

- CONSTRUCTION NOTES:**
- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, UTILITIES MUST BE CONSIDERED APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEIR EXACT LOCATION AND THE EXISTENCE OF ANY UTILITY NOT SHOWN. ALL UTILITIES SHALL BE LOCATED BOTH HORIZONTALLY AND VERTICALLY TO INSURE CLEARANCE/COVER OF ANY PROPOSED GRADING, SEWER, FOOTINGS, ETC. PRIOR TO CONSTRUCTION, UTILITY COMPANY REPRESENTATIVES SHALL BE ON SITE DURING SUCH TIMES THAT EXCAVATION IS TAKING PLACE IN THE VICINITY OF THEIR FACILITIES. SURFACE EXPLORATION WAS UNDERTAKEN ON THIS SITE. ALL UNDERGROUND UTILITIES ARE CONSIDERED APPROXIMATE AND ARE NOT CERTIFIED HERETO.
 - ALL ELEVATIONS ARE BASED ON MDDOT VRS NETWORK, NAVD 1988 DATUM.
 - BOUNDARY INFORMATION FROM PLAT OF RECORD.
 - CONTOURS BASED ON TOPOGRAPHIC INFORMATION COLLECTED BY WSE IN OCTOBER 2020.
 - ALL EXCAVATIONS, WHETHER THEY BE UTILITY TRENCHES, BASEMENT EXCAVATIONS, OR FOOTING EXCAVATIONS, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) CONSTRUCTION STANDARDS FOR EXCAVATIONS.
 - PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 - ALL WORK MUST BE PERFORMED WITHIN EXISTING OR ACQUIRED EASEMENTS, AGENCY APPROVAL OF THESE PLANS DOES NOT AUTHORIZE OR CONDONE WORK OUTSIDE OF THE EASEMENTS.
 - ALL CONSTRUCTION METHODS AND MATERIAL SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON, MISSOURI, IN THE ABSENCE OF ANY APPLICABLE LOCAL STANDARDS, THE REQUIREMENTS SET FORTH HEREON SHALL GOVERN.
 - SILTATION AND EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY GRADING OPERATIONS AND SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS UNTIL SUFFICIENT VEGETATION HAS BEEN ESTABLISHED ON THE SITE TO PREVENT EROSION.
 - ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY LOCAL GOVERNING AUTHORITY OR THE STATE OF MISSOURI.
 - SLOPES ON THIS PROJECT SHALL NOT BE GREATER THAN THREE UNITS HORIZONTAL TO ONE UNIT VERTICAL (3:1) OR AS APPROVED BY A GEOTECHNICAL ENGINEER. IF CUT AND FILL OPERATIONS OCCUR DURING A SEASON NOT FAVORABLE FOR IMMEDIATE ESTABLISHMENT OF A PERMANENT GROUND COVER, A FAST GERMINATION ANNUAL SUCH AS RYE GRASSES SHALL BE UTILIZED TO PREVENT EROSION.
 - THE CONTRACTOR SHALL KEEP EXISTING ROADWAY AND SIDEWALKS CLEAN OF MUD AND DEBRIS.
 - CONTRACTOR TO PROVIDE ADEQUATE ON-SITE PARKING FOR CONSTRUCTION EMPLOYEES.
 - SCHEDULE "B" OF A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THE LAND SURVEYOR BY THE CLIENT AND NO INVESTIGATION HAS BEEN CONDUCTED AS TO THE PRESENT STATUS OF EASEMENTS OR OTHER RESTRICTIVE CONDITIONS AFFECTING THE SUBJECT LAND.
 - NO GEOTECHNICAL EVALUATION HAS BEEN COMPLETED BY THIS OFFICE FOR THE SITE. THIS PLAN DOES NOT CERTIFY THAT THE EXISTING SOIL ON SITE IS SUITABLE FOR CONSTRUCTION.
 - ALL SITE GRADING AND EARTHWORK CONSTRUCTION SHALL COMPLY TO THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT COMPLETED BY CROCKETT GIL IN OCTOBER 2020, PROJECT #G20584.
 - CONTRACTOR MUST RECEIVE ALL REQUIRED PERMITS FROM THE LOCAL GOVERNING OFFICIALS AND THE STATE OF MISSOURI PRIOR TO ANY EXCAVATION.
 - NO PARKING ALLOWED OUTSIDE OF DESIGNATED PARKING AREAS.
 - CONTRACTOR TO COORDINATE THE ELECTRICAL CONNECTION TO THE NEW BUILDING WITH THE OWNER.
 - ALL ELECTRICAL, GAS, SANITARY SEWER, AND WATER SERVICE CONNECTIONS TO THE BUILDINGS SHALL BE COORDINATED WITH THE MEP DRAWINGS AND THE CITY OF O'FALLON.
 - ALL CURB SHALL BE 6" WET, VERTICAL CURB UNLESS WHERE CALLED OUT AS DRY.
 - ANY TREE THAT IS DAMAGED OR REMOVED DUE TO GRADING OPERATIONS SHALL BE REPLACED.
 - EXISTING UNDERGROUND DETENTION BASIN TO BE UTILIZED FOR STORM WATER STORAGE REQUIREMENTS PER BAX PROJECT NUMBER 03-12263 DATED 5-21-03, AND APPROVED ON 11-5-03.

