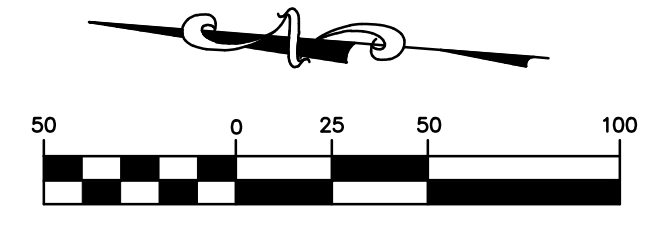


# SITE UTILITY PLAN - PHASE II



JANUARY, 2021

EXISTING		PROPOSED	
	PROPERTY LINE		RIGHT-OF-WAY
	LOT LINE		EASEMENT
	BUILDING SETBACK		UTILITY POLE / GUY WIRE
	UNDERGROUND ELECTRIC		UNDERGROUND ELECTRIC
	UNDERGROUND FIBER OPTIC		UNDERGROUND ELECTRIC
	SANITARY SEWER		SANITARY MANHOLE
	SANITARY FORCE MAIN		STORM SEWER
	STORM SEWER		INLET
	INLET		FLARED END SECTIONS
	GAS LINE		WATER LINE (SIZE)
	WATER LINE (SIZE)		FIRE HYDRANTS
	WATER VALVE		WATER METER
	FENCE		LIGHT
	CONCRETE PAVEMENT		ASPHALT PAVEMENT
	RIP-RAP		

## SITE LEGEND

- (A) 4' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C14.01)
- (B) TYPE 1 ACCESSIBLE RAMP (SEE DETAIL, SHEET C14.03)
- (C) TYPE 3 ACCESSIBLE RAMP (SEE DETAIL, SHEET C14.03)
- (D) DETECTABLE WARNING (SEE DETAIL, SHEET C14.02)
- (E) FIRE HYDRANT ASSEMBLY (SEE DETAIL, SHEET C14.08)
- (F) LIGHT POLE
- (G) 10' WIDE UTILITY EASEMENT
- (H) 20' WIDE UTILITY EASEMENT

636-594-0540 (tel.)  
636-594-0512 (fax)  
mail@ochran.com

**CHORAN**

Civil Engineering  
Land Surveying  
Architecture  
Site Development  
General Consulting  
Master Planning

Missouri State Certificate of Authority Numbers:  
Survey: 000380  
Engineering: 001655  
Architecture: 2002104240

Three working days prior to the start of any excavation call 1-800-868-8878 for utility location information.

All OSHA rules & regulations and all applicable local codes and regulations shall be strictly followed (i.e. trenching, blasting, etc.)

THE STREETS OF CALEDONIA  
PHASE II RESIDENTIAL  
O'FALLON, MISSOURI

DATE	BY	APP'D BY
	JMM	ERR
DATE:	JAN. 13, 2021	
SCALE:	1" = 50'	
PROJ. NO.:	17-6821	
DWG. NO.:	C3.0	

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

N/F  
ROLLING MEADOWS LTD  
4-0036-2011-00-0002.3100000

N/F  
SUN SECURED FINANCING LLC  
4-0036-6495-00-0001.0000000

N/F  
WATSON SUBDIVISION  
P.B. 4, PG. 91

Drawing name: E:\17-6821 - 260 Acre Tract along Hwy 40, O'Fallon, MO\AutoCad Drawings\6821 - Plan Sheets\Construction Drawings\PH2 Residential Plans\04\_Site Utility Plan Phase 2.dwg Tab: SITE UTILITY PLAN PH2 Plotted on: Jan 13, 2021 - 2:24pm Plotted by: j\_meyer