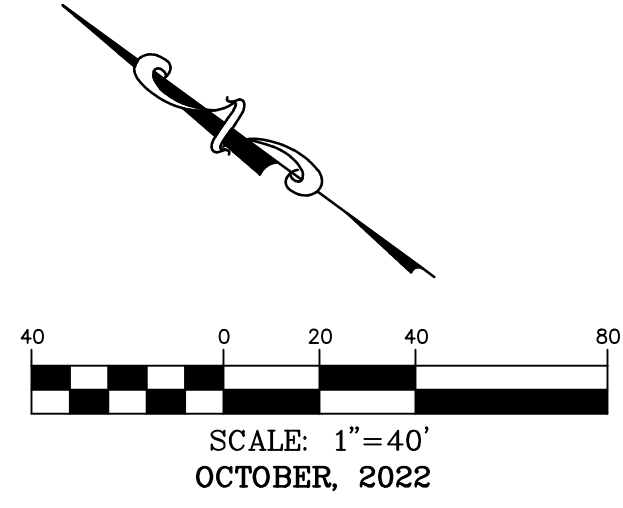


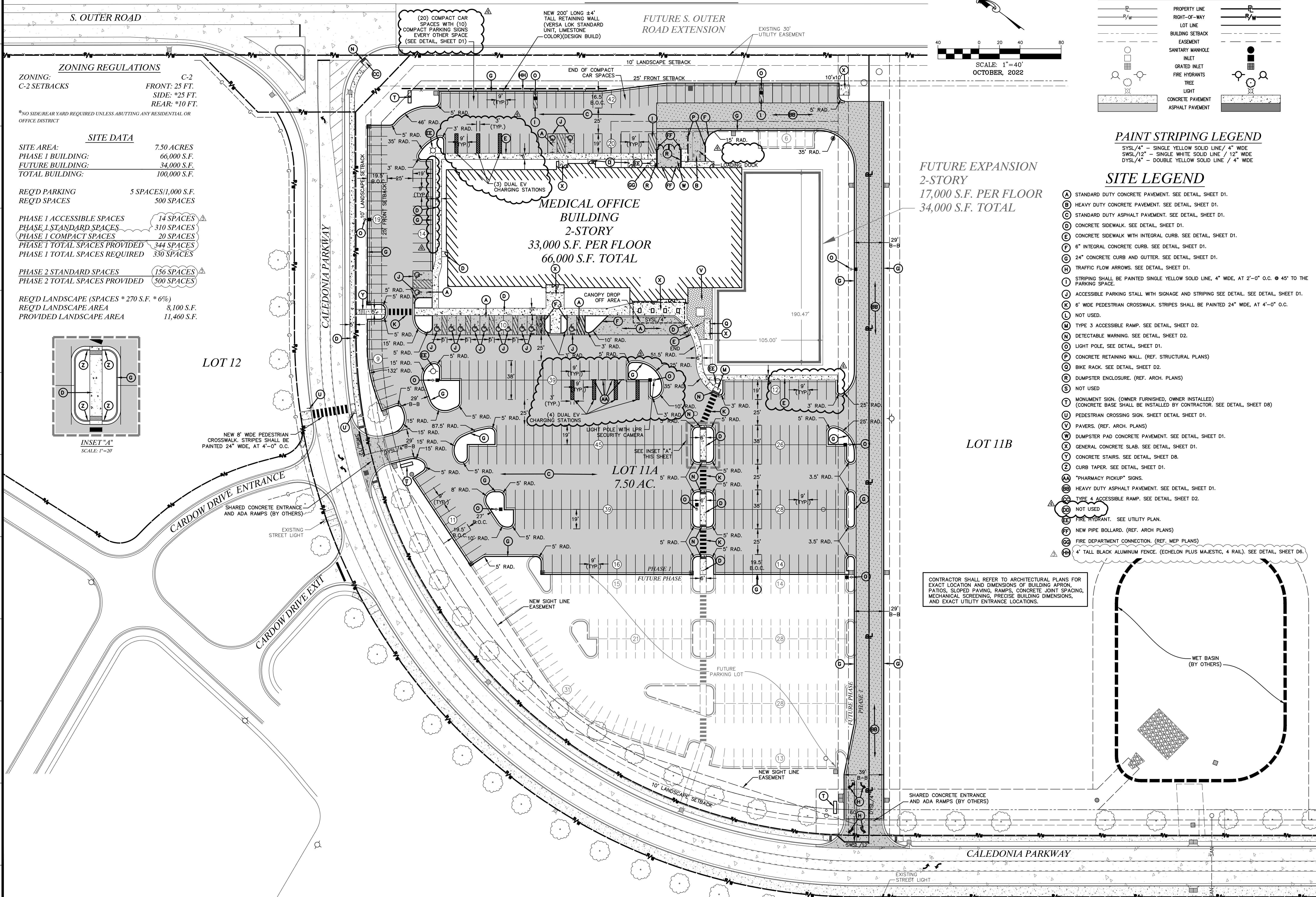
SITE PLAN



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY
	LOT LINE
	BUILDING SETBACK
	EASEMENT
	SANITARY MANHOLE
	INLET
	FIRE HYDRANTS
	TREE
	LIGHT
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

PAINT STRIPING LEGEND	
	SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
	SWSL/12" - SINGLE WHITE SOLID LINE / 12" WIDE
	DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE

- SITE LEGEND**
- (A) STANDARD DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET D1.
 - (B) HEAVY DUTY CONCRETE PAVEMENT. SEE DETAIL, SHEET D1.
 - (C) STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL, SHEET D1.
 - (D) CONCRETE SIDEWALK. SEE DETAIL, SHEET D1.
 - (E) CONCRETE SIDEWALK WITH INTEGRAL CURB. SEE DETAIL, SHEET D1.
 - (F) 6" INTEGRAL CONCRETE CURB. SEE DETAIL, SHEET D1.
 - (G) 24" CONCRETE CURB AND GUTTER. SEE DETAIL, SHEET D1.
 - (H) TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET D1.
 - (I) STRIPING SHALL BE PAINTED SINGLE YELLOW SOLID LINE, 4" WIDE, AT 2'-0" O.C. @ 45' TO THE PARKING SPACE.
 - (J) ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING SEE DETAIL. SEE DETAIL, SHEET D1.
