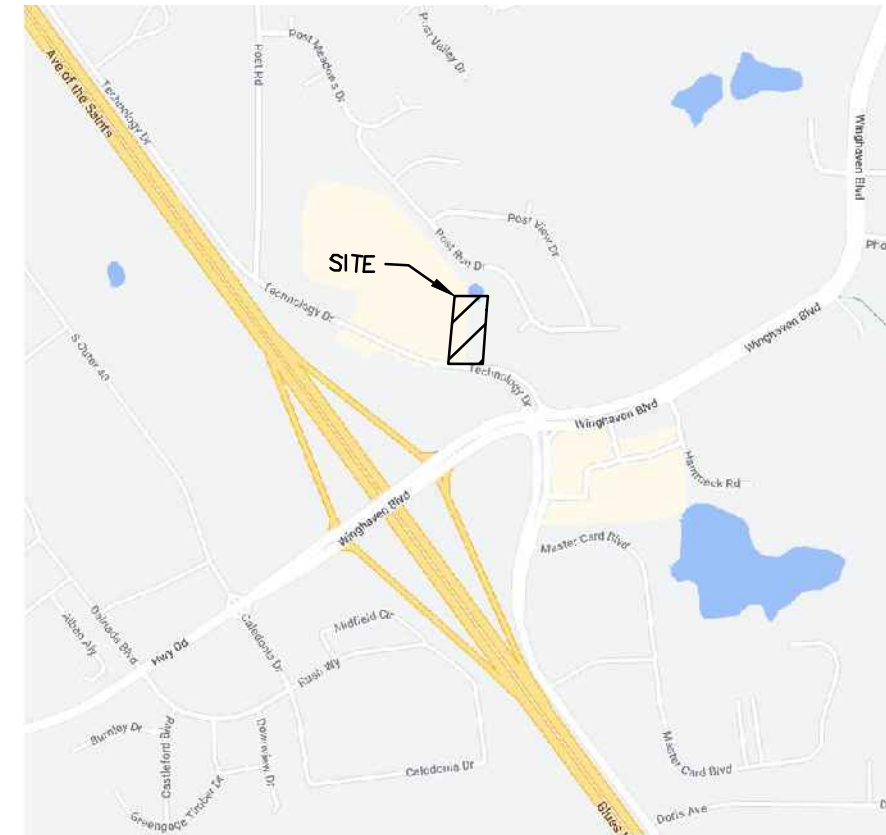


# A SET OF CONSTRUCTION PLANS FOR SOLACE HOSPICE CENTER 2300 TECHNOLOGY DRIVE O'FALLON, MO 63368



## Legal Description

A TRACT OF LAND BEING PART OF THE FORMER HODGEN BATES ESTATE, IN SECTION 12, TOWNSHIP 46 NORTH, RANGE 2 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD BEING THE SOUTHWEST CORNER OF LOT 26 OF POST MEADOWS - PLAT THREE, A SUBDIVISION ACCORDING TO PLAT BOOK 35, PAGE 183 OF THE ST. CHARLES COUNTY RECORDS, THENCE ALONG THE SOUTH LINE OF SAID POST MEADOWS - PLAT THREE, N88°50'30"E 208.80 FEET TO AN IRON ROD BEING THE SOUTHEAST CORNER OF LOT 27 OF SAID POST MEADOWS - PLAT THREE; THENCE ALONG THE WEST LINE OF SAID POST MEADOWS - PLAT THREE, S02°35'25"W 417.40 FEET TO THE NORTH RIGHT-OF-WAY OF TECHNOLOGY DRIVE (WIDTH VARIES); THENCE ALONG SAID NORTH RIGHT-OF-WAY, S88°11'36"W 208.48 FEET TO AN IRON ROD BEING THE SOUTHEAST CORNER OF LOT 2 OF HILTON AT WINGHAVEN, A SUBDIVISION ACCORDING TO PLAT BOOK 41, PAGE 313 OF THE ST. CHARLES COUNTY RECORDS; THENCE LEAVING SAID NORTH RIGHT-OF-WAY ALONG THE EAST LINE OF SAID LOT 2, N02°31'24"E 419.73 FEET TO THE POINT OF BEGINNING, CONTAINING 87,111 SQUARE FEET, OR 2.00 ACRES, MORE OR LESS.

