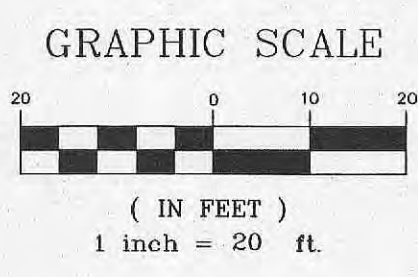


NOTES

- THE SITE AREA ±14.68 AC.
- ZONED MUTDD (MIXED USE TRADITIONAL DEVELOPMENT DISTRICT).
- PROPOSED USE: 10.51 AC RETAIL AND COMMERCIAL; 4.17 AC RESIDENTIAL.
- ACCOUNT#: 200460SA000 PARCEL ID: 2-057A-S029-00-7
- 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 BENCH MARK IS A USGS STANDARD TABLET STAMPED "F 149 1935" SET IN A 6" SQUARE CONCRETE MONUMENT 2.5" ABOVE THE GROUND, 46.5' NORTH OF THE CENTER OF THE MAIN TRACK OF THE NORFOLK & WESTERN RAILROAD, 9.3' EAST OF THE EAST EDGE OF THE CONCRETE SIDEWALK ALONG NORTH MAIN STREET IN O'FALLON MISSOURI. ELEVATION 542.80.
- PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAVRADINOS PROFESSIONAL SERVICES, INC.
- UTILITIES/DISTRICTS:
 - WATER: ALLIANCE WATER
 - GAS: LACLEDE GAS CO.
 - TELEPHONE: CENTURY-TEL
 - ELECTRIC: AMEREN UE
 - SANITARY SEWER: CITY OF O'FALLON
 - SCHOOL DISTRICT: FORT ZUMWALT SCHOOL DISTRICT
 - FIRE DISTRICT: O'FALLON FIRE PROTECTION DISTRICT
- TRACT IS LOCATED IN: O'FALLON, MO USGS QUADRANGLE MAP
- SITE ADDRESS: 126 W ELM ST., O'FALLON, MO 63366.
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- LANDSCAPE REQUIREMENTS: DEVELOPER WILL MEET OR EXCEED CITY'S LANDSCAPE ORDINANCE.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF CONTROL ARE DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNERS AND/OR THE CITY OF O'FALLON AND/OR MODOT, MAY AT THEIR OPTION, DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR MODOT.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- ALL ADA ACCESSIBLE PARKING SPACES SHALL BE 19' LONG BY 9' WIDE. THE INTERVENING HATCHED AREA SHALL BE 19' LONG BY 5' WIDE.
- TYPICAL PARKING SPACES SHALL BE 19' LONG BY 9' WIDE.
- ALL ROOFTOP MOUNTED HVAC AND MECHANICAL UNITS SHALL BE SCREENED BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING AND HAS A MINIMUM HEIGHT THAT IS AT LEAST AS TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF.
- ENSURE SIDEWALKS, CURB RAMP, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE.
- THE PROPERTY SURVEYED LIES WITHIN ZONE "X" AREA OF MINIMAL FLOODING, PER FIRM COMMUNITY NUMBER 291316, PANEL 0237 SUFFIX "E", EFFECTIVE DATE AUGUST 2, 1996.
- SITE IMPROVEMENTS WILL MEET ADA STANDARDS.
- TRAFFIC STRIPING PER MUTDD STANDARDS.

DEVELOPER CONTACT:
MR. WILL HOLMAN
OFALLON STATION LLC.
COMMERCIAL BROKERAGE GROUP
636-498-7000



PROJECT BENCH MARK
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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 add improvements, facilities, & utilities that be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way obviate any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo.
CALL MISSOURI ONE-CALL, 1-800-DIG-RITE.



No.	Date	Revision/Issue
1	08-07-06	Per City Comment Letter, dated 07/24/06
2	08-11-06	Client/City Revisions
3	08-29-06	Per City Comment Letter, dated 08/23/06

O'Fallon Station Infrastructure Phase 2
Site Plan
Zavradinos & Polk inc.
engineers & surveyors
17813 Edison Ave. Suite 201 • Chesterfield, MO 63005
636-946-5555 • 636-448-0148 Fax • www.zavradinos.com

Client
O'Fallon Station, LLC
412 Jungermann Road, Suite 140
St. Peters, MO 63376
636-945-7000
Attn: Will Holman
wholman@zavradinos.com

City/County Job No: P & Z No. 2204.03 MSD P- BASEMAP	Proj Manager R. Wischmann rich@zavradinos.com
CAD Filename 04126-Infrastructure Phz 2.dwg	Original Issue Date 06/13/06
Project No. 04126-D	Sheet 2