 - (K) 6' WIDE PEDESTRIAN CROSSWALK. STRIPES SHALL BE PAINTED 24" WIDE, AT 4'-0" O.C.
 - (L) NOT USED.
 - (M) TYPE 3 ACCESSIBLE RAMP. SEE DETAIL, SHEET D2.
 - (N) DETECTABLE WARNING. SEE DETAIL, SHEET D2.
 - (O) LIGHT POLE. SEE DETAIL, SHEET D1.
 - (P) CONCRETE RETAINING WALL. (REF. STRUCTURAL PLANS)
 - (Q) BIKE RACK. SEE DETAIL, SHEET D2.
 - (R) DUMPSTER ENCLOSURE. (REF. ARCH. PLANS)
 - (S) NOT USED
 - (T) MONUMENT SIGN. (OWNER FURNISHED, OWNER INSTALLED) (CONCRETE BASE SHALL BE INSTALLED BY CONTRACTOR. SEE DETAIL, SHEET D8)
 - (U) PEDESTRIAN CROSSING SIGN. SHEET DETAIL SHEET D1.
 - (V) PAVERS. (REF. ARCH. PLANS)
 - (W) DUMPSTER PAD CONCRETE PAVEMENT. SEE DETAIL, SHEET D1.
 - (X) GENERAL CONCRETE SLAB. SEE DETAIL, SHEET D1.
 - (Y) CONCRETE STAIRS. SEE DETAIL, SHEET D8.
 - (Z) CURB TAPER. SEE DETAIL, SHEET D1.
 - (AA) "PHARMACY PICKUP" SIGNS.
 - (BB) HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL, SHEET D1.
 - (CC) TYPE 4 ACCESSIBLE RAMP. SEE DETAIL, SHEET D2.
 - (DD) NOT USED
 - (EE) FIRE HYDRANT. SEE UTILITY PLAN.
 - (FF) NEW PIPE BOLLARD. (REF. ARCH PLANS)
 - (GG) FIRE DEPARTMENT CONNECTION. (REF. MEP PLANS)
 - (HH) 4' TALL BLACK ALUMINUM FENCE. (ECHOLON PLUS MAJESTIC, 4 RAIL). SEE DETAIL, SHEET D6.



