

SITE NOTES

- All dimensions shown are to back of curb unless noted otherwise.
- DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
- Additional siltation control may be required as directed by City of O'Fallon.
- 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 relocation by utility companies are to be initiated and coordinated by the Contractor.

- All construction shall conform to City of O'Fallon, standards and specifications. All sewer construction shall conform to MSD Standards and Specifications, 1992.

- Building dimensions as shown are to outside face of building and are per architectural plans received during June, 1999. 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.

- New pavement - The Contractor shall fine grade and roll the subgrade to the elevations as shown. Subgrade shall be compacted to densities noted. The base course and surface course shall be constructed in accordance with Standard Specifications for Road Construction in Missouri. The base course shall be Type 2A crushed rock and the compacted thickness shall be as shown on the drawings. Base course shall be compacted to densities noted. The asphalt surface wearing course shall be Type C asphaltic cement, penetration grade 85-100. Final rolled density shall not be below 95% of the average density of Marshall test laboratory specimens. Constructed thickness shall be within 1/4".

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 except 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).

Use MSD 1992 Standards & Construction Details.

PICKETT RAY & SILVER

Civil Engineers
Planners
Land Surveyors

333 Mid Rivers Mall Dr.
St. Peters, MO 63376
397-1211 FAX 397-1104

PROJECT TYPE

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

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

- WALGREENS' CONTRACTOR
- LANDLORD'S CONTRACTOR (TURNKEY 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

| NO. | DATE | BY | DESCRIPTION | CONST. |
|-----|------|----|-------------|--------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |

REVISIONS

CERTIFICATION AND SEAL

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 reauthenticed.



PICKETT, RAY & SILVER, INC.

