

DWG NAME: F:\22-9120 - Professional Design Services for the SSM Medical Building in O'Fallon, MO\As-Built\AutoCAD Drawings\Developer Plans\01 - COVER SHEET.dwg LAYOUT TAB: COVER SHEET PLOTTED ON: Aug 02, 2024 - 11:45am PLOTTED BY: jmeyer



CONTACT INFORMATION	
OWNER/DEVELOPER	
OWNER: THF 40 DD DEVELOPMENT LLC	
REPRESENTATIVE: BRIAN JESSUP	
ADDRESS: 17107 CHESTERFIELD AIRPORT RD. STE 120, CHESTERFIELD, MO	
PHONE: 314-496-4313	E-MAIL: bj@quadprop.com
STREETS/STORM SEWER	
OWNER: CITY OF O'FALLON	
REPRESENTATIVE: TJ KELLEY	
ADDRESS: 100 N. MAIN STREET O'FALLON, MO 63366	
PHONE: 636-262-1491	
WATER	
OWNER: PUBLIC WATER SUPPLY DISTRICT #2	
REPRESENTATIVE: CHUCK KRAKOSKY	
ADDRESS: 100 WATER DRIVE O'FALLON, MO 63368	
PHONE: 636-561-3737 EXT. 131	
SANITARY SEWER	
OWNER: DUCKETT CREEK	
REPRESENTATIVE: MONY RAWLINGS	
ADDRESS: 3550 HIGHWAY K, O'FALLON, MO 63368	
PHONE: 636-441-1244	
ELECTRIC	
OWNER: CUIVRE RIVER ELECTRIC COOP.	
REPRESENTATIVE: DAN SCHNEIDER	
ADDRESS: 8757 HWY N, LAKE ST. LOUIS, MO	
PHONE: 636-695-4741	
GAS	
OWNER: SPIRE	
REPRESENTATIVE: MICHAEL LANGAN	
ADDRESS: 700 MARKET ST., ST. LOUIS, MO 63101	
PHONE: 314-575-4831	
TELEPHONE	
OWNER: AT&T	
REPRESENTATIVE: WADE WEAKLEY	
ADDRESS: 402 N. 3RD ST., ST. CHARELS, MO 63301	
PHONE: 636-692-3326	
TELEPHONE	
OWNER: CHARTER COMMUNICATIONS	
REPRESENTATIVE: KERIN MILLER	
ADDRESS: 101 NORTHWEST PLAZA DR. ST. ANN MO 63074	
PHONE: 314-304-1976	
SPECIAL NOTES :	
FOR QUESTIONS OR CLARIFICATIONS CONTACT ELLIOTT REED AT 636-584-0540	

FIRE DEPARTMENT
OWNER: WENTZVILLE FIRE DISTRICT
REPRESENTATIVE: CHRIS CUDDIHEE
ADDRESS: 209 WEST PEARCE BLVD. WENTZVILLE, MO 63385
PHONE: 636-332-9869

CITY CONDITIONS:

Planning and Zoning Commission recommends approval of the Final Plan based on the following findings and conditions:

1. Detention and water quality must be provided with initial development and must be on site unless the basin is shared by multiple developments that area occurring at the same time.

P&Z No. PP22-000008
P&Z Approval Date:
August 4, 2022
Permit No.

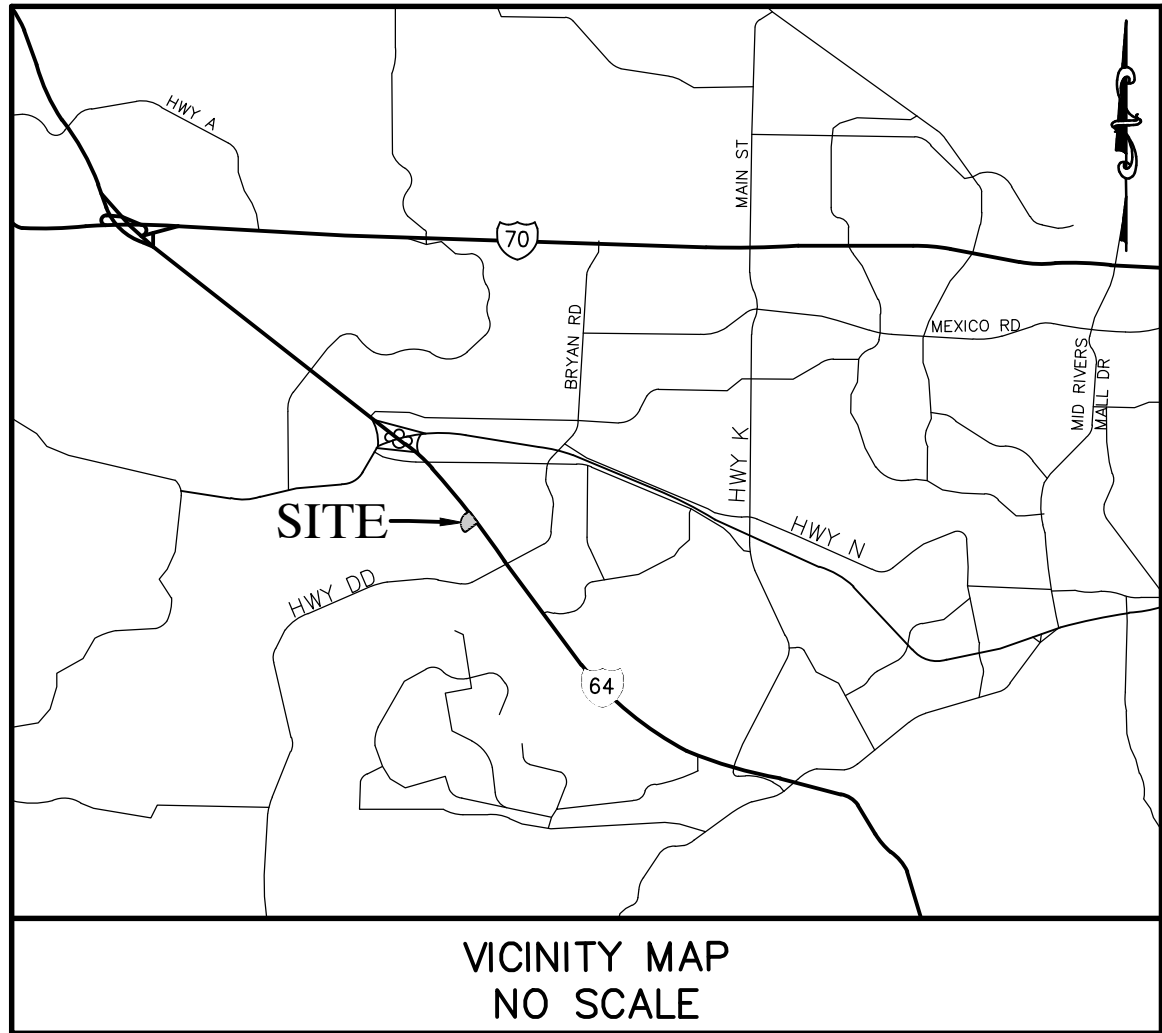
Project Benchmark: Missouri Geographic Reference System Station SC-37. Published Elevation = 631.23.

