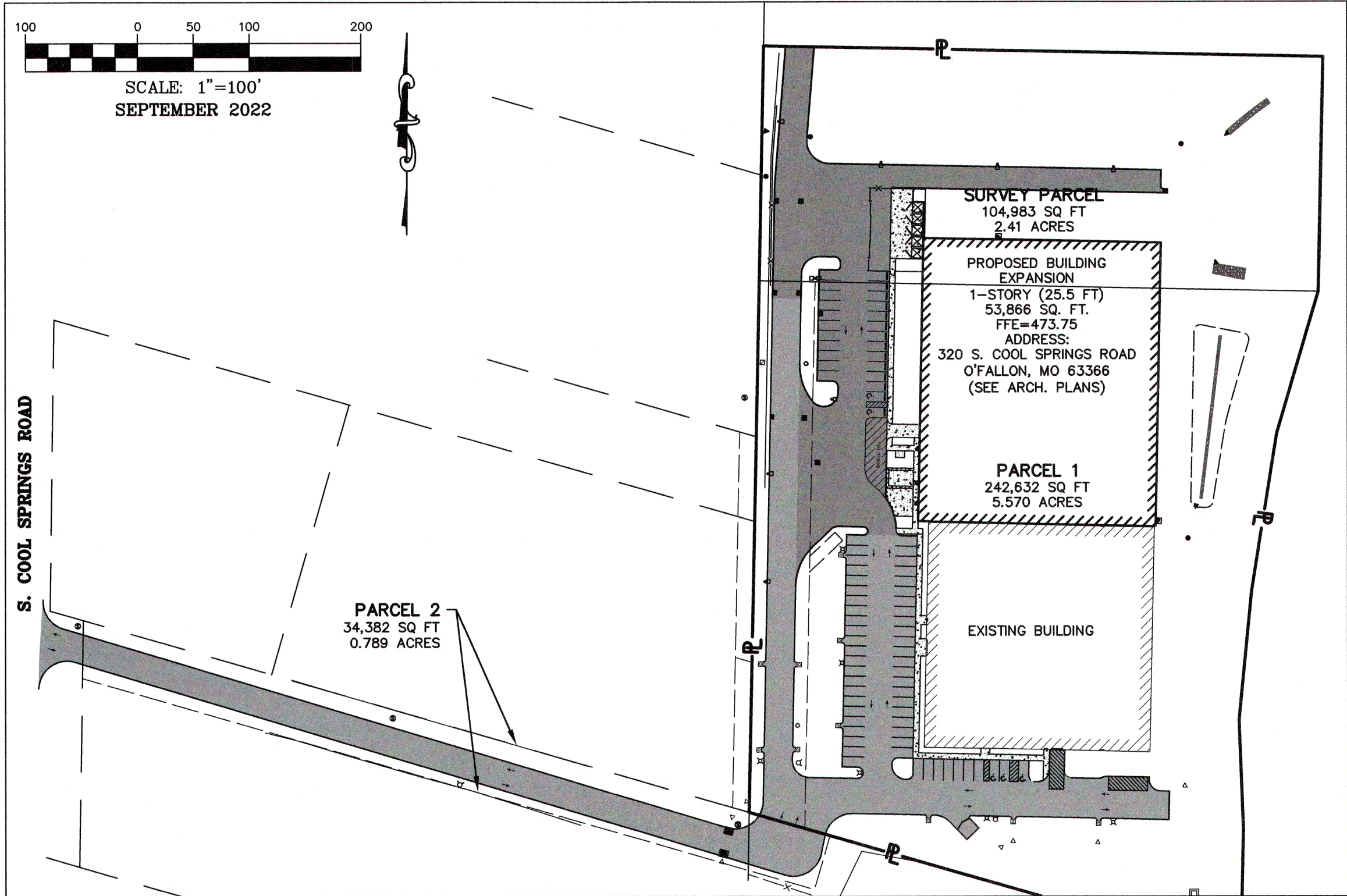




Plan View



Locator Map

Drawing Index:

City of O’Fallon Development Notes.....C1

General Notes.....C2

Existing Conditions.....C3

Site Plan.....C4

Utility Plan.....AS-BUILT C5

Grading and SWP Plan.....C6

S.W.P.P.P. General Notes and Details.....C7

Storm Sewer Plan and Profile.....AS-BUILT C8

Storm Sewer Plan and Profile.....AS-BUILT C9

Existing Drainage Area Map.....C10

Proposed Drainage Area Map.....C11

Existing Tributary Drainage Area Map.....C12

Proposed Tributary Drainage Area Map.....C13

Detention Basin Cross-Sections.....AS-BUILT C14

Details.....C15

Details.....C16

Photometric Plan.....C17

Landscape Plan.....C18

Tree Preservation Plan.....C19

Benchmarks

Project
ELEV.=558.07 (NAVD 1988)

THE PROJECT BENCHMARK IS A MISSOURI DNR GRS ALUMINUM DISK STAMPED "SC-54 2000" AND IS SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND. IT IS LOCATED ABOUT 3 MILES WEST OF O’FALLON, MO ON THE SOUTH SIDE OF WEST TERRA ROAD AT AN AMEREN UE SUBSTATION. IT IS 21 FEET EAST OF THE GRAVEL ENTRANCE TO THE SUBSTATION; 4.0 FEET EAST OF A CARSONITE WITNESS POST; 32 FEET SOUTH OF THE CENTER OF WEST TERRA ROAD; 99.2 FEET WEST-SOUTHWEST OF THE TOP NUT OF A FIRE HYDRANT; 56 FEET WEST OF THE CENTER OF AN ASPHALT ENTRANCE; 60.9 FEET NORTH-NORTHEAST OF THE NORTHEAST CORNER OF A CYCLONE FENCE AROUND THE SUBSTATION AND 125.0 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAME CYCLONE FENCE.

Site
ELEV.=469.01 (NAVD 1988)

SITE BENCHMARK: ELEVATION 469.01’

CONTROL ROD LOCATED APPROXIMATELY 164 FEET SOUTHEAST OF THE FLARED END SECTION ALONG SURVEY PARCEL SOUTHERN LINE.

Legend

EXISTING	
PROPERTY LINE	---
BOUNDARY ADJOINER	---
EXISTING MAJOR CONTOUR	--- XXX ---
EXISTING MINOR CONTOUR	--- XXX ---
EXISTING EASEMENT	---
EXISTING SETBACK	---
EXISTING OVERHEAD UTILITIES	OHU
EXISTING STORM SEWER	SS
EXISTING GAS LINE/MAIN	G
EXISTING FENCE	X
EXISTING GAS VALVE	⊙
EXISTING UTILITY POLE	⊙
EXISTING PIPE BOLLARD	⊙
EXISTING ELECTRIC BOX	E
EXISTING TELECOM PEDISTAL	G
EXISTING AREA INLET	⊠
EXISTING TREE	⊙
EXISTING TREE LINE	---
EXISTING CONCRETE	---
EXISTING ASPHALT	---
EXISTING GRAVEL	---
EXISTING BUILDING	---
NEW	
NEW MAJOR CONTOUR	--- XXX ---
NEW MINOR CONTOUR	--- XXX ---
NEW T.C.E.	---
NEW STORM SEWER PIPE	SS
NEW FLARED END SECTION	▶
SPOT ELEVATION	xxx
NEW ACCESSIBLE PARKING SYMBOL	⊙
NEW TREE LINE	---
NEW CONCRETE TRAIL	---
NEW STANDARD DUTY ASPHALT	---
NEW CONCRETE	---
NEW HEAVY DUTY CONCRETE	---
NEW GRAVEL	---

Conditions of Approval From Planning and Zoning

- CONDITIONS OF SITE PLAN:
- Medical Marijuana-related land uses are subject to State of Missouri approval.
 - The proposed addition is shown on a lot configuration that has not yet been recorded. The plat will need to be recorded before construction plans can be approved.
 - Provide evidence that detention has been provided for the addition.
 - Show all recorded easements on the plan with their recording information.
 - Extend the cross access easement to the north property line. The cross access easement shown on the original development plan must be recorded.
 - The building cannot be any closer than 30 feet from the high water elevation in the basin. The storage in the basin below the BFE does not count for detention.
 - Provide documentation regarding endangered species habitat removal from the US Fish & Wildlife Services (if required).
 - Provide Tree Preservation calculations in accordance with Code Section 402.040.

- City of O’Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O’Fallon are as follows:
October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday
- The area of this phase of development is 4.67 AC.
The area of land disturbance is 4.26 AC.
Number of proposed lots is 1.
Building setback information. Front 30’
Side 20’ unless next to road/street then 30’
Rear 35’
- The estimated sanitary flow in gallons per day is 7,100 GPD
- Tree preservation calculations: SEE SHEET C19

CITY OF O’FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE 08/29/2024
PROFESSIONAL ENGINEER’S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
MISSOURI ONECALL SYSTEM
1-800-DIG-RITE or 811
www.mo1call.com

City of O’Fallon Standard Notes and Details – July 2019

AS-BUILT PLANS

Professional Engineer Seal for Michael L. Hackmeister, State of Missouri, License No. E-2017018980, dated 08/29/2024.

C3 INDUSTRIES logo and vertical text.

Cochran Engineering & Surveying logo and contact information.

Professional Engineer Seal for Michael L. Hackmeister, State of Missouri, License No. E-2017018980, dated 08/29/2024.

