

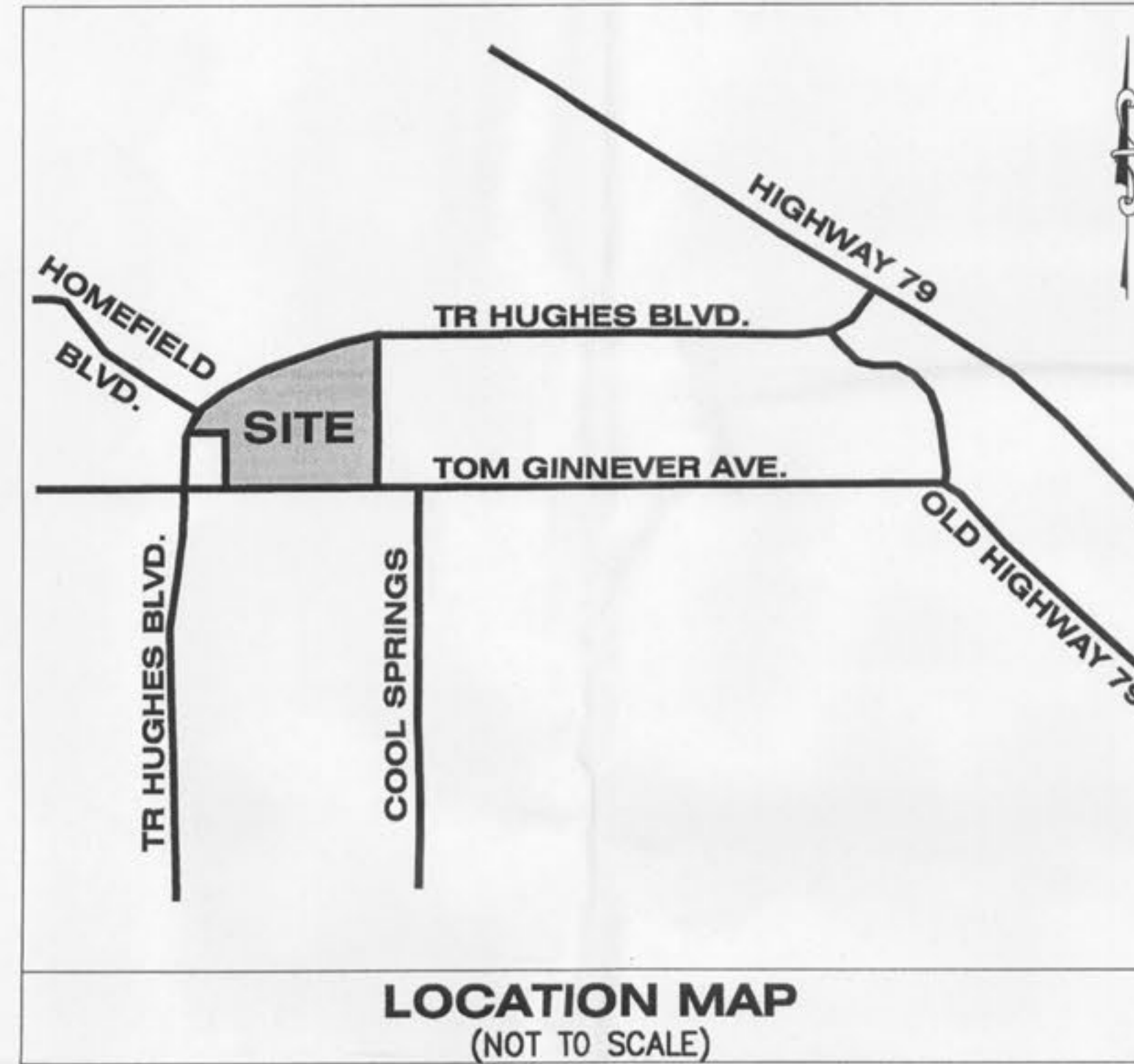
MEADOWLANDS - PHASE I

PART OF FRACTIONAL SECTIONS 21 AND 22, AND U.S. SURVEY 3070, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

INDEX

	REVISIONS					
	1	2	3	4	5	6
C1.0 COVER SHEET	X	X	X			
C2.0 SPECIFICATION SHEET	X	X				
C3.0 OVERALL SITE PLAN				X		
C3.1 SITE PLAN	X	X	X	X		
C4.0 UTILITY PLAN	X	X	X	X		
C5.0 GRADING PLAN	X	X	X	X		
C5.1 ENTRANCE & WARPING PLANS	X	X	X	X		
C6.0 SEWER PROFILES		X				
C7.0 CONSTRUCTION DETAILS		X				
C7.1 CONSTRUCTION DETAILS		X				
C7.2 CONSTRUCTION DETAILS	X	X				
C8.0 STORM WATER POLLUTION & PREVENTION PLAN (SWPPP)				X		
C8.1 SWPPP NOTES & DETAILS		X				
C9.0 DRAINAGE AREA MAP				X		
L1.0 OVERALL LANDSCAPE PLAN				X		
L1.1 LANDSCAPE/TREE PLAN				X		
L1.2 LANDSCAPE/SHRUB PLAN				X		
L2.0 TREE PRESERVATION PLAN				X		
L3.0 LANDSCAPE DETAILS						

SITE IMPROVEMENT PLANS



LOT DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 21, FRACTIONAL SECTION 22 AND U.S. SURVEY 3070, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAND DESCRIBED IN A DEED TO SUMMIT POINTE, L.C., AS RECORDED IN DEED BOOK 2491, PAGE 1495 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE, SAID CORNER BEING ON THE SOUTH RIGHT OF WAY LINE OF T. R. HUGHES BOULEVARD (VARIABLE WIDTH);

THENCE ALONG THE WEST LINE OF SAID SUMMIT POINT, L.C. LAND AND ALONG THE WEST LINE OF LAND DESCRIBED IN A DEED TO THOMAS R. AND CAROLYN A. HUGHES, AS RECORDED IN DEED BOOK 2019, PAGE 397 OF SAID RECORDER'S OFFICE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 02 DEGREES 12 MINUTES 37 SECONDS WEST, A