

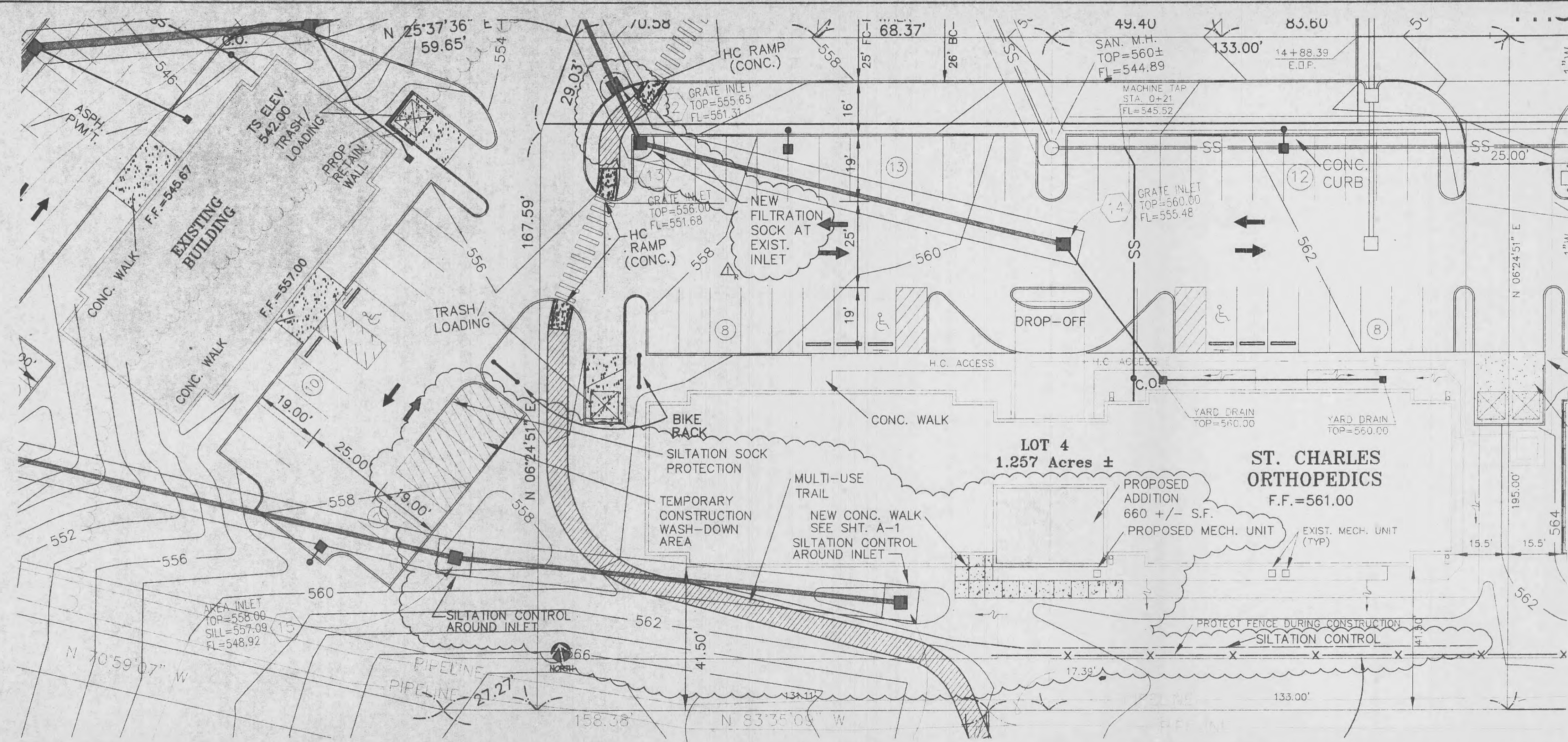
SITE NOTES

- 1) PROTECT EXISTING DRIVES; KEEP DRIVES CLEAR OF DEBRIS DURING CONSTRUCTION.
 - 2) PROTECT EXISTING MULTI-USE PAVEMENT TRAIL DURING CONSTRUCTION.
 - 3) MAINTAIN SOIL AND SILTATION PROTECTION AT PERIMETER OF CONSTRUCTION AREA, AND AROUND AREA INLETS.
 - 4) PROTECT PRIVACY FENCE AT SOUTH SIDE OF SITE DURING CONSTRUCTION.
 - 5) FINISH GRADE AND PROVIDE SOD FOR AREAS DISTURBED DURING CONSTRUCTION.
 - 6) CONNECT DOWNSPOUTS TO EXISTING STORM SEWER.
 - 7) NEW GROUND MOUNTED HVAC CONDENSING UNIT TO BE SCREENED PER CITY ORDINANCE.
 - 8) The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with the clearing operations and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silt or mud in new or existing storm sewers or swales shall be removed after each rain and effects cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.
 - 9) THE BUFFERYARD, BERM, ASPHALT TRAIL AND STORM DRAINAGE STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL STATE SHOULD THEY BE DISTURBED OR DAMAGED DURING THE CONSTRUCTION PHASE OF THE PROPOSED ADDITION.
 - 10) ALL LOTS SHALL BE SEEDED AND MULCHED AT THE MINIMUM RATES DEFINED IN APPENDIX A OR SOODED BEFORE AN OCCUPANCY PERMIT SHALL BE ISSUED EXCEPT THAT A TEMPORARY OCCUPANCY PERMIT MAY BE ISSUED BY THE BUILDING DEPARTMENT IN CASES OF UNDUDE HARDSHIP BECAUSE OF UNFAVORABLE GROUND CONDITIONS.
- VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES**
APPENDIX A
- SEEDING RATES:**
PERMANENT:
TALL FESCUE - 30 LBS./AC.
SMOOTH BROME - 20 LBS./AC.
COMBINED FESCUE & BROME @ 15 LBS./AC. AND BROME @ 10 LBS./AC.
- TEMPORARY:**
WHEAT OR RYE - 150 LBS./AC. (3.5 LBS. PER SQUARE FOOT)
OATS - 120 LBS./AC. (2.75 LBS. PER SQUARE FOOT)
- SEEDING PERIODS:**
FESCUE OR BROME - MARCH 1 TO JUNE 1
