



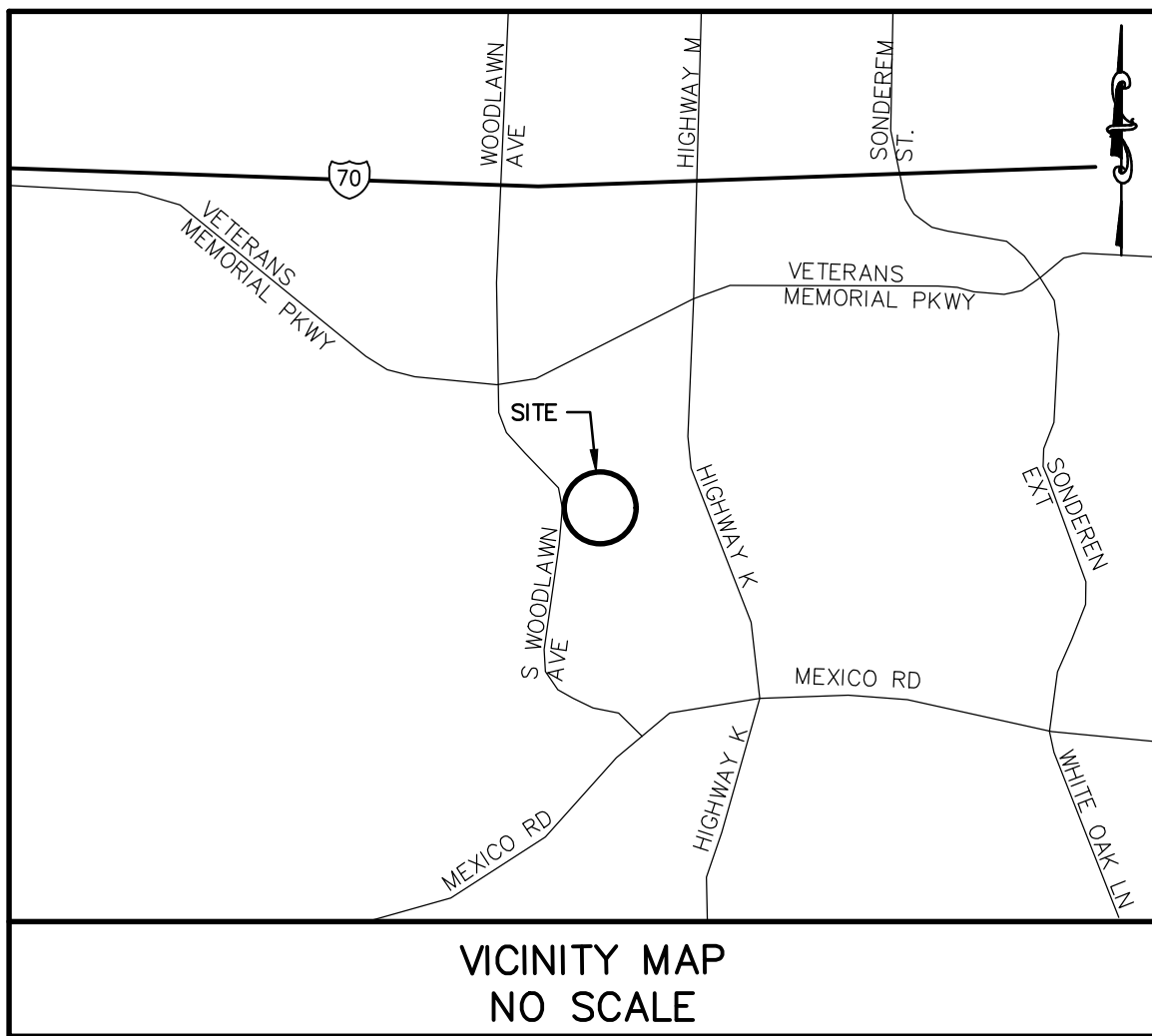
CONTACT INFORMATION	
OWNER	
OWNER: <u>SELECT MEDICAL</u>	
REPRESENTATIVE: <u>NICK BELFER</u>	
ADDRESS: <u>4714 GETTYSBURG RD., MECHANICSBURG, PA 17055</u>	
PHONE: 717-215-4411	E-MAIL: <u>nbelfer@selectmedical.com</u>
STREETS/STORM SEWER	
OWNER: <u>CITY OF O'FALLON</u>	
REPRESENTATIVE: <u>TJ KELLEY</u>	
ADDRESS: <u>100 N. MAIN STREET O'FALLON, MO 63366</u>	
PHONE: 636-262-1491	
WATER	
OWNER: <u>PUBLIC WATER SUPPLY DISTRICT #2</u>	
REPRESENTATIVE: <u>CHUCK KRAKOSKY</u>	
ADDRESS: <u>100 WATER DRIVE O'FALLON, MO 63368</u>	
PHONE: 636-561-3737 EXT. 131	
SANITARY SEWER	
OWNER: <u>CITY OF O'FALLON</u>	
REPRESENTATIVE: <u>JAY HERIGODT</u>	
ADDRESS: <u>100 N. MAIN STREET O'FALLON, MO 63366</u>	
PHONE: 636-281-2858	
ELECTRIC	
OWNER: <u>CUIVRE RIVER ELECTRIC COOP.</u>	
REPRESENTATIVE: <u>DAN SCHNEIDER</u>	
ADDRESS: <u>8757 HWY N, LAKE ST. LOUIS, MO</u>	
PHONE: 636-695-4741	
GAS	
OWNER: <u>SPIRE</u>	
REPRESENTATIVE: <u>MICHAEL LANGAN</u>	
ADDRESS: <u>700 MARKET ST., ST. LOUIS, MO 63101</u>	
PHONE: 314-575-4831	
TELEPHONE	
OWNER: <u>CENTURY LINK</u>	
REPRESENTATIVE: <u>TIM HOWE</u>	
ADDRESS: <u>1151 CENTURYLINK DR., WENTZVILLE, MO, 63385</u>	
PHONE: 636-445-7055	
TELEPHONE	
OWNER: <u>CHARTER COMMUNICATIONS</u>	
REPRESENTATIVE: <u>KERIN MILLER</u>	
ADDRESS: <u>101 NORTHWEST PLAZA DR. ST. ANN MO 63074</u>	
PHONE: 314-304-1976	
SPECIAL NOTES :	
FOR QUESTIONS OR CLARIFICATIONS CONTACT ELLIOTT REED AT 636-584-0540	

FIRE DEPARTMENT
OWNER: <u>O'FALLON FIRE PROTECTION DISTRICT</u>
REPRESENTATIVE: <u>ED ENGEL</u>
ADDRESS: <u>111 LAURA K DRIVE, O'FALLON, MO 63366</u>
PHONE: 636-240-5312

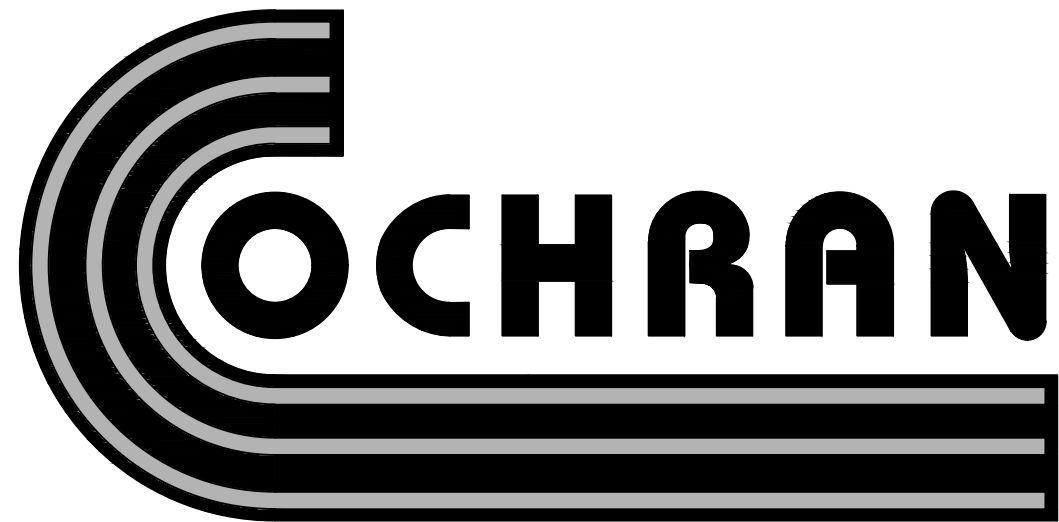
SITE DEVELOPMENT PLANS FOR SELECT MEDICAL IN THE CITY OF O'FALLON, MISSOURI

AS-BUILT

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Dalton Short DATE 05/27/2026
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



PROJECT NO. 22-9387



- 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

NOVEMBER 7, 2023
REVISED: FEBRUARY 1, 2024

SHEET INDEX	SHEET
TOPOGRAPHIC SURVEY	T1
GENERAL NOTES	N1
SITE PLAN	C1
GRADING PLAN	C2
UTILITY PLAN	C3
STORM SEWER PLAN & PROFILE - LINES #1 & #2	C4
STORM SEWER PLAN & PROFILE - LINE #3	C5
BASIN CROSS SECTIONS	C6
SITE LIGHTING PLAN	C7
DETAIL SHEET	D1
DETAIL SHEET	D2
DETAIL SHEET	D3
DETAIL SHEET	D4
LANDSCAPE PLAN	L-100
TRAFFIC CONTROL PLAN	TC-1
PRE-DEVELOPED DRAINAGE AREA MAP	DA-1
POST-DEVELOPED DRAINAGE AREA MAP	DA-2
TRIBUTARY DRAINAGE AREA MAP	DA-3
STORM SEWER DRAINAGE AREA MAP	DA-4

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.

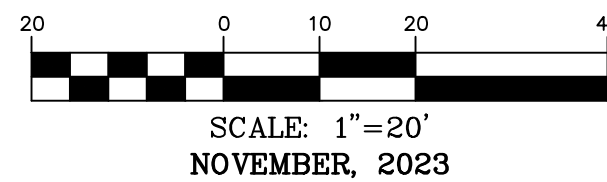
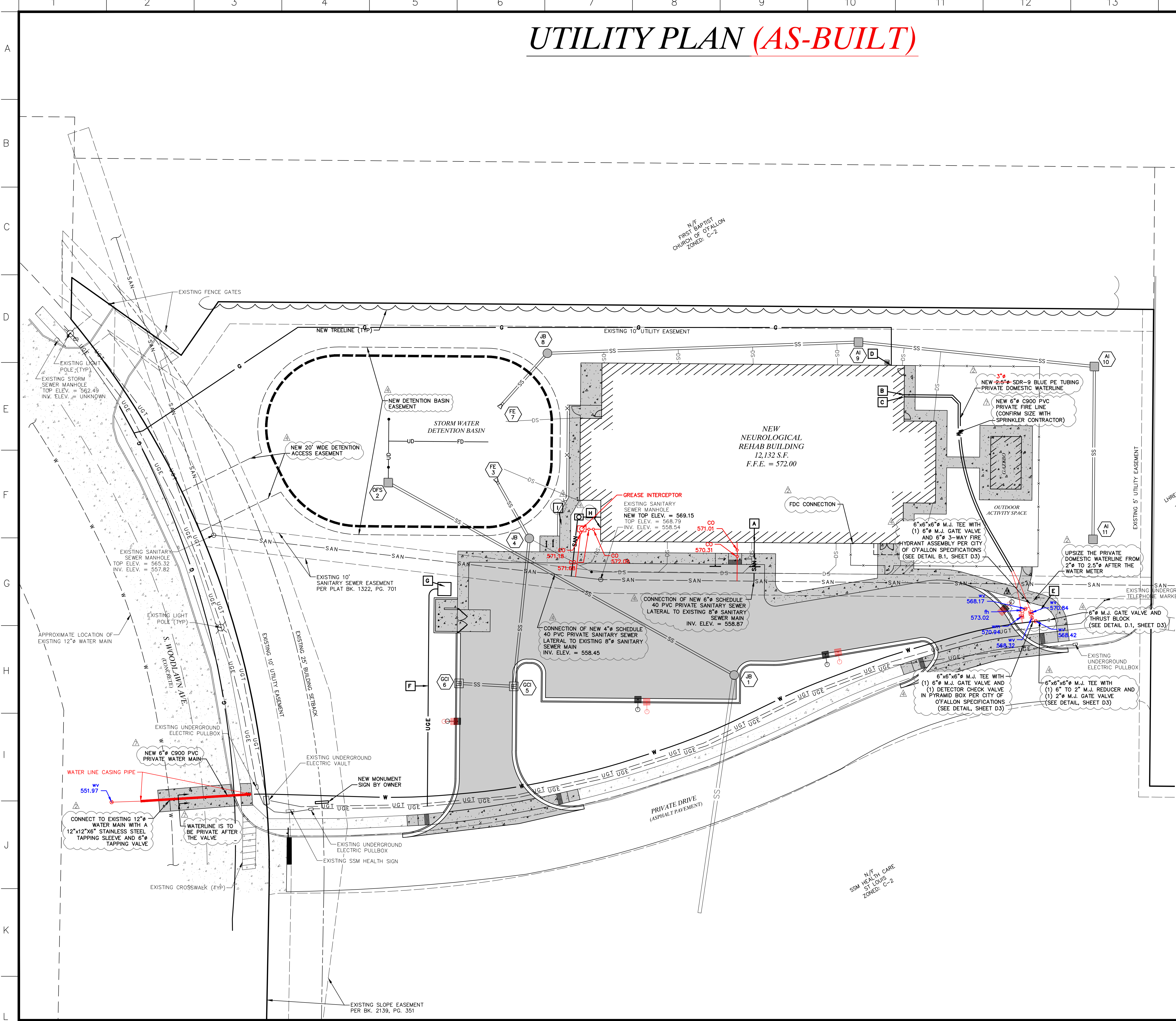
ALL SHEETS WITHIN THIS SUBMITTAL ARE SHOWN IN THE ABOVE SHEET INDEX.

