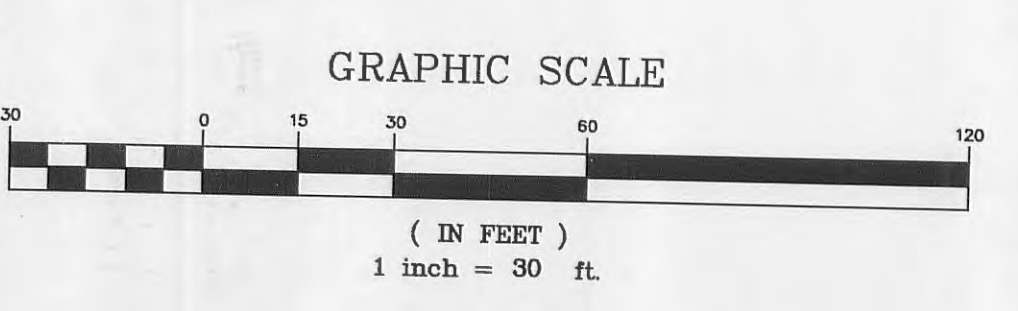
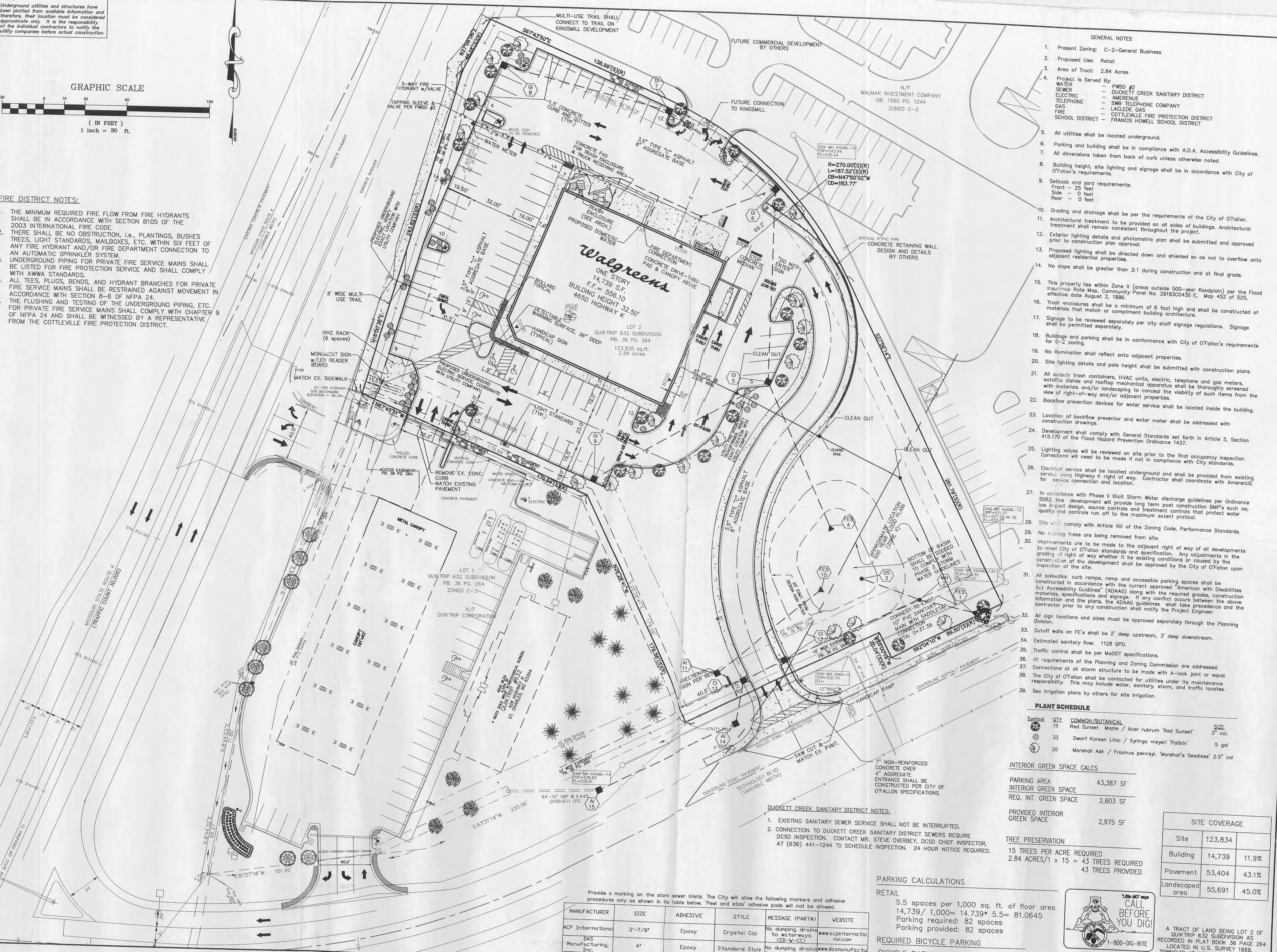


NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.



- FIRE DISTRICT NOTES:**
1. THE MINIMUM REQUIRED FIRE FLOW FROM FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION B105 OF THE 2003 INTERNATIONAL FIRE CODE.
 2. THERE SHALL BE NO OBSTRUCTION, I.E., PLANTINGS, BUSHES, TREES, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX FEET OF ANY FIRE HYDRANT AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
 3. UNDERGROUND PIPING FOR PRIVATE FIRE SERVICE MAINS SHALL BE LISTED FOR FIRE PROTECTION SERVICE AND SHALL COMPLY WITH AWWA STANDARDS.
 4. ALL TEES, PLUGS, BENDS, AND HYDRANT BRANCHES FOR PRIVATE FIRE SERVICE MAINS SHALL BE RESTRAINED AGAINST MOVEMENT IN ACCORDANCE WITH SECTION 8-6 OF NFPA 24.
 5. THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE FIRE SERVICE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE COTTEVILLE FIRE PROTECTION DISTRICT.



- GENERAL NOTES**
1. Present Zoning: C-2-General Business
 2. Proposed Use: Retail
 3. Area of Tract: 2.84 Acres
 4. Project is Served By:
 - WATER - PWS# #2
 - ELECTRIC - DUCKETT CREEK SANITARY DISTRICT
 - TELEPHONE - AMERENUE
 - GAS - LACLEDE GAS
 - FIRE - COTTEVILLE FIRE PROTECTION DISTRICT
 - SCHOOL DISTRICT - FRANCIS HOWELL SCHOOL DISTRICT
 5. All utilities shall be located underground.
 6. Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
 7. All dimensions taken from back of curb unless otherwise noted.
 8. Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
 9. Setback and yard requirements:
 - Front - 25 feet
 - Side - 0 feet
 - Rear - 0 feet
 10. Grading and drainage shall be per the requirements of the City of O'Fallon.
 11. Architectural treatment to be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
 12. Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
 13. Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties.
 14. No slope shall be greater than 3:1 during construction and at final grade.
 15. This property lies within Zone X (areas outside 500-year floodplain) per the Flood Insurance Rate Map, Community Panel No. 29183C0430 E, Map 452 of 525, effective date August 2, 1996.
 16. Trash enclosures shall be a minimum of 6 feet high and shall be constructed of materials that match or complement building architecture.
 17. Signage to be reviewed separately per city staff signage regulations. Signage shall be permitted separately.
 18. Buildings and parking shall be in conformance with City of O'Fallon's requirements for C-2 zoning.
 19. No illumination shall reflect onto adjacent properties.
 20. Site lighting details and pole height shall be submitted with construction plans.
 21. All outside trash containers, HVAC units, electric, telephone and gas meters, with materials and/or landscaping to be thoroughly screened view of right-of-way and/or adjacent properties.
 22. Backflow prevention devices for water service shall be located inside the building.
 23. Location of backflow preventer and water meter shall be addressed with construction drawings.
 24. Development shall comply with General Standards set forth in Article 5, Section 415.170 of the Flood Hazard Prevention Ordinance 1437.
 25. Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
 26. Electrical service shall be located underground and shall be provided from existing service along Highway K right of way. Contractor shall coordinate with AmerenUE for service connection and location.
 27. In compliance with Phase II Illicit Storm Water discharge guidelines per Ordinance 5082, this development will provide long term post construction BMP's such as low impact design, source control and treatment controls that protect water quality and controls run off to the maximum extent practical.
 28. Site shall comply with Article XIII of the Zoning Code, Performance Standards.
 29. No existing trees are being removed from site.
 30. Improvements are to be made to the adjacent right of way of all developments to meet City of O'Fallon standards and specification. Any adjustments in the grading of right of way whether it be existing conditions or caused by the construction of the development shall be approved by the City of O'Fallon upon inspection of the site.
 31. All sidewalks, curb ramps, 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. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
 32. All sign locations and sizes must be approved separately through the Planning Division.
 33. Cutoff walls on FE's shall be 2' deep upstream, 3' deep downstream.
 34. Estimated sanitary flow: 1128 GPD.
 35. Traffic control shall be per MoDOT specifications.
 36. All requirements of the Planning and Zoning Commission are addressed.
 37. Connections at all storm structure to be made with A-lock joint or equal.
 38. The City of O'Fallon shall be contacted for utilities under its maintenance responsibility. This may include water, sanitary, storm, and traffic locales.
 39. See irrigation plans by others for site irrigation.

