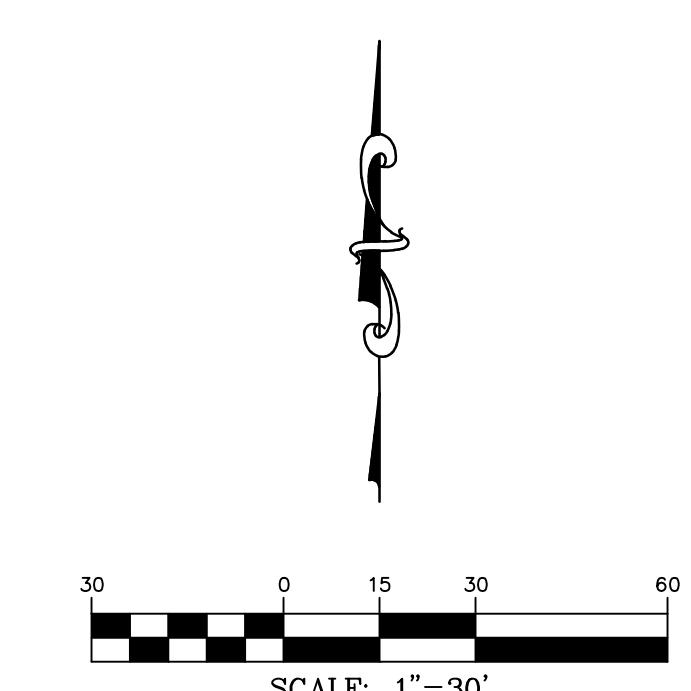
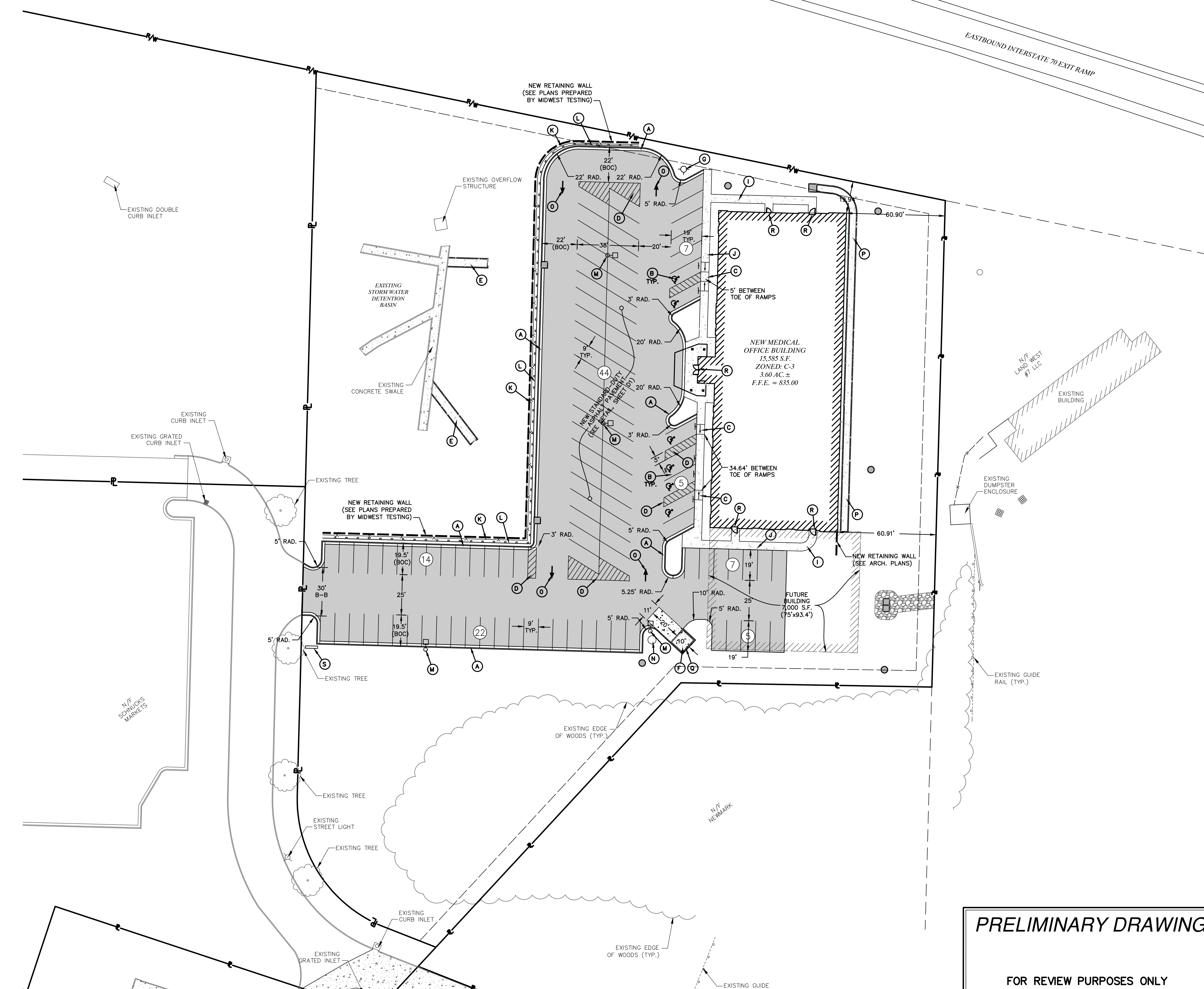


