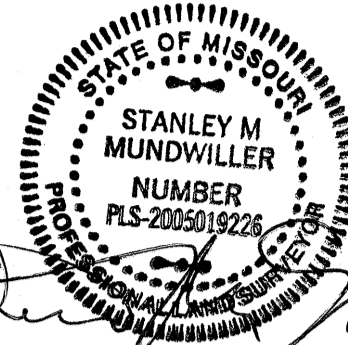


A SET OF CONSTRUCTION PLANS FOR ITG EYECARE OFFICE AS-BUILTS

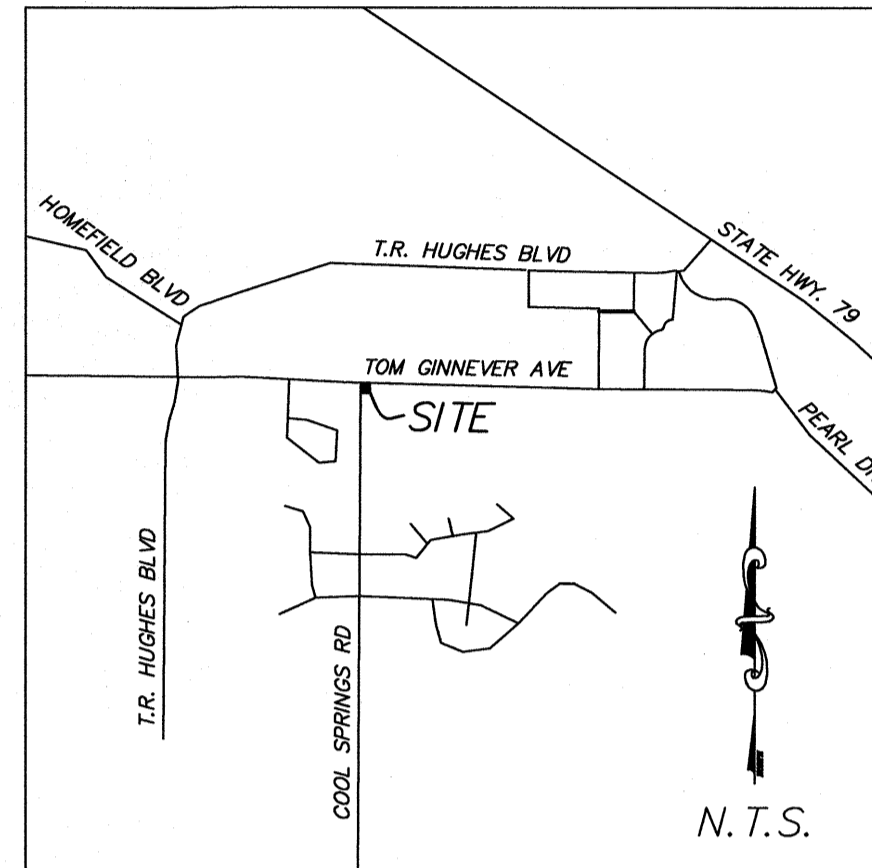
A TRACT OF LAND BEING PART OF SECTION 22 AND U.S. SURVEY 63, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during DECEMBER 2015, and the results are shown hereon.



By: *Stanley M. Mundwiler* 5/4/16
 STANLEY M. MUNDWILER, P.L.S., #2005019226
 STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D



LOCATION MAP

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

- 1) THE MINIMUM BUFFERYARD REQUIREMENTS SHALL CONSIST OF CONIFERS OR UPRIGHT EVERGREEN TREES PLANTED ON TEN (10) FOOT CENTERS AND STAGGERED TO ACHIEVE MAXIMUM VISUAL DENSITY COVERAGE. STAFF IS CONCERNED THAT IF THE DWARF MUGO PINE PROPOSED ONLY REACHES A MAXIMUM HEIGHT OF SEVEN (7) FEET AT MATURITY THAT AN APPROPRIATE VEGETATIVE BUFFER WILL NOT BE ACHIEVED. THE LANDSCAPING PLAN SHALL BE REVISED TO AS STATED ABOVE AND A DIFFERENT VEGETATION SHALL BE PROVIDED IN LIEU OF THE DWARF MUGO PINE.
- 2) PROVIDE A 10' WIDE SIDEWALK EASEMENT BEHIND THE RIGHT OF WAY ALONG COOL SPRINGS ROAD.
- 3) ACCESSIBLE PARKING SPACES SHALL BE (9) FEET WIDE WITH THE APPROPRIATE LOADING AREA.
- 4) COOL SPRINGS ROAD IS NOT CURRENTLY CONSTRUCTED TO CITY STANDARDS. COOL SPRINGS ROAD SHALL BE WIDENED TO MATCH THE ROADWAY IMPROVEMENTS PREVIOUSLY COMPLETED TO THE SOUTH. A CONTRIBUTION IN LIEU OF CONSTRUCTION WILL BE ACCEPTED.
- 5) THE APPLICANT'S ENGINEER IS TO PROVIDE INFORMATION REGARDING THE DESIGN OF THE DETENTION BASIN IN THE VILLAS AT CRYSTAL RIDGE TO ENSURE DETENTION FOR THE COMMERCIAL DEVELOPMENT WAS INCLUDED IN THAT DESIGN AND PROVIDES DETENTION FOR THE COMMERCIAL AREA ADJACENT TO THE VILLAS AT CRYSTAL RIDGE. IN THE EVENT THE CITY IS SATISFIED THAT DETENTION IS PROVIDED IN THE EXISTING BASIN AN AS BUILT SURVEY OF THE EXISTING BASIN WILL BE REQUIRED PRIOR TO AND POST CONSTRUCTION OF THE SITE. THE SITE WILL TAKE MEASURES TO ENSURE THAT THE BASIN WILL NOT RECEIVE SILT FROM THE SITE. PRIOR TO SITE PLAN APPROVAL, A MAINTENANCE AGREEMENT BETWEEN THE COMMERCIAL AND RESIDENTIAL PROPERTIES MUST BE PROVIDED AND APPROVED.
- 6) THE CITY OF O'FALLON HAS CREATED CONSTRUCTION PLAN SHEETS WHICH FORMAT SHALL BE USED WHEN SUBMITTING CONSTRUCTION PLANS FOR REVIEW. THE CONSTRUCTION PLAN SHEETS CAN BE FOUND AT <http://www.ofallon.mo.us/engineering>

UTILITY CONTACTS

Sanitary Sewers

City of O'Fallon
 100 N. Main St.
 O'Fallon, MO, 63366
 Contact: 636-281-2858

Water

City of O'Fallon
 100 N. Main St.
 O'Fallon, MO, 63366
 Contact: 636-281-2858

Storm Sewer

City of O'Fallon
 100 N. Main St.
 O'Fallon, MO, 63366
 636-281-2858

Electric

Ameren UE
 200 Callahan Road
 Wentzville, MO, 63385
 636-639-8312

Gas

Laclede Gas Company
 6400 Graham Road
 St. Louis, MO, 63134
 314-522-2297

Telephone

Century Tel
 1151 Century Tel Dr.
 Wentzville, MO, 63385
 636-332-7261

Fire District

O'Fallon Fire Protection District
 119 E. Elm St.
 O'Fallon, MO, 63366
 636-272-3493

