 100'
SCALE: 1" = 50'

LOT 1

860 CALEDONIA DR.
9,500 SF
BIKE RACK LOCATION (5 BIKES)
MAX. BUILDING HEIGHT: 30'
LANDSCAPE AREA (TYP.)

880 CALEDONIA DR.
9,500 SF
BIKE RACK LOCATION (5 BIKES)
MAX. BUILDING HEIGHT: 30'

LOT 2
900 CALEDONIA DRIVE

CALEDONIA DRIVE
33' ROADWAY AND UTILITY EASEMENT
30' FRONT YARD SET-BACK

LOCATION OF PR. 6' MULTI-PURPOSE TRAIL AND ROADWAY IMPROVEMENTS (TO BE CONSTRUCTED APPROXIMATELY AT THE SAME TIME AS PHASE I, BY SEPARATE PLANS AND CONTRACT)
PR. 10' UTILITY EASEMENT
PR. FES AND RIP RAP
TEMP. ASPH. CURB
PR. LIGHT (TYP.) (SEE NOTE THIS SHEET)
PR. 6" CONC. CURB
LIGHT DUTY ASPHALT
PR. 6" PVC SANITARY LATERAL @ 2% MIN. STA. 2+92
8' SIDEWALK
CROSS ACCESS EASEMENT
PR. 6" CONC. CURB
PR. SIGN
PR. 20' UTILITY EASEMENT
HEAVY DUTY ASPHALT
PR. 6" CONC. CURB
PR. LANDSCAPED ISLAND
20' SIDE YARD SET-BACK
PR. 6" CONC. CURB
ENTRANCE TO BE CONSTRUCTED WITH ROAD IMPROVEMENTS
PR. EDGE OF PAVEMENT
PR. 2 - 4" CONDUIT (TEL.)
PR. 20' UTILITY EASEMENT
PR. 10' UTILITY EASEMENT
PR. HYDRANT
EX. MANHOLE (UIP)
EX. SAN SEWER FORCE MAIN (U.I.P.) FIELD LOCATED
PR. TREELINE
EX. SAN SEWER EASEMENT
EX. DENSE VEGETATION

PR. HYDRANT
12'X35' LOADING SPACE AND TRASH ENCLOSURE TO COMPLY WITH ZONING CODE SECTION 400.145(D)(9)
TEMP. ASPH. CURB
PR. FIRE WATER LINE (WITHIN LANDSCAPE AREA)
PR. 1.5" DOMESTIC WATER LINE AND 1.5" METER (WITHIN LANDSCAPE AREA)
PR. VERTICAL FEATURE
BRICK PAVERS
PR. 1.5" DOMESTIC WATER LINE AND 1.5" METER (WITHIN LANDSCAPE AREA)
PR. 10' UTILITY EASEMENT
PR. FIRE WATER LINE (WITHIN LANDSCAPE AREA)
PR. 2 - 4" CONDUIT (TEL.)
PR. 6" PVC SANITARY LATERAL @ 2% MIN. STA. 3+47
TEMP. ASPH. CURB
H.C. RAMP
BENCHES
CONCRETE CROSSWALK
PR. 6" CONC. CURB
PR. 10' UTILITY EASEMENT
CONCRETE CROSSWALK
CROSS ACCESS EASEMENT
FUTURE BUILDING
PR. 6" CONC. CURB
PR. EDGE OF PAVEMENT
PR. 6" PVC SANITARY LATERAL @ 2% MIN. STA. 1+82
FUTURE 6" FIRE SERVICE LINE, 3" DOMESTIC WATER LINE AND 3" METER
PR. HYDRANT
FUTURE BUILDING
20' SIDE YARD SET-BACK
20' EASEMENT TO DUCKETT CREEK SANITARY SEWER DIST.
PR. 5' UTILITY EASEMENT
EX. SAN SEWER FORCE MAIN (UIP) FIELD LOCATED
EX. SAN SEWER EASEMENT
EX. DENSE VEGETATION
PR. TREELINE