DISTANCE OF 1028.06 FEET TO A POINT OF CURVATURE; AND ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 44 DEGREES 42 MINUTES 18 SECONDS (CHORD BEARING SOUTH 20 DEGREES 08 MINUTES 32 SECONDS EAST, 19.02 FEET), AN ARC DISTANCE OF 19.51 FEET TO A NON-TANGENT LINE BEING THE NORTH RIGHT OF WAY LINE OF TOM GINNEVER AVENUE (VARIABLE WIDTH);

THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF TOM GINNEVER AVENUE, THE FOLLOWING COURSES AND DISTANCES: NORTH 88 DEGREES 49 MINUTES 57 SECONDS WEST, A DISTANCE OF 42.87 FEET; NORTH 88 DEGREES 00 MINUTES 07 SECONDS WEST, A DISTANCE OF 515.75 FEET; AND NORTH 87 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 357.80 FEET TO THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED ASSISTED LIVING PARCEL;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 87 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 33.29 FEET TO THE WEST LINE OF SAID ASSISTED LIVING PARCEL;

THENCE ALONG SAID WEST LINE THE FOLLOWING COURSES AND DISTANCES: NORTH 03 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 205.00 FEET AND NORTH 87 DEGREES 16 MINUTES 39 SECONDS WEST, A DISTANCE OF 286.28 FEET AND NORTH 03 DEGREES 00 MINUTES 53 SECONDS EAST, A DISTANCE OF 460.85 FEET AND NORTH 16 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 36.22 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF THE AFOREMENTIONED T. R. HUGHES BOULEVARD;

THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE, NORTH 72 DEGREES 14 MINUTES 02 SECONDS EAST, A DISTANCE OF 354.90 FEET TO THE EAST LINE OF SAID ASSISTED LIVING PARCEL;

