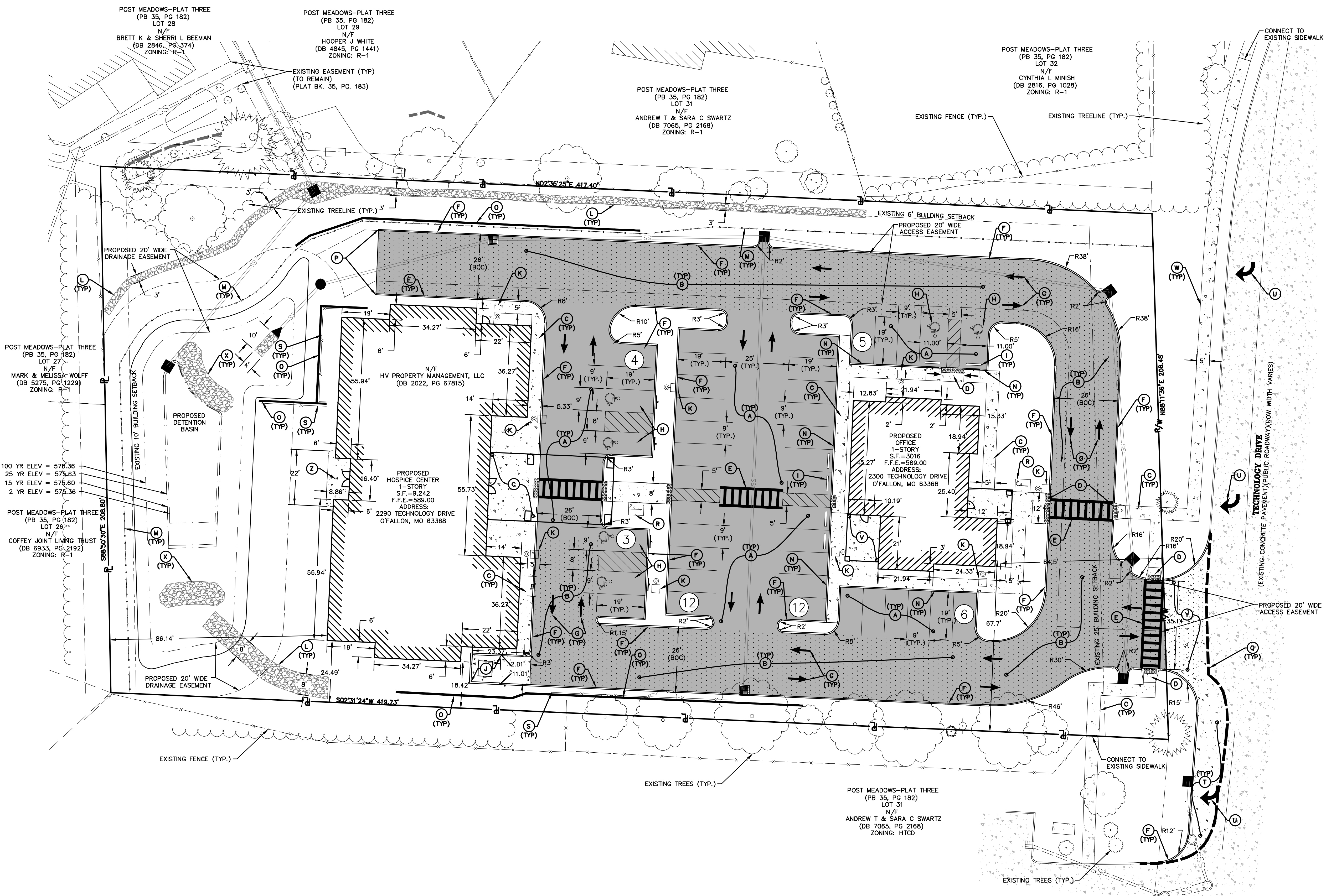
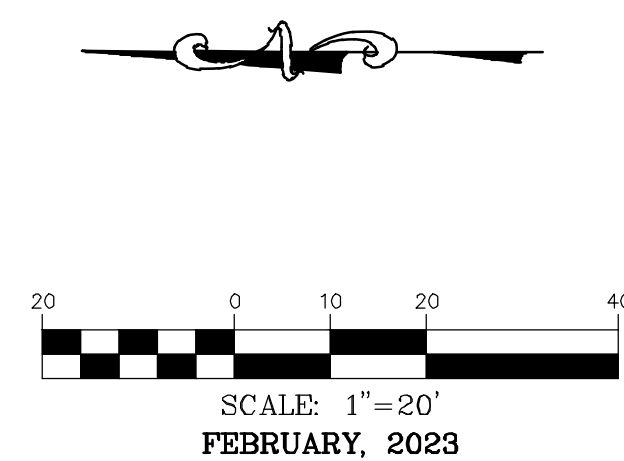


