T R HUGHES BLVD.

TOM GINNEVER AVE.

'EFIELD BLVD.

TIE INTO EXISTING STREET (8" CONCRETE 4" BASE)
SAW CUT PAVEMENT, REMOVE CURB & REPLACE PAVEMENT
STM DCI TOP=517.03
FOUND IRON ROD W/ CAP
N72°34'02"E 1054.29'(S)
HC RAMP TYPE 1
STOP SIGN & STOP BAR (TYP)
R40'
PR. MONUMENT SIGN (BY OTHERS)
6" WIDE CONCRETE SIDEWALK
END CONCRETE CURB & GUTTER (TYP)
HC RAMP (TYP)
6" CONCRETE CURB
ASPHALT PAVEMENT
STOP SIGN
NO STEP AT ENTRY
SECURITY FENCE (SEE C7.1)
DOWNSPOUT SPLASH PAD
RETAINING WALL WITH HANDRAIL/FENCE AS REQUIRED
PROPOSED LOT 4.27 ACRES
5' WIDE CONCRETE SIDEWALK
BIKE RACK
HC RAMP TYPE 2
ONE WAY SIGN
TRANSFORMER PAD (6'X8')
DROP OFF & LOADING AREA NO CURB AT SIDEWALK
LOADING AREA
TERMINATION OF ROAD SIGNS (TYP)
END CURB
20'X28' CONCRETE PAVEMENT PAD
2 SIGHT PROOF TRASH ENCLOSURES
ASSISTED LIVING (1 STORY) 135 MEADOWLANDS ESTATE LN. FFE=515.50 52,970 SQ. FT. 38 SPACES
TAPER CURB 0" TO 6" (1 TO 12 SLOPE)
DO NOT ENTER SIGN
5' WIDE CONCRETE SIDEWALK
BENCH
CANOPY
PROPOSED LOT LINE
CURB & GUTTER PER O'FALLON STANDARDS
EXISTING LOT LINE
MEADOWLANDS ESTATE LANE (PRIVATE) (SEE DETAIL FOR TYPICAL SECTION)
4" WIDE YELLOW STRIPES AT 2' O.C.
PEDESTRIAN CROSSING & ROUND-A-BOUT SIGN (TYP)
CROSS WALK (TYP)
3" MOUNTABLE CURB
CENTER TO BE CONSTRUCTED WITH STAMPED CONCRETE (SEE ACHITECTURAL PLAN A102)
ROUND-A-BOUT SIGN (TYP)
R=535.96'
L=65.17'(R/S)
N68°45'02"E
CH=65.13'
15' LANDSCAPE SETBACK
50' BUILDING SETBACK
R=528.56'
L=346.45'(R/S)
N44°17'13"E
CH=340.28'(R/S)
NOT TRUE COMPOUND CURVE
R=521.96'
L=132.93'(S)
L=132.92'(R)
N20°28'31"E
CH=132.57'(S)
CH=132.56'(R)
STM DCI TOP=518.05
STM DCI TOP=514.75
PERMANENT DRAINAGE ESMT. #1 DB 2211, PG 932
6" CONCRETE CURB
PRIVATE ROADWAY (HEAVY DUTY ASPHALT)
503.26'(R/S)
564.90'
N 72°34'02" E
(TBR)
R=535.96'
L=65.17'(R/S)
N68°45'02"E
CH=65.13'
R3'
R50'
R25'
R5'
R30'
R15'
R10'
R22'
R12'
R35'
R=521.96'
L=132.93'(S)
L=132.92'(R)
N20°28'31"E
CH=132.57'(S)
CH=132.56'(R)
N87°07'44"W 240.07'(R/S)
N87°16'39"W 909.36'(S)
564.34'(R/S)
345.02'(R/S)
N02°42'16"E 241.25'(R/S)
N 87°16'39" W
286.26'
S 03°00'53" W
N 03°00'53" E
205.00'
460.85'
54.91'
55.54'
44.4'
19.48'
20.25'
26.68'
30'
45'
25'
19'
15'
20'
87'
33.29'
N/F SUMMIT POINTE L.C. DB 4086, PG 2282 PARCEL 2 PARCEL ID 201403070002.2
N/F THE BAKER FAMILY COMPANY DB 3961, PG 2307 PARCEL ID 201403070002.22
FAST LANE
1-STORY (TBR) METAL BARN CROSS ACCESS ESMT. DB 4267, PG 181
40'6" (TBR) BARN FRAME
32.2'
40.5'
(TBR) SHED FRAME
12.4'
6.4'
12.5'
6' CHAINLINK FENCE (TBR)
CONC. (TBR)
GRAVEL (TBR)
PROPOSED 30' UTILITY EASEMENT
DETENTION BASIN
PROPOSED LOT LINE
PROPOSED 20' DETENTION & ACCESS EASEMENT
FOUND 3/4" IRON ROD S63°40'E-0.18'
TRASH ENCLOSURE
STM CI TOP=506.69
STM CI TOP=506.93
DOUBLE CURB INLET TOP=505.88
