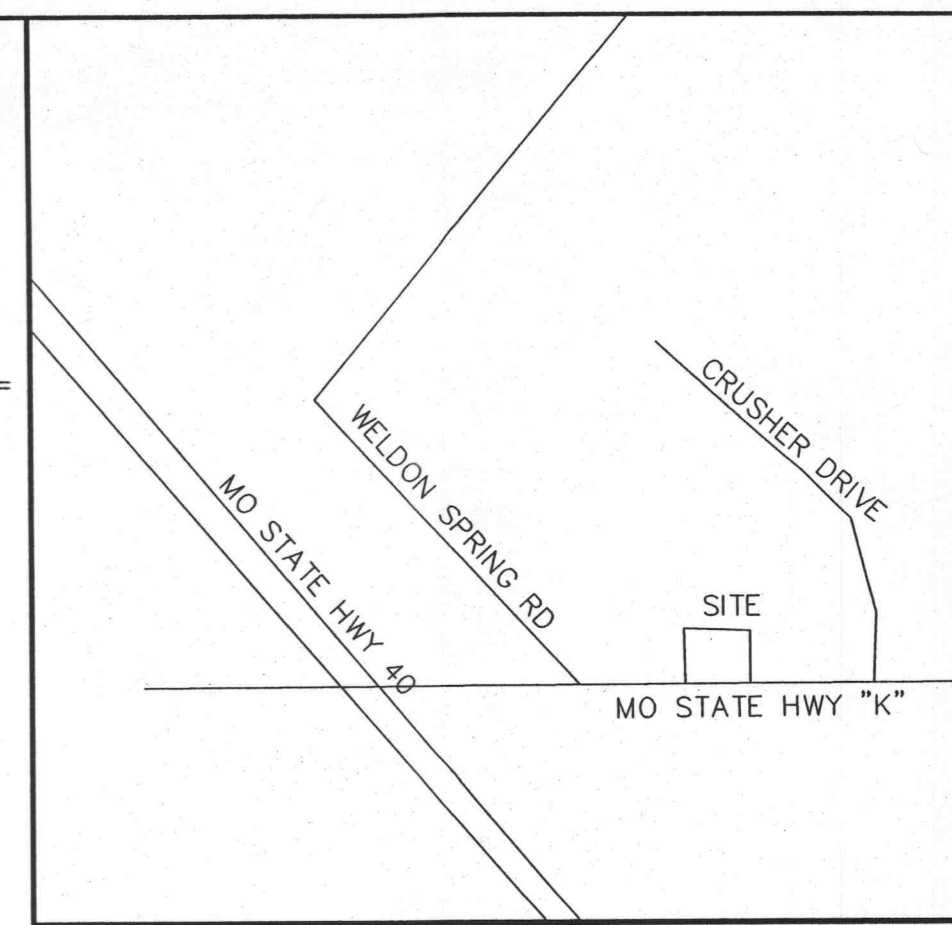


Site Plan for **BISTRO of JAPAN** O'Fallon, MO

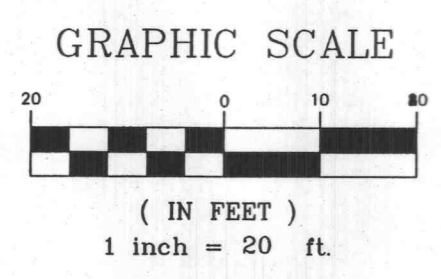


LOT 3
WILLIAM H. ERKER SUBDIVISION
"BANK MIDWEST"