Site Benchmark: Cross along Caledonia Parkway adjacent to Townhouse Lots 420-423 Elev. = 596.64

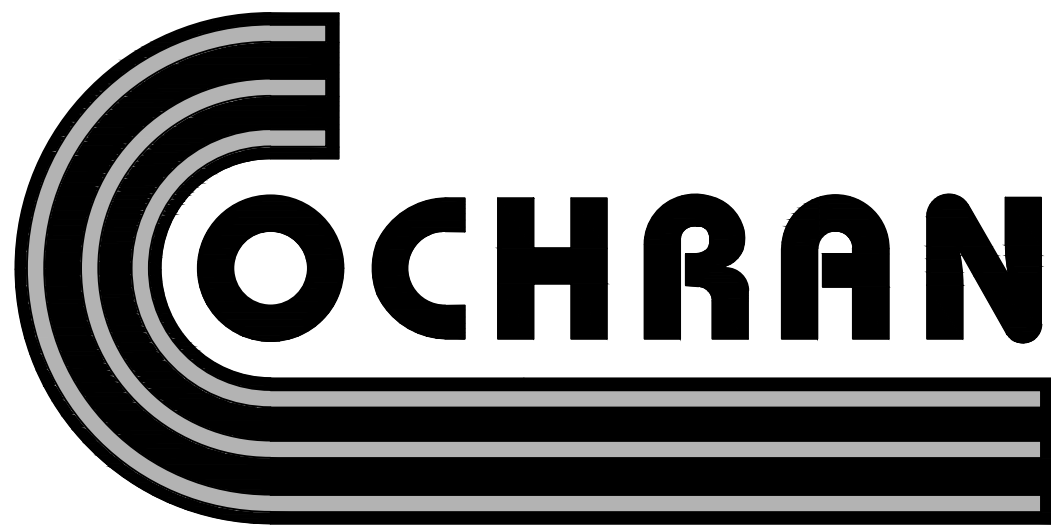
DEVELOPER PLANS FOR STREETS OF CALEDONIA LOT 11 IN THE CITY OF O'FALLON, MISSOURI

AS-BUILT

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



PROJECT NO. 22-9120



- CIVIL ENGINEERING
 - LAND SURVEYING
 - ARCHITECTURE
- SITE DEVELOPMENT
 - MASTER PLANNING
 - GENERAL CONSULTING

530A E. INDEPENDENCE DRIVE, UNION, MISSOURI 63084
TELEPHONE (636) 584-0540
FAX (636) 584-0512
E-MAIL mail@cochraneng.com

AUGUST 29, 2022
REVISED: SEPTEMBER 12, 2022

SHEET INDEX	SHEET
GENERAL NOTES	N1
EROSION & SEDIMENT CONTROL PLAN	ES1
EROSION & SEDIMENT CONTROL DETAILS	ES2
OVERALL PLAN	C1
STORM SEWER PLAN & PROFILE LINE #1 & #2	C2
BASIN CROSS-SECTIONS	C3
SANITARY SEWER PLAN & PROFILE LINE #1	C4
WARPING DETAILS	C5
PRE-DEVELOPED DRAINAGE AREA MAP	C6.1
POST-DEVELOPED DRAINAGE AREA MAP	C6.2
STORM SEWER DRAINAGE AREA MAP	C6.3
DETAIL SHEET	D1
DETAIL SHEET	D2
DETAIL SHEET	D3
DETAIL SHEET	D4

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Ryan Rockwell DATE: 07/28/25
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

THE FOLLOWING UTILITIES HAVE BEEN LOCATED AND MEASURED AND THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS:

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER STRUCTURES.
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS OF SANITARY SEWER STRUCTURES.
- FIRE HYDRANTS, WATER VALVES.
- TOPOGRAPHY AND SECTIONS OF BASINS WITH SPOT ELEVATIONS.
- SPOT ELEVATIONS AT STREET INTERSECTION, CENTER OF CUL-DE-SAC AND CENTERLINE OF PERMANENT DRAINAGE SWALES THAT CARRY 1 C.F.S. OR MORE.
- LIGHT STANDARDS.