Michael L. Hackmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Sanitary Sewers
City of O’Fallon
100 N. Main St.
O’Fallon, MO. 63366
Contact: 636-240-2000

Water
City of O’Fallon
100 N. Main St.
O’Fallon, MO. 63366
Contact: 636-240-2000

Storm Sewer
City of O’Fallon
100 N. Main St.
O’Fallon, MO. 63366
636-240-2000

Electric
Ameren Missouri
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas
Spire Gas
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

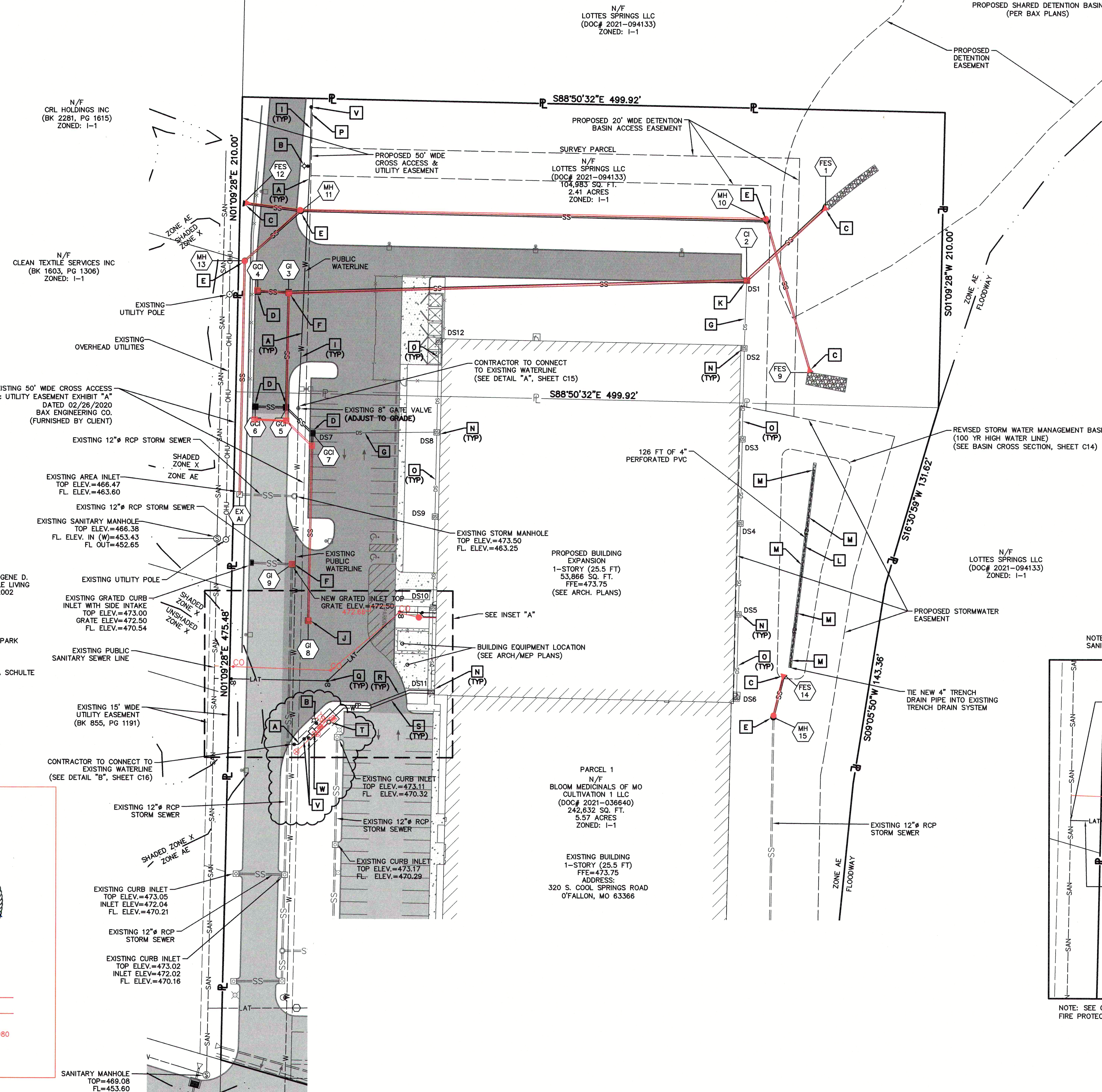
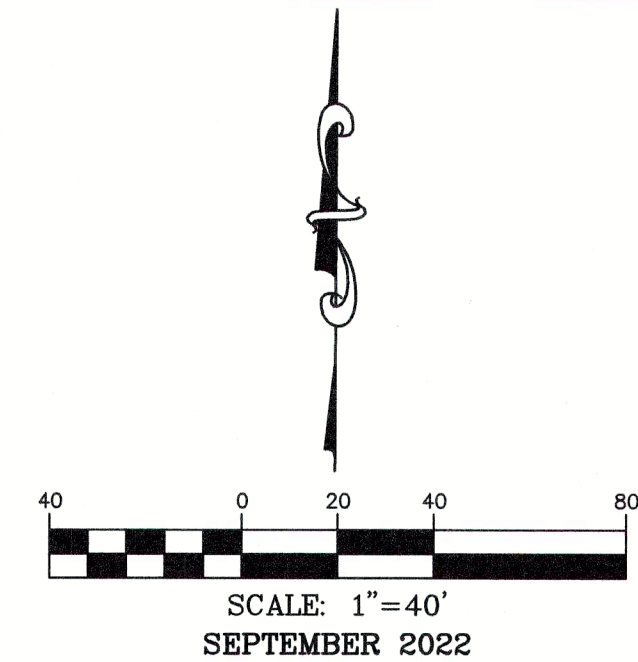
Telephone
CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District
O’Fallon Fire Protection District
111 Laura K Dr.
O’Fallon, MO. 63366
636-272-3493

P+Z No. 22-002935
Approval Date: 6/2/2022
Permit No.

Page No.
C0

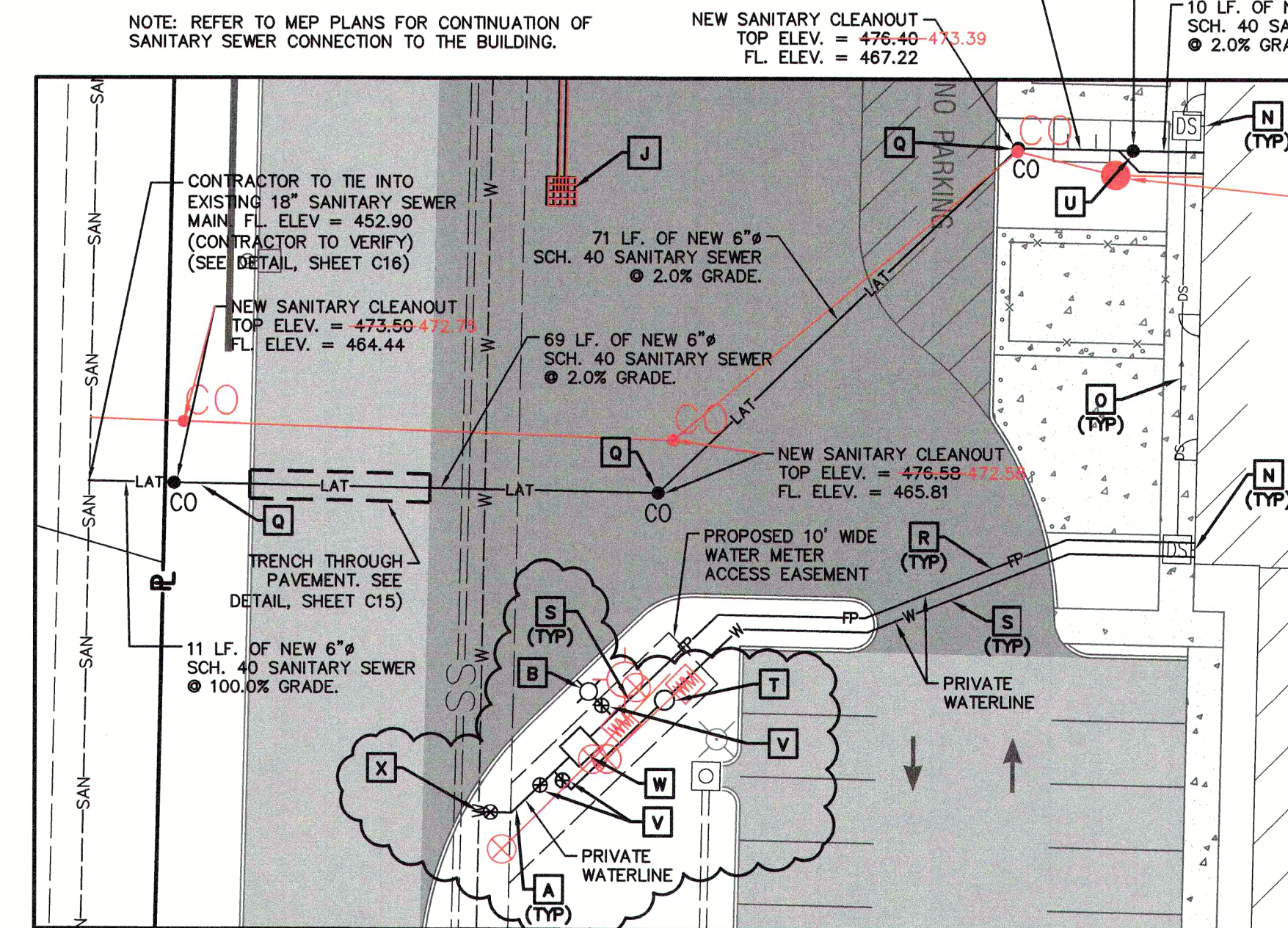
AS-BUILT UTILITY PLAN



DOWNSPOUT COLLECTOR FLOWLINE TABLE	
DS1 FL ELEV. =	466.81
DS2 FL ELEV. =	468.73
DS3 FL ELEV. =	469.38
DS4 FL ELEV. =	469.98
DS5 FL ELEV. =	470.63
DS6 FL ELEV. =	471.23
DS7 FL ELEV. =	468.49
DS8 FL ELEV. =	469.38
DS9 FL ELEV. =	469.98
DS10 FL ELEV. =	470.63
DS11 FL ELEV. =	471.23
DS12 FL ELEV. =	470.03