ZONING REGULATIONS
 ZONING: C-2
 C-2 SETBACKS
 FRONT: 25 FT.
 SIDE: *25 FT.
 REAR: *10 FT.
 *NO SIDE/REAR YARD REQUIRED UNLESS ABUTTING ANY RESIDENTIAL OR OFFICE DISTRICT

SITE DATA

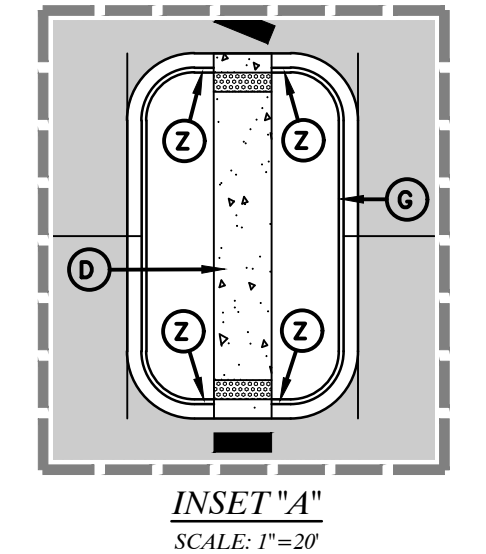
SITE AREA:	7.50 ACRES
PHASE 1 BUILDING:	66,000 S.F.
FUTURE BUILDING:	34,000 S.F.
TOTAL BUILDING:	100,000 S.F.

REQ'D PARKING 5 SPACES/1,000 S.F.
 REQ'D SPACES 500 SPACES

PHASE 1 ACCESSIBLE SPACES 14 SPACES
 PHASE 1 STANDARD SPACES 310 SPACES
 PHASE 1 COMPACT SPACES 20 SPACES
 PHASE 1 TOTAL SPACES PROVIDED 344 SPACES
 PHASE 1 TOTAL SPACES REQUIRED 330 SPACES

