

# CONSTRUCTION DRAWINGS FOR 306 TCW COURT

A TRACT OF LAND BEING ADJUSTED LOT 3C, A RESUBDIVISION OF LOT 3 OF WIES INDUSTRIAL PARK 40, PG. 125, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF LAKE SAINT LOUIS, SAINT CHARLES COUNTY, MISSOURI

## Project Directory

### OWNER / DEVELOPER

Jerry Finley  
228 Silent Meadow Drive  
Lake Saint Louis, MO 63367

### ARCHITECT

LT Designs, LLC  
210 El Pescado Drive  
St. Peters, MO 63376  
314-267-3935  
Contact: Linda Jarvis

### CIVIL ENGINEER

Premier Civil Engineering, LLC  
306 TCW Court  
Lake Saint Louis, MO 63367  
314-925-7452  
Contact: Matt Fogarty

### SURVEYOR

Premier Civil Engineering, LLC  
306 TCW Court  
Lake Saint Louis, MO 63367  
314-925-7456  
Contact: David Maxwell

### MUNICIPALITY

City of Lake Saint Louis  
200 Civic Center Drive  
Lake Saint Louis, MO 63367  
636-625-1200

### UTILITY CONTACTS

Water  
Public Water Supply District #2  
100 Water Drive  
O'Fallon, MO 63368  
636-561-3737

Electric  
Ameren UE  
200 Callahan Road  
Wentzville, MO 63385  
636-327-6203

### Gas

Laclede Gas Company  
1999 Trade Center Drive East  
St. Peters, MO 63376  
314-342-0694

### Telephone

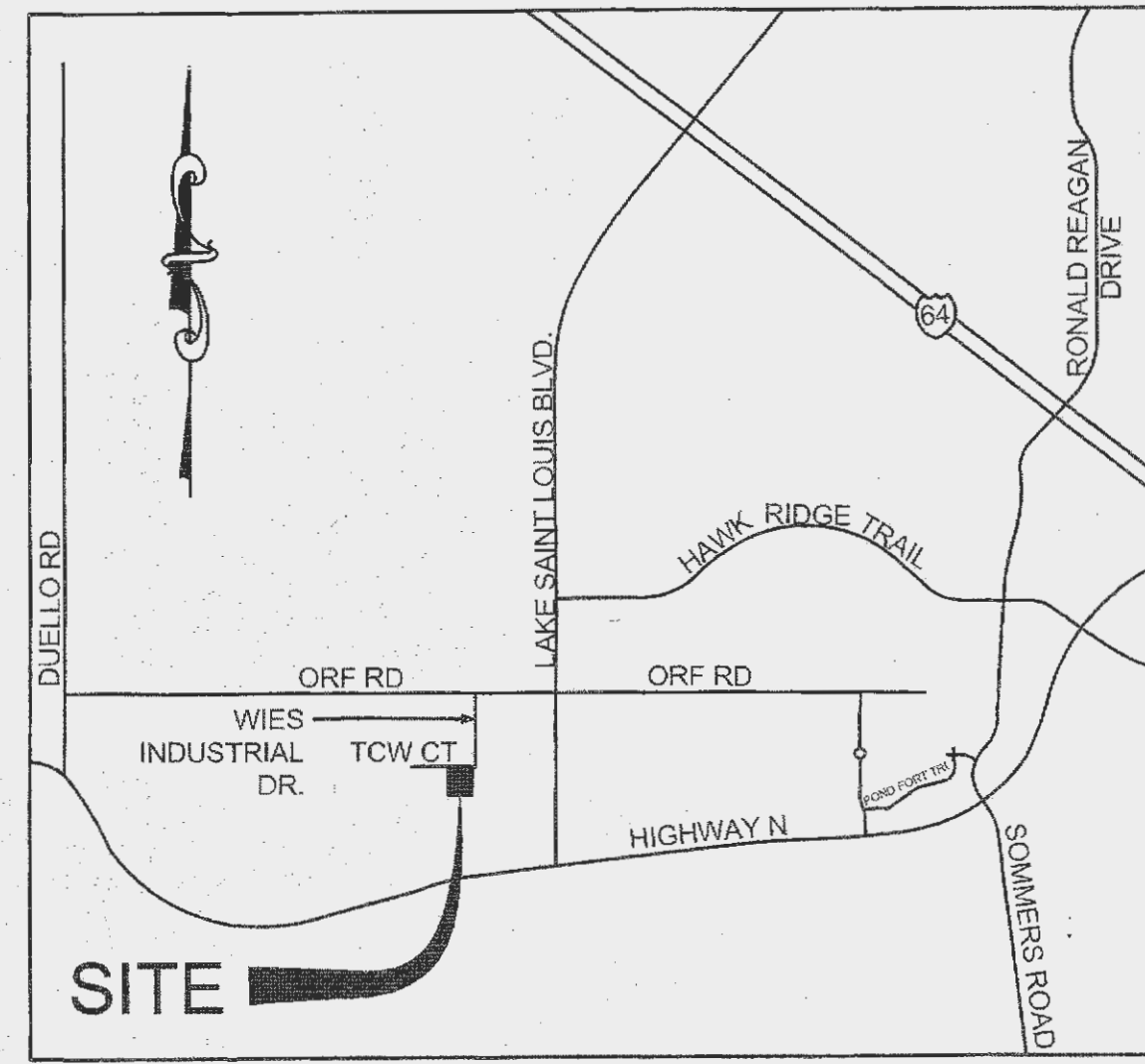
CenturyLink  
1151 Century Tel Dr.  
Wentzville, MO 63385  
636-949-1331

### Fire Department

Wentzville Fire Protection District  
209 W. Pearce Boulevard  
Wentzville, MO 63385  
636-322-9869

### Sanitary Sewer

Public Water Supply District #2  
100 Water Drive  
O'Fallon, MO 63368  
636-561-3737



LOCATION MAP  
NTS

**DISTURBED LAND AREA = 1.09 ACRES**

### SITE COVERAGE CALCULATIONS

**SITE AREA = 1.02 ACRES**  
EXISTING IMPERVIOUS AREA, PARKING LOT AND BUILDING  
0.00 ACRES OF PAVEMENT  
0.00 ACRES OF BUILDING

**EXISTING PERVIOUS AREA**  
1.02 ACRES

EXISTING PERCENT OF IMPERVIOUS AREA COVERAGE = 0%  
EXISTING GRASS AREAS = 1.02 ACRES @ 1.70 = 1.73 CFS  
**TOTAL = 1.73 CFS**

**PROPOSED IMPERVIOUS AREA, PARKING LOT AND BUILDING**  
0.51 ACRES OF PAVEMENT/GRAVEL  
0.25 ACRES OF BUILDING

**PROPOSED GREEN SPACE**  
0.26 ACRES OF GREEN SPACE  
PROPOSED PERCENT OF IMPERVIOUS AREA COVERAGE = 75%

**PROPOSED IMPERVIOUS AREAS**  
PAVEMENT AREAS = 0.51 ACRES @ 3.54 = 1.81 CFS  
BUILDINGS AREAS = 0.25 ACRES @ 4.20 = 1.05 CFS

**PROPOSED PERVIOUS AREAS**  
PROPOSED GRASS = 0.26 ACRES @ 1.70 = 0.44 CFS  
**TOTAL RUN-OFF = 3.30 CFS**

**DIFFERENTIAL RUN-OFF: 3.30 CFS (PROPOSED) - 1.73 CFS (EXISTING) = -1.57 CFS INCREASE**

**BENCHMARK:**  
MISSOURI DNR GRS ALUMINUM DISK STAMPED "SC-37 2000" IN 12 INCH DIAMETER CONCRETE MONUMENT LOCATED AT THE NORTHEAST ANGLE OF THE T-INTERSECTION OF MISSOURI ROUTE DD AND DIEHR ROAD WITH AN ELEVATION OF 631.23' (NAVD 88)

**SITE BENCHMARK:**  
"O" IN OPEN OF FIRE HYDRANT AT THE APPROXIMATE CENTER OF LOT ALONG POND FORT TRAIL. ELEV = 599.86'

**ELECTRONIC DRAWING NOTE:**  
ELECTRONIC MEDIA OR DIGITAL DRAWINGS ARE INSTRUMENT OF PROFESSIONAL SERVICES. OWNERSHIP OF SUCH WILL BE RETAINED BY THE CIVIL ENGINEER AND MAY NOT BE RELEASED TO CONTRACTORS. CONTRACTORS ARE ADVISED TO CREATE BIDS BASED ON THE USE OF PAPER COPIES OF THE PLANS.

## SHEET INDEX

- C-0 COVER SHEET
- C-1 DEMOLITION PLAN
- C-2 SITE PLAN
- C-3 GRADING PLAN
- C-4 UTILITY PLAN
- C-5 EROSION CONTROL PLAN
- C-6 STORM SEWER PROFILES
- C-7 CONSTRUCTION DETAILS
- C-8 EROSION CONTROL DETAILS
- C-9 PRE-DEVELOPED DRAINAGE AREA
- C-10 POST-DEVELOPED DRAINAGE AREA
- L-1 LANDSCAPE PLAN
- PH-1 PHOTOMETRIC PLAN

### CITY OF LAKE SAINT LOUIS GENERAL NOTES:

- ALL IMPROVEMENTS CONSTRUCTED HEREIN SHALL COMPLY WITH ALL CITY ORDINANCES.
- IF AN AREA OF GREATER THAN ONE ACRE IS DISTURBED, A LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO COMMENCING EXCAVATION OPERATION. PROVIDE A COPY OF APPROVAL FROM THE DEPARTMENT OF NATURAL RESOURCES TO THE PUBLIC WORKS DEPARTMENT.
- EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MAY BE REQUIRED AS DIRECTED BY THE CITY ENGINEER. (ORDINANCE 440.040 D.)
- WHEN GRADING OPERATIONS ARE COMPLETED OR SUSPENDED VEGETATION IN SUFFICIENT DENSITY TO PROVIDE EFFECTIVE EROSION CONTROL MUST BE REESTABLISHED WITHIN 30 DAYS. (ORDINANCE 440.050 D.) SEED TYPE, DENSITY REQUIREMENTS, AND FERTILIZER REQUIREMENTS CAN BE FOUND IN SECTION 60.20.2 IR THE DESIGN CRITERIA FOR THE PREPARATION OF IMPROVEMENT PLANS BY SAINT CHARLES COUNTY, MO.
- ALL MUD, MATERIAL AND DEBRIS FROM THE CONSTRUCTION SITE TO BE KEPT OFF OF CITY MAINTAINED STREETS. (ORDINANCE 440.060.)
- ALL WATER MAIN CONSTRUCTION INCLUDING VALVES, SLEEVES, METERS, HYDRANTS, AND FITTINGS MUST CONFORM TO PUBLIC WATER SUPPLY DISTRICT #2 DESIGN STANDARDS.
- ALL SANITARY SEWER CONSTRUCTION MUST CONFORM TO DUCKETT CREEK SANITARY DISTRICT STANDARDS AND SPECIFICATIONS.
- ALL STREET AND SIDEWALK CONSTRUCTION IS TO BE PER THE LATEST ST. LOUIS COUNTY STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, CURRENT ADDITION.
- FLOWABLE FILL BACKFILL SHALL BE USED FOR ALL BACKFILL ON SEWER TRENCHES THAT ARE UNDER CITY STREETS, FROM THE TOP OF THE BEDDING MATERIAL (6 INCHES ABOVE THE PIPE) TO THE SURFACE, OR TO WITHIN ONE FOOT OF GRADE IN LANDSCAPED AREAS.
- EARTH BACKFILL (MEETING MSD STANDARDS) MAY BE USED OUTSIDE OF PAVED AREAS, FROM THE TOP OF THE BEDDING MATERIAL TO 6" ABOVE THE PIPE TO THE SURFACE. EARTH BACKFILL SHOULD BE PLACED IN A MAXIMUM 8-INCH LOOSE LIFTS AND SHALL BE MECHANICALLY COMPACTED TO A MINIMUM DENSITY EQUAL TO THAT OF THE ADJACENT, UNDISTURBED SOIL.
- ALL STORM SEWER CONSTRUCTION IS TO BE PER THE METROPOLITAN ST. LOUIS SEWER DISTRICT (MSD) STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWERS AND DRAINAGE FACILITIES, 2009.
- FOR NEW SUBDIVISIONS ONLY: EXCEPT UNDER STREETS, UTILITY TRENCHES MAY BE JETTED. ALL JETTING SHALL BE PERFORMED WITH A PROBE ROUTE ON NOT GREATER THAN 7.5-FOOT CENTERS WITH THE JETTING PROBE CENTERED OVER AND PARALLEL WITH THE DIRECTION OF THE PIPE. TRENCH WIDTHS GREATER THAN 10 FEET WILL REQUIRE MULTIPLE PROBES EVERY 7.5-FOOT CENTERS. TRENCH BACKFILL DEPTHS LESS THAN 8 FEET IN DEPTH SHALL BE PROBED TO A DEPTH EXTENDING TO HALF OF THE TRENCH BACKFILL, BUT NOT LESS THAN 3 FEET. TRENCH BACKFILL GREATER THAN 8 FEET IN DEPTH SHALL BE PROBED TO HALF THE DEPTH OF THE TRENCH BACKFILL BUT NOT GREATER THAN 8 FEET. JETTING SHALL BE PERFORMED FROM THE LOW SURFACE TOPOGRAPHIC POINT AND PROCEED TOWARD THE HIGH POINT, AND FROM THE BOTTOM OF THE TRENCH BACKFILL TOWARDS THE SURFACE. THE FLOODING OF EACH JETTING PROBE SHALL BE STARTED SLOWLY ALLOWING SLOW SATURATION OF THE SOIL. WATER IS NOT TO BE ALLOWED TO FLOW AWAY FROM THE DITCH WITHOUT FIRST SATURATING THE TRENCH. CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF SURFACE BRIDGING (THE TENDENCY FOR THE UPPER BACKFILL CRUST TO ARCH OVER THE TRENCH RATHER THAN COLLAPSE AND CONSOLIDATE DURING THE JETTING PROCESS). THE CONTRACTOR SHALL BREAK DOWN THE BRIDGED AREAS USING AN APPROPRIATE METHOD SUCH AS THE WHEELS OR BUCKET OF A BACKHOE. WHEN THE SURFACE CRUST IS COLLAPSED, THE VOID SHALL BE BACKFILLED WITH THE SAME MATERIAL WITHIN THE SLURK/JETTED AREA SHALL BE COMPACTED SUCH THAT NO FURTHER SURFACE SUBSIDENCE OCCURS.
- ALL PIPE JOINTS AND JOINTS ON NEW STRUCTURES SHALL USE CITY APPROVED RUBBER COMPRESSION TYPE JOINTS. WATER STOPS ARE REQUIRED AT ALL POINTS OF CONNECTION NOT USING RUBBER COMPRESSION TYPE JOINTS SUCH AS CONNECTIONS TO EXISTING STRUCTURES.
- CONCRETE COVERS ON STRUCTURES WILL NOT BE ALLOWED. ONLY CAST IRON COVERS ARE PERMITTED.
- ALL STORM SEWER DESIGN IS TO CONFORM TO THE CITY OF LAKE SAINT LOUIS DESIGN REQUIREMENTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER TO PROVIDE TRAFFIC CONTROL PER THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- FINISHED GRADES SHALL NOT EXCEED A 3:1 SLOPE (33%), GRADES IN EXCESS OF 4:1 MUST BE LABELED ON PLANS.
- TRANSVERSE UNDERDRAINS (SHALLOW PERFORATED PIPE IN A FILTER FABRIC SLEEVE BEDDED IN CLEAN ROCK) SHALL BE PROVIDED AT AND CONNECTION TO ALL STORMSEWER STRUCTURE. UNDERDRAINS SHALL TRAVERSE THE ENTIRE PAVEMENT WIDTH AT EACH STORMSEWER STREET CROSSING.
- ALL UTILITIES MUST BE BORED UNDER EXISTING CITY OF LAKE ST. LOUIS STREETS.
- ALL FILLED PLACED UNDER PROPOSED STORM AND SANITARY SEWER AND/OR PAVED AREA SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED COMPACTION TEST AASH TO T-180.