UTILITY LEGEND

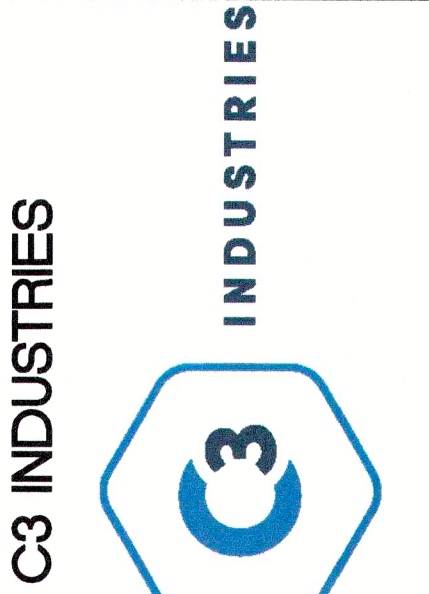
- A NEW 8" SDR 21 PVC WATER MAIN.
- B NEW FIRE HYDRANT PER CITY STANDARDS. SEE DETAILS, SHEET C16.
- C NEW FLARED END SECTION. SEE DETAIL, SHEET C15.
- D NEW GRATED CURB INLET WITH SIDE INTAKE. SEE DETAIL, SHEET C15.
- E NEW STORM MANHOLE. SEE DETAIL, SHEET C16.
- F NEW GRATED INLET TOP. SEE DETAIL, SHEET C16.
- G NEW 12" SDR 26 PVC DOWNSPOUT COLLECTOR LINE AT 1.00% MIN. SLOPE. SEE DETAIL, SHEET C16.
- H NEW 6" SCH 40 PVC SANITARY LATERAL. SEE DETAIL, SHEET C16.
- I NEW RESTRAINED JOINT PIPING FOR WATER LINE.
- J NEW GRATED INLET. SEE DETAIL, SHEET C16.
- K NEW CURB INLET. SEE DETAILS, SHEET C16.
- L NEW TRENCH DRAIN. SEE DETAIL, SHEET C15.
- M NEW 4" DOME GRATE. SEE DETAIL, SHEET C15.
- N NEW DOWNSPOUT CONNECTION. SEE DETAIL, SHEET C16.
- O NEW 10" SDR 26 PVC DOWNSPOUT COLLECTOR LINE AT 1.00% MIN. SLOPE. SEE DETAIL, SHEET C16.
- P NEW CONCRETE CROSS BLOCK. SEE DETAIL, SHEET C16.
- Q NEW SANITARY SEWER CLEAN-OUT. SEE DETAIL, SHEET C16.
- R NEW 6" SDR 21 PVC FIRE PROTECTION LINE.
- S NEW 2" SDR 21 PVC WATER SERVICE LINE.
- T NEW 2" WATER METER. SEE DETAIL, SHEET C16.
- U NEW SANITARY SAMPLING TEE. SEE DETAIL, SHEET C15.
- V NEW GATE VALVE. SEE DETAIL, SHEET C16.
- W NEW DETECTOR CHECK VALVE IN PYRAMID BOX.
- X NEW 8"x8"x8" TAPPING TEE AND VALVE. SEE DETAIL "B", SHEET C16.



All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE OR 811
www.motcall.com

City of O'Fallon Standard Notes and Details - July 2019



636-332-4574 (tel.)
636-332-0760 (fax)
www.motcall.com
North Office
8 East Main Street
Warrensburg, Missouri 63385
COCHRAN
• Civil Engineering
• Land Surveying
• Site Development
• Surveying
• General Consulting
• Master Planning
Missouri State Certificate
of Authority Number: 2010000046
Cochran Project No. M20-8003C



DATE
Michael L. Hockmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Developer Information
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
2082 SOUTH STATE STREET, ANN ARBOR, MI 48104
(734)-323-1822

Owner Information
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
2082 SOUTH STATE STREET, ANN ARBOR, MI 48104

Utility Plan

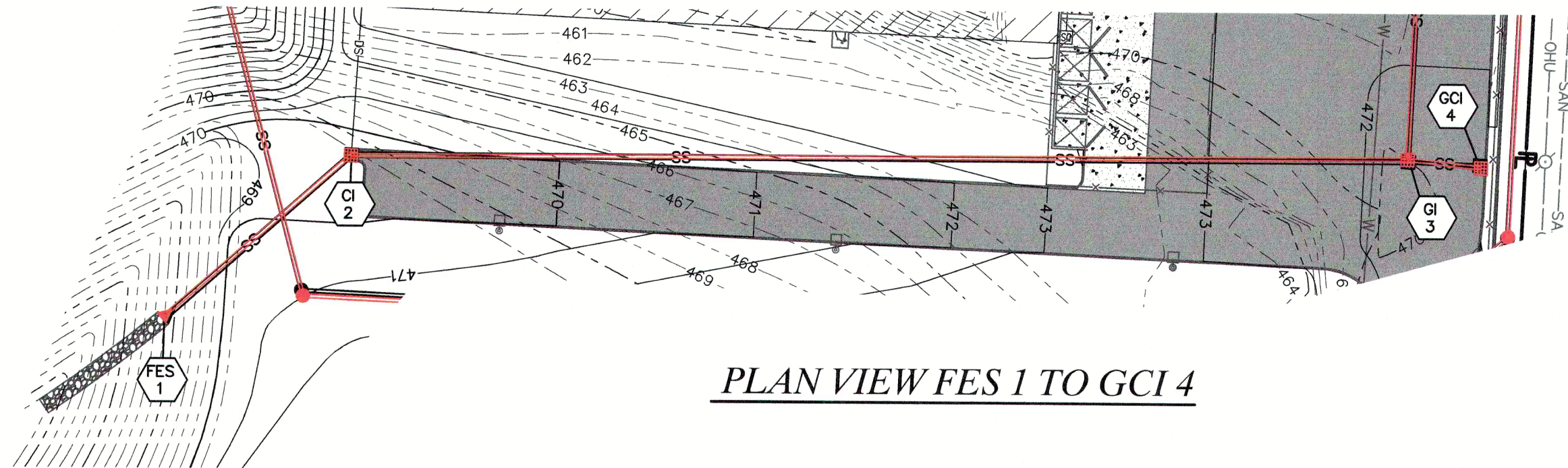
P+Z No. 22-002935

City No.

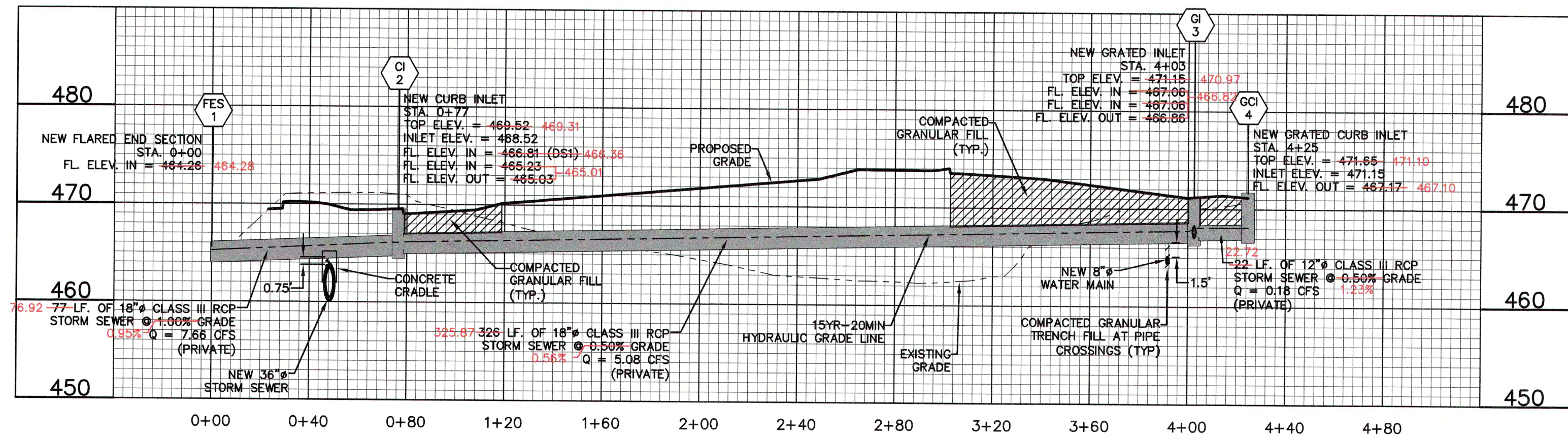
Page No.