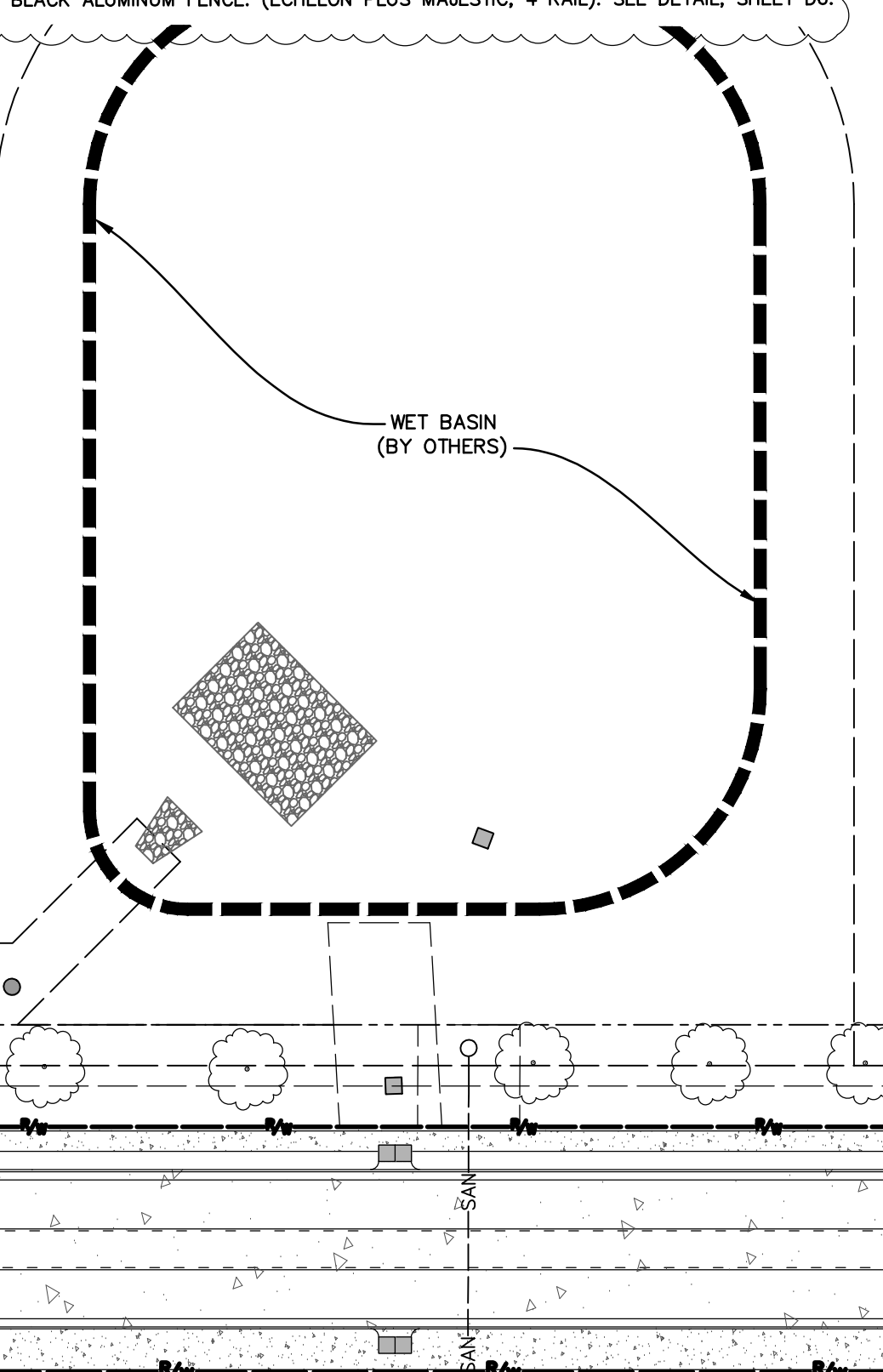
PHASE 2 STANDARD SPACES 156 SPACES
 PHASE 2 TOTAL SPACES PROVIDED 500 SPACES

REQ'D LANDSCAPE (SPACES * 270 S.F. * 6%)
 REQ'D LANDSCAPE AREA 8,100 S.F.
 PROVIDED LANDSCAPE AREA 11,460 S.F.



FUTURE EXPANSION
 2-STORY
 17,000 S.F. PER FLOOR
 34,000 S.F. TOTAL

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING APRON, PATIOS, SLOPED PAVING, RAMPS, CONCRETE JOINT SPACING, MECHANICAL SCREENING, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.



636-594-0540 (tel.)
 636-594-0512 (fax)
 mail@ochran.com
 530A E. Independence Dr.
 Union, Missouri 63084

CHORAN
 Civil Engineering
 Land Surveying
 Architecture
 Site Development
 General Consulting
 Master Planning

Missouri State Certificate of Authority Numbers:
 Survey: 000380
 Engineering: 001655
 Architecture: 2002014240

Three working days prior to the start of any excavation call 1-800-465-8176 for utility location information.
 All OSHA rules & regulations and regulations required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

STATE OF MISSOURI
 RYAN GATES
 ENGINEER
 NUMBER: PE-0004018122
 EX-10-23

SITE IMPROVEMENTS
 SSM HEALTH
 OF FALLON, MISSOURI

DATE	BY	APP'D BY	DESCRIPTION
12-14-22	JMM	JES	1. SITE REVISIONS #2
02-10-23	JMM	ERR	2. SITE REVISIONS #3

DATE: OCT. 21, 2022
 SCALE: 1"=40"
 PROJ. NO.: 22-9120
 DWG. NO.: C1