Traffic Locates

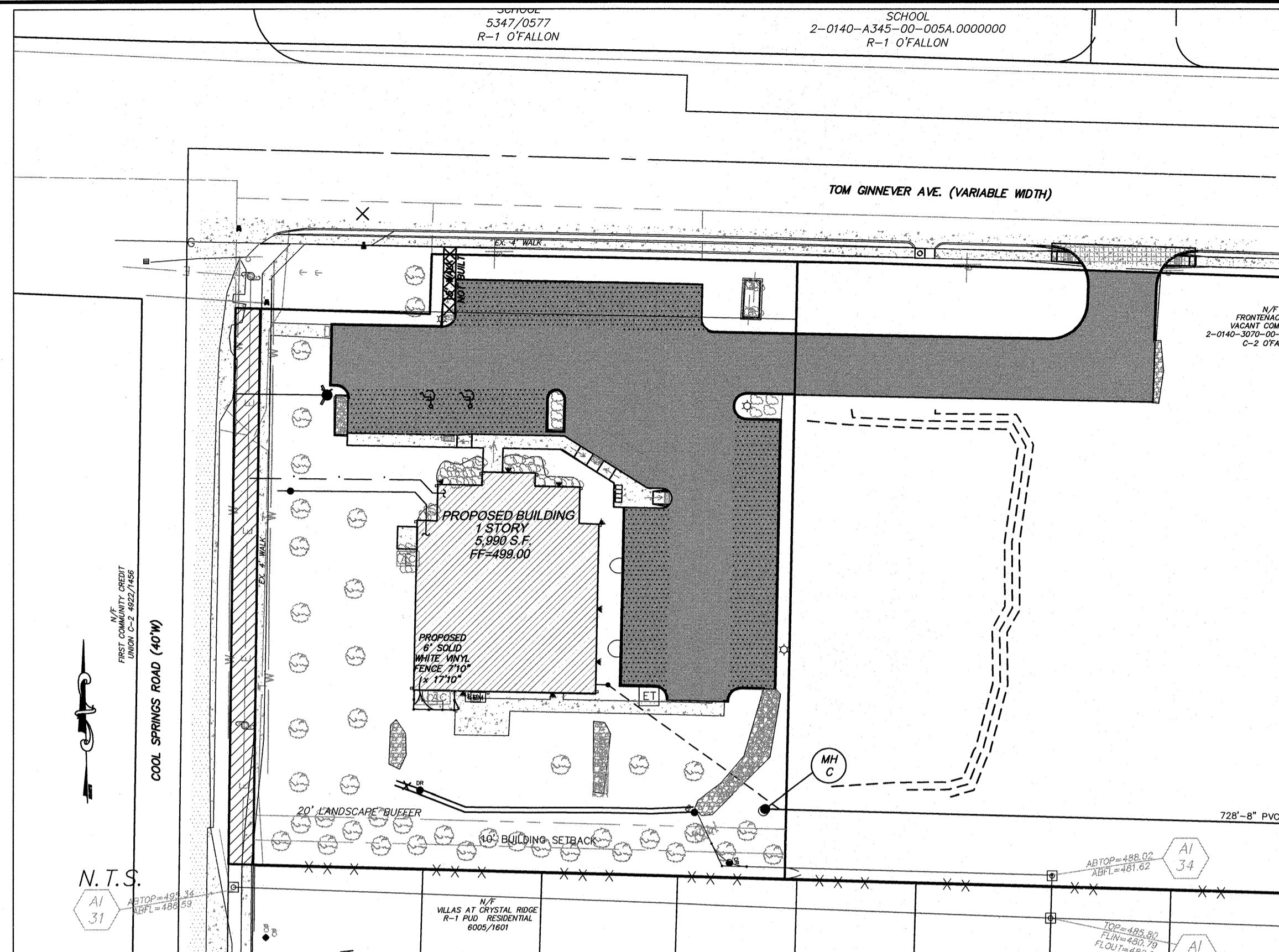
City of O'Fallon
 100 N. Main St.
 O'Fallon, MO, 63366
 Contact: 636-379-5592

Engineering Division

City of O'Fallon
 100 N. Main St.
 O'Fallon, MO, 63366
 Contact: 636-379-5556

Inspection Division

City of O'Fallon
 100 N. Main St.
 O'Fallon, MO, 63366
 Contact: 636-379-5596



DRAWING INDEX

SHEET NUMBER	DESCRIPTION
1	COVER SHEET
2	O'FALLON-COMMERCIAL NOTES SHEET
3	EXISTING-AND-DEMO PLAN
4	SITE PLAN
5	GRADING AND DRAINAGE AREA MAP
6	LANDSCAPING
7	EROSION DETAILS
8	PAVEMENT DETAILS AND SANITARY PROFILE
9	PROJECT DETAILS
10	TRAFFIC CONTROL AND SIGHT-DISTANCE
11	LIGHTING PLAN

Plan View

BENCHMARK INFO

PROJECT BENCHMARK
 RM 70 STANDARD DISK STAMPED "H 149 1935" SET IN
 TOP OF WEST END OF THE BASE OF SOUTH PIER OF
 NORFOLK SOUTHERN RAILWAY OVER STATE HIGHWAY 79
 ELEVATION = 505.00
 (FIRM MAP NUMBER 29183C0242 E REVISED AUGUST 2, 1996)

SITE BENCHMARK
 SET "L" ON NORTHWEST CORNER OF ALPHA COMMUNICATION PEDESTAL
 35' EAST OF CL COOL SPRINGS ROAD AND 319' SOUTH OF CL TOM
 GINNEVER AVE.
 ELEVATION = 495.05

PER F.I.R.M. #29183C0235E AUGUST 2, 1996, SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.

ESTIMATED SANITARY FLOW

15 GAL/CAP/DAY
 25 EMPLOYEES AND PATIENTS
 15 GPCD X 25 = 375 GPD = .00058 CFS

DAILY PEAK FLOW RATE
 15 GAL/CAP/DAY
 25 STUDENTS AND STAFF
 8 HOURS
 4 X FOR PEAK FLOW
 15 GPCD X 3 = 45 GPCD X 25 = 1,125 GPD X 4 = 4,500 GPD = .0070 CFS

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their 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 Inspector.

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.