PR. TAP PER PWSD #2
PR. HYDRANT
20' ACCESS EASEMENT
END OF PIPE BULKHEAD
LIGHT DUTY ASPHALT
8' SIDEWALK
CROSS ACCESS EASEMENT
2' WIDE CURB CUT
TEMP. ASPH. CURB
CONCRETE CROSSWALK
HEAVY DUTY ASPHALT
PR. 6" CONC. CURB
PR. PROPERTY LINE
20' SIDE YARD SET-BACK
PR. EDGE OF PAVEMENT
DETENTION BASIN (WET LAKE) NORMAL POOL ELEV. 546.00
EXISTING BASIN TO BE RE-GRADED AND USED FOR SILTATION CONTROL DURING ROUGH GRADING
WATER LINE
20' ACCESS EASEMENT
REINFORCED CONCRETE ENCASEMENT OF THE SANITARY FORCE MAIN IS REQUIRED IF FINISH GRADE IS LESS THAN 3 FEET ABOVE TOP OF PIPE.
20'SIDE YARD SET-BACK
PR. 2 - 4" CONDUITS (TEL.)
PR. 10' UTILITY EASEMENT
EX. SAN SEWER EASEMENT
WATER LINE
EX. SIGNS (U.I.P.)
PR. RIP RAP
PR. TREELINE
FENCE
EX. DENSE VEGETATION
EAS
30' WIDE
TO MODO
30' W PER
MAINTENANC
MAINTE
100.00'
300.00'

NOTE:
IF THE SUBGRADE OR SUPPORTING TRENCH FOR THE EXISTING SANITARY FORCE MAIN IS UNDERCUT OR DISTURBED, COMPACTED CLEAN FILL/SUBGRADE RESTORATION AND/OR SPECIAL BLOCKING MUST BE PROVIDED TO STABILIZE THE EXISTING FORCE MAIN.

LIGHTING NOTE:
LIGHT POLE LOCATIONS SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLAN FOR FINAL LOCATION AND DETAILS.

NOTE:
SEE ARCHITECTURAL PLAN FOR COORDINATION OF FLAT WORK AROUND BUILDINGS AND PEDESTRIAN AREAS.

04/14/05 ⚠ DUCKETT CREEK COMMENTS
04/12/05 ⚠ MSD SAN. AND STORM

REVISIONS

	DATE	DESC.
A	9/29/04	MCFASE 08.2
A	12/2/04	COLE AND ASSOCIATES
A	12/28/04	CITY OF O'FALLON COMMENTS
A	1/3/05	CITY OF O'FALLON COMMENTS
A	1/28/05	DUCKETT CREEK COMMENTS
A	1/27/05	CITY OF O'FALLON COMMENTS
A	2/14/05	COLE - INTERNAL COORDINATION
A	2/15/05	CITY OF O'FALLON COMMENTS
A	2/16/05	DUCKETT CREEK COMMENTS
A	3/3/05	DUCKETT CREEK COMMENTS

DEVELOPER/OWNER:
WINGHAVEN LAND INVESTORS, LLC
C/O MC EAGLE DEVELOPMENT COMPANY
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MO 63366
(636) 561-9000

THE ARCHITECT, WHO'S SIGNATURE AND PERSONAL SEAL APPEAR HEREON, ARE LICENSED PROFESSIONALS AND ARE RESPONSIBLE FOR THESE PLANS AND SPECIFICATIONS. (PURSUANT TO SECTION 327.411 RSMO.) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ETC. 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.

SEAL: STATE OF MISSOURI JAMES T. ROTH NUMBER E-2000150065 REGISTERED PROFESSIONAL ENGINEER 5/16/05

CALEDONIA
HIGHWAY 40/61 AND WINGHAVEN
O'FALLON, MO 63366

DETAILED SITE/UTILITY PLAN

planning • engineering • surveying • landscape architecture
Cole and ASSOCIATES INCORPORATED
10777 sunset office dr. suite 10
saint louis, missouri 63127
p: 314 984 9887 f: 314 984 0587

DESIGNED BY: PMH
DRAWN BY: PMH
CHECKED BY: KER/JTR
DATE: 11/5/04
Job Number: 03-309
Sheet Number: C4.0

P&Z #5504

DATE: Apr 20, 2005 - 11:00am
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