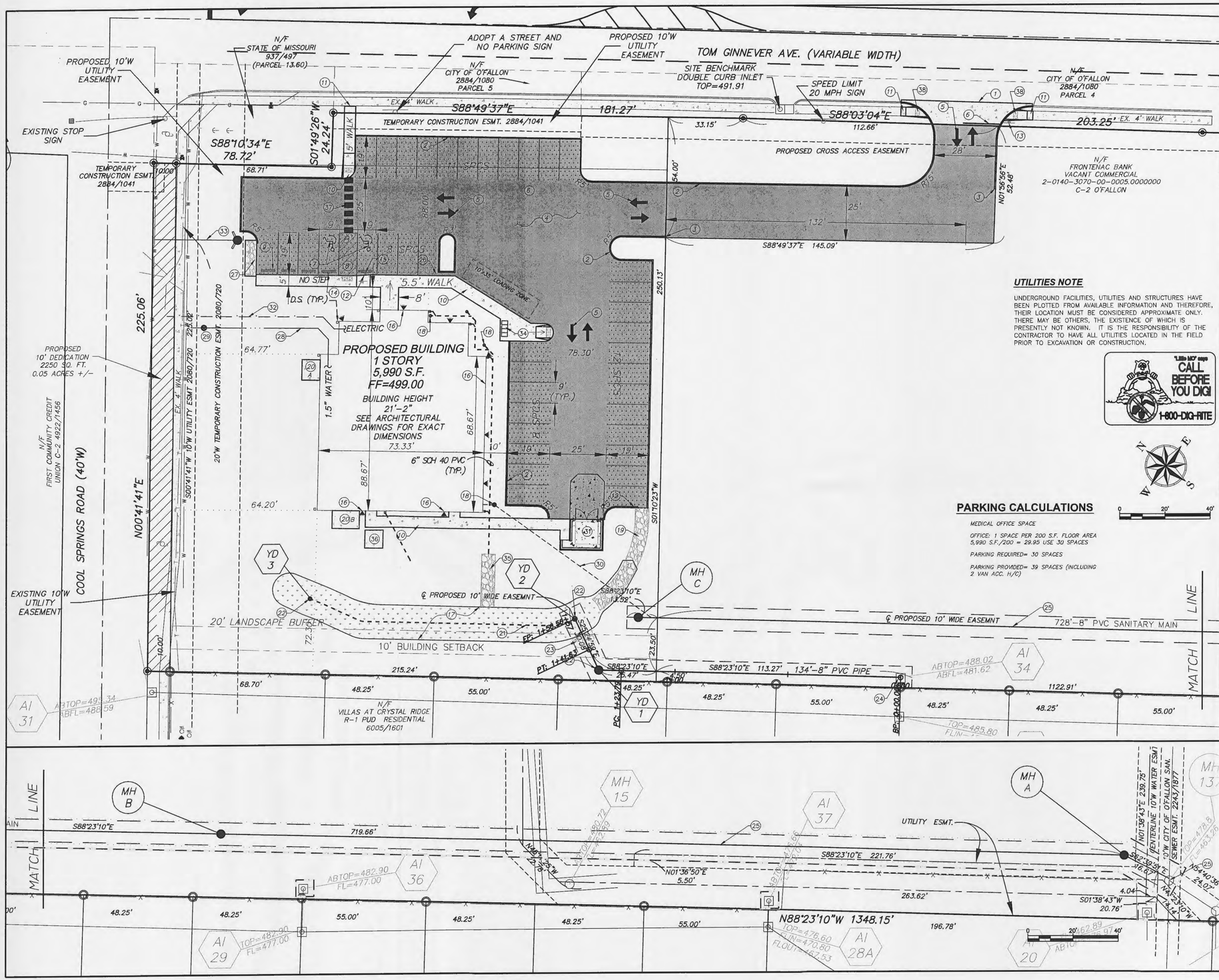

UTILITIES NOTE

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.

"Little MO" says CALL BEFORE YOU DIG! 1-800-DIG-RITE

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)

GENERAL NOTES

1. ALL PEDESTRIAN WALKWAYS SHALL BE HANDICAPPED ACCESSIBLE PER APPLICABLE REQUIREMENTS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
3. ACCESS TO DISABLED PERSON PARKING SPACES MUST COMPLY WITH ANSI: THE ACCESS MUST BE AT GRADE OR THE ACCESS RAMP MAY NOT BLOCK THE SIDEWALK, ALLOWING A FOUR FOOT CLEAR WALKWAY.
4. ALL SIDEWALKS ENDING AT A CURB SHALL BE HANDICAP ACCESSIBLE.
5. ALL EXISTING PAVEMENT AT ENTRANCES SHALL BE SAW CUT.
6. ALL NON-PAVED AREAS SHALL BE GRASS.
7. ALL CURBING TO BE CONCRETE AND DOWELED ON CURBING IS NOT ALLOWED.
8. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO THE COLORS STANDARDS AND SPECIFICATIONS REFERENCED IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" LATEST EDITION.
9. CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS AND LOCATIONS ON ARCHITECTURAL PLANS. NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES.
10. CONCRETE WALKS AND CURBS TO BE REMOVED SHALL BE SAWCUT AT THE NEAREST CONTRACTION OR EXPANSION JOINT.
11. SIGNAGE AND PLANTINGS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AND RESTORED UPON COMPLETION OF CONSTRUCTION.