LEGEND

Existing Property Lines	□	Existing Pull Box	C&G	Curb & Gutter
Existing Right-of-Way	○	Existing Pole Base with Mast Arm	W/	With
Proposed Right-of-Way	FND	Traffic signal control box	TSB	Traffic signal control box
Temporary Construction Easement	I PIN	Found iron pin	TCB	Cantilevered traffic light
Construction (Slope) Limits	WM	Water Meter	EX	Existing
Sanitary Sewer (Proposed)	○	Project Benchmark	R/W	Right-of-way
Sanitary Sewer (Existing)	○	Power Pole	MB	Mailbox
Storm Sewer (Proposed)	○	Light Standard	ASPH	Asphalt
Storm Sewer (Existing)	○	Curb Inlet	SHLDR	Shoulder
Existing gas line	DCI	Double Curb Inlet	RCP	Reinforced Concrete Pipe
Existing water line	SCI	Special Curb Inlet	CMP	Corrugated Metal Pipe
Underground Telephone	SDCI	Special Double Curb Inlet	CIP	Cast Iron Pipe
Buried Cable	GI	Grate Inlet	PVC	Polyvinyl Chloride
Tee & Valve	AI	Area Inlet	VCP	Vitrified Clay Pipe
Hydrant	DAI	Double Area Inlet	PDE	Permanent Drainage Easement
Cap	CC	Concrete Collar	LA	Landscaped Area
18	FES	Flared End Section	(TBR)	To Be Removed
Lot or Building Number	EP	End Pipe	(TBR&REL)	To Be Removed & Relocated
Temporary Fence Line	LS	Light Standard	(TBR&R)	To Be Removed & Replaced
Existing Fence Line	MH	Manhole	(DND)	Do Not Disturb
Existing Tree Line	SMH	Special Manhole	(TBA)	To Be Abandoned
Street Sign	CP	Concrete Pipe	(TYP)	Typical
Gas Valve	UT	Underground telephone	(UIP)	Use in Place
Guy Wire	UG	Underground	(TBR&RBO)	To Be Removed And Relocated By Others
Existing Tree or Shrub	CONC	Concrete	(TBRBO)	To Be Removed By Others
Grouted Rip-Rap	FL	Flowline	(ATG)	Adjust To Grade
Asphalt Pavement	T	Top	(ATGBO)	Adjust To Grade By Others
Concrete Pavement	PCC	Portland cement concrete	EB	Existing Box
Concrete Sidewalk	NR	Non-reinforced	EM	Existing Meter
Existing Controller	○	Existing Telephone	○	Existing Telephone

PROJECT CONTACTS

ENGINEER
 PICKETT, RAY & SILVER, INC.
 CONTACT: CHRISTINE LOOK
 22 RICHMOND CENTER COURT
 ST. PETERS, MISSOURI 63368
 636-397-1211

ARCHITECT
 PYATEK ARCHITECT, LLC
 CONTACT: JOSEPH P. PYATEK
 157 TORTUNA DRIVE
 BALLWIN, MISSOURI 63021
 636-346-5643

OWNER
 FRONTENAC BANK
 CONTACT: JEFF GILBERT
 2625 WEST CLAY STREET
 ST. CHARLES, MO 63301
 PHONE: 636-724-2100

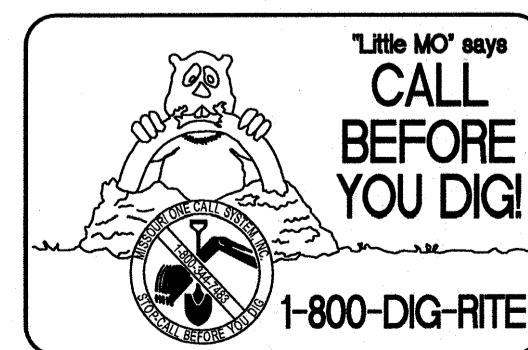
CONTRACT PURCHASER:
 EYE GUYS LLC
 CONTACT: ROBERT GOERSS
 3120 BROOKFORD DRIVE
 ST. CHARLES, MO 63303
 PHONE: 636-734-9516

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

City of O'Fallon Standard Commercial Notes and Details - June 2010

UTILITY 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.



ITG EYECARE OFFICE
 1138 TOM GINNEVER AVE.
 O'FALLON, MISSOURI 63376

PICKETT, RAY & SILVER, INC.
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 Branson
 St. Peters
 22 Richmond Center Ct.
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104
 www.prs3.com 1-800-708-3918

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 PICKETT, RAY & SILVER, INC.
 MO LICENSE #000325

CHRISTINE A. LOOK
 PROFESSIONAL ENGINEER LICENSE 2000150037

Developer / Owner Information
 CONTACT: MR. DOUG CROSS
 ADDRESS: 17268 LOST CABIN ROAD
 WILDWOOD, MO 63025
 PHONE: (314) 651-3489

ITG EYECARE OFFICE
 CITY OF O'FALLON COVER SHEET

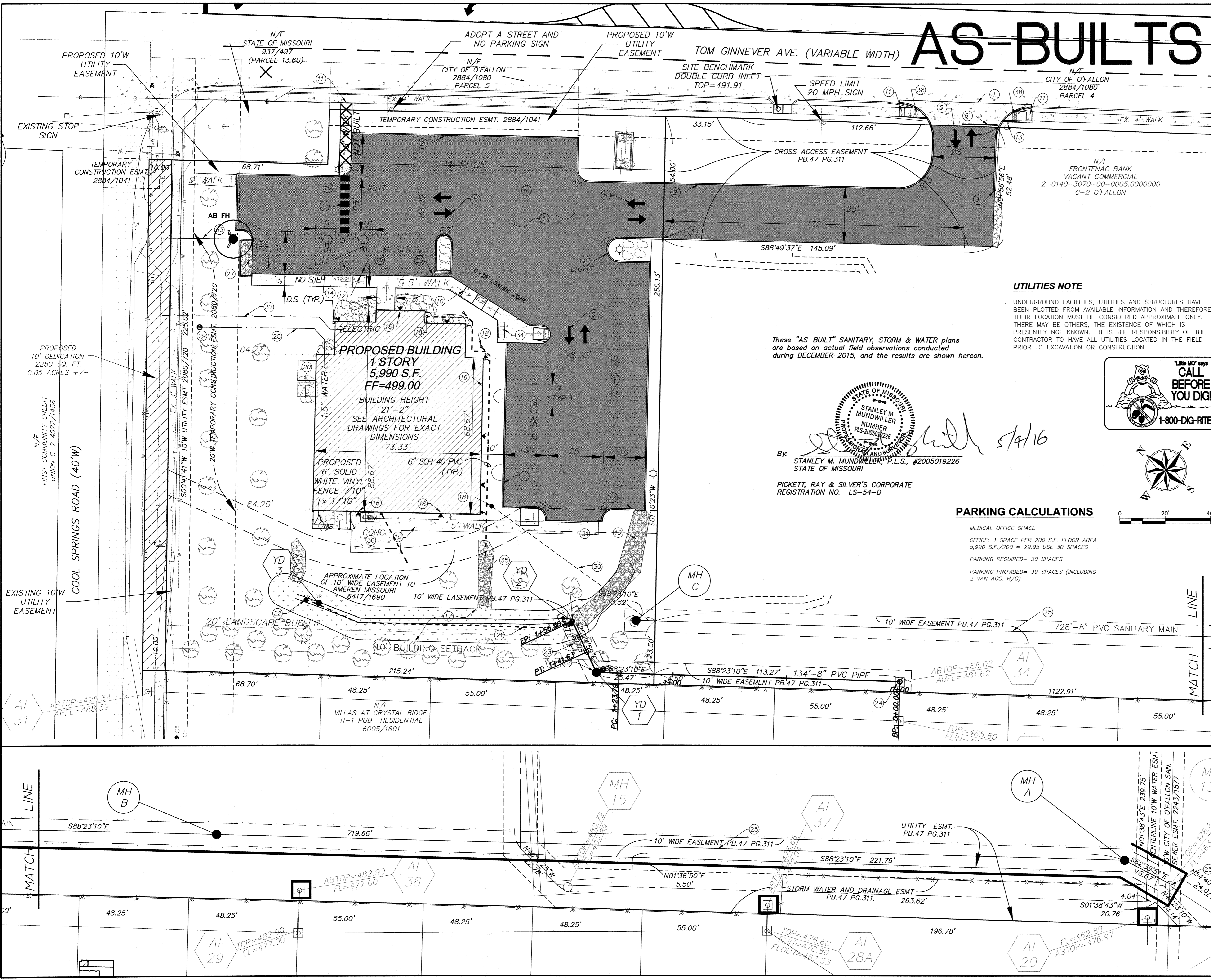
P+Z No. ~~14-41-EP~~
 Approval Date 06-06-2013

City No. 16-698-AB

Page No.