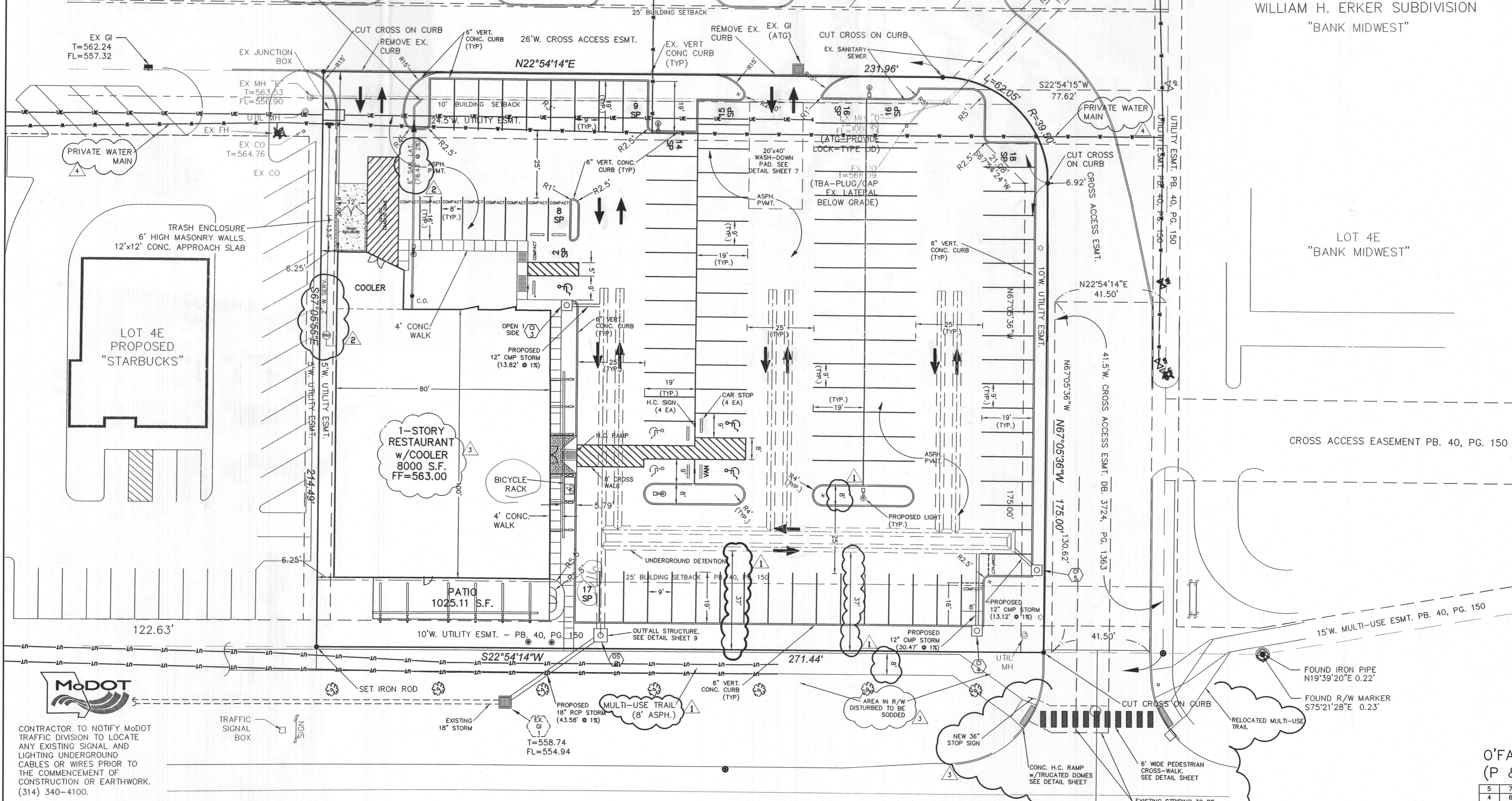
LOT 4E
"BANK MIDWEST"

