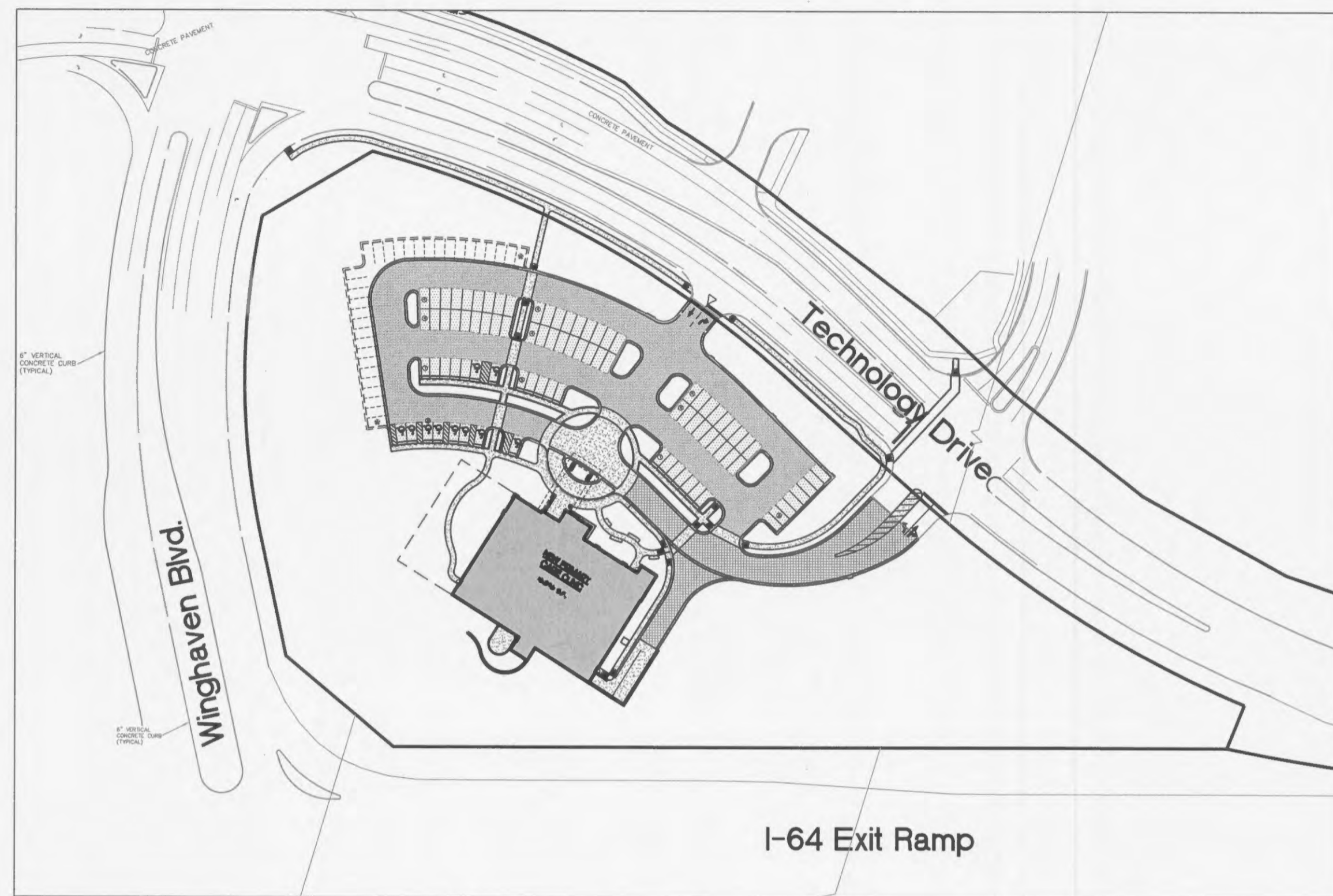


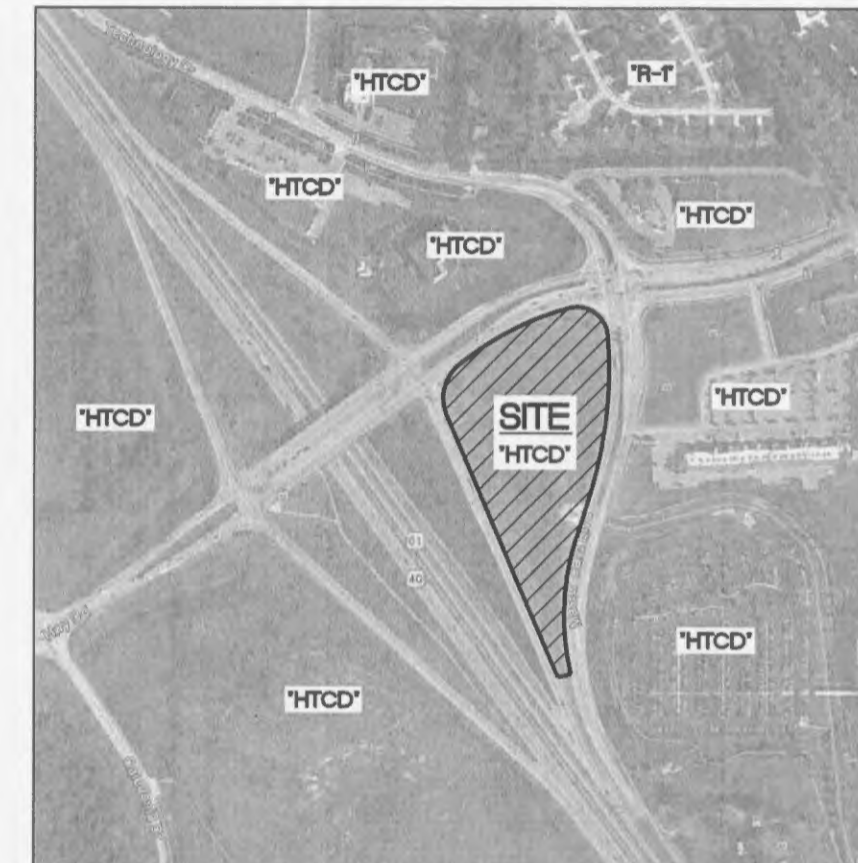
A SET OF CONSTRUCTION PLANS FOR Mercy Clinic - Winhaven Blvd.

Legal Description

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13
TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL
MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View
SCALE: 1"=100'



Locator Map
NOT TO SCALE

Site Data

FLOOD_ZONE: SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 29183C0410E WITH AN EFFECTIVE DATE OF AUGUST 2, 1996.

PRESENT ZONING: "HTCD" HIGH TECH CORRIDOR DISTRICT

MINIMUM LOT AREA: 5 ACRES, UNLESS THE PROPOSED PROJECT ABUTS AN EXISTING "HTCD" OR COMMERCIAL ZONE.

EXISTING LOT AREA: 6.56 ACRES

MINIMUM LOT WIDTH: 100 FEET

EXISTING WIDTH: VARIABLE

SITE COVERAGE:
 PROPOSED BUILDING: 0.06%