PAVEMENT SCHEDULE

SEE DETAIL SHEET FOR PAVEMENT SECTIONS

ENTRANCE CONCRETE PAVEMENT
7" NON-REINFORED P.C. CONCRETE
4" TYPE 5 AGGREGATE BASE

ASPHALT PAVEMENT (IN DRIVE AISLES)
4" TYPE "C" ASPHALTIC CONCRETE
8" AGGREGATE BASE COURSE

ASPHALT PAVEMENT (IN PARKING SPACES)
3" TYPE "C" ASPHALTIC CONCRETE
8" AGGREGATE BASE COURSE

SITE KEY NOTES

1. CONCRETE PAVEMENT, PER DETAILS SHEET
2. CONSTRUCT 6-INCH CONCRETE VERTICAL "S" CURB PER DETAILS SHEET
3. END CURB FOR FUTURE DEVELOPMENT
4. ASPHALT PAVEMENT, PER DETAILS SHEET
5. PAINT DIRECTIONAL TRAFFIC ARROW, WHITE
6. PAINT 4-INCH WIDE STRIPE, WHITE
7. PAINT ACCESSIBLE PARKING STALL SYMBOL PER DETAILS SHEET, BLUE
8. PAINT 4-INCH WIDE STRIPE @ 45°, 2-FOOT-0-INCHES O.C., BLUE
9. INSTALL CONCRETE WHEEL STOP, PER DETAIL SHEET
10. CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET
11. MATCH EXISTING CONCRETE SIDEWALK
12. TAPER CURB, TRANSITION FROM 6-INCHES TO 0-INCHES IN 6 FEET
13. INSTALL R1-1 "STOP" SIGN PER MUTCD. SPECIFICATIONS
14. INSTALL ACCESSIBLE PARKING SIGN, PER DETAILS SHEET
15. INSTALL LIFT VAN ACCESSIBLE ONLY SIGN, PER DETAILS SHEET
16. WALL PACKS PER LIGHTING CONTRACTOR
17. 2191 S.F. VEGETATIVE SWALE
18. CLEANOUT PER DETAIL SHEET
19. 4' CURB CUT WITH 6' WIDE RIP RAP SWALE. RIP RAP TO BE MSD TYPE 5
20. A/C UNIT AND PAD
21. 120' PERFORATED 8" SDR 20 @ 1.0% SLOPE
22. YARD DRAIN PER DETAIL SHEET
23. RIP-RAP SPILLWAY
24. TIE INTO EXISTING CURB INLET
25. CONSTRUCT NEW 8" SANITARY MAIN AND STRUCTURES. TIE INTO EXISTING SANITARY MANHOLE
26. 2-FOOT CURB CUT FOR DRAINAGE
27. 14 FOOT CURB CUT WITH 5'X16' RIP RAP PAD FOR DRAINAGE TO RAIN GARDEN. RIP RAP TO BE MSD TYPE 5
27. 14 FOOT CURB CUT WITH 5'X16' RIP RAP PAD FOR DRAINAGE TO RAIN GARDEN
28. PROPOSED 1.5" TAP, CONNECT TO EXISTING WATER MAIN
29. INSTALL 1.5" COMMERCIAL WATER METER & BOX PER CITY OF O'FALLON WATER. CONTRACTOR TO VERIFY EX. MAIN SIZE, ELEV. AND LOCATION AND COORD. WITH CITY OF O'FALLON PRIOR TO CONSTRUCTION
30. INSTALL 6" PRIVATE SANITARY SEWER LATERAL AT 2.0% MIN. TIE INTO PROPOSED MAIN
31. TRASH ENCLOSURE AND DUMPSTER PAD PER DETAIL SHEET INSTALL DRAIN HOLES IN REAR OF DUMPSTER TO ALLOW FOR DRAINAGE OF RAIN WATER.
32. PROPOSED ELECTRIC AND TELEPHONE SERVICE LINE CONTRACTOR TO COORD. WITH ELECTRIC AND PHONE COMPANY PRIOR TO CONSTRUCTION
33. WET TAP EXISTING WATER LINE, CONSTRUCT 6" WATER LINE AND NEW SAFETY YELLOW FIRE HYDRANT PER DETAILS SHEET
34. INSTALL BIKE RACK PER DETAIL SHEET
35. 6' WIDE RIP RAP SWALE
36. PROPOSED GAZEEBO AND CONCRETE PAD - SEE ARCHITECTURAL PLANS FOR DETAILS
37. PAINT 2-FOOT WIDE, 4-FOOT LONG CROSSWALK BARS (4-FOOT MAX. SPACING)
38. HANDICAPPED RAMP WITH TRUNCATED DOME

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

PRS PROJECT # 01212.COMS.01R
DRAWN: C.L. 11/11/13
CHECKED: D.T. 11/11/13

PICKETT, RAY & SILVER INC.
CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
St. Peters: 22 Richmond Center Ct. St. Peters, MO 63376
Branson: 3027 W. Hwy 76, Suite B Branson, Mo 65616
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-706-3918

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 HEREUNDER ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS RE-AUTHENTICATED.
PICKETT, RAY & SILVER, INC.
MO LICENSE #000325

STATE OF MISSOURI CHRISTINE ANN LOCK NUMBER 2000150037 PROFESSIONAL ENGINEER
7-24-14

CHRISTINE A. LOCK
PROFESSIONAL ENGINEER LICENSE 2000150037

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

ITG EYECARE OFFICE

SITE PLAN

P+Z No.
Approval Date 06-06-2013
City No.
Page No.

SHEET 4 OF 11