ALL PUBLIC UTILITIES SHOWN HEREON AS BEING AS-BUILT ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

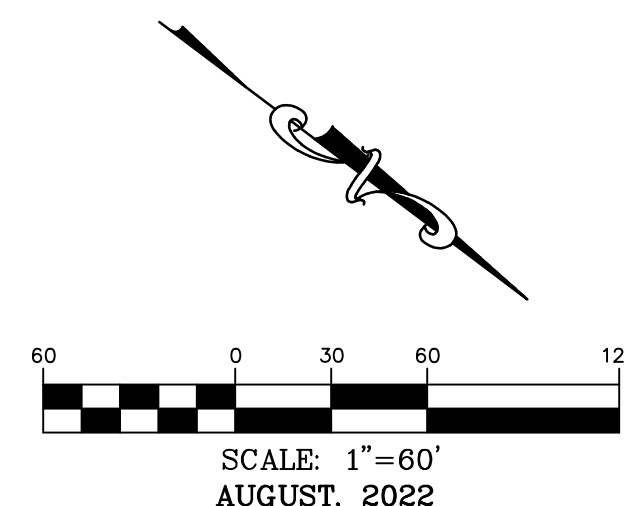
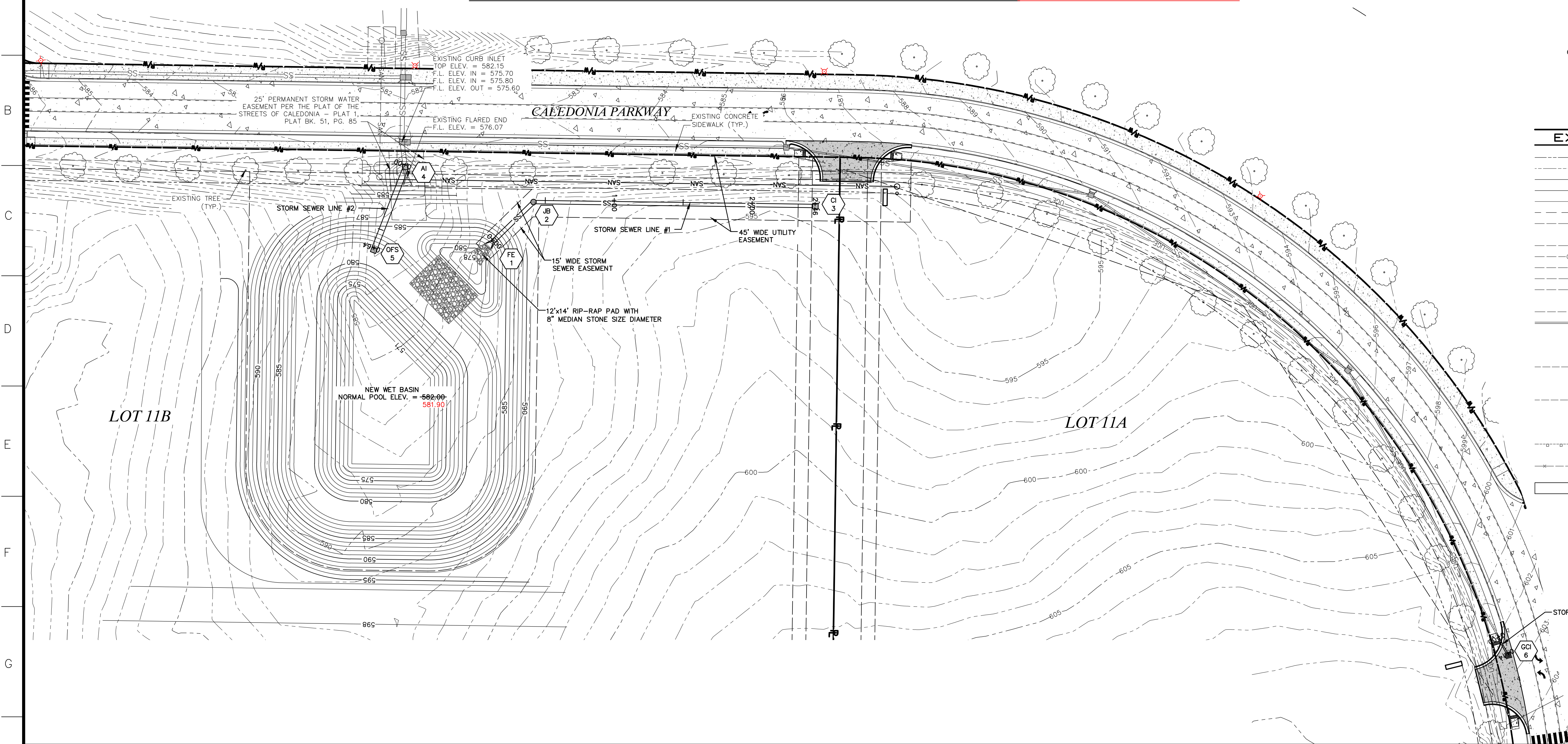
ALL SHEETS WITHIN THIS SUBMITTAL ARE SHOWN IN THE ABOVE SHEET INDEX.

CB ENGINEERING INC.
DBA COCHRAN

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RITE for utility location information.

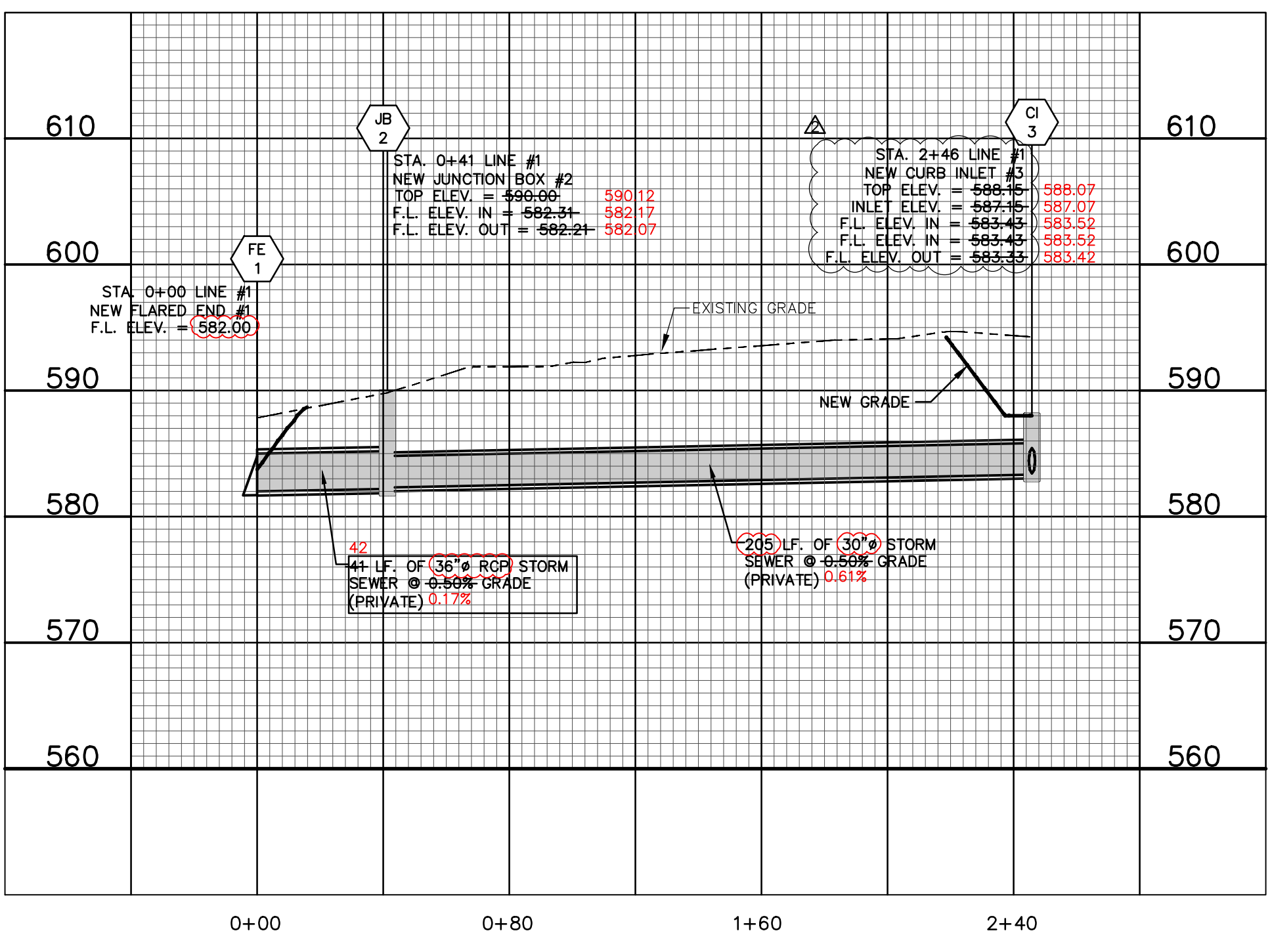
All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

STORM SEWER LINES #1 - #3 (AS-BUILT)

