

**GENERAL NOTE**

- PRESENT ZONING: C-3 HIGHWAY COMMERCIAL
- PROPOSED ZONING: C-3 HIGHWAY COMMERCIAL
- PROPOSED USE: HEALTH OFFICES
- AREA OF TRACT: 0.98 ACRES
- SITE ADDRESS: 199 FRONTIER PARK DR.
- BUILDING HEIGHT = 23.5'
- PROJECT IS SERVED BY:
  - WATER - PUBLIC WATER SUPPLY DISTRICT #2 636-561-3737
  - GAS - SPIRE GAS COMPANY 800-887-4173
  - TELEPHONE - CENTURYTEL TELEPHONE COMPANY 636-266-2823
  - SANITARY - CITY OF O'FALLON SEWERS 636-281-2858
  - ELECTRIC - AMEREN UE 636-980-1137
  - FIRE - O'FALLON FIRE PROTECTION DISTRICT 636-272-3493
  - TRAFFIC - CITY OF O'FALLON 636-379-5602
  - ENGINEERING - CITY OF O'FALLON ENGINEERING 636-379-5556
  - INSPECTIONS - CITY OF O'FALLON 636-379-5596
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- PARKING AND BUILDING SHALL BE IN COMPLIANCE WITH A.D.A. ACCESSIBILITY GUIDELINES.
- ALL DIMENSIONS TAKEN FROM BACK OF CURB UNLESS OTHERWISE NOTED.
- BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF O'FALLON'S REQUIREMENTS.
- SETBACK AND YARD REQUIREMENTS:
  - FRONT YARD SETBACK: 30 FEET
  - REAR YARD SETBACK: 25 FEET
  - SIDE YARD SETBACK: 30 FEET
- GRADING AND DRAINAGE SHALL BE PER THE REQUIREMENTS OF THE CITY OF O'FALLON.
- ARCHITECTURAL TREATMENT TO BE PROVIDED ON ALL SIDES OF BUILDINGS. ARCHITECTURAL TREATMENT SHALL REMAIN CONSISTENT THROUGHOUT THE PROJECT.
- ALL EASEMENTS SHALL BE PROVIDED FOR ON BOUNDARY ADJUSTMENT PLAT.
- EXTERIOR LIGHTING DETAILS AND PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- NO SLOPE SHALL BE GREATER THAN 3:1 DURING CONSTRUCTION AND AT FINAL GRADE.
- PER F.I.R.M. #29183C0239G JANUARY 20, 2016, THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- TRASH ENCLOSURES SHALL BE A MINIMUM OF 6 FOOT HIGH AND SHALL BE CONSTRUCTED OF MATERIALS THAT MATCH OR COMPLEMENT BUILDING ARCHITECTURE. ENCLOSURES SHALL HAVE VINYL GATES MATCHING THE BUILDING COLORS.
- SIGNAGE LOCATIONS AND SIZES TO BE REVIEWED SEPARATELY THROUGH THE PLANNING DIVISION. SIGNAGE SHALL BE PERMITTED SEPARATELY.
- LOCATION OF BACKFLOW PREVENTER AND WATER SERVICES SHALL BE ADDRESSED WITH THE ARCHITECTURAL DRAWINGS. WATER METER LOCATIONS SHALL BE COORDINATED WITH THE WATER COMPANY.
- ALL NEW UTILITIES UNDER CITY STREETS SHALL BE BORED.
- ALL HANDICAP SIDEWALK RAMPS SHALL BE CONCRETE AND SHALL MEET THE CITY OF O'FALLON AND ADA REQUIREMENTS.
- ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
- GROUND MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY FENCING, VEGETATION OR SOME OTHER MEANS (APPROVED BY THE PLANNING AND ZONING COMMISSION) THAT HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT BEING SCREENED.
- UTILITY CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS WITH GENERAL CONTRACTOR.
- THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 5082.
- A BOUNDARY ADJUSTMENT PLAT WILL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL EXISTING GRAVEL AREAS SHALL BE REMOVED AND EITHER BE PAVED OR PLANTED WITH GRASS.
- WATER METER FOR ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF THE BUILDING.
- ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWING. HOWEVER, IF A DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OFF SPECIFICATIONS DURING CONSTRUCTION, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTORS.
- LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.
- ALL NON-REINFORCED CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS.
- THE ASPHALT SURFACE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY.
- ALL HVAC AND MECHANICAL UNITS ON SITE SHALL BE PROPERLY SCREENED AS REQUIRED BY CITY CODE. ROOFTOP UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING; THE PARAPET SHALL HAVE A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF; GROUND MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY FENCING, VEGETATION, OR SOME OTHER MEANS (APPROVED BY THE PLANNING AND ZONING COMMISSION) THAT HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT BEING SCREENED

**BENCHMARK**

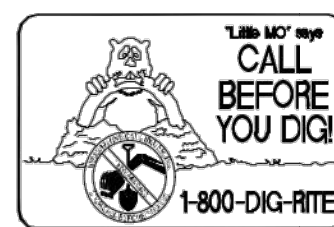
MISSOURI GEOGRAPHIC REFERENCE SYSTEM: SC-46  
 ELEVATION = 184.50 NAVD88 DATUM

THIS BENCHMARK ELEVATION IS IN METERS. WHEN CONVERTED TO FEET IT IS 605.16 FEET. A SITE BENCHMARK WAS NOT PROVIDED. WE ADOPTED THE TOP OF AN AREA INLET ON THE SOUTHWEST AREA OF THE PROJECT THAT HAS AN ELEVATION OF 605.05 FEET. THIS MATCHED THE EXISTING SURROUNDING CONTOURS AND THE STREET CURBS THAT THE PROPOSED CURBS TIED INTO.

THE STATION AND AZIMUTH MARK ARE STANDARD MISSOURI DNR GRS ALUMINUM DISKS STAMPED "SC-46 2000" AND "SC-46A 2000", EACH SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND.