A SET OF **AS BUILT** PLANS FOR BLUE SKY HEALTH AND WELLNESS

Legal Description

LOT 1 OF BRYAN CENTRE

Utility Contacts

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
 Contact: 636-240-2000

Electric
 Ameren Missouri
 200 Calhoun 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

Drawing Index

SHEET TITLE	SHEET NO.
AS BUILT COVER SHEET	1
AS BUILT SITE PLAN	2
AS BUILT SEWER PROFILES	3

Benchmarks

REFERENCE BENCHMARK: THESE PLANS WERE TIED TO THE PREVIOUS PLANS ON THIS SITE OF WHICH THE BENCHMARK WAS AS FOLLOWS: "ELEVATION 643.21 DATUM (USGS) EXISTING 60D NAIL IN POWER POLE AT THE NORTHWEST CORNER OF FIESE ROAD AND BRYAN ROAD AS SHOWN ON IMPROVEMENT PLANS FOR FIESE ROAD, O'FALLON PROJECT NO.210-005, AS PREPARED BY GEORGE BUTLER ASSOCIATES".

SITE BENCHMARK: SET 5/8" IRON ROD, NAVD88 ELEV = 591.87 FTUS IN OCTOBER OF 2020 WUNDERLICH SURVEYING & ENGINEERING, INC. CONDUCTED A TOPOGRAPHIC SURVEY OF THE SITE. A GPS VRS RECEIVER, UTILIZING THE MDDOT VRS NETWORK WAS USED ON SITE TO TIE THE LOCATION TO THE MISSOURI STATE PLANE COORDINATE SYSTEM.

GENERAL NOTES

SITE ADDRESS: BRYAN ROAD, O'FALLON, MO 63366
 DOC. NO. BOOK: S070, PAGE: 1248
 EXISTING ZONING: C-2
 FLOOD ZONE: ZONE X, PER FIRM 29183C0240G, EFFECTIVE 1-20-2016 AS DETERMINED BY SCALING

PROPOSED BUILDING INFORMATION:

RETAIL CENTER
 DIMENSIONS = 150.00' X 54.00'
 REQUIRED PARKING:
 SPECULATIVE SHOPPING CENTERS & SPECULATIVE MULTI-TENANT BUILDINGS:
 5.5 SPACES/1,000 SF X (4,667 SF) = 25.67 SPACES
 MEDICAL MARIJUANA DISPENSARY FACILITY:
 1 SPACE/300 SF RETAIL X (1,789 SF) = 5.96 SPACES
 1 SPACE/400 SF OFFICE X (1,644 SF) = 4.11 SPACES
 TOTAL REQUIRED = 25.67+5.96+4.11 = 35.74 = 36 SPACES REQUIRED

PROVIDED PARKING:
 37 SPACES
 MAXIMUM COMPACT CAR SPACES:
 20% (36) = 7.2 = 7 SPACES MAXIMUM

LANDSCAPING

REQUIRED INTERIOR LANDSCAPING:
 6% (37 SPACES X 270 SF) = 599.4 SF
 PROVIDED INTERIOR LANDSCAPING:
 1,806 SF
 REQUIRED FRONTAGE TREES:
 1 TREE / 40 L.F. (438.04 L.F.) = 10.95 TREES
 PROVIDED FRONTAGE TREES:
 EXISTING TREES = 7
 PROPOSED TREES = 4
 TOTAL FRONTAGE TREES = 11

TYPE	COMMON NAME	SCIENTIFIC NAME	DESCRIPTION
TREE	CORNELIANCHERRY DOGWOOD	CORNUS MAS	15' MATURE HEIGHT
SHRUB	BOXWOOD (GREEN GEM)	BUXUS	EVERGREEN

APPROVED EQUAL WITH A SIMILAR MATURE HEIGHT MAY BE PLANTED IN LIEU OF THAT SHOWN IN THE TABLE.