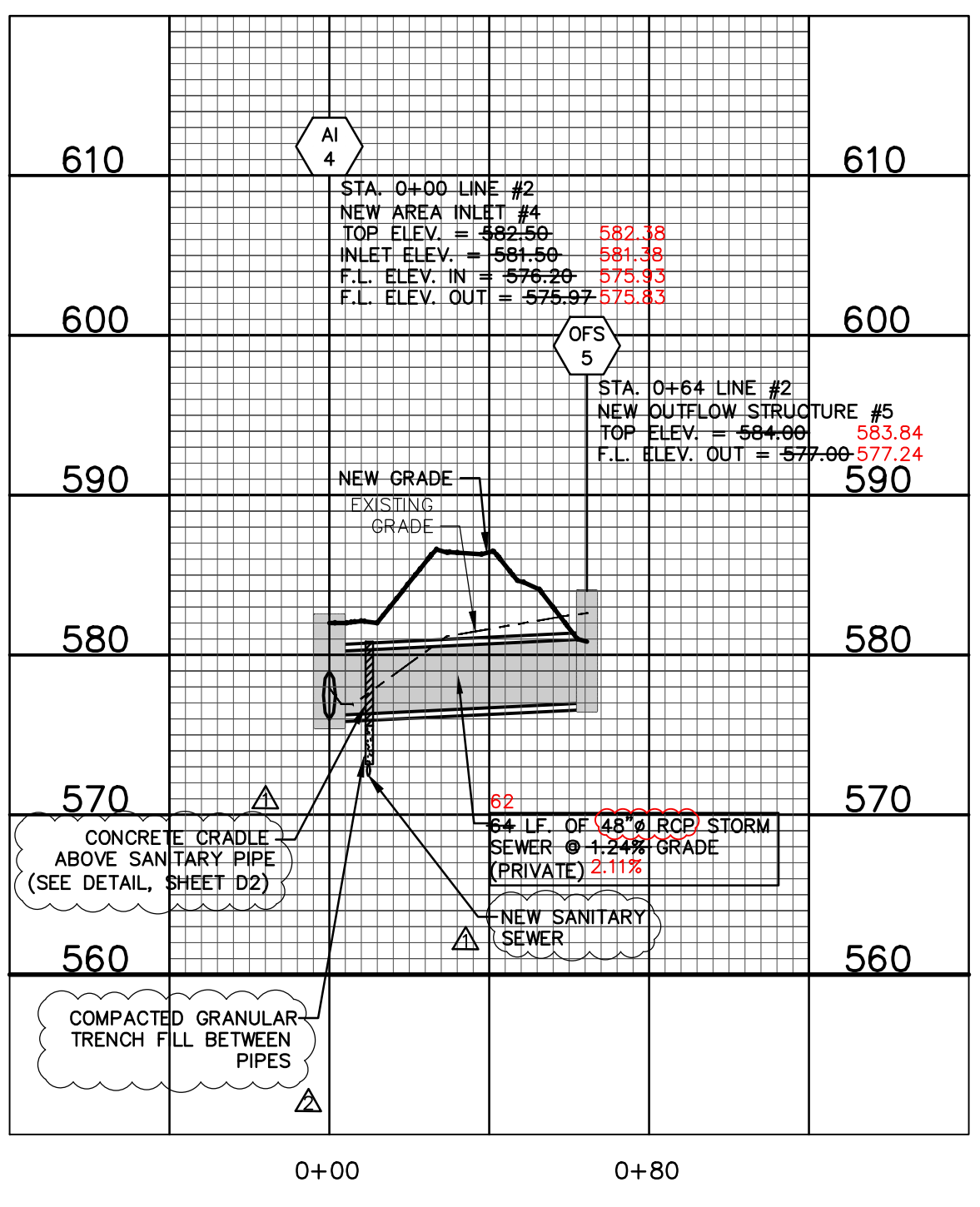


LEGEND	
EXISTING	PROPOSED
500	500
INDEX CONTOUR	498
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
LOT LINE	LOT LINE
EASEMENT	EASEMENT
AE	AE
UTILITY POLE / GUY WIRE	UTILITY POLE / GUY WIRE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
CATV	CATV
UGT	UGT
FO	FO
UNDERGROUND FIBER OPTIC	UNDERGROUND FIBER OPTIC
SAN	SAN
SANITARY SEWER	SANITARY SEWER
SANITARY MANHOLE	SANITARY MANHOLE
SANITARY FORCE MAIN	SANITARY FORCE MAIN
SS	SS
STORM SEWER	STORM SEWER
INLET	INLET
GRATED INLET	GRATED INLET
FLARED END SECTIONS	FLARED END SECTIONS
G	G
GAS VALVE	GAS VALVE
GAS METER	GAS METER
WATER LINE (SIZE)	WATER LINE (SIZE)
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
WATER METER	WATER METER
GUARDRAIL	GUARDRAIL
TREE	TREE
FENCE	FENCE
LIGHT	LIGHT
CONCRETE PAVEMENT	CONCRETE PAVEMENT

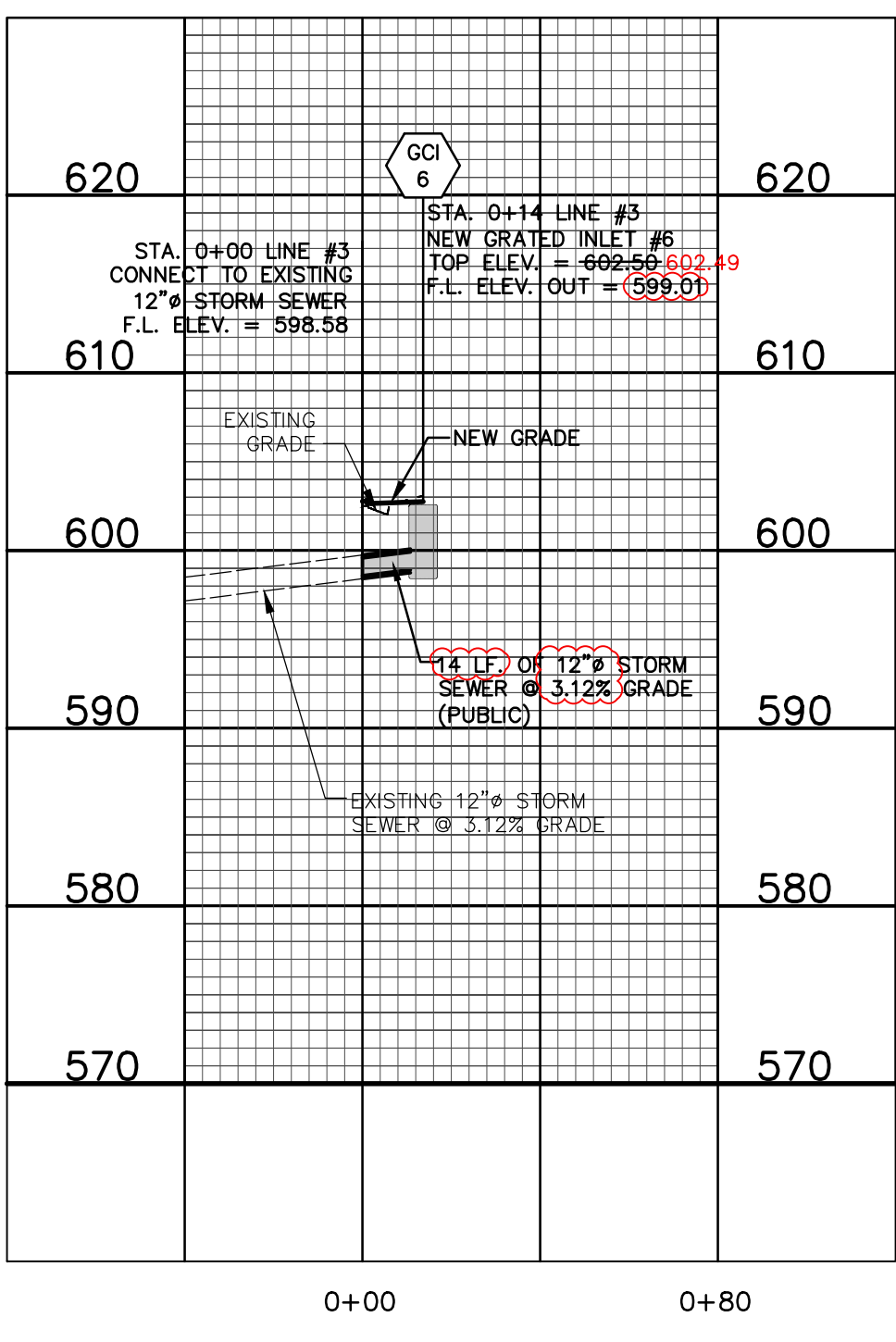
LINE #1 (PRIVATE)