AUGUST 1 TO OCTOBER 1
WHEAT OR RYE - MARCH 15 TO NOVEMBER 1
MARCH 15 TO SEPTEMBER 15
- MULCH RATES:**
100 LBS. PER 1,000 SQ. FEET (4,356 LBS. PER ACRE)
- FERTILIZER RATES:**
NITROGEN 30 LBS./AC.
PHOSPHATE 30 LBS./AC.
POTASSIUM 30 LBS./AC.
LIME 600 LBS./AC. ENM*
* ENM = EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRIED ROCK.
- 11) SITE IS SERVED BY:
Public Water Supply District #2
Ameren U.E.
Loade Gas Company
Duckett Creek Sewer District
Century Telephone Company
Wentzville Fire Protection District
- NOTE: The City of O'Fallon shall be contacted for utilities located under it's maintenance and responsibility. This may include water, sanitary, storm, and traffic locates.
- 12) ALL UTILITIES WILL BE LOCATED UNDERGROUND.
 - 13) "NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL)."
 - 14) NOTE THAT GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE SEEDED AND MULCHED.
 - 15) NOTE THAT ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
 - 16) PLANNING AND ZONING COMMISSION LIST OF CONDITIONS OF APPROVAL 1. THE BUFFERYARD, BERM, ASPHALT TRAIL AND STORM DRAINAGE STRUCTURES SHALL BE REPLACED TO THEIR ORIGINAL STATE SHOULD THEY BE DISTURBED OR DAMAGED DURING THE CONSTRUCTION PHASE OF THE PROPOSED ADDITION. 2) A CONSTRUCTION WASH DOWN AREA SHALL BE SHOWN ON THE CONSTRUCTION PLANS. 3) PROVIDE A PLAN THAT SHOW POSITIVE DRAINAGE AND ACCURATE LOCATION OF SIDEWALK AND SWALES ALONG THE SIDES AND REAR OF THE BUILDING.
 - 17) ALL DISTURBED EXISTING LANDSCAPING AND GRASS SHALL BE RE-ESTABLISHED WITHIN 14 DAYS FOLLOWING CONSTRUCTION COMPLETION.
 - 18) ALL WORK TO BE DONE DURING NORMAL CONSTRUCTION WORKING HOURS (7:00AM TO 5:00PM).
 - 19) LIGHTING VALUES AT THE NEW BUILDING ADDITION WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOTE IN COMPLIANCE WITH CITY STANDARDS.

