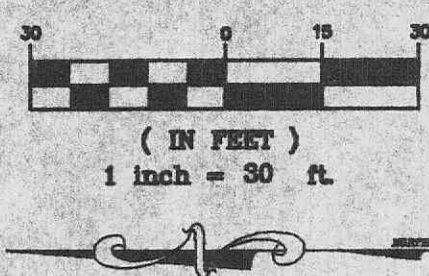


GRAPHIC SCALE



FOREST PARK OF O'FALLON LOT 42
ADDITION NUMBER TWO
PD 7 PG.27-29

SITE DATA

MUNICIPALITY: CITY OF O'FALLON
TOTAL SITE AREA: 2.2 ACRES, 95,832 SQUARE FEET
EXISTING ZONING: C2
PROPOSED ZONING: SAME
EXISTING USE: ELKS LODGE
PROPOSED USE: WALGREENS
FLOOR AREA: 15,120 SQUARE FEET
BUILDING HEIGHT: 22 FEET 4 INCHES

GENERAL NOTES

- 1. PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT
- 2. PROPOSED USE: WALGREENS
- 3. AREA OF TRACT: 2.2 ACRES
- 4. PROJECT IS SERVED BY:
 - A. CITY OF O'FALLON WATER
 - B. ST. CHARLES GAS COMPANY
 - C. GTE TELEPHONE
 - D. UNION ELECTRIC COMPANY / CUIVRE RIVER ELECTRIC
 - E. T.C.I. CABLE
 - F. CITY OF O'FALLON SEWER
 - G. O'FALLON FIRE PROTECTION DISTRICT
- 5. ALL UTILITY SERVICES SHALL BE LOCATED UNDERGROUND.
- 6. PARKING AND BUILDING SHALL BE IN COMPLIANCE WITH A.D.A. ACCESSIBILITY GUIDELINES.
- 7. SANITARY AND STORM SEWERS SHALL BE DESIGNED PER CITY OF O'FALLON SPECIFICATIONS.
- 8. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF O'FALLON REQUIREMENTS.
- 9. ENTRANCE OFF OF HIGHWAY M 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.
- 10. SIGNAGE TO BE REVIEWED SEPARATELY PER SIGNAGE REGULATIONS. SIGNAGE SHALL BE PERMITTED SEPARATELY.
- 11. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
- 12. 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 CLIENT'S REQUEST.
- 13. GRADING AND DRAINAGE SHALL BE PER CITY OF O'FALLON REQUIREMENTS.
- 14. ALL EASEMENTS SHALL BE PROVIDED FOR ON THE RECORD PLAT.
- 15. ARCHITECTURAL TREATMENT TO BE PROVIDED ON ALL SIDES OF THE BUILDING.
- 16. SITE LIGHTING DETAILS AND POLE HEIGHT SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- 17. PROPOSED LIGHTING SHALL BE DIRECTED DOWN AND SHIELDED SO AS NOT TO OVERFLOW ONTO ADJACENT RESIDENTIAL PROPERTIES.
- 18. NO SLOPE SHALL BE GREATER THAN 3:1 DURING CONSTRUCTION AND AT FINAL GRADE.
- 19. STORM SEWERS ARE TO REMAIN PRIVATE AND MAINTENANCE SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.
- 20. BACK FLOW PREVENTION DEVICES FOR WATER SERVICE SHALL BE LOCATED INSIDE THE BUILDING.
- 21. ACCORDING TO FLOOD INSURANCE RATE MAP, NUMBER 29183C0230 E, PANEL 430 OF 525 WITH AN EFFECTIVE DATE OF DECEMBER 15, 1992, MAP REVISED AUGUST 2, 1996, THIS PROPERTY LIES WITHIN ZONE 'X' WHICH IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
- 22. ALL SIGNS REQUIRE A SEPARATE PERMIT AND MUST BE 10 FEET OFF PROPERTY LINES
- 23. SCREEN ALL MECHANICAL EQUIPMENT FROM VIEW
- 24. SUBJECT TO FINAL CONSTRUCTION DRAWING DIMENSIONS MAY CHANGE.
- 25. EXISTING IMPERVIOUS AREA = 87,050 SQUARE FEET
PROPOSED IMPERVIOUS AREA = 71,379 SQUARE FEET
- 26. DETENTION TO BE PROVIDED IN ACCORDANCE WITH THE CITY OF O'FALLON.
- 27. THIS SITE WILL COMPLY WITH ARTICLE 26, PERFORMANCE STANDARDS.
- 28. THE SANSONE GROUP AGREES TO ALLOW CROSS ACCESS BETWEEN THE SUBJECT PROPERTY AND THE PROPERTY TO THE SOUTH SHOULD IT BE DEVELOPED COMMERCIALY.
- 29. ALL UTILITIES SHALL BE LOCATED UNDERGROUND
- 30. NO SLOPE SHALL BE GREATER THAN 1.5%

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors
333 Mid Rivers Mall Dr.
St. Peters, MO 63376
307-1211 FAX 307-1104

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURKEY CONSTRUCTION)

STORE	BUILDING
NEW..... <input checked="" type="checkbox"/>	NEW..... <input checked="" type="checkbox"/>
REMODELING... <input type="checkbox"/>	EXISTING..... <input type="checkbox"/>
RELOCATION... <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS..... <input type="checkbox"/>	