**UTILITIES NOTE**

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**IMPROVEMENT PLANS**

FOR

**FRONTIER INTEGRATED HEALTH CENTER, INC**

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 2 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



SITE MAP (N.T.S)

PROJECT DATA			
BUILDINGS SQ. FT.	PAVED AREAS SQ. FT.	LANDSCAPED AREA SQ. FT.	TOTAL SQ. FT.
5,893 (14%)	18,988 (44%)	17,808 (42%)	42,689

PROPERTY OWNER:

RJO ENTERPRISES INC  
 2011 HIGHWAY K  
 O'FALLON, MO 63366

ARCHITECT:

BART BERNEKING DESIGN BUILD  
 100 PROFESSIONAL PARKWAY  
 TROY, MO 63379

ENGINEER:

PICKETT, RAY, AND SILVER, INC.  
 22 RICHMOND CENTER COURT  
 ST. PETERS, MO 63376

**SURVEYOR'S STATEMENT**

This is to certify that we have, by the order of Gregory Vossenkemper, executed a location of improvements survey of a tract of land being Lot 1 of Kendall Pointe, Plat One, recorded in Plat book 41, Page 319 of the St. Charles County Records, and that result of said survey is shown on this plat. We certify that the above plat was made from an actual survey according to the records available and recorded. This does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose.

*Brian G. Higgins*  
 Brian G. Higgins, P.L.S. Missouri  
 License No. 2013020064  
 Date: 1/05/2021



AS-BUILT

**APPROVED**

*Jamie Greenlee* 01/08/2021

**SURVEY DESCRIPTION**

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 32, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERN LINE OF FIESE ROAD AND SOUTHEASTERN CORNER OF LOT 524 OF PEBBLE BROOK PLAT - 5B AS RECORDED IN PLAT BOOK 22, PAGE 99 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS; THENCE ALONG THE EASTERN LINE OF SAID PEBBLE BROOK PLAT - 5B NORTH 00°32'15" EAST A DISTANCE OF 243.13 FEET TO; THENCE LEAVING THE EASTERN LINE OF SAID PEBBLE BROOK PLAT - 5B NORTH 89°59'37" EAST A DISTANCE OF 175.00 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND NOW OR FORMERLY OF WYBLE ENTERPRISES, L.L.C. AS RECORDED IN DEED BOOK 3857, PAGE 1105 OF SAID RECORDER'S OFFICE; THENCE ALONG THE WESTERN LINE OF SAID WYBLE TRACT SOUTH 00°32'15" WEST A DISTANCE OF 244.79 FEET TO THE POINTIN THE NORTHERN LINE OF THE AFOREMENTIONED FIESE ROAD; THENCE LEAVING THE WESTERN LINE OF WYBLE TRACT ALONG THE NORTHERN LINE OF SAID FIESE ROAD NORTH 89°27'45" WEST A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 42,691 SQUARE FEET OR 0.98 ACRES MORE OR LESS.

**INDEX OF SHEETS:**

- 01 COVER SHEET
- 02 NOTES
- 03 DEMO
- 04 SITE PLAN
- 05 UTILITY
- 06 GRADING
- 07 PROFILE
- 08 ENTRANCE WARPING
- 09 DRAINAGE AREA MAP
- 10 SWPPP
- 11 DETAILS
- 12 EROSION DETAILS
- 13 DETENTION
- 14 PHOTOMETRIC PLAN

**P and Z Approval**

SITE PLAN CASE NUMBER 19-002258 WAS APPROVED ON MAY 3RD 2019.

**CONDITIONS FOR APPROVAL:**

- THE PRIVATE STREET FRONTIER PARK DRIVE SHALL BE IN GOOD REPAIR AND MEET THE STANDARD OF CITY CODE 400.585.
- ALL MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH CODE SECTION 400.278.
- IF THE PROPOSED INGRESS/EGRESS NEAREST FIESE ROAD CAUSES ISSUES WITH THE FLOW OF TRAFFIC, THE CITY MAY REQUIRE IT TO BE REMOVED IN THE FUTURE TO MEET THE REQUIREMENTS OF THE CITY'S TRAFFIC MANAGEMENT POLICY.
- PROVIDE DOCUMENTATION OF THE VACATION OF THE THIRTY (30) FOOT WIDE INGRESS/EGRESS EASEMENT ON THE SIDE OF THE PROPERTY WHERE THE BUILDING IS PLACED, AND THE PORTION OF THE SIXTY (60) FOOT WIDE ROAD & UTILITY EASEMENT ON THE NORTH END OF THE PROPERTY THAT CONTAINS THE PARKING AREA.
- PROVIDE VERIFICATION THAT PARKING AND LANDSCAPING CAN BE CONSTRUCTED ON THE FIFTY (50) FOOT WIDE ROAD EASEMENT.

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: *Jamie Greenlee* DATE: 11/14/2019  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE  
 SITE PLAN  
 FRONTIER INTEGRATED HEALTH  
 CENTER, INC  
 PFS No. 82129FRN02R  
 TASK 002

St. Peters  
 22 Richmond Center Court  
 St. Peters, MO 65376  
 Phone (636) 397-1211  
 Fax (636) 397-1104  
 www.prs3.com



**ENGINEER'S AUTHENTICATION**  
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS EXCLUDED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDED HEREON AFTER THIS DATE. ALL OTHER ENGINEERS.  
 PICKETT, RAY & SILVER, INC. IS LICENSE #00000



WILL SCHIEDT, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2018007869

Developer / Owner Information  
 RJO Enterprises Inc.  
 2011 Highway K  
 O'Fallon, Missouri 63366