EXISTING LEGEND	
○	FOUND IRON PIPE
⊙	SET IRON PIPE (2012007649)
□	FOUND STONE MONUMENT
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	WATER METER VAULT
⊕	IRRIGATION CONTROL VALVE
⊕	GAS VALVE
⊕	GAS METER
⊕	LIGHT STANDARD
⊕	CLEAN OUT
⊕	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊕	STORM SEWER GRATE INLET
⊕	PIPE BOLLARD
⊕	SIGN
⊕	BUSH
⊕	TREE
⊕	TRAFFIC SIGNAL BOX
⊕	MONITORING WELL
⊕	TEST HOLE
⊕	TELEPHONE LINE MARKER
⊕	ELECTRIC METER
⊕	STORM CURB INLET
⊕	STORM DOUBLE CURB INLET
⊕	AIR CONDITIONER
⊕	DOWN SPOUT
B.O.C.	BACK OF CURB
—E <sub>x</sub> —	EX. ELECTRIC (OVHD)
—E <sub>x</sub> —	EX. ELECTRIC (UGRD)
—G <sub>x</sub> —	EX. GAS
—W <sub>x</sub> —	EX. WATER
—C <sub>x</sub> —	EX. COMMUNICATION

PROPOSED LEGEND	
⊕	UTILITY POLE
⊕	FIRE HYDRANT
⊕	VALVE
⊕	WATER METER VAULT
⊕	GAS METER
⊕	LIGHT STANDARD
⊕	CLEAN OUT
⊕	MONITORING WELL
⊕	SANITARY SEWER MANHOLE
⊕	STORM SEWER MANHOLE
⊕	GRATE INLET
⊕	DOUBLE CURB INLET
⊕	PIPE BOLLARD
⊕	SIGN
⊕	ELECTRIC METER
—U <sub>g</sub> —	UNDERGROUND ELECTRIC
—U <sub>t</sub> —	UNDERGROUND TELEPHONE
—1.5" W—	1.5" WATER MAIN
—6" W—	6" WATER MAIN
—8" W—	8" WATER MAIN
—G—	GAS LINE
—50'—	CONTOUR LINE
D.S.	DOWN SPOUT
A.T.G.	ADJUST TO GRADE
TYP.	TYPICAL

### CONSULTANT:



**Premier Civil Engineering**  
Lake Saint Louis  
306 TCW Court  
Lake Saint Louis, MO 63367  
Phone: (314) 925-7444 Fax: (314) 925-7457  
Missouri Certificate of Authority # E-2011000031  
Missouri Certificate of Authority # LS-2012007849

### DEVELOPMENT NAME:

**LAKE SAINT LOUIS INDUSTRIAL OFFICES AT 306 TCW COURT**

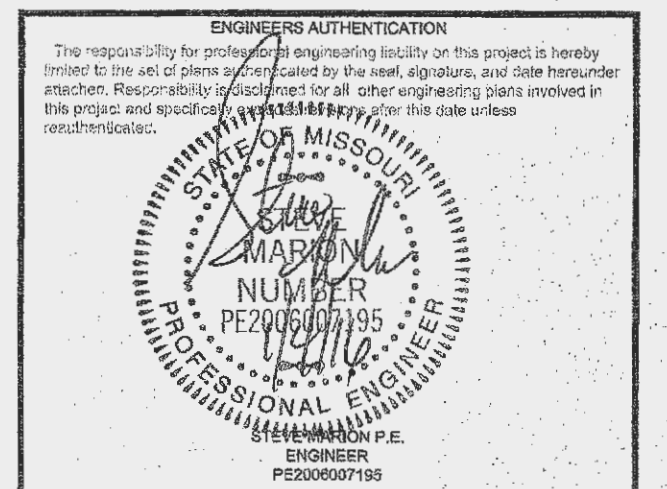
### ARCHITECT OF RECORD:



**LT Designs LLC**  
314-267-3935

### OWNER/DEVELOPER:

**Jerry Finley**  
228 Silent Meadow Drive  
Lake Saint Louis, MO 63367



### REVISIONS:

12-16-15 REVISED PER CITY COMMENTS  
12-29-15 REVISED PER PWSD #2 COMMENTS

DRAWING BY: **D. SHRYOCK**

DATE: **12-8-2015**

JOB NUMBER: **153301**

TITLE: **COVER SHEET**

SHEET NUMBER: **C-0**

COMMENTS: **NOT RELEASED FOR CONSTRUCTION**

**ESTIMATED WATER USAGE:**  
1 PERSON = 20 GPD  
6 PEOPLE MAX. ESTIMATED PER UNIT  
4 UNITS x 6 PEOPLE = 24 PEOPLE TOTAL  
**24 PEOPLE x 20 GPD = 480 GPD**  
ESTIMATED WATER USAGE = 480 GPD

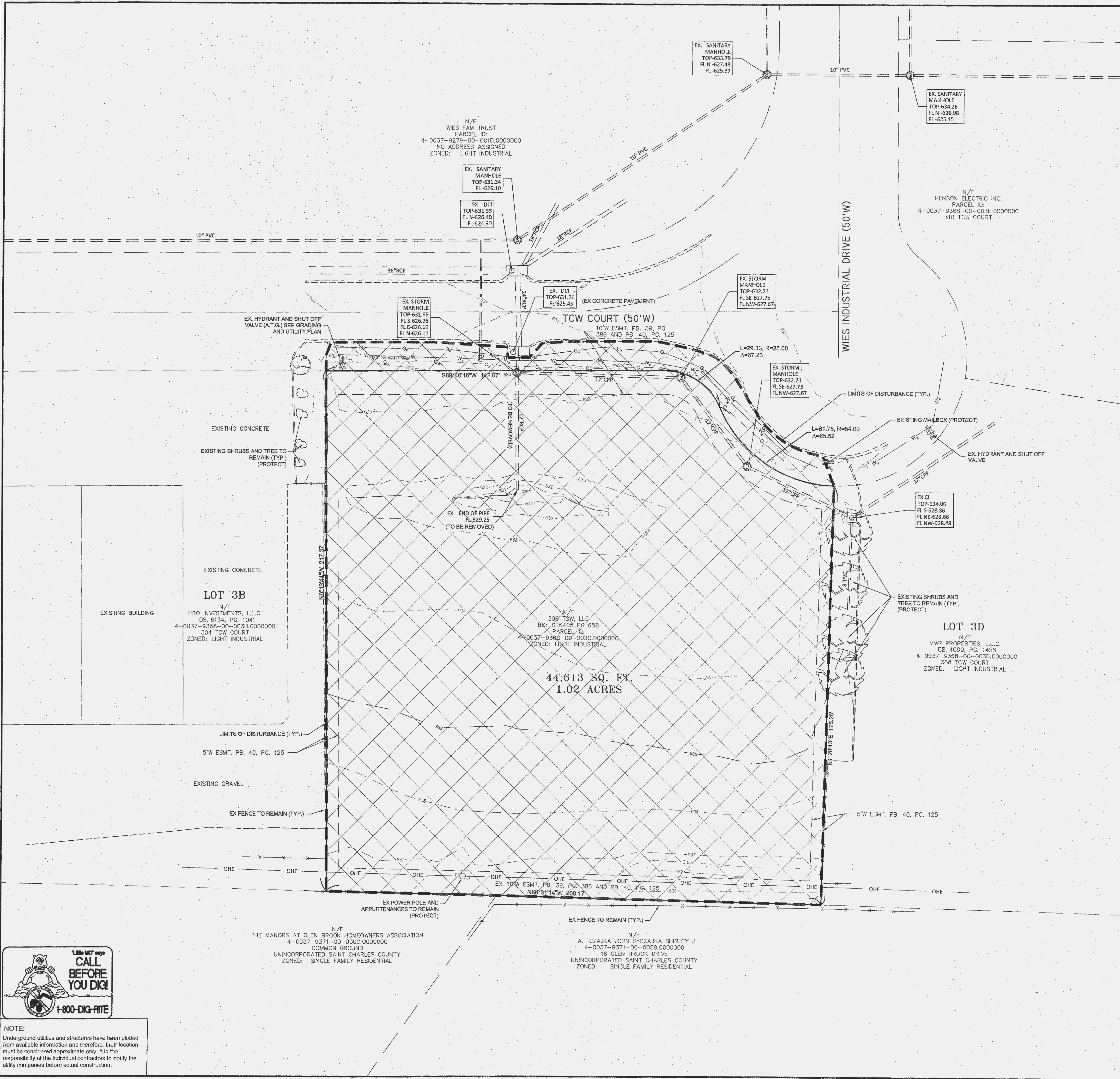
SITE ADDRESS: **306 TCW COURT  
LAKE SAINT LOUIS, MO 63367**

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**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.



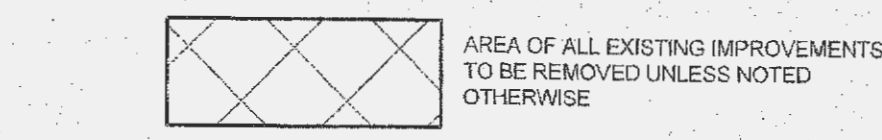


**DEMOLITION PLAN NOTES:**

- DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
- 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.
- 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.
- 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 ADDITIONAL COST TO THE OWNER.
- ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT IN A STRAIGHT LINE AT THE CONTACT POINT WITH THE PAVEMENT TO REMAIN UNLESS NOTED OTHERWISE.
- ALL SANITARY AND STORM SEWER WORK SHALL BE PER THE CITY OF LAKE SAINT LOUIS AND DUCKETT CREEK SANITARY DISTRICT SPECIFICATIONS.
- ALL UNDERGROUND UTILITIES SHALL BE LOCATED PRIOR TO THE START OF ANY WORK.
- EXISTING SERVICE METERS FOR GAS AND ELECTRIC SHALL BE REMOVED AND/OR RELOCATED, AS NECESSARY, PER REQUIREMENTS OF THE AFFECTED UTILITY COMPANY. ALL FEES AND PERMITS ASSOCIATED WITH METER RELOCATION SHALL BE PAID BY THE CONTRACTOR.
- ALL ITEMS CALLED OUT TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL MAINTAIN THE SURROUNDING AREA DURING CONSTRUCTION. ANY DUST OR DEBRIS FROM JOB SITE SHALL BE COLLECTED OR MITIGATED FOR ADJACENT PROPERTY OWNERS OR RESIDENCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AN AMEREN UE MAIN REQUEST APPLICATION FOR TEMPORARY AND PERMANENT ELECTRICAL SERVICE FOR THE PROJECT.
- THE GENERAL CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO MODOT FOR APPROVAL PRIOR TO ANY WORK WITHIN THE ROAD WAY. WORK FROM 7 PM TO 7 AM SHALL BE REQUIRED FOR WORK WITHIN THE RIGHT OF WAY. THE GENERAL CONTRACTOR SHALL INCLUDE THIS IN HIS/HER BID.
- THE GENERAL CONTRACTOR SHALL PROVIDE EDGE TREATMENT IN ACCORDANCE TO MODOT SPECIFICATIONS FOR ALL AREAS OF EDGE DROP-OFF WITHIN MODOT RIGHT OF WAY.

DEMOLITION CONTRACTOR SHALL FURNISH ALL MATERIAL AND PERFORM ALL WORK INCLUDING PROPER SUPERVISION NECESSARY TO COMPLETE ALL WORK DESCRIBED BELOW. ANYTHING THAT IS NOT EXPRESSLY SET FORTH BELOW BUT IS IMPLIED AND IS REQUIRED TO CARRY OUT THE WORK INTENDED SHALL BE PERFORMED THE SAME MANNER AS THOUGH SPECIFICALLY MENTIONED. ALL WORK SHALL BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICES. IN GENERAL, DEMOLITION CONTRACTOR SHALL DEMOLISH AND LEGALLY DISPOSE OF ALL STRUCTURES IN ENTIRETY ON THE PROPERTY, INCLUDING ALL BUILDINGS, FOUNDATIONS, FOOTINGS, EXISTING SITE IMPROVEMENTS, UTILITIES AND UTILITY CONNECTIONS UNLESS NOTED OTHERWISE. THIS WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND ORDINANCES, AND OSHA REGULATIONS INCLUDING OBTAINING ANY AND ALL NECESSARY APPROVALS AND PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR SENDING OUT ALL REQUIRED PUBLIC AND PRIVATE NOTIFICATIONS. THE WORK TO BE PERFORMED BY DEMOLITION CONTRACTOR SHALL INCLUDE, WITHOUT LIMITATION, THE FOLLOWING:

- REMOVAL OF HOLLOW ITEMS OR ITEMS WHICH COULD COLLAPSE, INCLUDING WITHOUT LIMITATION BASEMENTS, CISTERNS, UNDERGROUND TANKS AND SEPTIC SYSTEMS. BACKFILLING AND COMPACTING TO THE LINES AND GRADES INDICATED.
- DEMOLITION OF BELOW-GRADE FOUNDATIONS, WALLS AND SITE IMPROVEMENT AS INDICATED TO AVOID CONFLICT WITH NEW CONSTRUCTION OR SITE WORK. BACKFILLING AND COMPACTING OF THE RESULTING EXCAVATION SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF PURCHASER'S ENGINEER AND/OR LATEST GEOTECHNICAL REPORT.
- CLEARING SITE OF ALL DEMOLITION DEBRIS, TRASH AND MISC. MATERIAL TO BE LEGALLY DISPOSED OF OFF-SITE.
- SAFETY BARRICADES TO BE PROVIDED AND MAINTAINED DURING DEMOLITION WORK UNTIL START OF EARTH-WORK.
- POLLUTION CONTROL DURING BUILDING DEMOLITION, INCLUDING DUST AND NOISE CONTROL.
- REMOVAL AND LAWFUL DISPOSAL OF HAZARDOUS MATERIALS.
- REMOVAL AND LAWFUL DISPOSAL OF LEAD PAINT.
- UPON COMPLETION OF DEMOLITION AND CLEARING, THE SITE SHALL BE LEFT IN A NEAT, CLEAN AND SAFE CONDITION INCLUDING POSITIVE DRAINAGE.



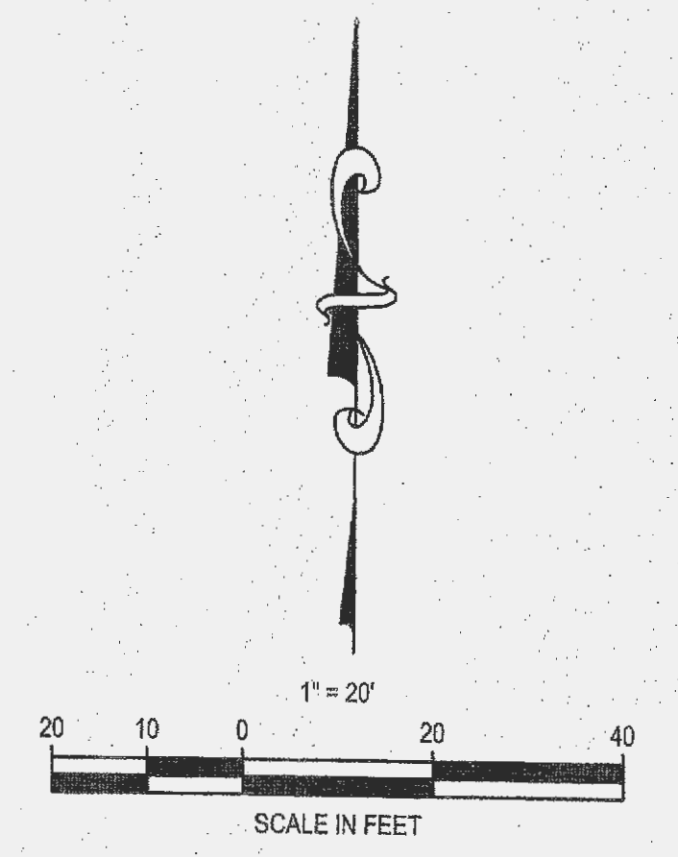
**NOTE:**

- ALL EXISTING IMPROVEMENTS, OLD FOUNDATIONS, RUBBLE, DEBRIS, AND TRASH WITHIN THE DISTURBED AREA OF THE SITE SHALL BE REMOVED UNLESS NOTED OTHERWISE.
- EXISTING INLETS ARE TO BE INSPECTED BY THE PSWD #2 SANITARY DISTRICT TO DETERMINE IF REPLACEMENT IS NEEDED. EXISTING TOP OF STRUCTURES AND ALL FLOWLINES OF STRUCTURES ARE TO BE REPLICATED PER PLANS IF REPLACEMENT IS REQUIRED. CONTRACTOR TO INCLUDE REMOVAL AND REPLACEMENT OF STRUCTURES IN BID.

THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF HIS/HER BIDS TO CONFIRM THAT THE SITE CONDITIONS ARE AS SHOWN ON THESE PLANS. ANY CONDITION THAT IS DIFFERENT THAN WHAT IS SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTAL OF BIDS.

**INTENT OF DEMOLITION PLAN:**

IT IS THE INTENT OF THIS PLAN THAT ALL REQUIRED DEMOLITION IS COMPLETED AND THE CONTRACTOR SHALL HAVE RENDERED A SITE THAT IS READY FOR CONSTRUCTION. ALL ON-SITE FEATURES OBSERVABLE AT THE TIME THE TOPOGRAPHIC SURVEY WAS COMPLETED ARE SHOWN ON THIS PLAN. IF ADDITIONAL REMOVALS ARE REQUIRED, DUE TO CONFLICTING AND/OR DIFFERENT CONDITIONS, NOTIFY THE ENGINEER PRIOR TO BID SUBMITTAL.



SITE ADDRESS: 306 TCW COURT  
LAKE SAINT LOUIS, MO 63367

**CONSULTANT:**

**PREMIER CIVIL ENGINEERING**

Lake Saint Louis  
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Lake Saint Louis, MO 63367  
Phone: (314) 925-7444 Fax: (314) 925-7457  
Missouri Certificate of Authority # E-2011000031  
Missouri Certificate of Authority # LS-2012007849

**DEVELOPMENT NAME:**

**LAKE SAINT LOUIS INDUSTRIAL OFFICES AT 306 TCW COURT**

**ARCHITECT OF RECORD:**

**LT Designs LLC**  
314-267-3935

**OWNER/DEVELOPER:**

**Jerry Finley**  
228 Silent Meadow Drive  
Lake Saint Louis, MO 63367

**ENGINEER'S AUTHENTICATION**

This responsibility for professional engineering liability on this project is hereby assumed by the seal and signature of the engineer, and shall constitute a contract. Responsibility is discharged for all other engineering work involved in this project and shall not be assumed after this date unless otherwise indicated.