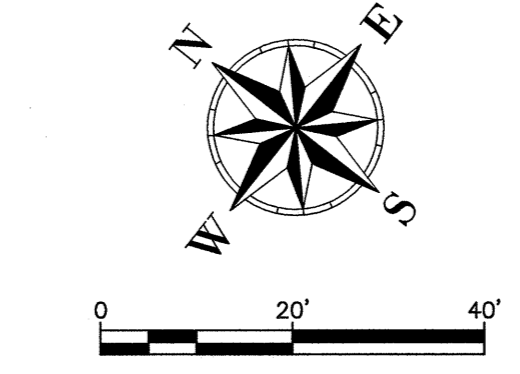
SHEET 1 OF 11

AS-BUILTS



These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during DECEMBER 2015, and the results are shown hereon.

By: *[Signature]* 5/16
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D



ITG EYECARE OFFICE
1138 TOM GINNEVER AVE.
O'FALLON, MISSOURI 63376
PRS PROJECT # 01212.COMS.01R
DRAWN: C.L.
CHECKED: D.T.
11/11/13

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING
AND NATURAL RESOURCES SERVICES
Branson
St. Peters
3027 W. Hwy 76, Suite B
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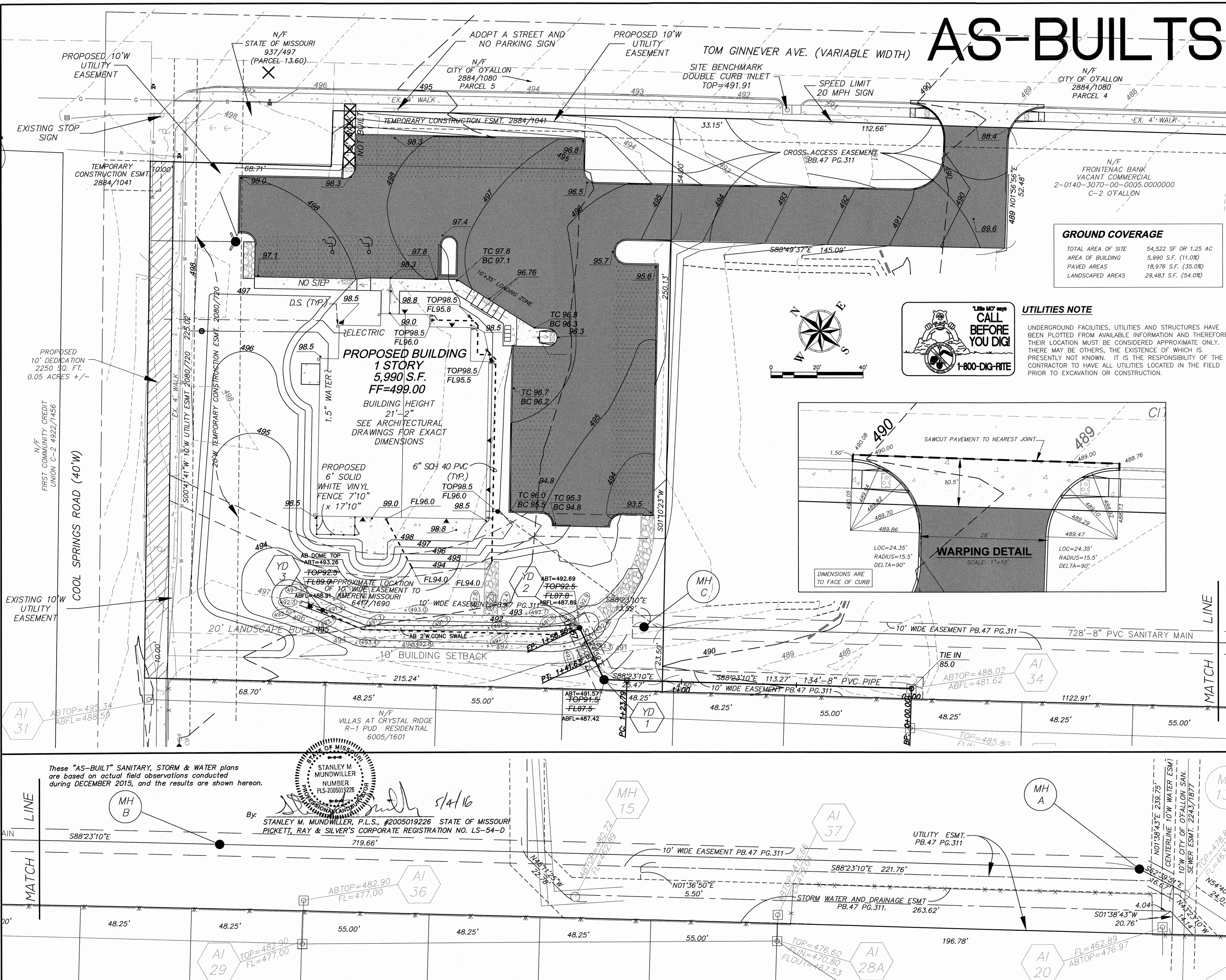
Developer / Owner Information
CONTACT: MR. DOUG CROSS
ADDRESS: 17288 LOST CABIN ROAD
WILDWOOD, MO 63025
PHONE: (314) 851-3489

ITG EYECARE OFFICE

SITE PLAN

P+Z No. 14-41-CP
Approval Date 06-06-2013
City No. 16-698-AB
Page No.
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AS-BUILTS

