

N/F PAUL M. & LEONARD KAPLAN

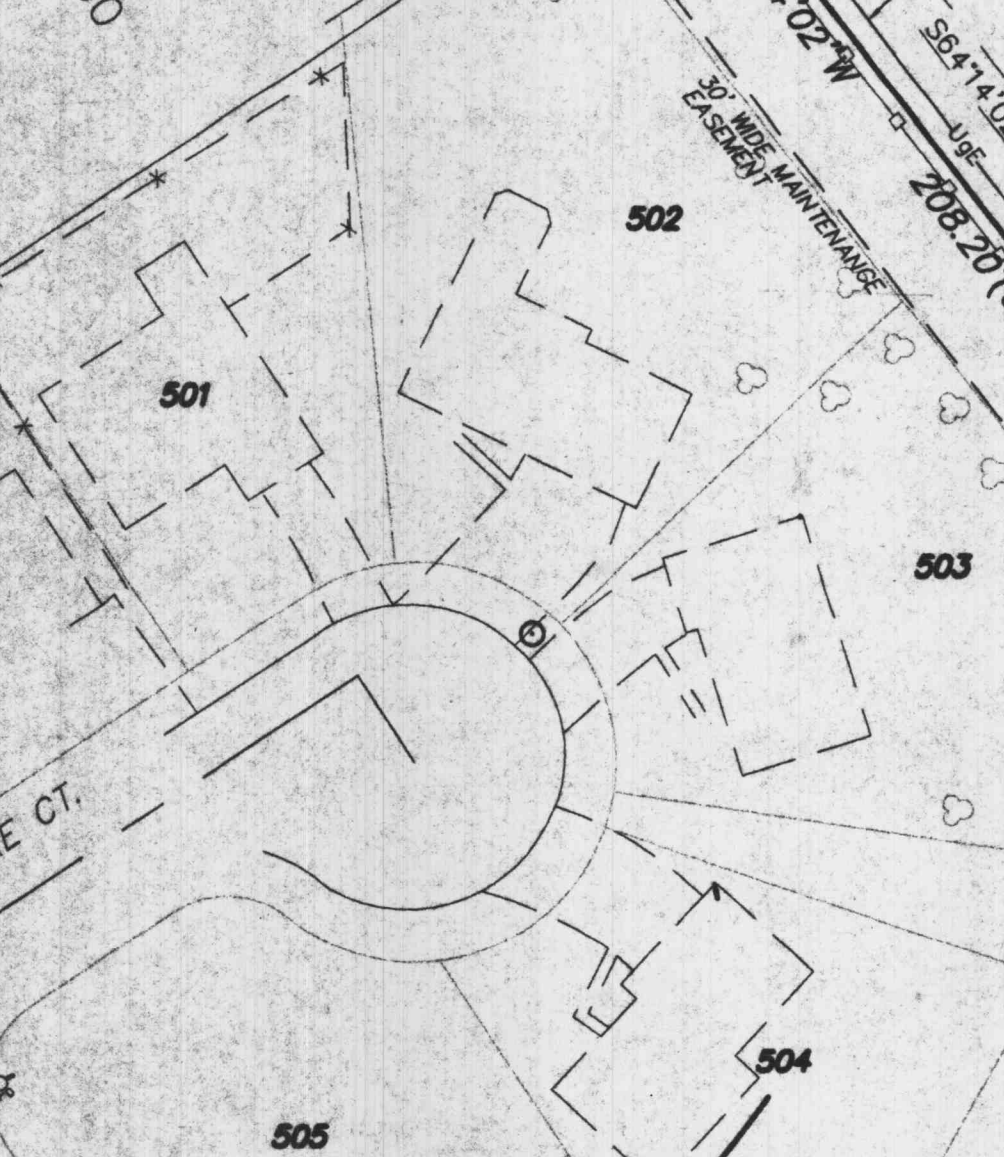
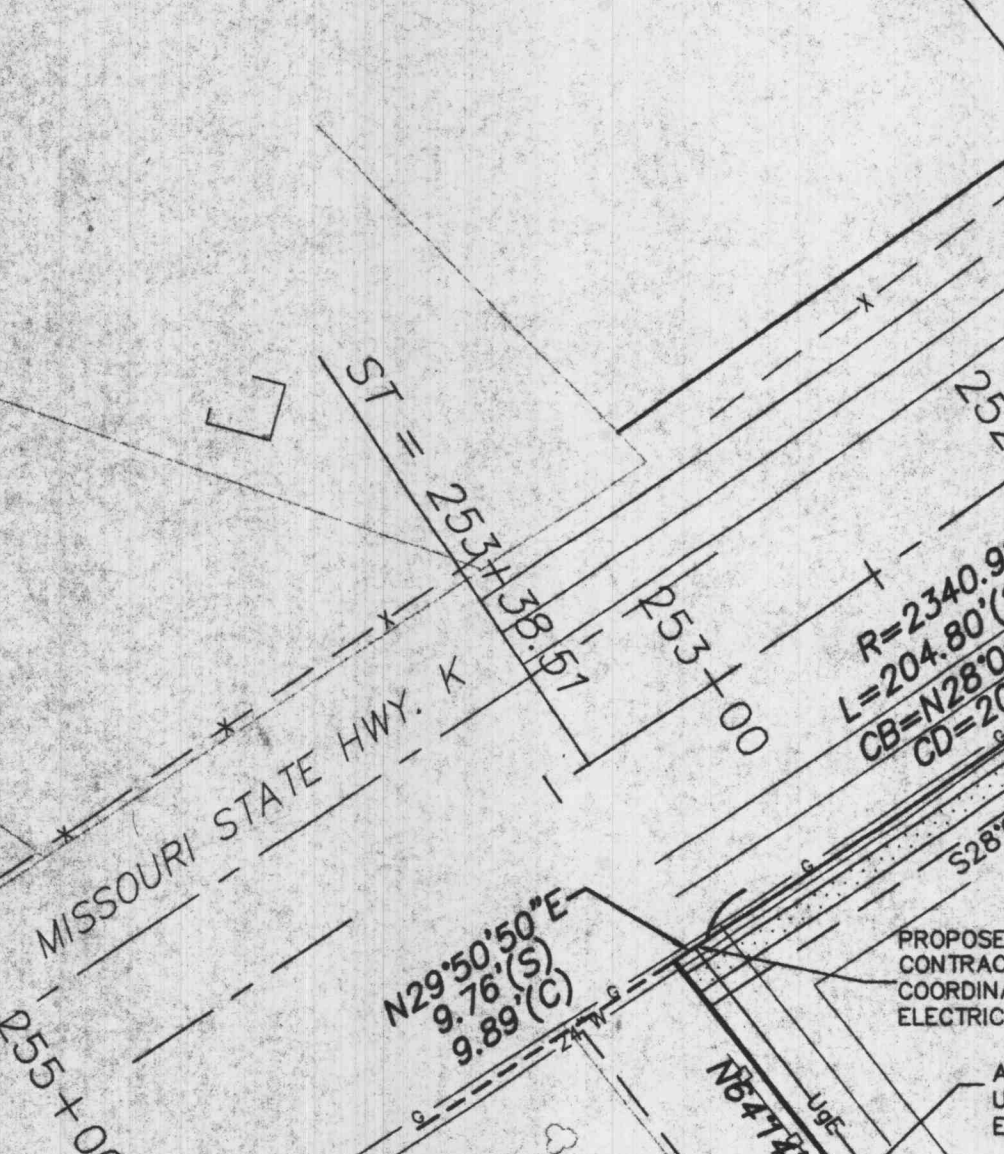
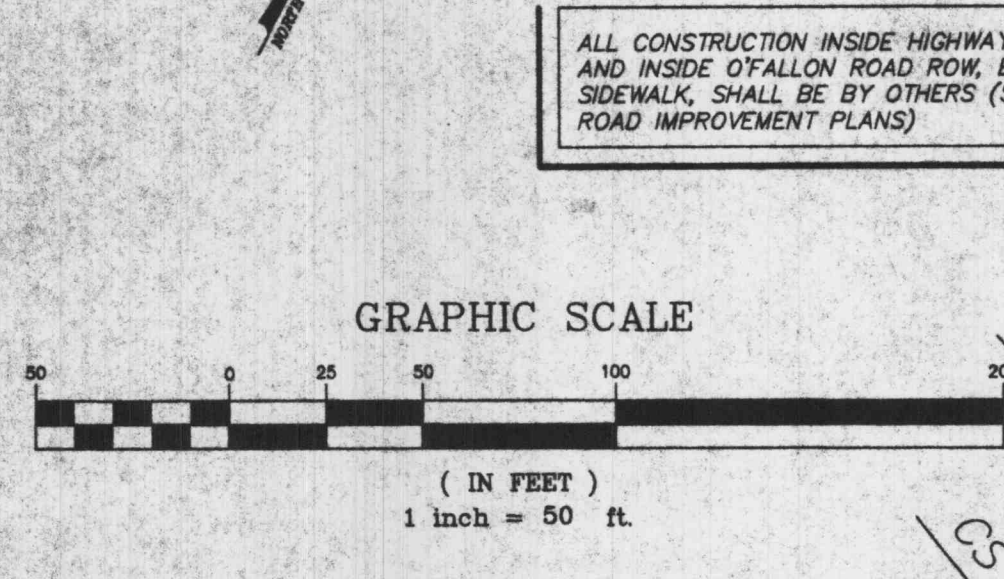
N/F KAPLAN PROPERTIES THIS AREA UNDER CONSTRUCTION 12-23-08