**REVISIONS:**

NO.	DESCRIPTION

**DRAWING BY:** D. SHRYOCK  
**DATE:** 12-8-2015  
**JOB NUMBER:** 155301  
**TITLE:**

**DEMOLITION PLAN**  
**SHEET NUMBER:**

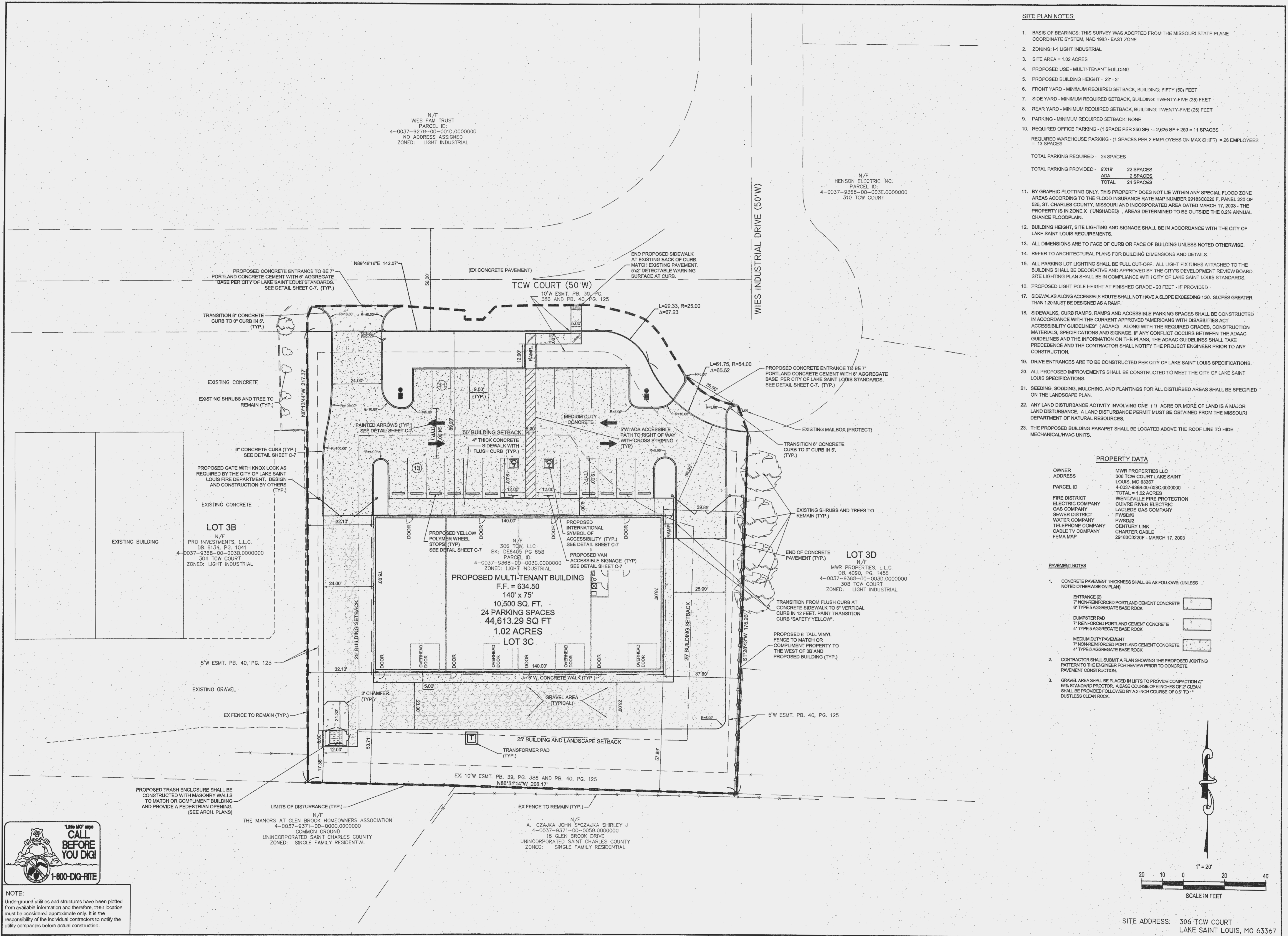
**C-1**

**COMMENTS:**  
NOT RELEASED FOR CONSTRUCTION



**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.





- SITE PLAN NOTES:**
1. BASIS OF BEARINGS: THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983 - EAST ZONE
  2. ZONING: I-1 LIGHT INDUSTRIAL
  3. SITE AREA = 1.02 ACRES
  4. PROPOSED USE - MULTI-TENANT BUILDING
  5. PROPOSED BUILDING HEIGHT - 22' - 3"
  6. FRONT YARD - MINIMUM REQUIRED SETBACK, BUILDING: FIFTY (50) FEET
  7. SIDE YARD - MINIMUM REQUIRED SETBACK, BUILDING: TWENTY-FIVE (25) FEET
  8. REAR YARD - MINIMUM REQUIRED SETBACK, BUILDING: TWENTY-FIVE (25) FEET
  9. PARKING - MINIMUM REQUIRED SETBACK: NONE
  10. REQUIRED OFFICE PARKING - (1 SPACE PER 250 SF) = 2,825 SF ÷ 250 = 11 SPACES  
REQUIRED WAREHOUSE PARKING - (1 SPACE PER 2 EMPLOYEES ON MAX SHIFT) = 26 EMPLOYEES ÷ 2 = 13 SPACES  
TOTAL PARKING REQUIRED - 24 SPACES  
TOTAL PARKING PROVIDED - 9X19 = 22 SPACES  
ADA = 2 SPACES  
TOTAL = 24 SPACES
  11. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 28183C0220 F, PANEL 220 OF 525, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREA DATED MARCH 17, 2003 - THE PROPERTY IS IN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  12. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF LAKE SAINT LOUIS REQUIREMENTS.
  13. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
  14. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
  15. ALL PARKING LOT LIGHTING SHALL BE FULL CUT-OFF. ALL LIGHT FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE AND APPROVED BY THE CITY'S DEVELOPMENT REVIEW BOARD. SITE LIGHTING PLAN SHALL BE IN COMPLIANCE WITH CITY OF LAKE SAINT LOUIS STANDARDS.
  16. PROPOSED LIGHT POLE HEIGHT AT FINISHED GRADE - 20 FEET - IF PROVIDED
  17. SIDEWALKS ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
  18. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
  19. DRIVE ENTRANCES ARE TO BE CONSTRUCTED PER CITY OF LAKE SAINT LOUIS SPECIFICATIONS.
  20. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE CITY OF LAKE SAINT LOUIS SPECIFICATIONS.
  21. SEEDING, SODDING, MULCHING, AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
  22. ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE. A LAND DISTURBANCE PERMIT MUST BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
  23. THE PROPOSED BUILDING PARAPET SHALL BE LOCATED ABOVE THE ROOF LINE TO HIDE MECHANICAL/HVAC UNITS.

**PROPERTY DATA**

OWNER	MWR PROPERTIES LLC
ADDRESS	306 TCW COURT LAKE SAINT LOUIS, MO 63367
PARCEL ID	4-0037-9368-00-003C.0000000
FIRE DISTRICT	WENTZVILLE FIRE PROTECTION
ELECTRIC COMPANY	CUIVRE RIVER ELECTRIC
GAS COMPANY	LACLEDE GAS COMPANY
SEWER DISTRICT	PWS#12
WATER COMPANY	PWS#12
TELEPHONE COMPANY	CENTURY LINK
CABLE TV COMPANY	CHARTER CABLE
FEMA MAP	28183C0220F - MARCH 17, 2003

- PAVEMENT NOTES**
1. CONCRETE PAVEMENT THICKNESS SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE ON PLAN)
 

ENTRANCE (2)	7" NON-REINFORCED PORTLAND CEMENT CONCRETE	6" TYPE 5 AGGREGATE BASE ROCK
DUMPSTER PAD	7" REINFORCED PORTLAND CEMENT CONCRETE	4" TYPE 5 AGGREGATE BASE ROCK
MEDIUM DUTY PAVEMENT	7" NON-REINFORCED PORTLAND CEMENT CONCRETE	4" TYPE 5 AGGREGATE BASE ROCK
  2. CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION.
  3. GRAVEL AREA SHALL BE PLACED IN LIFTS TO PROVIDE COMPACTION AT 95% STANDARD PROCTOR. A BASE COURSE OF 6 INCHES OF 2" CLEAN SHALL BE PROVIDED FOLLOWED BY A 2 INCH COURSE OF 0.5" TO 1" DUSTLESS CLEAN ROCK.

**CONSULTANT:**

**PREMIER CIVIL ENGINEERING**

Lake Saint Louis  
308 TCW Court  
Lake Saint Louis, MO 63367  
Phone: (314) 925-7444 Fax: (314) 925-7457  
Missouri Certificate of Authority # E-2011000031  
Missouri Certificate of Authority # LS-2012007849

**DEVELOPMENT NAME:**

LAKE SAINT LOUIS INDUSTRIAL OFFICES AT 306 TCW COURT

**ARCHITECT OF RECORD:**

**LT Designs LLC**  
314-267-3935

**OWNER/DEVELOPER:**

Jerry Finley  
228 Silent Meadow Drive  
Lake Saint Louis, MO 63367

**ENGINEER AUTHENTICATION**

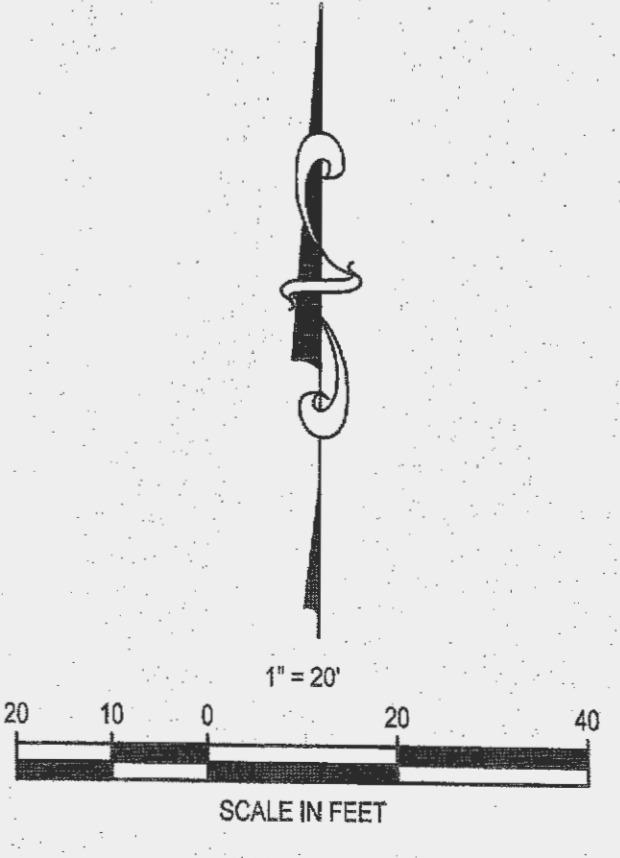
**REVISIONS:**

12-16-15	REVISED PER CITY COMMENTS

DRAWING BY: A. JONES  
DATE: 12-8-2015  
JOB NUMBER: 155301  
TITLE: SITE PLAN  
SHEET NUMBER: C-2  
COMMENTS: NOT RELEASED FOR CONSTRUCTION

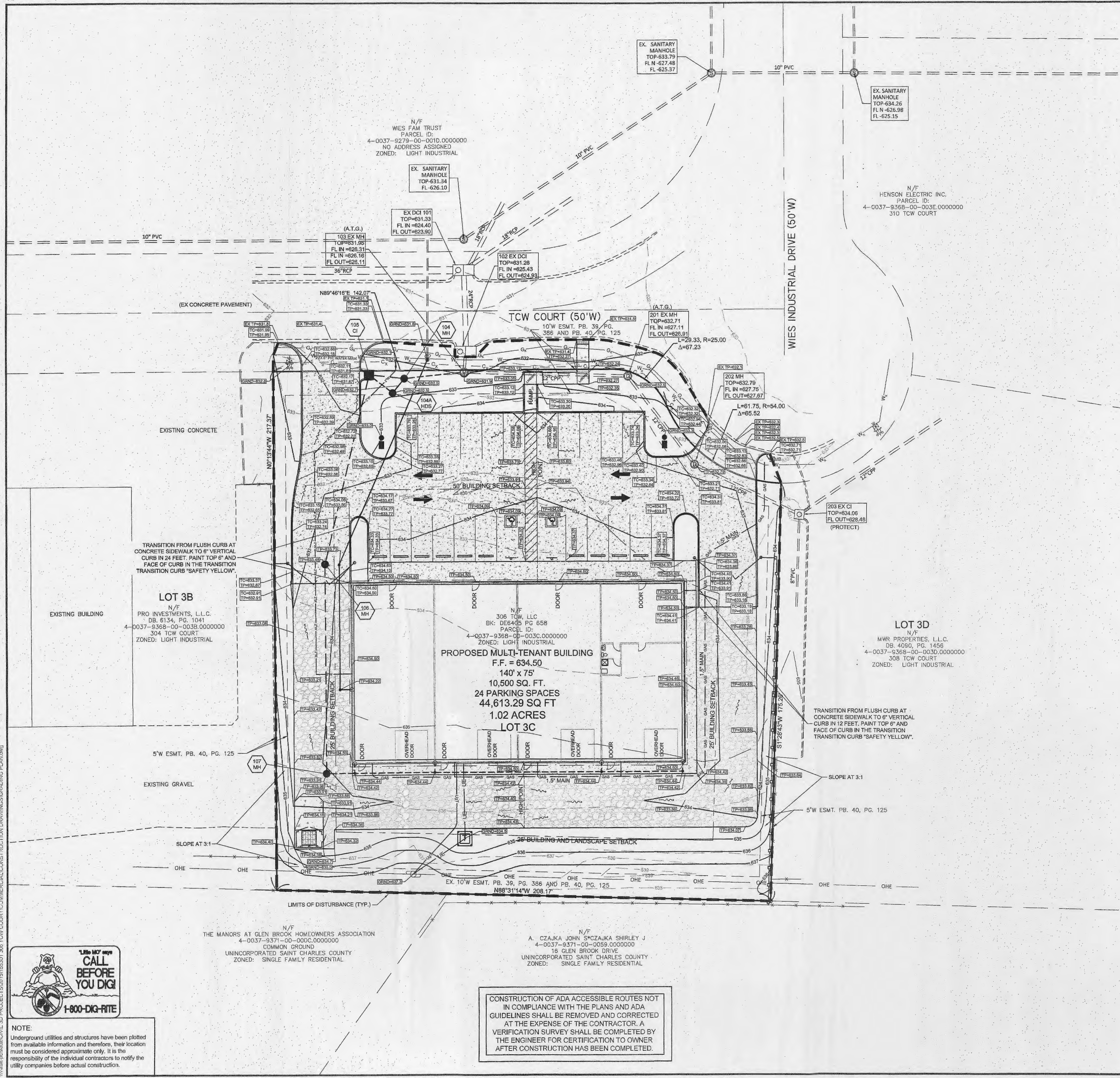
**1-800-DIG-RITE**

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.



SITE ADDRESS: 306 TCW COURT LAKE SAINT LOUIS, MO 63367





**GRADING PLAN NOTES:**

1. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
3. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED UNLESS OTHERWISE NOTED OR DETAILED.
4. 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.
5. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
6. SILTATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. SEE EROSION CONTROL PLAN AND DETAILS.
7. ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER THE EROSION AND SEDIMENT CONTROL PLAN AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY THE CITY OF LAKE SAINT LOUIS OR ST. CHARLES COUNTY. SHOULD EROSION CONTROL PLAN PROVE TO BE INSUFFICIENT.
9. 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 BACKFILL 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.
10. ALL CITY, COUNTY, AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY.
11. FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
12. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF LAKE SAINT LOUIS.
13. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF LAKE SAINT LOUIS.
14. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
15. ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE (1) ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE PERMIT FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAN ONE ACRE IS AN ORDINARY LAND DISTURBANCE AND THE APPROPRIATE PERMIT(S) MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.
16. G.C. TO BE AWARE THAT A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAN APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF A LAND DISTURBANCE PERMIT.
17. GRADES CANNOT EXCEED A 3:1 SLOPE, GRADES IN EXCESS OF 4:1 MUST BE LABELED ON THE PLANS.
18. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER AND/OR PAVED AREA SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED COMPACTION TEST AASHTO T-99.
19. HANDICAP SPACES AND RAMPS CANNOT HAVE A GRADE IN EXCESS OF 2% IN ANY DIRECTION.

**ESTIMATED EARTHWORK QUANTITIES:**

CUT = 1,510 CUBIC YARDS  
 FILL = 198 CUBIC YARDS X 1.15 (SHRINKAGE/SWELL) = 228 CUBIC YARDS  
 = 1,282 CY HAUL OFFSITE

GENERAL CONTRACTOR SHALL PROVIDE THE CITY OF LAKE SAINT LOUIS PROPOSED HAUL ROUTE FOR APPROVAL PRIOR TO ANY HAUL ACTIVITIES.

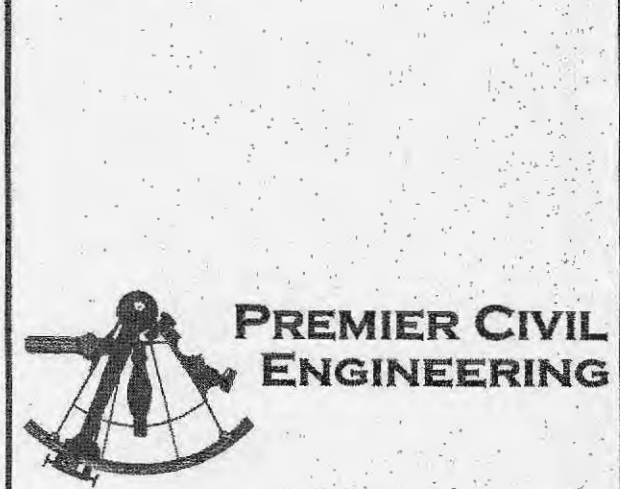
**EARTHWORK QUANTITY NOTES:**

1. THE CUT AND FILL QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR IS CAUTIONED THAT THE QUANTITIES SHOWN ARE THE ENGINEER'S ESTIMATE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL COMPLETE HIS/HER OWN ESTIMATE WHEN BIDDING. NO ADDITIONAL COSTS WILL BE ALLOWED FOR GRADING WITHOUT JUSTIFICATION DUE TO PLAN CHANGES OR REVISIONS.
2. TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR THE CITY OF LAKE SAINT LOUIS, ST. CHARLES COUNTY, OR MODOT BRIDGES DURING HAUL OPERATIONS.