DOUBLE CURB INLET TOP=509.50
SAN MH TOP=503.28 FL=487.48
SAN MH TOP=503.17 FL=489.57
STM CI TOP=503.58 FL=499.82
SAN MH TOP=503.38 FL=495.38
21"RCP
8"PVC
CROSS ACCESS ESMT. DB 4267, PG 181
CONNECT WALK TO EXISTING HC RAMP
UTILITY AND DRAINAGE ESMT DB 4267, PG 171
PERMANENT DRAINAGE ESMT. DB 2884, PG 1045
STM CI TOP=503.52
SITE BENCHMARK
STM MH TOP=502.21 FL=488.51
FES (TBR) FL=500.95
(TBR) FES FL=502.73
FENCE CORNER 5.4' N
EXISTING ENTRANCE (TBR)
OVERHEAD ELECTRIC AND POLES TO BE REMOVED. COORDINATE WITH AMEREN UE
CURB & GUTTER TO MATCH EXISTING
FES (TBR) FL=502.90
6' WIDE CONCRETE SIDEWALK
(TBR) TREE LINE
HC RAMP TYPE 1
4" WIDE YELLOW STRIPES AT 2' O.C.
PEDESTRIAN CROSSING SIGN
STOP SIGN & STOP BAR (TYP)
4' BARBED WIRE FENCE (TBR)
PERMANENT DRAINAGE ESMT DB 2884, PG 1045
FENCE CORNER 6.6' N (TBR)
FES FL=496.26
30"RCP
STM DCI TOP=500.43
TIE INTO EXISTING STREET (8" CONCRETE 4" BASE)
SAW CUT PAVEMENT, REMOVE CURB & REPLACE PAVEMENT
HC RAMP (TYP)
STOP SIGN
R30'
END OF CURB & GUTTER
NO STEP AT ENTRY
DOWNSPOUT SPLASH PAD
RETAINING WALL WITH HANDRAIL/FENCE AS REQUIRED
6" CONCRETE CURB
PRIVATE ROADWAY (HEAVY DUTY ASPHALT)
NOT TRUE COMPOUND CURVE
NOT TRUE COMPOUND CURVE
R=528.56'
L=346.45'(R/S)
N44°17'13"E
CH=340.28'(R/S)
STM DCI TOP=514.75
PERMANENT DRAINAGE ESMT. #1 DB 2211, PG 932
R=521.96'
L=132.93'(S)
L=132.92'(R)
N20°28'31"E
CH=132.57'(S)
CH=132.56'(R)
VERT CURB
6" CONCRETE CURB
6" WIDE CONCRETE SIDEWALK
HC RAMP TYPE 1
R40'
R25'
R5'
R3'
R50'
R30'
R15'
R10'
R22'
R12'
R35'
9' (TYP)
19.94'
144.4'
1.25'
30'
45'
25'
19'
15'
20'
87'
33.29'
6" CONCRETE CURB
ASPHALT PAVEMENT
STOP SIGN & STOP BAR (TYP)
NO STEP AT ENTRY
SECURITY FENCE (SEE C7.1)
DOWNSPOUT SPLASH PAD
RETAINING WALL WITH HANDRAIL/FENCE AS REQUIRED
PROPOSED LOT 4.27 ACRES
5' WIDE CONCRETE SIDEWALK
BIKE RACK
HC RAMP TYPE 2
ONE WAY SIGN
TRANSFORMER PAD (6'X8')
DROP OFF & LOADING AREA NO CURB AT SIDEWALK
LOADING AREA
TERMINATION OF ROAD SIGNS (TYP)
END CURB
20'X28' CONCRETE PAVEMENT PAD
2 SIGHT PROOF TRASH ENCLOSURES
ASSISTED LIVING (1 STORY) 135 MEADOWLANDS ESTATE LN. FFE=515.50 52,970 SQ. FT. 38 SPACES
TAPER CURB 0" TO 6" (1 TO 12 SLOPE)
DO NOT ENTER SIGN
5' WIDE CONCRETE SIDEWALK
BENCH
CANOPY
PROPOSED LOT LINE
CURB & GUTTER PER O'FALLON STANDARDS
EXISTING LOT LINE
MEADOWLANDS ESTATE LANE (PRIVATE) (SEE DETAIL FOR TYPICAL SECTION)
4" WIDE YELLOW STRIPES AT 2' O.C.
PEDESTRIAN CROSSING & ROUND-A-BOUT SIGN (TYP)
CROSS WALK (TYP)
3" MOUNTABLE CURB
CENTER TO BE CONSTRUCTED WITH STAMPED CONCRETE (SEE ACHITECTURAL PLAN A102)
ROUND-A-BOUT SIGN (TYP)
TERMINATION OF ROAD SIGNS (TYP)
R15' (TYP)
R35' (TYP)
R15' (TYP)
N87°16'39"W 909.36'(S)
564.34'(R/S)
345.02'(R/S)
N02°42'16"E 241.25'(R/S)
N 87°16'39" W
286.26'
S 03°00'53" W