C5

AS-BUILT STORM SEWER PLAN AND PROFILE

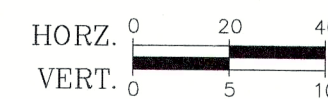


PLAN VIEW FES 1 TO GCI 4

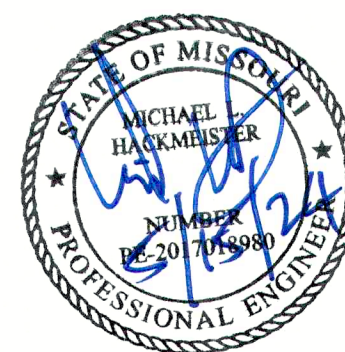


PROFILE VIEW FES 1 TO GCI 4

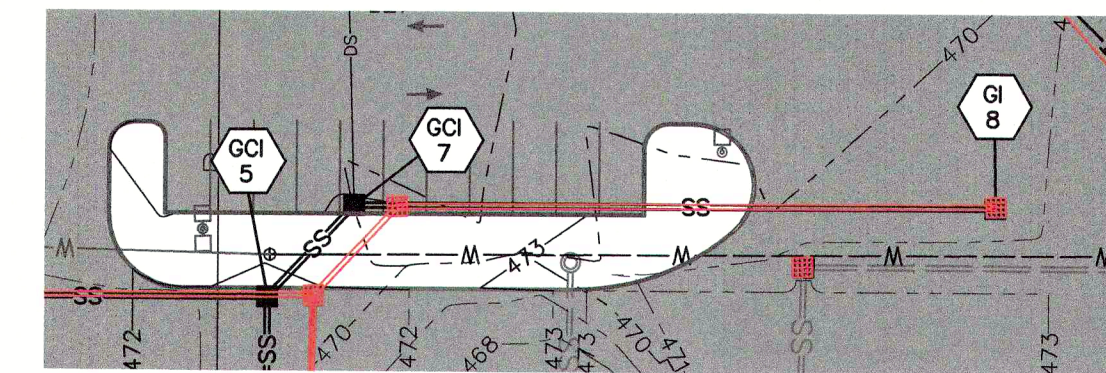
NOTE: CONCRETE CRADLE TO BE 4,000 PSI TYPE B CONCRETE. CONCRETE SHALL BE FROM CENTERLINE OF EACH PIPE AND EXTEND 12" BEYOND EDGES OF EACH PIPE.



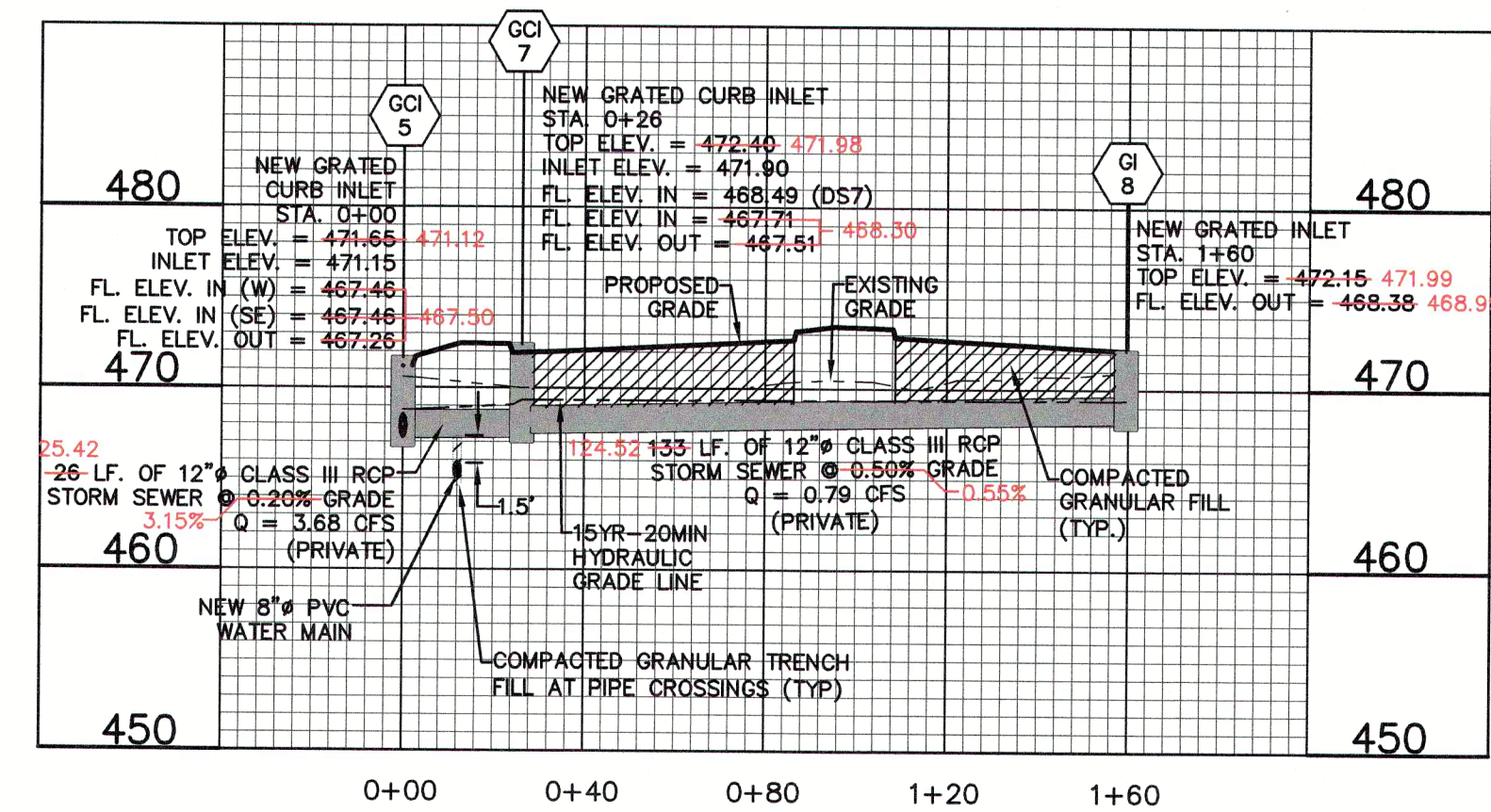
AS-BUILT PLANS



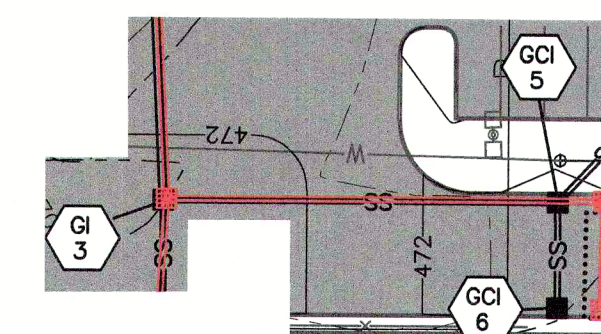
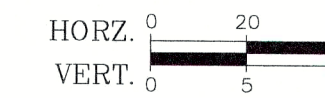
DATE
Michael L. Hackmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying



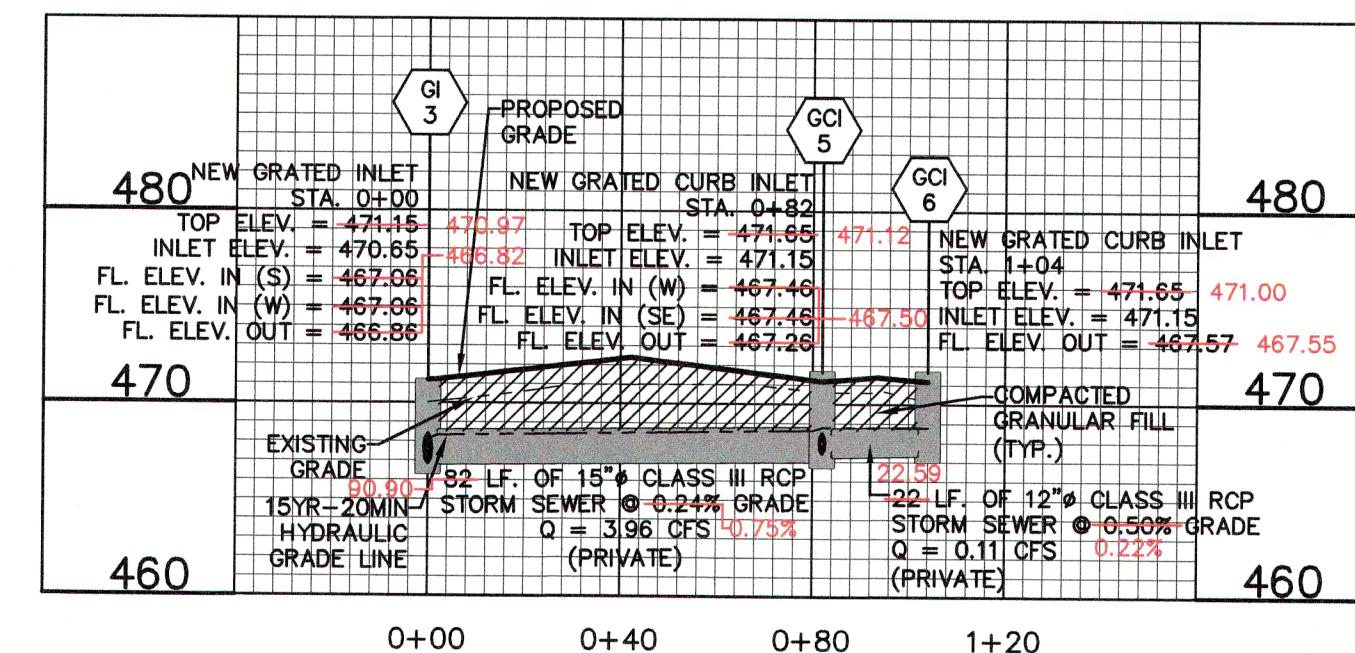
PLAN VIEW GCI 5 TO GCI 8



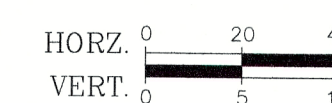
PROFILE VIEW GCI 5 TO GCI 8



PLAN VIEW GCI 3 TO GCI 6



PROFILE VIEW GCI 3 TO GCI 6



All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.).