PROJECT NAME
Walgreens

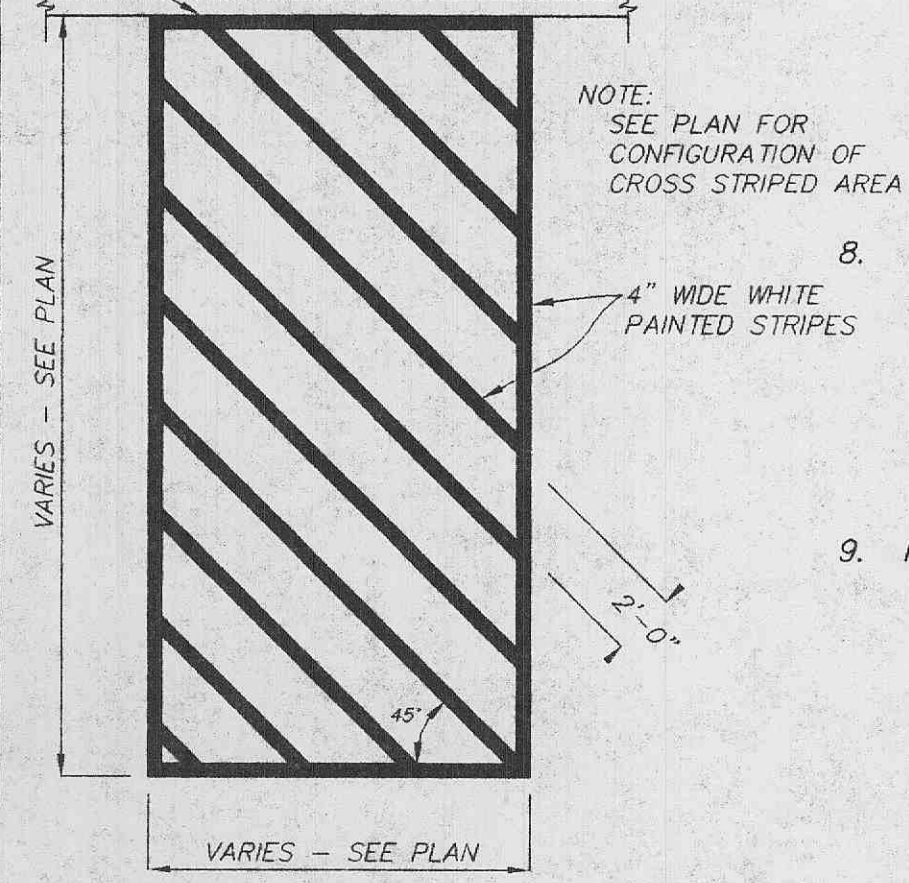
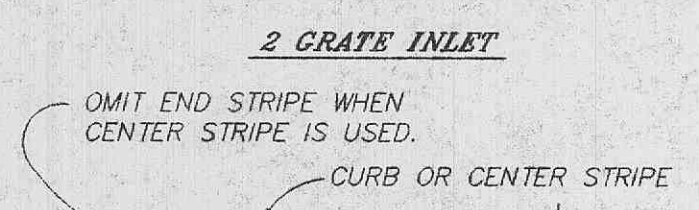
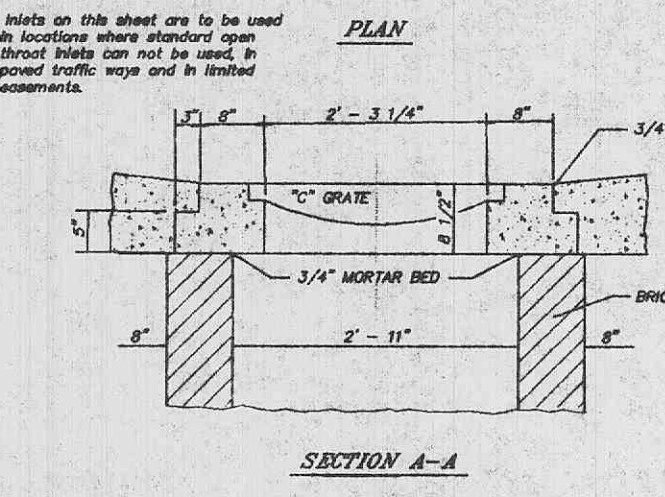
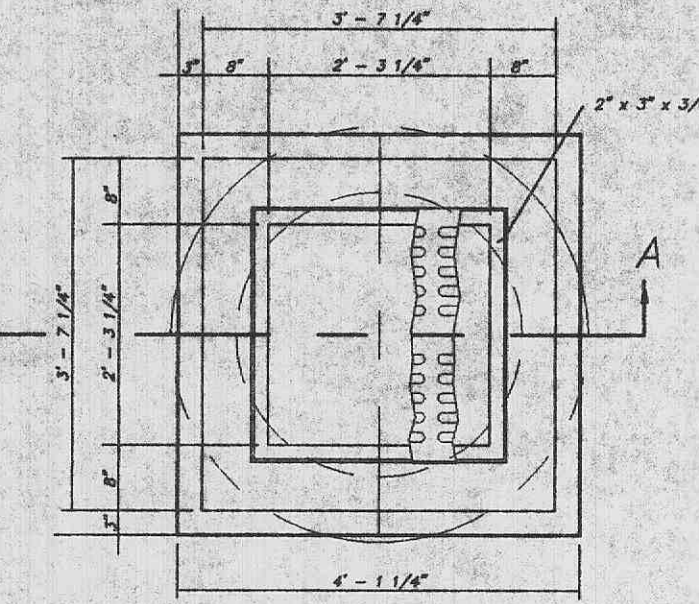
SOUTH EAST CORNER OF MAIN AND TOM GINNEVER

DRAWING TITLE
DETAILS

| DATE | STORE NO. | DRAWING NO. |
|--------------------------|--------------------------|-------------|
| 07-14-99 | XXX-XXXX | C4 |
| PROJECT NUMBER 99-040 | SCALE 1"=30' | OF DWGS. |
| DRAWN BY GMK | RELEASED TO CONSTRUCTION | |
| REVIEWED BY | | |