Legend

- = FOUND MONUMENT
- = SET 1/2" IRON ROD UNLESS NOTED
- (R) = RECORDED DISTANCE PER SUBD. PLAT
- (M) = MEASURED DISTANCE
- (D) = DEEDED DISTANCE
- ESS = EXISTING SANITARY SEWER LINE
- OHE = OVERHEAD ELECTRIC
- UGE = UNDERGROUND ELECTRIC
- UGE = UNDERGROUND ELECTRIC
- GAS = GAS LINE
- BC = EXISTING BURIED CABLE (CENTURY LINK)
- FO = EXISTING FIBER OPTIC (SPECTRUM)
- EW = EXISTING WATER LINE
- = STORM SEWER
- = EX-EXISTING TREE (ALL TREES MAY NOT BE SHOWN)
- PR=PROPOSED 2" OR 6" MEDIUM DECIDUOUS SHADE TREE
- = PROPOSED DECIDUOUS SHRUB
- = CLEAN OUT
- = T.B.M.
- = TEMPORARY BENCHMARK
- = UTILITY POLE(U.P.)
- = WATER VALVE
- = LIGHT POLE
- = GAS VALVE
- = WATER METER
- = FIRE HYDRANT
- = GRATED INLET(GI)
- = SINGLE CURB INLET(CI)
- = DOUBLE CURB INLET(DCI)
- = AREA INLET(AI)
- = STORMWATER JUNCTION BOX(JIB)
- = STORMWATER DRAINAGE DIRECTION
- = HANDICAPPED PARKING SPACE
- = FINISHED GRADE SPOT ELEVATION
- = TOP BACK OF CURB
- = FLOW LINE
- = TRAFFIC FLOW DIRECTION
- = WATER LATERAL(2" SDR 9 PVC)
- = SANITARY LATERAL(SCH 40)
- = EXISTING SANITARY MANHOLE(MH)
- = STREET LIGHT
- = EXISTING ASPHALT PAVEMENT
- = PROPOSED STANDARD DUTY PAVEMENT
- = PROPOSED ENTRANCE PAVEMENT
- = EXISTING CONCRETE PAVEMENT
- = PROPOSED DUMPSTER PAD CONCRETE
- = PROPOSED SIDEWALK
- = PROPOSED CONCRETE
- = PROPOSED PARKING LOT LANDSCAPING

Conditions of Approval From Planning and Zoning

- THE TRASH ENCLOSURE SHALL HAVE A PASSIVE ENTRANCE.
- PLEASE PROVIDE ELEVATIONS ON THE EXISTING WALL ALONG THE SOUTHERN PROPERTY LINE. ANY WALL OVER 30" WILL NEED A BARRIER ALONG THE TOP, SO THIS MAY BE NEEDED WITH THE PROJECT.
- VERIFY THE DETENTION CHAMBER IS SIZED FOR THIS NEW SITE AND THAT IT IS NOT FULL OF DEBRIS.
- PROVIDE A CROSS ACCESS EASEMENT FROM SUNNY TRAIL DRIVE, ALONG THE SOUTH SIDE OF THE BUILDING, TO THE EXISTING CROSS ACCESS EASEMENT. SAID EASEMENT SHOULD BE GRANTED TO THE ADJACENT PROPERTY OWNERS.
- PLEASE CLARIFY HOW STORMWATER WILL GET INTO THE BASIN FROM AROUND THE WEST AND SOUTH SIDE OF THE BUILDING, PLUS DOWNSPOUTS.
- THE ENTRANCE ON SUNNY TRAIL DRIVE SHALL BE WEDENED TO 25 FEET TO MEET CITY CODE FOR TWO-WAY TRAFFIC.