 PROPOSED BUILDING + FUTURE ADDITION: 0.08%
 PROPOSED PAVEMENT: 27.2%
 PROPOSED PAVEMENT + FUTURE ADDITION: 29.3%
 PROPOSED GREENSPACE: 72.7%
 FUTURE GREENSPACE: 70.6%

MAXIMUM STORY & HEIGHT: EXCEPT AS OTHERWISE PROVIDED IN ARTICLE VI, NO BUILDING OR STRUCTURE SHOULD EXCEED 50 FEET OR 3 STORIES, THE PLANNING AND ZONING COMMISSION MAY ALLOW ADDITIONAL HEIGHT TO A MAXIMUM OF 6 STORIES WHERE IT IS DETERMINED THAT ADDITIONAL HEIGHT WILL NOT ADVERSELY IMPACT THE SURROUNDING LAND USES.

PROPOSED: 29 FEET HIGH, SINGLE STORY

LOADING DATA: USES HAVING OVER 5,000 SQUARE FEET OF GROSS FLOOR AREA SHALL PROVIDE AT LEAST ONE OFF-STREET LOADING AND UNLOADING SPACE (12' WIDE x 35' LONG). FOR EVERY ADDITIONAL 20,000 SQUARE FEET OF GROSS FLOOR SPACE, ONE ADDITIONAL LOADING AND UNLOADING SPACE SHALL BE PROVIDED.