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.)

UTILITY PLAN (AS-BUILT)



LEGEND	
EXISTING	PROPOSED
—P—	PROPERTY LINE
—R/W—	RIGHT-OF-WAY
---	LOT LINE
---	BUILDING SETBACK
---	EASEMENT
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	SANITARY SEWER
---	SANITARY MANHOLE
---	STORM SEWER
---	INLET
---	FLARED END SECTIONS
---	GAS LINE (SIZE)
---	GAS VALVE
---	GAS METER
---	WATER LINE (SIZE)
---	FIRE HYDRANTS
---	WATER VALVE
---	WATER METER
---	TREE
---	TREELINE
---	FENCE
---	LIGHT
---	DOWNSPOUT
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

- UTILITY LEGEND**
- A NEW 6" SCHEDULE 40 PVC PRIVATE SANITARY SEWER LATERAL TO 8" SANITARY SEWER MAIN. INV. ELEV. = 568.00 COORDINATE WITH MEP PLANS.
 - B NEW 2.5" SDR-9 BLUE PE TUBING PRIVATE DOMESTIC SERVICE LINE. COORDINATE WITH MEP PLANS AND CITY OF OFALLON.
 - C NEW 6" C900 PVC PRIVATE FIRE DEPARTMENT CONNECTION. REF. MEP PLANS FOR EXACT LOCATION AND SIZE.
 - D NEW GAS SERVICE. COORDINATE WITH SPIRE AND MEP PLANS FOR EXACT LOCATION.
 - E NEW 2" WATER METER. COORDINATE WITH MEP PLANS AND CITY OF OFALLON. SEE DETAIL, SHEET D3.
 - F NEW 4" UNDERGROUND ELECTRIC CONDUIT. CONTRACTOR SHALL INSTALL CONDUIT WITH PULL TAPE. CUIVRE RIVER WILL PROVIDE AND PULL WIRE.
 - G NEW CONCRETE TRANSFORMER PAD BY CONTRACTOR. CUIVRE RIVER WILL PROVIDE AND INSTALL TRANSFORMER. CONTRACTOR SHALL COORDINATE WITH CUIVRE RIVER. SEE MEP PLANS FOR CONNECTION OF ELECTRIC FROM TRANSFORMER TO BUILDING.
 - H NEW 4" SCHEDULE 40 PVC PRIVATE SANITARY SEWER LATERAL TO GREASE INTERCEPTOR. INV. ELEV. = 568.00 COORDINATE WITH MEP PLANS FOR EXACT BUILDING TIE IN LOCATION.
 - I NEW GREASE INTERCEPTOR. COORDINATE WITH MEP PLANS.

PER LETTER FROM SSM DATED 5/7/26, PROPERTY OWNER ACKNOWLEDGES ITS RESPONSIBILITY FOR CONDITIONS ON THE PREMISES, INCLUDING, WITHOUT LIMITATION, DAMAGE TO PUBLIC UTILITIES RESULTING FROM PRIVATE IMPROVEMENTS.

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

UCHRAN

530A E. Independence Dr.
Union, Missouri 63084

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.

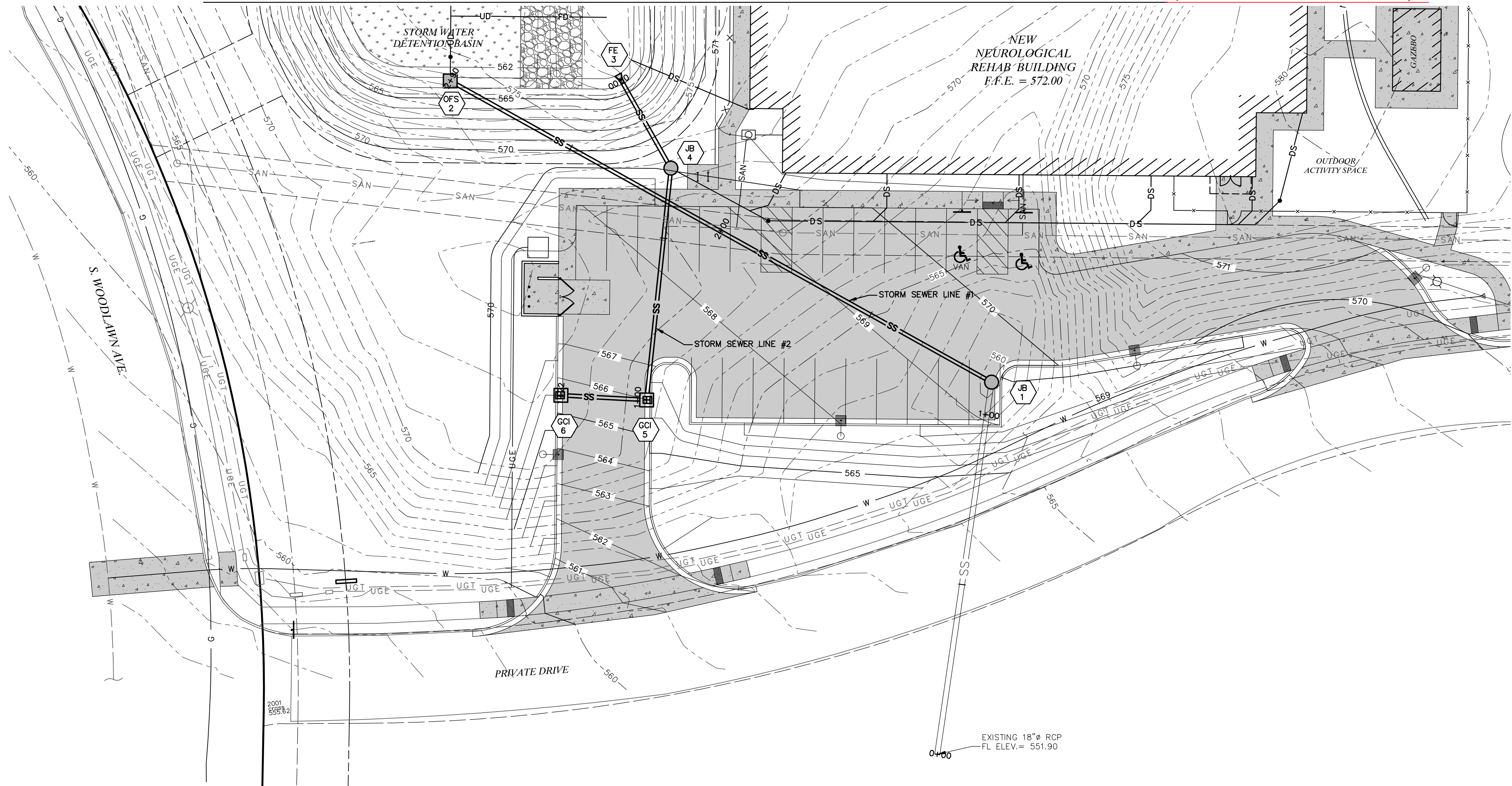
All OSHA rules & regulations
must be followed by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

UTILITY PLAN

DATE:	12-01-23	ADDENDUM #2	ERR
DATE:	1-4-24	ADDRESSED CITY COMMENTS	ERR
DATE:	1-25-24	ADDRESSED CITY COMMENTS	ERR
DATE:	2-1-24	ADDRESSED CITY COMMENTS	ERR
DATE:	3-22-24	ADDRESSED CITY COMMENTS	ERR

DATE: NOV. 7, 2023
SCALE: 1"=20'
PROJECT NO: 22-9387
DRAWING NO: C3

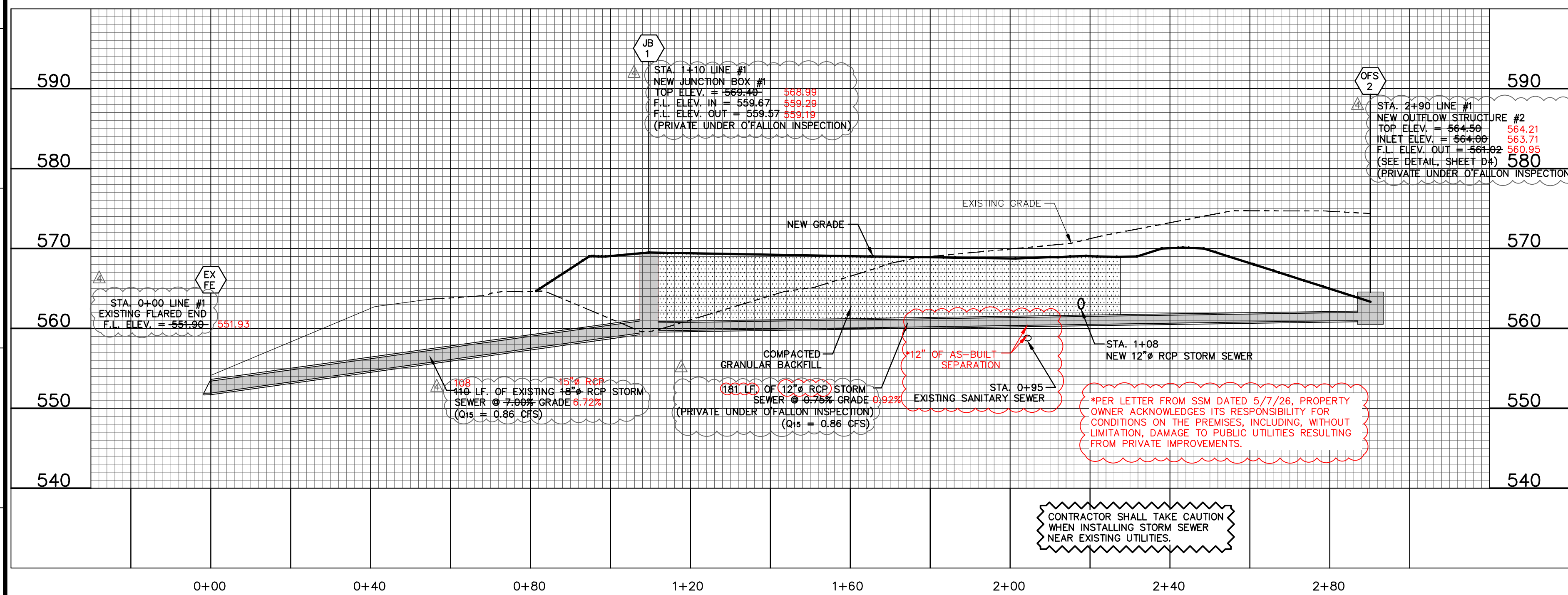
STORM SEWER LINES #1 & #2 - PRIVATE (AS-BUILT)



