

PARKING MODULE AREAS

VEHICLE PARKING SUMMARY	
WEST LOT	246
EAST LOT	274
TOTAL	520
① PARKING PER ROW	
ADA SPACES PROVIDED	28
ADA SPACES REQUIRED	11
NOTE: ALL ADA PARKING IS PROVIDED WEST OF SOUTH STREET AS BOTH EAST AND WEST LOTS ARE CONSIDERED ONE PROJECT AND SERVE BUILDING.	

BIKE PARKING SUMMARY	
PROVIDED	30 INVERTED U'S (60 SPACES)
REQUIRED	100 (AT FULL BUILD OUT)
(X) NUMBER OF BIKE RACKS	

SITE DATA TABLE		
LOT SIZE (OVERALL)	430,661 S.F.	9.89 ACRE
LOT STATISTICS	AREA	% PROP.
LANDSCAPE AREA (INC. SIDEWALK AND PONDS)	184,361 S.F.	43%
BUILDING AREA	39,316 S.F.	9%
PARKING LOT AREA	206,944 S.F.	48%
TOTAL AREA	419,661 S.F.	100%
ZONING INFORMATION		
YARD SETBACKS	MIDLAND STREET	15'
	SOUTH STREET	15'
	FISH HATCHERY ROAD	15'
	TOTARE CEDAR STREET	15'

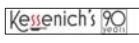
GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.

—ADA ACCESSIBLE ROUTE
 ---VISION CLEARANCE TRIANGLES



SSM DEAN MEDICAL GROUP
FHC REDEVELOPMENT PROJECT SITE



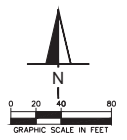
NO.	DESCRIPTION	DATE

AYRES NO: 24-0329

OVERALL SITE PLAN

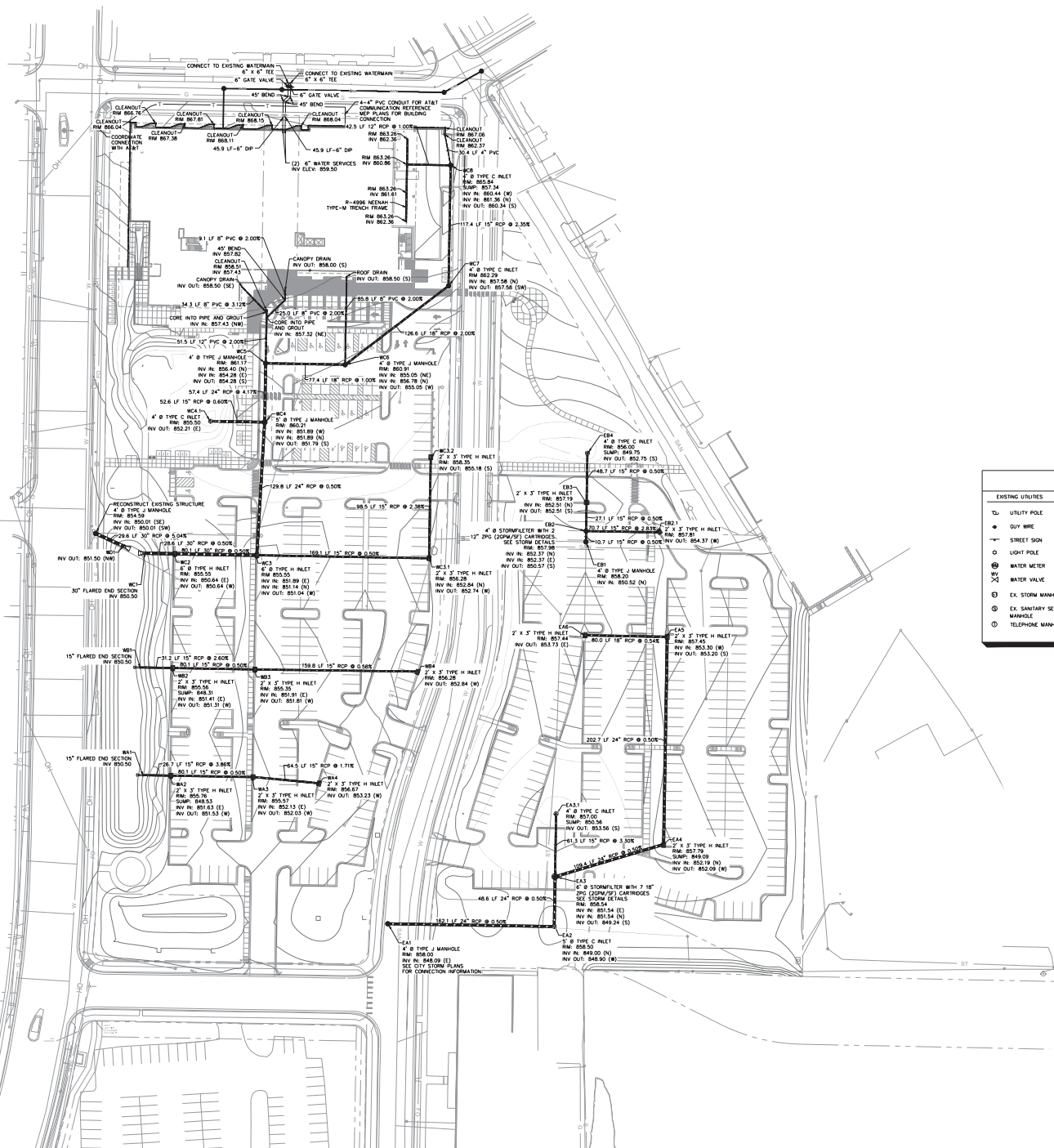
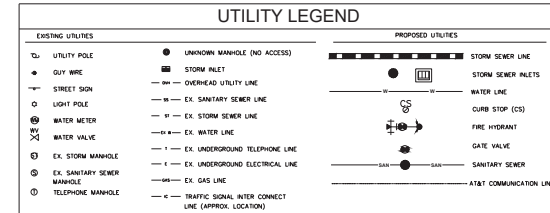
DATE: MARCH 23, 2020
SITE PLAN APPLICATION