P+Z No. 19-000007  
 City No. 19-002258

COVER  
 Page No. 1 of 14

\*\*\* 11/12/2019 IMPROVEMENT PLAN SUBMITTAL - NOT APPROVED \*\*\*

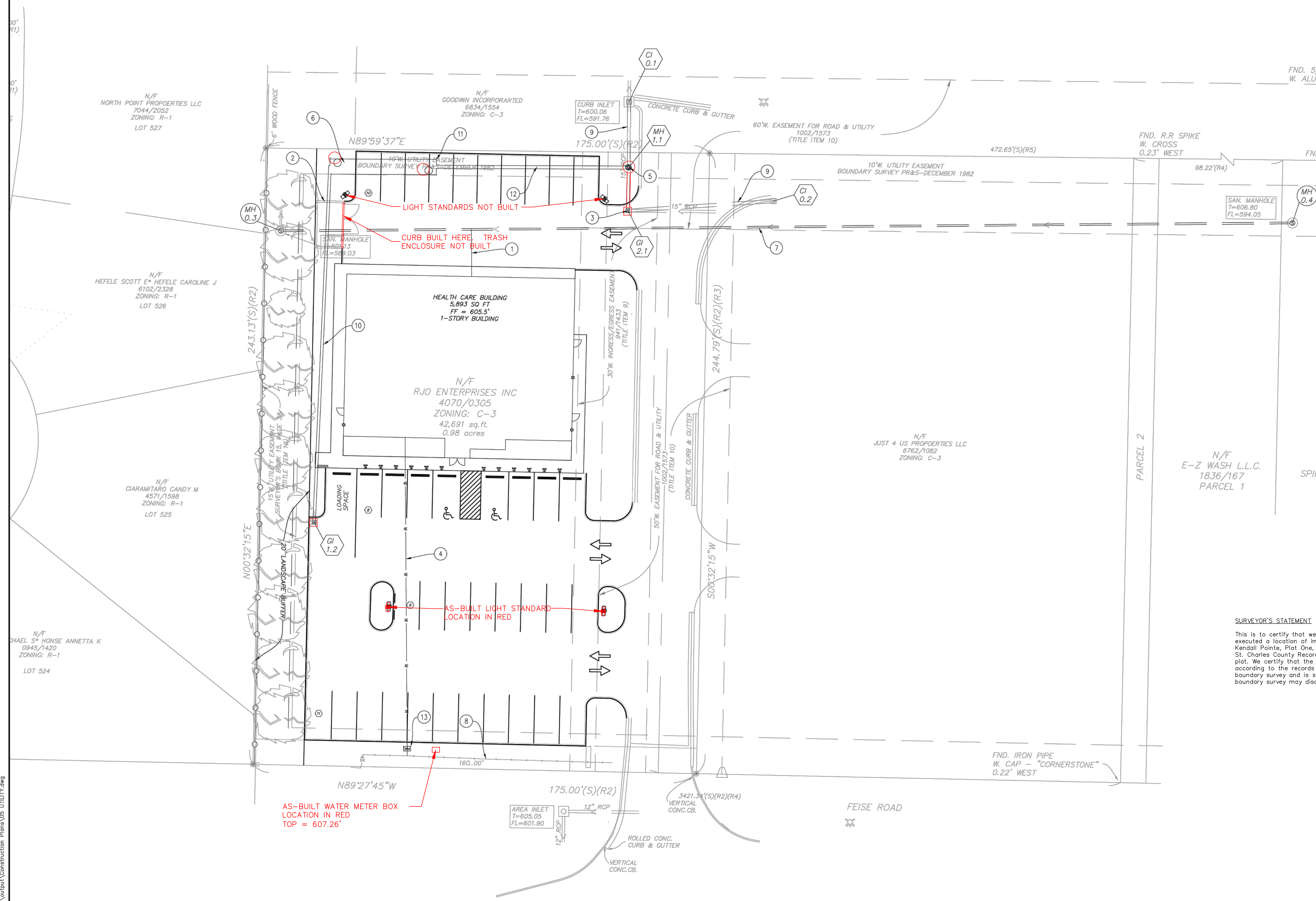
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# AS-BUILT

ESTIMATED SANITARY FLOW = 1,473 GALLONS PER DAY

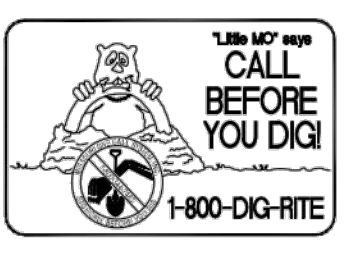
LOT 528

NOTE: AS-BUILT SEWER LOCATIONS ARE DRAWN IN RED



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### UTILITY PLAN NOTES

- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HEREON ARE AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- WORK NOT SPECIFICALLY DETAILED OR CALLED OUT HEREON REQUIRED TO COMPLETE THE SITE CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE WORK WHICH IS CALLED OUT HEREON.
- REFER TO ARCHITECTURAL PLANS FOR EXTERIOR SITE LIGHTING, INTERIOR BUILDING UTILITIES AND BUILDING DETAILS.

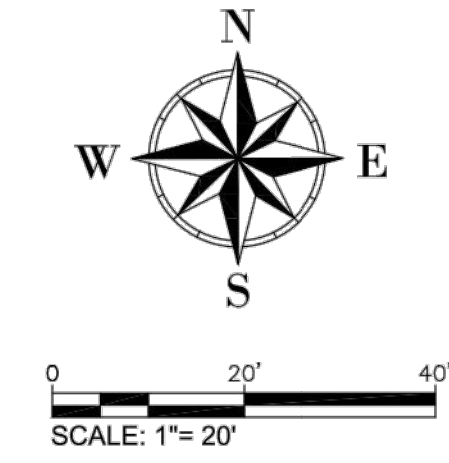
### UTILITY PLAN KEYED NOTES

- PROPOSED 6" SANITARY LATERAL 2% MINIMUM SLOPE
- PROPOSED TRASH ENCLOSURE W/ PASSIVE ENTRY
- CONVERT CURB INLET TOP TO GRATE INLET TOP
- PROPOSED 1.5" WATER SERVICE LINE
- PROPOSED STORM SEWER MANHOLE
- 72" PERFORATED CMP, UNDERGROUND DETENTION / INFILTRATION
- EXISTING 8" SANITARY SEWER MAIN
- EXISTING 8" WATER MAIN
- EXISTING 15" RCP
- PROPOSED 12" ADS SANITITE HP
- PROPOSED 72" BULKHEAD
- PROPOSED 15" ADS SANITITE HP
- PROPOSED WATER METER LOCATION

### SURVEYOR'S STATEMENT

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*Brian G. Higgins*  
 Brian G. Higgins, P.L.S. Missouri  
 License No. 2013020064  
 Date: 1/05/2021



PROJECT TITLE  
 SITE PLAN  
 FRONTIER INTEGRATED HEALTH  
 CENTER, INC  
 PFS No. 82129 FRN02R  
 TASK 002

St. Peters  
 22 Richmond Center Court  
 St. Peters, MO 65076  
 Phone (636) 397-1211  
 Fax (636) 397-1104  
 www.prs3.com



ENGINEERS AUTHENTICATION  
 THE RESPONSIBILITY OF PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREON ATTACHED. RESPONSIBILITY IS DECLINED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDED HEREON AFTER THIS DATE: 01/05/2021.  
 PICKETT, RAY & SILVER, INC. MO  
 LICENSE #00000