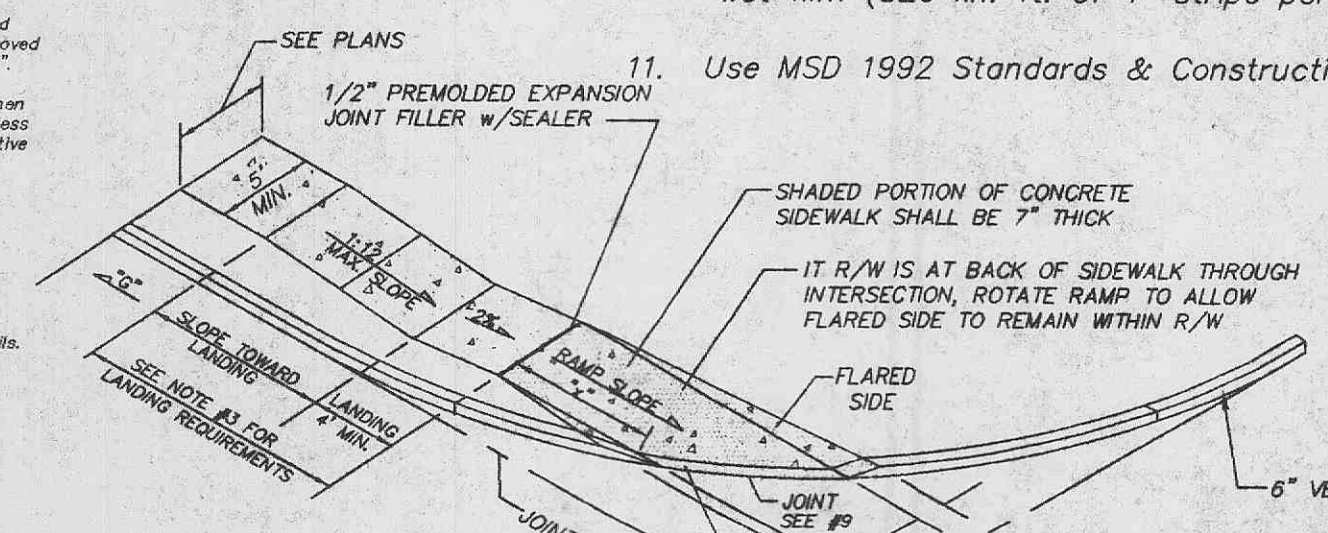


THE SANSONE GROUP, INC.
7700 BONHOMME, SUITE 200
ST. LOUIS, MISSOURI 63105
(314)727-6664
FAX (314)727-6101



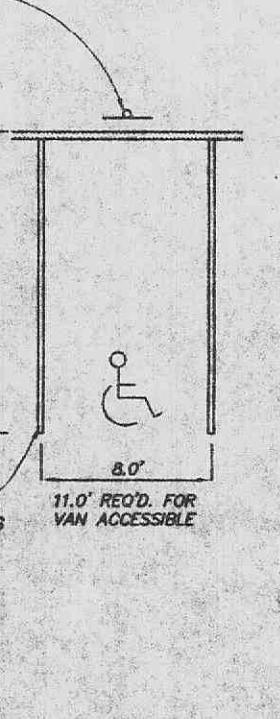
CROSS STRIPING DETAIL
N.T.S.

GENERAL NOTES:
1. Do not scale drawings.
2. Sidewalks and sidewalk curb ramps shall be constructed in accordance with these details and the current approved Americans with Disabilities Act Accessibility Guidelines.
3. Provide a landing at the top of each straight ramp when the grade along curb (C.R.) is greater than +2% and less than +7%. For other values of "C", including all negative ("v") values, no landing is required.
4. Minimum sidewalk width along 6" vertical curb shall be 5 feet. Minimum sidewalk width along 3" rolled curb shall be 4 feet.
5. Maximum sidewalk cross slope 0.02/1.
6. All sidewalk sections shall be 4" thick, except where indicated otherwise by shaded sections shown on details. All sidewalk sections and curb ramps, regardless of thickness, shall be paved for as "Concrete Sidewalk".
7. Where a curb ramp meets pavement, buttress will not be permitted.
8. Construct a diagonal ramp when the maximum corner radius allowed for a straight ramp is exceeded.
9. If integral concrete curb is constructed, strike a dummy joint across bottom of ramp at curb line. If concrete curb is dowel-on, block out pavement to provide full depth curb across ramp from outer point of curb taper to outer point of curb taper.
10. For sidewalk locations on CUL-DE-SACS, refer to "Pavement Construction Details".
11. For pavement longitudinal and transverse joints and dowel and tie bar requirements and dimensions, refer to the "Pavement Construction Details for 'Alleys and Curb'". Standard Drawing CSD-03.
12. For roadway cross slopes, pavement layers, and thicknesses refer to "Standard Typical Section".