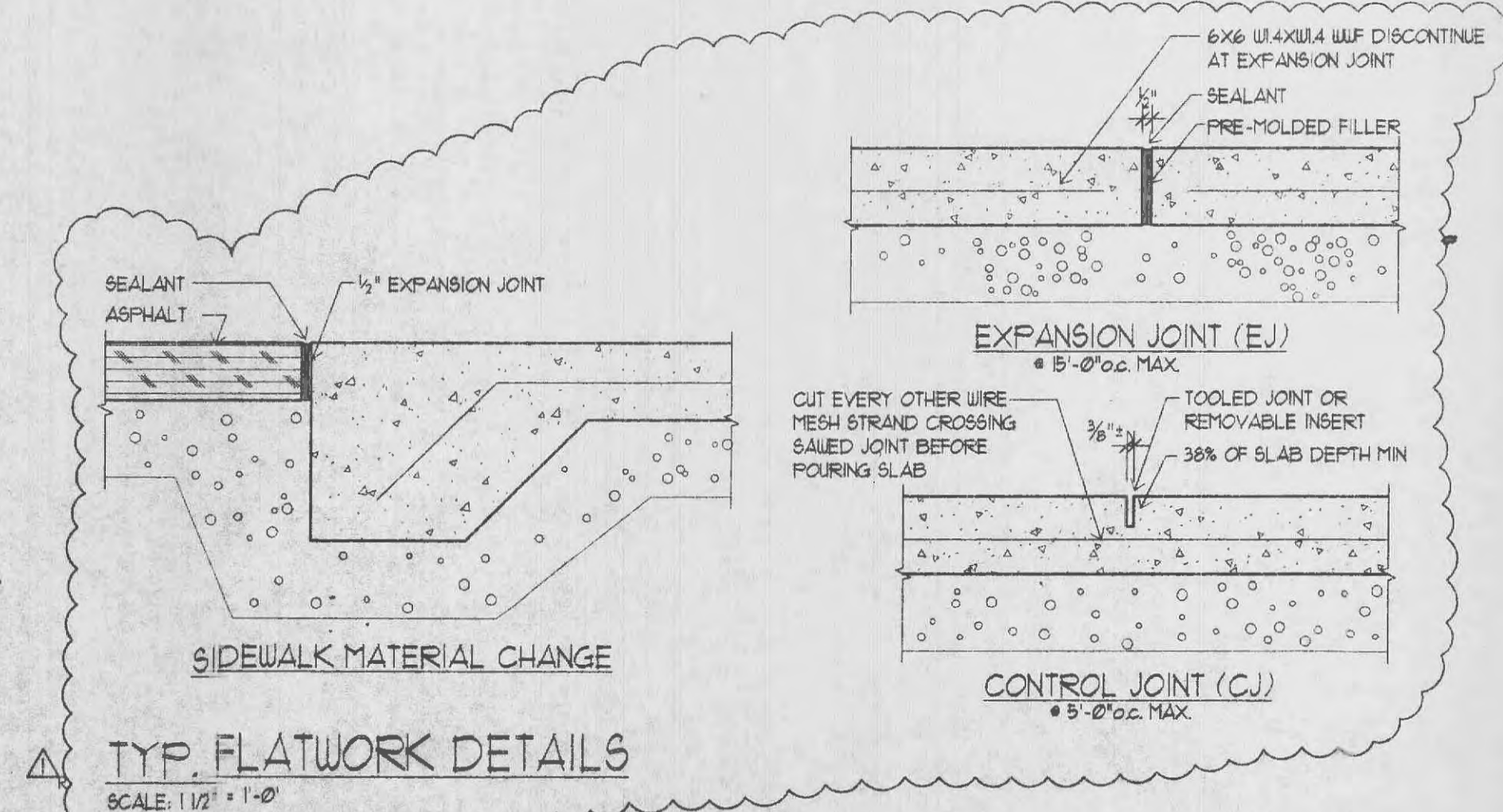
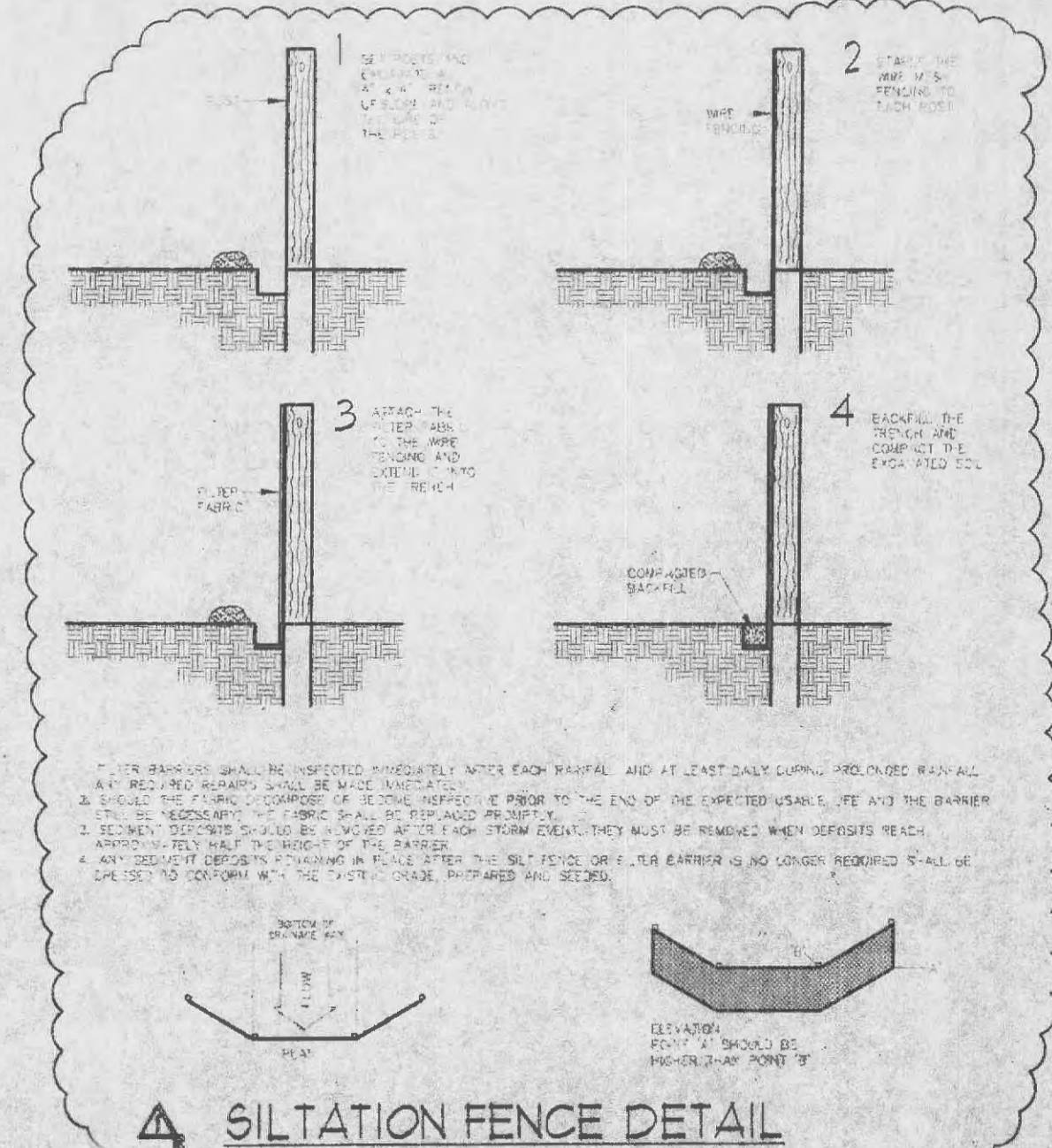
BENCHMARK
SC-13 ELEV=499.34 (U.S.G.S. DATUM)
LOCATED 2.70 MILES N/W OF THE INTERSECTION ON HIGHWAY 94 AND HIGHWAY D ON THE NORTH SIDE OF WESTBOUND LANES OF HIGHWAY 40 NEAR A FIELD ENTRANCE GOING NORTH FOR THE WESTBOUND LANES OF HIGHWAY 40. IT IS 29.55 FEET NE OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND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

