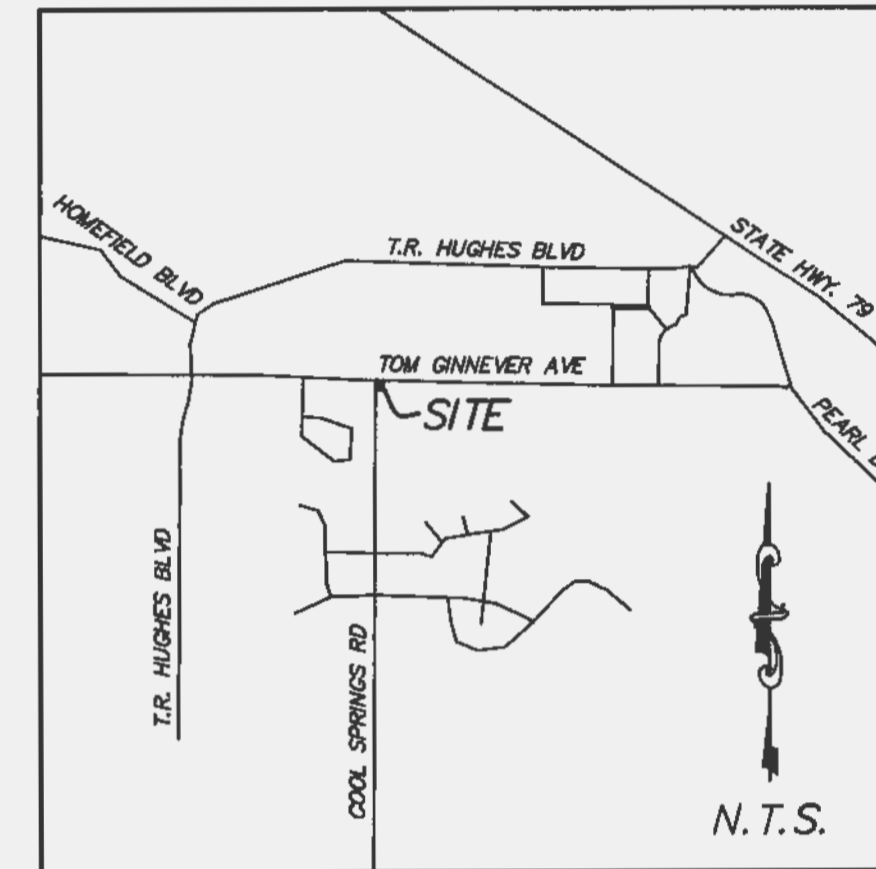


A SET OF CONSTRUCTION PLANS FOR ITG EYECARE OFFICE

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

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 AS AN ADJUT 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>



LOCATION MAP

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	Found Iron pin	TSB	Traffic signal control box
---	Temporary Construction Easement	IPIN	Water Meter	TCB	Cantilevered traffic light
---	Construction (Slope) Limits	WM	Project Benchmark	EX	Existing
---	Sanitary Sewer (Proposed)	⊕	Power Pole	R/W	Right-of-way
---	Sanitary Sewer (Existing)	⊕	Light Standard	MB	Mailbox
---	Storm Sewer (Proposed)	⊕	Curb Inlet	ASPH	Asphalt
---	Storm Sewer (Existing)	⊕	DCI	SHLDR	Shoulder
---	Existing gas line	DCI	Double Curb Inlet	RCP	Reinforced Concrete Pipe
---	Existing water line	DCI	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
---	Cap	DAI	Double Area Inlet	PDE	Permanent Drainage Easement
---	18	CC	Concrete Collar	LA	Landscaped Area
---	Lot or Building Number	FES	Flared End Section	(TBR)	To Be Removed
---	Temporary Fence Line	EP	End Pipe	(TBR&REL)	To Be Removed & Relocated
---	Existing Fence Line	LS	Light Standard	(TBR&R)	To Be Removed & Replaced
---	Existing Tree Line	MH	Manhole	(DND)	Do Not Disturb
---	Street Sign	SMH	Special Manhole	(TBA)	To Be Abandoned
---	Gas Valve	CP	Concrete Pipe	(TYP)	Typical
---	Guy Wire	UT	Underground telephone	(UIP)	Use in Place
---	Existing Tree or Shrub	UC	Underground	(TBR&BO)	To Be Removed And Relocated By Others
---	Grouted Rip-Rap	CGNC	Concrete	(TBRBO)	To Be Removed By Others
---	Asphalt Pavement	FL	Flowline	(ATG)	Adjust To Grade
---	Concrete Pavement	T	Top	(ATGBO)	Adjust To Grade By Others
---	Concrete Sidewalk	PCC	Portland cement concrete	EB	Existing Box
---	Existing Controller	NR	Non-reinforced	EM	Existing Meter
				ET	Existing Telephone