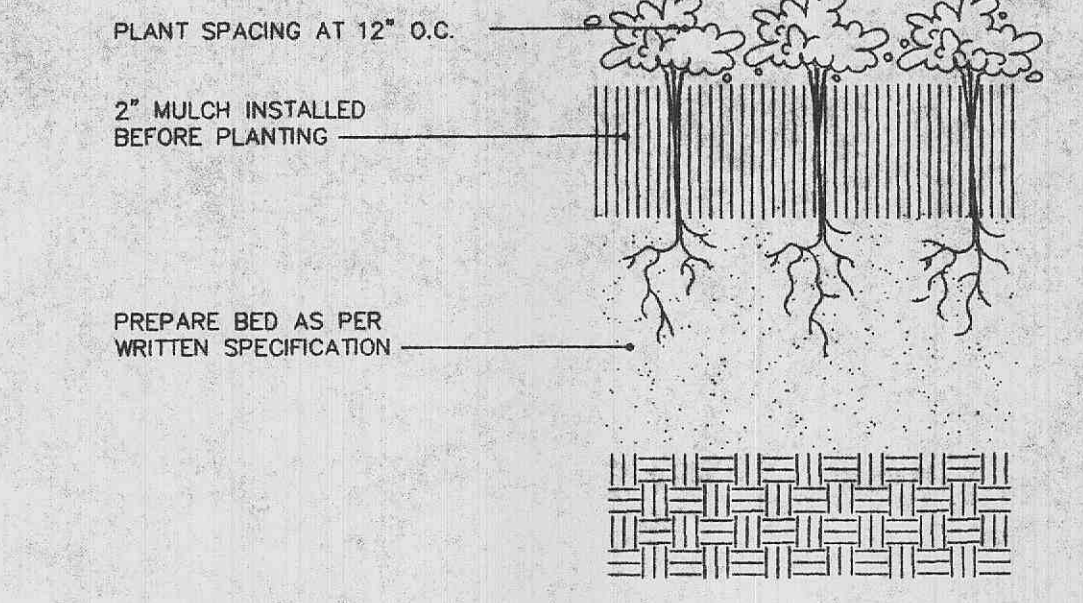


STRAIGHT CURB RAMP - 6" VERTICAL CURB
ST. LOUIS DEPT. OF HHTS. & TRAFFIC CGR. 10

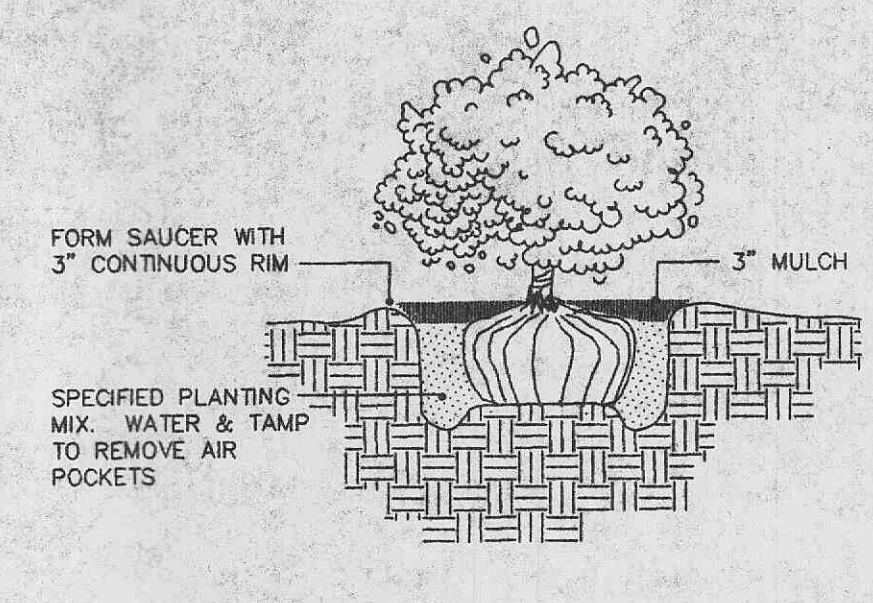
| TYPED AND 2 CURB RAMPS | % GRADE ALONG CURB (C.R.) | MIN. LENGTH OF RAMP SLOPE (L.F.) |
|------------------------|---------------------------|----------------------------------|
| | 0.10 to +1 | 5 |
| | +1.01 to +2 | 7 |
| | +2.01 to +3 | 8 |
| | +3.01 to +4 | 10 |
| | +4.01 to +5 | 12 |
| | GREATER THAN +4 | 15 |