LINE #2 (PRIVATE)



LINE #3 (PUBLIC)



636-584-0540 (tel.)
636-584-0512 (fax)
mail@ochran.com

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240

Three working days prior to the start of any excavation, call 1-800-UG-RITE for utility location information.

All OSHA rules & regulations apply to this project. Construction required by these plans and be strictly followed (ie. trenching, blasting, etc.).

OCCHRAN

530A E. Independence Dr.
Union, Missouri 63084

Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240

STATE OF MISSOURI
8/29/2022
RYAN D. GATES
NUMBER
PE2009018722
Ryan D. Gates
PROFESSIONAL ENGINEER

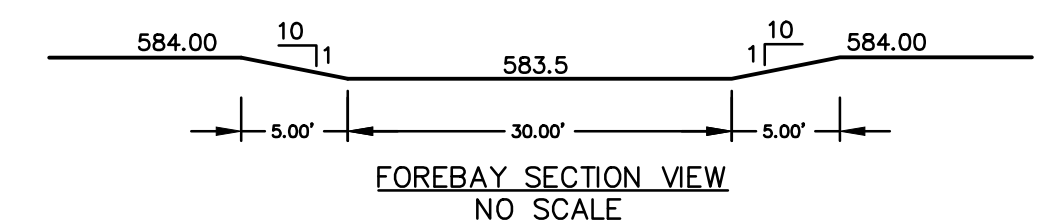
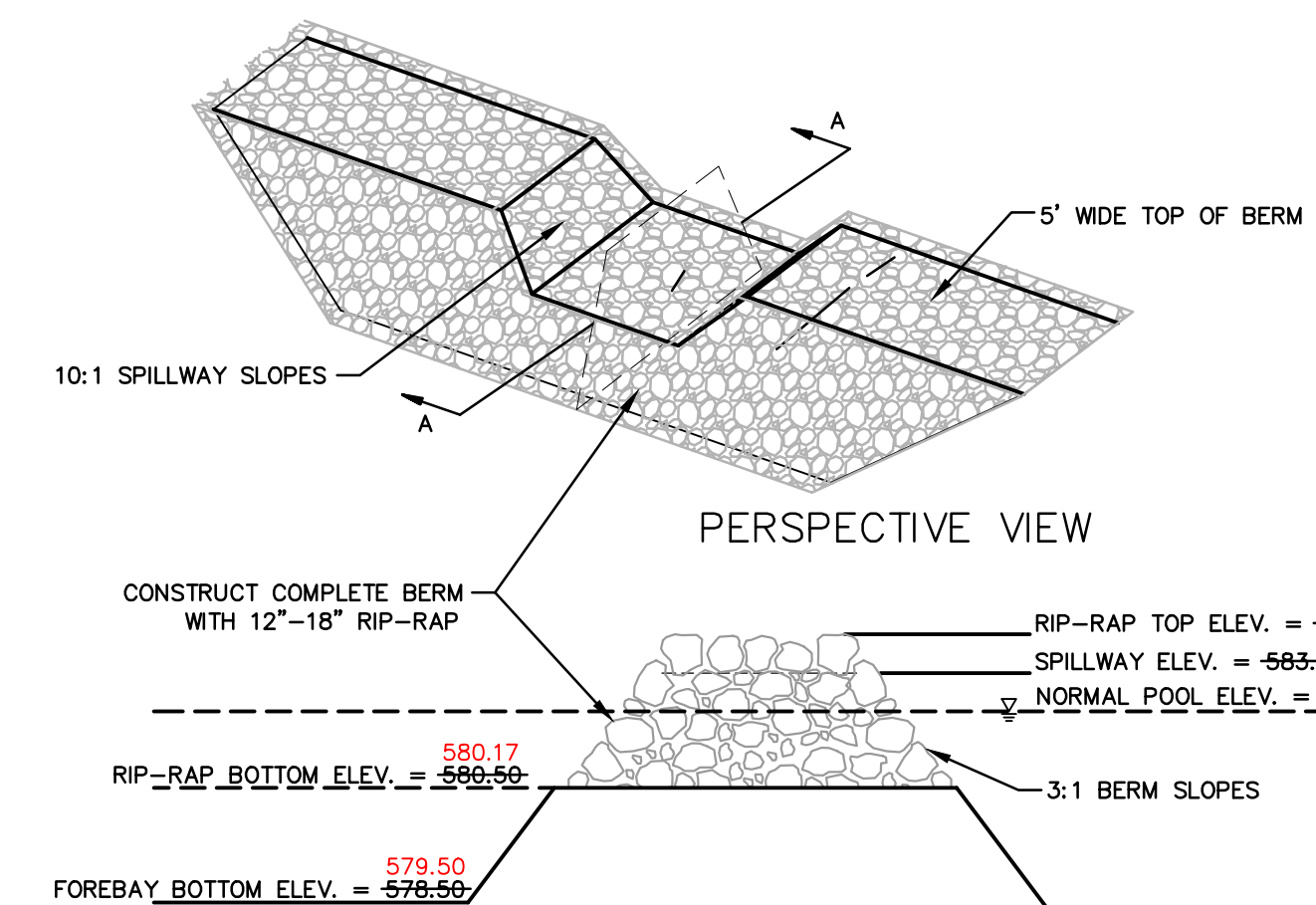
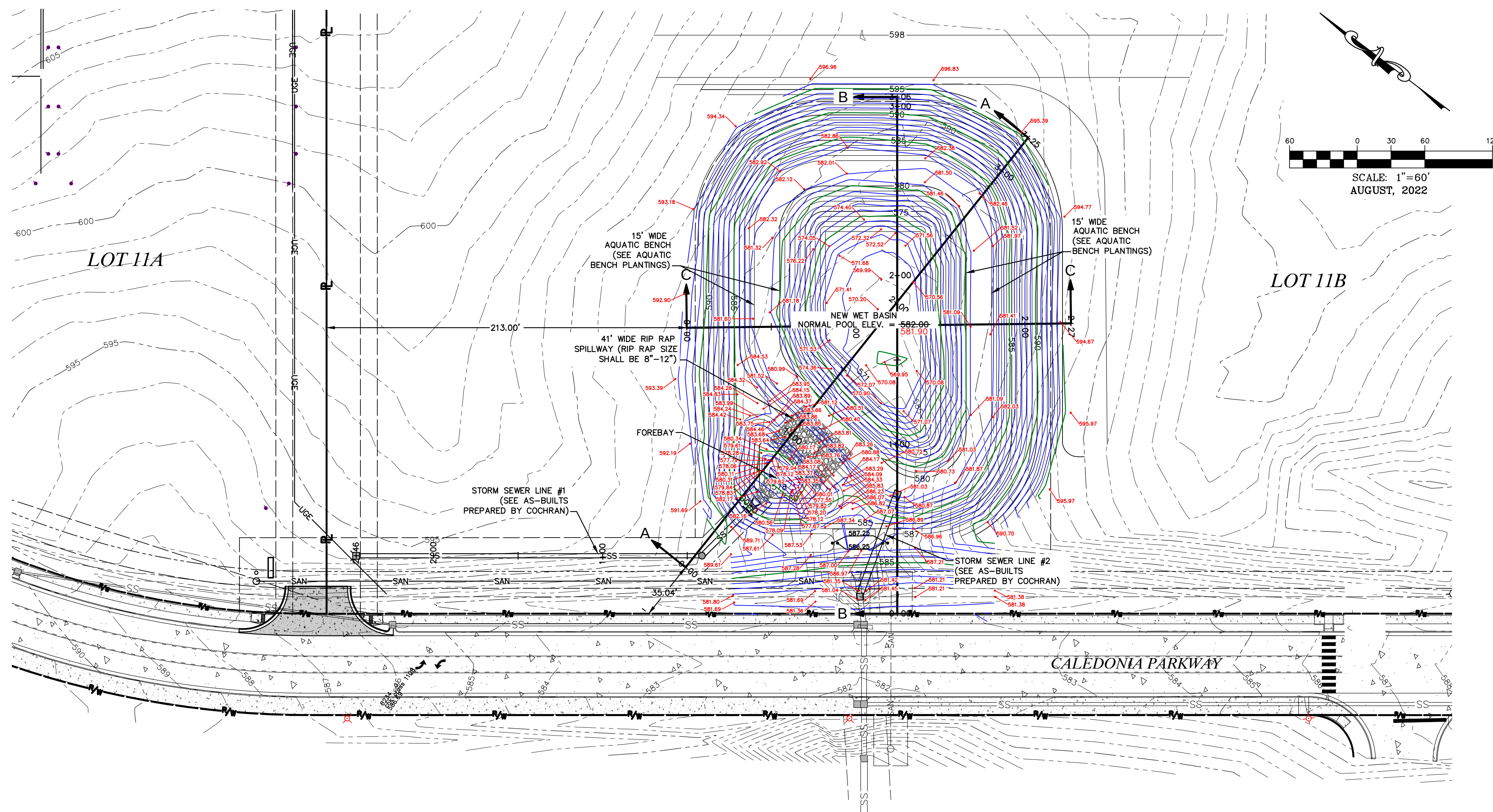
DEVELOPER PLANS
STREETS OF CALEDONIA LOT 11
O'FALLON, MISSOURI