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
www.motcall.com

City of O'Fallon Standard Notes and Details - July 2019

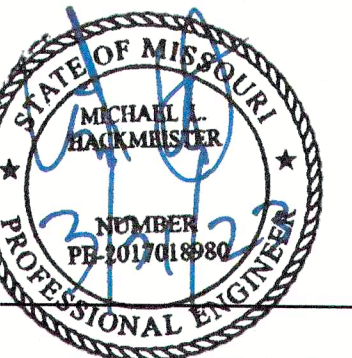
C3 INDUSTRIES



636-332-4574 (tel.)
636-332-4574 (fax)
www.cochran-engineering.com
Cochran Engineering & Surveying
• Land Surveying
• Architecture
• Site Development
• General Consulting
• Master Planning



Missouri State Certificate
of Authority Number: 2010000046
Cochran Project No. M20-8003C



DATE
Michael L. Hackmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Developer Information
OPS MISSOURI HOLDINGS, LLC
2082 SOUTH STATE STREET ANN ARBOR, MI 48104
(734)-323-1822

Owner Information
COOL SPRINGS EAST, LLC
2025 ZUMBEHL ROAD #B71 ST. CHARLES, MO 63303

Storm Sewer Plan and Profile

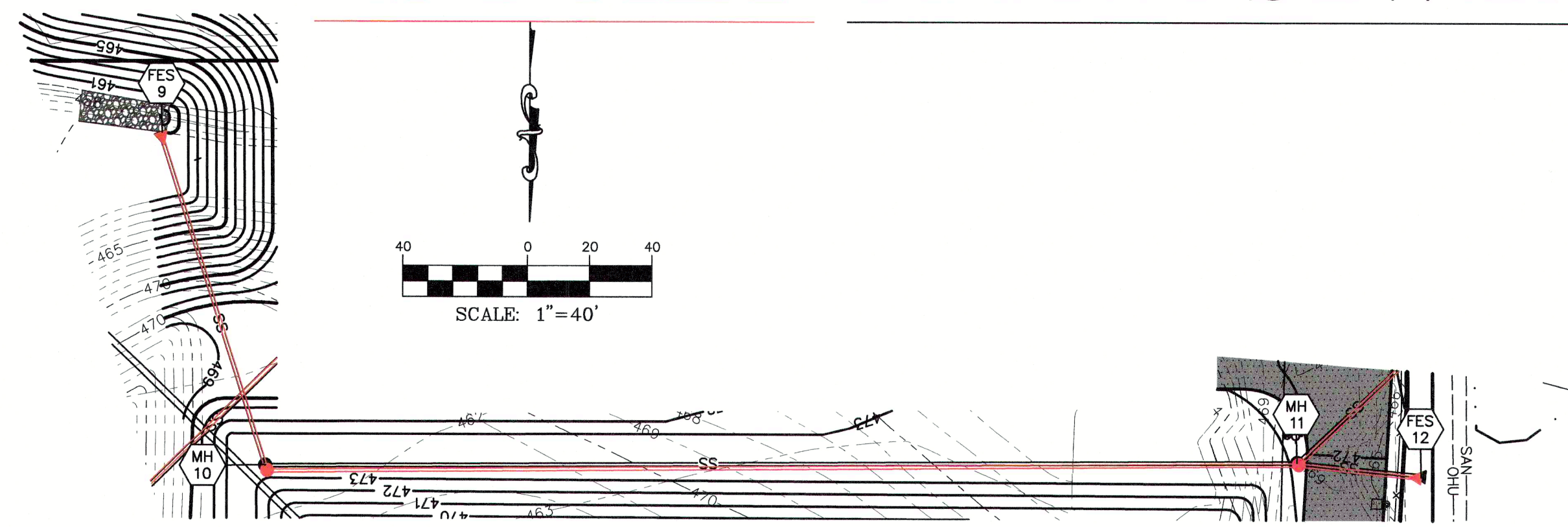
P+Z No. 22-002935

City No.

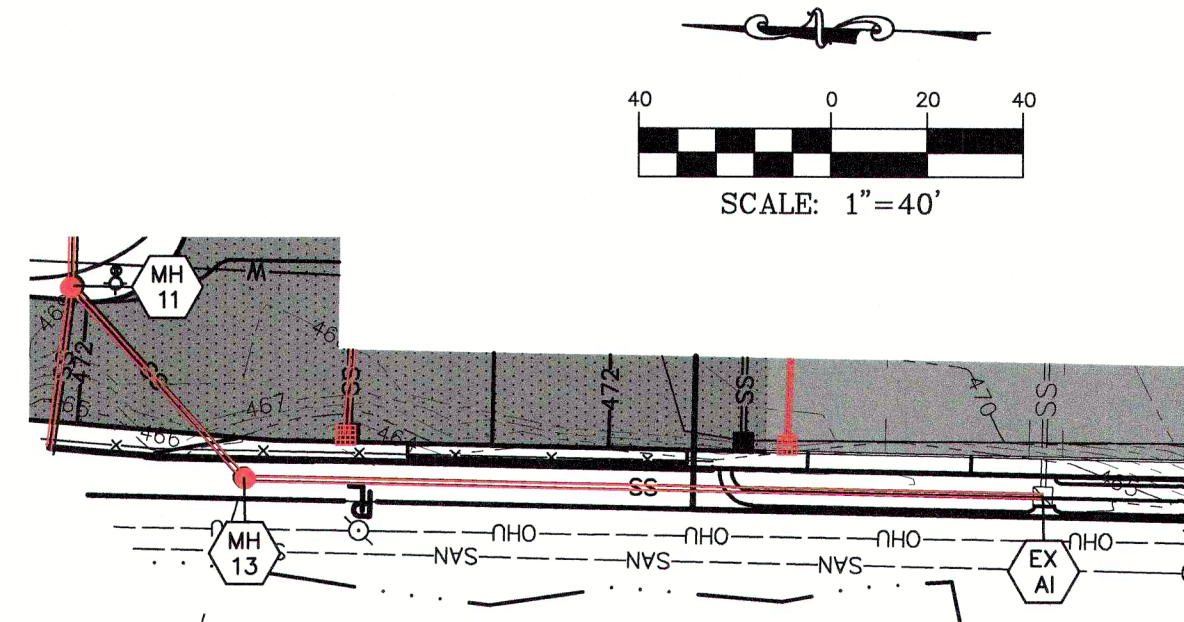
Page No.

