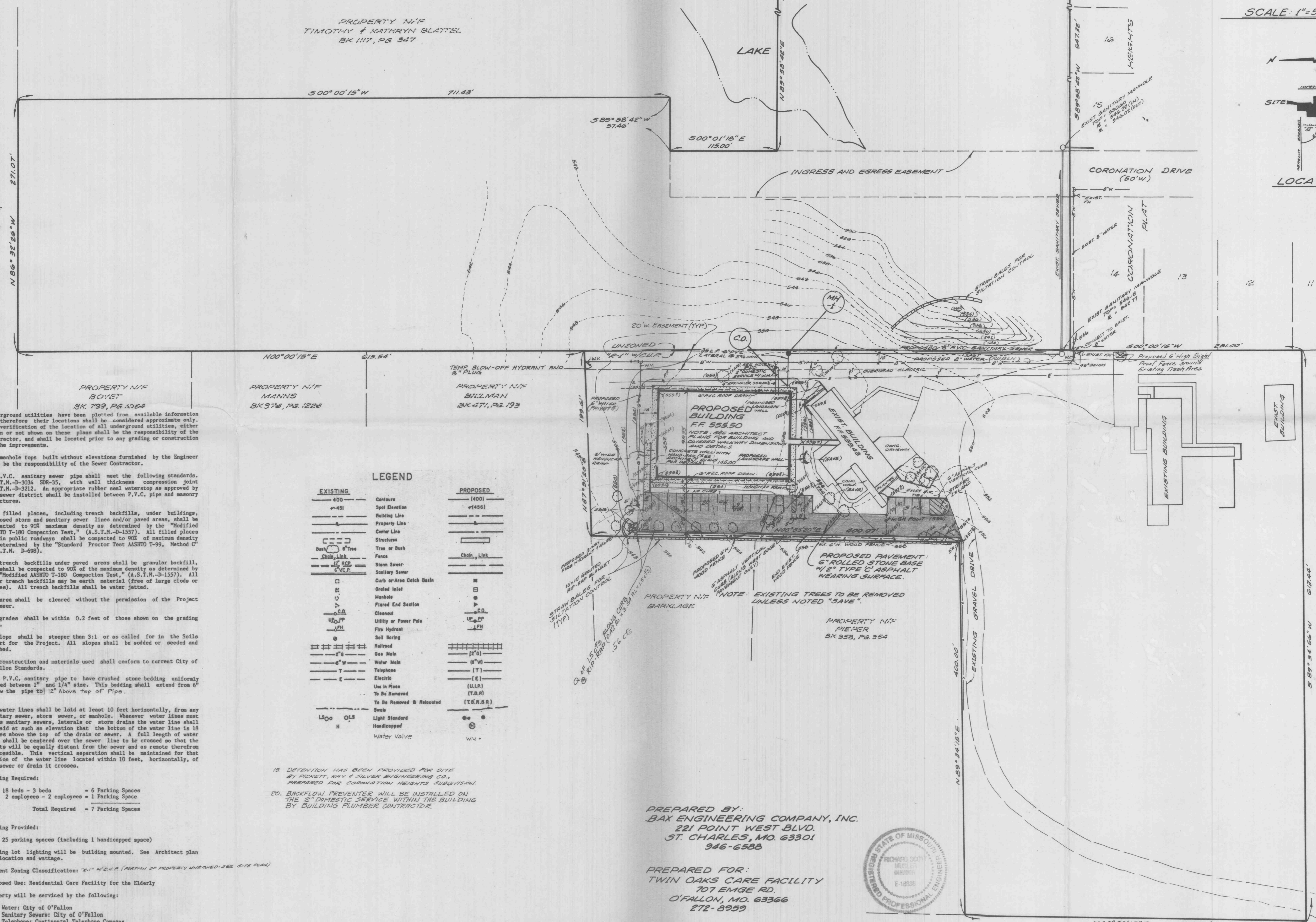