STORM SEWER PLAN & PROFILE LINES #1 - #3

DATE:	09-12-22	CITY COMMENTS:	
DATE:	10-03-22	SITE CHANGE DIRECTIVE #:	
DATE:	09-12-22	CITY COMMENTS:	
DATE:	10-03-22	SITE CHANGE DIRECTIVE #:	
DATE:	09-12-22	CITY COMMENTS:	
DATE:	10-03-22	SITE CHANGE DIRECTIVE #:	
DATE:	09-12-22	CITY COMMENTS:	
DATE:	10-03-22	SITE CHANGE DIRECTIVE #:	
DATE:	09-12-22	CITY COMMENTS:	
DATE:	10-03-22	SITE CHANGE DIRECTIVE #:	

DATE: AUG. 29, 2022
HOR. SCALE: 1"=40'
VERT. SCALE: 1"=10'
PROJ. NO.: 22-9120
DRG. NO.: C2

BASIN CROSS-SECTIONS (*AS-BUILT*)

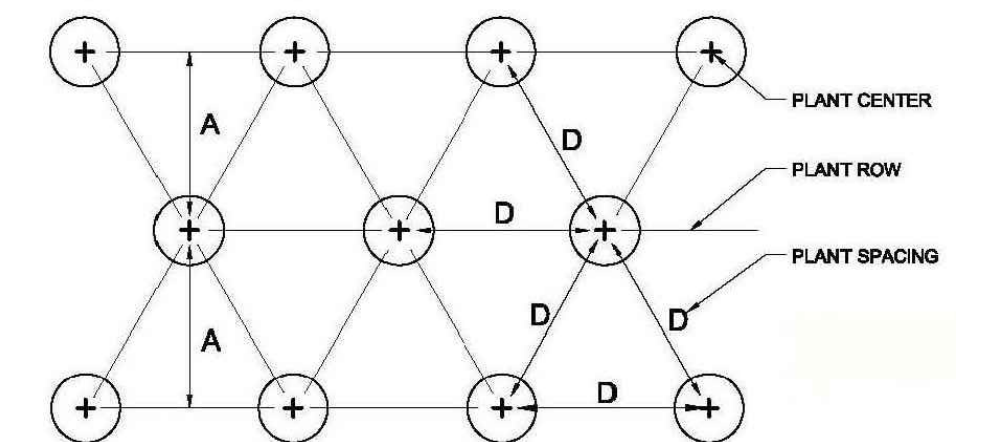


AQUATIC BENCH PLANTINGS			
BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SUBMERGED AREA-9,940 S.F.			
NYMPHAEA ODORATA	FRAGRANT WATER LILY	1 QT POT	10' O.C. GROUPS OF 3-5
PONTDARIA CORDATA	PICKERAL WEED	2x2x5" DCP	2.5' O.C. GROUPS OF 3-5
SAGITTARIA LATIFOLIA	ARROWLEAF	2x2x5" DCP	2.5' O.C. GROUPS OF 3-5
JUNCUS EFFUSUS	SOFT RUSH	2x2x5" DCP	1.5' O.C. GROUPS OF 3-5