- DUCKETT CREEK SANITARY DISTRICT NOTES:**
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 2. CONNECTION TO DUCKETT CREEK SANITARY DISTRICT SEWERS REQUIRE DCSD INSPECTION. CONTACT MR. STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT (636) 441-1244 TO SCHEDULE INSPECTION. 24 HOUR NOTICE REQUIRED.

Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. "Peel and stick" adhesive pads will not be allowed.

MANUFACTURER	SIZE	ADHESIVE	STYLE	MESSAGE (PART#)	WEBSITE
ACP International	3'-7/8"	Epoxy	Crystal Cap	No dumping drains to waterways (SD-4-C2)	www.acpinternational.com
IAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No dumping drains to stream (#SDS)	www.iasmanufacturing.com

PARKING CALCULATIONS

RETAIL
5.5 spaces per 1,000 sq. ft. of floor area
14,739 / 1,000 = 14.739 * 5.5 = 81.0645
Parking required: 82 spaces
Parking provided: 82 spaces

REQUIRED BICYCLE PARKING
BICYCLE PARKING (1 BP / 15 PS) 6 BP



SITE COVERAGE

Site	Area	Percentage
Site	123,834	
Building	14,739	11.9%
Pavement	53,404	43.1%
Landscaped area	55,691	45.0%

PLANT SCHEDULE

Symbol	QTY	COMMON/BOTANICAL	SIZE
(Symbol)	19	Red Sunset Maple / Acer rubrum 'Red Sunset'	3" cal.
(Symbol)	33	Dwarf Korean Lilac / Syringa meyeri 'Palibin'	5 gal
(Symbol)	20	Marshall Ash / Fraxinus pennsylv. 'Marshall's Seedless'	2.5" cal

INTERIOR GREEN SPACE CALCS

PARKING AREA 43,387 SF
INTERIOR GREEN SPACE 2,603 SF
REQ. INT. GREEN SPACE 2,975 SF

TREE PRESERVATION

15 TREES PER ACRE REQUIRED
2.84 ACRES / 1 x 15 = 43 TREES REQUIRED
43 TREES PROVIDED

PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 65376
Phone: (636) 397-1211
Fax: (636) 397-1104

Walgreens
STORE #11422
IMPROVEMENT PLANS
HWY K & TECHNOLOGY OF FALLON, MISSOURI
Prepared For:
PACE PROPERTIES, INC.

1401 SOUTH BRENTWOOD, SUITE 100
ST. LOUIS, MO 63144
(314) 968-9898

REVISIONS

NO.	DATE	DESCRIPTION
1	03-08-07	PER WALGREENS COMMENTS
2	03-09-07	PER CITY OF O'FALLON COMMENTS
3	05-03-07	PER DUCKETT CREEK SEWER & FIRE #2
4	05-21-07	PER DEVELOPER
5	05-29-07	PER FIRE DISTRICT
6	06-22-07	PER FIRE DISTRICT

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

PICKETT RAY & SILVER, INC.
Professional Engineer
No. 01045
Date: 01-31-07

DRAWN B.L.P. DATE 01-31-07
CHECKED D.L.S. DATE 01-31-07

PROJECT # 01045.PAPR.00C
TASK # 2 FIELD BOOK 2001A

WALGREENS-O'FALLON IMPROVEMENT PLANS SITE PLAN

SHEET 2 OF 9
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NOT APPROVED FOR CONSTRUCTION