WILL SCHEIDT, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2018007869

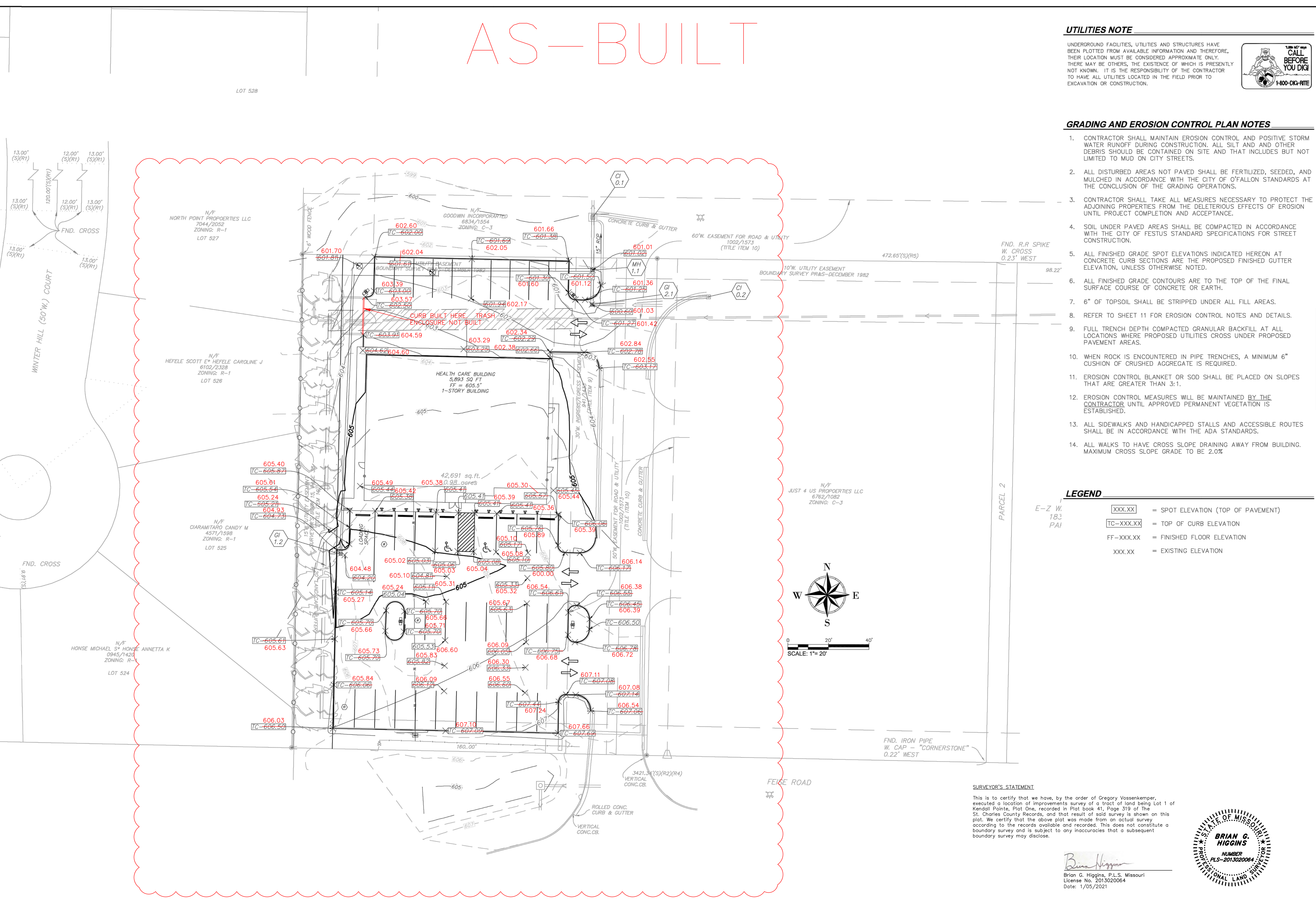
Developer / Owner Information  
 RJO Enterprises Inc.  
 2011 Highway K  
 O'Fallon, Missouri 63366

P+Z No. 19-000007  
 City No. 19-002258

UTILITY PLAN  
 Page No. 5 of 14

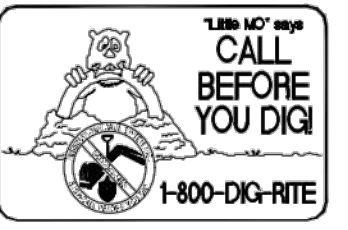
\*\*\* 11/12/2019 IMPROVEMENT PLAN SUBMITTAL - NOT APPROVED \*\*\*

# AS-BUILT



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### GRADING AND EROSION CONTROL PLAN NOTES

- CONTRACTOR SHALL MAINTAIN EROSION CONTROL AND POSITIVE STORM WATER RUNOFF DURING CONSTRUCTION. ALL SILT AND AND OTHER DEBRIS SHOULD BE CONTAINED ON SITE AND THAT INCLUDES BUT NOT LIMITED TO MUD ON CITY STREETS.
- ALL DISTURBED AREAS NOT PAVED SHALL BE FERTILIZED, SEED, AND MULCHED IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS AT THE CONCLUSION OF THE GRADING OPERATIONS.
- CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE ADJOINING PROPERTIES FROM THE DELETERIOUS EFFECTS OF EROSION UNTIL PROJECT COMPLETION AND ACCEPTANCE.
- SOIL UNDER PAVED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE CITY OF FESTUS STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION.
- ALL FINISHED GRADE SPOT ELEVATIONS INDICATED HEREON AT CONCRETE CURB SECTIONS ARE THE PROPOSED FINISHED GUTTER ELEVATION, UNLESS OTHERWISE NOTED.
- ALL FINISHED GRADE CONTOURS ARE TO THE TOP OF THE FINAL SURFACE COURSE OF CONCRETE OR EARTH.
- 6" OF TOPSOIL SHALL BE STRIPPED UNDER ALL FILL AREAS.
- REFER TO SHEET 11 FOR EROSION CONTROL NOTES AND DETAILS.
- FULL TRENCH DEPTH COMPACTED GRANULAR BACKFILL AT ALL LOCATIONS WHERE PROPOSED UTILITIES CROSS UNDER PROPOSED PAVEMENT AREAS.
- WHEN ROCK IS ENCOUNTERED IN PIPE TRENCHES, A MINIMUM 6" CUSHION OF CRUSHED AGGREGATE IS REQUIRED.
- EROSION CONTROL BLANKET OR SOD SHALL BE PLACED ON SLOPES THAT ARE GREATER THAN 3:1.
- EROSION CONTROL MEASURES WILL BE MAINTAINED BY THE CONTRACTOR UNTIL APPROVED PERMANENT VEGETATION IS ESTABLISHED.
- ALL SIDEWALKS AND HANDICAPPED STALLS AND ACCESSIBLE ROUTES SHALL BE IN ACCORDANCE WITH THE ADA STANDARDS.
- ALL WALKS TO HAVE CROSS SLOPE DRAINING AWAY FROM BUILDING. MAXIMUM CROSS SLOPE GRADE TO BE 2.0%

