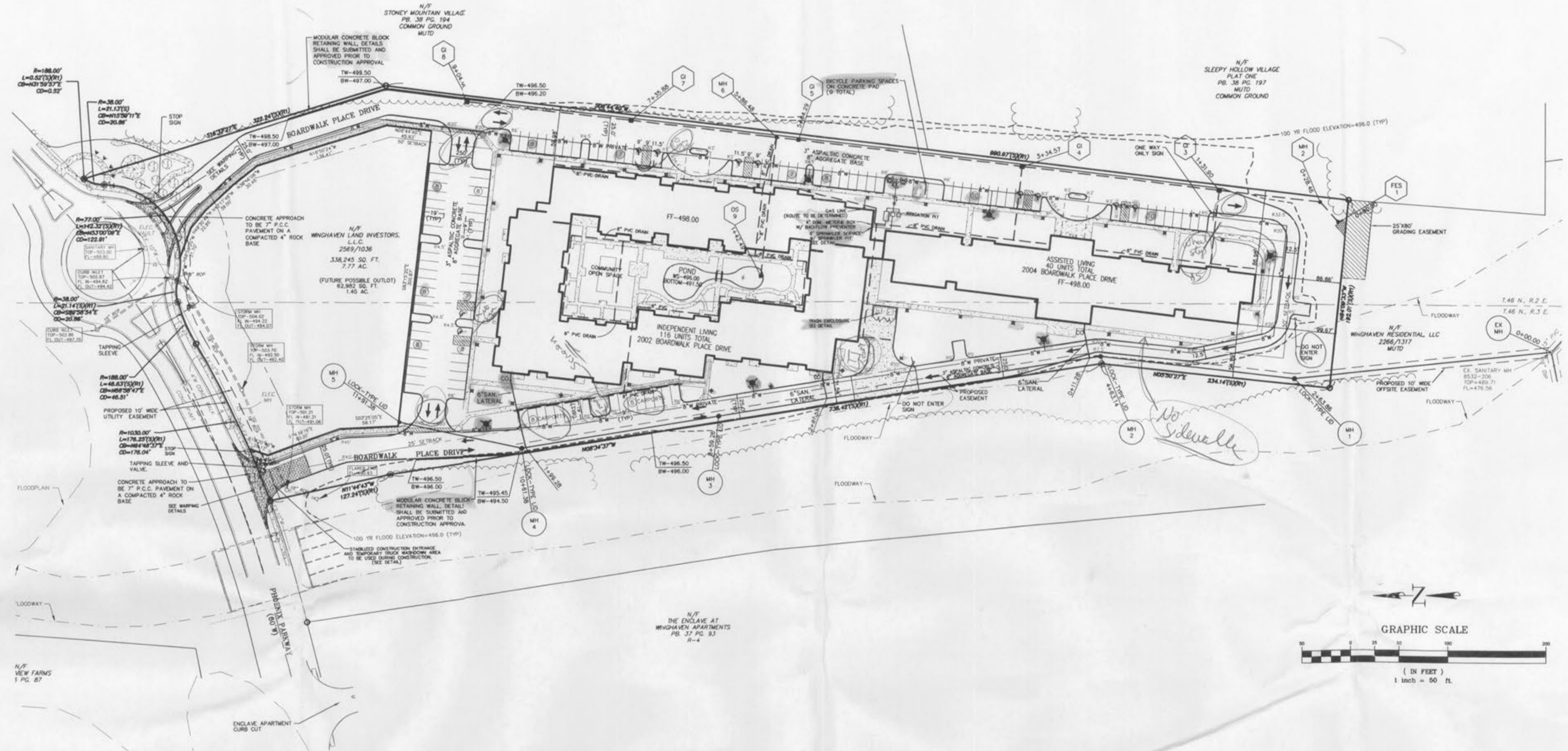


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Project Team
General Contractor: PARC 1061 Boardwalk Springs Pl. O'Fallon, MO 63366
Civil Engineer: Pickett Roy & Silver, Inc. 233 Mid Rivers Mall Drive St. Peters, MO 63376
Structural Engineer: ABS Consulting 1844 Lockland Hill Pkwy. St. Louis, MO 63146
Mechanical Designer: Jarrell Mechanical 4208 Rider Trail North Earth City, MO 63045
Plumbing Designer: Kynl Plumbing 13160 Taussig Avenue Bridgeport, MO 63044
Electrical Designer/Contractor: Crown Electrical 3630 South Broadway St. Louis, MO 63118



Project Title:



SITE NOTES

- All dimensions shown are to face of curb and face of building unless noted otherwise.
- DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
- Additional sitation control may be required as directed by the City of O'Fallon.
- Owner shall be advised that any signage requires a separate permit and shall comply Article 14.04 and Ordinance 1285.
- Storm sewers are to be private unless otherwise noted.
- Contractor to notify the engineer if discrepancies are found in the field compared to the design plans.
- Reference points, such as survey monuments, bench marks, stakes, etc., shall be preserved, but if disturbed or destroyed, shall be replaced as directed, at the expense of the contractor.
- All concrete and asphalt concrete pavement to be removed shall be sawcut on a straight line along the contact line with the existing pavement to remain. Concrete walks and curbs to be removed shall be sawcut at the nearest contraction or expansion joint.
- No work shall be done which will affect existing utilities prior to having ascertained that the utilities have been properly capped, plugged, or otherwise abandoned in a manner acceptable to the affected utility company. The appropriate agency shall be notified prior to the commencement of any work which will affect any existing utility. Removals or relocations by utility companies are to be initiated and coordinated by the Contractor.
- All site construction and sewer construction to be per City of O'Fallon and Duckett Creek Sanitary District standards and specifications.
- Building dimensions as shown are to outside face of building and are per architectural plans received during September 2004. Building dimensions are to outside face of wall. See architectural plans for locations of building area walks, walls, etc. If overall building dimensions vary from those shown on these plans, contact the engineer prior to proceeding with site construction.
- Conduct operations to prevent injury to adjacent buildings, structures, other facilities and persons. Signs, lights, and barricades shall be installed at all locations as necessary to guard against accident. Promptly repair damages caused to facilities by operations, as directed by the engineer and at no cost to the Owner.
- Maintenance of finished asphaltic concrete surfacing will be required until acceptance of work by Owner.
- Pavement traffic marking to be one (1) coat of paint, white concrete as shown, and shall be chlorinated rubber based paint meeting Federal Specifications No. TT-P-115-D, Type III or equal. Application shall be 15 mils thick wet film (320 in. ft. of 4" stripe per gallon).
- See irrigation plans by others for site irrigation.
- Contractor shall verify size and location of roof drains and sanitary sewer laterals prior to construction.
- See landscaping plans by others for location, size, and quantity of landscaping.
- See lighting plans by others for site lighting details.
- All onsite storm sewers are private unless otherwise noted.
- The precast modular concrete block wall and associated revetment as required is the responsibility of the block manufacturer to design. Pickett Roy & Silver assumes no responsibility for walls or wall components designed by others.

PROJECT: **Park Place**
Independent and Assisted Living Apartments
Phoenix Parkway (Village M)

BUILDING PERMIT SET
Sheet Title: **FLAT PLAN**

Project Number: 04188
Drawn By: G.V.C.
Issue Date: NOV. 15, 2004
Sheet Number: **C2**



FILE# 9831.51

O'Fallon, Missouri 63366