LOADING REQUIRED: PROPOSED: 16,876 S.F. = 1 SPACE REQUIRED
 FUTURE: 22,750 S.F. = 1 SPACE REQUIRED

LOADING PROVIDED: 1 SPACE

Utility Contacts

Conoco Phillips Pipeline
174 Clarkson Rd., Ste. 135
Ellisville, MO. 63011
Contact: 314-283-8517

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-284-2858

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-284-2858

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63144
1-866-430-0826

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

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

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

Telephone/Data
Century Link
1151 Century Link Dr.
Wentzville, MO. 63385
636-332-7030
Don Kruse

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385
636-327-6239

St. Charles Fire Protection District
1305 Motherhood Rd.
St. Charles, MO. 63304
636-447-6655

No.	Date	Revision
1	10/24/2012	CITY COMMENTS / ADDENDUM #1
-	-	-
-	-	-
-	-	-
-	-	-

**MERCY CLINIC -
WINGHAVEN BLVD.**
2223 Technology Dr.
O'Fallon, Missouri 63366

HEIDEMAN ASSOCIATES, INC.
A ZAC Company
13545 Barnett Parkway Drive
Suite 200
St. Louis, Missouri 63021
Contact: Dennis Pruitt
e-mail: dpruitt@zakcompanies.com

NAME: MICHAEL J. VELLOFF
LICENSE NUMBER: E-2000181862
EXPIRES: 07/31/2014
THE SEAL OF MICHAEL J. VELLOFF ON THIS DRAWING APPLIES ONLY TO THE CIVIL/ENGINEERING WORK. IT DOES NOT APPLY TO ANY OTHER PROFESSIONAL WORK OR TO ANY OTHER DRAWING. THE SEAL OF MICHAEL J. VELLOFF ON THIS DRAWING APPLIES ONLY TO THE CIVIL/ENGINEERING WORK. IT DOES NOT APPLY TO ANY OTHER PROFESSIONAL WORK OR TO ANY OTHER DRAWING.

Mercyfit
SHS JOB NUMBER:
1510-153209-0521
DATE: 2012-10-05
SCALE: NOTED

TEA PROPERTIES MISSOURI, LLC
600 WASHINGTON AVENUE, 15TH FLOOR
ST. LOUIS, MO 63101-4313
CONTACT: ELIZABETH A. MURPHY, C/O SANDBERG
PHOENIX & VON GONTARD, P.C.
PHONE: (314) 446-4262
FAX: (314) 241-7604
E-MAIL: emurphy@sandbergphoenix.com

P+Z No.
983162
Approved
Sept. 6, 2012
Page No.
C1

Drawing Index

CIVIL	LANDSCAPE
C1 CIVIL COVER SHEET	L0-11 TREE PROTECTION PLAN
C2 CITY NOTES	L1-11 HARDSCAPE LAYOUT PLAN
C3 BOUNDARY / TOPOGRAPHIC SURVEY	L2-11 TREE PLANTING PLAN
C4 DEMOLITION PLAN	L2-21 UNDERSTORY PLANTING PLAN
C5 SITE PLAN	L3-11 PLANTING DETAILS
C6 GRADING/EROSION CONTROL PLAN	L3-21 AREAS TO BE IRRIGATED PLAN
C7 CITY EROSION CONTROL DETAILS	IRRIGATION DETAILS
C8 SEWER PROFILES	SEGMENTAL BLOCK RETAINING WALL
C9 CITY SEWER DETAILS	1 OF 2 PLAN/ELEVATION VIEW
C10 DUCKETT CREEK SEWER DETAILS	2 OF 2 DETAILS AND SPECS
C11 PROJECT SEWER DETAILS	SITE ARCHITECTURAL
C12 CITY PAVEMENT DETAILS	AS01 ARCHITECTURAL SITE DETAILS
C13 CITY WATER DETAILS	AS02 ARCHITECTURAL SITE DETAILS
C14 P.W.S.D. NO. 2 WATER DETAILS	SITE STRUCTURAL
C15 PROJECT SITE DETAILS	S200 DUMPSTER ENCLOSURE + SITE
C16 PROJECT SITE DETAILS	RETAINING WALL PLANS + DETAILS
C17 WATER QUALITY DRAINAGE MAP	S300 FOUNDATION SECTIONS + DETAILS
C18 STORM SEWER DRAINAGE MAP	
TCP 1 TRAFFIC CONTROL PLAN	
PHOTOMETRICS	
E1 SITE LIGHTING PHOTOMETRICS PLAN	

