

**CONSTRUCTION NOTES:**

- UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE RELATIONSHIP BETWEEN PROPOSED WORK AND EXISTING FACILITIES, STRUCTURES, AND 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 THESE FACILITIES.) NO SUB-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 GTL 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 CONSTRUCTION PLANS FOR BLUE SKY HEALTH AND WELLNESS

## Legal Description

LOT 1 OF BRYAN CENTRAL

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## 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 600 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. 0000; 5070, PAGE: 1248  
 EXISTING ZONING: C-2  
 FLOOD ZONE: ZONE X, PER FIRM 29183C02400, 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:**  
 208(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
- 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(JB)
- = STORMWATER DRAINAGE DIRECTION
- = HANDICAPPED PARKING SPACE
- 594.0 = FINISHED GRADE SPOT ELEVATION
- FL = TOP BACK OF CURB
- FL = 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.

These plans have been conditionally approved. Items needed for final approval:  
 1.Approval letters from other reviewing agencies  
 2.Recorded copy of the cross access easement

CITY OF O'FALLON  
 ENGINEERING DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: Jeanine Greenlee DATE 12-10-2020  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

### 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  
 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

\* 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

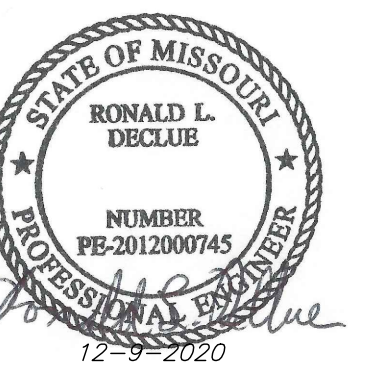
\* The estimated sanitary flow in gallons per day is \_\_\_\_\_  
 \* Tree preservation calculations

BLUE SKY HEALTH AND WELLNESS



WUNDERLICH SURVEYING & ENGINEERING INC.  
 512 EAST MAIN STREET  
 UNION, MO 63084 (636) 583-8400  
 WSETEAM.COM

WUNDERLICH SURVEYING & ENGINEERING, INC.  
 MISSOURI STATE CERTIFICATE OF AUTHORITY:  
 CIVIL ENGINEERING: 001066  
 LAND SURVEYING: 000253



Ronald L. DeClue,  
 P.E. -2012000745  
 P.E. for Wunderlich Surveying & Engineering Inc.  
 THIS SEAL IS FOR DESIGN ONLY AND NOT CONSTRUCTION INSPECTION OR STAKING OUT OF IMPROVEMENTS

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

City of O'Fallon Cover Sheet

P+Z No. 20-00771  
 Approval Date October 1, 2020  
 Permit No.

Job No. 32323