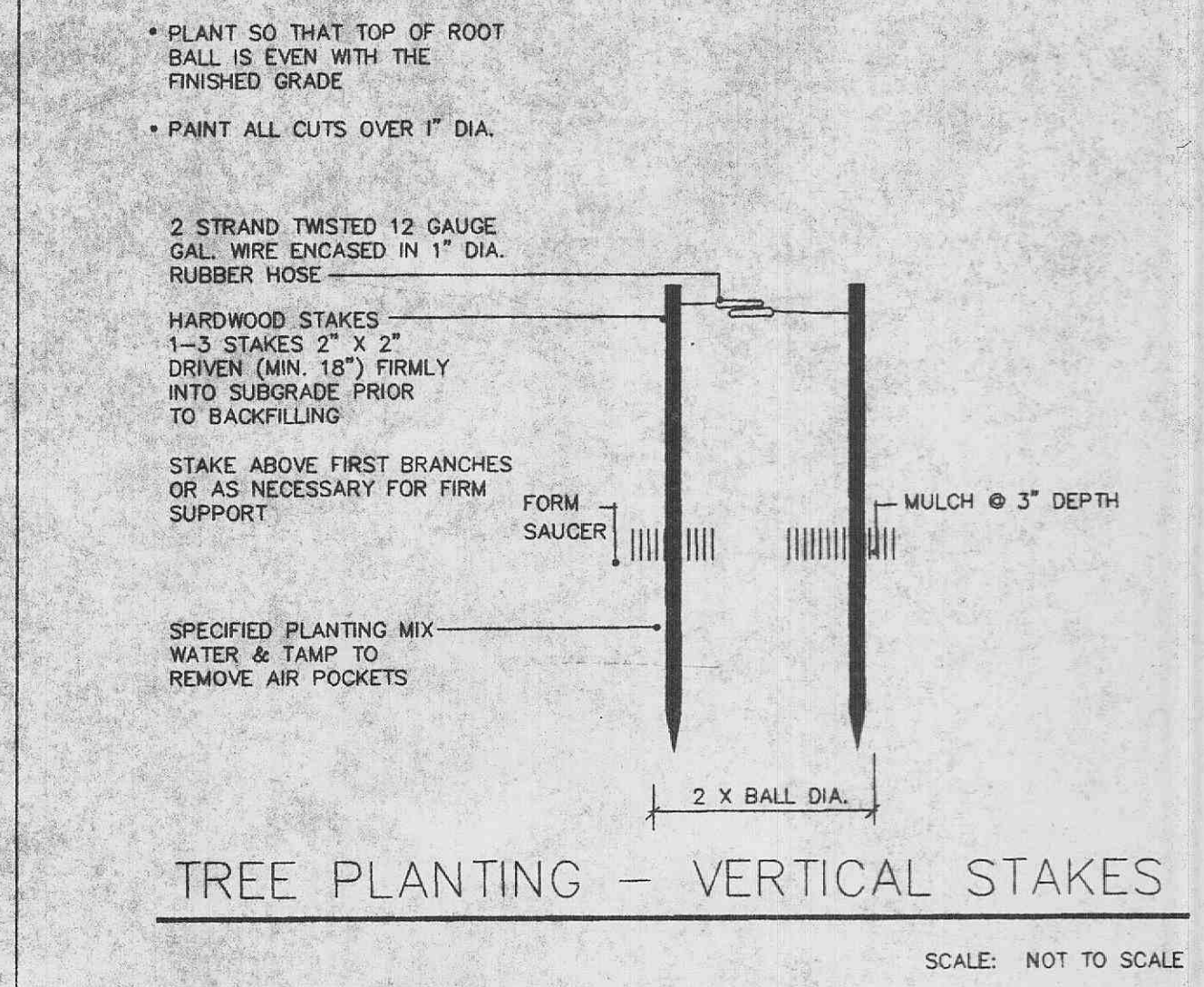
TYPICAL PARKING DIMENSIONS



GROUND COVER PLANTING DETAIL
SCALE: NOT TO SCALE



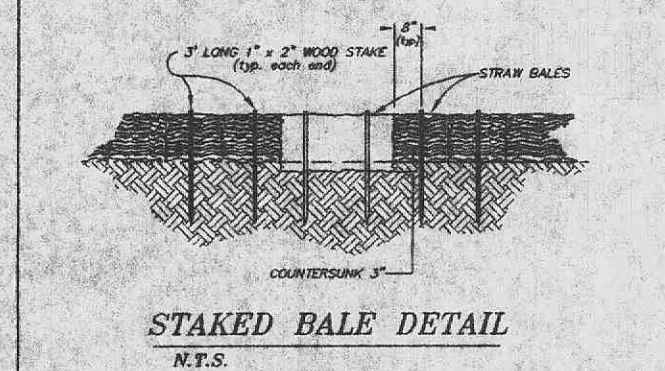
SHRUB PLANTING
SCALE: NOT TO SCALE



TREE PLANTING - VERTICAL STAKES
SCALE: NOT TO SCALE

Siltation Control

Siltation control shall consist of temporary basins and silt traps to divert storm water run-off to a natural discharge point. (See Grading Plans for locations.) At which point there shall be a double row of straw bales with four feet of separation between bales and straw bales shall be staggered. In cases where a berm and silt trap are not feasible, a single row of