LOCATION OF IMPROVEMENTS AS-BUILT



John E. Winkler Jr.
 PLS-2008016644
 Order No. 9957 Date: 2-22-2022



CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: _____ DATE: _____
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES PROFESSIONAL RESPONSIBILITY FOR DESIGN

* 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 39,565 SF
 The area of land disturbance is 0.8 AC
 Number of proposed lots is 1 EXISTING LOT
 Building setback information. Front 25
 Side 0
 Rear 0

* The estimated sanitary flow in gallons per day is _____
 * Tree preservation calculations

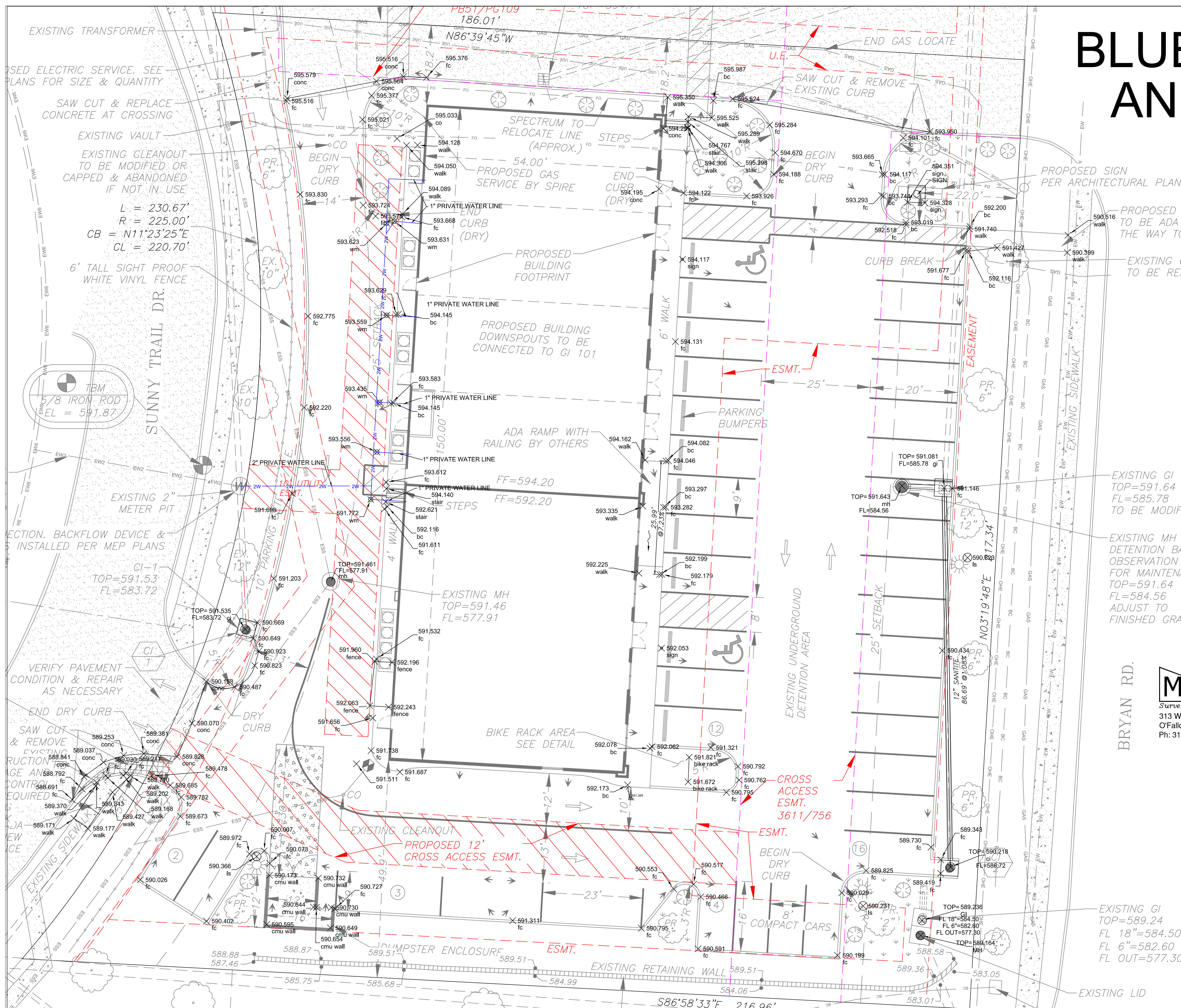
BLUE SKY HEALTH AND WELLNESS

Developer / Owner Information
 STLMO Property, LLC
 c/o Jay Patel
 9911 Grandview Forest Ct.
 Sunset Hills, MO 63127
 618-210-1577

P+Z No. 20-007711
 Approval Date October 1, 2020
 Permit No.