THENCE ALONG SAID EAST LINE, SOUTH 03 DEGREES 00 MINUTES 53 SECONDS WEST, A DISTANCE OF 824.21 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 4.266 ACRES IS BASED UPON BOUNDARY SURVEY COMPILED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF JUNE 2005 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

UNIT TYPE	TOTAL UNITS	EMPLD MX SHT	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
ASSISTED LIVING	86	15	27	38 (4 HC)	0.44/UNIT

Revision to sidewalk location - Approval by the Planning Dept. Dault Wood 7/25/08

RECEIVED JUL 25 2008

PERTINENT DATA

SITE ADDRESS: - TOM GINNEVER AVE.
 LOT AREA: - 0' FALLON, MO 63366
 DISTURBED AREA: - 4.27 ACRE
 EXISTING ZONING: - 5.7 ACRE
 SCHOOL DISTRICT: - "C-2" & "R-4"(W/ SENIOR OVERLAY)
 WATERSHED: - FORT ZUMWALT
 FLOOD MAP PANEL: - BELLE AU CREEK
 DATE: - 29189C0235E
 WUNNENBERG'S GUIDE: - 8/02/96 ZONE: X
 PG 31, QQ-14

UTILITIES

SEWER SERVICE = 0' FALLON SEWER DISTRICT
 100 NORTH MAIN ST.
 0' FALLON, MO 63366

FIRE DISTRICT = 0' FALLON FIRE PROTECTION DISTRICT
 119 ELM ST.
 0' FALLON, MO 63366
 PH. 636-272-3493

WATER SERVICE = CITY OF O' FALLON
 100 NORTH MAIN ST.
 0' FALLON, MO 63366

GAS SERVICE = LACLEDE GAS COMPANY
 3950 FOREST PARK BLVD.
 ST. LOUIS, MO. 63108
 PH. 314-658-5496

ELECTRIC SERVICE = AMERENUE ELECTRIC COMPANY
 ST. CHARLES DISTRICT
 2100 BLUESTONE DR.
 ST. CHARLES, MO 63303
 PH. 636-925-3235

PHONE SERVICE = CENTURY-TEL
 1151 CENTURY-TEL DR.
 WENTZVILLE, MO 63385
 PH. 636-332-7392

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: *[Signature]* DATE: 7-29-08
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN
Sidewalks removed

