PARKING CALCULATIONS

MEDICAL OFFICE BUILDING
VARIANCE (BA-V-06-19) ALLOWS 1 SPACE PER 200 SQUARE FEET OF BUILDING
25,906/200 = 130 SPACES REQUIRED

54 SPACES ARE EXISTING
99 ADDITIONAL SPACES PROVIDED

PARKING REQUIRED= 130 SPACES
PARKING PROVIDED= 153 SPACES

1 BICYCLE PARKING SPACE PER 15 AUTOMOBILE PARKING SPACES REQ'D.
153/15 = 10 SPACES REQUIRED

LANDSCAPE CALCULATIONS

Street Trees = 1 tree per every 40.00' of public or private street frontage. Placed at 40.00' intervals inside the landscape setback

Site Trees = 1 tree per every 4,000 S.F. of landscape open space.

328.95. LIN. FT. STREET FRONTAGE/ 40 = 8 TREES REQUIRED / 7 EXISTING / 4 PROVIDED

45,120 OPEN LANDSCAPED AREA/4000 = 11 SITE TREES REQUIRED / 11 EXISTING / 20 PROVIDED

PLANT SCHEDULE (NOTE LANDSCAPING NOT SHOWN TO SCALE)

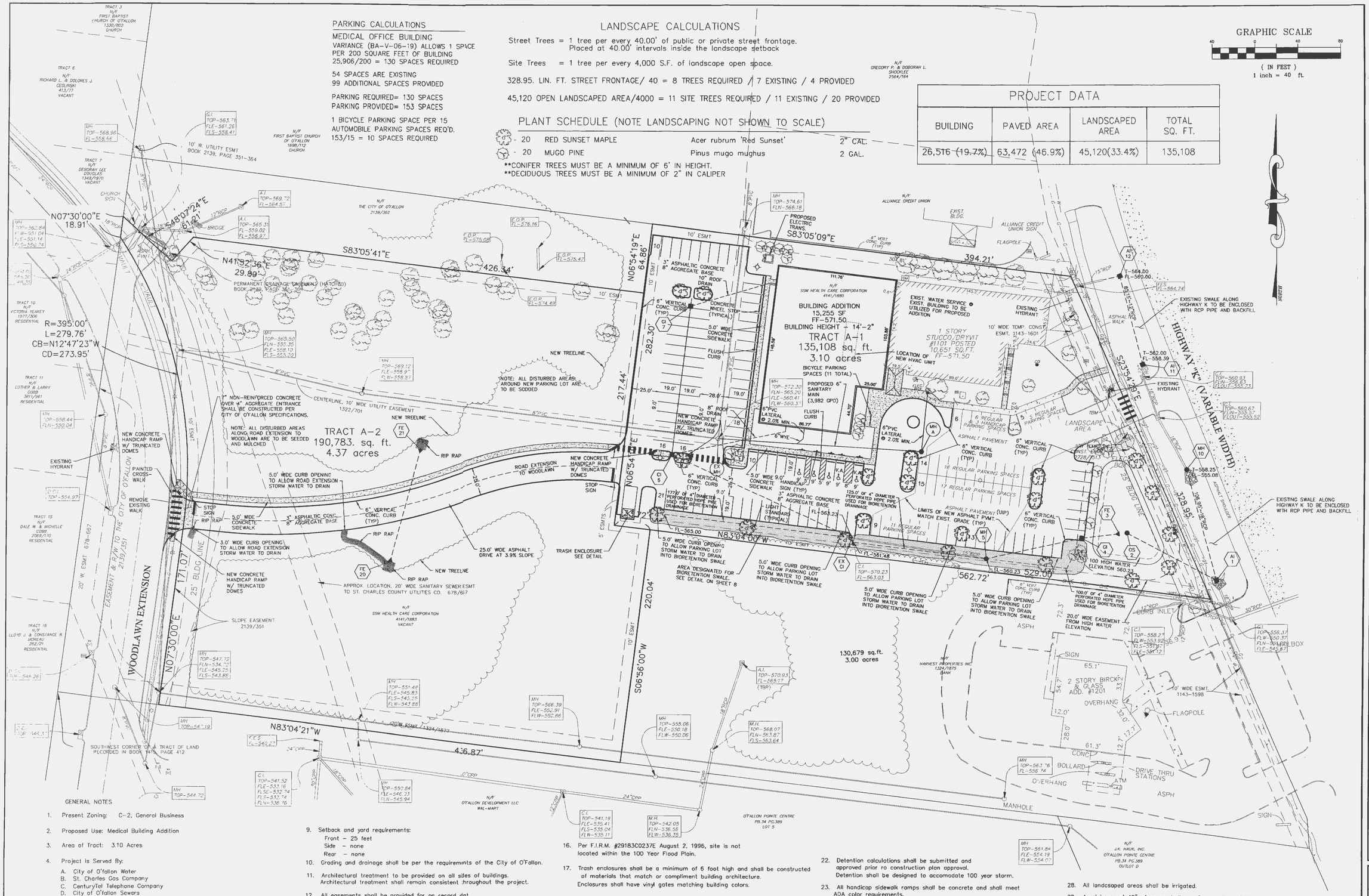
- 20	RED SUNSET MAPLE	Acer rubrum 'Red Sunset'	2" CAL.
- 20	MUGO PINE	Pinus mugo mughus	2 GAL.