Job No. 32323

BLUE SKY HEALTH AND WELLNESS AS BUILT

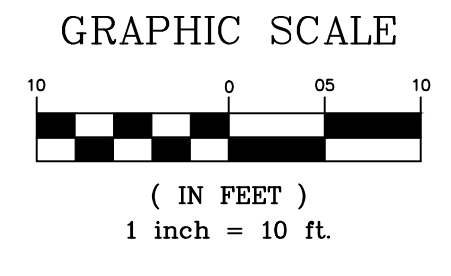


PROPOSED SIDEWALK TO BE ADA COMPLIANT ALL THE WAY TO THE BUILDING

EXISTING 6" TREE TO BE REPLACED

EXISTING GI 101
TOP=591.64
FL=585.78
TO BE MODIFIED

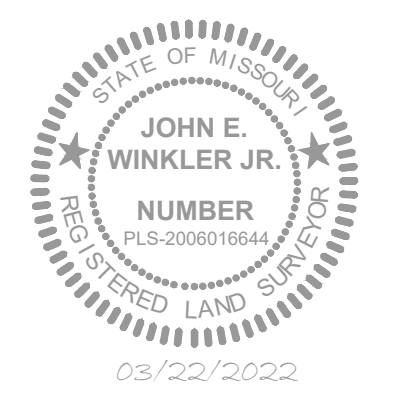
EXISTING MH 100A
DETENTION BASIN
OBSERVATION POINT
FOR MAINTENANCE
TOP=591.64
FL=584.56
ADJUST TO
FINISHED GRADE



LOCATION OF IMPROVEMENTS AS-BUILT

METRON
Surveying & Layout Co.
313 Wood Street
O'Fallon, MO, 63366
Ph: 314-432-5400 Fx: 636-294-5851

John E. Winkler Jr.
John E. Winkler Jr. PLS-2006016644
Order No. 9957 Date: 03/22/2022