**NOTE:**

ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:  
 TP-TOP OF PAVEMENT  
 TC-TOP OF CURB  
 TW-TOP OF WALL  
 BW-FINISHED GROUND AT FACE OF WALL  
 GRND-FINISHED GROUND FOR YARD DRAINS

**CONSULTANT:**



**Premier Civil Engineering**  
 Lake Saint Louis  
 308 TCW Court  
 Lake Saint Louis, MO 63367  
 Phone: (314) 925-7444 Fax: (314) 925-7457  
 Missouri Certificate of Authority # E-2011000031  
 Missouri Certificate of Authority # LS-2012007849

**DEVELOPMENT NAME:**

**LAKE SAINT LOUIS INDUSTRIAL OFFICES AT 306 TCW COURT**

**ARCHITECT OF RECORD:**

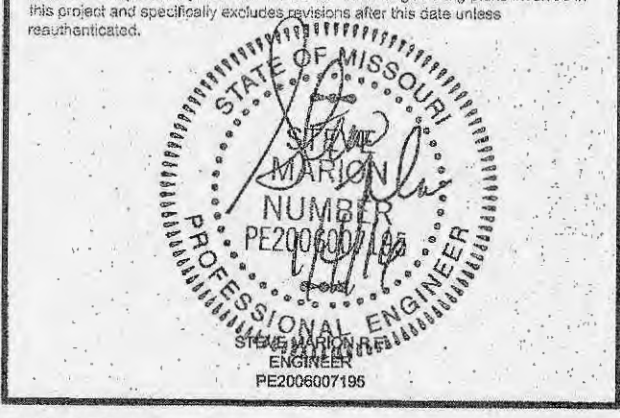


**LT Designs LLC**  
 314-267-3935

**OWNER/DEVELOPER:**

**Jerry Finley**  
 228 Silent Meadow Drive  
 Lake Saint Louis, MO 63367

**ENGINEERS AUTHENTICATION**



**REVISIONS:**

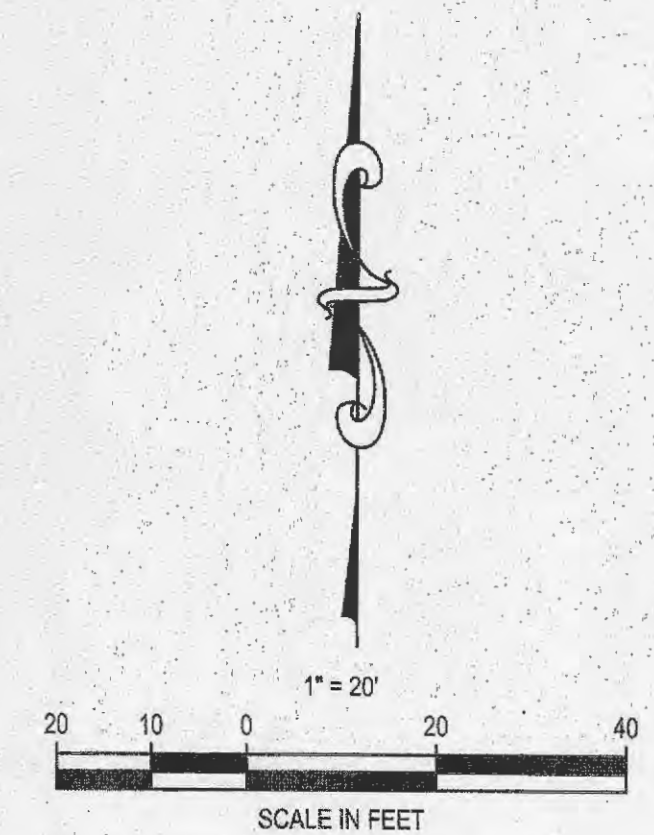
12-16-15	REVISED PER CITY COMMENTS

DRAWING BY: A. JONES  
 DATE: 12-8-2015  
 JOB NUMBER: 155301  
 TITLE:

**GRADING PLAN**  
 SHEET NUMBER:

**C-3**

COMMENTS:  
 NOT RELEASED FOR CONSTRUCTION



SITE ADDRESS: 306 TCW COURT  
 LAKE SAINT LOUIS, MO 63367



**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.

CONSTRUCTION OF ADA ACCESSIBLE ROUTES NOT IN COMPLIANCE WITH THE PLANS AND ADA GUIDELINES SHALL BE REMOVED AND CORRECTED AT THE EXPENSE OF THE CONTRACTOR. A VERIFICATION SURVEY SHALL BE COMPLETED BY THE ENGINEER FOR CERTIFICATION TO OWNER AFTER CONSTRUCTION HAS BEEN COMPLETED.

W:\a\p\proj\155301\155301\_306\_TCW\_COURT\COMMERCIAL\CONSTRUCTION\DRAWINGS\GRADING\PLANS\DWG











# 306 TCW COURT

LAKE ST. LOUIS - MO  
PROJECT # 123842  
DATE: 12/03/15

## CONTRACTOR PROVIDED DELIVERY SCHEDULE & SITE INFORMATION:

SCHEDULING INFORMATION	
SYSTEM DESIGNATION / SIZE	
SYSTEM DELIVERY DATE	
*ACTUAL DATE REQUIRED, ASAP IS NOT ACCEPTABLE AND A MINIMUM OF 4 WEEKS MUST BE PROVIDED UNLESS OTHERWISE DISCUSSED WITH A SALES REPRESENTATIVE.	
DELIVERY INFORMATION	
JOB SITE STREET ADDRESS	CITY
CONTACT	CONTACT PHONE
ALTERNATE CONTACT	ALTERNATE PHONE

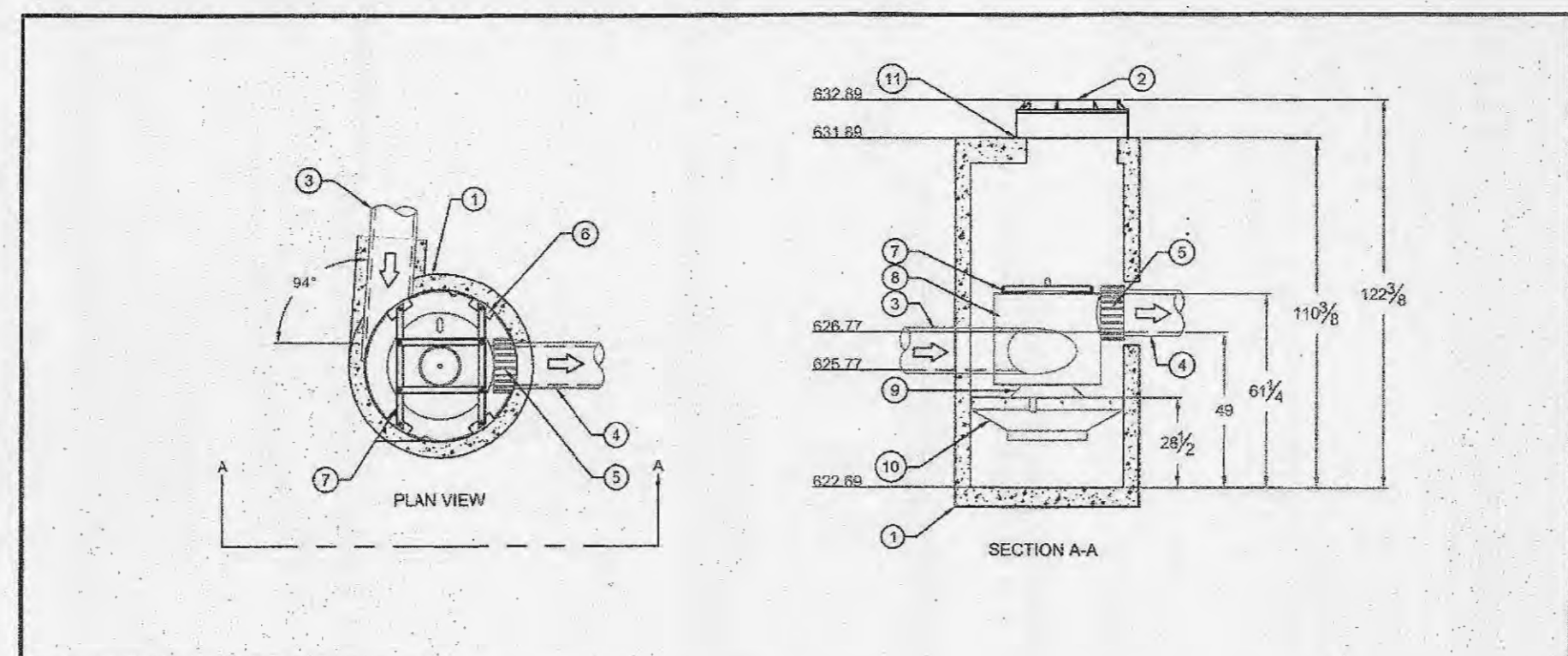
DIRECTIONS TO JOB SITE FROM NEAREST INTERSTATE:  
(PLEASE NO MAPS)

APPROVED BY: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
PHONE / EMAIL: \_\_\_\_\_

TECHNICAL SERVICES  
70 INWOOD ROAD, SUITE 3  
ROCKY HILL, CT 06867  
V: 860-262-2894  
F: 860-228-8601

306 TCW COURT - MO 4'  
OFFLINE DD - DETAILS

DATE: 12/03/15 PROJECT: 123842  
DRAWN: CA SCALE: 1/4" = 1'  
CHECKED: MJ PAGE: 2 OF 3



PARTS LIST		
ITEM	DESCRIPTION	SIZE
1	PRECAST MANHOLE (BY HYDRO)	48"
2	MANHOLE LID, FRAME AND COVER	30"
3	INLET PIPE (BY ADS/OTHERS)	12"
4	OUTLET PIPE (BY ADS/OTHERS)	12"
5	PIPE COUPLING (BY ADS/OTHERS)	
6	LEDGER ANGLE	
7	SUPPORT FRAME	
8	TOP FLANGE	
9	CENTER SHAFT & CONE	
10	BENCHING SKIRT	
11	MATERIALS & LABOR TO ACHIEVE FINAL GRADE (BY OTHERS)	

**CAPACITIES**

- PEAK TREATMENT FLOW: 3.0 CFS (85 L/S)
- SEDIMENT STORAGE CAPACITY: 0.70 YD<sup>3</sup> (0.54 m<sup>3</sup>)
- OIL STORAGE CAPACITY: 70 GALLONS (265 LITERS)

**ADDITIONAL DESIGN INFORMATION**

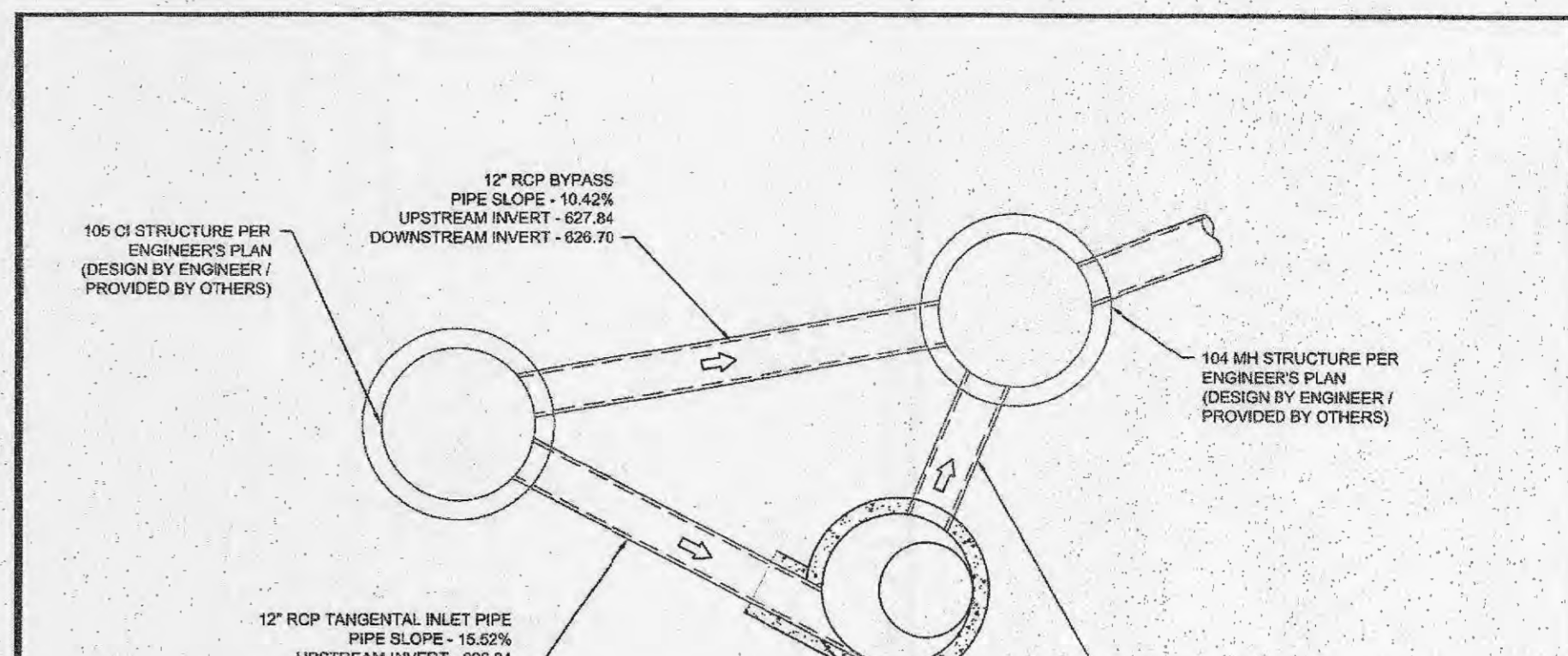
- THE OUTLET PIPE SHALL BE A ROTO-MOLDED PRODUCT WITH AN I.D. OF 12" THAT CANNOT BE MODIFIED. TO AVOID THE USE OF A REDUCER OR EXPANDER ON THE OUTLET A 12" OUTLET PIPE SHOULD BE USED IF POSSIBLE.
- ONLY SMALLER INLET PIPES MAY BE USED. THE INLET PIPE INVERT SHOULD BE PLACED ONE INLET PIPE DIAMETER BELOW THE OUTLET PIPE INVERT. THE I.D. OF THE INLET PIPE SHOULD BE PLACED TANGENT TO THE I.D. OF THE MANHOLE. HEADLOSS AT 3.0 CFS WITH A 12" INLET: 8" (203 mm). HEADLOSS WILL INCREASE WITH SMALLER INLET PIPES.
- SEDIMENT SHALL BE STORED IN A ZONE THAT IS ISOLATED FROM THE MAIN FLOW PATH AND PROTECTED FROM RE-ENTRANCE BY THE BENCHING SKIRT.

APPROVED BY: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
PHONE / EMAIL: \_\_\_\_\_

TECHNICAL SERVICES  
70 INWOOD ROAD, SUITE 3  
ROCKY HILL, CT 06867  
V: 860-262-2894  
F: 860-228-8601

306 TCW COURT - MO 4'  
OFFLINE DD - DETAILS

DATE: 12/03/15 PROJECT: 123842  
DRAWN: CA SCALE: 1/4" = 1'  
CHECKED: MJ PAGE: 2 OF 3

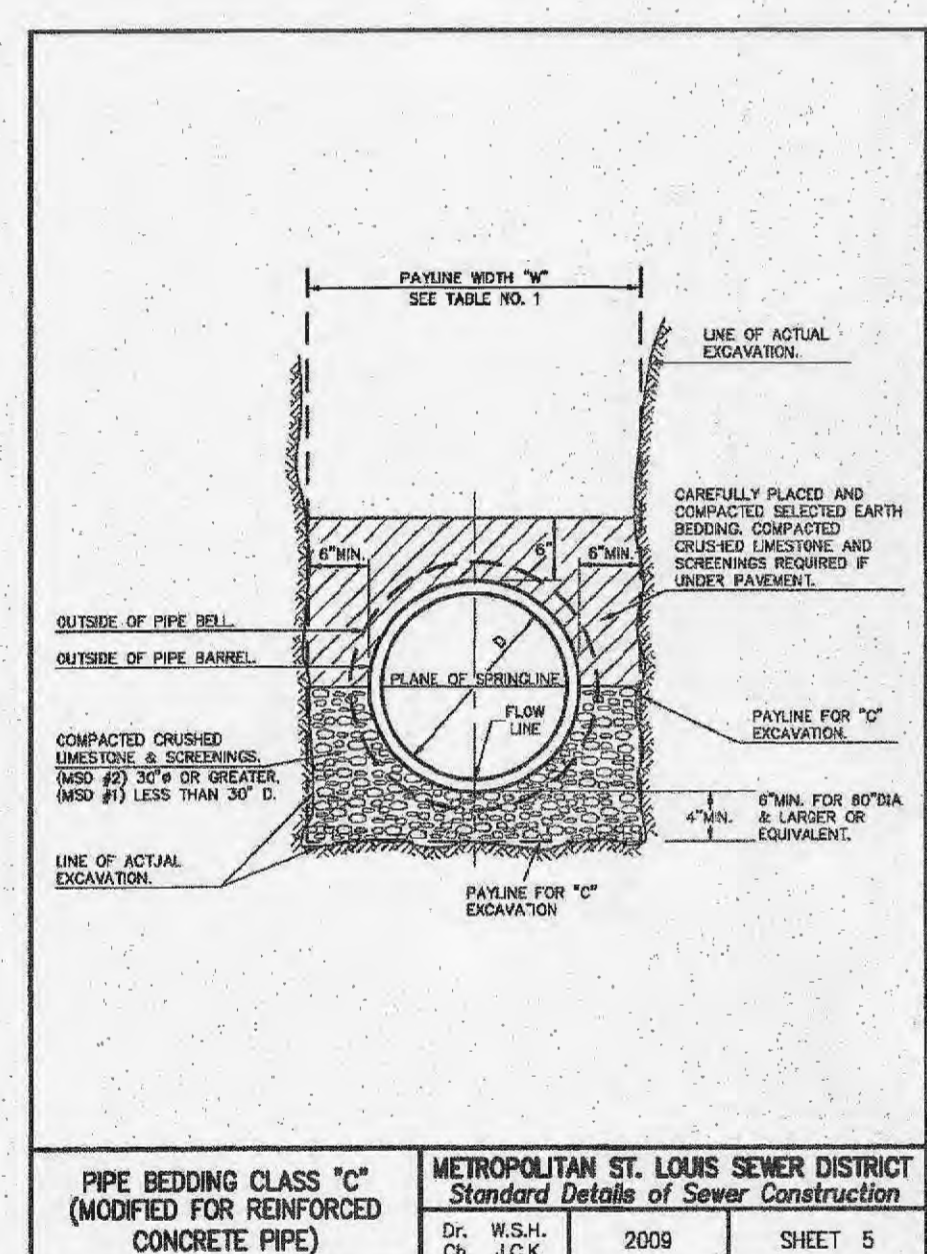


APPROVED BY: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
PHONE / EMAIL: \_\_\_\_\_