# SITE PLAN



## SITE LEGEND

- (A) NEW STANDARD DUTY ASPHALT PAVEMENT. SEE DETAIL, SHEET C16.
- (B) NEW HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL, SHEET C16.
- (C) NEW CONCRETE SIDEWALK. SEE DETAIL, SHEET C16.
- (D) NEW ACCESSIBLE RAMP. SEE DETAIL, SHEET C16.
- (E) NEW CROSSWALK. SEE DETAIL, SHEET C16.
- (F) NEW 6" CONCRETE CURB. SEE DETAIL, SHEET C16.
- (G) NEW TRAFFIC FLOW ARROWS. SEE DETAIL, SHEET C16.
- (H) NEW ACCESSIBLE PARKING STALL WITH SIGNAGE AND STRIPING. SEE DETAIL, SHEET C16.
- (I) NEW WHEEL STOPS. SEE DETAIL, SHEET C16.
- (J) NEW TRASH ENCLOSURE. SEE ARCH. PLANS.
- (K) NEW LIGHT STANDARD. SEE DETAIL, SHEET C20.
- (L) NEW RIP RAP SWALE. SEE DETAIL, SHEET C16.
- (M) NEW 6" VINYL FENCE. SEE DETAIL, SHEET C17.
- (N) NEW INTEGRAL SIDEWALK CURB. SEE DETAIL, SHEET C17.
- (O) NEW RETAINING WALL. SEE DETAIL, SHEET C16.
- (P) NEW MOUNTABLE 6" CURB. SEE DETAIL, SHEET C16.
- (Q) CONTRACTOR TO SAW OUT EXISTING PAVEMENT FULL DEPTH TO ENSURE A SMOOTH JOINT.
- (R) NEW BIKE RACK. SEE DETAIL, SHEET C16.
- (S) NEW 4" METAL FENCE. SEE DETAIL, SHEET C17.
- (T) NEW CONCRETE PAVEMENT. PER MODOOT. SEE DETAIL, SHEET C16.
- (U) NEW ROADWAY STRIPING. PER MODOOT.
- (V) NEW CONCRETE PATIO. SEE ARCH. PLANS.
- (W) NEW SIDEWALK. PER CITY OF O'FALLON, MO.
- (X) NEW RIP RAP BERM. SEE DETAIL, SHEET C16.
- (Y) NEW CONCRETE APPROACH. PER MODOOT. SEE DETAIL, SHEET C16.
- (Z) NEW CONCRETE PAD. SEE ARCH. PLANS.

NOTE:  
ALL STRIPING ON TECHNOLOGY DRIVE SHALL BE PER MODOOT STANDARDS.

NOTE:  
ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADIUS CALLOUTS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

MINIMUM PARKING DIMENSIONS:  
REGULAR PARKING - 9'x19'  
ADA VAN PARKING - 8'x19'  
ADA ACCESSIBLE STRIPING - 5' OR 8' x19'  
PARKING DRIVE AISLES (TWO-WAY) - 25' MIN.  
PARKING DRIVE AISLES (ONE-WAY) - 25' MIN.

PARKING REQUIREMENTS:  
OFFICE - 1 SPACE PER 300 S.F.  
3,016 S.F. / 300 = 11 SPACES  
HOSPICE - 1 SPACE PER 3 BEDS  
- 1 SPACE PER 2 EMPLOYEES  
11 BEDS / 3 = 4 SPACES  
6 EMPLOYEES / 2 = 3 SPACES  
TOTAL SPACES REQUIRED: = 18 SPACES  
TOTAL SPACES PROVIDED: = 43 SPACES  
ADA TOTAL SPACES REQUIRED: = 2 SPACES  
ADA TOTAL SPACES PROVIDED: = 6 SPACES

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• Master Planning



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

SITE PLAN

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

Permit No.

Page No.

C4

OWNER/DEVELOPER:  
HV PROPERTY MANAGEMENT, LLC  
14010 MANCHESTER RD.  
MANCHESTER, MO 63011

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City of O'Fallon Standard Notes and Details - June 2010