## Legend

EXISTING	
RIGHT-OF-WAY	R/W
PROPERTY LINE	---
EXISTING MAJOR CONTOUR	---XXX---
EXISTING MINOR CONTOUR	---
EXISTING EASEMENT	---
EXISTING FENCE	---
EXISTING WATER LINE	---W---
EXISTING STORM SEWER	---SS---
EXISTING SANITARY LINE	---SAN---
EXISTING UNDERGROUND ELECTRIC	---UGE---
EXISTING UNDERGROUND CABLE	---UGC---
EXISTING SANITARY MANHOLE	⊙
EXISTING SANITARY/STORM CLEAN-OUT	⊙
EXISTING CABLE PEDESTAL	⊙
EXISTING CURB INLET	⊙
EXISTING GRATED INLET	⊙
EXISTING AREA INLET	⊙
EXISTING STORM MANHOLE	⊙
EXISTING SIGN	⊙
EXISTING WATER VALVE	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING WATER METER	⊙
EXISTING UTILITY POLE	⊙
EXISTING MAILBOX	⊙
BENCHMARK	⊙
EXISTING TREE	⊙
EXISTING TREELINE	⊙
EXISTING BUILDING	⊙
EXISTING CONCRETE PAVEMENT	⊙
NEW	
NEW MAJOR CONTOUR	---XXX---
NEW MINOR CONTOUR	---
NEW SETBACK LINE	---
NEW EASEMENT LINE	---
NEW FENCE	---
NEW FENCE	---
NEW STORM SEWER PIPE	---SS---
NEW WATER LINE	---W---
NEW SANITARY LATERAL	---LAT---
NEW SANITARY CLEAN OUT	⊙
NEW STORM INLET	⊙
NEW FLARED END SECTION	⊙
NEW GRATED INLET WITH SIDE INTAKE	⊙
NEW STORM MANHOLE	⊙
NEW SIGN	⊙
NEW WATER METER	⊙
NEW LIGHT	⊙
SPOT ELEVATION	⊙
ACCESSIBLE PARKING SYMBOL	⊙
NEW TREELINE	⊙
NEW BUILDING	⊙
NEW HEAVY DUTY ASPHALT	⊙
NEW STANDARD DUTY ASPHALT	⊙
NEW CONCRETE PAVEMENT/SIDEWALK	⊙

## Benchmarks

### Project

ELEV.=631.23 (SC-37)

THE PROJECT BENCHMARK IS A MISSOURI DNR GRS ALUMINUM DISKS STAMPED "SC-37 2000" AND "SC-37A 2000", EACH SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND.

### Site

ELEV. = 584.23 (NAVD 1988)

THE SITE BENCHMARK IS AN IRON PIPE AT THE SOUTHWEST CORNER OF THE SUBJECT PARCEL. IT IS APPROXIMATELY 22.1 FEET NORTH OF THE BACK OF CURB OF TECHNOLOGY DRIVE AND APPROXIMATELY 29.8 FEET WEST OF THE CONCRETE DRIVE.

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## Conditions of Approval From Planning and Zoning

### CONDITIONS OF SITE PLAN:

1. PROVIDE APPROVAL FROM THE FIRE DISTRICT.
2. CONNECT TO THE EXISTING CROSS ACCESS EASEMENT ON THE HOTEL PROPERTY TO THE WEST. IF THIS CANNOT BE ACCOMMODATED THE ACCESS POINT ONTO TECHNOLOGY WILL BE ALLOWED TO BE SHIFTED TO THE WEST PENDING MODOOT APPROVAL.
3. PROVIDE MODOOT APPROVAL FOR THE ACCESS THROUGH THE MODOOT OWNED PROPERTY TO THE SOUTH.
4. THE LIGHTING VALUES ON THE PHOTOMETRIC LIGHTING PLAN SHALL BE SHOWN FOR THE ENTIRE SITE. ALSO PROVIDE ADEQUATE LIGHTING AT THE SITE'S ACCESS ONTO TECHNOLOGY DRIVE AS REVIEWED AND APPROVED ON THE LIGHTING PLAN.

\* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:  
October 1 through May 31  
7:00 A.M. To 7:00 P.M. Monday Through Sunday  
June 1 Through September 30  
6:00 A.M. To 8:00 P.M. Monday Through Friday  
7:00 A.M. to 8:00 P.M. Saturday and Sunday

\* The area of this phase of development is 2.00 AC.  
The area of land disturbance is 2.01 AC.

Number of proposed lots is 1  
Building setback information: Front 25'  
Side 10' abutting residential  
Rear 6' abutting residential

\* The estimated sanitary flow in gallons per day is 7,875 GPD  
\* Tree preservation calculations: N/A

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Karl Ebert DATE 08/02/2023  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

All OSHA rules & regulations established for the type of construction required by these plans shall be strictly followed (i.e. Trenching, Blasting, etc.)

CALL OR CLICK 3 DAYS BEFORE YOU DIG!  
MISSOURI  
1-800-DIG-RITE OR 811  
www.mo1call.com

City of O'Fallon Standard Notes and Details - July 2019

SOLACE HOSPICE CARE



636-332-4574 (tel.)  
636-337-0760 (fax)  
westmail@cochraneng.com  
North Office  
8 East Main Street  
Wentzville, Missouri 63385



Missouri State Certificate  
of Authority Number: 2010000046  
Cochran Project No. M22-8498



DATE  
Eric S. Kirchner No. E-2001004618  
Registered Professional Engineer  
State of Missouri  
for Cochran Engineering & Surveying

Developer Information  
HV PROPERTY MANAGEMENT, LLC  
14010 MANCHESTER RD, MANCHESTER, MO 63011

Owner Information  
HV PROPERTY MANAGEMENT, LLC  
14010 MANCHESTER RD, MANCHESTER, MO 63011  
City of O'Fallon Cover Sheet

P+Z No. 22-008964  
Approval Date: NOV. 3, 2022

Permit No.

Page No.

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