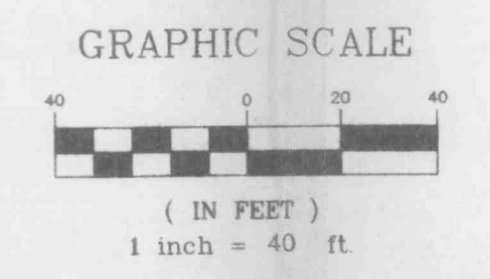
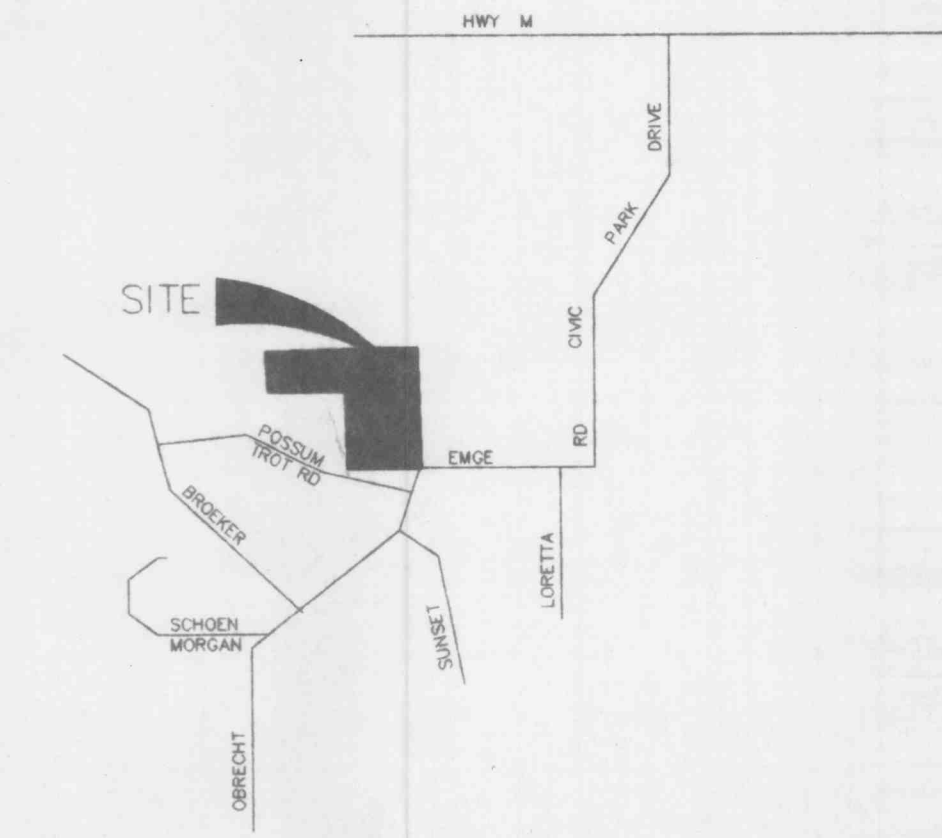


A SITE PLAN OF
TWIN OAKS CARE FACILITY
 A TRACT OF LAND BEING PART OF
 THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 20
 T.47N.,R.3E. ST. CHARLES CO., MO.

BENCHMARKS:

SITE BENCHMARK: EXISTING SANITARY MANHOLE ELEVATION=545.43
 260' NORTH OF THE SOUTHEAST PROPERTY CORNER ON THE
 EAST PROPERTY LINE.