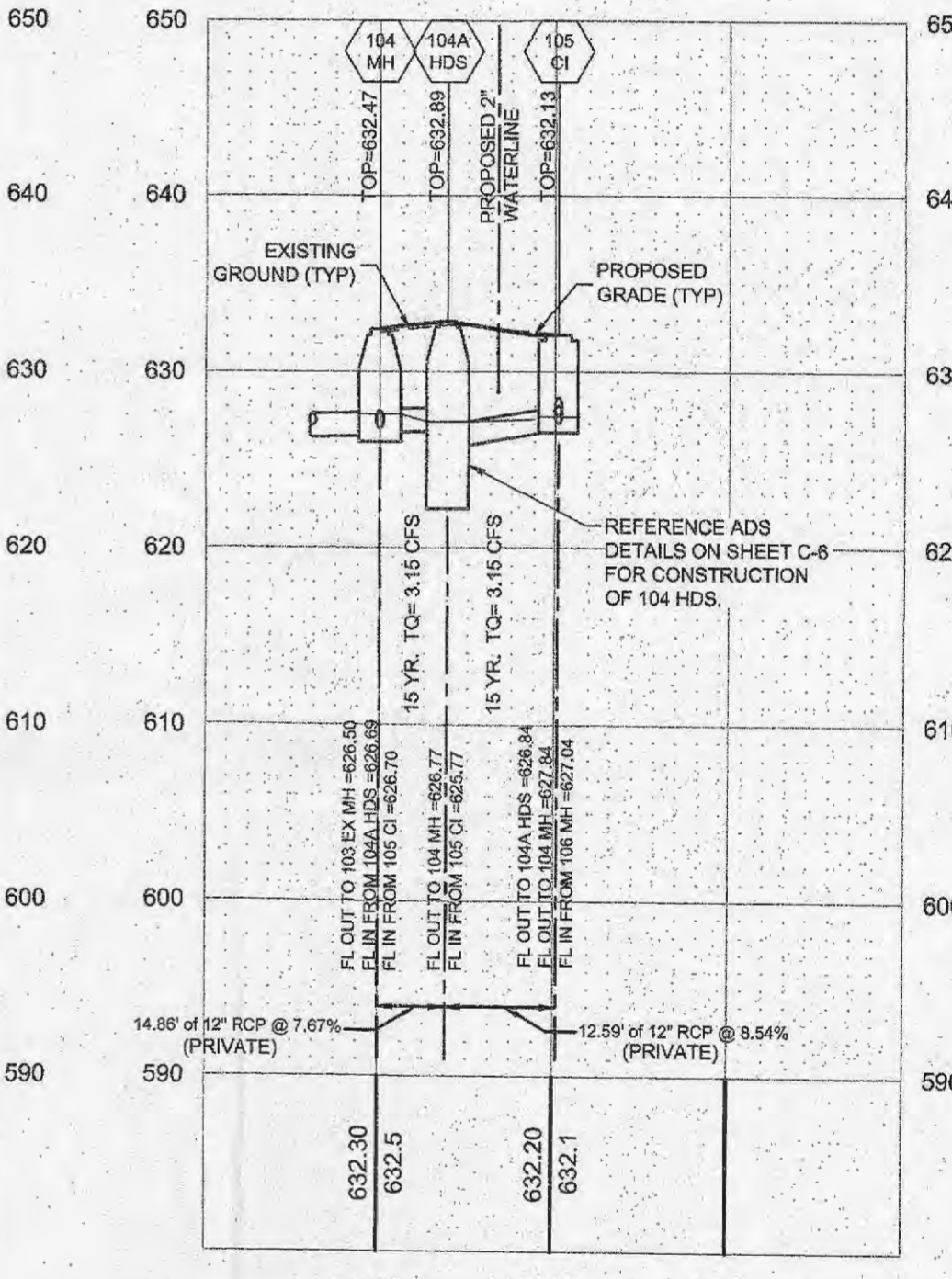
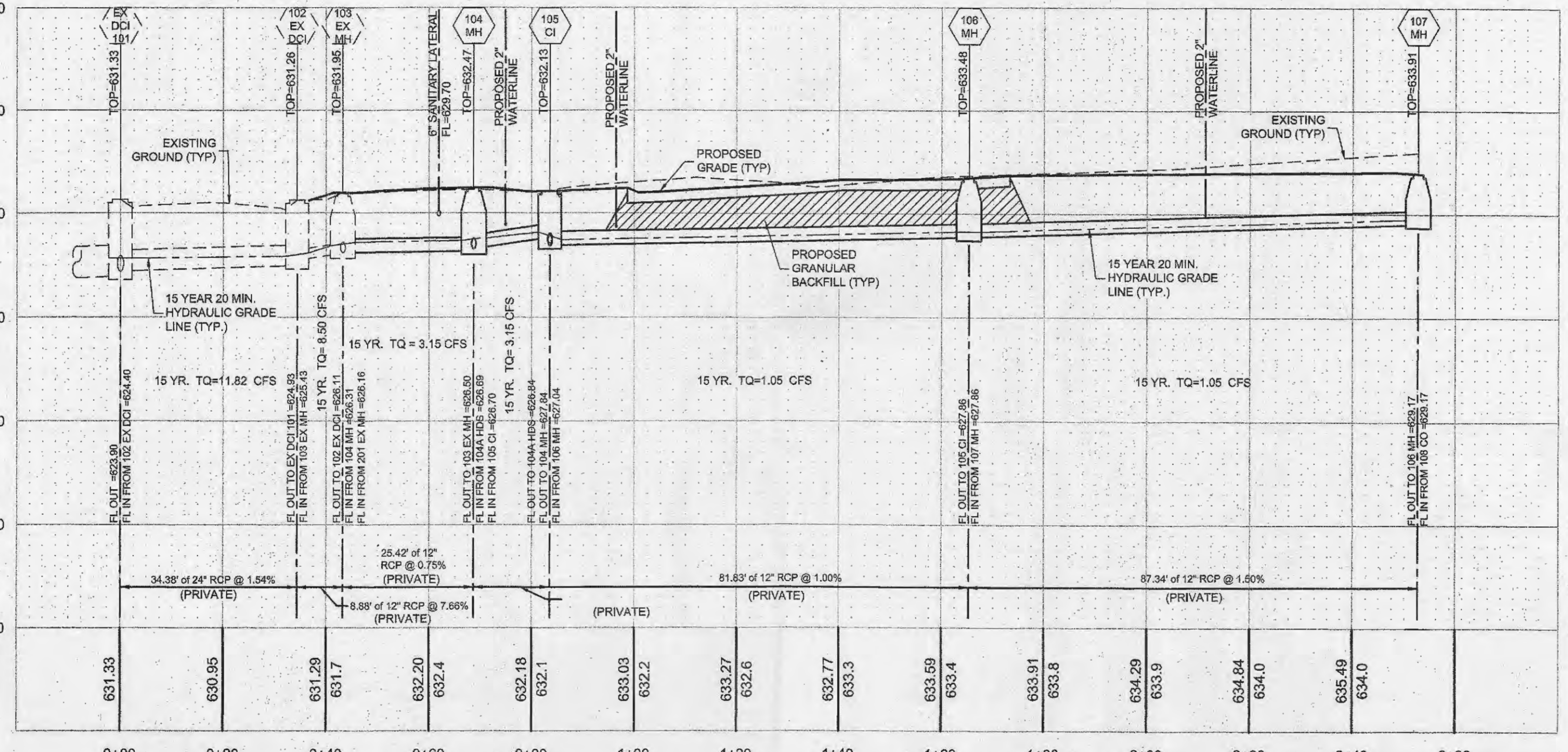
TECHNICAL SERVICES  
70 INWOOD ROAD, SUITE 3  
ROCKY HILL, CT 06867  
V: 860-262-2894  
F: 860-228-8601

306 TCW COURT - MO 4'  
OFFLINE DD - PLAN VIEW

DATE: 12/03/15 PROJECT: 123842  
DRAWN: CA SCALE: 1/4" = 1'  
CHECKED: MJ PAGE: 3 OF 3



PIPE BEDDING CLASS 'C' (MODIFIED FOR REINFORCED CONCRETE PIPE)	METROPOLITAN ST. LOUIS SEWER DISTRICT Standard Details of Sewer Construction		
	Dr. W.S.H.	2009	SHEET 5
	Ch. J.C.K.		



## STORM SEWER PROFILES

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'

15 YEAR 20 MINUTE STORM																							
LineNo.	LineID	LineLength	LineSize	InvertUp	InvertDn	Grnd/Rim	DepthUp	HGLUp	HGLDn	Rim-Hw	Runoff	J-Loss	EnergyLoss	MinorLoss	CrossSlope	Capacity	InletEff						
(ft)	(in)	(ft)	(in)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(C)	(ft/s)	(ft)	(ft)	(ft/ft)	(cfs)	(%)						
1	102 TO 101	34.376	24	624.93	624.4	631.26	0.91 s	625.84	625.63	5.42	0	5.81	1.14	0.69 z	0	n/a	0.02	28.08	0	3.32	11.82	3.32	100
2	103 TO 102	8.878	12	626.11	625.43	631.95	0.72 s	626.83	626.15	5.12	0	14.12	3.1	0.11 z	0	n/a	0	9.86	0	0	8.5	0	0
3	104 TO 103	25.417	12	626.5	626.31	632.47	0.84	627.34	627.15	4.91	0	4.46	0.31	0.7	0.19	0.22	0	3.08	0	0	3.15	0	0
4	104A TO 104	7.792	12	626.77	626.69	632.89	0.37 s	627.14	627.56	5.75	0	1.45	0.25	0.47 z	0	n/a	0	3.61	0	0	3.15	0	0
5	105 TO 104A	12.586	12	626.84	625.77	632.13	0.43**	627.27	627.14	4.86	0	1.34	0.03	1.00 z	0.042	n/a	0.02	10.38	0	2.1	3.15	2.1	100
6	106 TO 105	81.833	12	627.86	627.04	633.48	0.37 s	628.23	627.41	5.25	0	3.95	0.24	0.68 z	0	n/a	0	3.56	0	0	1.05	1.05	0
7	107 TO 106	87.336	12	629.17	627.85	633.91	0.33 s	629.5	628.23	4.41	0	3.95	0.32	0.16 z	0	n/a	0	4.36	0	1.05	1.05	0	0
8	201 TO 103	68.736	12	626.91	626.15	632.71	1	628.71	627.16	3.54	0	6.81	0.72	0.64	1.552	0.46	0	3.72	0	5.35	5.35	0	0
9	105 TO 104	14.859	12	627.84	626.7	632.13	0.31 s	628.15	627.56	3.98	0	2.93	1.55	0.18 z	0	n/a	0	9.86	0	0	0	0	0

100 YEAR 20 MINUTE STORM																							
LineNo.	LineID	LineLength	LineSize	InvertUp	InvertDn	Grnd/Rim	DepthUp	HGLUp	HGLDn	Rim-Hw	Runoff	J-Loss	EnergyLoss	MinorLoss	CrossSlope	Capacity	InletEff						
(ft)	(in)	(ft)	(in)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(C)	(ft/s)	(ft)	(ft)	(ft/ft)	(cfs)	(%)						
1	102 TO 101	34.376	24	624.93	624.4	631.26	0.91 s	625.84	625.63	5.42	0	5.81	1.14	0.69 z	0	n/a	0.02	28.08	0	4.48	15.94	4.48	100
2	103 TO 102	8.878	12	626.11	625.43	631.95	0.72 s	626.83	626.15	5.12	0	14.12	3.1	0.11 z	0	n/a	0	9.86	0	0	11.46	0	0
3	104 TO 103	25.417	12	626.5	626.31	632.47	0.84	627.34	627.15	4.91	0	4.46	0.31	0.7	0.19	0.22	0	3.08	0	0	4.25	0	0
4	104A TO 104	7.792	12	626.77	626.69	632.89	0.37 s	627.14	627.56	5.75	0	1.45	0.25	0.47 z	0	n/a	0	3.61	0	0	4.25	0	0
5	105 TO 104A	12.586	12	626.84	625.77	632.13	0.43**	627.27	627.14	4.86	0	1.34	0.03	1.00 z	0.042	n/a	0.02	10.38	0	2.81	4.25	2.81	100
6	106 TO 105	81.833	12	627.86	627.04	633.48	0.37 s	628.23	627.41	5.25	0	3.95	0.24	0.68 z	0	n/a	0	3.56	0	0	1.44	0	0
7	107 TO 106	87.336	12	629.17	627.85	633.91	0.33 s	629.5	628.23	4.41	0	3.95	0.32	0.16 z	0	n/a	0	4.36	0	1.44	1.44	0	0
8	201 TO 103	68.736	12	626.91	626.15	632.71	1	628.71	627.16	3.54	0	6.81	0.72	0.64	1.552	0.46	0	3.72	0	7.21	7.21	0	0
9	105 TO 104	14.859	12	627.84	626.7	632.13	0.31 s	628.15	627.56	3.98	0	2.93	1.55	0.18 z	0	n/a	0	9.86	0	0	0	0	0

Notes: s-Supercritical depth; z-Zero Junction Loss

**CONSULTANT:**

**Premier Civil Engineering**  
Lake Saint Louis  
308 TCW Court  
Lake Saint Louis, MO 63367  
Phone: (314) 925-7444 Fax: (314) 925-7457  
Missouri Certificate of Authority # E-2011000031  
Missouri Certificate of Authority # LS-2012007849

**DEVELOPMENT NAME:**

LAKE SAINT LOUIS  
INDUSTRIAL OFFICES  
AT 306 TCW COURT

**ARCHITECT OF RECORD:**

**LT Designs LLC**  
314-267-3935

**OWNER/DEVELOPER:**

Jerry Finley  
228 Silent Meadow Drive  
Lake Saint Louis, MO 63367

**ENGINEERS AUTHENTICATION**

**REVISIONS:**  
12-16-15 REVISED PER CITY COMMENTS

NO.	DESCRIPTION	DATE

**DRAWING BY:** A. JONES  
**DATE:** 12-8-2015

**JOB NUMBER:** 155301  
**TITLE:**

**STORM SEWER PROFILES**  
**SHEET NUMBER:**

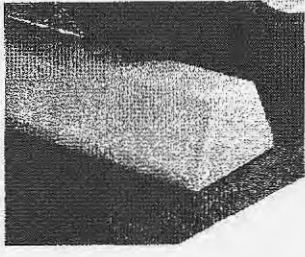
**COMMENTS:**  
NOT RELEASED FOR CONSTRUCTION

**C-6**

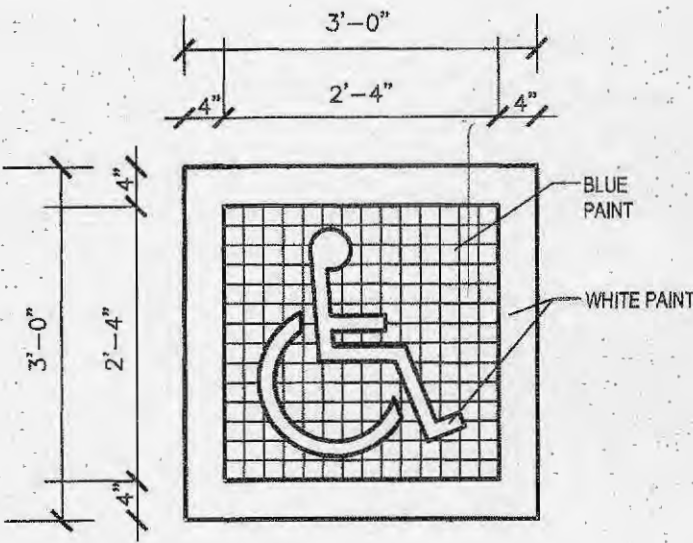


**Plastic Parking Block Installation Instructions**

- Lag Bolt Method:** Recommended for Asphalt or Concrete Traffic Lanes where drilling holes are permitted.
- Steel Spike Method:** Recommended for use on Asphalt or Wood Block Surfaces only.
- Hardware Supplied:**  
 1/2" x 3" lag bolt for each hole  
 (2) 1/2" washers each  
 3/4" lag anchor
- Tools Required:**  
 High speed hammer drill with 3/8" masonry bit  
 Impact wrench or heavy ratchet with 3/4" socket
- Clean the surface so that it is free from dirt.
  - Place the parking block in its installation position and mark the location of each hole using the pre-drilled holes as a template.
  - Remove the parking block. Using a high-speed hammer drill with a 3/8" masonry bit, drill a hole at each marked location to a depth of 3 1/4" below the surface.
  - Insert lag anchor into each hole (Lag anchor opening on top). Tap the anchor into the hole with a hammer so that the anchors are set flush with the surface. Place a washer over each anchor hole.
  - Reposition the parking block in its installation position. Slip a washer onto a lag bolt, insert the bolt through a pre-drilled hole in the parking block and tighten the bolt about three quarters of the way with the 3/4" socket. Repeat for each hole in the parking block. Finish tightening each bolt until just snug. **DO NOT OVER TIGHTEN!** Excessive tightening may damage the bump and void the product warranty.



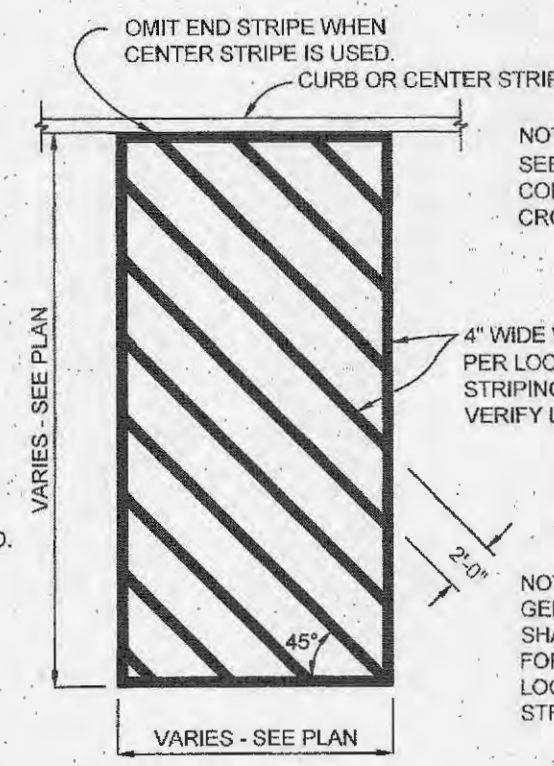
**WHEEL STOP DETAIL**  
(NOT TO SCALE)



DETAIL NOTE:  
GRID SQUARES ARE 2' RE: ANSI A11.1, FIG. 703.8.3.1

NOTE:  
PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH AASHTO M 248, COLORS COMPLYING WITH FS TT-P-1992. COLOR: AS INDICATED.

**INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)**  
(NOT TO SCALE)

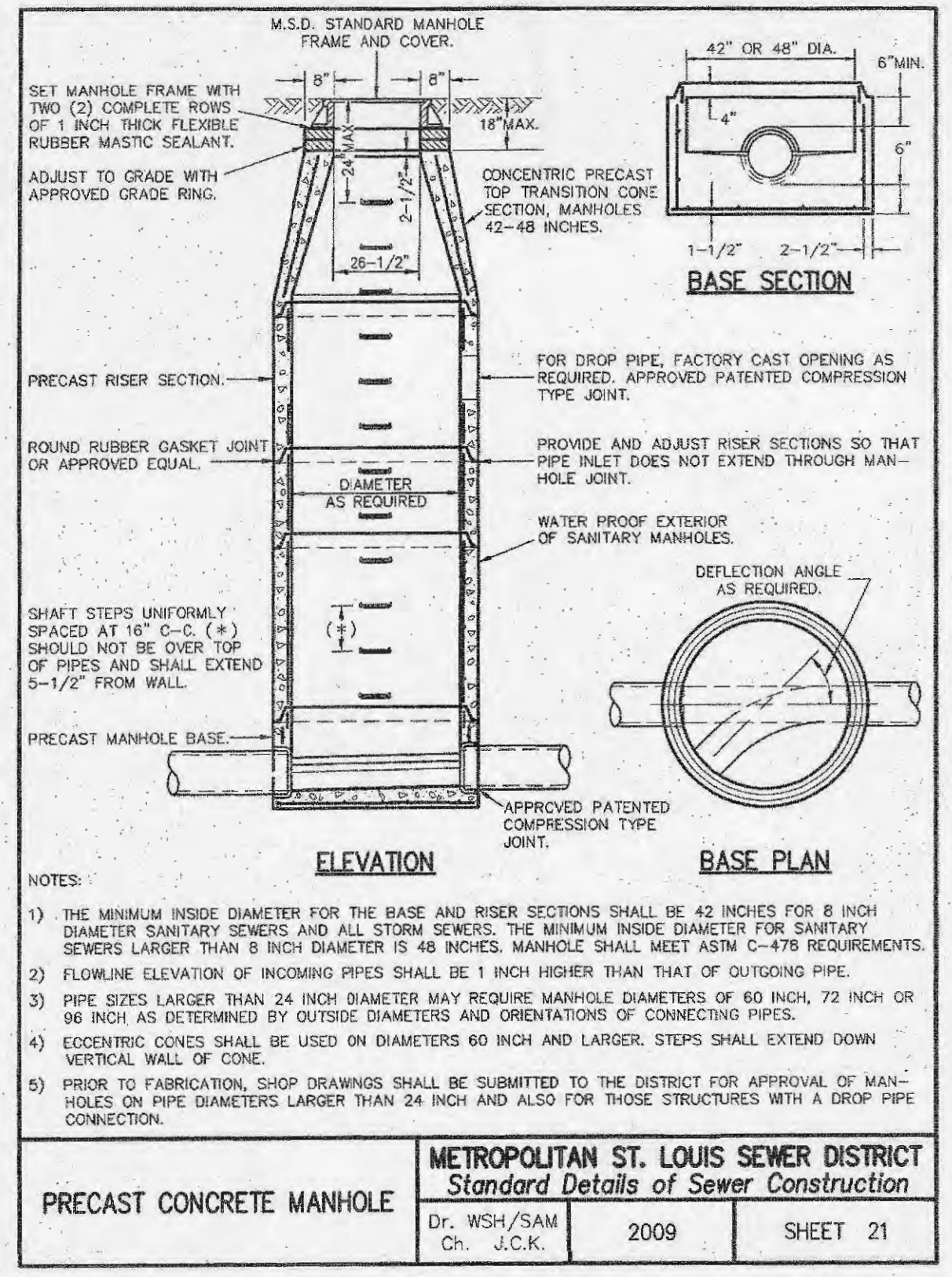


NOTE:  
PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH AASHTO M 248, COLORS COMPLYING WITH FS TT-P-1992. COLOR: AS INDICATED.

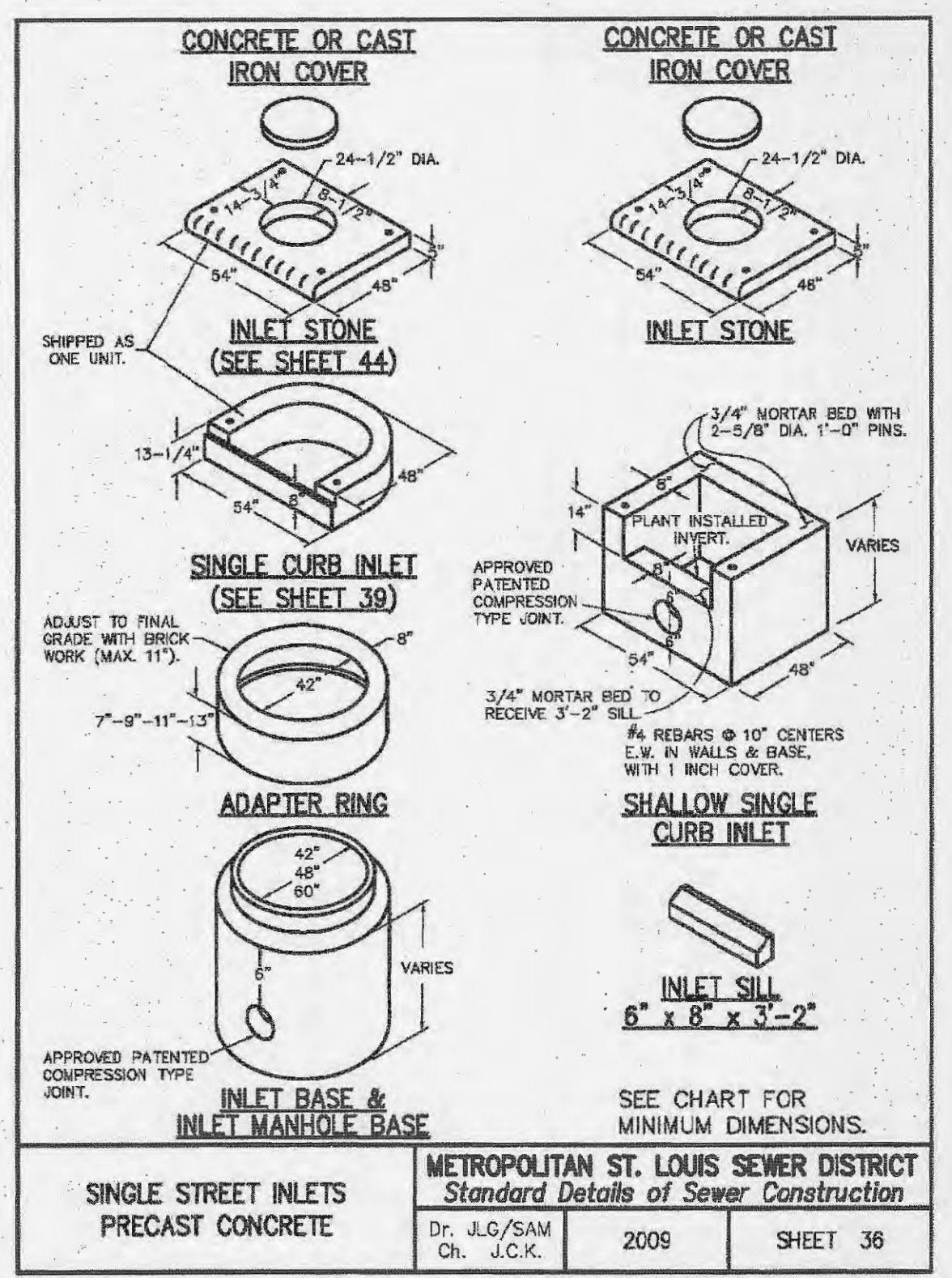
**CROSS STRIPING DETAIL**  
(NOT TO SCALE)



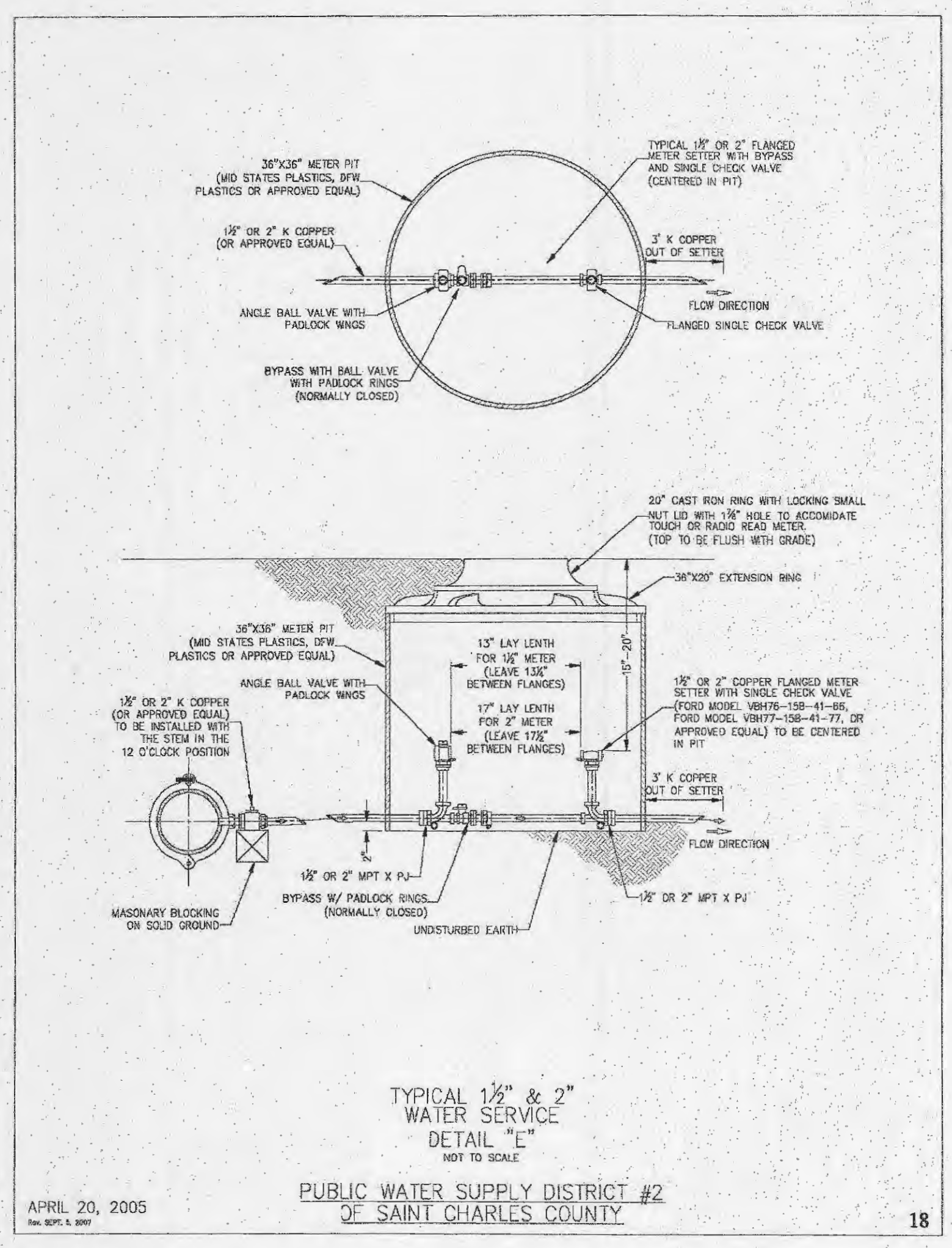
NOTE:  
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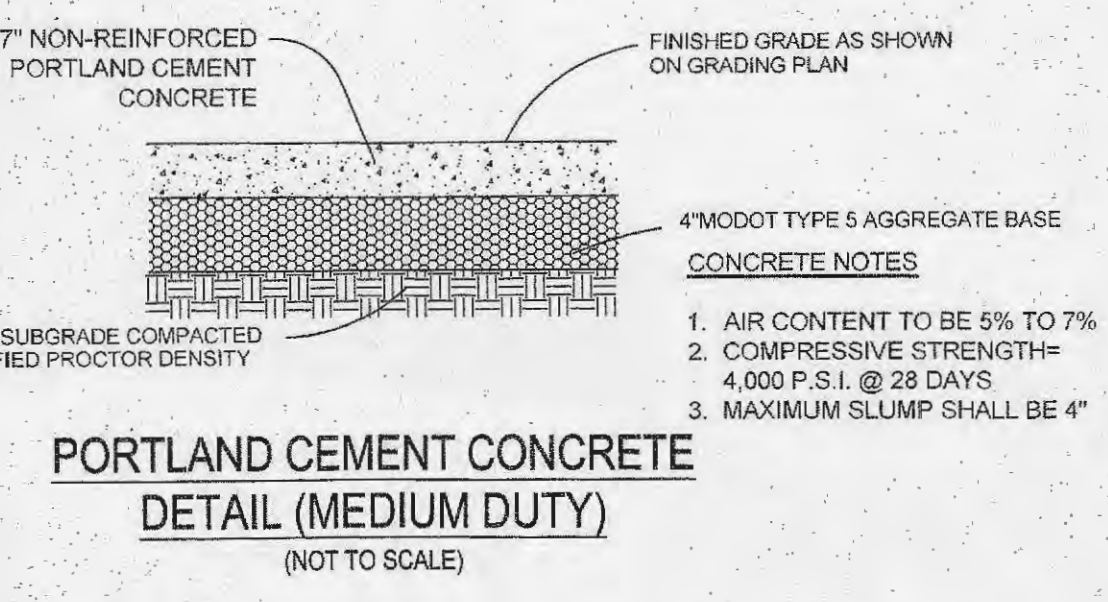
PRECAST CONCRETE MANHOLE	METROPOLITAN ST. LOUIS SEWER DISTRICT Standard Details of Sewer Construction
Dr. WSH/SAM Ch. J.C.K.	2009 SHEET 21



SINGLE STREET INLETS PRECAST CONCRETE	METROPOLITAN ST. LOUIS SEWER DISTRICT Standard Details of Sewer Construction
Dr. J.L.G./SAM Ch. J.C.K.	2009 SHEET 36

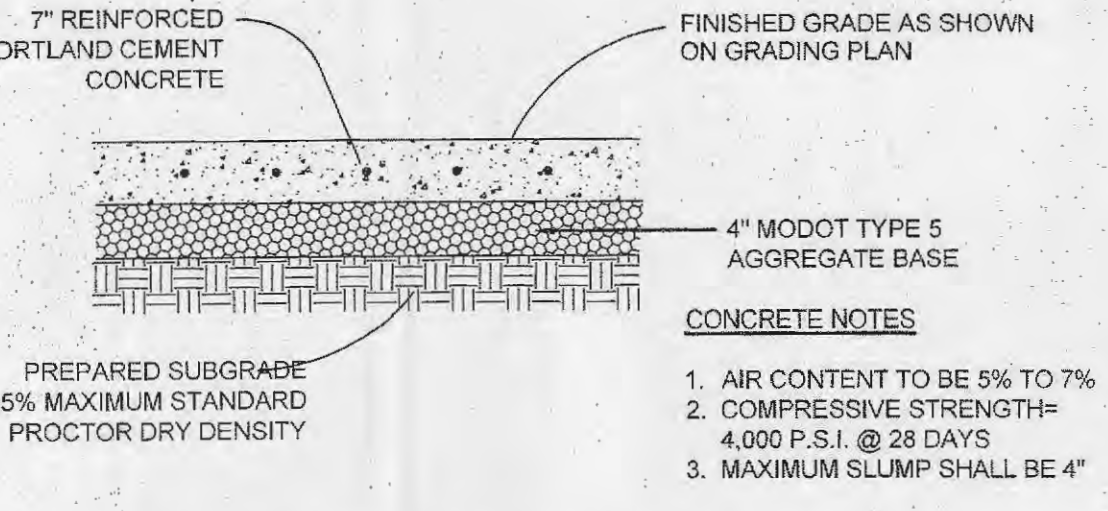


APRIL 20, 2005  
PUBLIC WATER SUPPLY DISTRICT #2 OF SAINT CHARLES COUNTY  
18



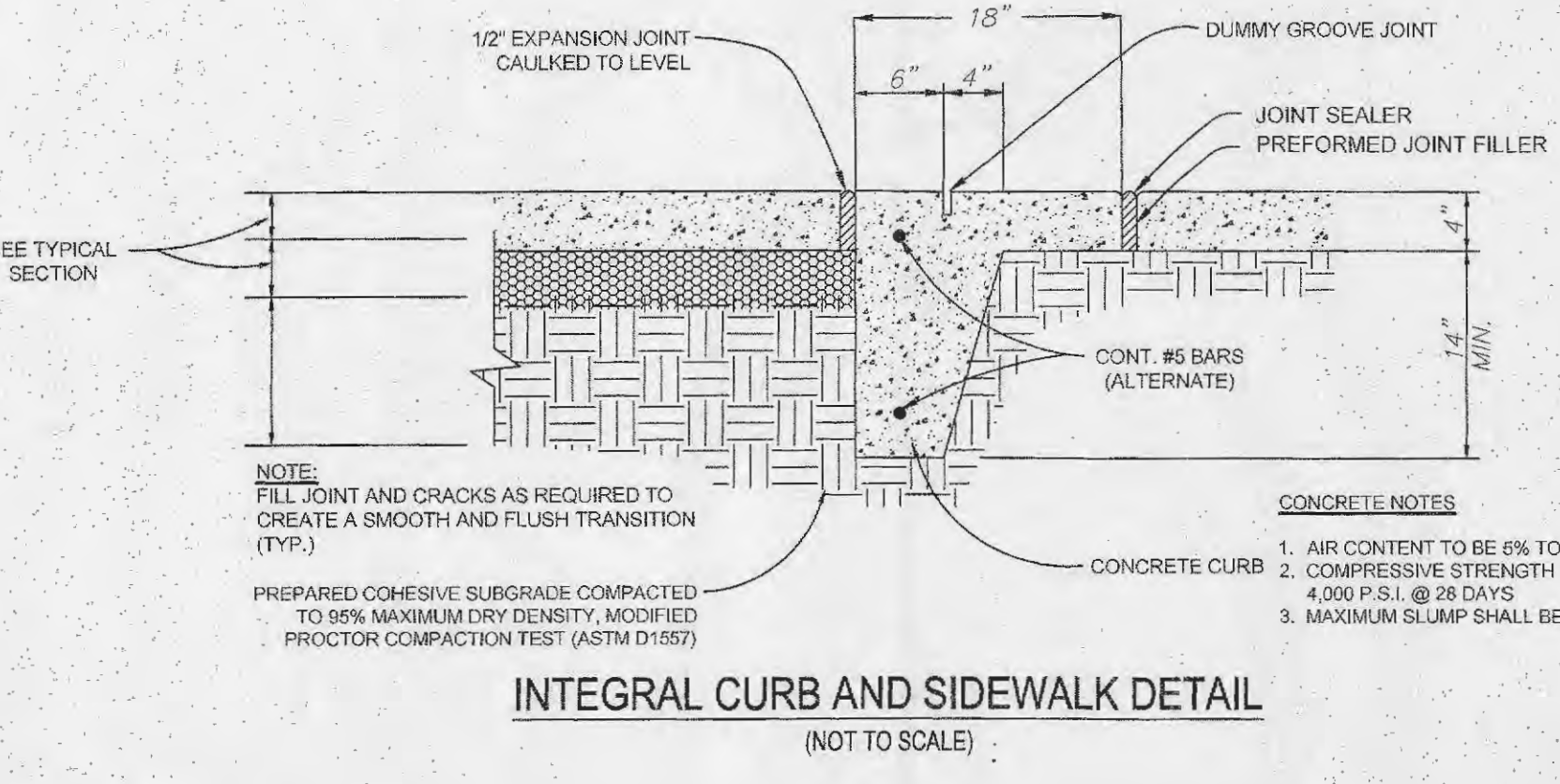
**PORTLAND CEMENT CONCRETE DETAIL (MEDIUM DUTY)**  
(NOT TO SCALE)