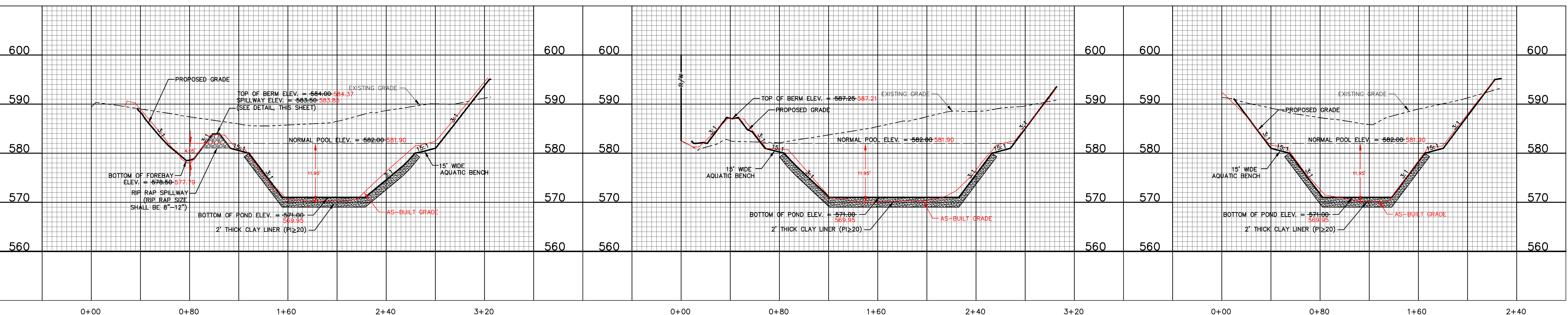
Aquatic Bench Plantings:
The plants listed are to be randomly placed around the aquatic bench in clusters of 3-5 plants of each species at the spacing identified.

SPACING "D"	ROW "A"	NUMBER OF PLANTS/SQ. F.
30"	26"	.180
24"	20.8"	.25
18"	15.8"	.450
15"	13.0"	.840
12"	10.4"	1.00
10"	8.65"	1.44
8"	6.93"	2.25

NOTE: PLANT QUANTITIES WERE DETERMINED BY MULTIPLYING AREA (SQ. FT.) BY NUMBER OF PLANTS/SQ. FT. FOR REQUIRED SPACING.



PLAN SPACING DIAGRAM
NO SCALE



DEVELOPER BASIN - CROSS-SECTION A-A

DEVELOPER BASIN - CROSS-SECTION B-B

DEVELOPER BASIN - CROSS-SECTION C-C

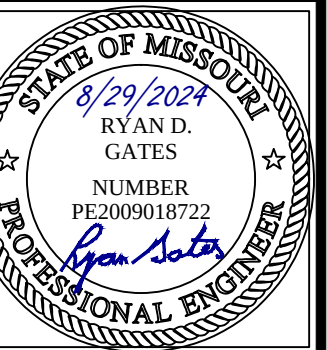
530A E. Independence Dr.
Union, Missouri 63084

CHORAN

Survey State Certificate
Authority Numbers:
urvey 000380
gineering 010655
hitecture 2002014240

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

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



*DEVELOPER PLANS
STREETS OF CALEDONIA LOT 11
O'FALLON, MISSOURI*

NCR-35-SECTION	DATE:		DOWN BY:		APPRO. BY:	
			JMM			
	DATE:		DOWN BY:		APPRO. BY:	
	AUG. 29, 2022				TES	
	HOR. SCALE:					
	1"=40'					
	VERT. SCALE:					
	1"=10'					
	PROJ. NO:					
	22-9120					
DIRG. NO:						

C3



CONCRETE
B AND GUTTER
ALE

Ramp Configuration 3
(Free Lawn at Back of Curb)

