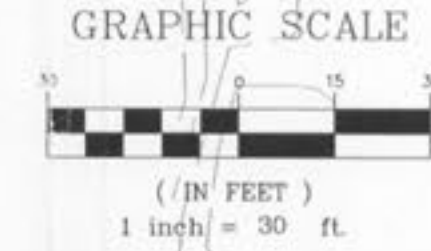
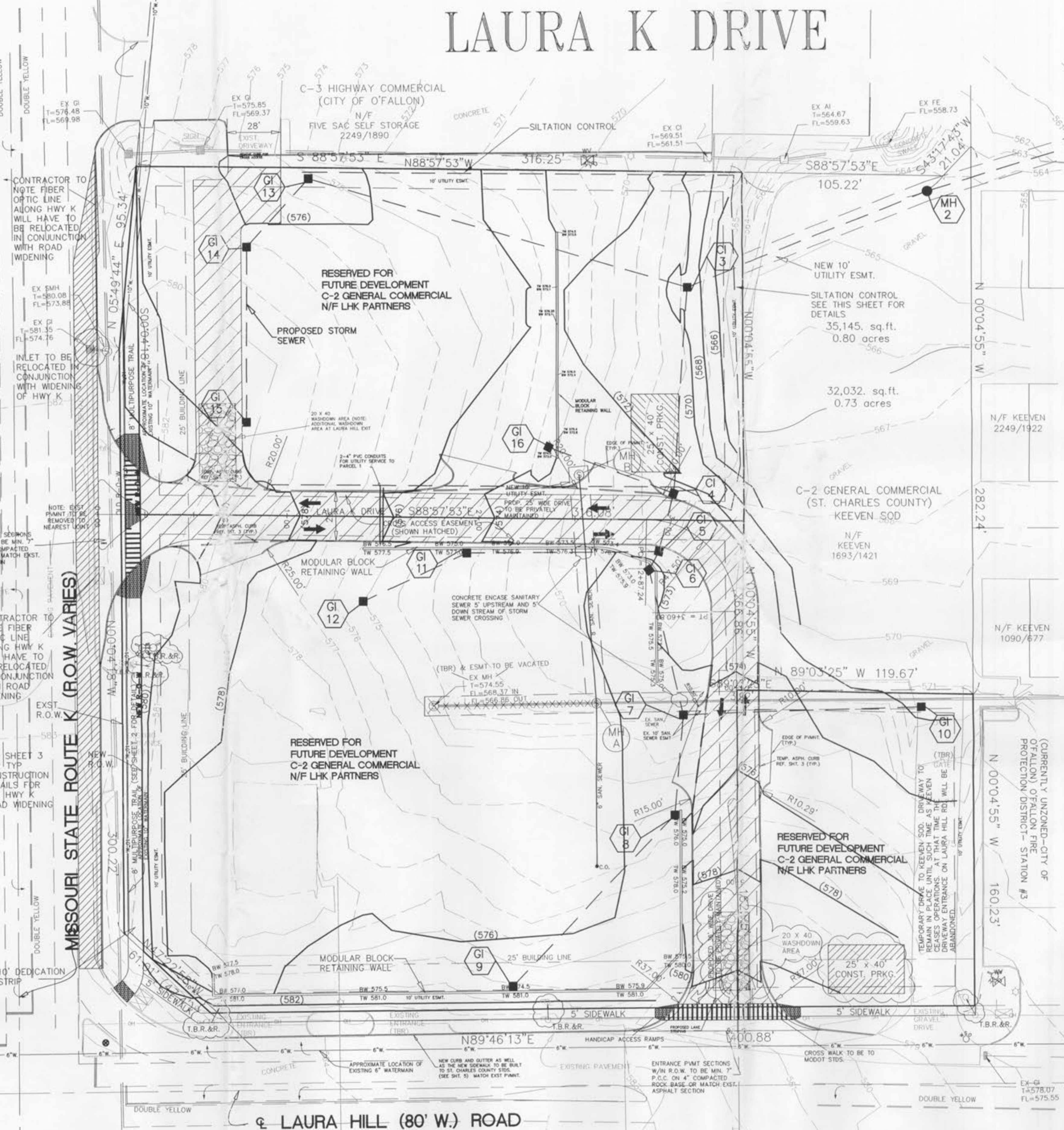


CONSTRUCTION PLAN LAURA K DRIVE



MISSOURI STATE ROUTE K (R.O.W. VARIES)

MISSOURI STATE ROUTE K (R.O.W. VARIES)