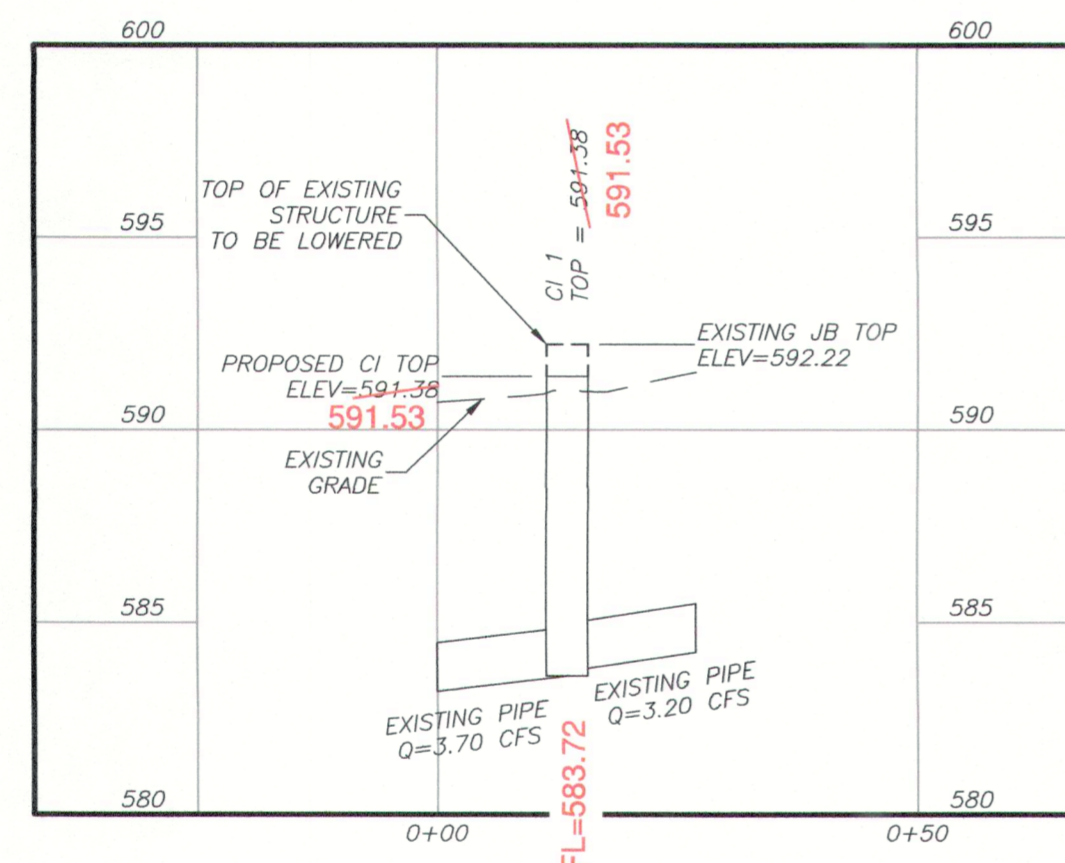


BLUE SKY HEALTH AND WELLNESS AS BUILT				
For: STLMO PROPERTY, LLC BRYAN ROAD O'FALLON, MO 63366				
REV.	DATE	DESCRIPTION	BY	CHK'D
 313 WOOD STREET O'FALLON, MO 63366 314-432-5400 FAX: 636-294-5851			2 OF 3	

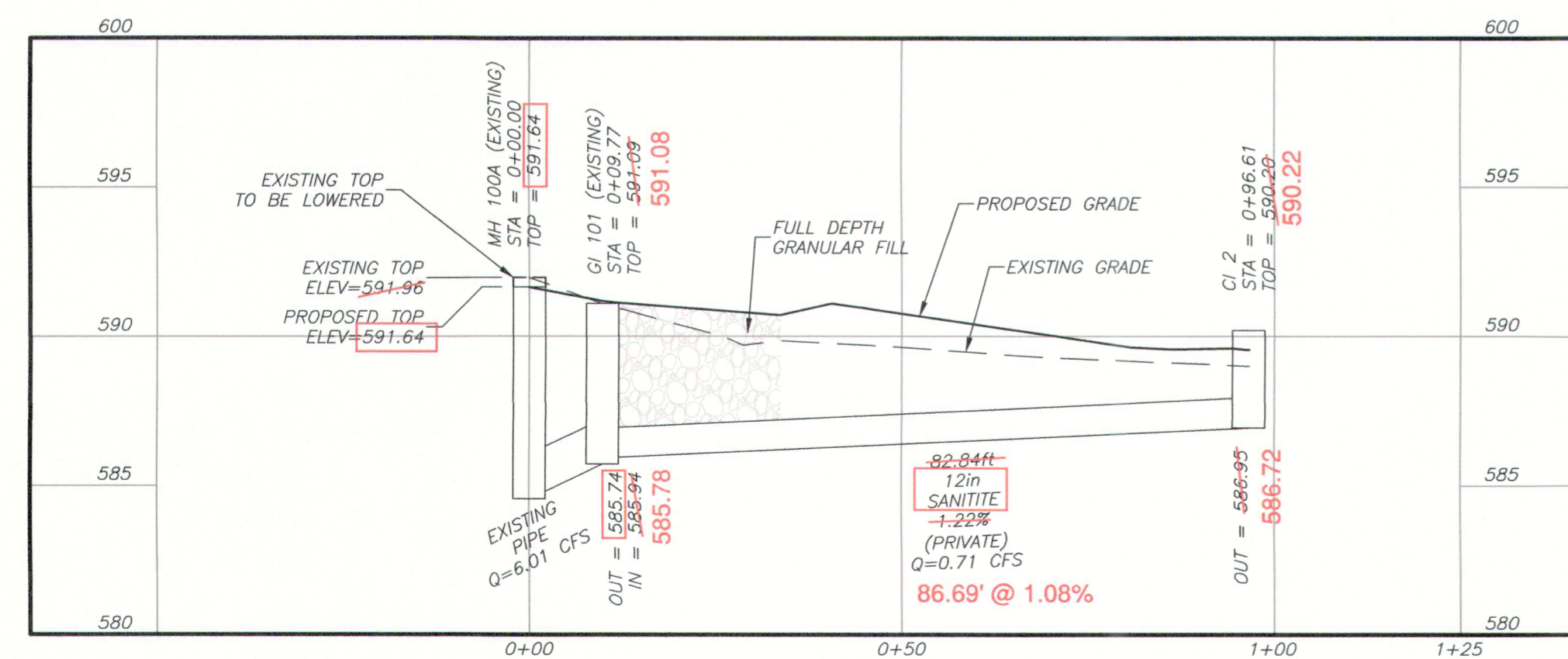
BLUE SKY HEALTH - 15 YEAR, 20 MINUTE HYDRAULICS

