

GENERAL NOTE

1. PRESENT ZONING: C-3 HIGHWAY COMMERCIAL
2. PROPOSED ZONING: C-3 HIGHWAY COMMERCIAL
3. PROPOSED USE: HEALTH OFFICES
4. AREA OF TRACT: 0.98 ACRES
5. SITE ADDRESS: 199 FRONTIER PARK DR.
6. BUILDING HEIGHT = 23.5'
7. PROJECT IS SERVED BY:
 - A. WATER - PUBLIC WATER SUPPLY DISTRICT #2 636-561-3737
 - B. GAS - SPIRE GAS COMPANY 800-887-4173
 - C. TELEPHONE - CENTURYTEL TELEPHONE COMPANY 636-266-2823
 - D. SANITARY - CITY OF O'FALLON SEWERS 636-281-2858
 - E. ELECTRIC - AMEREN UE 636-980-1137
 - F. FIRE - O'FALLON FIRE PROTECTION DISTRICT 636-272-3493
 - G. TRAFFIC - CITY OF O'FALLON 636-379-5602
 - H. ENGINEERING - CITY OF O'FALLON ENGINEERING 636-379-5556
 - I. INSPECTIONS - CITY OF O'FALLON 636-379-5596
8. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
9. PARKING AND BUILDING SHALL BE IN COMPLIANCE WITH A.D.A. ACCESSIBILITY GUIDELINES.
10. ALL DIMENSIONS TAKEN FROM BACK OF CURB UNLESS OTHERWISE NOTED.
11. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF O'FALLON'S REQUIREMENTS.
12. SETBACK AND YARD REQUIREMENTS:
 - G. FRONT YARD SETBACK: 30 FEET
 - H. REAR YARD SETBACK: 25 FEET
 - I. SIDE YARD SETBACK: 30 FEET
13. GRADING AND DRAINAGE SHALL BE PER THE REQUIREMENTS OF THE CITY OF O'FALLON.
14. ARCHITECTURAL TREATMENT TO BE PROVIDED ON ALL SIDES OF BUILDINGS. ARCHITECTURAL TREATMENT SHALL REMAIN CONSISTENT THROUGHOUT THE PROJECT.
15. ALL EASEMENTS SHALL BE PROVIDED FOR ON BOUNDARY ADJUSTMENT PLAT.
16. EXTERIOR LIGHTING DETAILS AND PHOTOMETRIC PLAN SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION PLAN APPROVAL.
17. NO SLOPE SHALL BE GREATER THAN 3:1 DURING CONSTRUCTION AND AT FINAL GRADE.
18. PER F.I.R.M. #29183C0239G JANUARY 20, 2016, THE SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
19. TRASH ENCLOSURES SHALL BE A MINIMUM OF 6 FOOT HIGH AND SHALL BE CONSTRUCTED OF MATERIALS THAT MATCH OR COMPLIMENT BUILDING ARCHITECTURE. ENCLOSURES SHALL HAVE VINYL GATES MATCHING THE BUILDING COLORS.
20. SIGNAGE LOCATIONS AND SIZES TO BE REVIEWED SEPARATELY THROUGH THE PLANNING DIVISION. SIGNAGE SHALL BE PERMITTED SEPARATELY.
21. LOCATION OF BACKFLOW PREVENTER AND WATER SERVICES SHALL BE ADDRESSED WITH THE ARCHITECTURAL DRAWINGS. WATER METER LOCATIONS SHALL BE COORDINATED WITH THE WATER COMPANY.
22. ALL NEW UTILITIES UNDER CITY STREETS SHALL BE BORED.
23. ALL HANDICAP SIDEWALK RAMPS SHALL BE CONCRETE AND SHALL MEET THE CITY OF O'FALLON AND ADA REQUIREMENTS.
24. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
25. 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.
26. UTILITY CONTRACTOR SHALL COORDINATE UTILITY CONNECTIONS WITH GENERAL CONTRACTOR.
27. THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 5082.
28. A BOUNDARY ADJUSTMENT PLAT WILL BE SUBMITTED AND APPROVED BY THE CITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
29. ALL EXISTING GRAVEL AREAS SHALL BE REMOVED AND EITHER BE PAVED OR PLANTED WITH GRASS.
30. WATER METER FOR ALL BUILDINGS SHALL BE LOCATED OUTSIDE OF THE BUILDING.
31. ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWING. HOWEVER, IF A DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OF 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.
32. LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.
33. ALL NON-REINFORCED CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS.
34. THE ASPHALT SURFACE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY.
35. 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

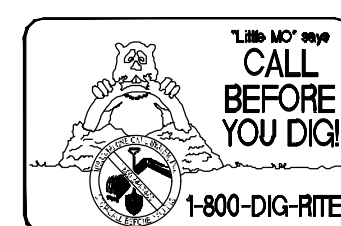
MISSOURI GEOGRAPHIC REFERENCE SYSTEM: SC-46

ELEVATION = 184.50 NAVD88 DATUM

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

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.



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

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 FOREMENTIONED FEISE ROAD; THENCE LEAVING THE WESTERN LINE OF WYBLE TRACT ALONG THE NORTHERN LINE OF SAID FEISE 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:

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P and Z Approval

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

- CONDITIONS FOR APPROVAL:
1. THE PRIVATE STREET FRONTIER PARK DRIVE SHALL BE IN GOOD REPAIR AND MEET THE STANDARD OF CITY CODE 400.585.
 2. ALL MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH CODE SECTION 400.278.
 3. IF THE PROPOSED INGRESS/EGRESS NEAREST FEISE 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.
 4. 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.
 5. 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. 82129.FRIN.02R
TASK 002

St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104
www.prs8.com



ENGINEERS AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. NEGLIGENCE IS EXCLUDED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDED HEREON AS OF THIS DATE, UNLESS OTHERWISE NOTED.
PICKETT, RAY & SILVER, INC. IS LICENSE #0026



WILL SCHREIDT, 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
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*** 11/12/2019 IMPROVEMENT PLAN SUBMITTAL - NOT APPROVED ***