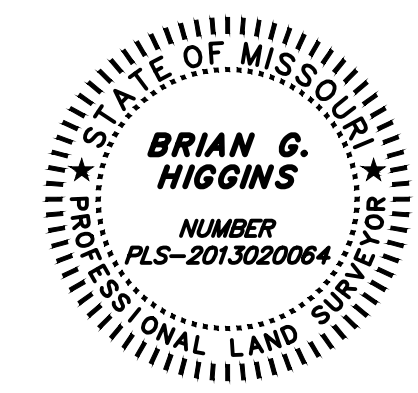
### LEGEND

XXX.XX	= SPOT ELEVATION (TOP OF PAVEMENT)
TC-XXX.XX	= TOP OF CURB ELEVATION
FF-XXX.XX	= FINISHED FLOOR ELEVATION
XXX.XX	= EXISTING ELEVATION

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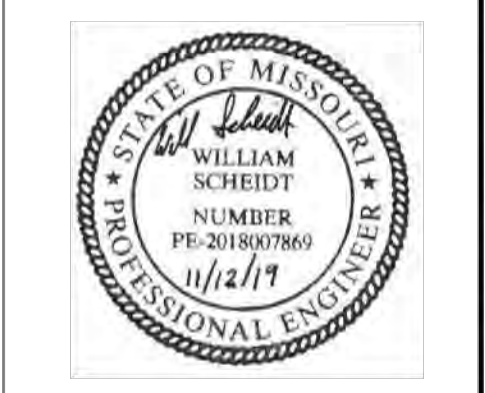


PROJECT TITLE  
**SITE PLAN**  
 FRONTIER INTEGRATED HEALTH  
 CENTER, INC

St. Peters  
 22 Richmond Center Court  
 St. Peters, MO 63276  
 Phone (636) 397-1211  
 Fax (636) 397-1104  
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ENGINEER'S AFFIDAVIT  
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**PICKETT RAY & SILVER, INC.**  
 LICENSE NUMBER



WILL SCHEIDT, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2018007869

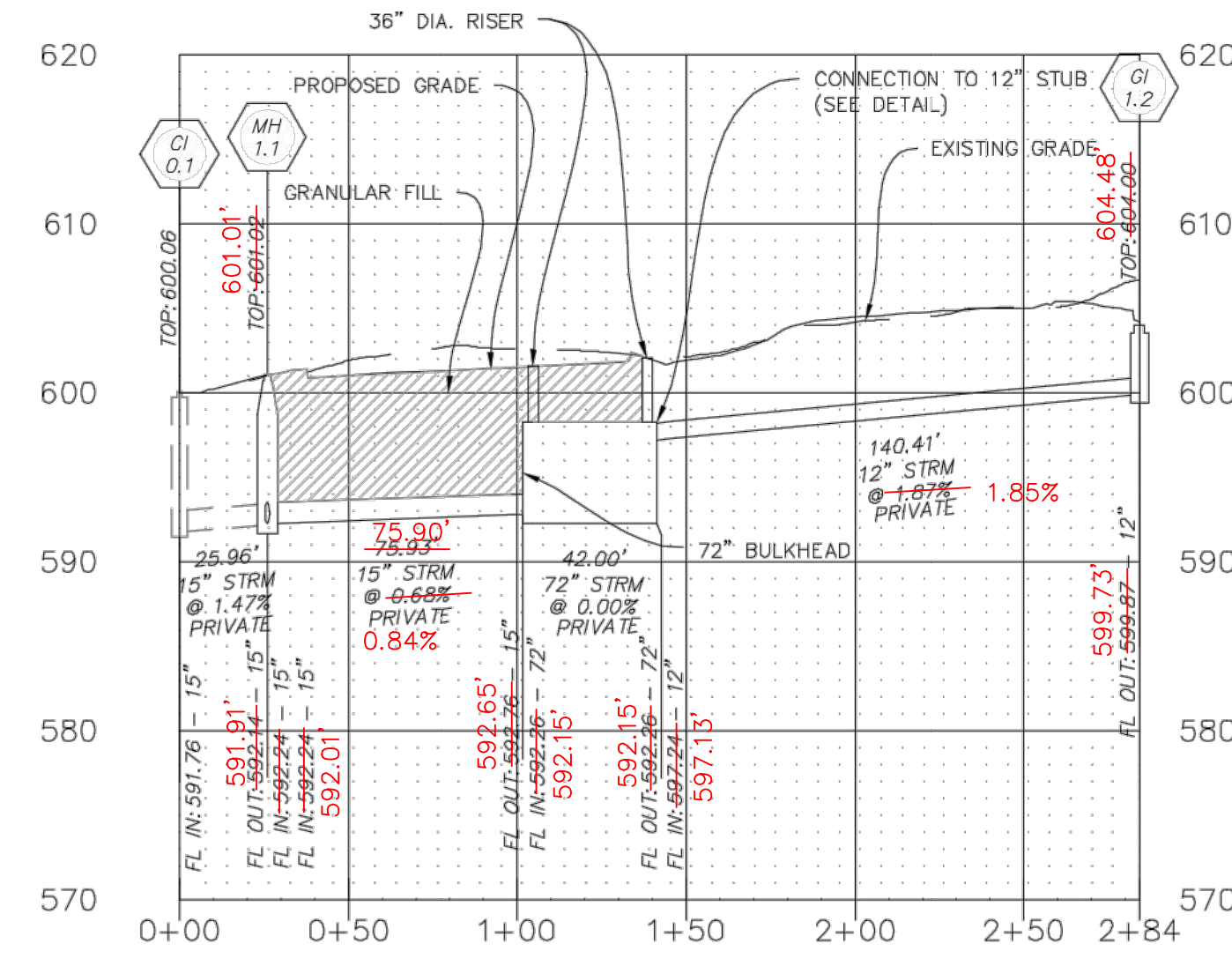
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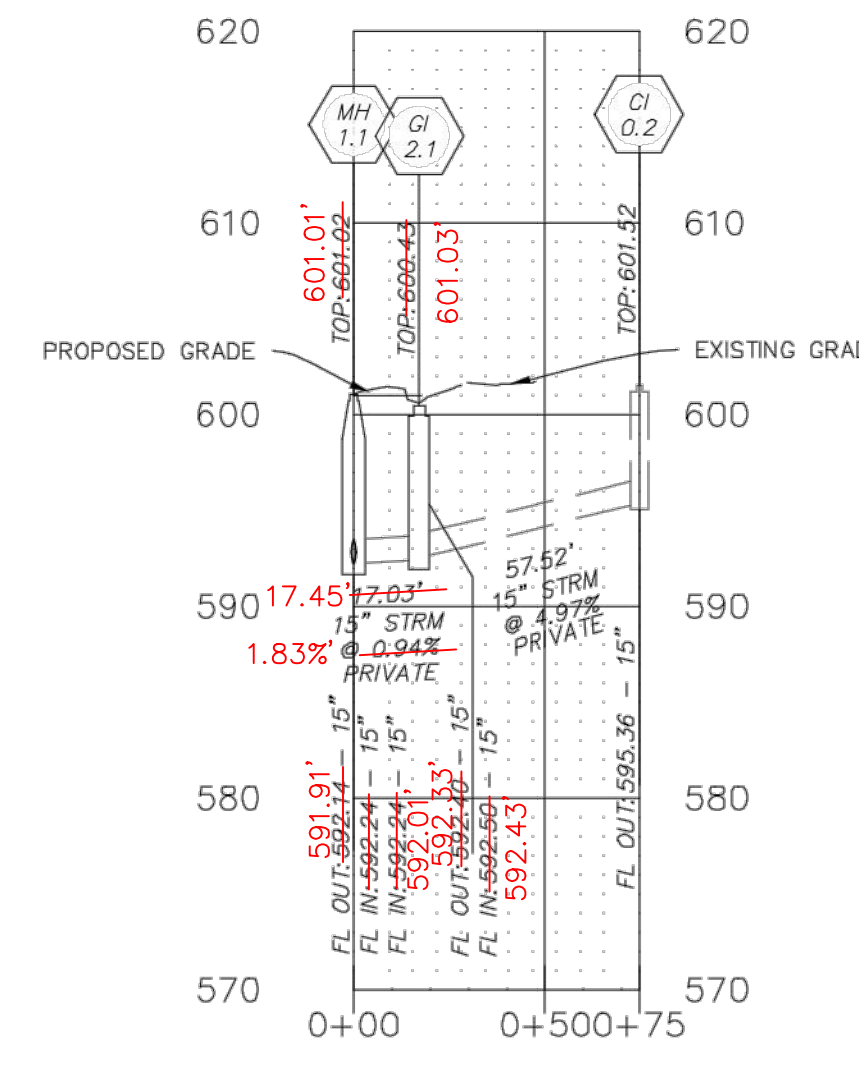
GRADING PLAN  
 Page No.  
**6 of 14**

