



Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

IMPROVEMENT PLANS FOR WALGREENS

LOT 1 - WINGHAVEN CENTRE

A TRACT OF LAND BEING PART OF SECTION 12
TOWNSHIP 46 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

General Notes

- Area of Site: 1.47 Acres.
- Zoning: C2 General Commercial
- This Site is served by the following utilities:

Water: St. Charles County Public Water No. 2	(636) 561-3737
Sanitary Sewer: Duckett Creek Sewer District	(636) 441-1244
Electric: AmerenUE	(636) 925-3235
Gas: St. Charles Gas Company	(636) 946-6170
Telephone: Verizon Telephone	(636) 332-7392
- This Site is located in the following service areas:

Fire Protection: Wentzville Fire Protection District
School District: Wentzville School District
- Project Benchmark: At Dardenne Prairie, T46N, R2E, near approximate of Sections 1, 2, 11 & 12, 31' north and 20' west of Crossroads, the intersection of State Highway "N" with Post Road and Hanley Road, 49' south of S.E. Corner of Catholic Church, 2.0' north of sidewalk, and in concrete post, standar tablet stamped "TT 60 C 1966 616," Elevation = 616.50.
- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- All proposed utilities to this site must be underground services.
- All necessary utilities (Public or Private) will be available, functioning and usable at any stage of the project or when the total project is completed.
- There is no Floodplain on this site as shown on the Flood Insurance Rate Map Number 29183C0240 E, dated August 2, 1996.
- There is no known wellands on this site.
- Stormwater Detention provided by "Winghaven Global Detention Plan."
- All sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with current approved "American with Disabilities Act Accessibility Guidelines" along with the required grades, construction materials, specifications and signage. If any conflicts occur between the Guidelines and the plans, the Guidelines shall take precedence and the contractor prior to any construction shall notify the Project Engineer.
- All sign locations and sizes must be approved separately through the City of O'Fallon Planning Division.
- All proposed utility easements to be depicted on the record plat.
- The required number of off-street parking spaces for this site is 76 spaces calculated as follows:
(15,022 sq. ft.)(1 p.s./200 sq. ft.) = 76 p.s.
- The number of off-street parking spaces provided for this site is 86 spaces including 4 HDC spaces.
- Photometric lighting plan to be submitted by others.
- Landscape Plan to be submitted by others. The landscape plan shall be in compliance with Article X of the Zoning Code.
- The site is to comply with the Tree Preservation Ordinance, Chapter 23 of the Zoning Code. There are currently no trees on the site.
- The site is to comply with Article XIII of the Zoning Code, Performance Standards.
- The site is to conform to the Comprehensive Plan.
- Note that conditions depicted as existing or by otherson Lot 6 of Winghaven Centre were approved by the City of O'Fallon on the Site Improvement Plans for Winghaven Centre. (Musler Engineering Job No. 02-620 and City of O'Fallon File No. 9831.37.01)
- Note that the storm sewer system is private and will not be maintained by the City of O'Fallon.
- Site Address: 7422 Highway N, O'Fallon, MO 63366
- Present Owner: The Reding Company, Attn: Joseph S. Reding, 2460 Executive Dr., Suite 110, St. Charles, MO 63303, (636) 477-8288

VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES

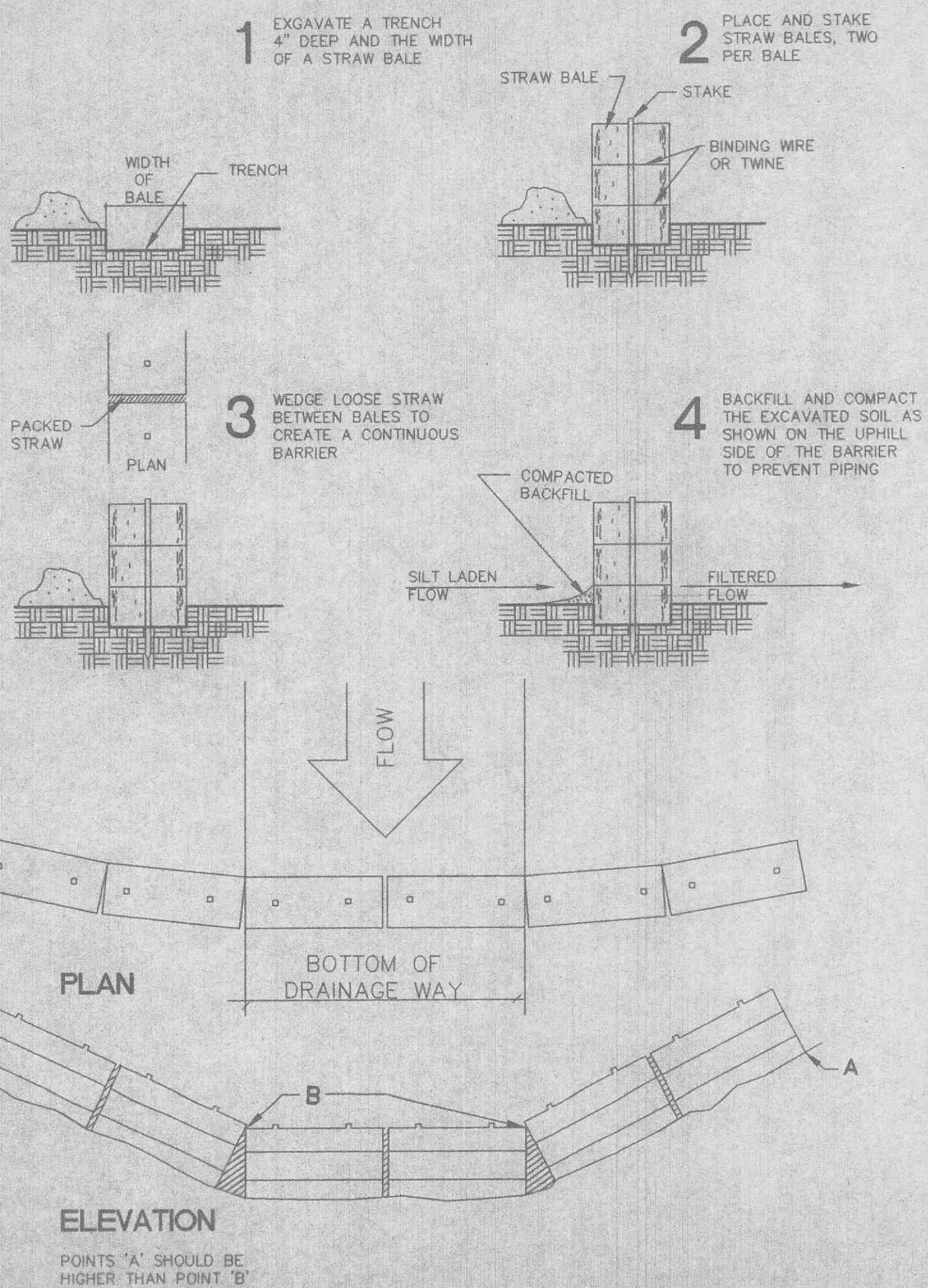
APPENDIX A

SEEDING RATES:
Permanent:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
Combined: Fescue@15 lbs./ac. and Brome@10 lbs./ac.
Temporary:
Wheat or Rye - 150 lbs./ac.(3.5 lbs. per 1000 sq. ft.)
Oats - 120 lbs./ac.(2.75 lbs. per 1000 sq. ft.)
SEEDING PERIODS:
Fescue or Brome - March 1 to June 1
Wheat or Rye - August 1 to October 1
Oats - March 15 to November 1
MULCH RATES: 100 lbs. per 1000 sq.ft.(4,356 lbs. per acre)
FERTILIZER RATES: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

*ENM = effective neutralizing material as per State evaluation of quarried rock.