C8

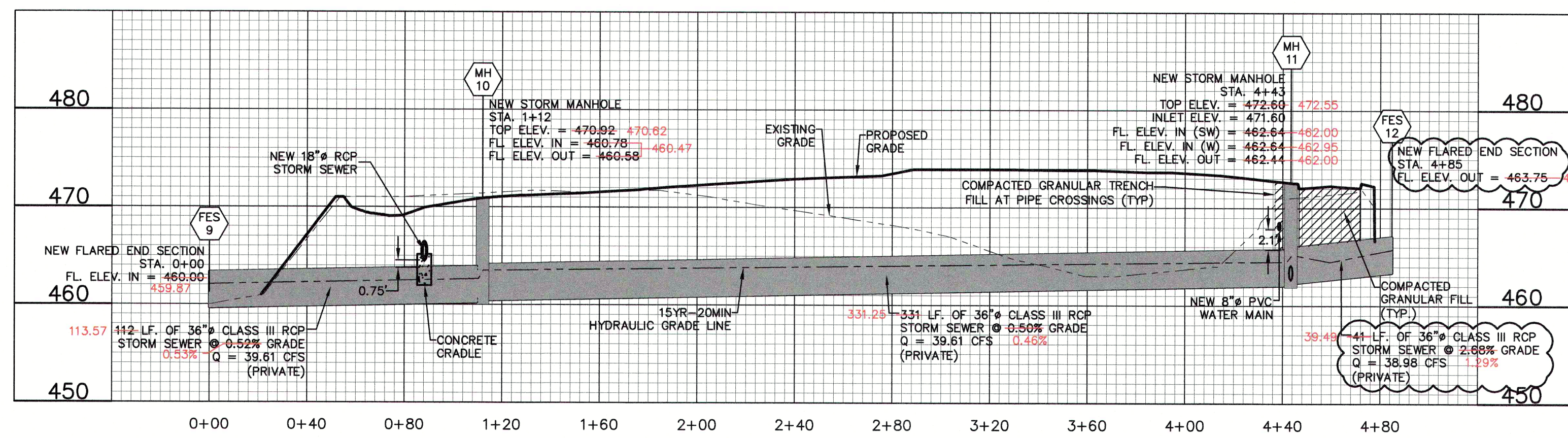
AS-BUILT STORM SEWER PLAN AND PROFILE



PLAN VIEW FES 9 TO FES 12

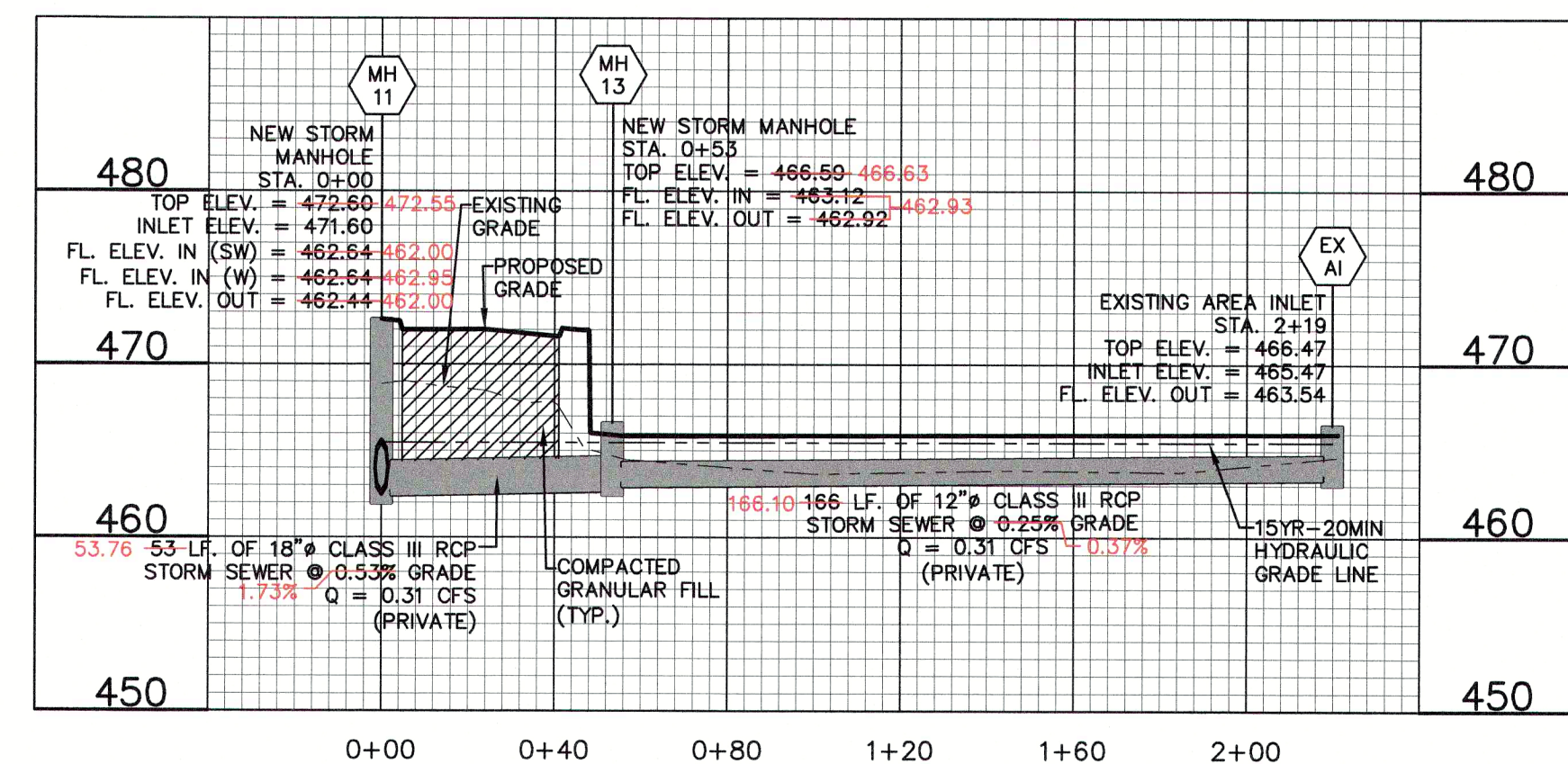


PLAN VIEW MH 13 TO EX AI

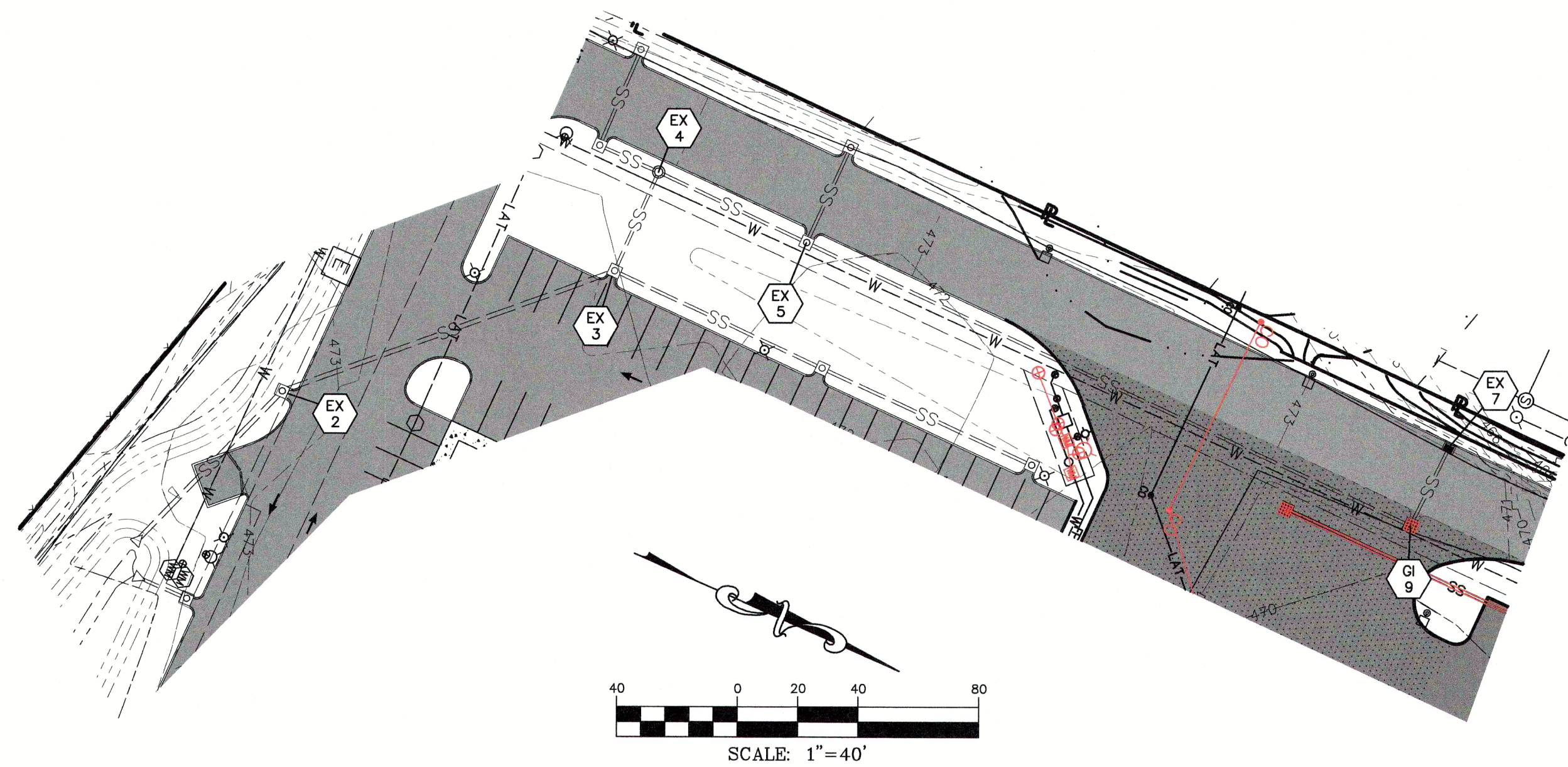


PROFILE VIEW FES 9 TO FES 12

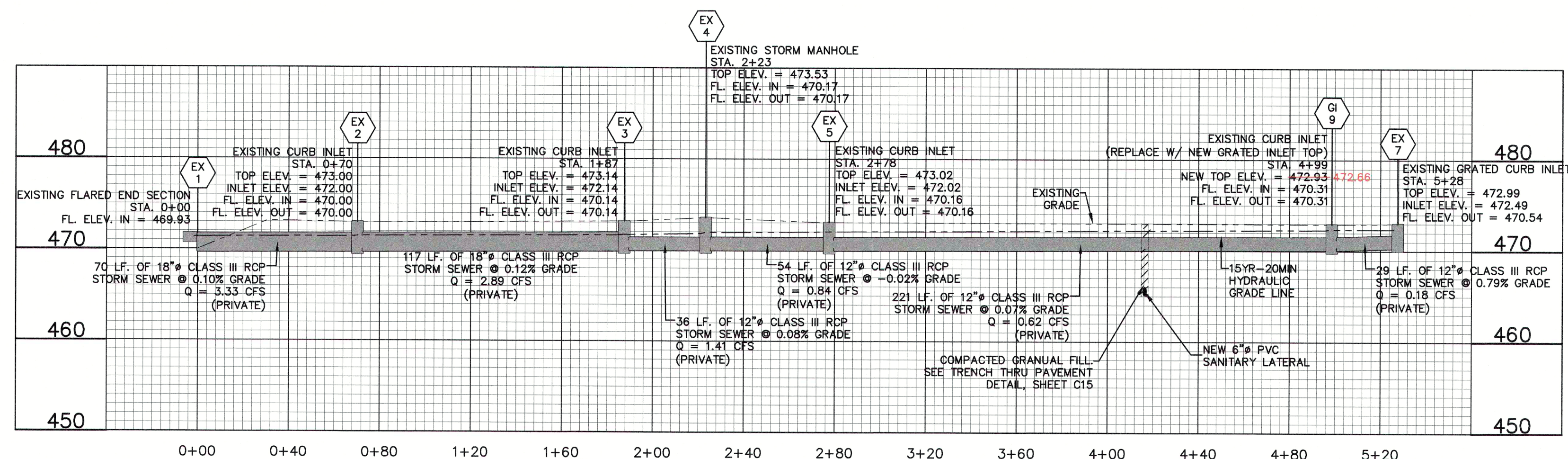
NOTE: CONCRETE GRADE TO BE 4,000 PSI
TYPE B CONCRETE. CONCRETE SHALL BE
FROM CENTERLINE OF EACH PIPE AND
EXTEND 12" BEYOND EDGES OF EACH PIPE.