\*\*\* 11/12/2019 IMPROVEMENT PLAN SUBMITTAL - NOT APPROVED \*\*\*

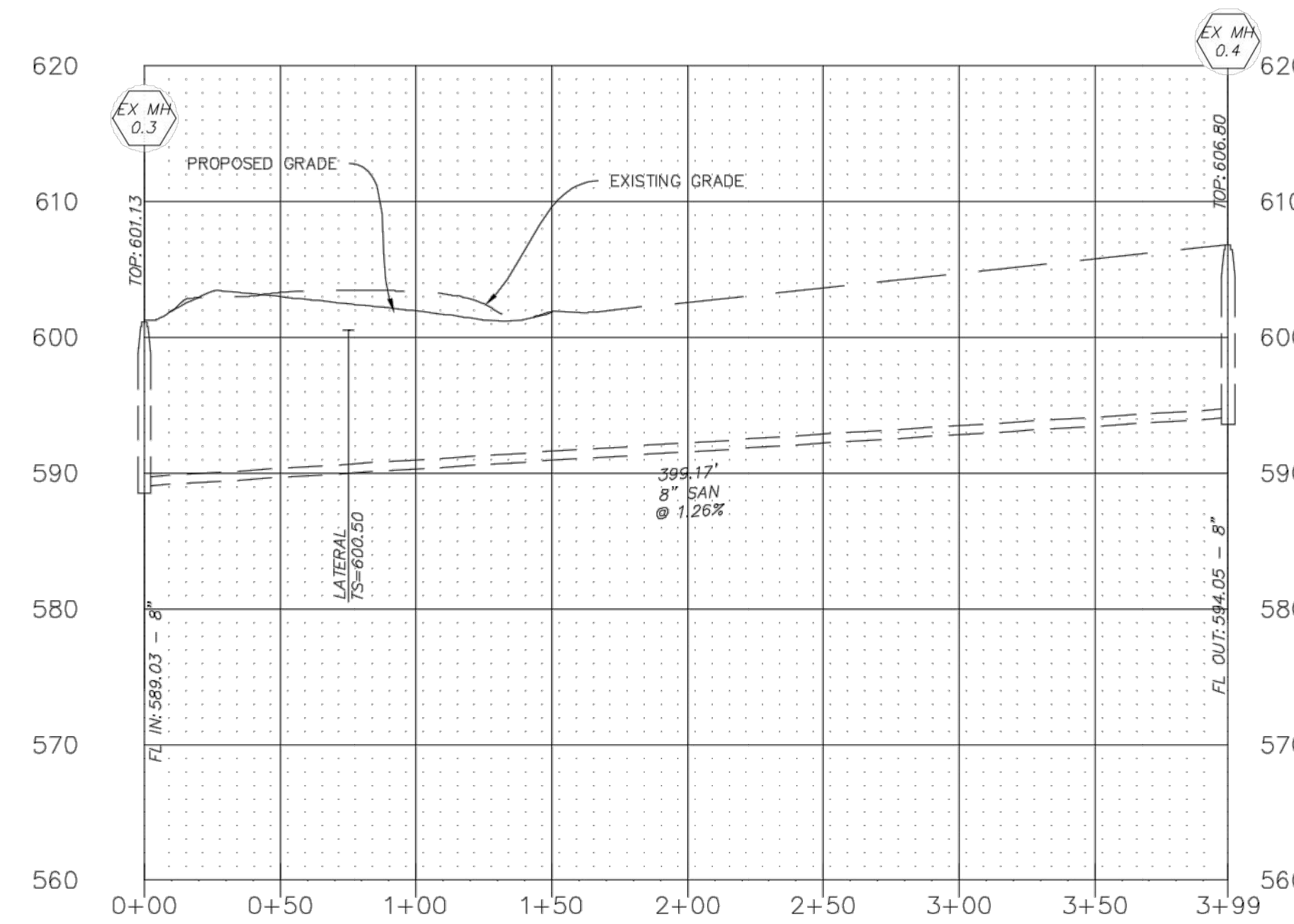
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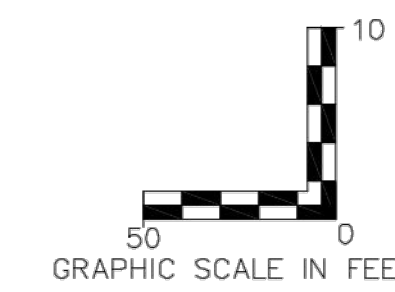
PR STRM 1