SITE NOTES

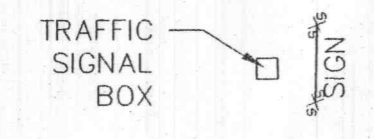
1. NOTIFY CITY OF O'FALLON BUILDING DEPARTMENT 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS ON THE PROPOSED BUILDING.
3. ALL DIMENSIONS ARE TO FACE OF CURB.
4. ALL CURBING TO BE 6" VERTICAL CONCRETE CURB.
5. ENTRANCES TO BE CONSTRUCTED PER CITY OF O'FALLON SPECIFICATIONS.
6. THE SURROUNDING STREETS AND/OR DRIVE FROM THIS DEVELOPMENT USED FOR CONSTRUCTION ACCESS THERE TO SHALL BE CLEANED THROUGHOUT THE DAY.
7. ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.
8. DEBRIS AND FOUNDATION MATERIAL FROM ANY ON-SITE BUILDING OR STRUCTURE THAT IS TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF SITE.
9. PROPOSED STORM SEWER SHALL COMPLY WITH ALL CITY, COUNTY & STATE STORMWATER MANAGEMENT ORDINANCES.
10. ALL STORM SEWER CONSTRUCTION TO COMPLY WITH O'FALLON STANDARDS AND DETAILS.
11. ALL NON-PAVED AREAS OF THIS DEVELOPMENT TO BE SOODED, LANDSCAPED AND IRRIGATED PER CITY OF O'FALLON ORDINANCES.
12. CONTRACTOR TO VERIFY QUANTITIES BETWEEN ARCHITECTURAL AND CIVIL PLANS.
13. DO NOT SCALE DRAWING, FOLLOW DIMENSIONS.
14. ALL NECESSARY PAVEMENT MARKINGS SHALL CONFORM TO CITY AND COUNTY STANDARDS.
15. PROPOSED UNDERGROUND DETENTION TO BE SIZED TO HANDLE LOT 4F STORM WATER ONLY. STORM COLLECTION POINT (EX. GI-1) TO MEET APPROVAL OF MDDOT FOR CONNECTION.
16. ON-SITE PRIVATE STORM WATER TO DRAIN TO INLETS CI-3, CI-4 & CI-5.
17. PROPOSED UTILITY LOCATIONS ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION WITH LOCAL UTILITIES FOR FINAL LOCATION.
18. REFER TO THE OTHER CIVIL PLANS SHEET 1 & 3 OF 10 FOR ADDITIONAL INFORMATION.



10"x6" WYE STA. = 1+96 LT.
NOTE: SADDLETAP CONNECTION TO EXIST. 10" PVC SANITARY SEWER MAIN REQUIRES DCSD INSPECTION. CONTACT MR. STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT (636) 441-1244 TO SCHEDULE INSPECTION. 24 HR. ADVANCE NOTICE REQUIRED.



MoDOT
CONTRACTOR TO NOTIFY MoDOT TRAFFIC DIVISION TO LOCATE ANY EXISTING SIGNAL AND LIGHTING UNDERGROUND CABLES OR WIRES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR EARTHWORK. (314) 340-4100.



Missouri One Call System, Inc.
Call Before You Dig!
1-800-DIG-RITE
(1-800-344-7483)

STATE HIGHWAY K (WIDTH VARIES)

All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities. The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way absolve any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo. CALL MISSOURI ONE-CALL, 1-800-DIG-RITE

ENGINEERS CERTIFICATION:
The following applies to ALL sheets and documents involved in the preparation of the plans and documents for this project. The responsibility for Professional Engineering liability on this project is limited to the set of plans displaying the signature and an original stamped seal of the Engineer on each sheet. ALL responsibility is disclaimed until ALL review agency approvals are granted, for all other plan sheets issued prior to this issue date for this set when another set is issued other than this date. If the sheets are used individually instead of a set, this applies for ALL sheets and documents involved in this project whether this certification appears on it or not. Copyright, All Rights Reserved.

ZAVRADINOS PROFESSIONAL SERVICES, INC.
RICHARD G. WISCHMANN, P.E.
PROFESSIONAL ENGINEER
11-06
RICHARD G. WISCHMANN, P.E. - 2003010509 DATE

O'FALLON P & Z CASE #: 905.01
(P & Z APPROVAL / 3-16-06)

No.	Date	Description	By
5	7-27-06	REV. PER CITY COMMENTS	JRE
4	6-14-06	REV. PER PWS&2 COMMENTS	JRE
3	6-02-06	REV. PER CITY COMMENTS	JRE
2	6-02-06	REV. PER UTILITY COORDINATION	JRE
1	3-01-06	REV. PER CITY COMMENTS	JRE

Prepared For: **JOHNNY YOON**
523 Malinmoor Drive
St. Charles, MO 63304
(314) 650-3937

Drawn by: **JRE**
Checked by: **REB**
Issued on: 5-15-06
Job Number: **04152**
Sheet: **2** of **11**

Zavradinos Professional Services, Inc.
Engineers Surveyors Planners
17813 Edison Avenue, Suite 201
Chesterfield, MO 63005
636-946-5555