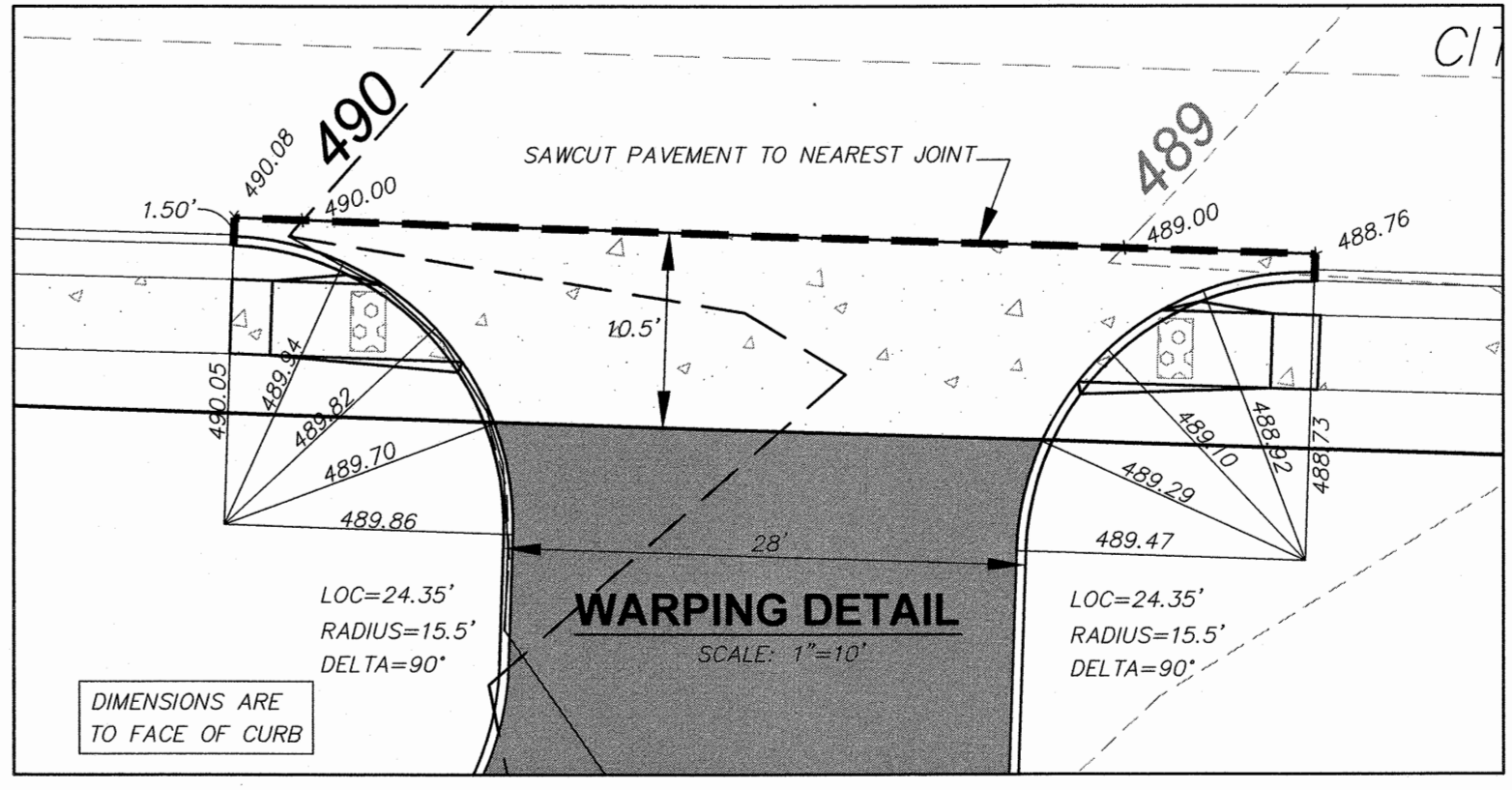


GROUND COVERAGE

TOTAL AREA OF SITE	54,522 SF OR 1.25 AC
AREA OF BUILDING	5,990 S.F. (11.0%)
PAVED AREAS	18,976 S.F. (35.0%)
LANDSCAPED AREAS	29,483 S.F. (54.0%)



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.



- GRADING NOTES**
- HANDICAP PARKING AREA SHALL BE 2.00% SLOPE MAX. IN ALL DIRECTIONS.
 - SIDEWALK SHALL SLOPE AT 1.00%.
 - ALL HANDICAP ACCESS PATH AND AREA SHALL COMPLY WITH CURRENT A.D.A. STANDARDS.
 - ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
 - NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODED OR SEEDED AND MULCHED.
 - CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ASPHALT, CONCRETE, ROCK, BUILDING MATERIALS, AND ALL OTHER DEBRIS AT AN APPROVED LANDFILL IN ACCORDANCE WITH ALL RULES AND REGULATIONS, INCLUDING MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR), AND THE CITY OF O'FALLON.
 - DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.
 - THE SWALE BETWEEN THE SANITARY AND STORM LINES IS TO BE RESTORED.

GRADING LEGEND

XX.XX	TOP OF CURB
XX.XX	BOTTOM OF CURB
TW XX.XX	TOP OF WALL
BW XX.XX	BOTTOM OF WALL
MEG XX.XX	MATCH EXISTING GRADE
FL XX.XX	FLOWLINE ELEV.
FG XX.XX	FINISH GRADE
SW XX.XX	TOP OF SIDEWALK
TG XX.XX	TOP OF GRATE
P XX.XX	TOP OF PAVEMENT
FL XX.XX	FLOW LINE ELEV.
F.F.E.	FINISH FLOOR ELEVATION

DRAINAGE AREA SUMMARY

DRAINAGE AREA "PI"	DRAINAGE AREA (ACRES)	DIFFERENTIAL	DISCHARGE (CFS)
#1	0.57 AC	3.85	2.19
#2	0.48 AC	1.87	0.86
#3		3.05	0.85

POST CONSTRUCTION BMP CALCULATIONS

WATER QUALITY VOLUME
 $WQV = \frac{(P)(R)(A)}{12}$
 WHERE: P = 1" rainfall
 R = Runoff Coefficient (computed below)
 A = Drainage Area

RUNOFF COEFFICIENT
 $R = 0.05 + 0.09(I)$
 Where: I = % impervious cover

BMP DRAINAGE AREA #1
 Area = 1.03 acres
 $I = 57\%$
 $R = 0.05 + 0.09(57) = 0.56$
 $WQV = \frac{(1)(.56)(1.03)}{12} = 0.048$ ac-ft = 2,178 cf
 Volume provided = 2,191 cf > 2,178 cf

EARTHWORK QUANTITIES

CUT:	±929 CUBIC YARD
FILL:	±1389 CUBIC YARD
ADJUSTED FILL (15% SHRINKAGE FACTOR):	±1598 CUBIC YARD
NET:	±668 C.Y. (FILL)

SUBGRADE FOR FOUNDATION AND PAVEMENT WILL MAKE THIS A BALANCED SITE.

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF FILL.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF PICKETT, RAY & SILVER, INC.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS, STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDING FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

** CONTRACTOR IS TO PROVIDE HAUL ROUTE AND HAUL SITE LOCATION. HAUL ROUTE AND SITE INFORMATION SHALL BE PROVIDED TO GEOTECHNICAL ENGINEER FOR REVIEW AND APPROVAL PRIOR TO HAULING.

THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTORS RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during DECEMBER 2015, and the results are shown hereon.