PR STRM 2



EX SAN 1

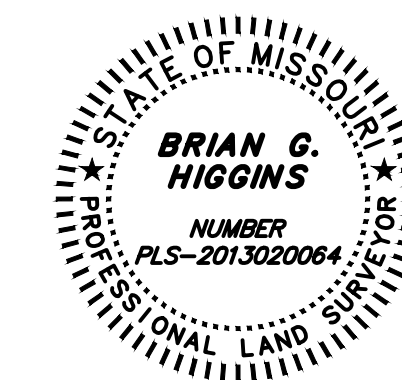


**PROFILE SCALE:**  
 HORIZ: 1" = 50'  
 VERT: 1" = 10'

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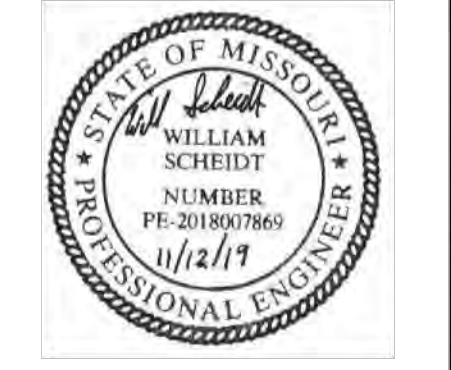


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 FRONTIER INTEGRATED HEALTH  
 CENTER, INC

**St. Peters**  
 22 Richmond Center Court  
 St. Peters, MO 63276  
 Phone (636) 397-1211  
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WILL SCHEIDT, P.E.  
 PROFESSIONAL ENGINEER LICENSE 2018007869

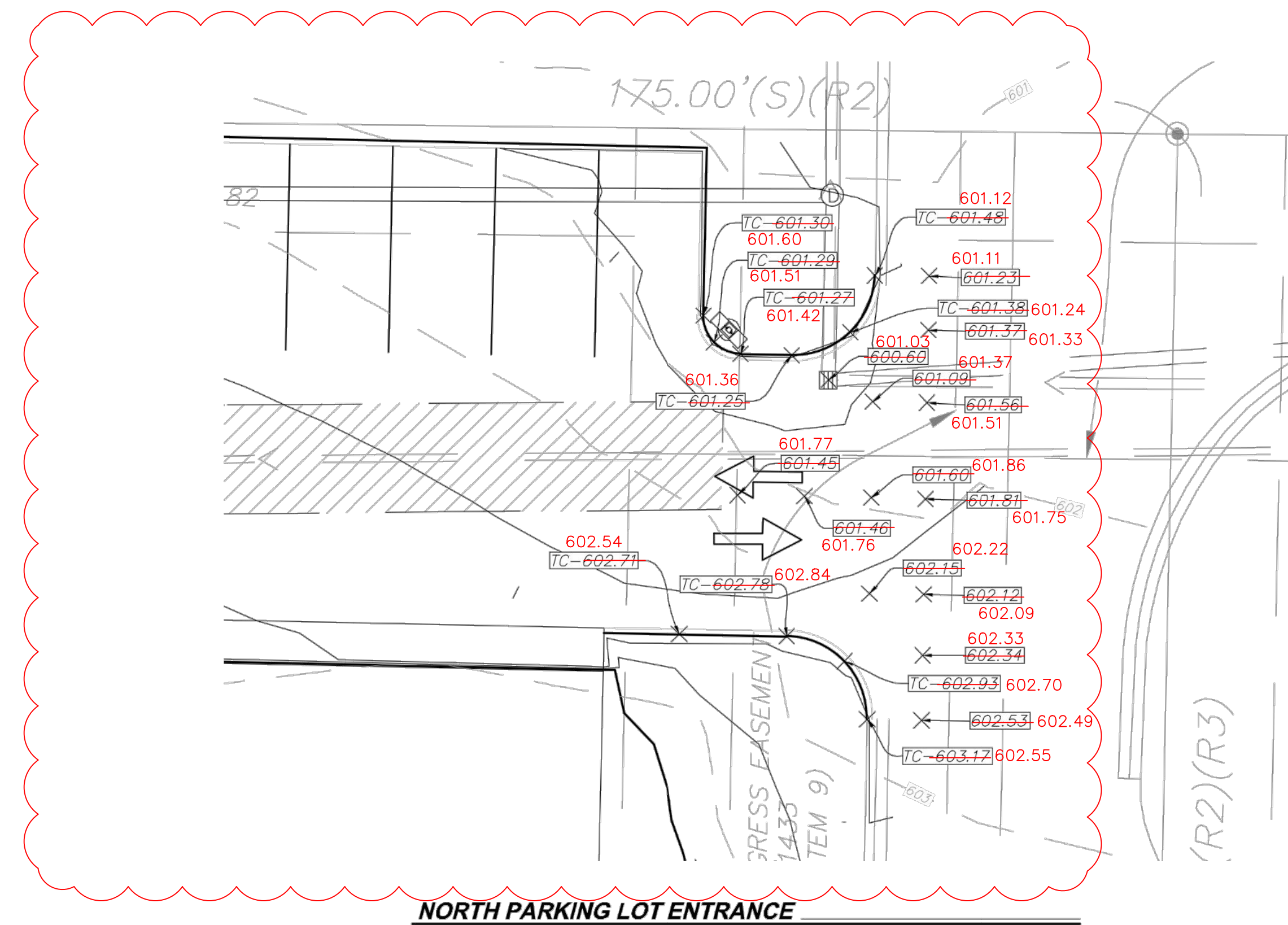
**Developer / Owner Information**  
 RJO Enterprises Inc.  
 201 Highway K  
 O'Fallon, Missouri 63366