straw bales shall be placed and to extend to protect adjacent property and right-of-way (this shall be the responsibility of the grading contractor or developer if no agency). Upon completion of storm sewers, straw bales shall be placed on all sides of appropriate structures to keep all soil of storm sewer (this shall be the responsibility of the sewer contractor or the developer if so agreed). All straw bales shall be securely anchored and properly maintained until all disturbed areas are planted or vegetation established.



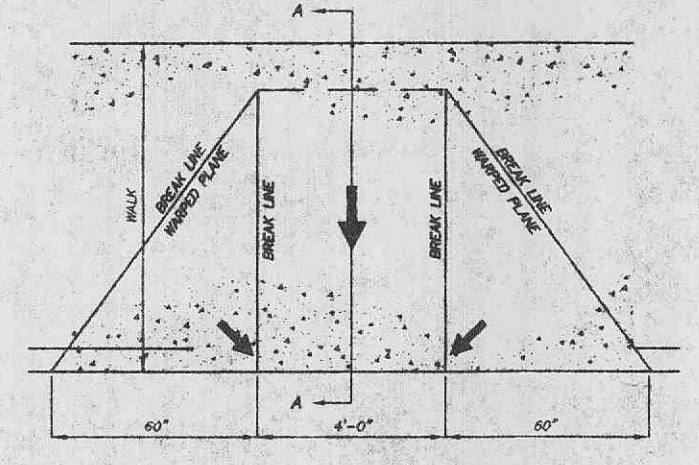
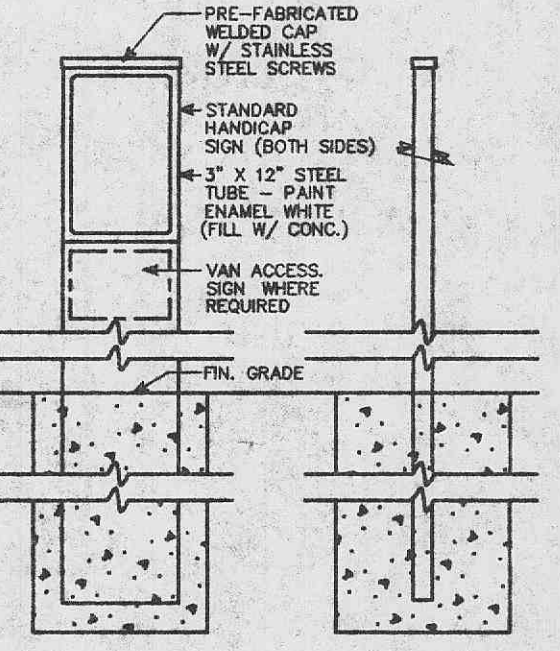
STAKED BALE DETAIL
N.T.S.

