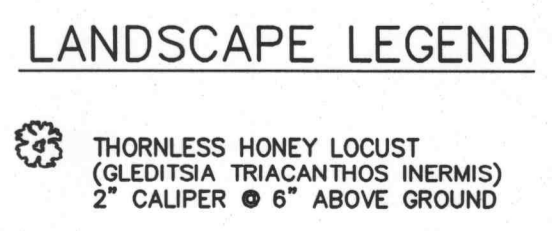
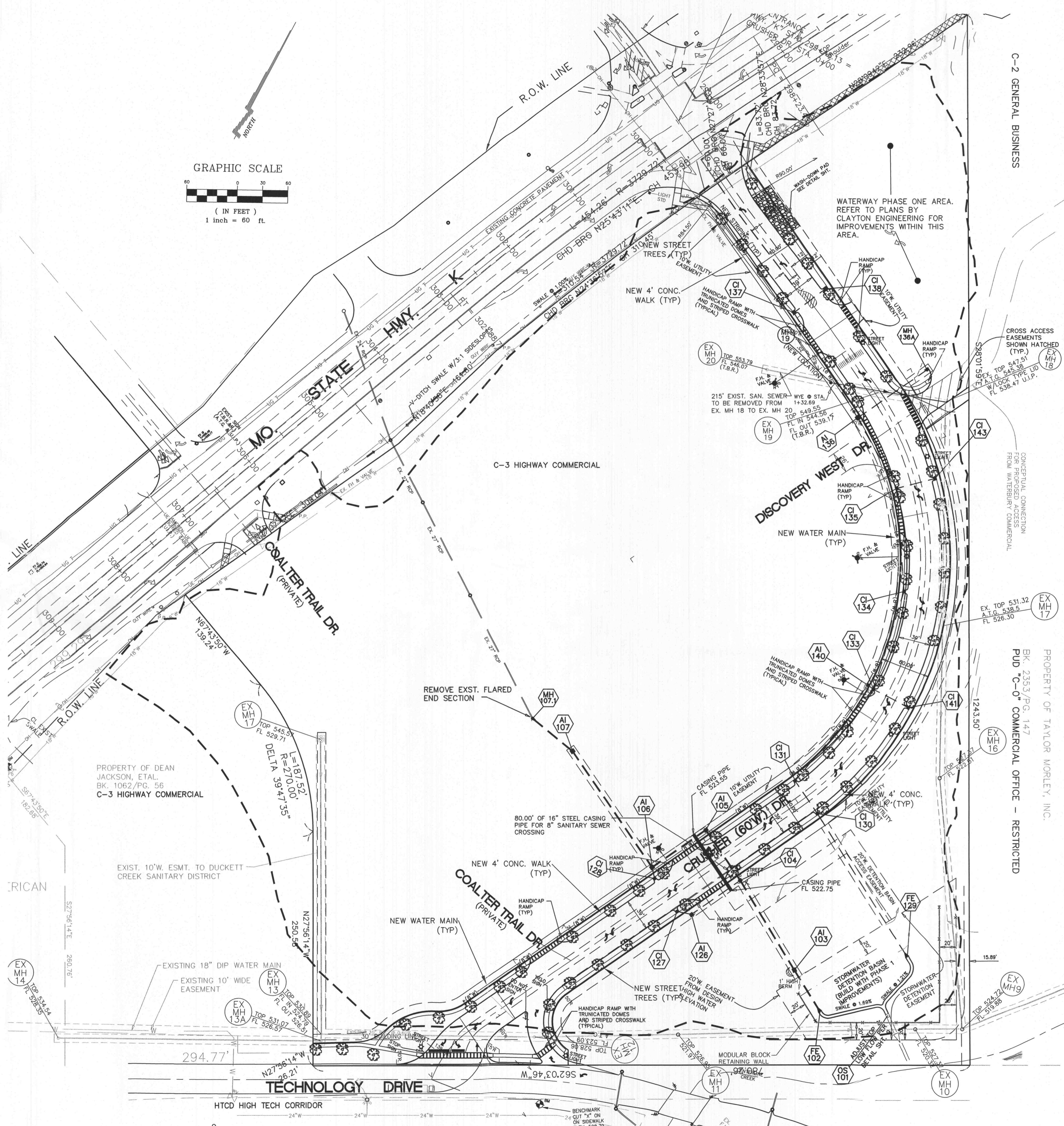
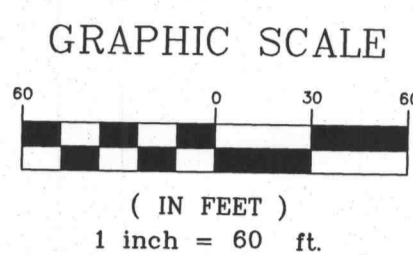


SITE NOTES:

