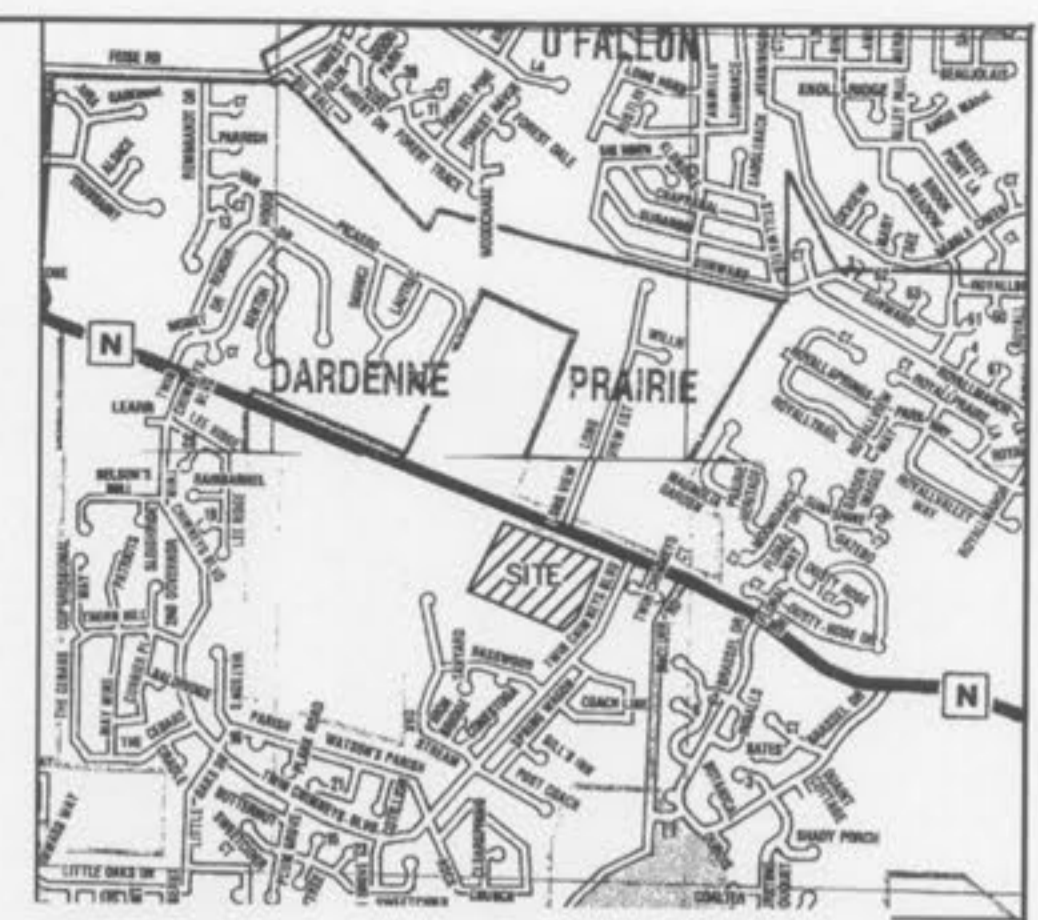


- GENERAL CONSTRUCTION NOTES:
- At this time surveys of existing topography in the vicinity of the proposed entrance drive is not available. This information will be obtained and added to this plan. The centerline profile of the entrance drive will be modified to match the appropriate grades.
  - Rough grading for the proposed entrance drive has been awarded to Nor-Vel Construction Company and will not be bid as part of this work. Contractor for the proposed entrance drive will be provided a graded road bed to plus or minus 0.2'.
  - Scope of work to be bid includes the construction of a "Type III" entrance in accordance with Missouri Department of Transportation standard drawing number 203.63A at existing Missouri Route N and at the proposed south outer road to future Page Avenue Extension which construction is proposed to start in the Spring of 2003 and be completed by the end of 2003. Construction will include finish grading, concrete curb, aggregate base course, asphaltic concrete pavement, and striping. Scope of work will also include construction signage, barrels, barricades, and other safety devices that may be required by the Missouri Dept of Transportation for the construction along existing Route N.
  - Construction along Route N shall be performed in a manner whereas two way traffic on Route N is maintained at all times.
  - Contractors attention is directed to the proposed landscape island in the permanent entrance onto the proposed South Outer Road. Construction of this landscape island impedes traffic into the project site until such time as the construction of the proposed South Outer Road is completed and open for traffic allowing contractor to complete the permanent entrance as shown on the plans. Contractor shall plan and construct the entrance drive to Mo. Route N and the permanent entrance onto the proposed South Outer Drive such that two way access is maintained at all times. It is envisioned that this will require temporary pavement to be placed in the "island" area and later removed when the permanent entrance is complete.
  - Contractor shall coordinate the construction of the permanent entrance onto the proposed South Outer Road with the Missouri Dept. of Transportation and their contractor for the South Outer Road. Contractor shall stage his work in a manner acceptable to MDOT and their contractor so that their work is not impeded nor delayed.
  - Contractor shall be responsible for removing the entrance and entrance drive between existing Mo. Route N and the proposed South Outer Road once the proposed South Outer Road is complete and open for traffic.

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Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore do not necessarily reflect the actual existence, non-existence, size, type, number, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 318, RSMo.



SITE / PAVING NOTES:

- Site addresses shown are on Highway N, O'Fallon, Missouri 63304.
- Area of Tract 24.45 Acres  
Area of Outlot 4.93 Acres  
Area of Site 19.52 Acres Phase 1 - 11.89 Acres Phase 2 - 7.63 Ac.
- Existing Zoning C-O Office District w/CUP
- Proposed Uses: Phase 1-Skilled Nursing Facility, Phase 2-Independent/Assisted Living Housing, Phase 3- Expansion of Skilled Nursing Facility, Phase 4-Outparcel.
- Dimensions shown on plan are to back of curb, unless otherwise noted.