RUN	PIPE SIZE	FLOW RATE	INVERT UP	INVERT DN	PIPE LENGTH	PIPE SLOPE	VELOCITY	TOP/SILL ELEV UP	TOP/SILL ELEV DN	HGL UP	HGL DN	FREEBOARD UP	CAPACITY FULL	n - VALUE
STR UP STR DN	(in.)	(cfs)	(ft)	(ft)	(ft)	(%)	(ft/s)	(ft)	(ft)	(ft)	(ft)	(ft)	(cfs)	
AI 106 TO CI 1	15	3.20	588.89	583.60	149.68	3.53	8.83	594.83	591.38	589.32	584.18	5.51	13.15	0.012
CI 1 TO EX AI	15	3.70	583.40	580.51	96.00	3.01	9.02	591.38	587.16	584.18		7.20	12.79	0.012
CI 2 TO GI 101	12	0.71	586.95	585.94	82.84	1.22	4.01	590.20	591.09	587.23	586.56	2.97	4.26	0.012
GI 101 TO MH 100A	18	6.01	584.74	585.59	11.00	1.00	10.00	591.09	591.40	586.56	586.15	4.53	11.38	0.012

SEWER PROFILE ASBUILT



CI 1 PROFILE
 1"=20.00' Horiz.
 1"=5.00' Vert.



MH 100A TO CI 2 PROFILE
 1"=20.00' Horiz.
 1"=5.00' Vert.

15 YEAR POST-DEVELOPED FLOWRATE TO EACH INLET

INLET	TYPE	DRAINAGE AREA	PI	TIME OF CONC.	FLOWRATE Q-15	FLOWRATE BYPASSED	FLOWRATE INTERCEPTED	PIPE FLOW		PIPE SIZE
								IN	OUT	
ROOF	DOWNSPOUT	0.19	3.54	20	0.66	0.00	0.66	0.00	0.66	
GI 101	EXISTING									
GI 102	EXISTING				4.24	0.00	4.24	0.00	4.24	12 INCH
GI 101	EXISTING									
CI 2	CURB INLET	0.20	3.54	20	0.70	0.00	0.70	0.00	0.70	12 INCH
GI 101	EXISTING									
GI 101	EXISTING	0.12	3.42	20	0.42	0.00	0.42	5.60	6.01	18 INCH
MH 100A	EXISTING									
CI 1	CURB INLET	0.15	3.38	20	0.50	0.00	0.50	3.20	3.70	15 INCH
AI	EXISTING									

RUNOFF COEFFICIENT CALCULATIONS

		PI FACTOR		PI FACTOR		WEIGHTED PI FACTOR	
CI 2	100 % IS PVMT / BLDG	3.54	0 % IS YARD/TREES	1.70	1.00(3.54)+0.00(1.70)	=	3.54
CI 1	91 % IS PVMT / BLDG	3.54	9 % IS YARD/TREES	1.70	0.91(3.54)+0.09(1.70)	=	3.38
ROOF	100 % IS PVMT / BLDG	3.54	0 % IS YARD/TREES	1.70	1.00(3.54)+0.00(1.70)	=	3.54
GI 101	93 % IS PVMT / BLDG	3.54	7 % IS YARD/TREES	1.70	0.93(3.54)+0.07(1.70)	=	3.42

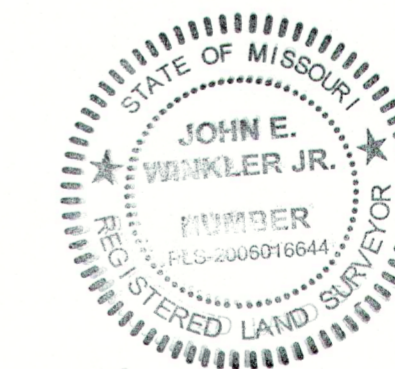
STORM AND SANITARY SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THESE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OF OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:



John E. Winkler Jr.
 Order No. 9957 Date:



2-22-2022

Blue Sky Health and Wellness

Developer / Owner Information
 STLMO Property, LLC c/o Jay Patel
 9911 Grandview Forest Ct.
 Sunset Hills, MO 63127
 618-210-1577

Storm Sewer Profiles
 P+Z No. 20-007711
 City No.
 SCALE:
 JOB: 32323
 DATE: 12-2020
 DWN. BY: RD
 SC: AS
 REV:
 SHEET
 3 OF 3