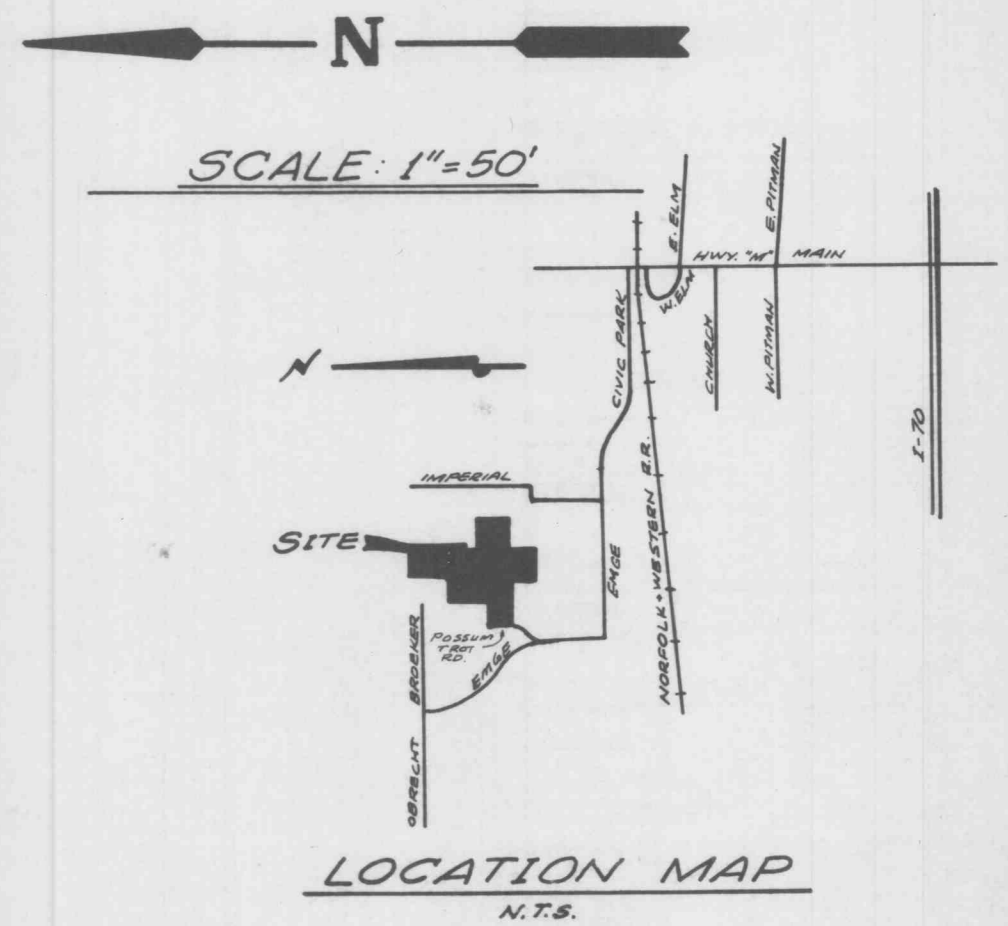