BENCHMARK INFO

REFERENCE BENCHMARK: F149
ELEVATION = 542.80 NAVD88 DATUM

DESCRIBED BY USGS 1949, AT O'FALLON, ST. CHARLES COUNTY, MISSOURI ON THE WABASH RAILROAD, ONE BLOCK EAST OF THE STATION, IN THE SOUTHWEST CORNER OF ST. MARY INSTITUTE (NOW O'FALLON CITY HALL), 40 FEET EAST OF THE CENTER OF HIGHWAY M AND 45 FEET NORTH OF THE CENTERLINE OF THE MAIN TRACK. A STANDARD DISK STAMPED F 149 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 6 INCHES ABOVE THE GROUND.

SITE BENCHMARK: "I"

ELEVATION = 497.89 (= 497.25 USGS) CUT BOX ON CONCRETE BASE FOR WEST GATE POST AT CENTER ENTRANCE TO FORT ZUMWALT HIGH SCHOOL, 40' ± SOUTH OF THE CENTERLINE OF TOM GINNEVER AVENUE.

SITE BENCHMARK: "DCI"
ELEVATION = 491.91 EXISTING DOUBLE CURB INLET ON SOUTH SIDE OF TOM GINNEVER AVE. APPROXIMATELY 275' EAST OF THE EAST RIGHT OF WAY LINE OF COOL SPRINGS ROAD.

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

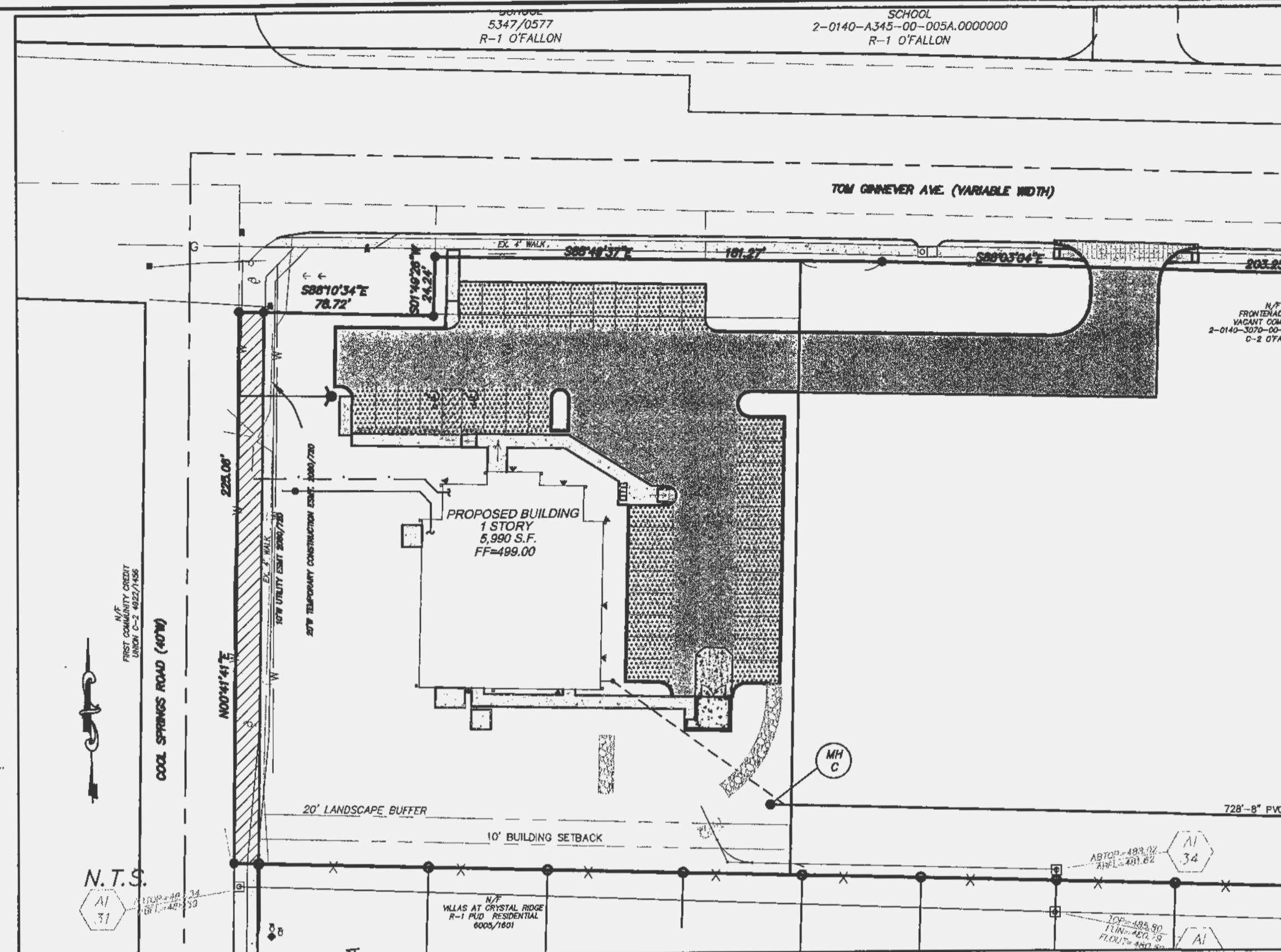
DAILY PEAK FLOW RATE
15 GAL/CAP/DAY
25 STUDENTS AND STAFF
8 HOURS
4 X FOR PEAK FLOW
15 GPCD X 3 = 45 GPCD X 25 = 1,125 GPD X 4 = 4,500 GPD = .0070 CFS