CONCRETE NOTES:  
 1. AIR CONTENT TO BE 5% TO 7%  
 2. COMPRESSIVE STRENGTH= 4,000 P.S.I. @ 28 DAYS  
 3. MAXIMUM SLUMP SHALL BE 4"



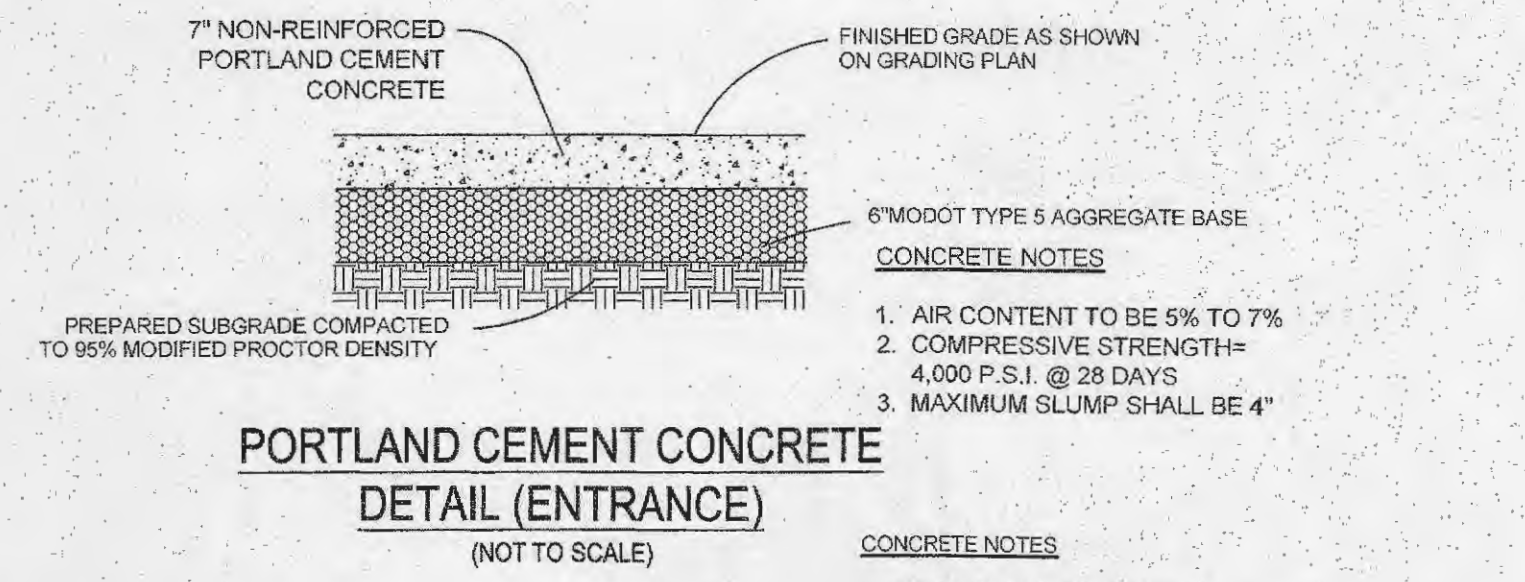
**DUMPSTER PAD TYPICAL CONCRETE PAVING - SECTION**  
(NOT TO SCALE)

CONCRETE NOTES:  
 1. AIR CONTENT TO BE 5% TO 7%  
 2. COMPRESSIVE STRENGTH= 4,000 P.S.I. @ 28 DAYS  
 3. MAXIMUM SLUMP SHALL BE 4"



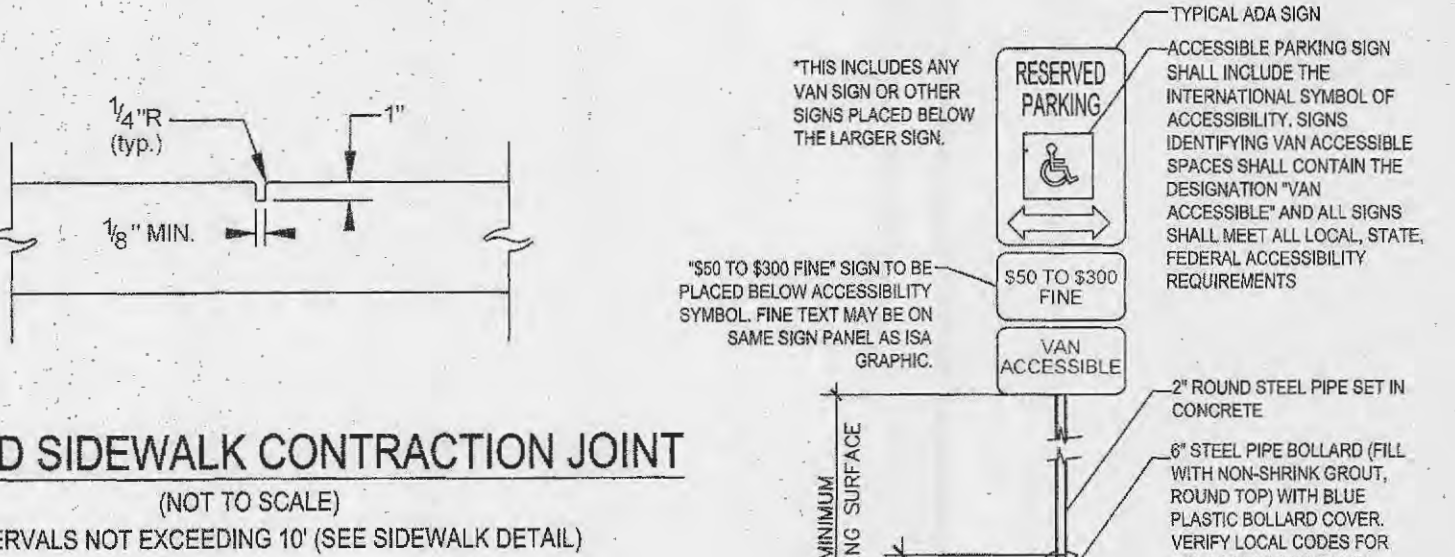
**INTEGRAL CURB AND SIDEWALK DETAIL**  
(NOT TO SCALE)

CONCRETE NOTES:  
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 2. COMPRESSIVE STRENGTH= 4,000 P.S.I. @ 28 DAYS  
 3. MAXIMUM SLUMP SHALL BE 4"

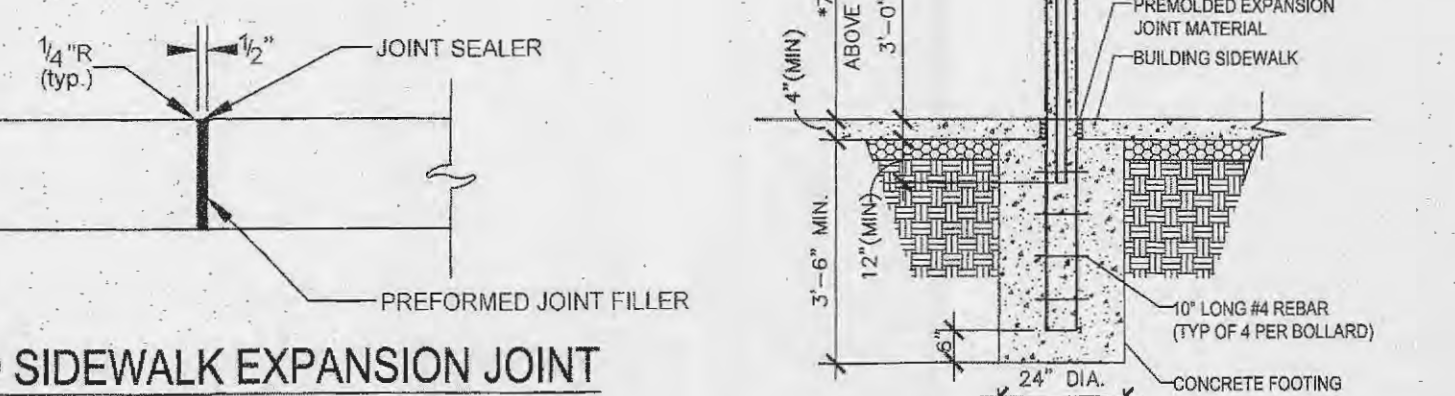


**PORTLAND CEMENT CONCRETE DETAIL (ENTRANCE)**  
(NOT TO SCALE)

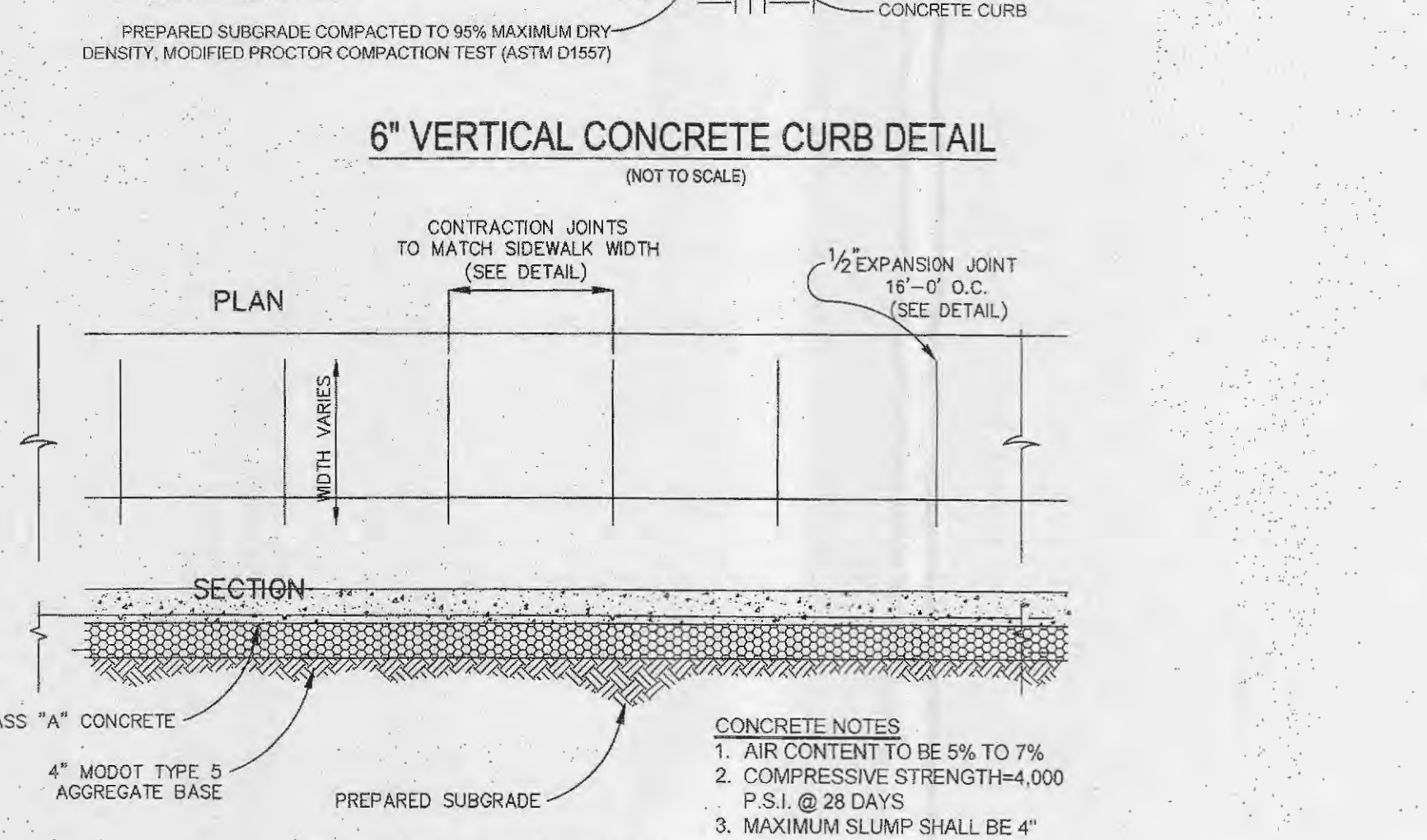
CONCRETE NOTES:  
 1. AIR CONTENT TO BE 5% TO 7%  
 2. COMPRESSIVE STRENGTH= 4,000 P.S.I. @ 28 DAYS  
 3. MAXIMUM SLUMP SHALL BE 4"



**CURB AND SIDEWALK CONTRACTION JOINT**  
(NOT TO SCALE)  
AT INTERVALS NOT EXCEEDING 10' (SEE SIDEWALK DETAIL)

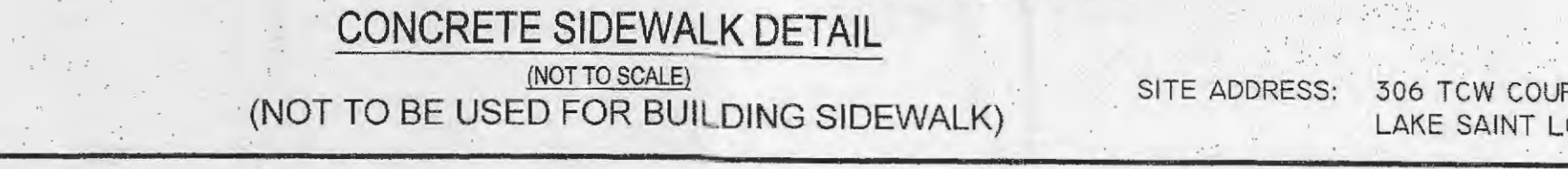


**CURB AND SIDEWALK EXPANSION JOINT**  
(NOT TO SCALE)  
AT P.T. & P.C. POINTS OF ROUNDINGS AND AT INTERVALS NOT EXCEEDING 30' (SEE SIDEWALK DETAIL)



**6" VERTICAL CONCRETE CURB DETAIL**  
(NOT TO SCALE)

CONCRETE NOTES:  
 1. AIR CONTENT TO BE 5% TO 7%  
 2. COMPRESSIVE STRENGTH= 4,000 P.S.I. @ 28 DAYS  
 3. MAXIMUM SLUMP SHALL BE 4"



**CONCRETE SIDEWALK DETAIL**  
(NOT TO SCALE)  
(NOT TO BE USED FOR BUILDING SIDEWALK)

CONCRETE NOTES:  
 1. AIR CONTENT TO BE 5% TO 7%  
 2. COMPRESSIVE STRENGTH= 4,000 P.S.I. @ 28 DAYS  
 3. MAXIMUM SLUMP SHALL BE 4"

**CONSULTANT:**



**PREMIER CIVIL ENGINEERING**  
 Lake Saint Louis  
 308 TCW Court  
 Lake Saint Louis, MO 63367  
 Phone: (314) 925-7444 Fax: (314) 925-7457  
 Missouri Certificate of Authority # E-201100031  
 Missouri Certificate of Authority # LS-2012007849

**DEVELOPMENT NAME:**

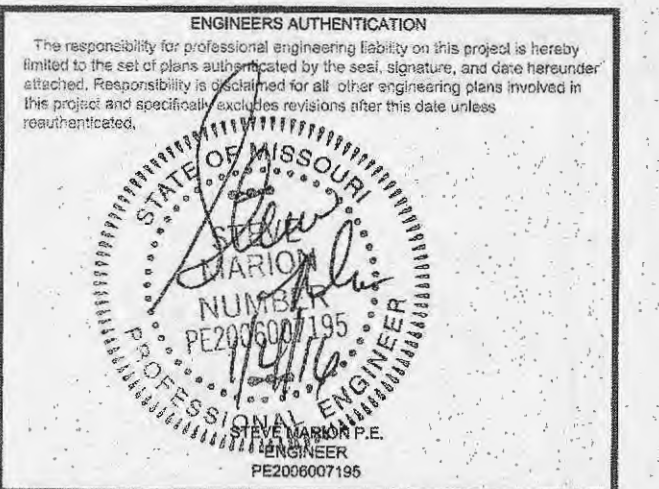
**LAKE SAINT LOUIS INDUSTRIAL OFFICES AT 306 TCW COURT**