# SITE PLAN



### LEGEND

| EXISTING | PROPOSED |
|----------|----------|
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- ### SITE LEGEND
- (A) 24" CONCRETE CURB AND GUTTER TYPICAL. SEE TYPE "A" CONCRETE CURB AND GUTTER DETAILS, SHEET D1.
  - (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE "PARKING LOT STRIPING DETAILS," SHEET D1 FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" - INDICATES VAN ACCESSIBLE SPACE)
  - (C) NEW ADA RAMP (SEE DETAIL, SHEET D1)
  - (D) PAINTED PAVEMENT STRIPING. STRIPES SHALL BE PAINTED 4" WIDE SOLID YELLOW LINE AT 2'-0" O.C. AT 45°. (SEE DETAIL, SHEET D1)
  - (E) NEW 6' WIDE DETENTION BASIN CONCRETE SWALE. (SEE DETAIL, SHEET D3)
  - (F) NEW CONCRETE DUMPSTER PAD (SEE DETAIL, SHEET D1)
  - (G) NEW FIRE HYDRANT. (SEE DETAIL, SHEET D2)
  - (H) PRECAST CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE LOCATION WITH AMEREN MISSOURI.
  - (I) NEW 5' WIDE CONCRETE SIDEWALK. SEE DETAIL SHEET D1
  - (J) 5' WIDE CONCRETE SIDEWALK W/INTEGRAL CURB. (SEE DETAIL, SHEET D1)
  - (K) NEW 4" TALL BLACK VINYL-COATED CHAIN LINK FENCE (SEE DETAIL, SHEET D1)
  - (L) NEW BLACK POWDER-COATED GUARDRAIL (SEE DETAIL, SHEET D3)
  - (M) NEW LIGHT POLE. (SEE DETAIL, SHEET D3)
  - (N) NEW SANITARY SEWER LIFTSTATION.
  - (O) TRAFFIC ARROWS. (SEE DETAIL, SHEET D1)
  - (P) NEW 5' WIDE BUILDING CONCRETE SWALE. (SEE DETAIL, SHEET D3)
  - (Q) NEW DUMPSTER PAD ENCLOSURE (SEE DETAIL, SHEET D4)
  - (R) SEE ARCH PLANS FOR DOOR THRESHOLD DETAIL.
  - (S) MONUMENT SIGN. (SEE ARCH PLANS)

### PARKING DATA

|                      |                        |
|----------------------|------------------------|
| NEW MEDICAL OFFICE   | 15,585 S.F.            |
| STANDARD SPACES      | 98 SPACES              |
| ACCESSIBLE SPACES    | 6 SPACES               |
| <b>TOTAL PARKING</b> | <b>104 SPACES</b>      |
| <b>RATIO</b>         | <b>6.67/1,000 S.F.</b> |

### SITE DATA

|                   |                   |
|-------------------|-------------------|
| <b>TOTAL AREA</b> | <b>3.60 AC. ±</b> |
|-------------------|-------------------|

- NOTES:
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
  - SITE IS ZONED C-3 PER CITY OF WARRENTON ZONING MAP BUILDING SETBACK REQ'S:
- |             |    |
|-------------|----|
| FRONT YARD: | 0' |
| SIDE YARD:  | 0' |
| REAR YARD:  | 0' |

**PRELIMINARY DRAWING**

FOR REVIEW PURPOSES ONLY  
NOT TO BE USED FOR CONSTRUCTION

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630A E. Independence Dr.  
Union, Missouri 63084

**OCHRAN**  
Civil Engineering  
Land Surveying  
Architecture

Missouri State Certificate  
of Authority Numbers:  
Survey: 000380  
Engineering: 001655  
Architecture: 2002014240

Three working days prior to the start of any excavation call 1-800-UGC-RTTE for utility location information.

All OSHA rules & regulations contained by these construction drawings shall be strictly followed (i.e. trenching, blasting, etc.)

**SITE PLAN**

DATE: MAY 27, 2022

SCALE: 1" = 30'

PROJ. NO: 21-8822

DWG. NO: C1

**SITE IMPROVEMENTS**

**SSM HEALTH**

**WARRENTON, MISSOURI**