C3.0



UTILITY NOTES

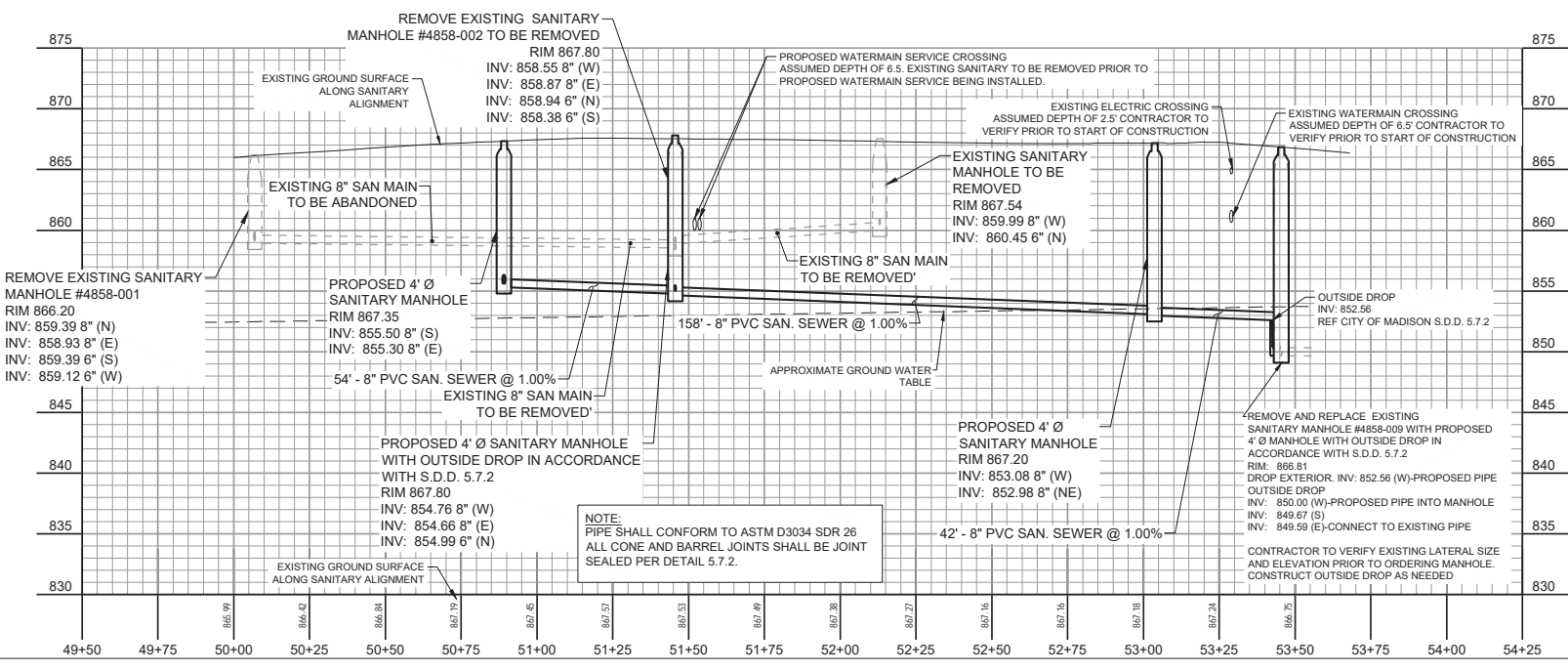
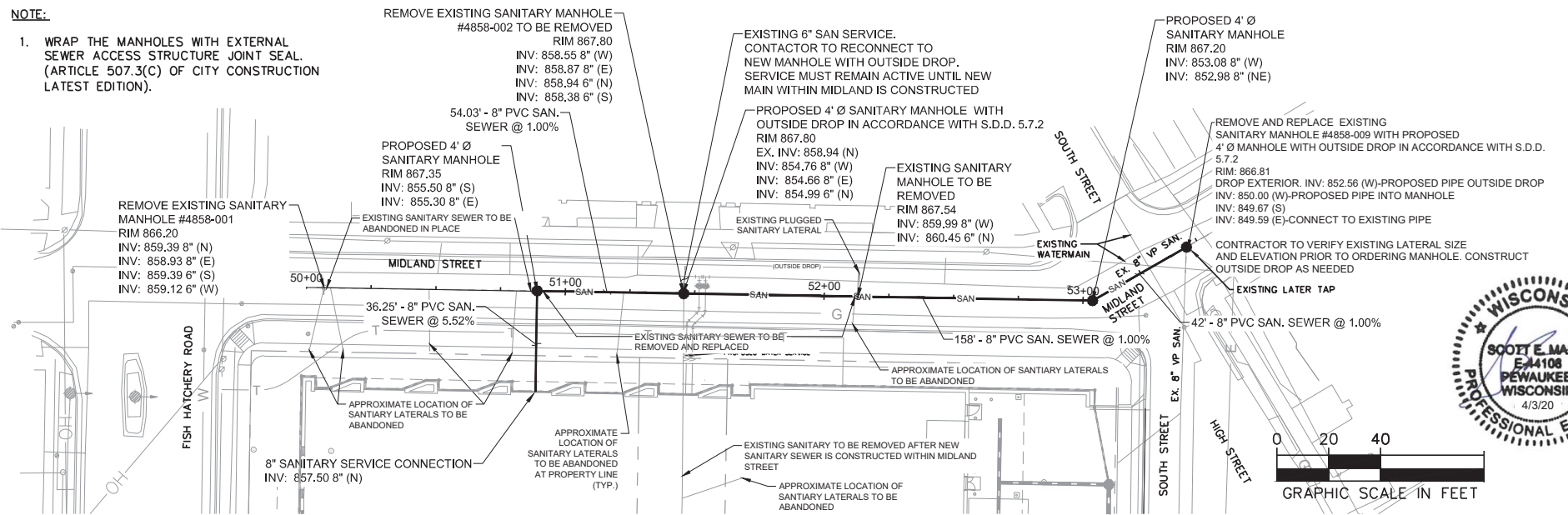
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS, INCLUDING SERVICE LINES, SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONTRACTOR TO VERIFY DOWNSPOUT LOCATIONS WITH ARCHITECTURAL PLANS AND MAKE CONNECTIONS TO DRAINS.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE COVERING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "DIGGERS HOTLINE" (1-800-242-8511) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR AVOIDING DISRUPTION OF ANY ADJACENT TENANTS TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
- SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.
- UTILITY CONTRACTOR SHALL OBTAIN A CONNECTION AND EXCAVATION PERMIT, PRIOR TO COMMENCING ANY UTILITY CONSTRUCTION.
- ANY DEWATERING REQUIRES A DEWATERING PERMIT.



NO.	DESCRIPTION	DATE

NOTE:

1. WRAP THE MANHOLES WITH EXTERNAL SEWER ACCESS STRUCTURE JOINT SEAL. (ARTICLE 507.3(C) OF CITY CONSTRUCTION LATEST EDITION).



SSM - FISH HATCHERY
SANITARY SEWER PLANS

AYRES NO: 24-0329

SANITARY SEWER PLAN AND PROFILE

DATE: MARCH 31, 2020

S1.0