Walgreens

MAIN ST. @ TOM GINNEVER RD.
O'FALLON MISSOURI

TOM GINNEVER (SILTATION CONTROL)

ENTRANCE SHALL BE CONSTRUCTED PER M.O.D.O.T. SPECS. (TYPICAL)

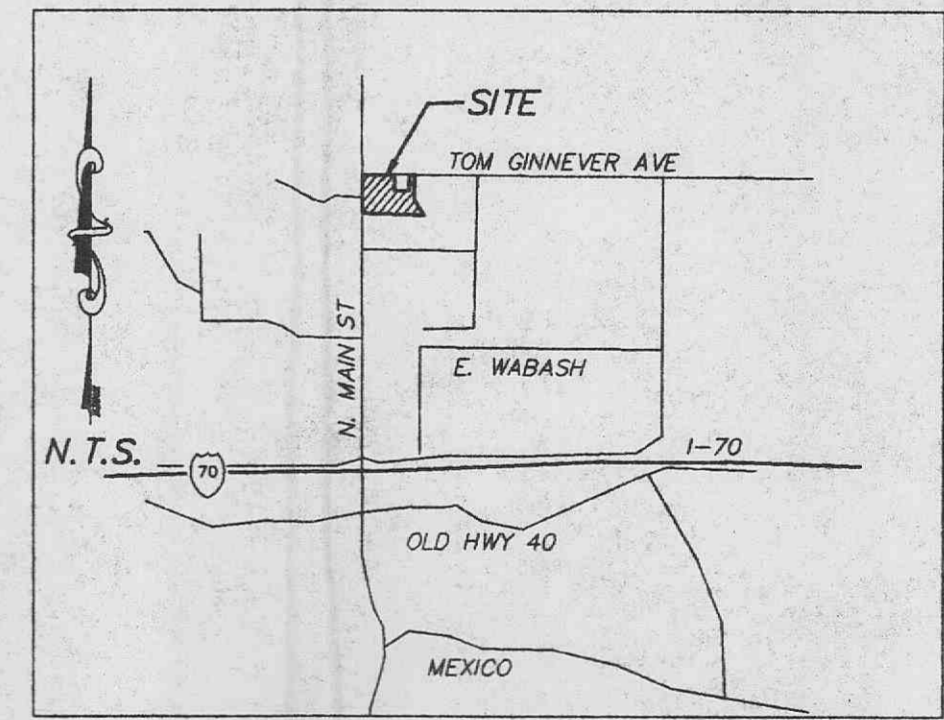
ENTRANCE SHALL BE CONSTRUCTED PER M.O.D.O.T. SPECS. (TYPICAL)

ENTRANCE SHALL BE CONSTRUCTED PER M.O.D.O.T. SPECS. (TYPICAL)

PARKING CALCULATIONS:

Required Parking: 10 Spaces plus 1 space for every 400 sq.ft. in excess of 2000 sq.ft. gross sq.ft. = 15,120
Parking required: 43 spaces
Parking Spaces Provided: 85 spaces

NOTE: CONTRACTOR TO COORDINATE AND FIELD VERIFY LOCATION OF THE EXISTING GAS LINE AND HOOK UP WITH THE ST. CHARLES GAS COMPANY.



LOCATION MAP

LEGEND

EXISTING SANITARY SEWER	---
PROPOSED SANITARY SEWER	---
EXISTING STORM SEWER	---
PROPOSED STORM SEWER	---
WATER LINE & SIZE	---
WATER VALVE	XX
EXISTING FIRE HYDRANT	XX
PROPOSED FIRE HYDRANT	XX
EXISTING CONTOUR	---
PROPOSED CONTOUR	---
CONCRETE PAVEMENT	---
POWER POLE	---
GUY WIRE	---
LIGHT STANDARD	---
GAS VALVE	---



THE SANSONE GROUP, INC.
7700 BONHOMME, SUITE 200
ST. LOUIS, MISSOURI 63105
(314) 727-6664
FAX (314) 727-6101

NO.	DATE	BY	DESCRIPTION	CONST.
7	06-15-00	GK		
6	05-31-00	GK		
5	05-04-00	GK		
4	04-06-00	GK		
3	02-28-00	GK		
2	02-14-00	GK		
1	10-18-99	GK	PER CITY OF O'FALLON	

REVISIONS

CERTIFICATION AND SEAL

ENGINEERS AUTHENTICATION
The responsibility for professional engineering ability 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 includes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.
HAROLD J. BARBER
Professional Engineer
No. 17751
E-17751

PROJECT NAME Walgreens	PROJECT NUMBER XXX-XXXX	DRAWING NO. C1
SOUTH EAST CORNER OF MAIN AND TOM GINNEVER	SCALE: 1"=30'	DWG.
DRAWING TITLE SITE PLAN	DATE 07-14-99	PROJECT NUMBER 99-040
DATE 07-14-99	STORE NO. XXX-XXXX	DRAWING NO. C1
PROJECT NUMBER 99-040	SCALE: 1"=30'	DWG.
DRAWN BY: GMK	RELEASED TO CONSTRUCTION	OF DWGS.
REVIEWED BY:		