PROFILE VIEW MH 13 TO EX AI



PLAN VIEW EX 1 TO EX 7



PROFILE VIEW EX 1 TO EX 7

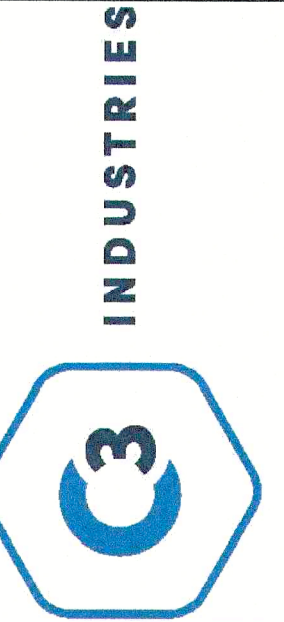
AS-BUILT PLANS



DATE

Michael L. Hackmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

C3 INDUSTRIES



636-332-4574 (tel.)
636-327-0760 (fax)
North Office
8 East Main Street
Warrensburg, Missouri 63385

Civil Engineering
Surveying
Architect
Site Development
General Consulting
Master Planning

Missouri State Certificate
of Authority Number: 201000046
Cochran Project No. M20-8003C

DATE
Michael L. Hackmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Developer Information
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
2082 SOUTH STATE STREET, ANN ARBOR, MI 48104
(734)-323-1822

Owner Information
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
2082 SOUTH STATE STREET, ANN ARBOR, MI 48104

Storm Sewer Plan and Profile

P+Z No. 22-002935

City No.

Page No.

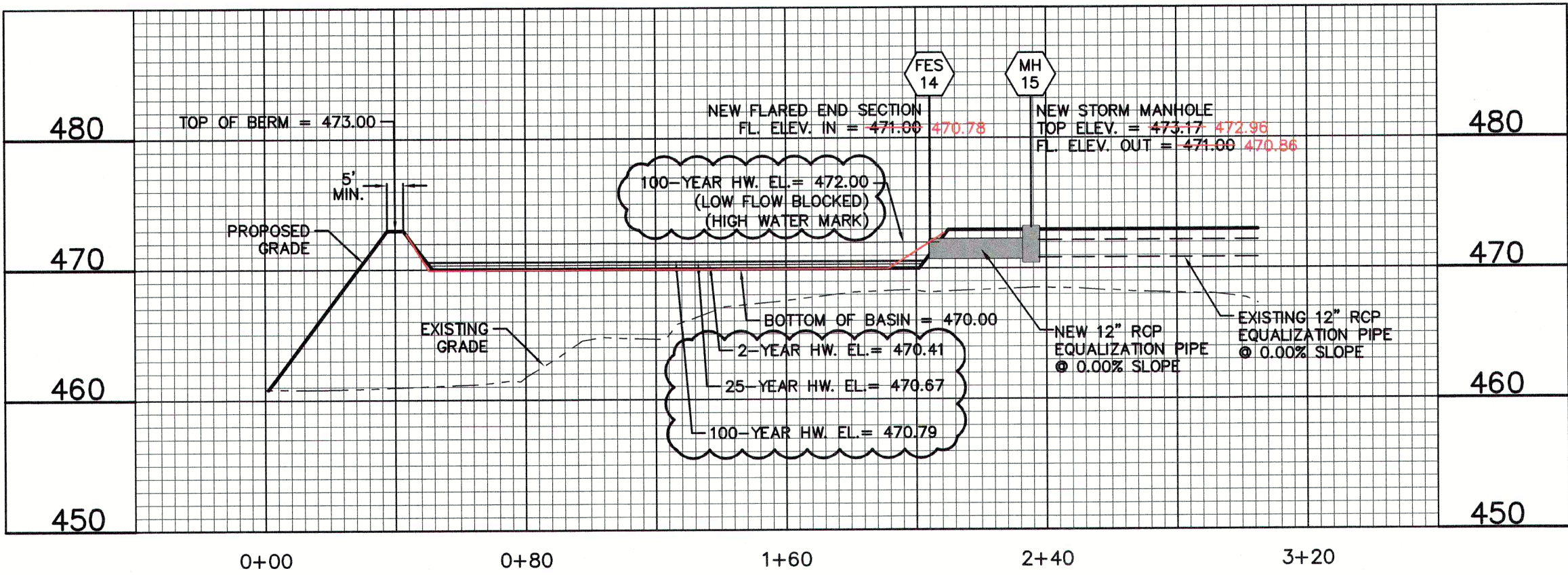
C9

All OSHA rules & regulations
established for the type of
construction required by these
plans shall be strictly followed
(ie. Trenching, Blasting, etc.)

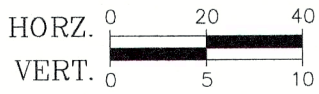
CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
www.motcall.com