# A SITE PLAN FOR TWIN OAKS CARE FACILITY O'FALLON, MISSOURI

NORTH  
23 24 25 26 27  
500'01'18"E 318'39'



PROPERTY N/F  
BROEKER  
BK 201, PG. 489

PROPERTY N/F  
TIMOTHY & KATHRYN BLATTEL  
BK 117, PG. 347

PROPERTY N/F  
BOYET  
BK 793, PG. 1054

PROPERTY N/F  
MANN'S  
BK 976, PG. 1226

PROPERTY N/F  
BILLMAN  
BK 471, PG. 193

PROPERTY N/F  
SCHWENDEMAN  
BK 930, PG. 1108

- 1) Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- 2) All manhole tops built without elevations furnished by the Engineer will be the responsibility of the Sewer Contractor.
- 3) 8" P.V.C. sanitary sewer pipe shall meet the following standards. A.S.T.M.-D-304 SDR-35, with wall thickness compression joint A.S.T.M.-D-3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures.
- 4) All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test." (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 90% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M. D-698).
- 5) All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test." (A.S.T.M.-D-1557). All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- 6) No area shall be cleared without the permission of the Project Engineer.
- 7) All grades shall be within 0.2 feet of those shown on the grading plan.
- 8) No slope shall be steeper than 3:1 or as called for in the Soils Report for the Project. All slopes shall be sodded or seeded and mulched.
- 9) All construction and materials used shall conform to current City of O'Fallon Standards.
- 10) All P.V.C. sanitary pipe to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 12" above top of pipe.
- 11) All water lines shall be laid at least 10 feet horizontally, from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.

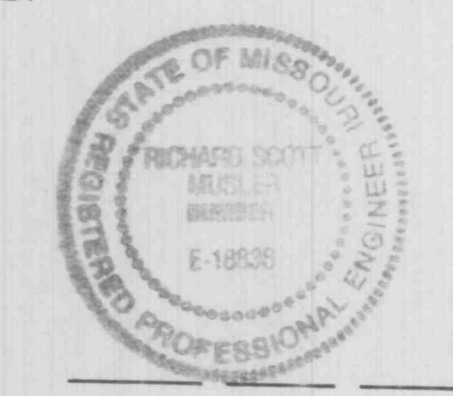
EXISTING		PROPOSED	
400	Contours	(400)	Spot Elevation
451	Building Line	(456)	Property Line
---	Center Line	---	Structure
---	Tree or Bush	---	Chain, Link
---	Fence	---	Storm Sewer
---	Sanitary Sewer	---	Curb or Area Catch Basin
---	Grated Inlet	---	Manhole
---	Flared End Section	---	Cleanout
---	Utility or Power Pole	---	Fire Hydrant
---	Fire Hydrant	---	Soil Boring
---	Soil Boring	---	Railroad
---	Gas Main	---	Water Main
---	Water Main	---	Telephone
---	Telephone	---	Electric
---	Electric	---	Use in Place
---	To Be Removed	---	To Be Removed & Relocated
---	Swale	---	Light Standard
---	Handicapped	---	Handicapped
---	Water Valve	---	Water Valve

19. DEFENTION HAS BEEN PROVIDED FOR SITE BY PICKETT, RAY & SILVER ENGINEERING CO., PREPARED FOR CORONATION HEIGHTS SUBDIVISION.

20. BACKFLOW PREVENTER WILL BE INSTALLED ON THE 2" DOMESTIC SERVICE WITHIN THE BUILDING BY BUILDING PLUMBER CONTRACTOR.

PREPARED BY:  
BAX ENGINEERING COMPANY, INC.  
221 POINT WEST BLVD.  
ST. CHARLES, MO. 63301  
946-6588

PREPARED FOR:  
TWIN OAKS CARE FACILITY  
707 EMGE RD.  
O'FALLON, MO. 63366  
272-8959



DATED: JUNE 29, 1989.

- 12) Parking Required:
  - 18 beds - 3 beds = 6 Parking Spaces
  - 2 employees - 2 employees = 1 Parking Space
  - Total Required = 7 Parking Spaces
- 13) Parking Provided:
  - 25 parking spaces (including 1 handicapped space)
- 14) Parking lot lighting will be building mounted. See Architect plan for location and wattage.
- 15) Present Zoning Classification: "R-1" W.C.U.P. (PORTION OF PROPERTY UNZONED-SEE SITE PLAN)
- 16) Proposed Use: Residential Care Facility for the Elderly
- 17) Property will be serviced by the following:
  - Water: City of O'Fallon
  - Sanitary Sewers: City of O'Fallon
  - Telephone: Continental Telephone Company
  - Electric: Culver River Electric
  - Gas: O'Fallon Gas Service, Inc.
  - Fire: O'Fallon Protection District
- 18) Gross Area of Tract: 16.04 Acres

**APPROVED**  
8-16-89  
Frank Johnson  
FILE COPY

BAX PROJECT NO.  
89-3094