GRADING NOTES

- All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed per the grading plan.
- The contractor shall restore offsets construction areas to an equal or better condition than existed prior to commencement of construction.
- Earth subgrade for paved areas must be compacted to 95% of maximum dry density as determined by a "Modified Proctor Test" (ASTM D-1557), the top 18" to 100% maximum dry density as determined by Standard Proctor Test or 95% by Modified Proctor Test, before paving shall commence.
- Siltation control shall be straw bales placed end to end and anchored with no less than 2 1/2" x 4" reinforcing rods. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
- All grade shall be within 0.1 feet more or less of those shown on the grading plan.
- The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same in his bid.
- No area shall be cleared without permission of the developer.
- All graded areas shall be protected from erosion by sedimentation basins; erosion control devices or siltation basins.
- All slopes shall be seeded or sodded and mulched. Maximum slopes shall not exceed 3 feet horizontal to one foot vertical.
- Elevations and contours shown are to top of finished grade or paved surface. For typical pavement sections see detail in this sheet.
- All trash, debris, organic material, refuse, frozen earth, etc., shall be removed from fill areas prior to the placement of controlled fill. All fill and backfills shall be made of selected earth materials, free from broken masonry, rock, frozen earth, rubbish, organic material and debris.
- The Developer shall provide erosion control per the grading plan and may be required to provide additional measures as requested by O'Fallon, should erosion control plan prove to be insufficient.
- Care shall be exercised in compaction of backfill materials over the top of structures or pipes in order to prevent damage to the waterproofing membranes, joints, seals and/or the pipes and structures themselves. Compaction and placing of back fill and fill materials shall be performed under the continuous supervision of an approved testing laboratory. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- All filled places under proposed storm and sanitary sewer lines and/or paved areas shall be compacted to 95% of maximum density as determined by the Modified AASHTO T-180 Compaction Test or 100% of maximum density as determined by the Standard Proctor Test AASHTO T-99.
- All filled places in proposed roads, structures, walkways, pavement (including driveways & parking) shall be compacted to the bottom of the fill up to 90% maximum density as determined by the Modified Proctor (AASHTO T-180) Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99, the top 18" to 100% Std. Proctor or 95% Mod. Proctor. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations.
- Contractor to locate and acquire all permits necessary for a temporary construction entrance.

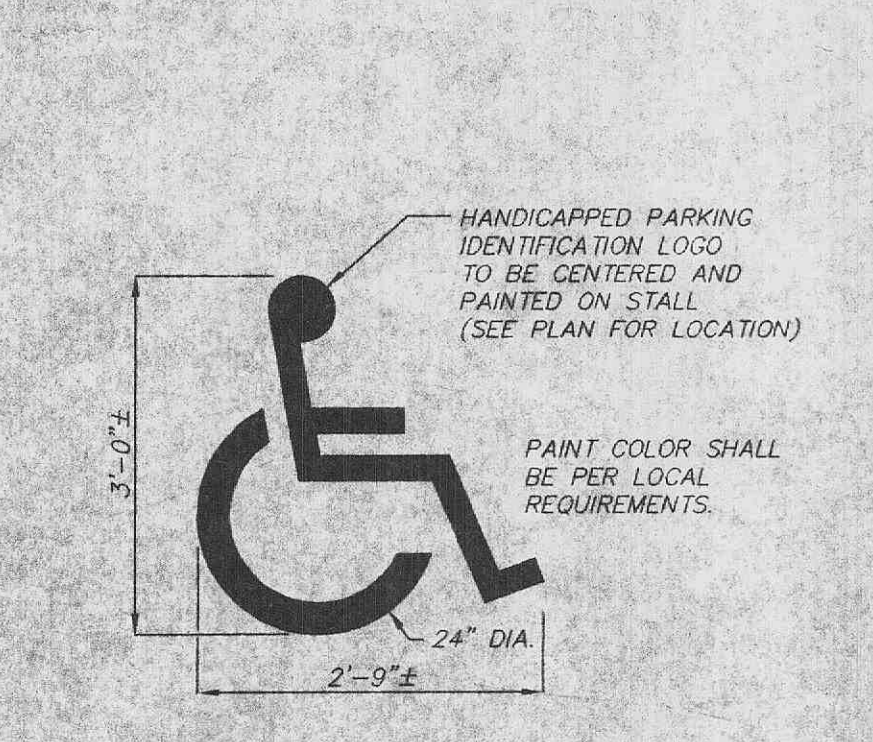
NOTES:

- All Natural vegetation shall be maintained. Every effort possible will be made to protect existing vegetation from damage due to equipment usage.
- The landscape contractor shall be responsible for any coordination with other site related work being performed by other contractors. Refer to architectural drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact locations of the above.
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions.
- All mulch to be shredded oak bark mulch @ 3" depth, after compaction, unless otherwise noted. Mulch shall be clean and free of all foreign materials.
- All shrubs adjacent to parking lot to be planted a min. of 48" from back of curb.
- It shall be the landscape contractor's responsibility to:
 - Verify all existing and proposed features shown on the drawings prior to the commencement of work.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
 - Stake the locations of all plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
- The landscape contractor is to receive the site graded to within 1/10 of a foot. Landscape contractor to obtain letter of grade certification from the general contractor prior to commencement of work.
- Groundcover beds shall be cultivated to 6" depth and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- All plant material (excluding groundcover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300lbs. per acre).
- Items shown on this drawing take precedence over material list. It is the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan.

