

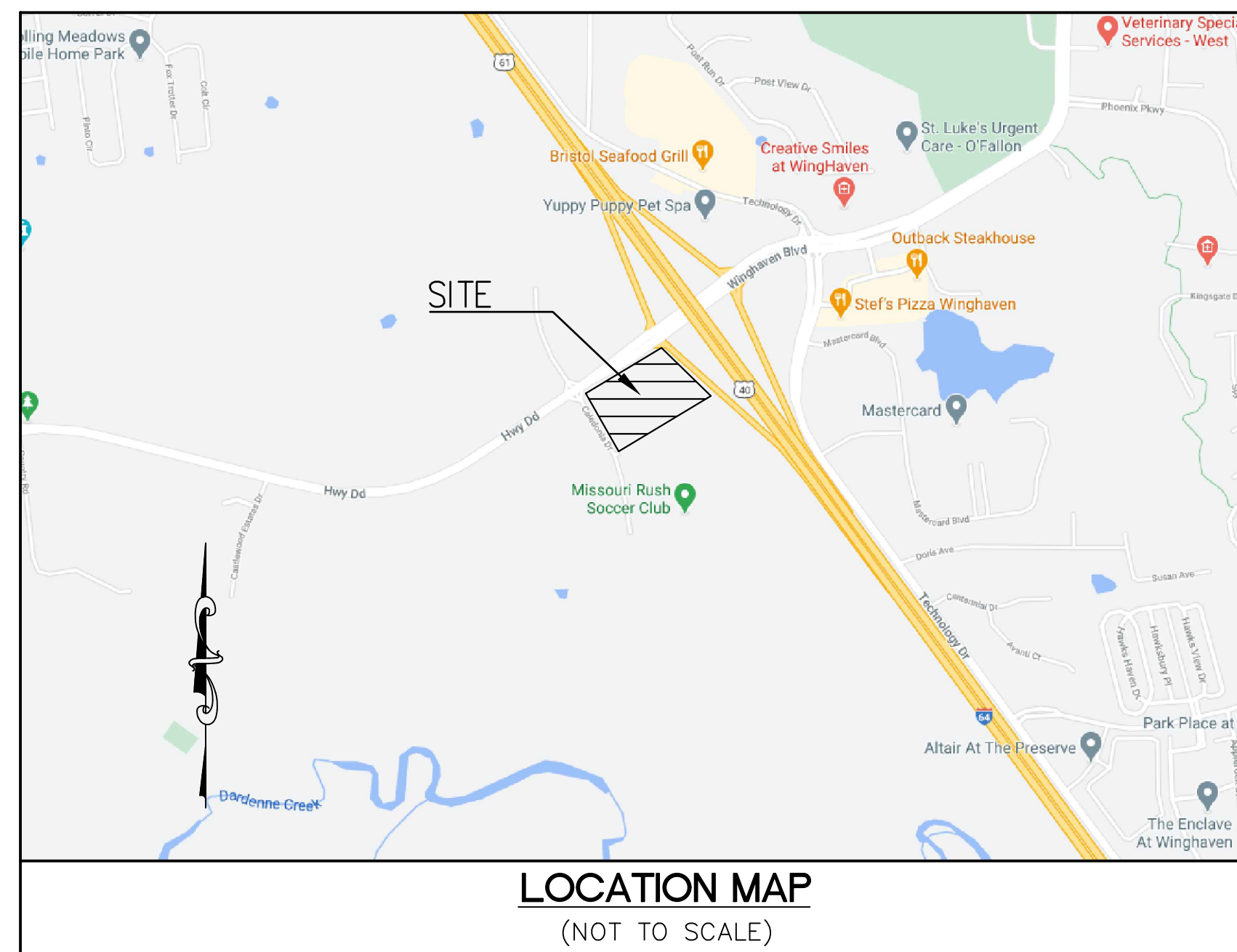
CALEDONIA PHASE II

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

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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

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	=	CUMVRE 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

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

APPROVED

Jeanie Strawick 05/24/2021

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.



CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

LEGEND

EXISTING		PROPOSED
460 459 +620.15	CONTOURS	460 459 621.25 (TOP OF CURB) (HIGHEST POINT)
~ ~ ~	SPOT GRADE	~ ~ ~
~ ~ ~	TREE LINE	~ ~ ~
⊙	TREE	⊙
⊙	BUSH	⊙
⊙	STORM MANHOLE	⊙
⊙	AREA INLET	⊙
⊙	CURB INLET	⊙
⊙	GRATED INLET	⊙
⊙	FLARED END SECTION	⊙
12" RCP	STORM SEWER	12" RCP
⊙	GRATED MANHOLE	⊙
⊙	STORM DESIGNATOR	⊙
⊙	DOWNSPOUT	⊙
⊙	DRAINAGE PIPE	⊙
⊙	SWALE/SLOPE INDICATOR	⊙
⊙	SANITARY MANHOLE	⊙
8" VCP	SANITARY SEWER	8" VCP
⊙	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)

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.

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

CIVIL ENGINEERS
CORPORATE
ENGINEERING
INC.
401165
MATTHEW G. STEUBER
PE-20190789
NOPE-201807899
DATE: 05/19/2021

CALEDONIA CENTER PHASE 2
O'FALLON, MO

COVER SHEET

DESIGN/CALC BY: MGS
DRAWN BY: MGS
CHECKED BY: EWM
DRAWING SCALE: AS SHOWN
DATE: 05/19/2021
Job Number: 21-0017
Sheet Number: C1.0

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