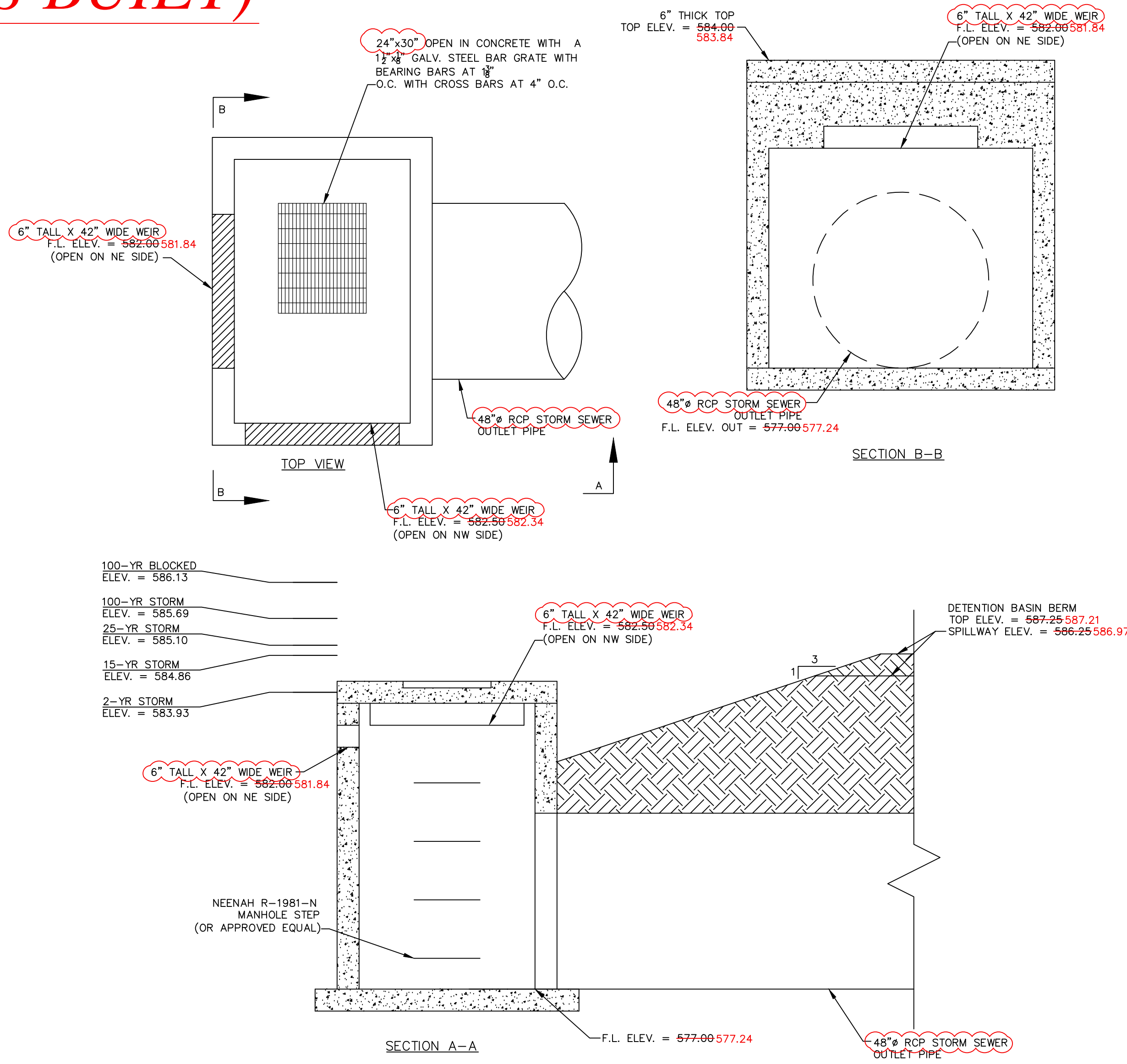


General Notes

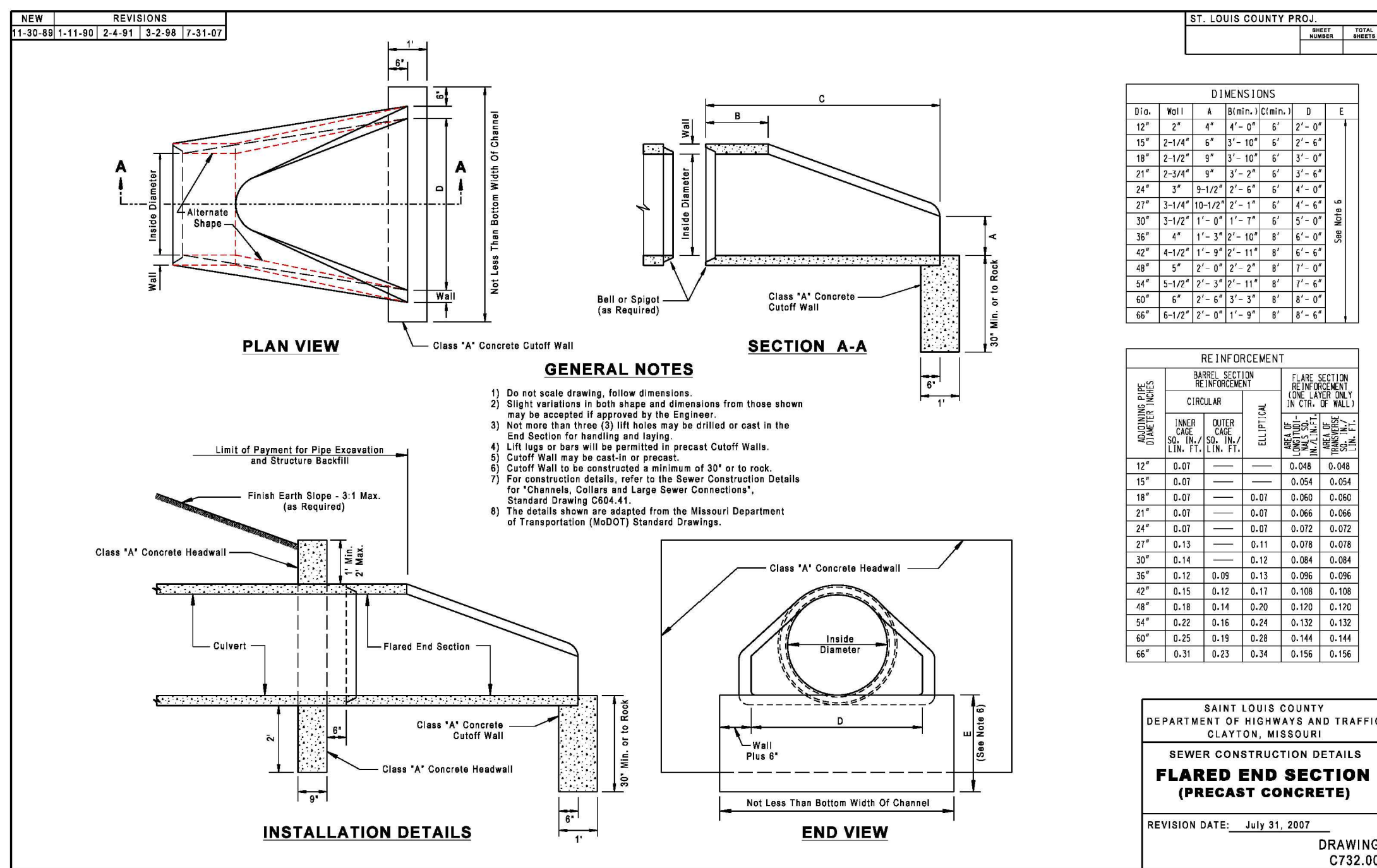
- 1) Do not scale drawing, follow dimensions.
- 2) See Standard Drawing C608.40, "Concrete Sidewalk and Curb Ramp Details (Types 1 & 2)" for the remainder of the "General Notes" for this drawing as well as ramp construction details.
- 3) For Ramp Configurations 4 & 5, see "Curb Ramp Length Tables" on Standard Drawing C608.41.

SAINT LOUIS COUNTY DEPARTMENT OF HIGHWAYS AND TRAFFIC CLAYTON, MISSOURI	
SIDEWALK & CURB RAMP DETAILS SINGLE CURB RAMPS (CONFIGURATIONS 3, 4 & 5)	
REVISION DATE: <u>March 1, 2010</u>	DRAWING C608.44

(AS-BUILT)



DEVELOPER DETENTION BASIN
OUTLET STRUCTURE (AS-BUILT)
NO SCALE



636-584-0540 (tel.)
636-584-0512 (fax)
mitch@ochran.com

530A E. Independence Dr.
Union, Missouri 63084

CHROAN

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

Missouri State Certificate
of Authority Numbers:
Survey : 000390
Engineering : 001655
Architecture : 2002014240

Three working days prior to the start of any excavation on this site, contractor shall call 1-800-DIG-RTTE for utility location information.

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*DEVELOPER PLANS
STREETS OF CALEDONIA LOT 11
O'FALLON, MISSOURI*

DETAIL SHEET	DATE:	REVISION:	DWG. BY:	APPR. BY:
DWG. BY:	APPR. BY:			
JMM	TES			
DATE: AUG. 29, 2022				
SCALE: NO SCALE				
PROJ. NO. 22-9120				
DWG. NO.				
<i>D1</i>				