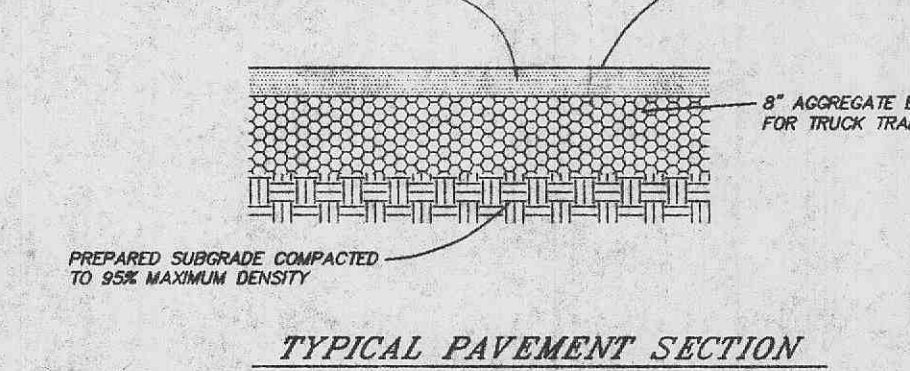
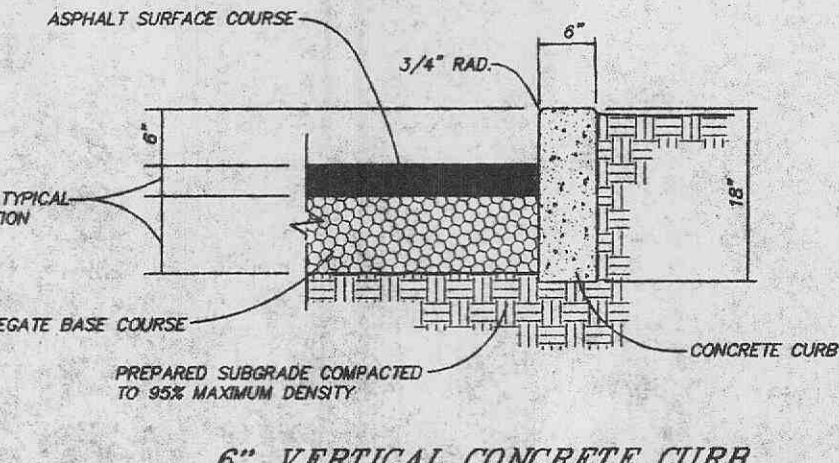


STRAIGHT CURB HANDICAPPED RAMP DETAIL
SECTION A-A

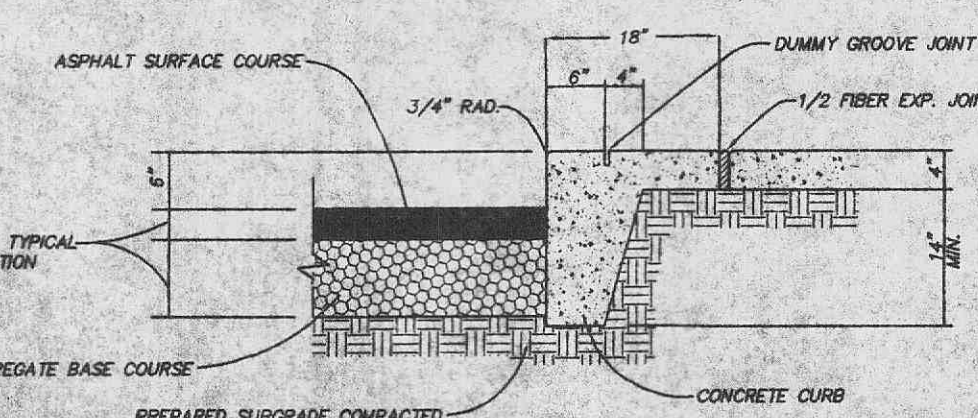
HANDICAPPED PARKING SIGN & POST



HANDICAPPED PARKING MARKING
N.T.S.



TYPICAL PAVEMENT SECTION
CONCRETE PAVEMENT DETAIL



6" VERTICAL CONCRETE CURB WITH SIDEWALK