STRAW BALE BARRIERS FOR URBAN DEVELOPMENT SITES

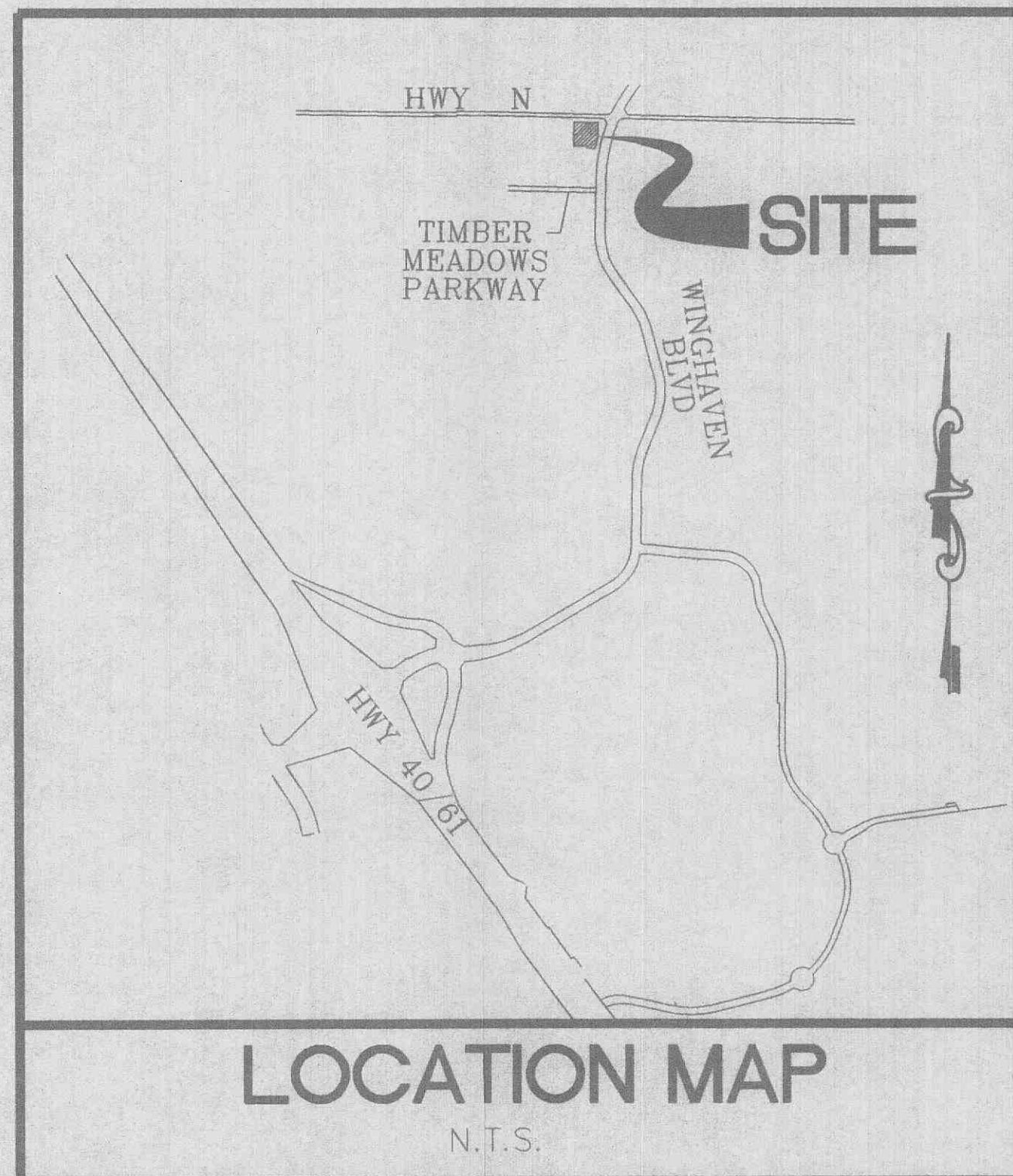
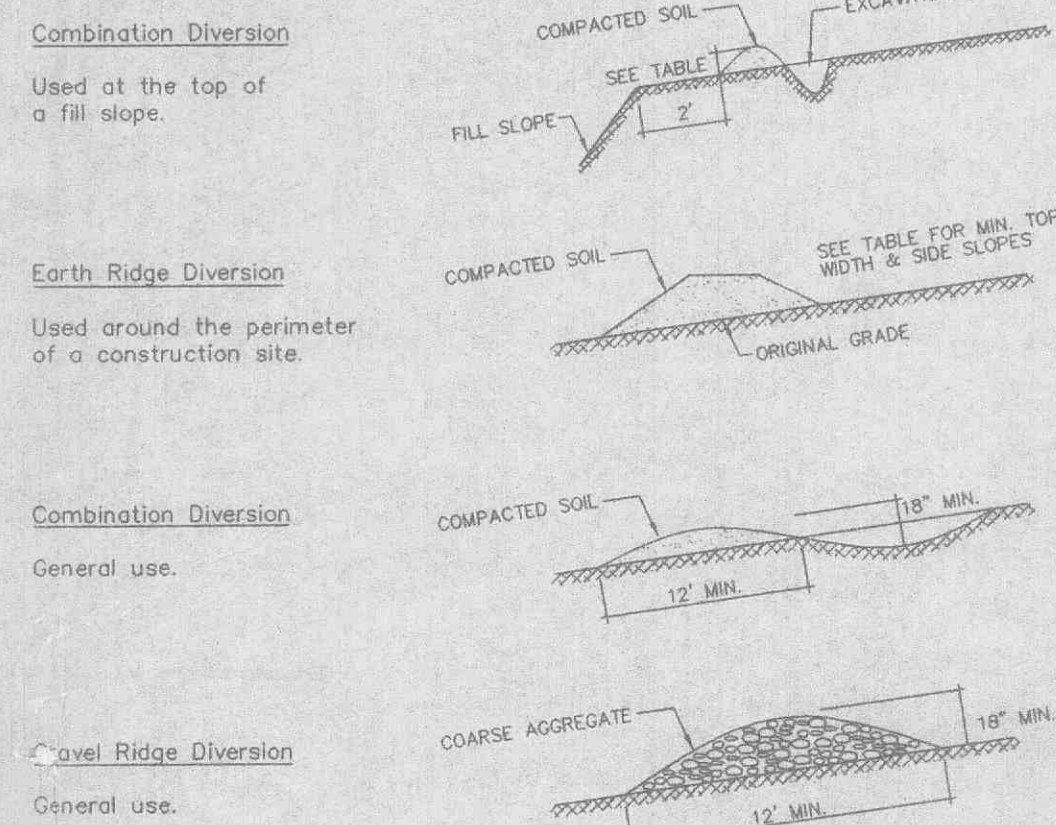
APPENDIX C