- CONTRACTOR TO NOTIFY THE CITY OF O'FALLON BLDG. DEPT. 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS ON PROPOSED BUILDING.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS ON SITE LIGHTING, SIGNAGE FOR BUILDING, ETC.
- ALL DIMENSIONS ARE TO BACK OF CURB.
- ENTRANCES TO BE CONSTRUCTED PER O'FALLON SPECIFICATIONS.
- THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.
- DEBRIS AND FOUNDATION MATERIAL FROM ANY ON-SITE BUILDING OR STRUCTURE THAT IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
- PROPOSED STORM SEWER SHALL COMPLY WITH ALL CITY, COUNTY & STATE STORMWATER MANAGEMENT ORDINANCES.
- ALL NON-PAVED AREAS OF THIS DEVELOPMENT TO BE SEEDED OR COVERED WITH SOD.
- REFER TO GRADING PLAN FOR ADDITIONAL NOTES AND INFORMATION.
- CONTRACTORS TO VERIFY QUANTITIES BETWEEN ARCHITECTURAL AND CIVIL PLANS FOR BIDDING.
- EXTERIOR LIGHTING TO COMPLY WITH SECTION 400.277 OF THE CITY OF O'FALLON CODES AND REGULATIONS.
- ALL SIGNAGE TO REQUIRE SEPARATE REVIEW, APPROVAL AND PERMIT THROUGH PLANNING DIVISION. MONUMENT SIGN TO BE PROPOSED WHEN TENANT HAS BEEN ACQUIRED.
- BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF SANITARY SEWER STRUCTURES.
- WATER METER LOCATION TO BE COORDINATED WITH PUBLIC WATER SUPPLY DISTRICT NO. 2 PRIOR TO INSTALLATION.
- ALL WATER LINE INSTALLATION TO BE A MINIMUM OF 36" BELOW SURFACE GRADE.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MO DOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
- CURB CUTS FOR WATERWAY GAS ARE SHOWN ON THE PLANS. FUTURE CURB CUTS SHOWN ARE FOR CONCEPTUAL PLANNING PURPOSES AND ARE SUBJECT TO CHANGE WHEN ADDITIONAL PHASES ARE DEVELOPED.
- EXISTING AGRICULTURAL USE IN FUTURE DEVELOPMENT AREA TO REMAIN UNTIL FUTURE PHASES ARE DEVELOPED.
- STORM WATER DETENTION BASIN TO BE CONSTRUCTED AS PART OF PHASE ONE IMPROVEMENTS.
- THE EIGHT (8) FOOT WIDE MULTI-PURPOSE TRAIL ALONG HIGHWAY K, BETWEEN CRUSHER DR. AND THE SOUTHWEST PROPERTY LINE, WILL BE CONSTRUCTED WITH FUTURE PHASES OF THE IMPROVEMENT PLANS.
- EXISTING ENTRANCE LOCATIONS ON TECHNOLOGY DR. WITHIN 300 FEET OF THE PROPOSED ENTRANCE: NONE.
- A CROSS ACCESS EASEMENT FROM THE COALTER TRAIL DRIVE ENTRANCE AT HIGHWAY K TO THE JACKSON PROPERTY WILL BE PROVIDED AS REQUIRED WHEN FUTURE PHASES ARE DEVELOPED.



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

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.

NOTE:
FOR ALL WORK WITHIN THE MISSOURI STATE RIGHT-OF-WAY FOR HIGHWAY K REFER TO KINGSMILL MoDOT ENTRANCE PLANS

Disclaimer
ENGINEERS CERTIFICATION: The following information was prepared by the engineer and documents for this project. The responsibility for Professional Engineering is assumed by the engineer. The engineer is not responsible for the design of any structure or equipment shown on this plan. The engineer is not responsible for the design of any structure or equipment shown on this plan. The engineer is not responsible for the design of any structure or equipment shown on this plan. The engineer is not responsible for the design of any structure or equipment shown on this plan.

No.	Date	Revision/Issue
3	7/26/06	REV. PER CITY COMMENTS
2	7/12/06	REV. PER DUCKETT CREEK
1	6/23/06	REV. PER CITY COMMENTS

KINGSMILL CROSSING
OVERALL CONSTRUCTION PLAN-PHASE 1
Zavradinos Professional Services, Inc.
ENGINEERING LAND SURVEYING SITE PLANNING
17813 EDISON AVE. SUITE 207
CHESTERFIELD, MO 63005
636-946-5555 636-449-0148 FAX www.zavradinos.com

KINGSMILL TRANSP. DEVELOPMENT DISTRICT
14451 CLAYTON ROAD
CHESTERFIELD, MO 63007
636-934-3577

CITY/COUNTY JOB NO: 998404
DATE: APRIL 6, 2006
BASE MAP: MSD P-1
Original Issue Date: 5/1/06
Drawn By: JBC
ZPS PM: JRE
Project No.: 96119
Sheet: 2