GENERAL NOTES

- 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 AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
- 3) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- 4) PARKING LOT LIGHTING WILL BE BUILDING MOUNTED. SEE ARCHITECT PLAN FOR LOCATION AND WATTAGE.
- 5) DETENTION HAS BEEN PROVIDED FOR SITE BY PLANS PREPARED BY PICKETT, RAY, & SILVER ENGINEERING CO., FOR CORONATION HEIGHTS SUBDIVISION.
- 6) BACKFLOW PREVENTER WILL BE INSTALLED ON THE 2" DOMESTIC SERVICE WITHIN THE BUILDING BY BUILDING PLUMBER CONTRACTOR.
- 7) 12' WIDE RESTRICTED CONCRETE DRIVE SHALL BE TEMPORARY 4" ROCK PLACED AT GRADE. FINAL CONCRETE PLACEMENT SHALL BE MADE UPON COMPLETION OF BUILDING MODIFICATIONS OCCURRING BETWEEN EXISTING AND NEW BUILDING.

DEVELOPMENT NOTES

- 1) TOTAL AREA OF TRACT: 7.07± ACRES
- 2) PRESENT ZONING OF PROPERTY: "R-1" W/C.U.P.
- 3) PROPOSED USE: RESIDENTIAL CARE FACILITY FOR THE ELDERLY
- 4) SITE IS SERVED BY OR LOCATED IN THE FOLLOWING:
 CITY OF O'FALLON WATER CO.
 QUIVRE RIVER ELECTRIC CO.
 O'FALLON GAS CO.
 OTE TELEPHONE CO.
 CITY OF O'FALLON SEWERS
 O'FALLON FIRE PROTECTION DIST.
- 5) PARKING REQUIREMENTS: TOTAL 137 BEDS + 1 SPACE PER 3 BEDS = 46 PARKING SPACES
 20 EMPLOYEES + 1 SPACE PER 2 EMPLOYEES = 10 PARKING SPACE
 TOTAL PARKING SPACES REQUIRED = 56 PARKING SPACES
- 6) PARKING PROVIDED: 24 EXISTING SPACES (NOT SHOWN ON THIS PLAN) INCLUDING 1 HANDICAPPED SPACE AND 1 VAN ACCESSIBLE HANDICAPPED SPACE.
 41 NEW PARKING SPACES, INCLUDING 2 HANDICAPPED SPACES
 TOTAL PARKING SPACES = 65 SPACES

PREPARED FOR:
KERN-RUDER ARCHITECTURE, P.C.
 443 NORTH NEW BALLAS ROAD
 ST. LOUIS, MISSOURI 63141-6832
 (314) 692-2215

DISCLAIMER OF RESPONSIBILITY
 I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