LEGEND

EXISTING	PROPOSED
460 459 +820.15	460 459 621.25 (TOP OF CURB) (FINISH FASUREMENT)
CONTOURS	CONTOURS
SPOT GRADE	SPOT GRADE
TREE LINE	TREE LINE
TREE	TREE
BUSH	BUSH
STORM MANHOLE	STORM MANHOLE
AREA INLET	AREA INLET
CURB INLET	CURB INLET
GRATED INLET	GRATED INLET
FLARED END SECTION	FLARED END SECTION
STORM SEWER	STORM SEWER
GRATED MANHOLE	GRATED MANHOLE
STORM DESIGNATOR	STORM DESIGNATOR
DOWNSPOUT	DOWNSPOUT
DRAINAGE PIPE	DRAINAGE PIPE
SWALE/SLOPE INDICATOR	SWALE/SLOPE INDICATOR
SANITARY MANHOLE	SANITARY MANHOLE
SANITARY SEWER	SANITARY SEWER
CLEAN OUT	CLEAN OUT
SANITARY DESIGNATOR	SANITARY DESIGNATOR
UTILITY POLE	UTILITY POLE
GUIDE WIRE	GUIDE WIRE
OVERHEAD UTILITY	OVERHEAD UTILITY
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
ELECTRIC MARKER	ELECTRIC MARKER
ELECTRIC METER	ELECTRIC METER
ELECTRIC BOX	ELECTRIC BOX
ELECTRIC PULL BOX	ELECTRIC PULL BOX
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
ELECTRIC MANHOLE	ELECTRIC MANHOLE
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
FIBER OPTIC MARKER	FIBER OPTIC MARKER
CABLE MARKER	CABLE MARKER
GAS LINE	GAS LINE
GAS VALVE	GAS VALVE
GAS METER	GAS METER
GAS MARKER	GAS MARKER
WATER LINE	WATER LINE
WATER VALVE	WATER VALVE
WATER METER	WATER METER
FIRE HYDRANT	FIRE HYDRANT
SIGN	SIGN
MAIL BOX	MAIL BOX
TEST HOLE	TEST HOLE
LIGHT STANDARD	LIGHT STANDARD
FENCE	FENCE
BOLLARD	BOLLARD
RETAINING WALL	RETAINING WALL
CONCRETE PAVEMENT	CONCRETE PAVEMENT
SILTATION FENCE	SILTATION FENCE
AIR CONDITIONER	AIR CONDITIONER
FLAG POLE	FLAG POLE
MONITORING WELL	MONITORING WELL
PARKING METER	PARKING METER
PLANTER	PLANTER
SPRINKLER CONTROL BOX	SPRINKLER CONTROL BOX
SPRINKLER	SPRINKLER
SPRINKLER VALVE	SPRINKLER VALVE
TRAFFIC CONTROL BOX	TRAFFIC CONTROL BOX
TRAFFIC POLE	TRAFFIC POLE
YARD LIGHT	YARD LIGHT
GUARD RAIL	GUARD RAIL
PROPERTY LINE	PROPERTY LINE
EASEMENT	EASEMENT
SETBACK	SETBACK
INLET PROTECTION	INLET PROTECTION
USE IN PLACE (UIP)	(UIP)
TO BE REMOVED (TBR)	(TBR)
ADJUST TO GRADE (ATG)	(ATG)
TO BE REMOVED & RELOCATED (TBR&R)	(TBR&R)
TYPICAL (TYP)	(TYP)
NOT TO SCALE (N.T.S.)	(N.T.S.)
HIGH POINT IN GRADE (H.P.)	(H.P.)

BENCHMARK INFORMATION

PROJECTED BENCH MARK ADOPTED USGS BENCHMARK ELEV = 445.87 (NAVD 88)
 - ALUMINUM DISC STAMPED "SC-47 2000"

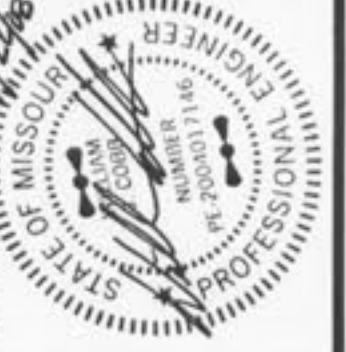
SITE BENCHMARK:
 RAILROAD SPIKE IN POWER POLE LOCATED 264 FEET EAST OF CENTERLINE OF T.R. HUGHES BLVD. AND 50 FEET NORTH OF THE CENTERLINE OF TOM GINNEVER AVE.
 ELEV = 505.95

DATE	DESCRIPTION
2/20/08	1. OF FALLON CITY COMMENTS
3/24/08	2. OF FALLON CITY COMMENTS
7/22/08	4. OF FALLON CITY COMMENTS

DEVELOPER/OWNER:
 NEW COVENANT HEALTH CARE, LLC
 47 CAMBRIAN WAY
 ST. CHARLES, MISSOURI 63301

GENERAL CONTRACTOR: TRH COMMERCIAL GROUP

ARCHITECT:
 THE LORRAINE GROUP
 ARCHITECTS



MEADOWLANDS
 TOM GINNEVER AVE.
 0' FALLON, MISSOURI 63366

COVER SHEET

planning • engineering • surveying • landscape architecture
Cole and ASSOCIATES
 INCORPORATED
 1243 tom ginnever avenue
 o' fallon, missouri 63366
 p: 636-978-7508 f: 636-978-7509

DESIGNED BY: BC
 DRAWN BY: LM
 CHECKED BY: JR
 DATE: 12/14/07
 Job Number: 06-086
 Sheet Number: C1.0



CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSURFACE UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).
 CALL 1-314-340-4100 (MDDOT) FOR UNDERGROUND FACILITY LOCATIONS WITHIN MDDOT RIGHT OF WAY.