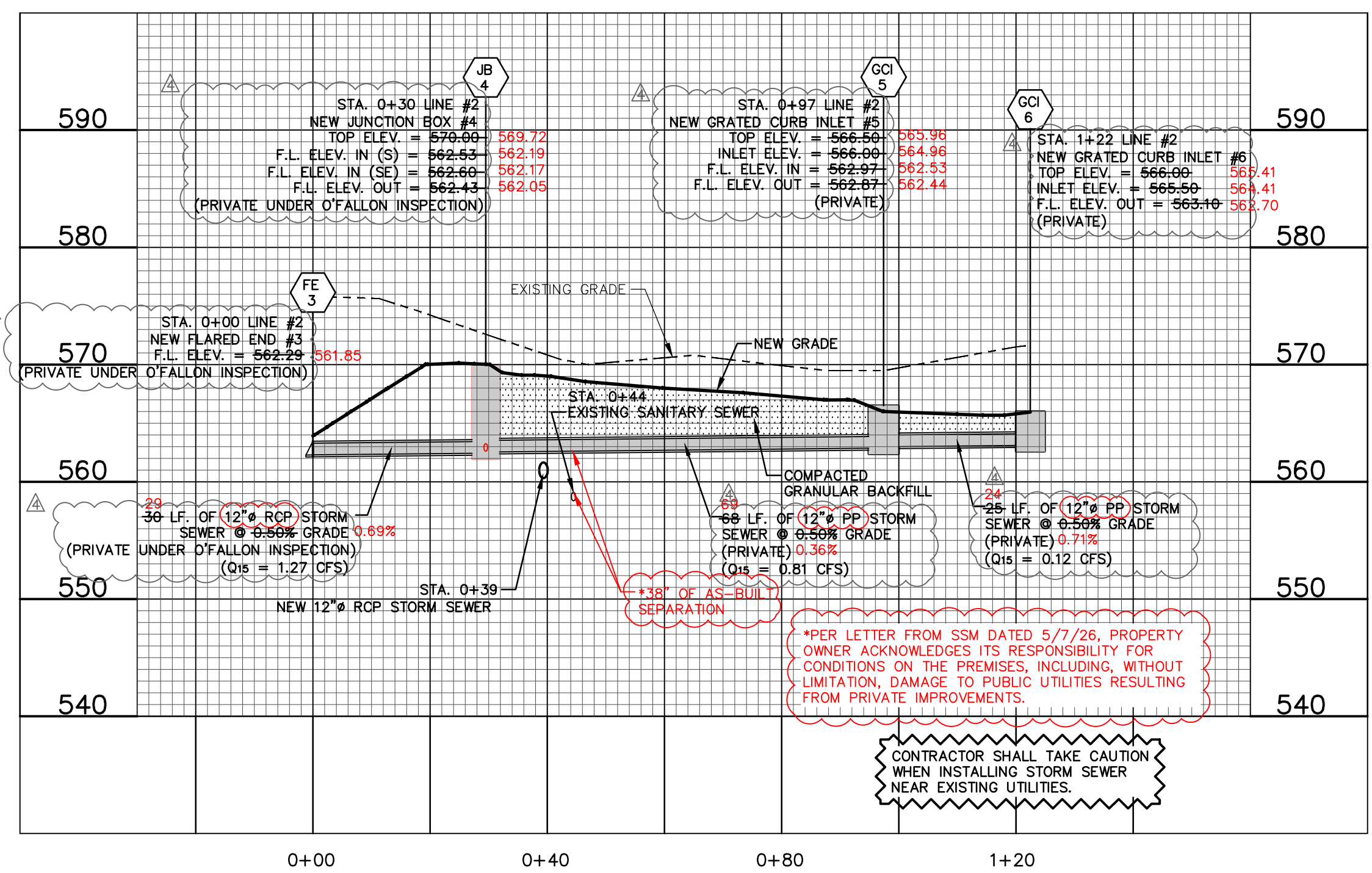
LEGEND	
EXISTING	PROPOSED
500	INDEX CONTOUR
498	INTERMEDIATE CONTOUR
RP	PROPERTY LINE
R/W	RIGHT-OF-WAY
EASEMENT	EASEMENT
UGE	UNDERGROUND ELECTRIC
UGT	UNDERGROUND TELEPHONE
SAN	SANITARY SEWER
SS	SANITARY MANHOLE
SS	STORM SEWER
SS	INLET
SS	FLARED END SECTIONS
G	GAS LINE
W	WATER LINE
W	FIRE HYDRANTS
W	WATER VALVE
W	TREELINE
W	FENCE
W	LIGHT
W	DOWNSPOUT
W	CONCRETE PAVEMENT
W	ASPHALT PAVEMENT

* AS-BUILT ELEVATION NOT WITHIN 0.5 FEET OF DESIGN ELEVATION.

LINE #1 - PRIVATE



LINE #2 - PRIVATE



SITE IMPROVEMENTS
SELECT MEDICAL
OFALLON, MISSOURI

STORM SEWER PLAN & PROFILE - LINES #1 & #2

DATE	BY	CHKD BY	APPD BY
12-01-23	JMM	ERR	ERR
1-4-24	JMM	ERR	ERR
NOV. 7, 2023	JMM	ERR	ERR
22-9387	JMM	ERR	ERR

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

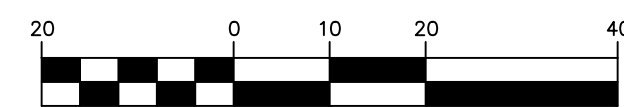
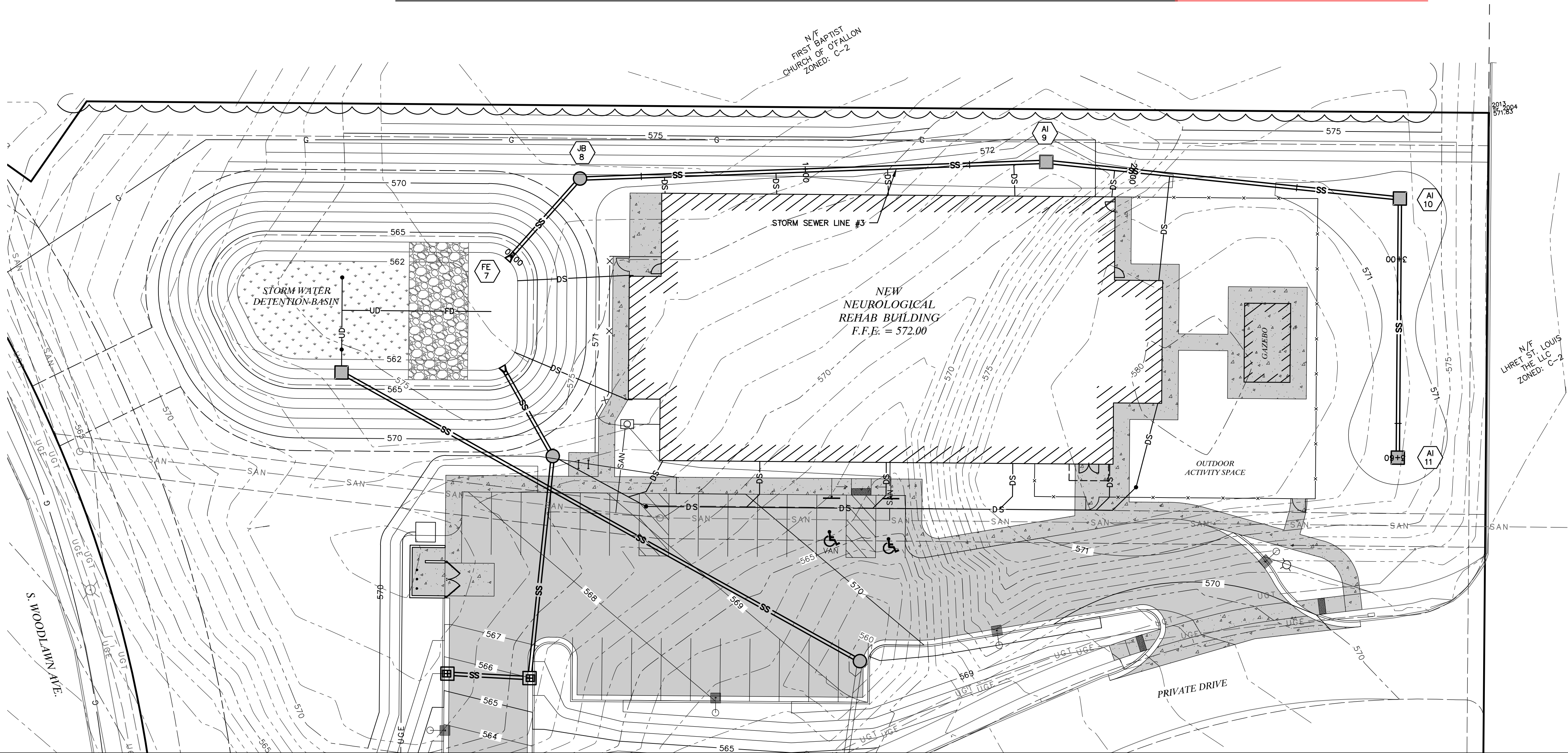


Missouri State Certificate of Authority Numbers:
Survey: 000380
Engineering: 001655
Architecture: 2002014240

COCHRAN
530A E. Independence Dr.
Union, Missouri 63084
(636) 584-0540 (tel.)
(636) 584-0512 (fax)
mail@cochrane.com

Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

STORM SEWER LINE #3 - PRIVATE (AS-BUILT)



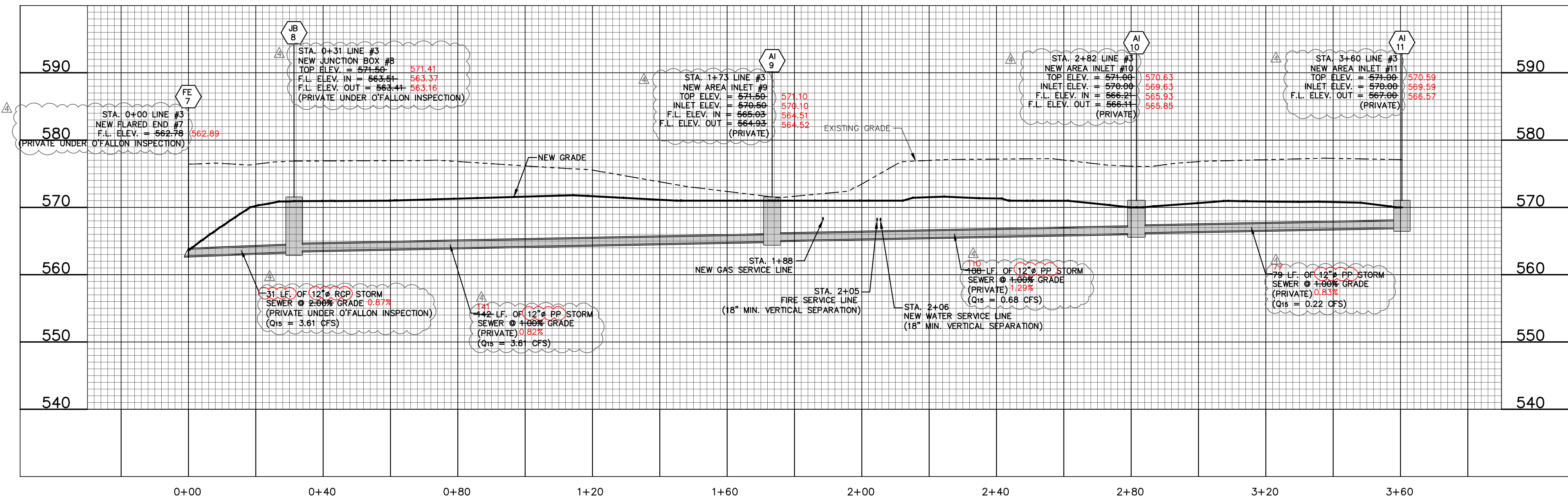
SCALE: 1"=20'

NOVEMBER, 2023

LEGEND

EXISTING	PROPOSED
INDEX CONTOUR	INDEX CONTOUR
INTERMEDIATE CONTOUR	INTERMEDIATE CONTOUR
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY	RIGHT-OF-WAY
EASEMENT	EASEMENT
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
SANITARY SEWER	SANITARY SEWER
SANITARY MANHOLE	SANITARY MANHOLE
STORM SEWER	STORM SEWER
INLET	INLET
FLARED END SECTIONS	FLARED END SECTIONS
GAS LINE	GAS LINE
WATER LINE	WATER LINE
FIRE HYDRANTS	FIRE HYDRANTS
WATER VALVE	WATER VALVE
TREELINE	TREELINE
FENCE	FENCE
LIGHT	LIGHT
DOWNSPOUT	DOWNSPOUT
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

LINE #3 - PRIVATE



* AS-BUILT ELEVATION NOT WITHIN 0.5 FEET OF DESIGN ELEVATION.