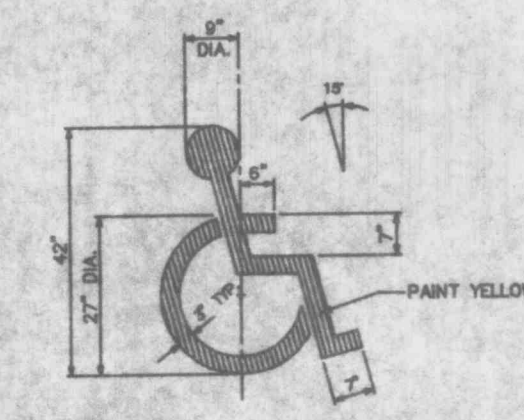
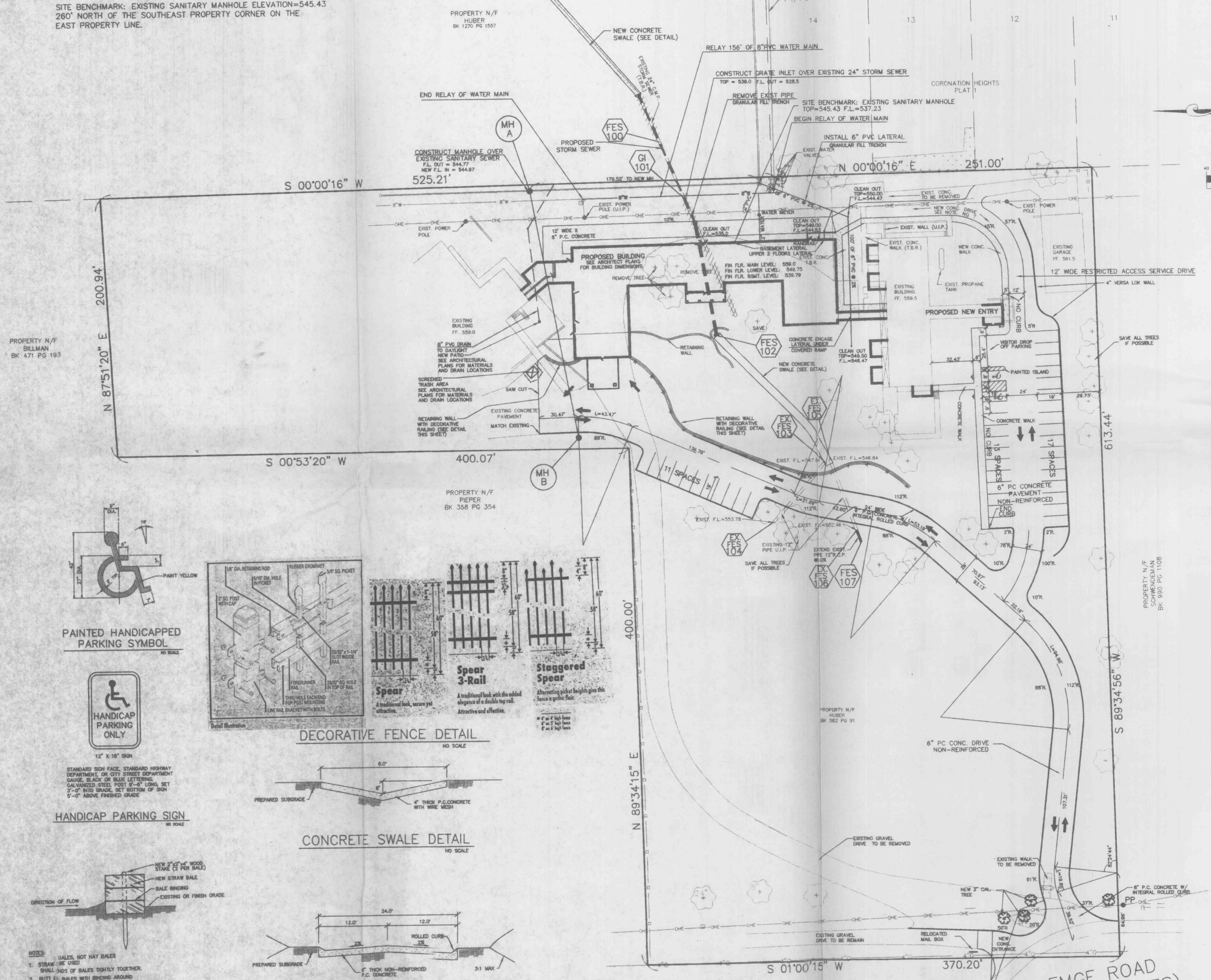
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REVISIONS	
11/23/94	DJB
10/3/95	FIELD CHANGES
10/23/95	CHANGE FENCE DET.

3A
 ENGINEERING
 PLANNING
 SURVEYING
 221 Point West Boulevard
 St. Charles, MO. 63301
 314-946-6568
 314-724-3330
 FAX 947-9182