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40.5'
(TBR) SHED FRAME
12.4'
6.4'
12.5'
6' CHAINLINK FENCE (TBR)
CONC. (TBR)
GRAVEL (TBR)
PROPOSED 30' UTILITY EASEMENT
DETENTION BASIN
PROPOSED LOT LINE
PROPOSED 20' DETENTION & ACCESS EASEMENT
FOUND 3/4" IRON ROD S63°40'E-0.18'
TRASH ENCLOSURE
STM CI TOP=506.69
STM CI TOP=506.93
DOUBLE CURB INLET TOP=505.88
DOUBLE CURB INLET TOP=509.50
SAN MH TOP=503.28 FL=487.48
SAN MH TOP=503.17 FL=489.57
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CONNECT WALK TO EXISTING HC RAMP
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PERMANENT DRAINAGE ESMT. DB 2884, PG 1045
STM CI TOP=503.52
SITE BENCHMARK
STM MH TOP=502.21 FL=488.51
FES (TBR) FL=500.95
(TBR) FES FL=502.73
FENCE CORNER 5.4' N
EXISTING ENTRANCE (TBR)
OVERHEAD ELECTRIC AND POLES TO BE REMOVED. COORDINATE WITH AMEREN UE
CURB & GUTTER TO MATCH EXISTING
FES (TBR) FL=502.90
6' WIDE CONCRETE SIDEWALK
(TBR) TREE LINE
HC RAMP TYPE 1
4" WIDE YELLOW STRIPES AT 2' O.C.
PEDESTRIAN CROSSING SIGN
STOP SIGN & STOP BAR (TYP)
4' BARBED WIRE FENCE (TBR)
PERMANENT DRAINAGE ESMT DB 2884, PG 1045
FENCE CORNER 6.6' N (TBR)
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TIE INTO EXISTING STREET (8" CONCRETE 4" BASE)
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HC RAMP (TYP)
STOP SIGN
R30'
END OF CURB & GUTTER
NO STEP AT ENTRY
DOWNSPOUT SPLASH PAD
RETAINING WALL WITH HANDRAIL/FENCE AS REQUIRED
6" CONCRETE CURB
PRIVATE ROADWAY (HEAVY DUTY ASPHALT)
NOT TRUE COMPOUND CURVE
NOT TRUE COMPOUND CURVE
R=528.56'
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N20°28'31"E
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VERT CURB
6" CONCRETE CURB
6" WIDE CONCRETE SIDEWALK
HC RAMP TYPE 1
R40'
R25'
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9' (TYP)
19.94'
144.4'
1.25'
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45'
25'
19'
15'
20'
87'
33.29'

NOTE:
1.) SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

40' 0' 40' 80'
SCALE: 1" = 40'

REVISIONS

DESC	DATE
1 O' FALLON CITY COMMENTS	12/20/06
2 O' FALLON CITY COMMENTS	2/7/08
3 ARCHITECT, OWNER, & CONTRACTOR COMM.	3/24/08
4 O' FALLON CITY COMMENTS	7/22/08

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

GENERAL CONTRACTOR: TBW, COMMERCIAL GROUP

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ARCHITECT:
THE LAWRENCE GROUP
ARCHITECTS

SEAL: STATE OF MISSOURI BRIAN CRAWFORD NUMBER 2006018276 PROFESSIONAL ENGINEER

MEADOWLANDS
TOM GINNEVER AVE.
O' FALLON, MISSOURI 63366

SITE PLAN

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	C3.1

P&Z FILE #2706.04 FEBRUARY 7, 2008

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DATE: Jul 22, 2008 - 7:36am
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