STORM SEWER PLAN & PROFILE - LINE #3

C5

NOV. 7, 2023

1"=20'

1"=10'

22-9387

NOV. 7, 2023

NOV. 7, 2023

NOV. 7, 2023

NOV. 7, 2023

NOV. 7, 2023

NOV. 7, 2023

NOV. 7, 2023

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NOV. 7, 2023

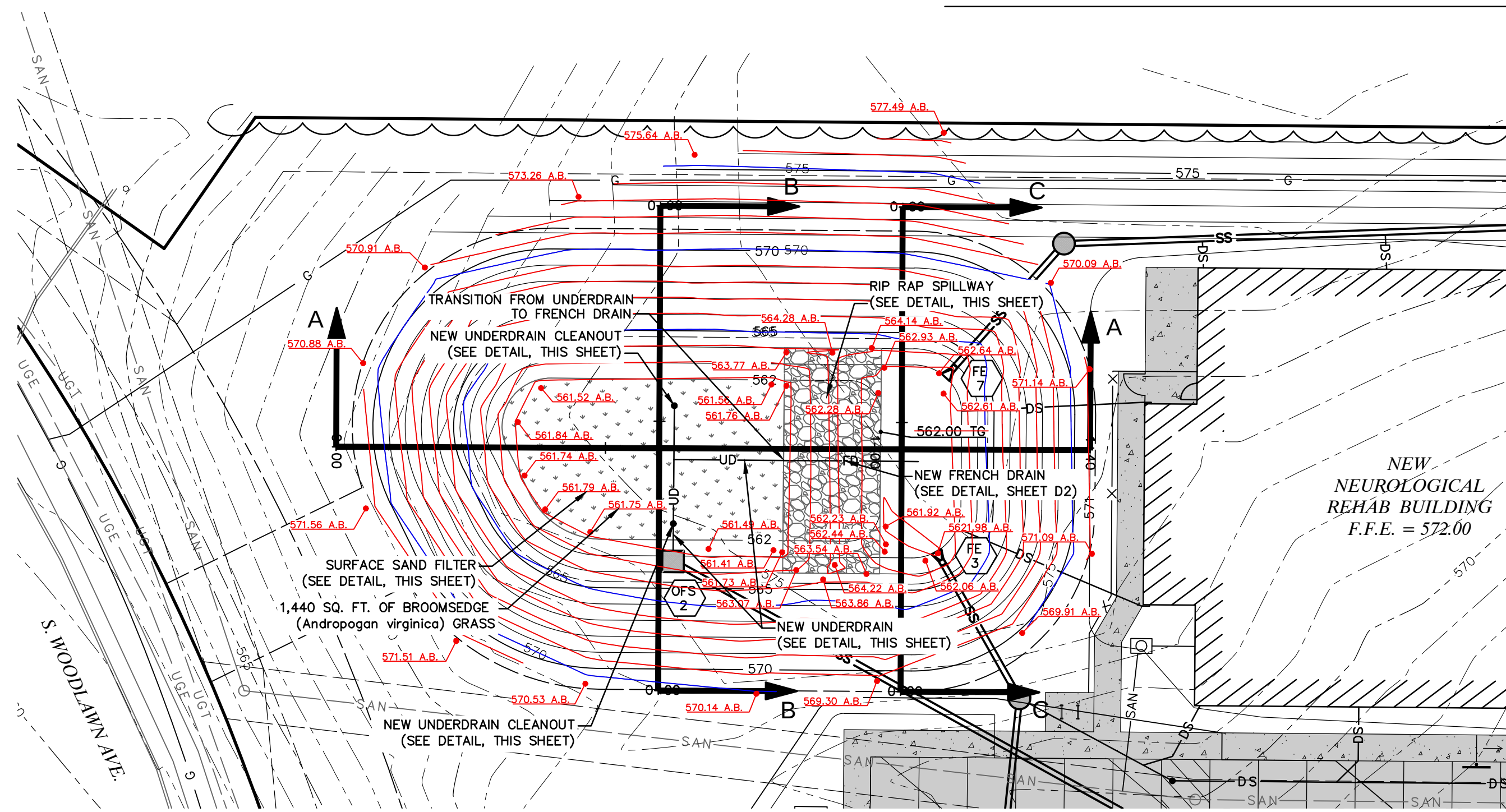
NOV. 7, 2023

NOV. 7, 2023

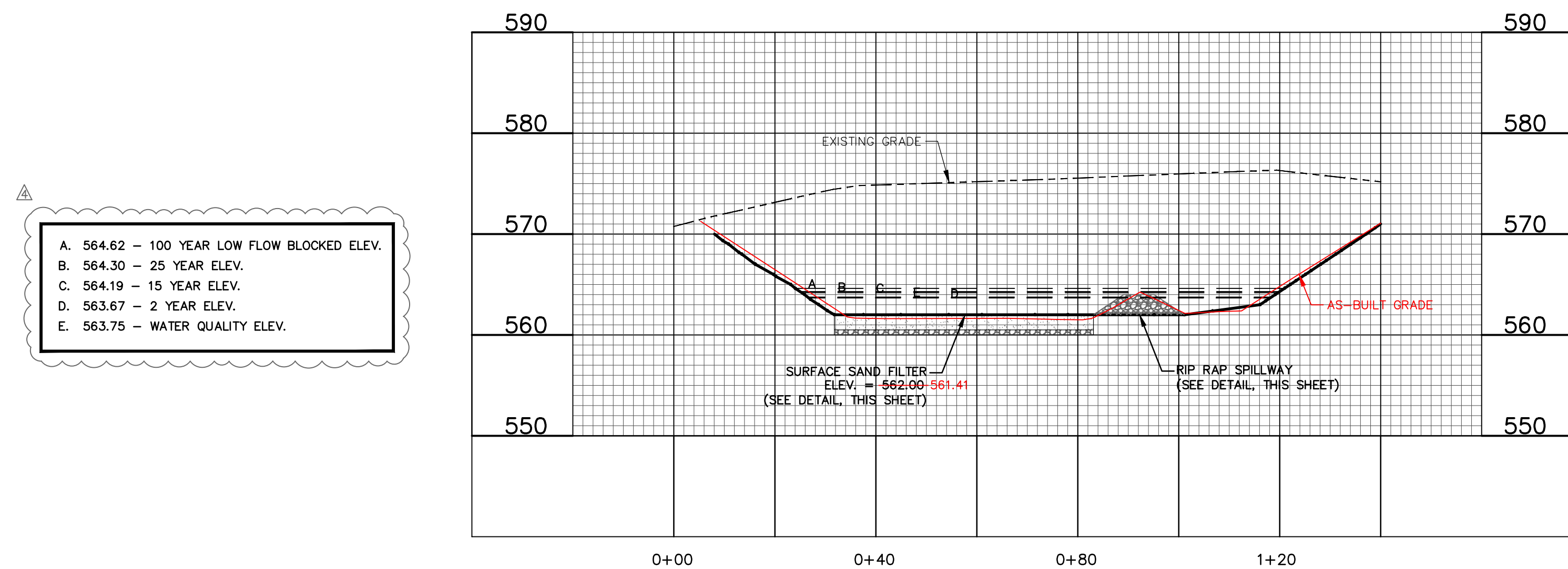
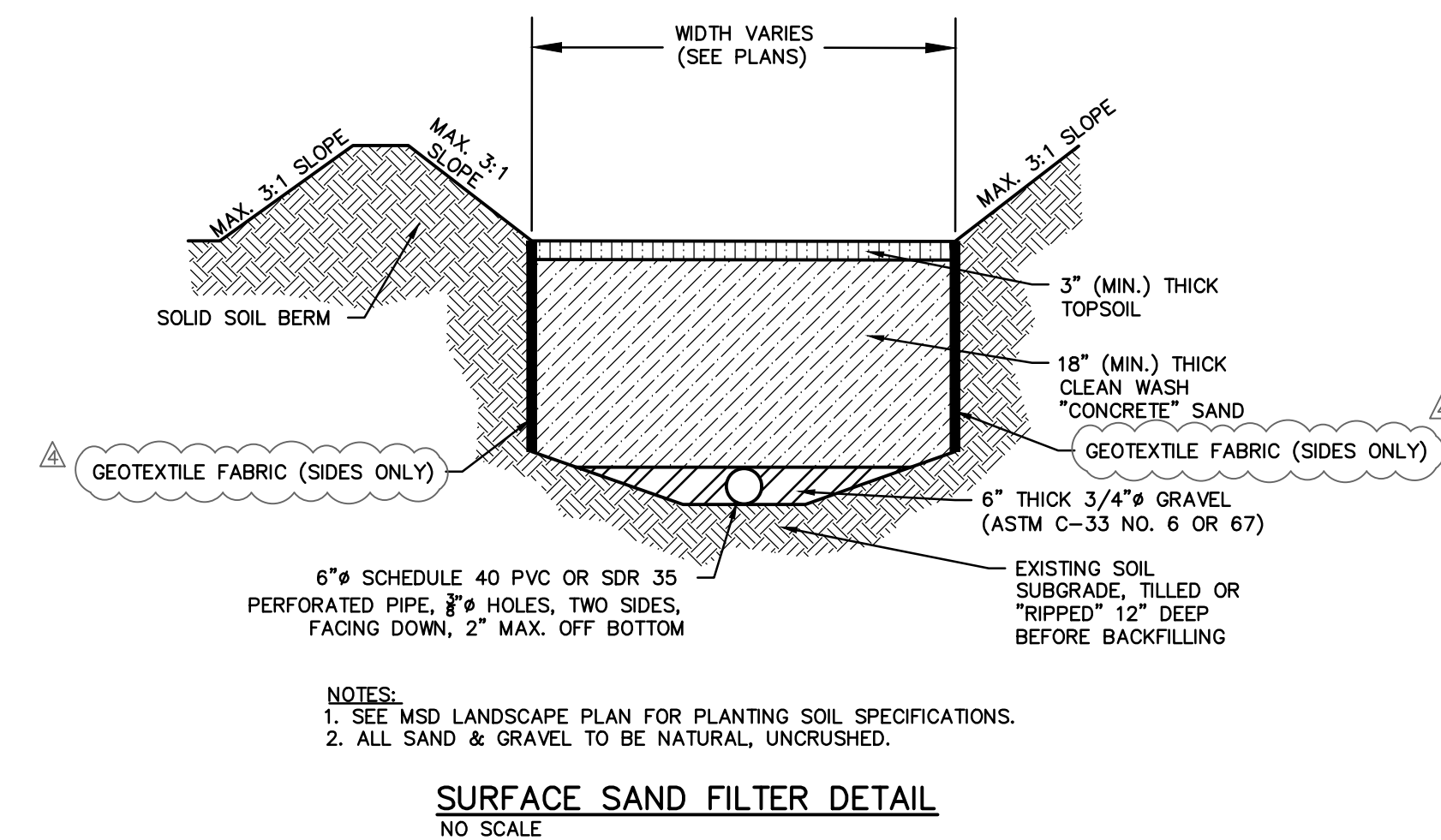
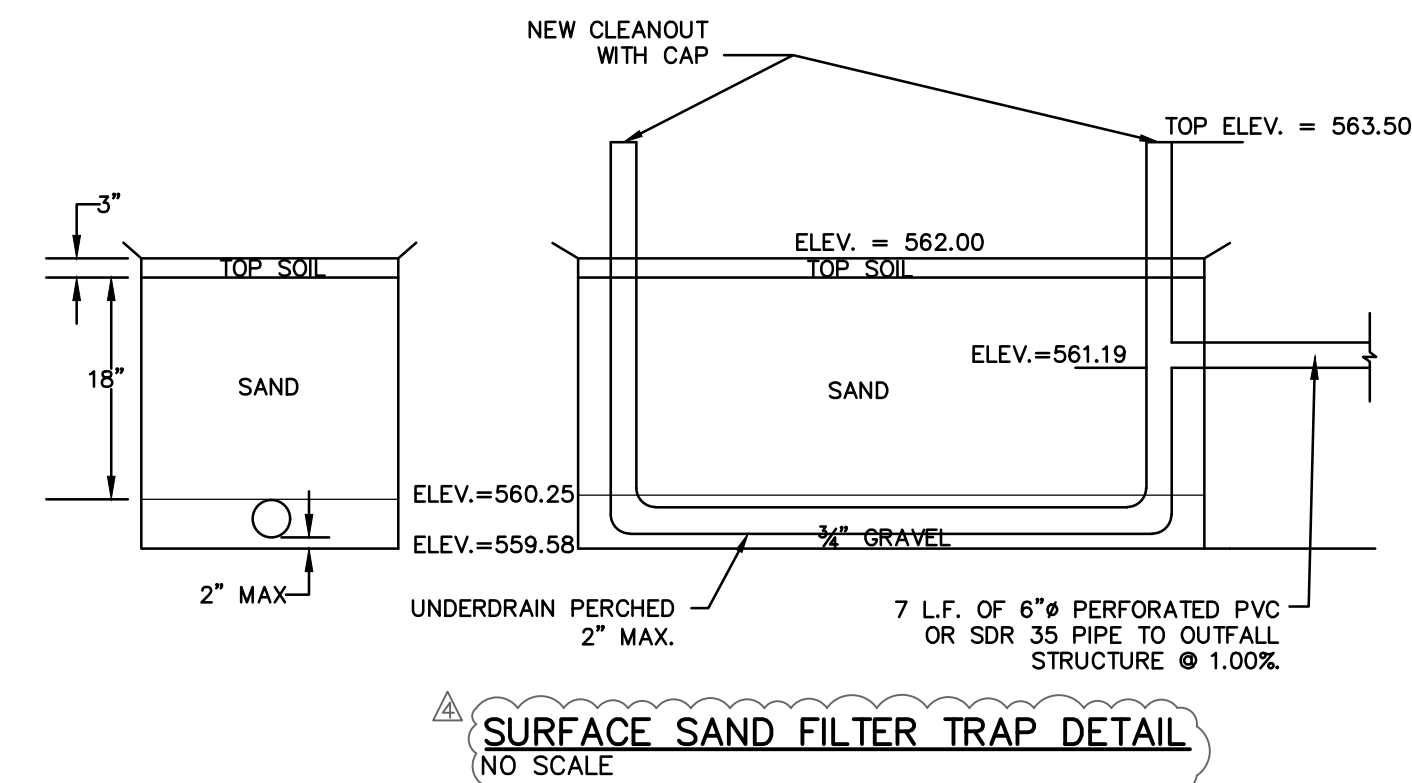
NOV. 7, 2023