- All entrances and service drives shall be 4" Type C Asphalt concrete pavement on 8" Type 1 aggregate base. Stabilization fabric such as Mirafl 600X shall be used between earth subgrade and aggregate base course on all asphalt pavement. The 4" Type C asphalt concrete pavement shall be installed in two 2 1/2" & 1 1/2" thick lifts. The last lift shall be installed immediately prior to completion of improvements.
- Concrete slabs shall be constructed of 8" Portland cement concrete pavement with 4" Type 1 aggregate base.
- Sidewalks shown on plan shall be constructed on a minimum of four (4") inches of Type 1 aggregate base course.
- Paint used for pavement striping shall be Sherwin-Williams "Pro-Mar" Traffic Marking Paint, Series B29.Y.2 or Glidden Traffic Paint #63228. Color of paint shall be white.
- Traffic signage shown shall conform to standards established by the Federal Highway Administration in their "Manual on Uniform Traffic Control Devices". Signs installed in concrete pavement shall be installed using 3" diameter by 12" long sleeves and non-shrink grout.
- Site paving contractor shall be responsible for furnishing and installing traffic control and informational signage, and pavement striping.
- All curb shall be vertical concrete curb unless otherwise noted. Curb radii shall be 3 feet unless otherwise noted.
- Contractor shall guarantee paving for one year after final completion of construction against settlement, low spots or raveling out of surface. Make any repairs necessary during guarantee period to maintain paving in original condition, including cost of repainting within repaired areas. Repairs shall include but not be limited to removing defective paving and replacing with new paving. (No overlays will be allowed).
- All construction and materials used shall conform to current City of O'Fallon Standards. In the absence of applicable City construction standards, construction of curbs, sidewalks, and paving shall conform to *Standard Specifications for Road Construction* as adopted by St. Louis County Department of Highways and Traffic.
- See Architectural drawings for all building dimensions, service connections, fence details, special pavement sections and pavement jointing patterns, etc.
- Site is served by the following:  
Duckett Creek Sanitary District  
Ameren U.E. Electric Co.  
St. Charles Gas Co.  
Public Water Supply District No. 2 of St. Charles  
Verizon Telephone Co.  
Fort Zumwalt School District  
O'Fallon Fire Protection District
- Parking Required:  
Skilled Nursing Facility (120 Bed) 1 Space/3 beds 120/3=40  
1 Space per 2 employees 80/2=40  
Total Required 180  
Total Provided 147  
Phase 1 Phase 2 Phase 3  
Independent/Assisted Living (225 Units) 1 Space/Unit 225/1=225  
80 225 55  
30/2=15  
147 225 0
- Site Coverage Calculations:  
Building Coverage (Phase 1, 2 & 3) 203,425 Sq. Ft.  
Pavement Coverage (Phase 1, 2 & 3) 199,505 Sq. Ft.  
Total Site Coverage (excluding outlot) 402,930 Sq. Ft. (9.25 Acres)  
19.52 Acres - 9.25 Acres = 10.27 Acres / 19.52 Acres = 52.6% Green Space
- Sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If an conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- Sign locations and sizes must be approved separately through the Planning Division.
- All proposed fencing requires a separate permit through the Planning Division.