Benchmarks Project

SC-13 ELEV=499.34 LOCATED 2.70 MILES N/NW OF THE INTERSECTION OF HIGHWAY 94 AND HIGHWAY D ON THE NORTH SIDE OF WESTBOUND LANES OF HIGHWAY 40 NEAR A FIELD ENTRANCE GOING NORTH FOR THE WESTBOUND LANES OF HIGHWAY 40. IT IS 29.55 FEET NE OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND HWY 40, 39.2 FEET SW OF THE CENTER OF THE TOP OF THE NORTHWEST END OF A CORRUGATED METAL PIPE.

Site

NO SITE BENCHMARK AVAILABLE AT THIS TIME.

Legend

500	CONTOUR	PAINTED DIRECTIONAL ARROW (WHITE)
SPOT	SPOT ELEVATION	CONCRETE PAVEMENT
STM	STORM SEWER	ASPHALT PAVEMENT (HEAVY DUTY)
SAN	SANITARY SEWER	ASPHALT PAVEMENT (MEDIUM DUTY)
MANHOLE	MANHOLE	ASPHALT PAVEMENT (STANDARD DUTY)
CURB / AREA INLET	CURB / AREA INLET	SWALE
GRATE INLET	GRATE INLET	SILTATION CONTROL
YARD DRAIN	YARD DRAIN	PARKING STALL COUNT
CLEAN OUT	CLEAN OUT	SOIL BORING
STORM STRUCTURE DESIGNATOR	STORM STRUCTURE DESIGNATOR	T.B.R.
SANITARY STRUCTURE DESIGNATOR	SANITARY STRUCTURE DESIGNATOR	U.I.P.
WATER SERVICE	WATER SERVICE	A.T.G.
FIRE HYDRANT	FIRE HYDRANT	T.B.A.
SERVICE VALVE (WATER OR GAS)	SERVICE VALVE (WATER OR GAS)	TW
GAS SERVICE	GAS SERVICE	FG
ELECTRIC SERVICE	ELECTRIC SERVICE	EJ
TELE/DATA/TV SERVICE	TELE/DATA/TV SERVICE	CJ
LIGHT STANDARD (SINGLE / DUAL HEAD)	LIGHT STANDARD (SINGLE / DUAL HEAD)	PH
SIGN	SIGN	FDG
PAINTED ACCESSIBLE PARKING SYMBOL	PAINTED ACCESSIBLE PARKING SYMBOL	H&L
		D.S.

City approval of any construction site plans 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 improvement 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.

Flood Zone

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X (AREAS OUTSIDE THE 500 YEAR FLOOD) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 29183C0410E WITH AN EFFECTIVE DATE OF AUGUST 2, 1996.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: 983162 DATE: SEPT. 6, 2012
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: 983162 DATE: 11-21-12
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

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

- * 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
- * The area of this phase of development is **6.56 AC.**
 The area of land disturbance is **4.6 AC.**
 Number of proposed lots is **1**
 Building setback information: Front **30 FT.**
 Side **20 FT.**
 Rear **35 FT.**
 Winhaven **50 FT.**
- * The estimated sanitary flow in gallons per day is **5,725 G.P.D.**
- * Parking calculations
 PARKING REQUIRED: 1 SPACE PER 200 S.F.
 PROPOSED: 16,876 S.F. CLINIC / 200 S.F. = 85 REQUIRED SPACES
 (REQUIRES 4 ACCESSIBLE STALLS, 1 VAN ACCESSIBLE)
 FUTURE: 23,136 S.F. CLINIC / 200 S.F. = 116 REQUIRED SPACES
 (REQUIRES 5 ACCESSIBLE STALLS, 1 VAN ACCESSIBLE)
- * PARKING PROVIDED: PROPOSED: 89 SPACES
 (INCLUDES 10 ACCESSIBLE STALLS, 3 VAN ACCESSIBLE)
 FUTURE: 121 SPACES
 (INCLUDES 10 ACCESSIBLE STALLS, 3 VAN ACCESSIBLE)
- * Tree preservation calculations: See Landscape Plans

File