NOV. 7, 2023

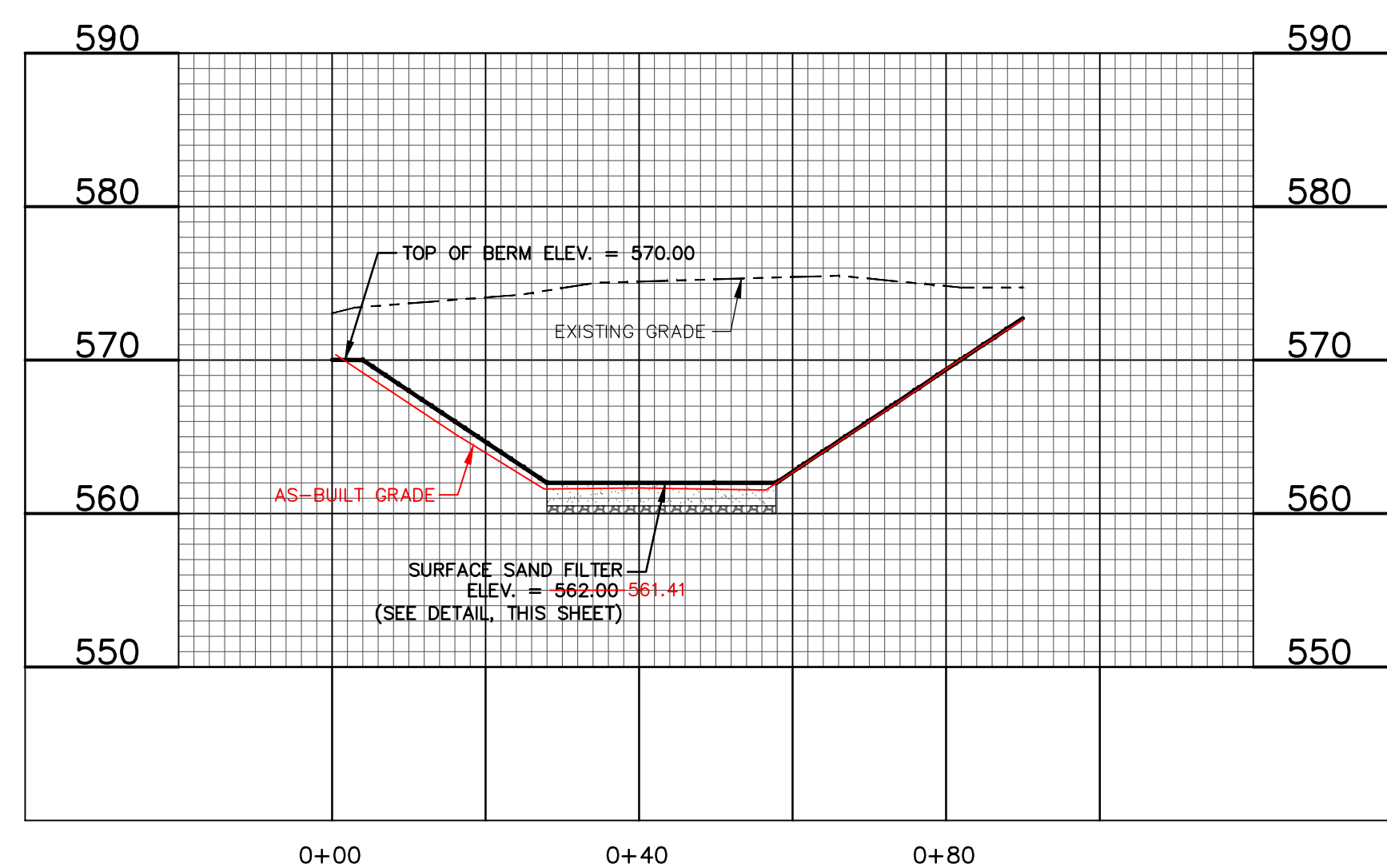
BASIN CROSS SECTIONS (AS-BUILT)



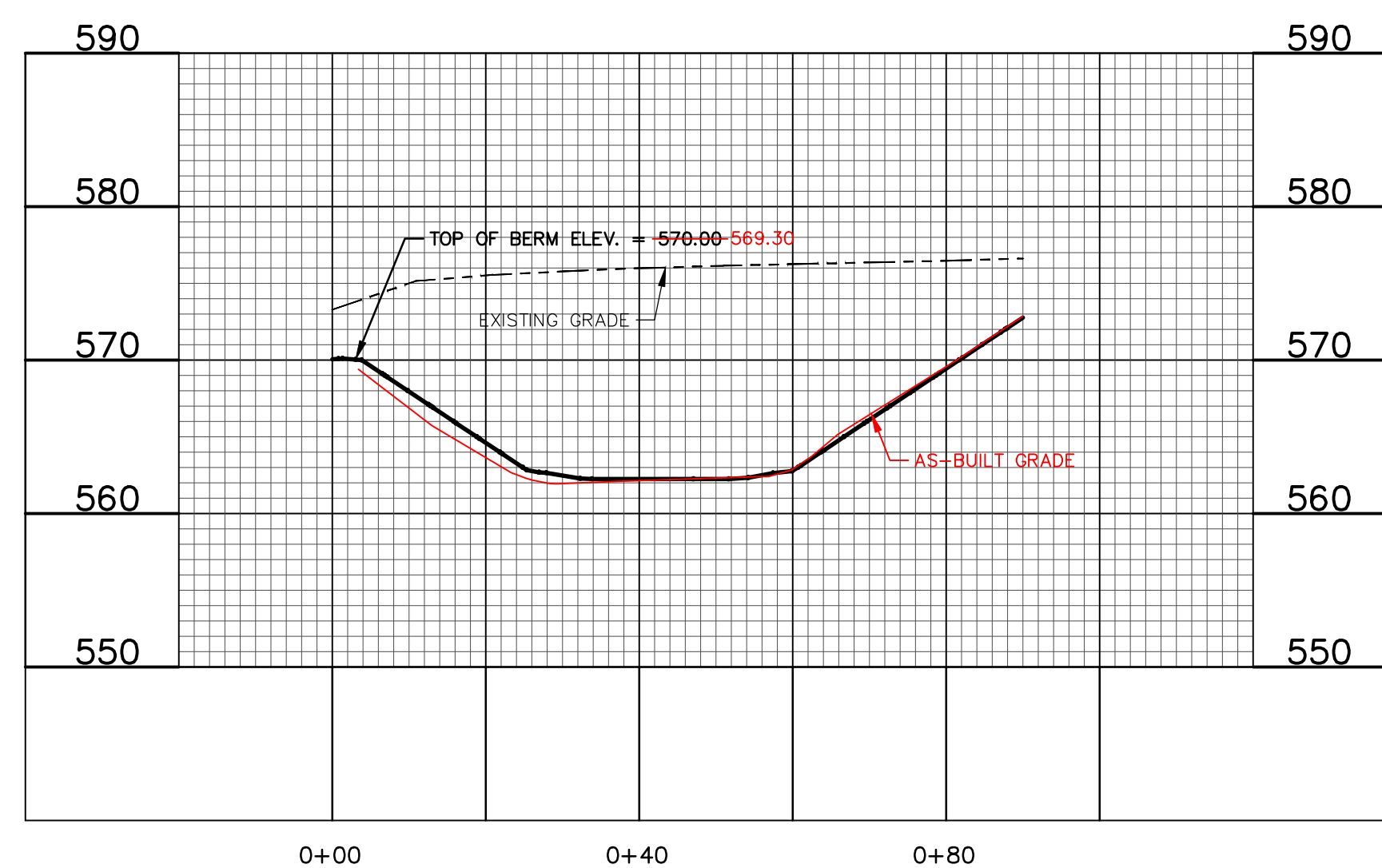
BASIN PLAN VIEW



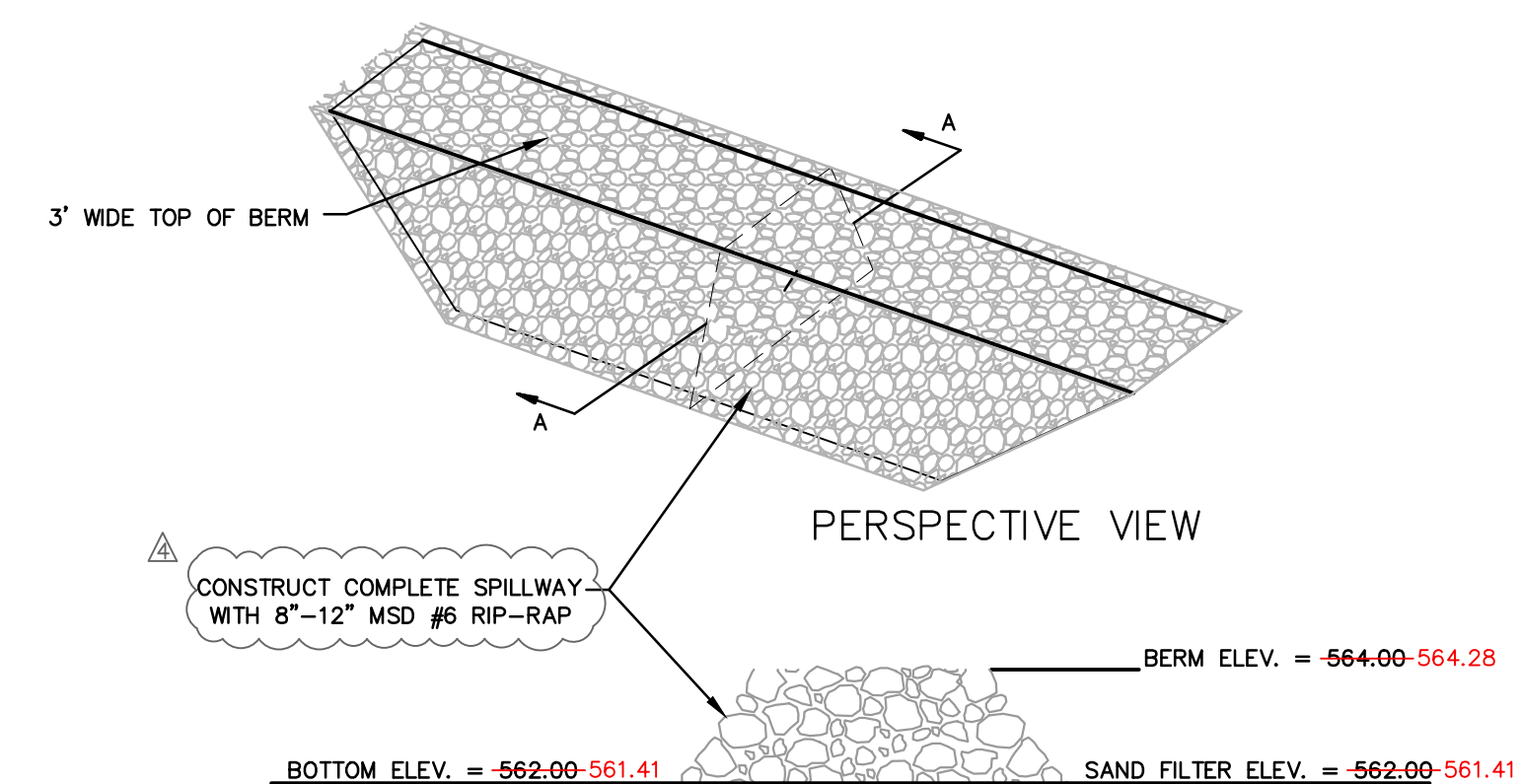
BASIN CROSS SECTION A-A



BASIN CROSS SECTION B-B



BASIN CROSS SECTION C-C



SECTION A-A
PER THIS DETAIL

BASIN FOREBAY
RIP-RAP SPILLWAY DETAIL
NO SCALE

LEGEND

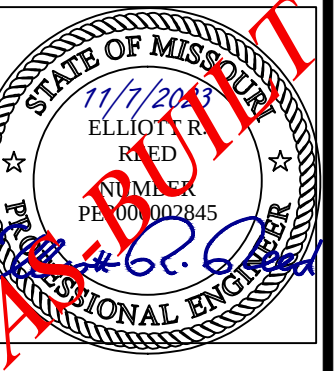
EXISTING	PROPOSED
—500—	—500—
- - - - -	- - - - -
—R—	—R—
—F/W—	—F/W—
—UGE—	—UGE—
—UGT—	—UGT—
—SAN—	—SAN—
—SS—	—SS—
—G—	—G—
—W—	—W—
—TRE—	—TRE—
—DS—	—DS—
CONCRETE PAVEMENT	CONCRETE PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT

530A E. Independence Dr.
Union, Missouri 63084
636-384-0512 (fax)
636-384-0510 (tel)
mail@ochran.com

ochran

Missouri State Certificate
Survey 000380
Engineering 01655
Architecture 2002014240