**CONIFER TREES MUST BE A MINIMUM OF 6' IN HEIGHT.
**DECIDUOUS TREES MUST BE A MINIMUM OF 2" IN CALIPER

PROJECT DATA

BUILDING	PAVED AREA	LANDSCAPED AREA	TOTAL SQ. FT.
26,516 (19.7%)	63,472 (46.9%)	45,120(33.4%)	135,108

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



GENERAL NOTES

1. Present Zoning: C-2, General Business
2. Proposed Use: Medical Building Addition
3. Area of Tract: 3.10 Acres
4. Project is Served By:
   A. City of O'fallon Water
   B. St. Charles Gas Company
   C. CenturyTel Telephone Company
   D. City of O'fallon Sewers
   E. Ameren UE
   F. O'fallon Fire Protection District
5. All utilities shall be located underground.
6. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
7. All dimensions taken from front of curb unless otherwise noted.
8. Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
9. Setback and yard requirements:
   Front - 25 feet
   Side - none
   Rear - none
10. Grading and drainage shall be per the requiremnts of the City of O'Fallon.
11. Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent :hroughout the project.
12. All easements shall be provided for on record plat.
13. Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
14. Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent properties. Lighting details and photometrics in accordance with the City's standards shall be submitted and approved prior to construction aprroval.
15. No slope shall be greater than 3:1 during construction and at final grade.
16. Per F.I.R.M. #29183C0237E August 2, 1996, site is not located within the 100 Year Flood Plain.
17. Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture. Enclosures shall have vinyl gates matching building colors.
18. Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
19. Building and parking shall be in conformance with City of O'Fallon's requirements for C-2 zoning.
20. Backflow prevention devices for water service shall be located inside the building.
21. Location of backflow preventer and water services shall be addressed with architectural drawings. Water meter locations shall be coordinated with water company.
22. Detention calculations shall be submitted and approved prior ro construction plan approval. Detention shall be designed to accomodate 100 year storm.
23. All handicap sidewalk ramps shall be concrete and shall meet ADA color requirements.
24. No outdoor display of materials or products, temporary or otherwise, shall occur beyond the area between the front of the building and the driveway aisle. No such materials shall be attached or affixed to any exterior wall.
25. Lighting values will be reviewed on site prior to final occupancy inspection.
26. Ground mounted HVAC and mechanical units shall be screened by fencing, vegetation, or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit being screened.
27. Utility contractor shall coordinate utility connections with general contractor.
28. All landscaped areas shall be irrigated.
29. A minimum of 42" of cover shall remain over the existing sanitary main. accomodate building and parking addition.

OWNER/DEVELOPER:
LILLIBRIDGE HEALTHCARE
REAL ESTATE TRUST
CONTACT: NOE MARTINEZ
5308 WEST PLANO PARKWAY
PLANO, TEXAS, 75093-4821
972-248-9100 EXT.4360

P&Z APPROVAL 10.05.06
FILE #2606.01

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

SSM HEALTHCARE
IMPROVEMENT PLANS
O'FALLON, MO

Prepared For:
LILLIBRIDGE
LILLIBRIDGE
CONTACT: NOE MARTINEZ
5308 WEST PLANO PARKWAY
PLANO, TEXAS, 75093-4821
972-248-9100 EXT.4360

REVISIONS NO.	DATE	REVISED PER CITY COMMENTS
1	10.19.06	

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT, RAY & SILVER, INC
STATE OF MISSOURI
STEPHEN D. MARION
NUMBER
PE-2000017495-C
PROFESSIONAL ENGINEER

DRAWN	DATE
J.M.WINTERS	10.11.06
CHECKED S.D.MARION	DATE 10.11.06

PROJECT # 91090.LILB.02C
TASK # 2 FIELD BOOK 450E

SSM HEALTHCARE
IMPROVEMENT PLANS
SITE PLAN

SHEET 3 OF 10

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