LEGEND

Area Light (w/ 120V Recept.)	Connection (Proposed)	Fire Hydrant	Drainage Flow	Swale	Water Meter Or Valve	Gas Meter Or Valve	Utility Pole w/ Guy Wires	Handicap Parking Space	Direction of Traffic
Area Light	Connection	Fire Hydrant	Drainage Flow	Swale	Water Meter Or Valve	Gas Meter Or Valve	Utility Pole w/ Guy Wires	Handicap Parking Space	Direction of Traffic

ABBREVIATIONS

Area Inlet	Gr MH	Grate Manhole
Area Inlet	L	Length of Curve
Asph. Lot	LL	Street Light
B/B	MH	Manhole
Brk	MH	Manhole
Break	MHTD R/W Mkr	MHTD R/W Marker
Concrete Pavement	N/F	Not Formerly
Catch Basin	OH&T	Overhead Electric & Telephone
Curb Inlet	OS	Outlet Structure
Corrugated Metal Pipe	PB	Pilot Book
Cleanout	PG	Page
Concrete Pipe	PL	Property Line
Cable Television	PVC	Polyvinyl Chloride Pipe
Chord Bearing	R	Radius
Concrete	R/W	Right of Way
Corner	RCP	Reinforced Concrete Pipe
Dead End	Roll Cb	Roll Curb
Double Catch Basin	SS	Side Station
Double Catch Basin	Son MH	Sanitary Manhole
Drop Fl. from North	Sig Box IG	Signal Control Box-Inground
Ductile Iron Pipe	Sm	Small
Ravine/Ditch	T JB	Telephone Junction Box
Electric	TB	Top of Bank
Edge	TBR	To Be Removed
Face to Face	TBR&R	To Be Removed & Replaced
Flared End Section	TBR&I	To Be Replaced
Finish Floor	TC	Top Curb
Fire Hydrant	TS	Toe of Slope
Flowline	Trans Pad	Transformer Pad
Flowline 12 In	Typical	Typical
Flowline 18 In	UGE	Underground Electric
Flowline 48 In	UGFO	Underground Fiber Optic
Flowline 18 In	UGT	Underground Telephone
Found Capped Iron Pipe	Use in Place / Use in Place	Use in Place / Use in Place
Found Iron Pipe	VCP	Vitrified Clay Pipe
Found Iron Pipe	W	Water Service
Privacy Fence	WV	Water Valve
G		

The original of this drawing is on file at the office of The Clayton Engineering Company. Any modifications to this drawing shall release said Clayton Engineering Company, the Engineer and/or Surveyor whose seal appears hereon from any liability resulting from said unauthorized modifications.

4	09/18/02	RKF	Concrete Entrance at Twin Chimneys
2	08/05/02	RKF	City of O'Fallon Comments
3			
1	06/03/02	RKF	Additions to Entrance Drive & Phasing Entrance Construction

**SITE PAVING PLAN**  
**DELMAR GARDENS**  
Highway N and Twin Chimneys Road, O'Fallon, Missouri 63304

Prepared for:  
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Designed: RKF  
Drawn: RKF  
Checked: MCH  
Date: 05/21/02  
Project Number: 00228.1  
Sheet Number: C-3 of 16