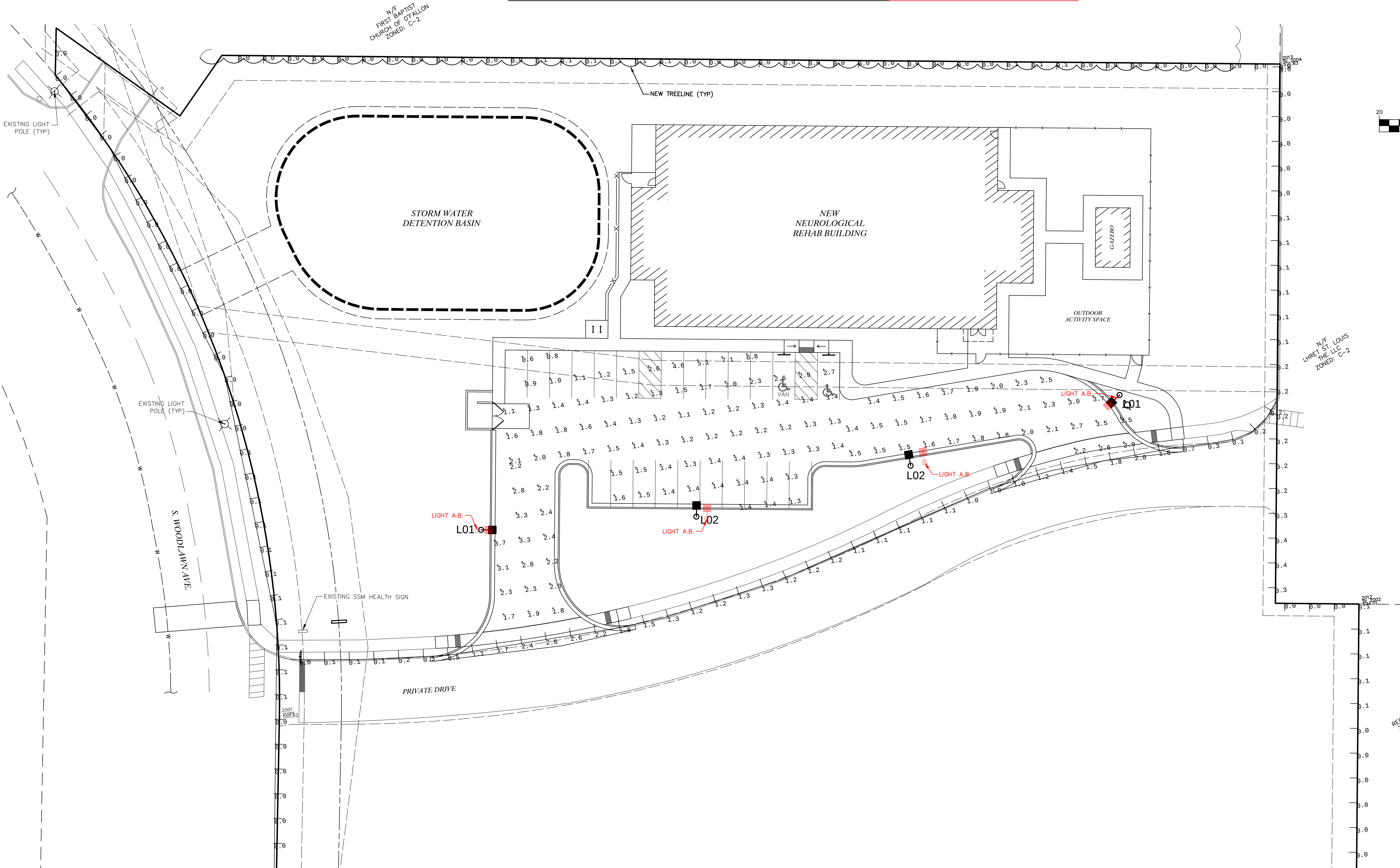
- Civil Engineering
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- Architecture
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- Master Planning



**SITE IMPROVEMENTS
SELECT MEDICAL
O'FALLON, MISSOURI**

BASIN CROSS SECTIONS	REVISION:	DRAW BY:	DATE:	APPRO. BY:
	APPENDIX # A	TML	NOV. 7, 2023	ERR
	DESCRIPTION MAGNETIC CITY COMMENTS			
	HOR SCALE:	VERT SCALE:	PROD NO:	
	1"=20'	1"=10'	22-9387	
	DWG NO:			
		C6		

SITE LIGHTING PLAN (AS-BUILT)



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
drive aisle	ILLUMINANCE	FC	2.08	3.7	1.4	1.49	2.64
Parking Lot	ILLUMINANCE	FC	1.70	7.1	0.6	2.83	11.83
PL - EAST	ILLUMINANCE	FC	0.08	0.4	0.0	N.A.	N.A.
PL - NORTH	ILLUMINANCE	FC	0.02	0.1	0.0	N.A.	N.A.
PL - SOUTH	ILLUMINANCE	FC	0.00	0.0	0.0	N.A.	N.A.
PL - WEST	ILLUMINANCE	FC	0.02	0.1	0.0	N.A.	N.A.
SOUTH CURB	ILLUMINANCE	FC	1.11	2.6	0.0	N.A.	N.A.
WEST DRIVE	ILLUMINANCE	FC	2.49	3.7	1.7	1.46	2.18

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	BUG Rating
○□	2	L02	Single	1 RSX2 LED P2 40K R5 MVOLT SPA ON 25' POLE AND 3' CONCRETE BASE	0.900	17657	114.07	B5-U0-G3
○□	2	L01	Single	1 RSX2 LED P2 40K R3 MVOLT SPA ON 25' POLE AND 3' CONCRETE BASE	0.900	17202	114.07	B3-U0-G3

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

UCHRAN

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Union, Missouri 63084

Missouri State Certificate
of Authority Numbers:
Survey : 000380
Engineering : 001855
Architecture : 2002014240

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

All OSHA rules & regulations
shall be strictly followed by these
plans and be strictly followed
(ie. trenching, blasting, etc.)

STATE OF MISSOURI
11/7/2023
ELLIOTT
RECEIVED
PLANNING DEPT
2666
PROFESSIONAL ENGINEER

SITE LIGHTING PLAN

DATE: 11/7/2023

DESIGNER: JMM

DATE: NOV. 7, 2023

SCALE: 1"=20'

PROJECT NO: 22-9387

DWG. NO: C7

DATE: 11/7/2023

DESIGNER: JMM

DATE: NOV. 7, 2023

SCALE: 1"=20'

PROJECT NO: 22-9387

DWG. NO: C7

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STATE OF MISSOURI
11/7/2023
ELLIOTT
RECEIVED
PLANNING DEPT
2666
PROFESSIONAL ENGINEER

SITE IMPROVEMENTS
SELECT MEDICAL
OF FALLON, MISSOURI

DATE: 11/7/2023

DESIGNER: JMM

DATE: NOV. 7, 2023

SCALE: 1"=20'

PROJECT NO: 22-9387

DWG. NO: C7

DATE: 11/7/2023

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DATE: NOV. 7, 2023

SCALE: 1"=20'

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11/7/2023
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SITE IMPROVEMENTS
SELECT MEDICAL
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PROJECT NO: 22-9387

