

N/F
PAUL M. & LEONARD KAPLAN

N/F
KAPLAN PROPERTIES
THIS AREA UNDER CONSTRUCTION 12-23-98

EX. DAYCARE
PROPERTY OF
DEVELOPMENT LEARNING CENTER
1546-970

PRIORITY 1/17
KAPLAN DEVELOPMENT & INVESTMENT CO., INC.

GENERAL NOTES

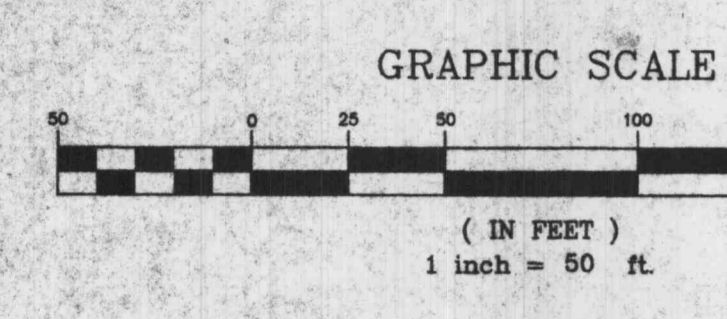
- PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT
- PROPOSED USE: RETAIL CENTER
- AREA OF TRACT: 17.58 ACRES
- PROJECT IS SERVED BY:
 - A. WATER DISTRICT NO 2
 - B. LACLEDE GAS
 - C. SOUTHWESTERN BELL TELEPHONE
 - D. UNION ELECTRIC COMPANY
 - E. T.C.I. CABLE
 - F. DUCKETT CREEK SEWER DISTRICT
 - G. COTTEVILLE FIRE PROTECTION DISTRICT
- ALL UTILITY SERVICES SHALL BE LOCATED UNDERGROUND. NO NEW POLES SHALL BE INSTALLED.
- PARKING AND BUILDING SHALL BE IN COMPLIANCE WITH A.D.A. ACCESSIBILITY GUIDELINES.
- SANITARY AND STORM SEWERS SHALL BE DESIGNED PER DUCKETT CREEK SEWER DISTRICT & CITY OF OFFALLON SPECIFICATIONS.
- BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF OFFALLON REQUIREMENTS.
- SIGNAGE SHALL BE REVIEWED SEPARATELY AND SHALL REQUIRE A SEPARATE PERMIT. SIGNS MUST BE 10 FEET BEHIND PROPERTY LINES.
- ENTRANCE OFF OF HIGHWAY K SHALL BE CONSTRUCTED PER MISSOURI DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. PERMITS SHALL BE OBTAINED FROM M.O.D.O.T. PRIOR TO CONSTRUCTION OF SAID ENTRANCES.
- FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
- SETBACK AND YARD REQUIREMENTS:
 - FRONT 25 FEET
 - SIDE NONE REQUIRED, EXCEPT WHERE SIDE LINE ABUTS THE SIDE LINE OF ANY RESIDENTIAL OR OFFICE DISTRICT, A SIDE YARD SHALL BE PROVIDED THE SAME AS REQUIRED IN THE DISTRICT IT ABUTS. A SIDE YARD OF NOT LESS THAN 25 FEET SHALL BE PROVIDED ON THE STREET SIDE OF A CORNER LOT.
 - REAR NONE REQUIRED, EXCEPT WHERE REAR LINE ABUTS LOTS ZONED RESIDENTIAL OR OFFICE, A REAR YARD OF NOT LESS THAN 10 FEET SHALL BE PROVIDED.
- OTHER SETBACKS SHOWN ARE PER CITY'S REQUEST.
- GRADING AND DRAINAGE SHALL BE PER CITY OF OFFALLON REQUIREMENTS.
- ALL EASEMENTS SHALL BE PROVIDED FOR ON THE RECORD PLAT.
- ARCHITECTURAL TREATMENT TO BE PROVIDED ON ALL SIDES OF THE BUILDING.
- PROPOSED LIGHTING SHALL BE DIRECTED DOWN AND SHIELDED SO AS NOT TO OVERFLOW ONTO ADJACENT RESIDENTIAL PROPERTIES.
- NO SLOPE SHALL BE GREATER THAN 3:1 DURING CONSTRUCTION AND AT FINAL GRADE.