By: *Stanley M. Mundwiler* 5/1/16
 STANLEY M. MUNDWILLER, P.L.S., #2005019226 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D
 719.66'

ITG EYECARE OFFICE
 1138 TOM GINNEVER AVE.
 O'FALLON, MISSOURI 63376

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 CIVIL ENGINEERING, LAND SURVEYING,
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 Branson
 St. Peters
 3027 W. Hwy 76, Suite B
 Branson, MO 64616
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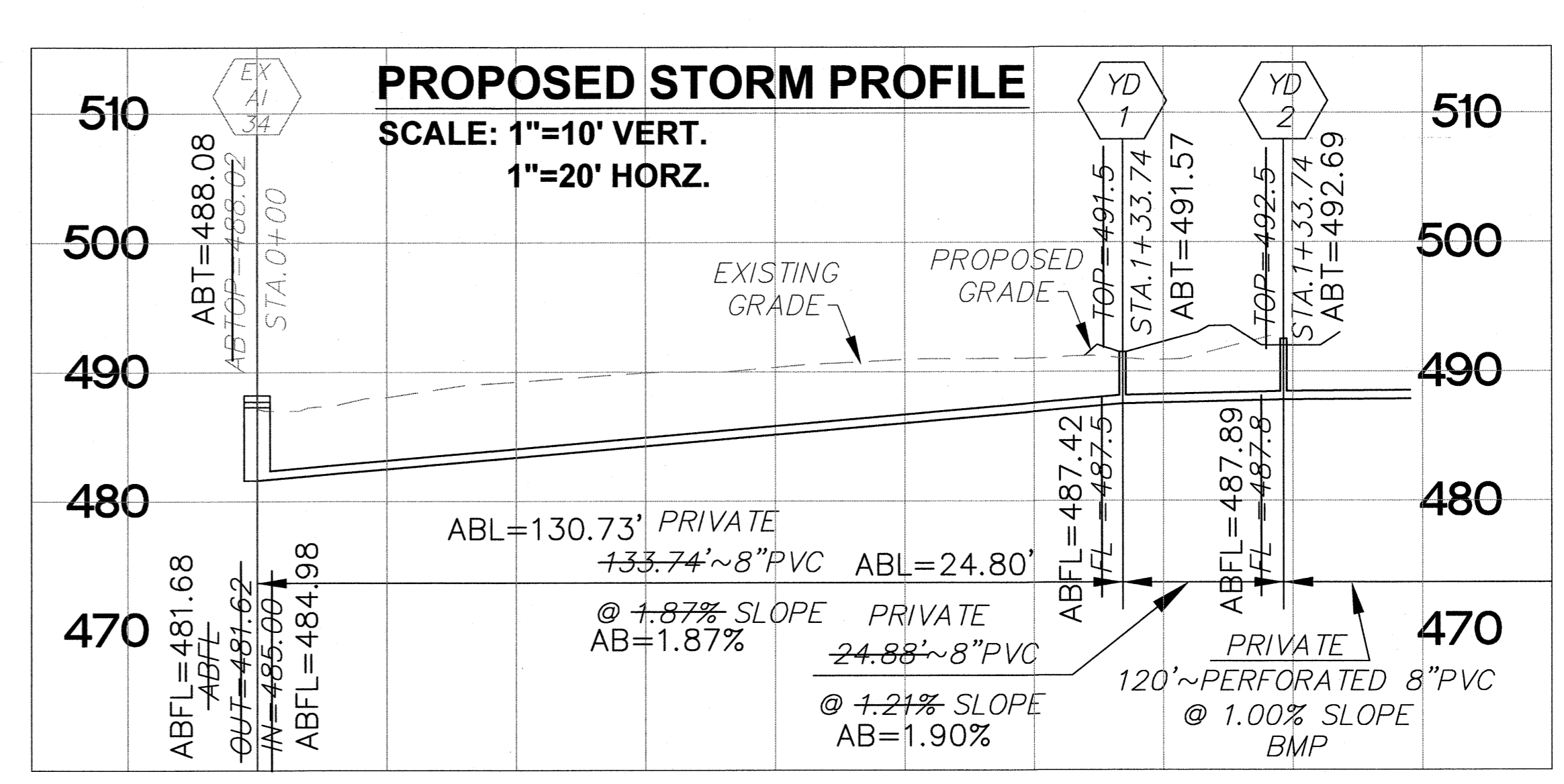
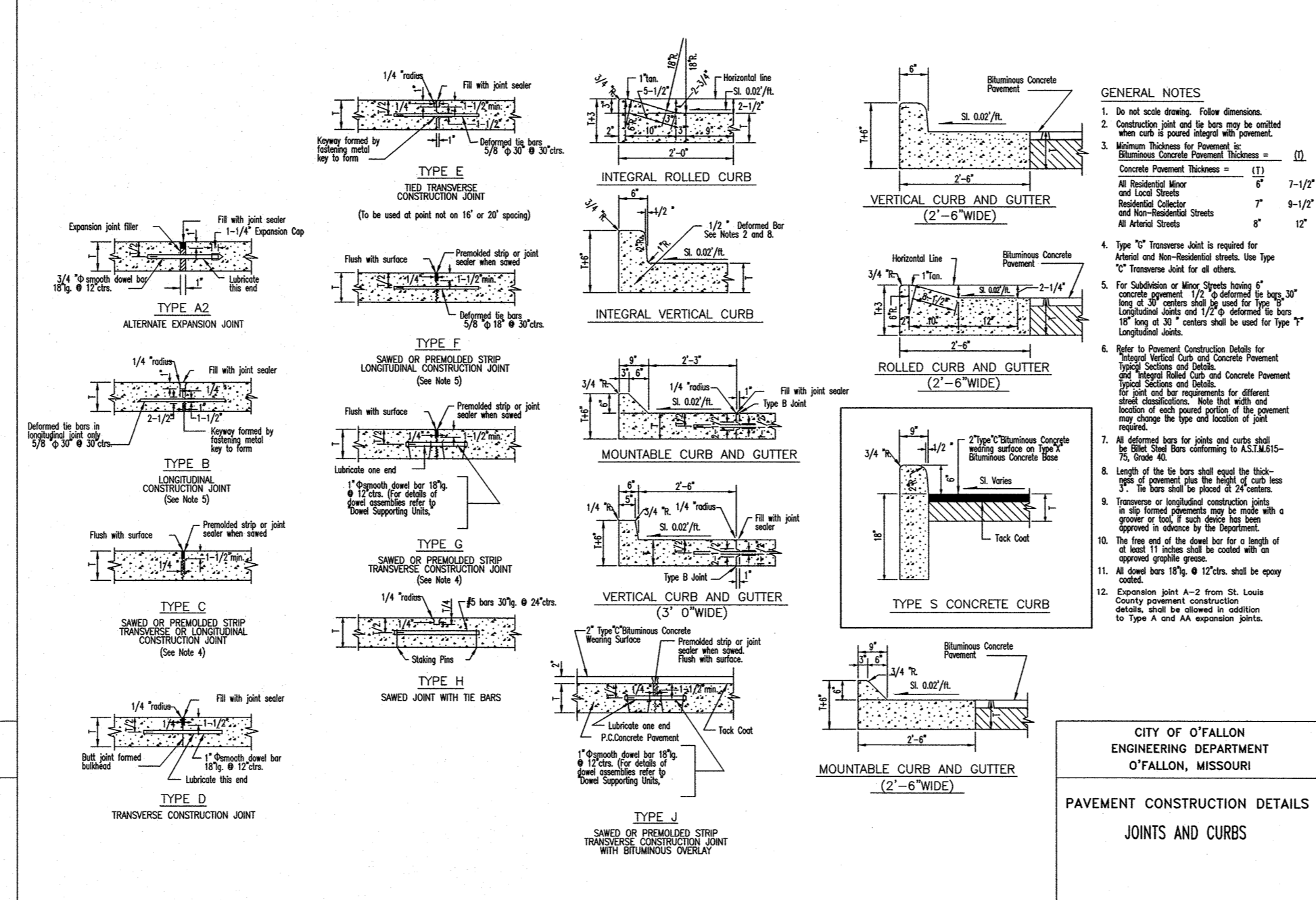
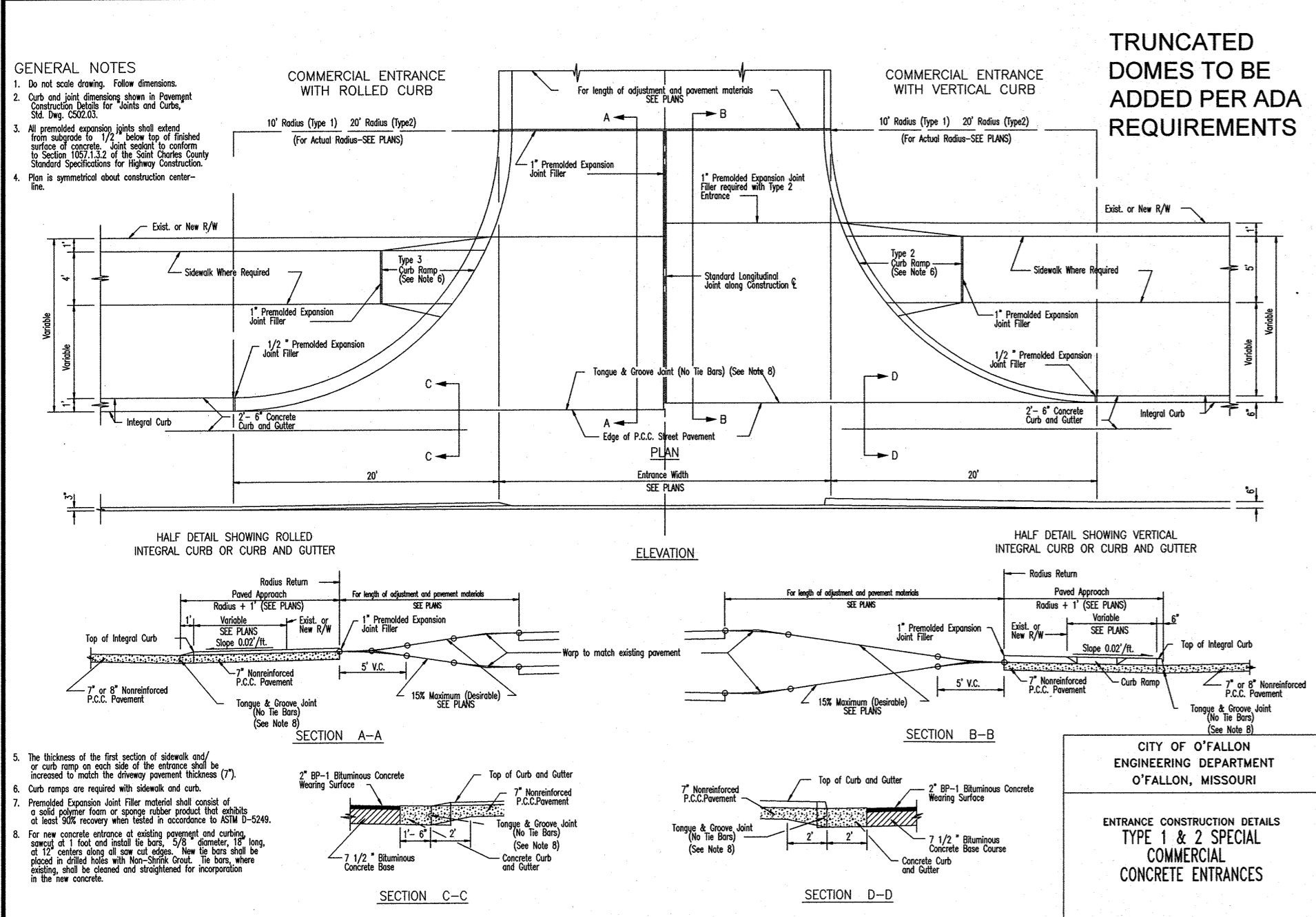
CHRISTINE A. LOOK
 PROFESSIONAL ENGINEER LICENSE 2000150037