EX. DAYCARE PROPERTY AND DEVELOPMENT LEASING CENTER 12/16/87

KAPLAN DEVELOPMENT & INVESTMENT CO., INC. PROPERTY N/F

**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. COTTLEVILLE 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 O'FALLON SPECIFICATIONS.
- BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF O'FALLON 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 O'FALLON 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 MONTECILLO 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, 1996, 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 O'FALLON AND DUCKETT CREEK.
- SCREEN ALL MECHANICAL EQUIPMENT FROM VIEW
- OWNER WILL COORDINATE WITH COUNTY FOR REALIGNMENT OF LAKES ENTRANCE
- PROPOSED IMPROVEMENTS TO O'FALLON ROAD SHALL EXTEND FROM HIGHWAY K TO MONTECILLO 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.



**Multi-use Trail Specifications**  
 The trail shall be constructed with a consistent slope with vertical curves a minimum of 50' in length. After final compression, the surface shall be smooth and true to the established crown and grade. Any low or defective places shall immediately be remedied by cutting out the course at such spots and replacing it with fresh hot mixture, which shall be immediately compacted to conform with the surrounding area and shall be thoroughly bonded to it. The finished pavement shall be set free from depressions exceeding one-eighth inch as measured with a ten-foot straight edge paralleling the centerline of the trail.

STORM WATER DETENTION SHALL BE PER MONTECILLO VILLAGE D DETENTION CALCULATIONS

SEE SHEET 24 OF O'FALLON ROAD IMPROVEMENT PLANS FOR SANITARY FORCE MAIN LOCATION CONTRACTOR SHALL VERIFY LOCATION OF EXISTING & PROPOSED SANITARY FORCE MAIN PRIOR TO CONSTRUCTION

REPAIR/REPLACE EXISTING IMPROVEMENTS AS NECESSARY