City of O'Fallon Standard Notes and Details - July 2019

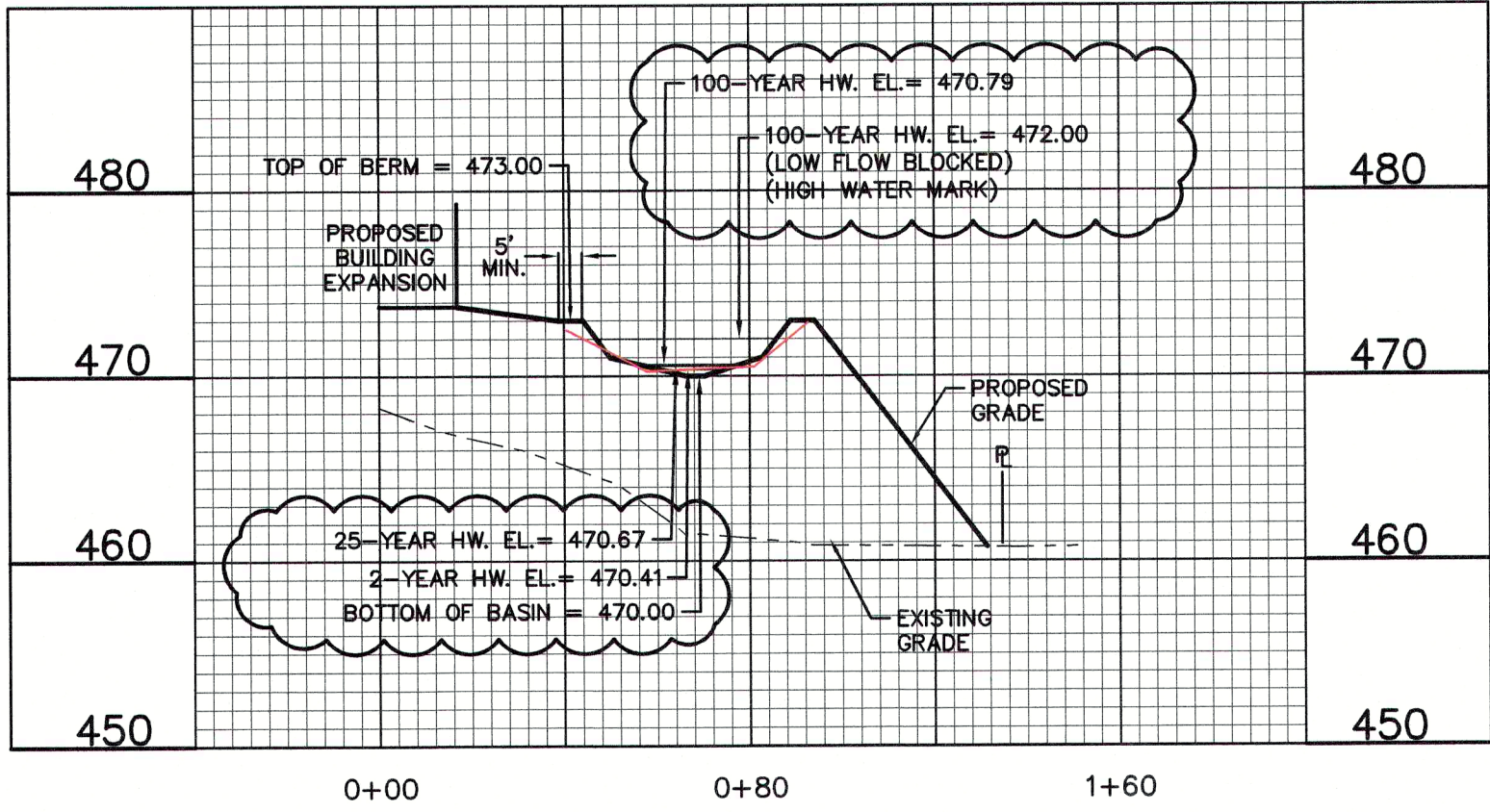
AS-BUILT DETENTION BASIN CROSS SECTIONS



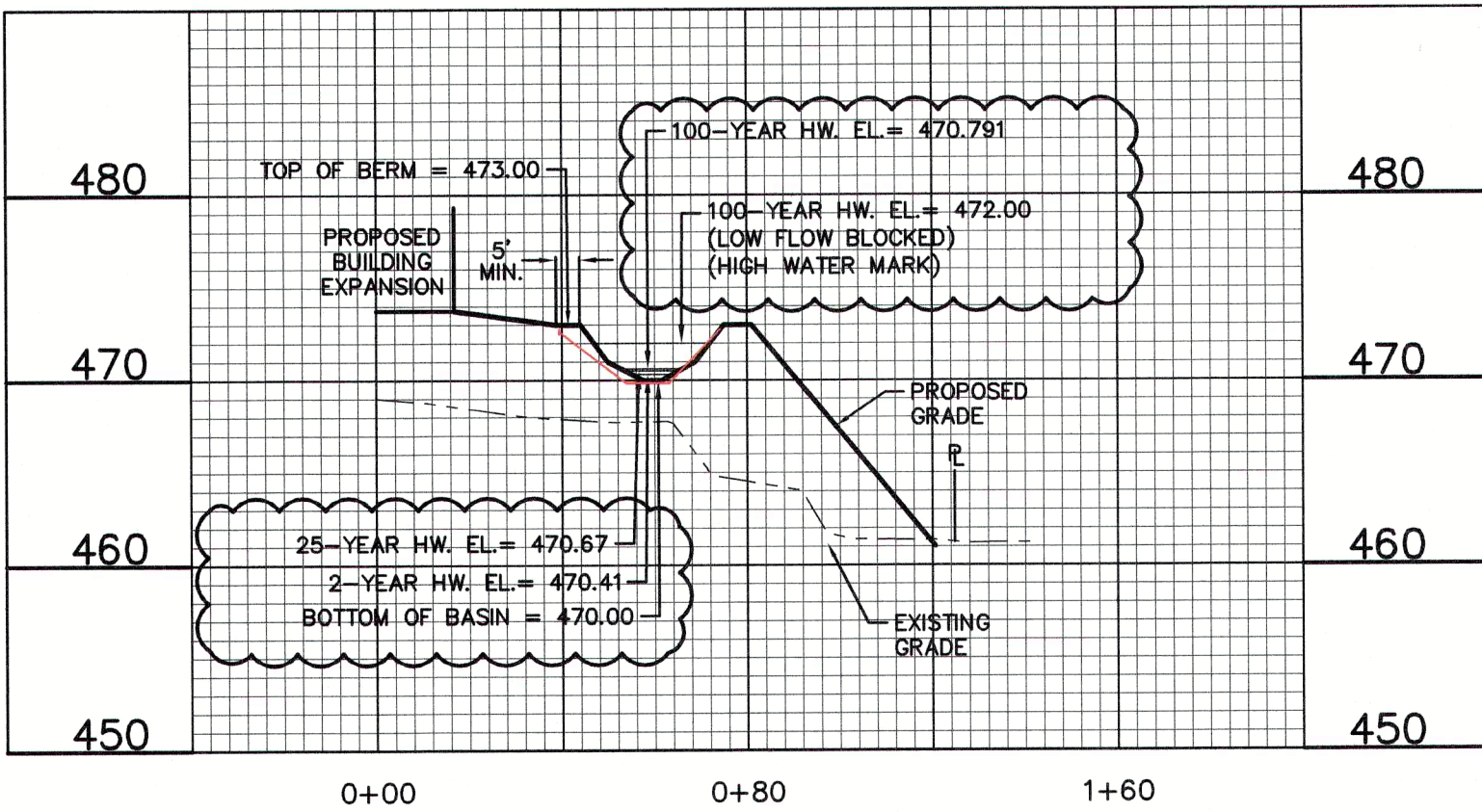
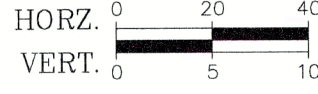
CROSS SECTION A-A



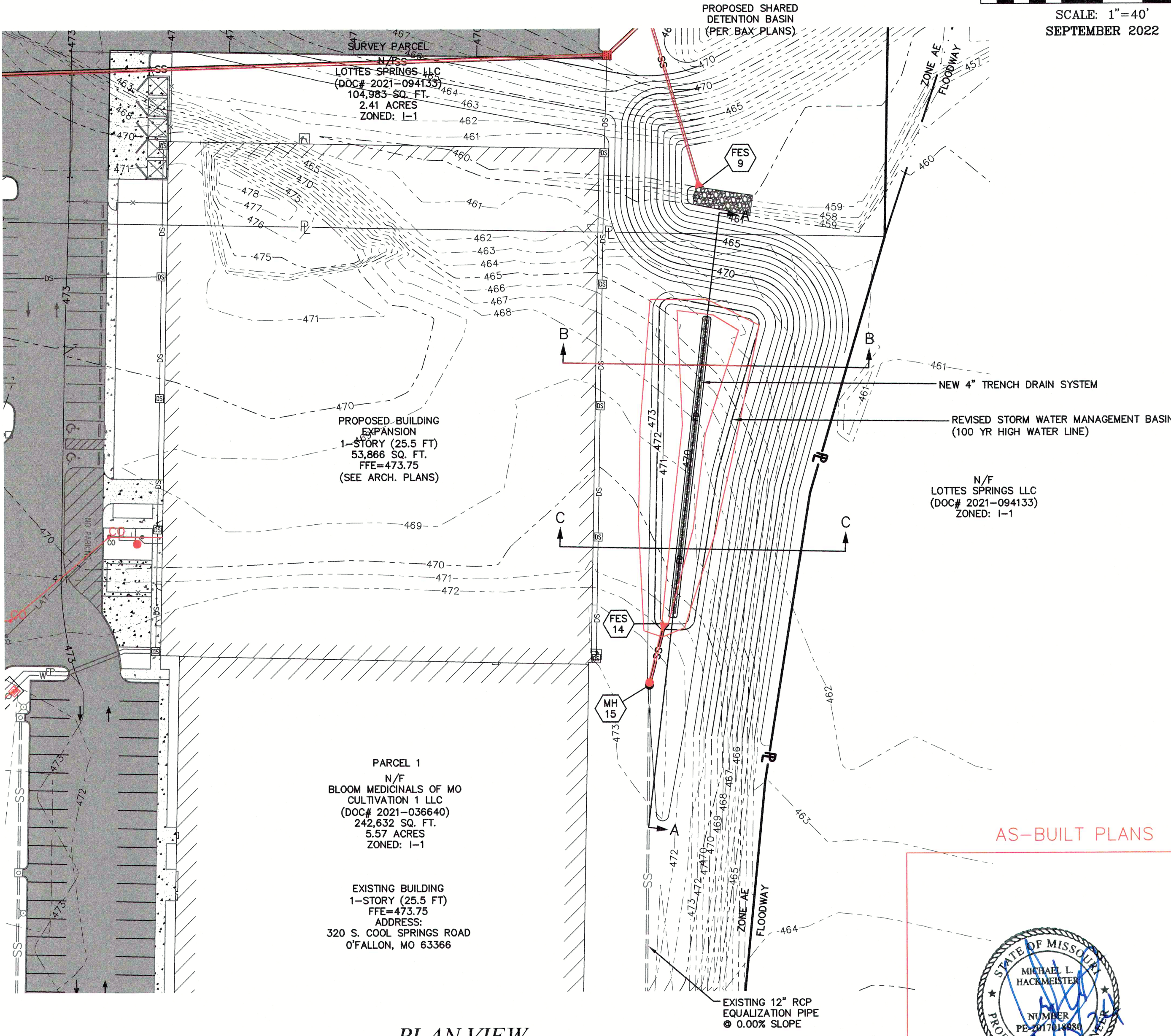
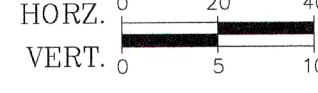
NOTE: SEE TRENCH DRAIN
DETAIL ON SHEET C15.



CROSS SECTION B-B



CROSS SECTION C-C



PLAN VIEW

AS-BUILT PLANS



DATE
Michael L. Hackmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

All OSHA rules & regulations
established for the type of
construction required by these
plans shall be strictly followed
(ie. Trenching, Blasting, etc.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!
1-800-DIG-RITE or 811
www.motocall.com

City of O'Fallon Standard Notes and Details - July 2019

C3 INDUSTRIES

INDUSTRIES

636-332-4574 (tel.)
636-327-0760 (fax)
www.cochranengineering.com

North Office
8 East Main Street
Wentzville, Missouri 63385

- Civil Engineering
- Land Surveying
- Architecture
- Site Development
- General Consulting
- Master Planning

Missouri State Certificate
of Authority Number: 2010000046
Cochran Project No. W20-8003C

DATE
Michael L. Hackmeister No. E-2017018980
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

Developer Information
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
2082 SOUTH STATE STREET: ANN ARBOR, MI 48104
(734)-323-1822

Owner Information
BLOOM MEDICALS OF MO CULTIVATION 1 LLC
2082 SOUTH STATE STREET: ANN ARBOR, MI 48104

City No.

Page No.

C14