FLOOD NOTE:
SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREAS OUTSIDE THE 500-YEAR FLOODPLAIN) PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI, AND INCORPORATED AREAS. THE MAP IS IDENTIFIED AS MAP NO. 29183C0240 E WITH AN EFFECTIVE DATE OF AUGUST 2, 1996.

DETENTION NOTE:
STORMWATER DETENTION IS REQUIRED AND SHALL BE ACCOMMODATED VIA THE WINGHAVEN DETENTION SYSTEM. STORM DRAINAGE IS IN ACCORDANCE WITH THE MASTER DRAINAGE REPORT FOR WINGHAVEN. STORM WATER IS TRIBUTARY TO EXISTING CREEK TO THE WEST.

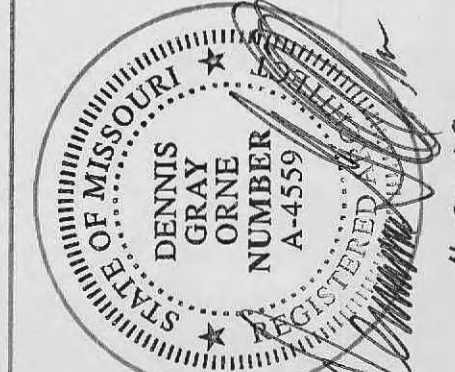


1 SITE PLAN
SCALE: 1" = 30'



M/E ENGINEER
FACILITY ENGINEERING SERVICES LLC
13067 WINDING TRAIL LANE
ST. LOUIS, MO 63131
CONTACT: JACK HOPSON
PHONE: (314) 821-1339
FAX: (314) 822-9736

LEPIQUE & ORNE ARCHITECTS, INC.
ESTABLISHED 1916
701 N. FIFTH STREET, SAINT CHARLES, MO 63301
PHONE (636) 947-0099 FAX (636) 947-8700



A NEW BUILDING ADDITION FOR:
ST. CHARLES ORTHOPAEDIC
Surgery Associates, Inc.
PHOENIX VILLAGE OFFICE PARK
AT WINGHAVEN
PHOENIX VILLAGE PARKWAY
O'FALLON, MISSOURI 63366 BUILDING #4

DATE	ISSUE
2-13-09	OWNER'S REVIEW
3-24-09	PERMIT/BID ISSUE
4-15-09	CODE RESPONSE

PROJECT MANAGER: M.J.B.
DRAWN BY: J.G.B.

PROJECT NUMBER: 09-003
DATE: FEBRUARY 13, 2009

SHEET: C-1
SITE PLAN