Developer / Owner Information
 CONTACT: MR. DOUG CROSS
 ADDRESS: 17256 LOST CABIN ROAD
 WILDWOOD, MO 63025
 PHONE: (314) 651-3489

GRADING AND DRAINAGE AREA MAP

P+Z No. **14-41-0P**
 Approval Date **06-06-2013**
 City No. **16-698-AB**
 Page No.

SHEET 5 OF 11

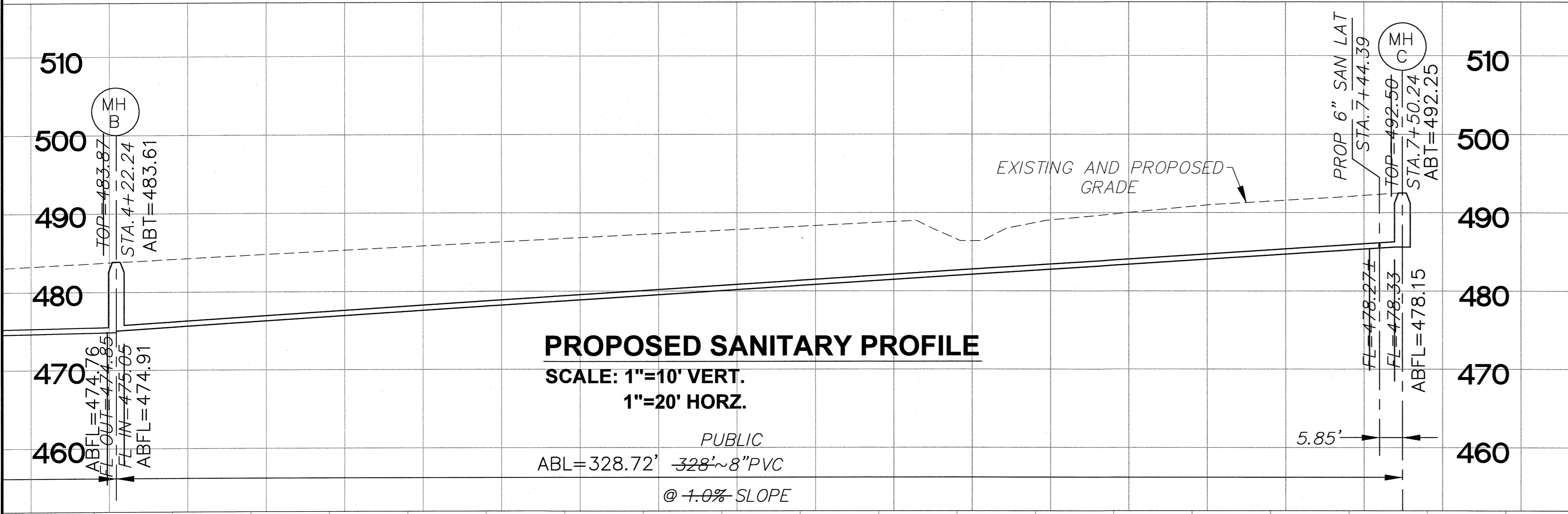
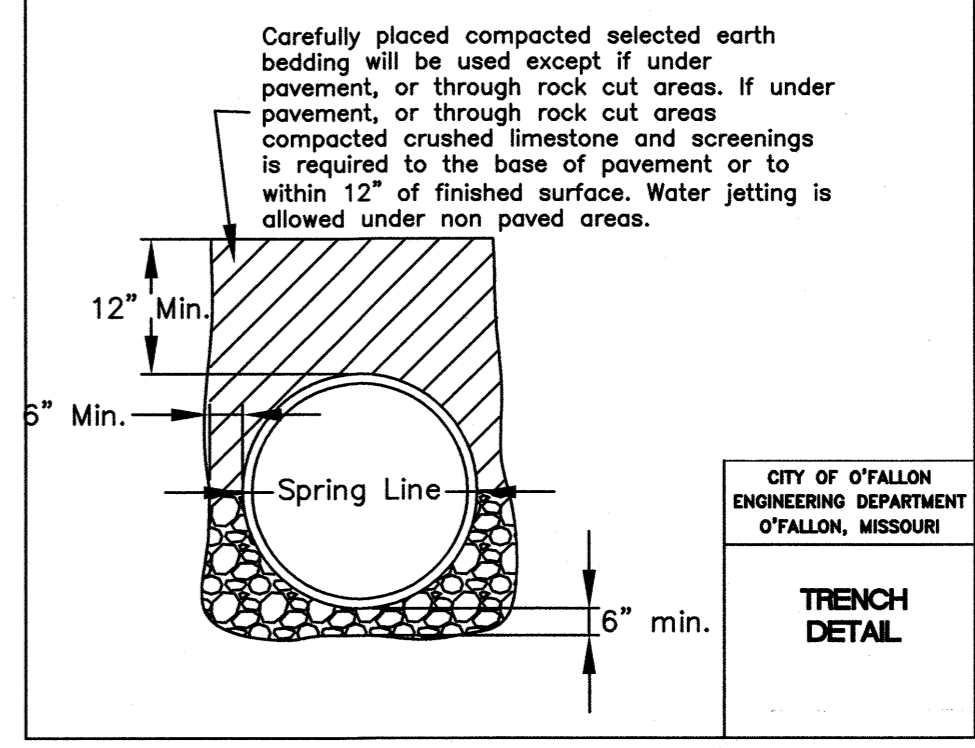


AS-BUILTS

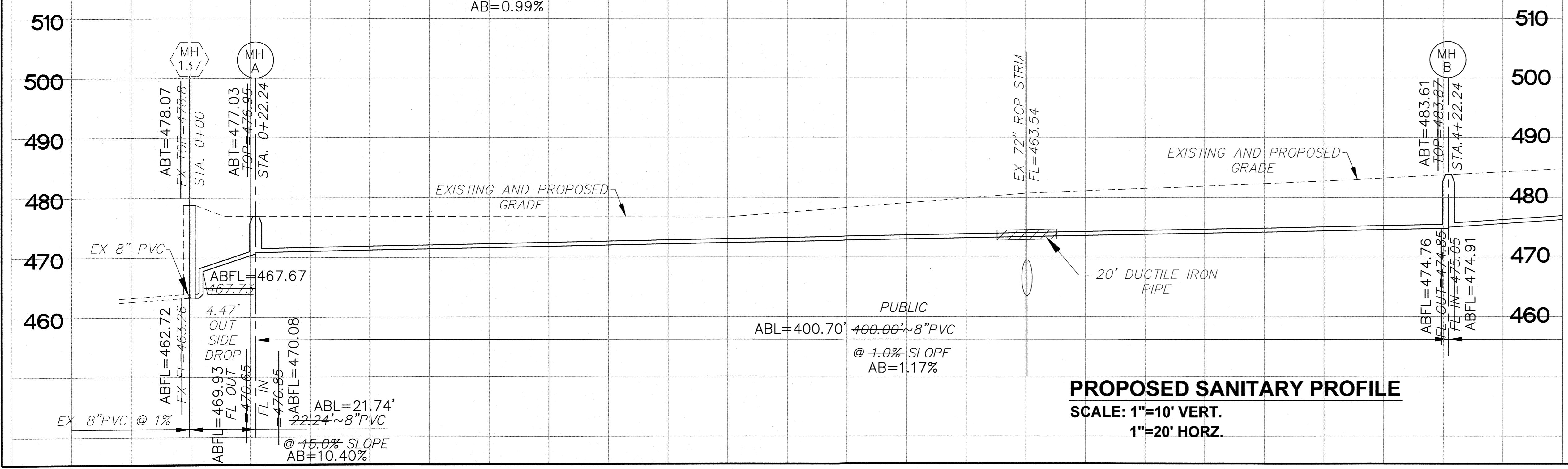
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By: *[Signature]*
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D



* All other Storm or Sanitary Sewer Details will be by M.S.D. 2007 Standards and Specifications.



RAIN GARDEN MAINTENANCE PLAN

Maintenance Schedule
Post Construction BMP - Rain Garden

Initially
Apply double-shredded mulch evenly over the bed to approximately 2" thick, allowing the crown of the new transplants to remain visible. Ensure the rain garden receives 1" of water per week. Water immediately after planting and continue to water twice a week (unless it rains) until the plugs are established.

0-2 years
Weed as needed to get rid of unwanted vegetation. After each growing season, leave the plants for food and cover for wildlife. Once spring arrives and new growth is 4-6 inches, cut all tattered plants and remove dead plant material. Hand cut or use a mower or string trimmer to cut the plants back to a height of 6-8 inches and remove trimmings.

3 years and beyond
Weeding should not be necessary as the native plants should be well established and will out-compete the weeds. Mowing or burning is the best way to maintain your rain garden. Make sure you acquire any permits necessary to burn and take the proper precautions to ensure that the burn will not spread to unwanted areas.

Trash and Debris
Runoff flowing into detention facilities may carry trash and debris with it. Trash and debris should be removed regularly both to ensure that inlets do not become blocked and to keep the area from becoming unsightly.

II. CLEANING OF FACILITIES

The stormwater and facility shall be cleaned shortly after the project is completed and erosion control has been removed and vegetation has been established.

All silt and debris should be removed from the storm sewer structures and storm sewer lines before reaching the detention facilities. All sediment removed from the site shall be disposed of according to current erosion and sediment control regulations.

ITG EYECARE OFFICE
1138 TOM GINNEVER AVE.
O'FALLON, MISSOURI 63376

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
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MO LICENSE #000325

CHRISTINE A. LOOK
PROFESSIONAL ENGINEER LICENSE 200015007

Developer / Owner Information
CONTACT: MR. DOUG CROSS
ADDRESS: 17288 LOST CABIN ROAD
WILDWOOD, MO 63025
PHONE: (314) 651-3489

ITG EYECARE OFFICE

PAVEMENT DETAILS AND PROFILES

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