- STORMWATER AND DETENTION HAS BEEN PROVIDED BY THE MONTICELLO DEVELOPMENT. THE OWNER WILL ADDRESS CONTRIBUTION FOR MAINTENANCE.
- STORM SEWERS ARE TO REMAIN PRIVATE AND MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.
- BACKFLOW PREVENTION DEVICES FOR WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING BY ELECTRIC SERVICE. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- ACCORDING TO FLOOD INSURANCE RATE MAP, NUMBER 29183C0430 E, PANEL 430 OF 525 WITH A REVISION DATE OF AUGUST 2, 1998, THIS PROPERTY LIES WITHIN ZONE 'X', WHICH IS DESCRIBED AS AN AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- ALL OUTLOTS WILL REQUIRE SEPARATE SITE PLAN APPROVALS AND SEPARATE PERMITS FROM ALL REVIEWING AGENCIES, INCLUDING, BUT NOT LIMITED TO, THE CITY OF OFFALLON AND DUCKETT CREEK.
- SCREEN ALL MECHANICAL EQUIPMENT FROM VIEW
- OWNER WILL COORDINATE WITH COUNTY FOR REALIGNMENT OF LAKES ENTRANCE
- PROPOSED IMPROVEMENTS TO OFFALLON ROAD SHALL EXTEND FROM HIGHWAY K TO MONTICELLO VILLAGE D. A 15' WIDE MULTI-USE TRAIL EASEMENT SHALL BE PROVIDED ALONG HIGHWAY K.
- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- CONSTRUCT BUILDING PADS ONLY FOR RETAIL D AND RETAIL E. DOWNSPOUTS FOR RETAIL D AND RETAIL E SHALL BE PIPED TO THE 33" RCP BETWEEN C13 AND C14 WHEN BUILDINGS ARE CONSTRUCTED.
- THE CONTRACTOR SHALL EXTEND ALL UTILITY SERVICES TO A LOCATION 5 FEET AWAY FROM THE BUILDINGS. INSTALLATION OF THE LAST 5 FEET OF THE UTILITY SERVICES SHALL BE BY OTHERS.
- PROPOSED FENCE SHALL NOT BE CONSTRUCTED UNTIL A FENCE PERMIT IS OBTAINED FROM THE PLANNING DEPARTMENT.

LOADING CALCULATIONS

TOTAL AREA OF RETAIL = 104,289 SF
 LOADING SPACES REQUIRED = 6 SPACES
 1 LOADING SPACE FOR FIRST 5,000 SQ. FT. AND FOR EVERY ADDITIONAL 20,000 SQ. FT. OF FLOOR AREA OR FRACTION THEREOF 1 ADDITIONAL LOADING SPACE SHALL BE PROVIDED
 LOADING SPACES PROVIDED = 7 SPACES

PARKING CALCULATIONS

TOTAL AREA OF RETAIL = 104,289 SF
 PARKING REQUIRED = 5.5 SPACES / 1000 SF
 = (104,289 / 1000)(5.5)
 = 574 SPACES
 PARKING PROVIDED = 576 SPACES
 * HANDICAP PARKING REQUIRED = 2% OF TOTAL PARKING
 = (.02)(576)
 = 12 SPACES
 HANDICAP PARKING PROVIDED = 12 SPACES



ALL CONSTRUCTION INSIDE HIGHWAY K ROW AND INSIDE OFFALLON ROAD ROW EXCEPT FOR SIDEWALK SHALL BE BY OTHERS (SEE OFFALLON ROAD IMPROVEMENT PLANS)