**P+Z No.**  
 19-000007  
**City No.**  
 19-002258

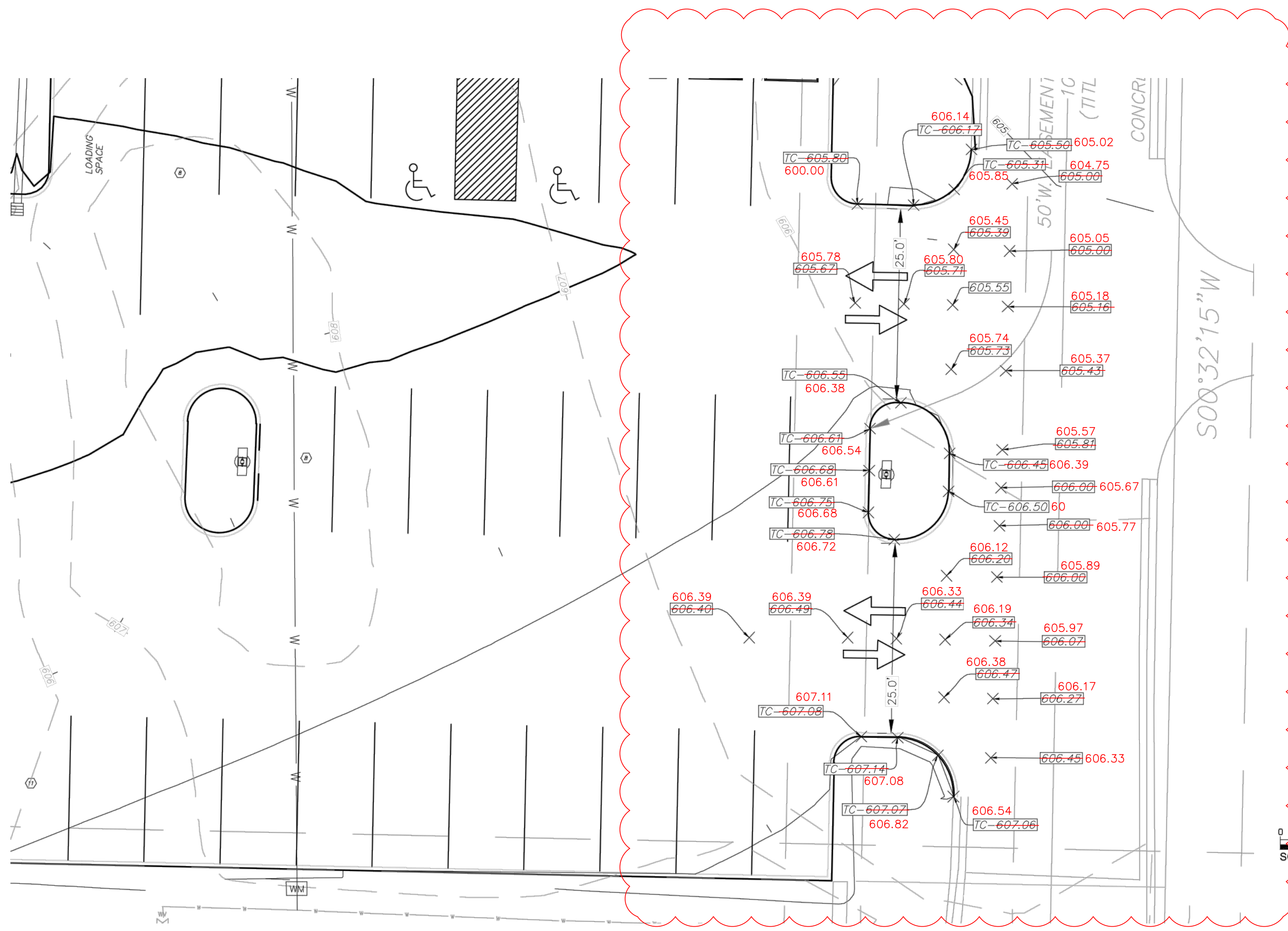
**PROFILE**  
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\*\*\* 11/12/2019 IMPROVEMENT PLAN SUBMITTAL - NOT APPROVED \*\*\*

# AS-BUILT



**NORTH PARKING LOT ENTRANCE**



**SOUTH PARKING LOT ENTRANCES**

**UTILITIES NOTE**

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



**LEGEND**

- XXX.XX = SPOT ELEVATION (TOP OF PAVEMENT)
- TC-XXX.XX = TOP OF CURB ELEVATION
- FF-XXX.XX = FINISHED FLOOR ELEVATION
- XXX.XX = EXISTING ELEVATION

NOTE:  
PAVEMENT REMOVAL IS TO BE TO THE NEAREST JOINT

**SURVEYOR'S STATEMENT**

This is to certify that we have, by the order of Gregory Vossenkemper, executed a location of improvements survey of a tract of land being Lot 1 of Kendall Pointe, Plat One, recorded in Plat book 41, Page 319 of the St. Charles County Records, and that result of said survey is shown on this plan. We certify that the above plot was made from an actual survey according to the records available and recorded. This does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose.

*Brian G. Higgins*  
Brian G. Higgins, P.L.S., Missouri  
License No. 2013020064  
Date: 1/05/2021



**PROJECT TITLE**  
SITE PLAN  
FRONTIER INTEGRATED HEALTH  
CENTER, INC

**St. Peters**  
22 Richmond Center Court  
St. Peters, MO 65276  
Phone (636) 397-1211  
Fax (636) 397-1104  
www.pra3.com



**ENGINEER'S AUTHORIZATION**  
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS EXCLUDED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDED HEREON AFTER THIS DATE, UNLESS REAUTHORIZED.



WILL SCHEIDT, P.E.  
PROFESSIONAL ENGINEER LICENSE 201807869

**Developer / Owner Information**  
RJO Enterprises Inc.  
2011 Highway K  
O'Fallon, Missouri 63366

**P+Z No.**  
19-000007  
**City No.**  
19-002258

**ENTRANCE DETAILS**  
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\*\*\* 11/12/2019 IMPROVEMENT PLAN SUBMITTAL - NOT APPROVED \*\*\*