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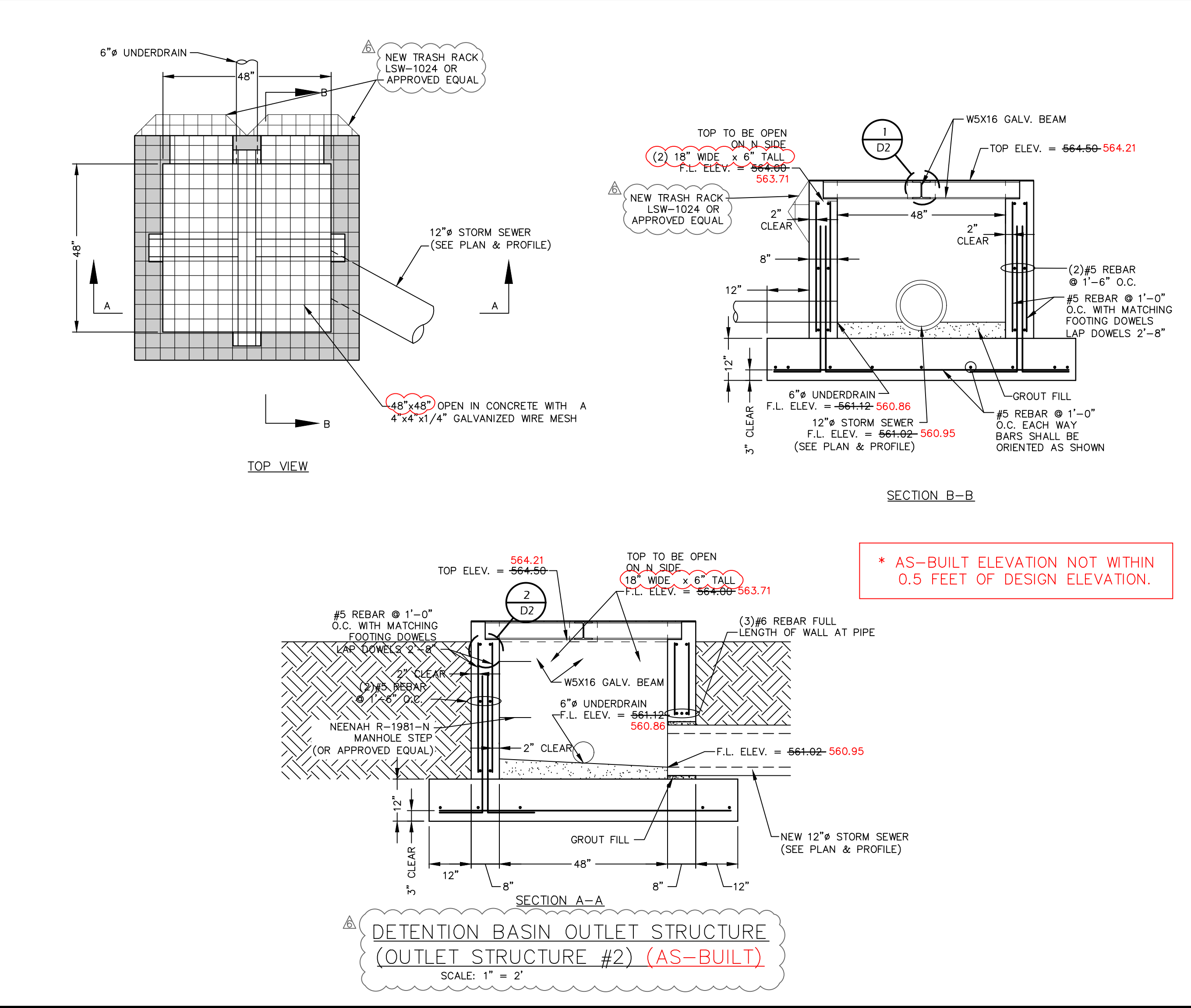
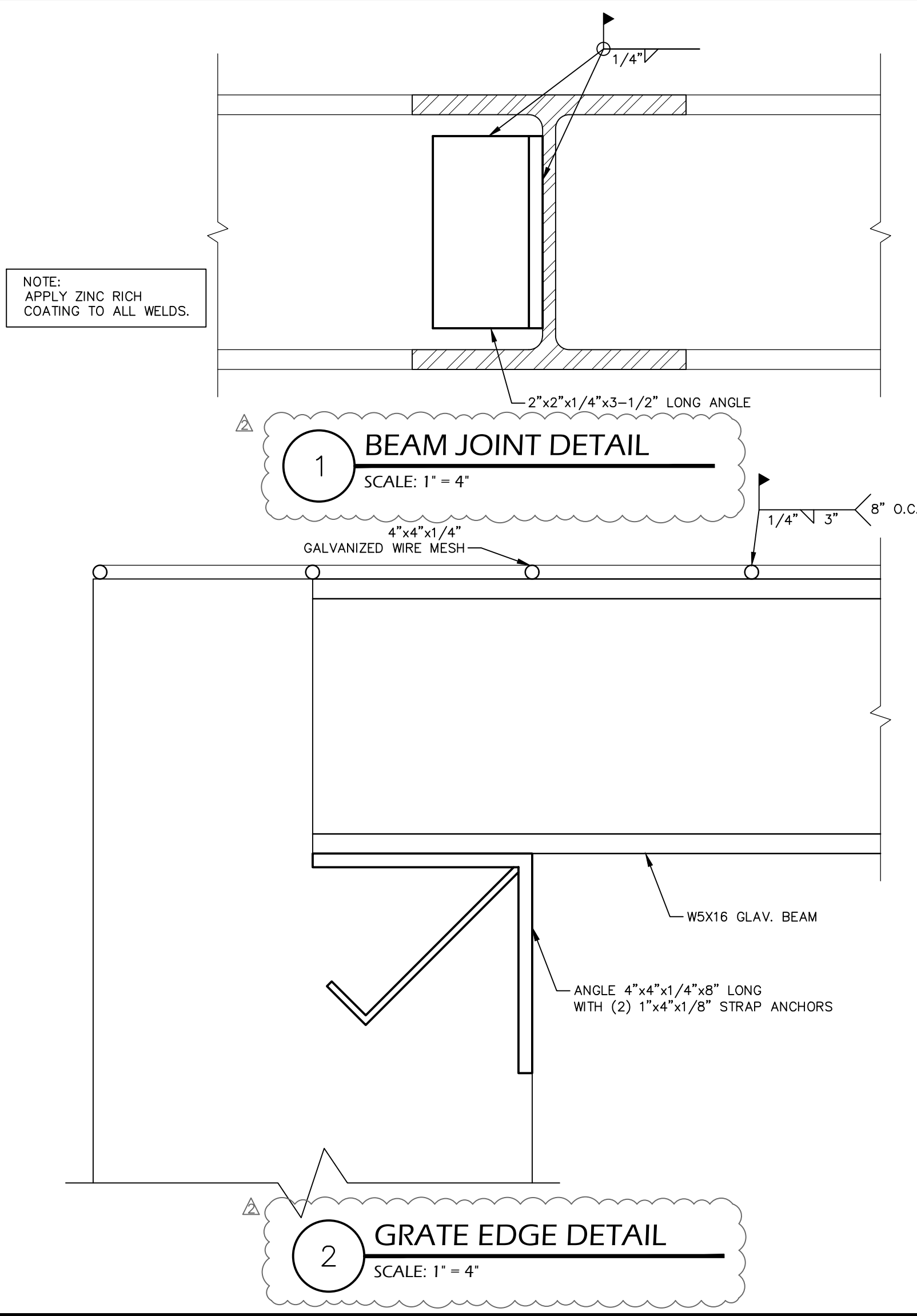
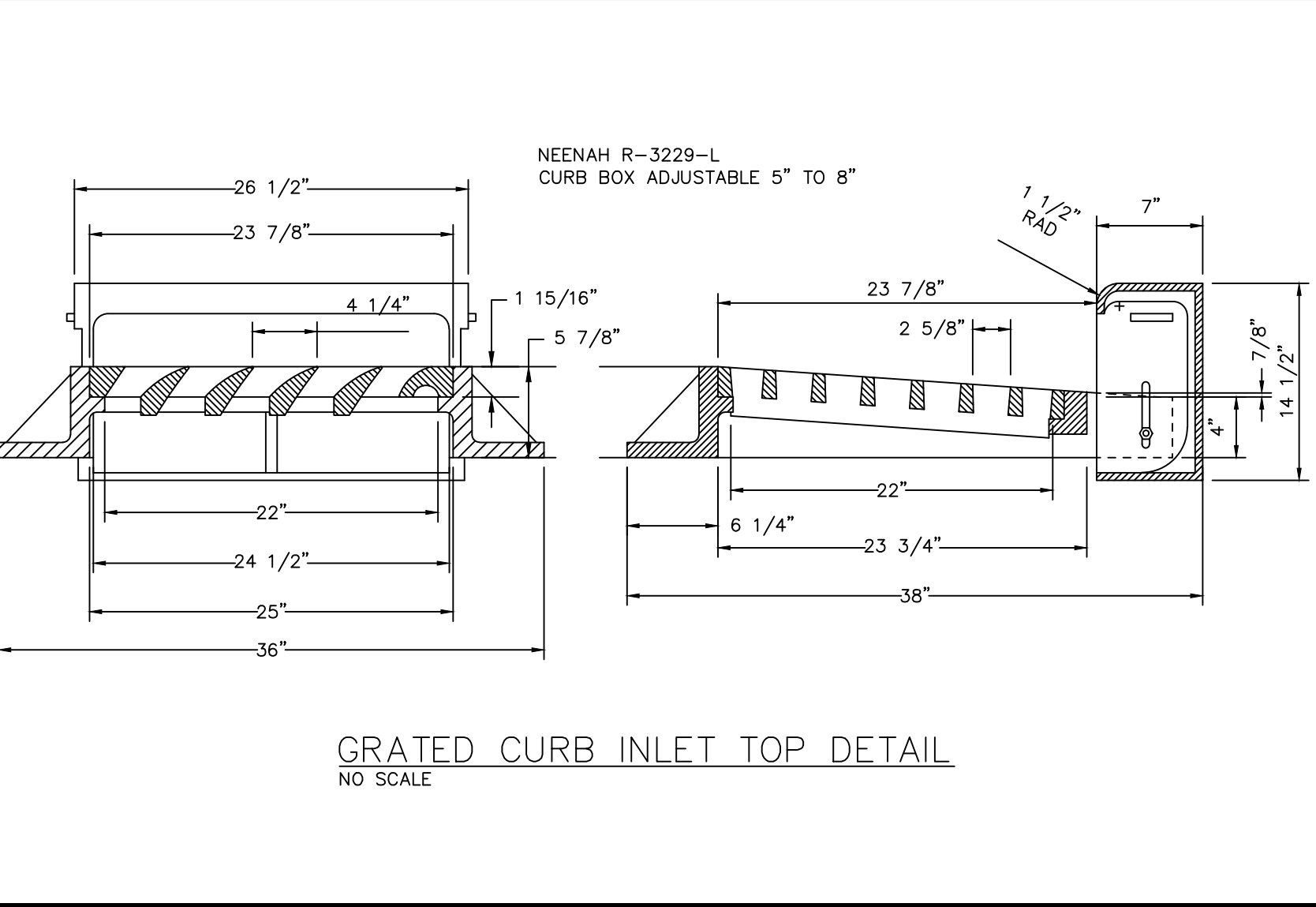
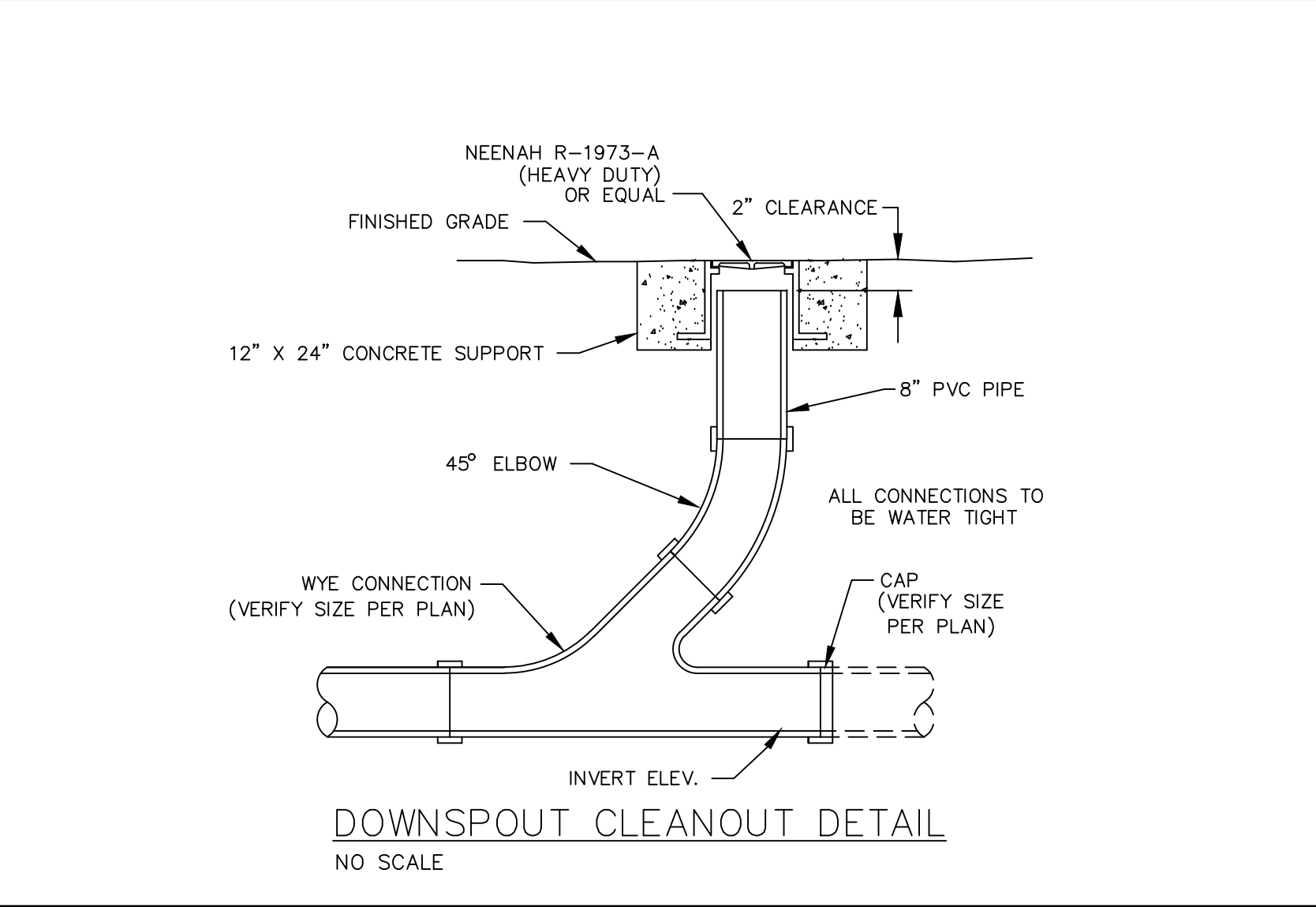
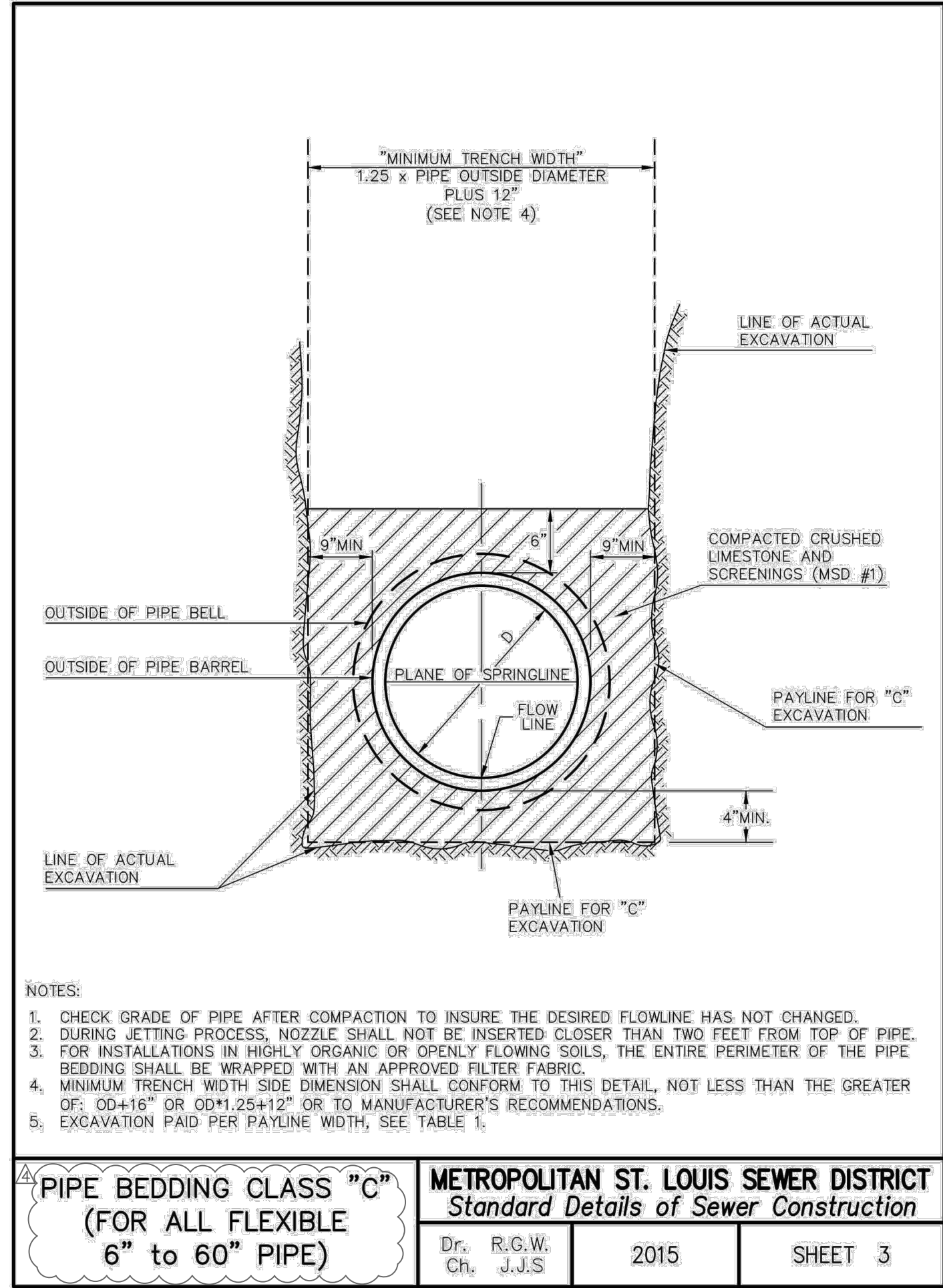
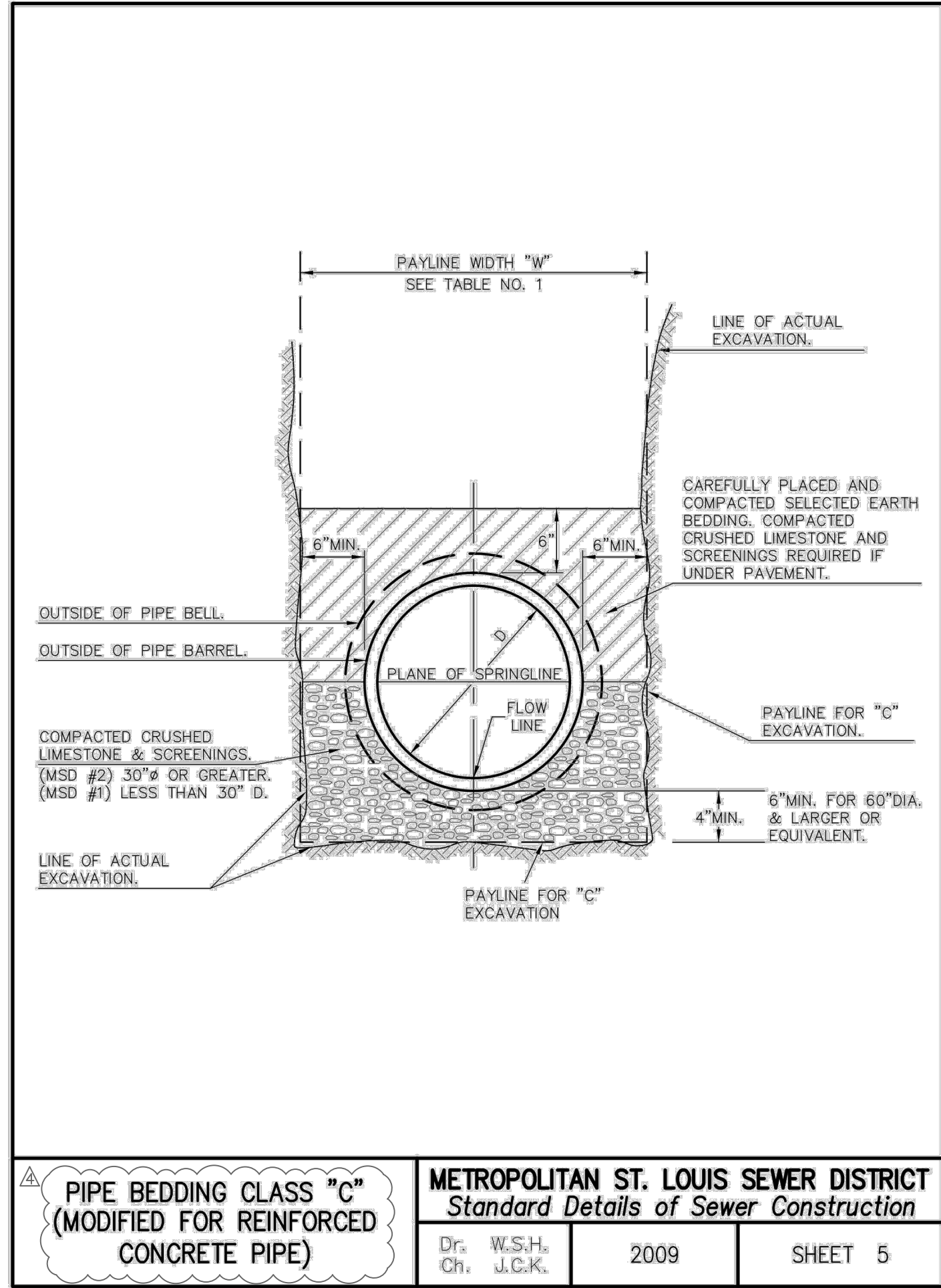
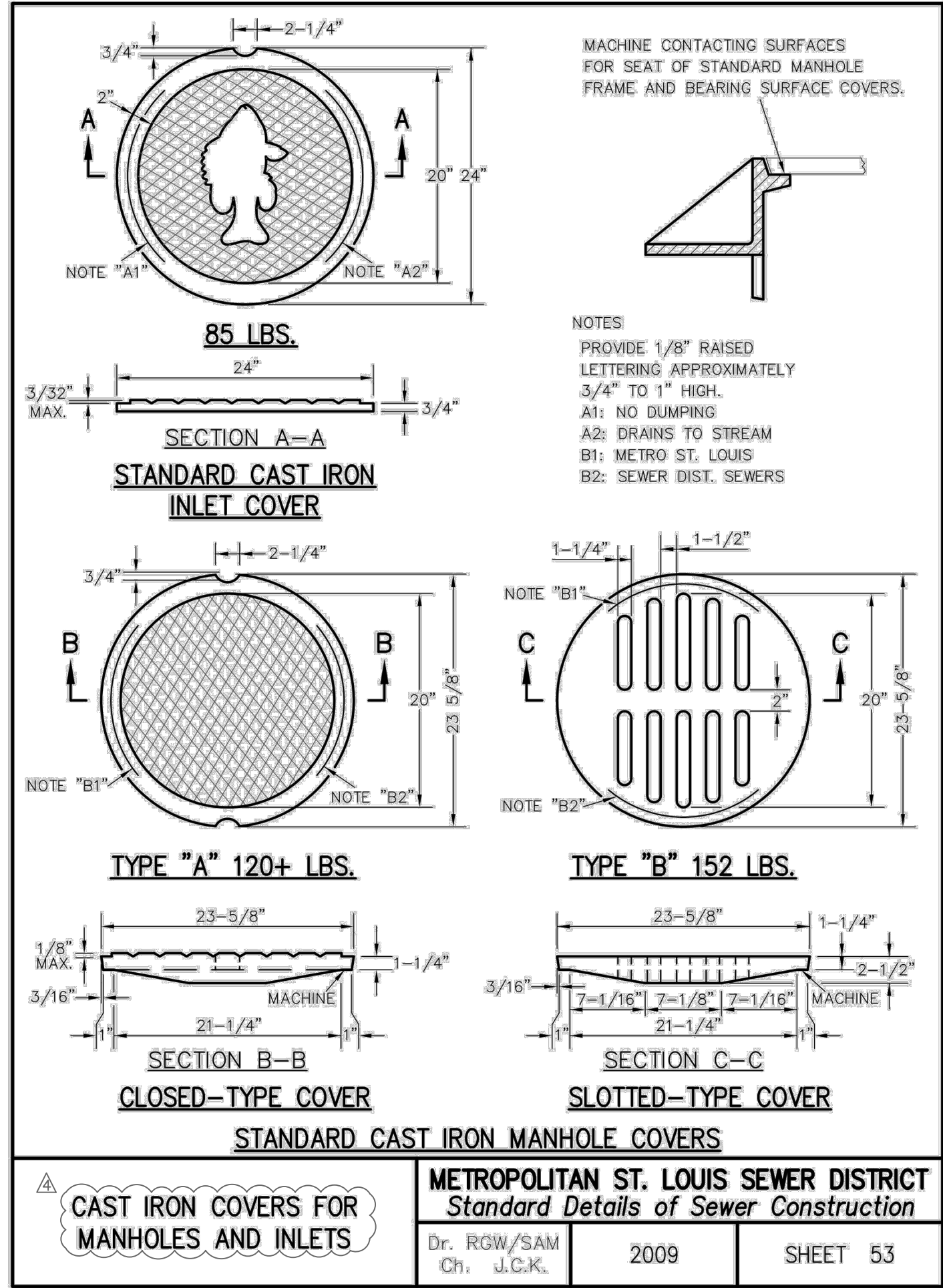
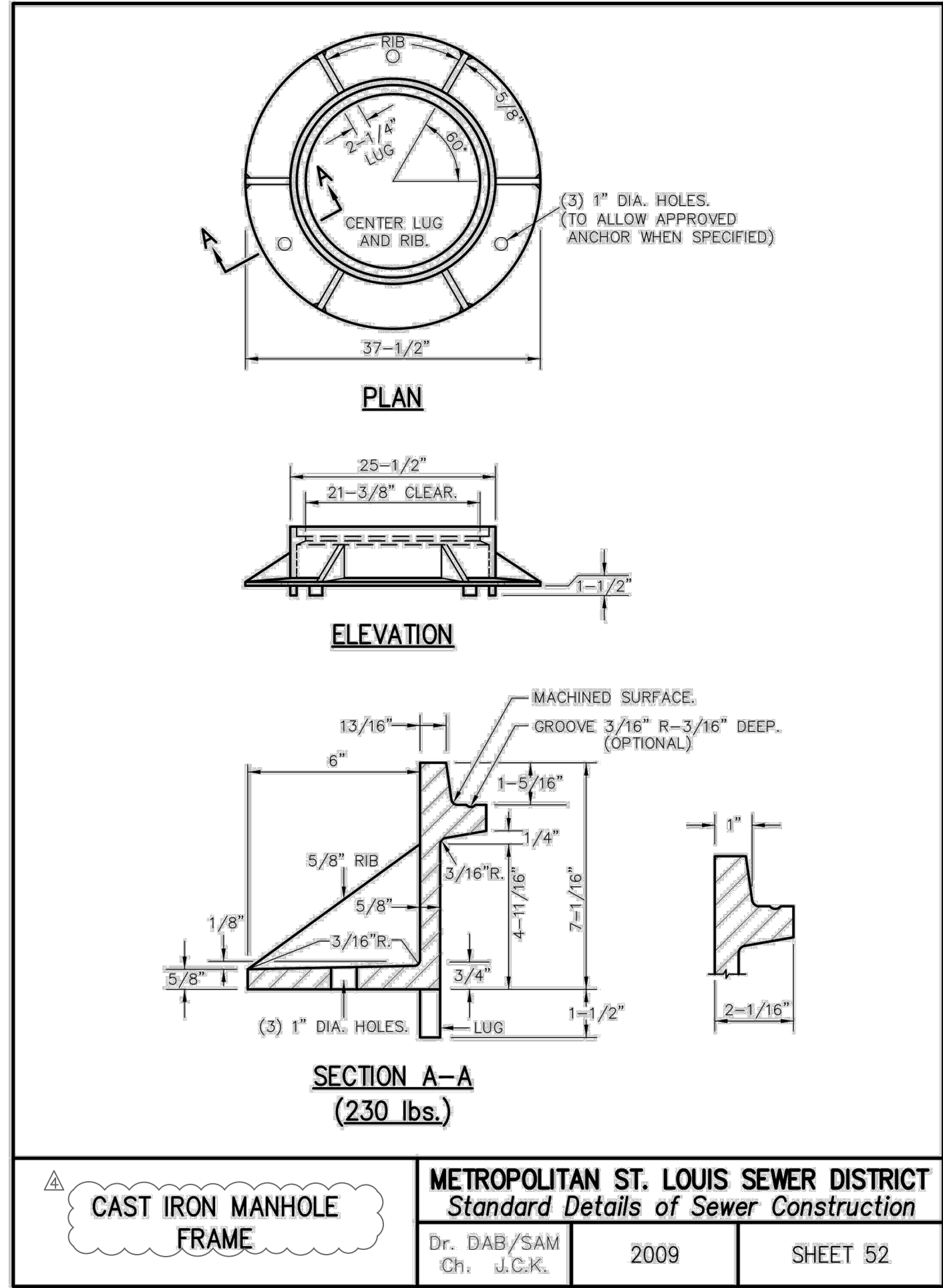
SCALE: 1"=20'

PROJECT NO: 22-9387

DWG. NO: C7

DWG NAME: F:\22-9387 - Conceptual Engineering for a New Neurological Rehabilitation Facility\AS-BUILT PLANS\AUTOCAD DRAWINGS\AS-BUILT PLAN SHEETS\VT DETAIL SHEET.dwg LAYOUT TAB: D4 PLOTTED ON: Jul 01, 2025 - 6:48am PLOTTED BY: j.meyer

A
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K
L



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

Three working days prior to the start of any excavation shall be filed with the local authority having jurisdiction for utility location information.

All OSHA rules & regulations shall be followed during construction required by these plans and be strictly followed (ie. trenching, blasting, etc.).

STATE OF MISSOURI
Professional Engineer
No. 000000000
Exp. 12/31/2025

SITE IMPROVEMENTS
SELECT MEDICAL
O'FALLON, MISSOURI

DATE	BY	REVISION	APPROVED BY
12-01-23	JMM	ADDENDUM #2	ERR
1-4-24	JMM	ADDRESS CITY COMMENTS	ERR
1-25-24	JMM	ADDRESS CITY COMMENTS	ERR

DATE: DEC. 1, 2023
SCALE: NO SCALE
PROJ. NO: 22-9387
DWG. NO: **D4**