8-22-94
 DATE
 89-3094A
 PROJECT NUMBER
 C1
 SHEET OF
 89-3094A
 FILE NAME
 DJB
 DRAWN CHECKED

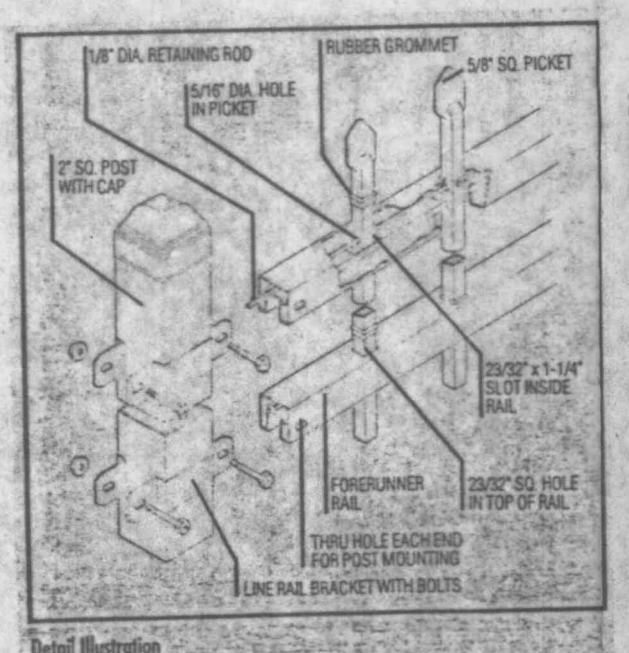
APPROVED
Todd Amundson
 10-25-95



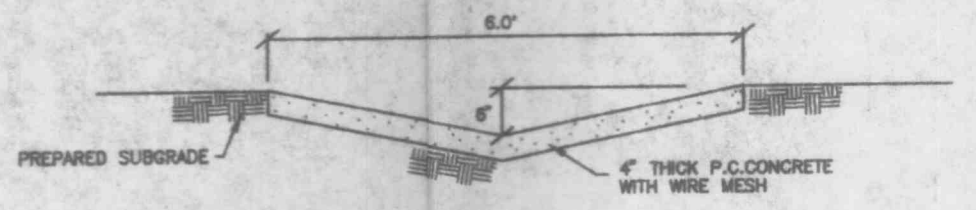
PAINTED HANDICAPPED PARKING SYMBOL
 NO SCALE



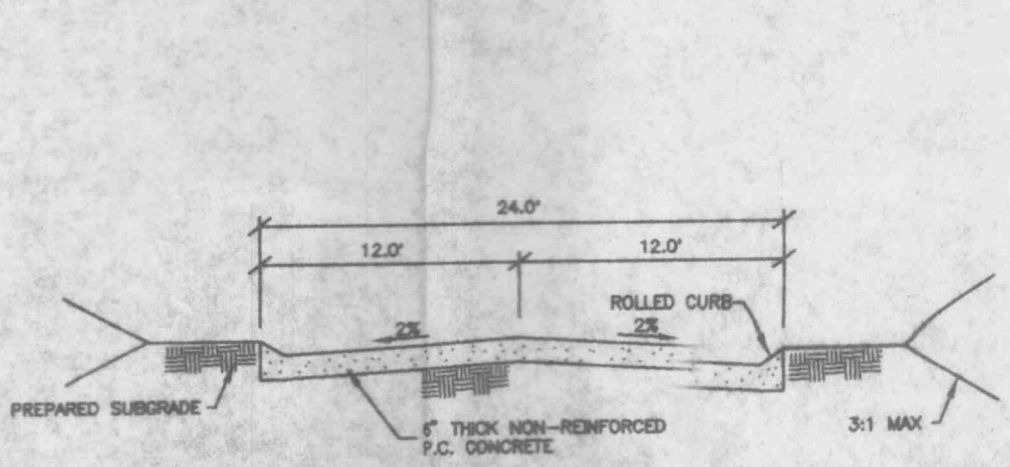
HANDICAP PARKING SIGN
 NO SCALE



DECORATIVE FENCE DETAIL
 NO SCALE



CONCRETE SWALE DETAIL
 NO SCALE



CONCRETE PAVEMENT DETAIL
 NO SCALE

- NOTES**
1. SALES, NOT HAY BALES
 1. STRAW, NOT USED
 - SMALL ENDS OF BALES TIGHTLY TOGETHER
 2. BUTT ENDS BALES WITH BIRCHING AROUND
 3. INSTALL, NOT TOP AND BOTTOM
 4. SIDES BY GAP BETWEEN BALES BY
 5. FILL AND LOOSE STRAW BETWEEN THEM.
 - WEDGE

SEDIMENT BARRIER
 NO SCALE