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.



Plan View

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

* 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

Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.

* The area of this phase of development is 54,522 S.F.

The area of land disturbance is 64,532 S.F.

Number of proposed lots is ONE

Building setback information. Front 25'

Side 0'

Rear 10' R/C ADJOINS RESIDENTIAL

* The estimated sanitary flow in gallons per day is 375

* Parking calculations

MEDICAL OFFICE SPACE

OFFICE: 1 SPACE PER 200 S.F. FLOOR AREA 5,990 S.F./200 = 29.95 USE 30 SPACES

PARKING REQUIRED= 30 SPACES

PARKING PROVIDED= 39 SPACES (INCLUDING 2 VAN ACC. H/C)

* Tree preservation calculations

NO TREES ARE PROPOSED TO BE REMOVED OR PLANTED. ANY VEGETATION DESTROYED OR DAMAGED DURING CONSTRUCTION IS TO BE REPLACED IN LIKE KIND.

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.



UTILITY CONTACTS

Sanitary Sewers	Traffic Locates
City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-281-2858	City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-379-5602
Water	Engineering Division
City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-281-2858	City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-379-5556
Storm Sewer	Inspection Division
City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 636-281-2858	City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 Contact: 636-379-5596
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 636-332-7251	
Fire District	
O'Fallon Fire Protection District 119 E. Elm St. O'Fallon, MO. 63366 636-272-3493	

PROJECT CONTACTS

ENGINEER PICKETT, RAY & SILVER, INC. CONTACT: CHRISTINE LOOK 22 RICHMOND CENTER COURT ST. PETERS, MISSOURI 63368 636-397-1211	ARCHITECT PAYTEK ARCHITECT, LLC CONTACT: JOSEPH P. PAYTEK 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: [Signature] DATE 9/10/14
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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

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
www.prs3.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, &
DATE HEREINAFTER ATTACHED. RESPONSIBILITY
IS DISCLAIMED FOR ALL OTHER ENGINEERING
PLANS INVOLVED IN THIS PROJECT AND
SPECIFICALLY EXCLUDES REVISIONS AFTER
THIS DATE UNLESS RE-AUTHENTICATED.



Developer / Owner Information
CONTACT: MR. DOUG CROSS
ADDRESS: 17258 LOST CABIN ROAD
WILDWOOD, MO 63025
PHONE: (314) 651-3489

ITG EYECARE OFFICE
CITY OF O'FALLON COVER SHEET

P+Z No. 98-11.10.01
Approval Date 06-06-2013

City No. 14-415SP

Page No.

SHEET 1 OF 11

File