LEGEND

Sanitary Sewer (Proposed)	C.P. Concrete Pipe
Storm Sewer (Proposed)	R.C.P. Reinforced Concrete Pipe
Water Line and size	C.M.P. Corrugated Metal Pipe
Fire Hydrant	P.V.C. Polyvinyl Chloride Pipe
Cap	C.I.P. Cast Iron Pipe
Existing Tree Line	U.C.P. Utilized Clay Pipe
Proposed Contour	E.P. End Pipe
Lot or Building Number	F.E. Flared End Section
Street Sign	C.O. Clean Out
Power Pole	V.T. Vent Trap
Light Standard	M.X. Manhole
Gas Line	C.I. Curb Inlet
Telephone Line	D.C.I. Double Curb Inlet
Overhead Power Line	A.I. Area Inlet
Go Valve	D.A.I. Double Area Inlet
Go Meter	G.I. Grate Inlet
Water Meter	C.C. Concrete Curb
Found Old Iron Pipe	U.I.P. Use In Place
Found Old Iron Rod	T.B.R. To Be Removed & Relocated/Replaced
Found Old Stone	T.B.R.&R. To Be Removed & Relocated/Replaced
Benchmark	S.I.L.R. Set Iron Rod with Cap
Temporary Swale	C.M. Concrete Monument
	O.I.P. Old Iron Pipe
	O.S.T. Old Stone
	O.I.R. Old Iron Rod
	Existing Stump
	Existing Tree
	Existing Evergreen

- GENERAL NOTES**
- THE SITE AREA = 3.56 AC.
 - THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN ORDINANCES BY THE CITY OF O'FALLON, ST. CHARLES COUNTY AND THE STATE OF MISSOURI.
 - PROJECT B.M. RAILROAD SPIKE LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY WITH TOP ELEVATION 582.81.
PROJECT BENCHMARK (RM66) - ELEV. 581.74 (NGVD 29) - PER FIRM MAP 29183C0237 E, REVISED AUG. 2, 1996. BENCHMARK IS A CROSS CUT IN THE WESTBOLT OF A FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF MILL POND DRIVE AND SPRING HILL DRIVE.
 - PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAVRADINOS PROFESSIONAL SERVICES, INC., DATED APRIL, 2003.
ADDITIONAL INFORMATION PROVIDED BY THE CITY OF O'FALLON AND ST. CHARLES COUNTY RECORDER OF DEEDS OFFICE THE BASIS OF EASEMENTS FOR THIS SURVEY IS A BOUNDARY SURVEY PERFORMED BY METTS & ASSOCIATES DATED DECEMBER 1999.
 - UTILITIES/DISTRICTS:
WATER: PUBLIC WATER DISTRICT #2
GAS: LACLEDE GAS CO.
TELEPHONE: AMERTECH
ELECTRIC: AMEREN UE
SANITARY SEWER: CITY OF O'FALLON
SCHOOL DISTRICT: FORT ZUMWALT SCHOOL DISTRICT
FIRE DISTRICT: O'FALLON FIRE PROTECTION DISTRICT
POST OFFICE: CITY OF O'FALLON
ALSO CONTACT THE CITY OF O'FALLON FOR UTILITY LOCATES AND FOR VERIFICATION OF THE ABOVE.
 - TRACT IS LOCATED IN:
O'FALLON, MO USGS QUADRANGLE MAP
WUNNENBURG MAP PAGE 46, SECTION RR-18
 - SITE ADDRESS: 2028 HWY K, O'FALLON, MO 63376.
 - ALL SIGN POSTS, BACKS, AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUBSTON PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY AND MODOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS. ALL SIGNS TO BE SUBMITTED FOR APPROVAL SEPARATELY.
 - ALL UTILITIES TO BE LOCATED UNDERGROUND.
 - CITY WATER METERS TO BE PLACED IN A DEDICATED EASEMENT AND SHALL BE APPROVED BY ALLIANCE WATER RESOURCES.
 - ALL STORM SEWERS ON/OFF SITE TO BE PRIVATE.
 - A SPECIAL USE PERMIT MUST BE OBTAINED FROM ST. CHARLES COUNTY HIGHWAY DEPARTMENT BEFORE ANY WORK CAN BE PERFORMED ON LAURA HILL ROAD RIGHT OF WAY. PLEASE CONTACT JONNA C RAY AT ST. CHARLES COUNTY HIGHWAY DEPARTMENT AT 636-949-7305.
 - ST. CHARLES COUNTY HIGHWAY DEPARTMENT SHALL BE NOTIFIED 24 HOURS PRIOR TO THE START OF CONSTRUCTION. CONTACT TERRY RIGGS AT 636-949-7305.

SHEET INDEX:

SHEET NO.	DESCRIPTION
1 OF 8	LAURA K DRIVE CONSTRUCTION PLAN
2 OF 8	DRIVE CONSTRUCTION DETAILS
3 OF 8	MODOT CONSTRUCTION DETAILS
4 OF 8	SEWER PROFILES
5 OF 8	SEWER CONSTRUCTION DETAILS
6 OF 8	SWPPP
7 OF 8	DRAINAGE AREA MAP
8 OF 8	TRAFFIC CONTROL PLAN

O'FALLON P&Z # 3903.01

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 plan set date; for this set when another set is issued after 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 statement appears on them or not. Copyright. All Rights Reserved.

ZAVRADINOS PROFESSIONAL SERVICES, INC.
JEREMY B. CHILTON
NUMBER 2005000963
DATE 11/2/2005

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.

JEREMY B. CHILTON # 2005000963 DATE

Prepared For: **ZEE PROPERTIES**
17813 EDISON AVE., SUITE 201
CHESTERFIELD, MO. 63005 TEL. NO. (636) 946-5555

Z
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Drawn by: JBC
Checked by: DJZ
Issued on: 7/1/05
Job Number: 03138
Sheet: 1/8

11-10-05 98
APPROVED
as noted