DIVERSIONS FOR URBAN DEVELOPMENT SITES

APPENDIX B

** Outlets for diversions must be stable. Stable outlets consist of grass waterways, earthen channels with capacity adequate to prevent gully erosion, grade stabilization structures or other practices as approved by the Designated Official.



SYNTHETIC FILTER BARRIERS FOR URBAN DEVELOPMENT SITES

APPENDIX D

MAINTENANCE

- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
- Sediment deposits shall be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

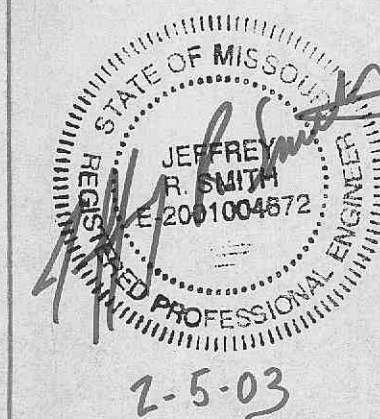
INDEX OF SHEETS

- COVER SHEET
- NOTES & SPECIFICATIONS
- SITE PLAN & STORM SEWER PROFILES
- DRAINAGE AREA MAP
- 5-6 DETAILS
- LANDSCAPE PLAN (BY OTHERS)
- 7 SITE LIGHTING/PHOTOMETRIC (BY OTHERS - E0.1 & E0.1A)
- 8-9 TRASH ENCLOSURE DETAIL (BY OTHERS - A1.4)
- 10

NOTE: 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 Owner and/or 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.

PREPARED FOR:

BLACKSTONE GROUP
MR. THOMAS P. TERRIL
1830 CRAIG PARK COURT, SUITE 110
ST. LOUIS, MISSOURI 63146
TELEPHONE: (314) 542-9040



2/5/03	2	CITY COMMENTS
1/27/03	1	CITY COMMENTS
DATE:	NO.:	REVISION:
MUSLER ENGINEERING COMPANY		
CIVIL ENGINEERING - PLANNING - LAND SURVEYING		
32 Portwest Court, St. Charles, Missouri 63303		
Telephone: (636) 916-0444		
Fax: (636) 916-3444		
DATE:	DRAWN:	CHECKED:
OCT. 2002	J.R.S.	J.R.S.
PROJECT NO.:	SHEET NO.:	
02-620	1 OF 10	

INSP. COPY
2/7/03
APPROVED AS NOTED
Frank Edwin
RECEIVED
FEB 06 2003
ENGINEERING DEPARTMENT

Construction Inspector