**ARCHITECT OF RECORD:**



**OWNER/DEVELOPER:**

**Jerry Finley**  
228 Silent Meadow Drive  
Lake Saint Louis, MO 63367



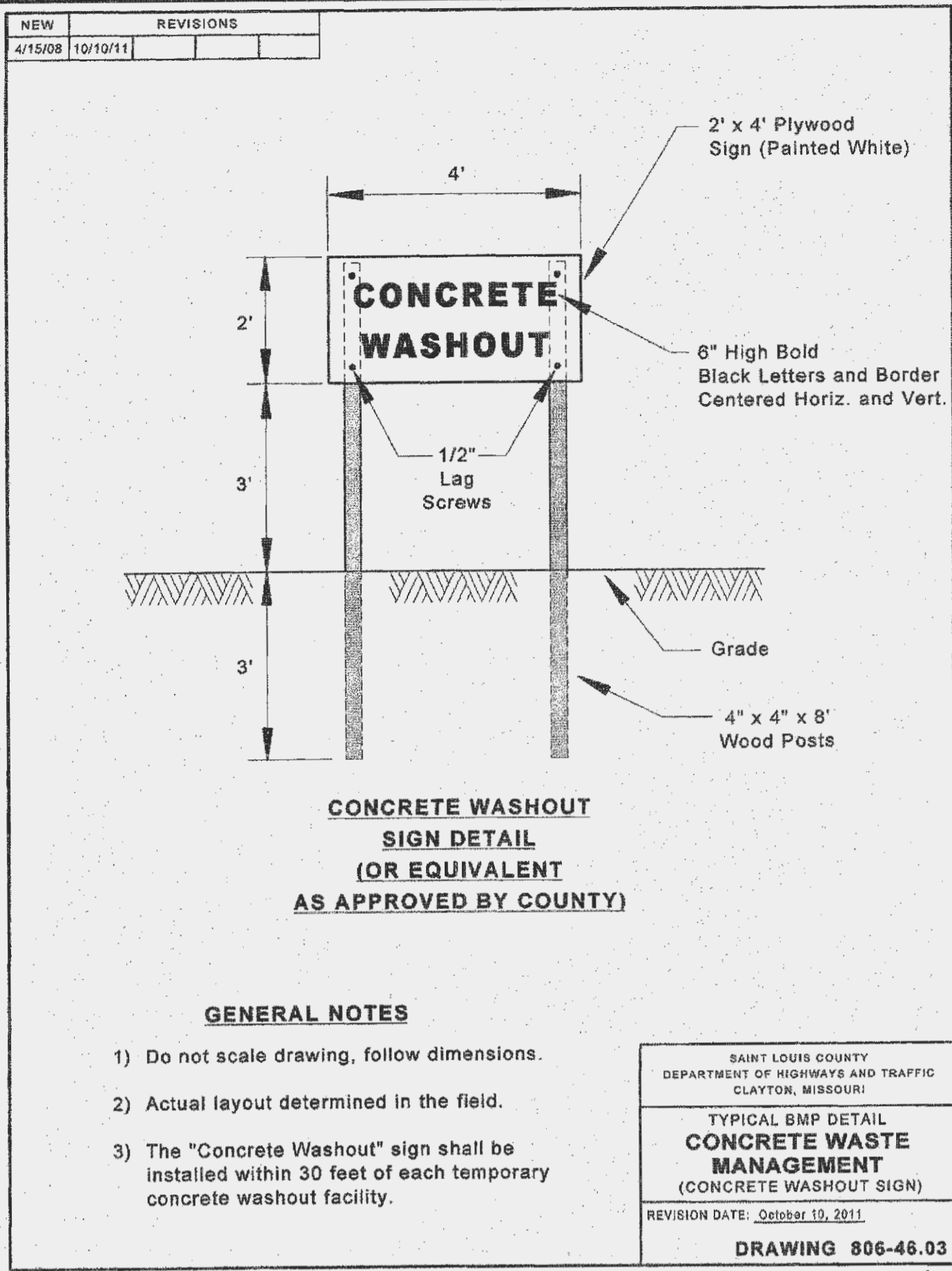
**REVISIONS:**  
 12-16-15 REVISED PER CITY COMMENTS  
 12-29-15 REVISED PER PWSD # 2 COMMENTS

**DRAWING BY:** D. SHRYOCK  
**DATE:** 12-8-2015  
**JOB NUMBER:** 155301  
**TITLE:**

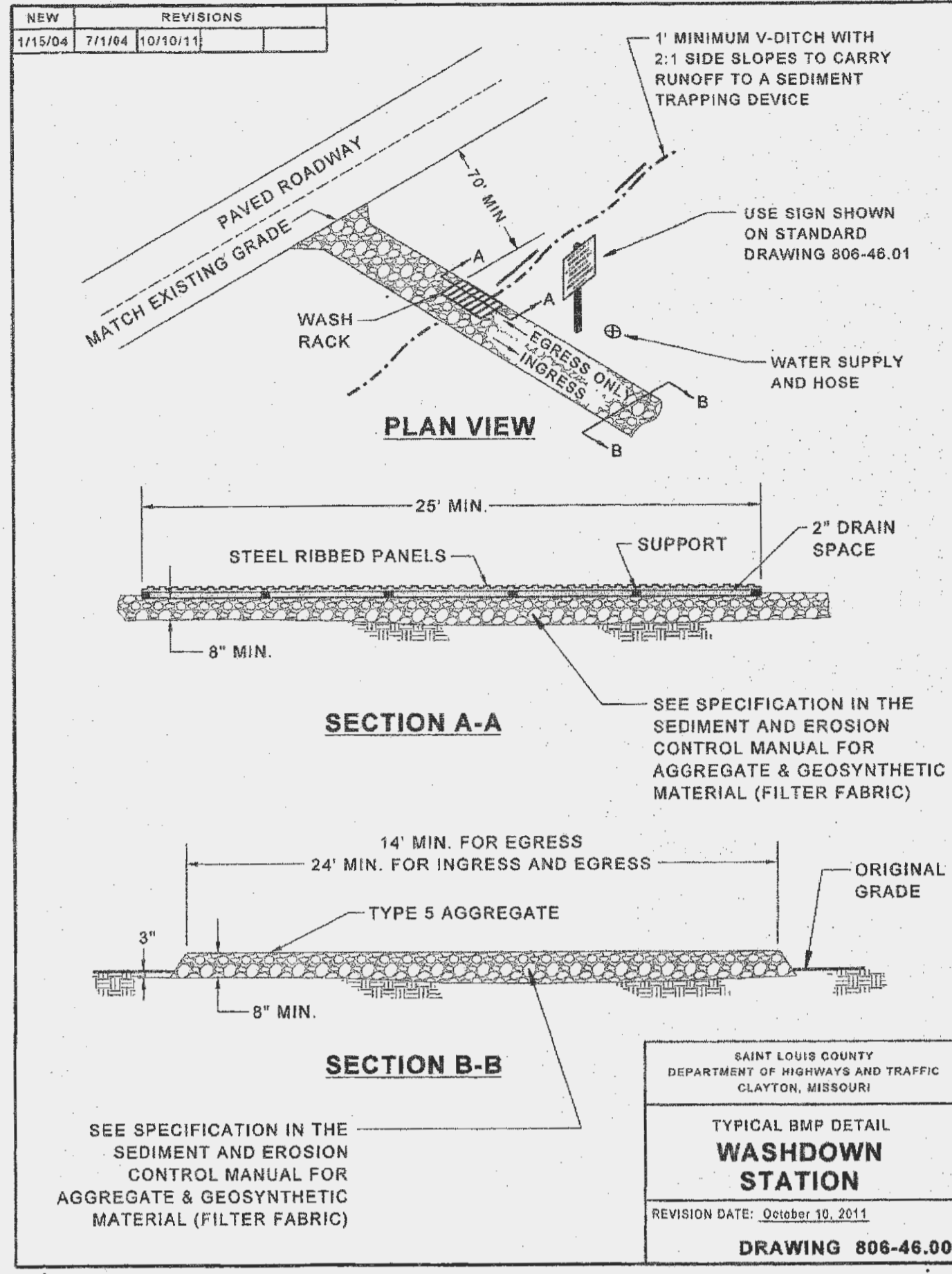
**CONSTRUCTION DETAILS**

**SHEET NUMBER:**  
**COMMENT'S:**  
 NOT RELEASED FOR CONSTRUCTION

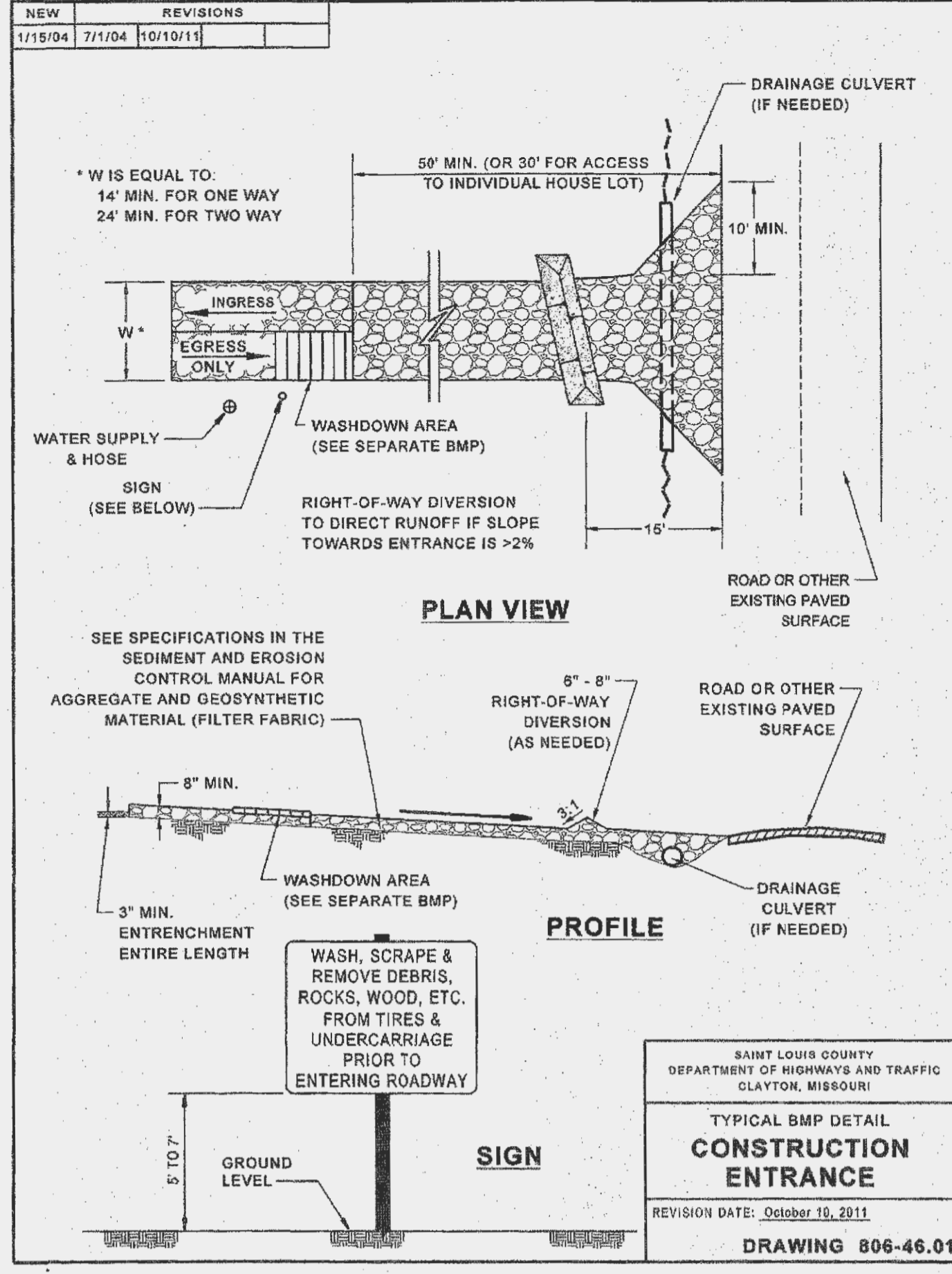




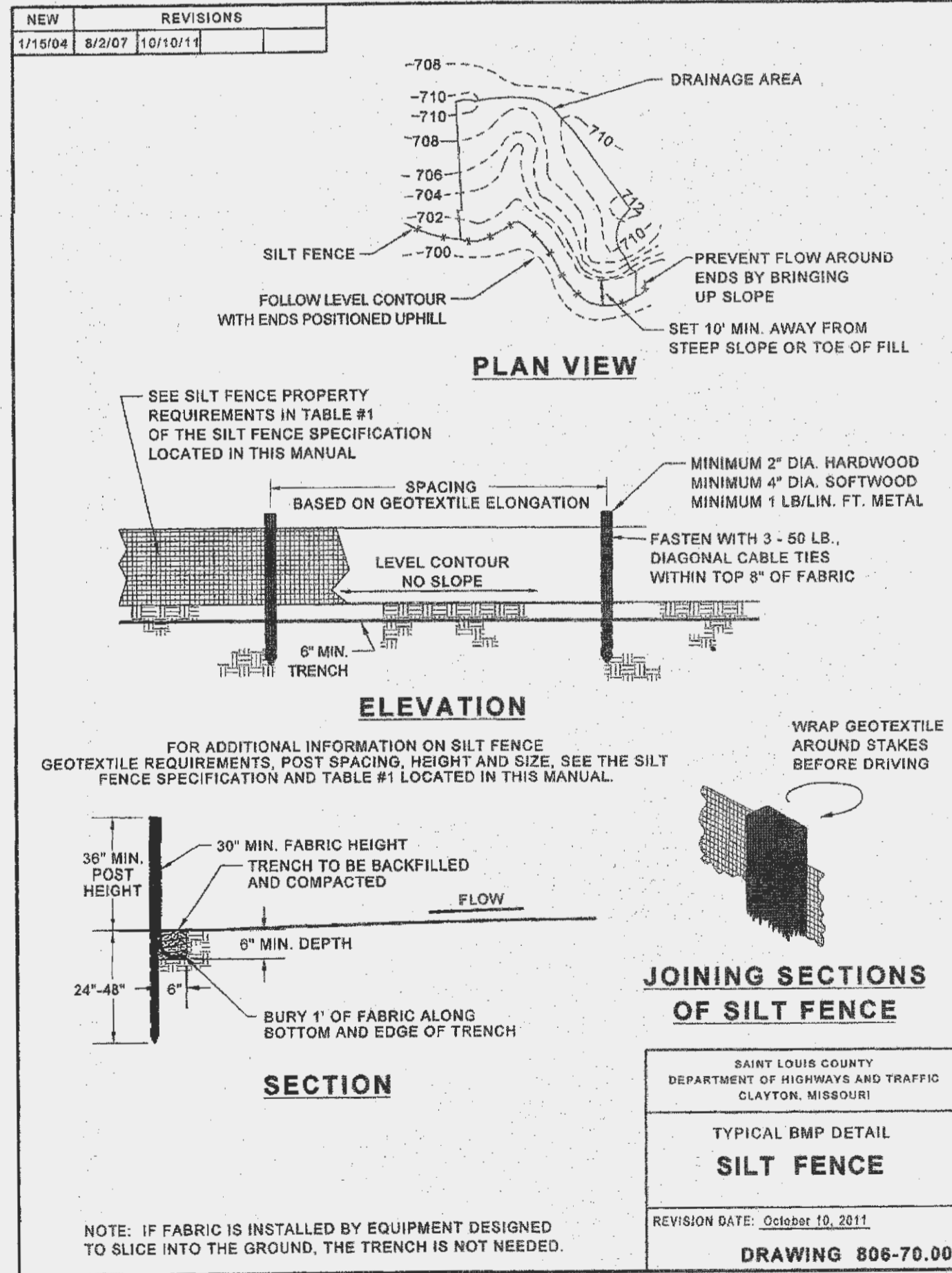
11/1/2014 Page 129 Sediment and Erosion Control Manual Standard Drawings



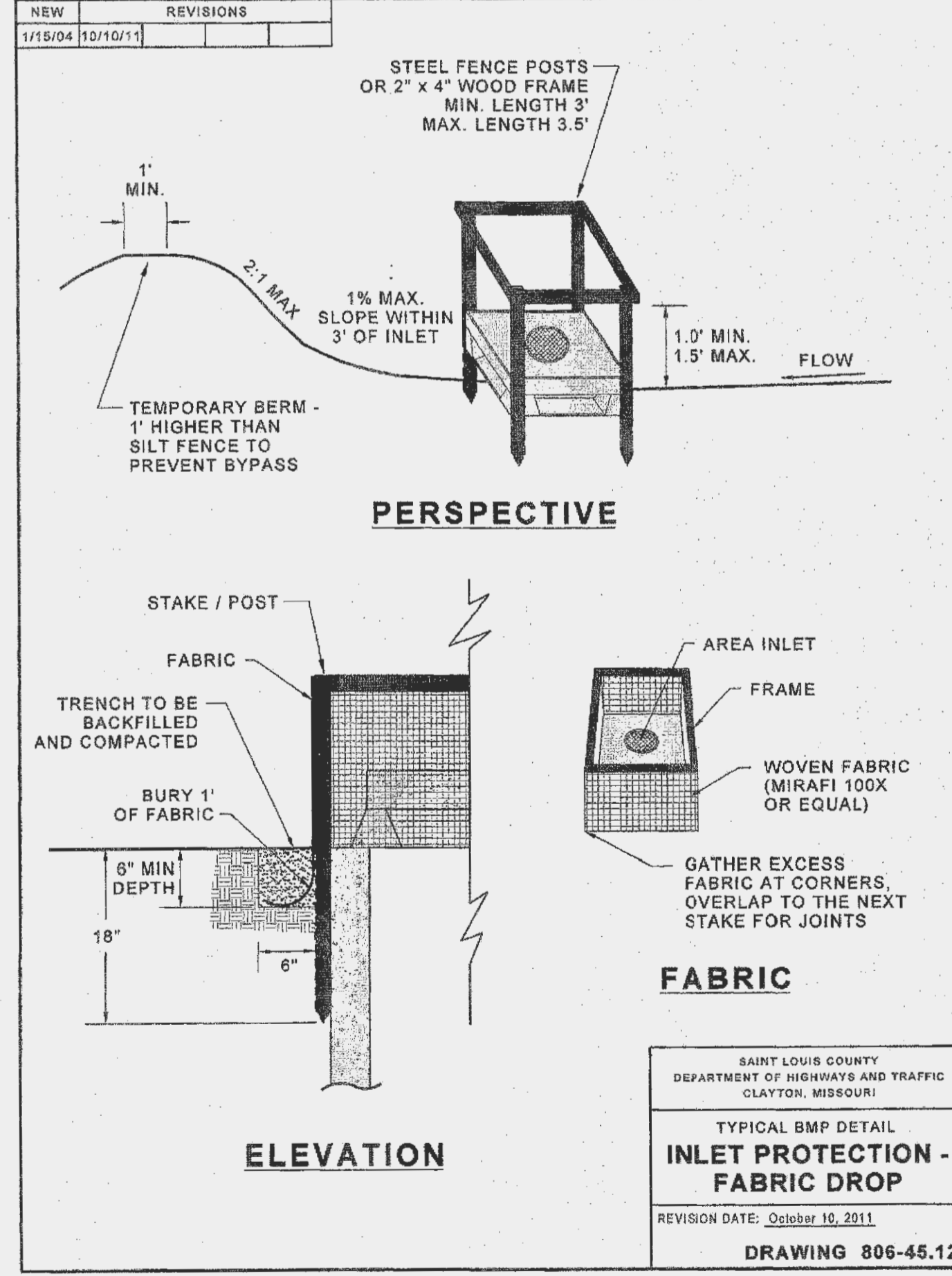
11/1/2014 Page 127 Sediment and Erosion Control Manual Standard Drawings



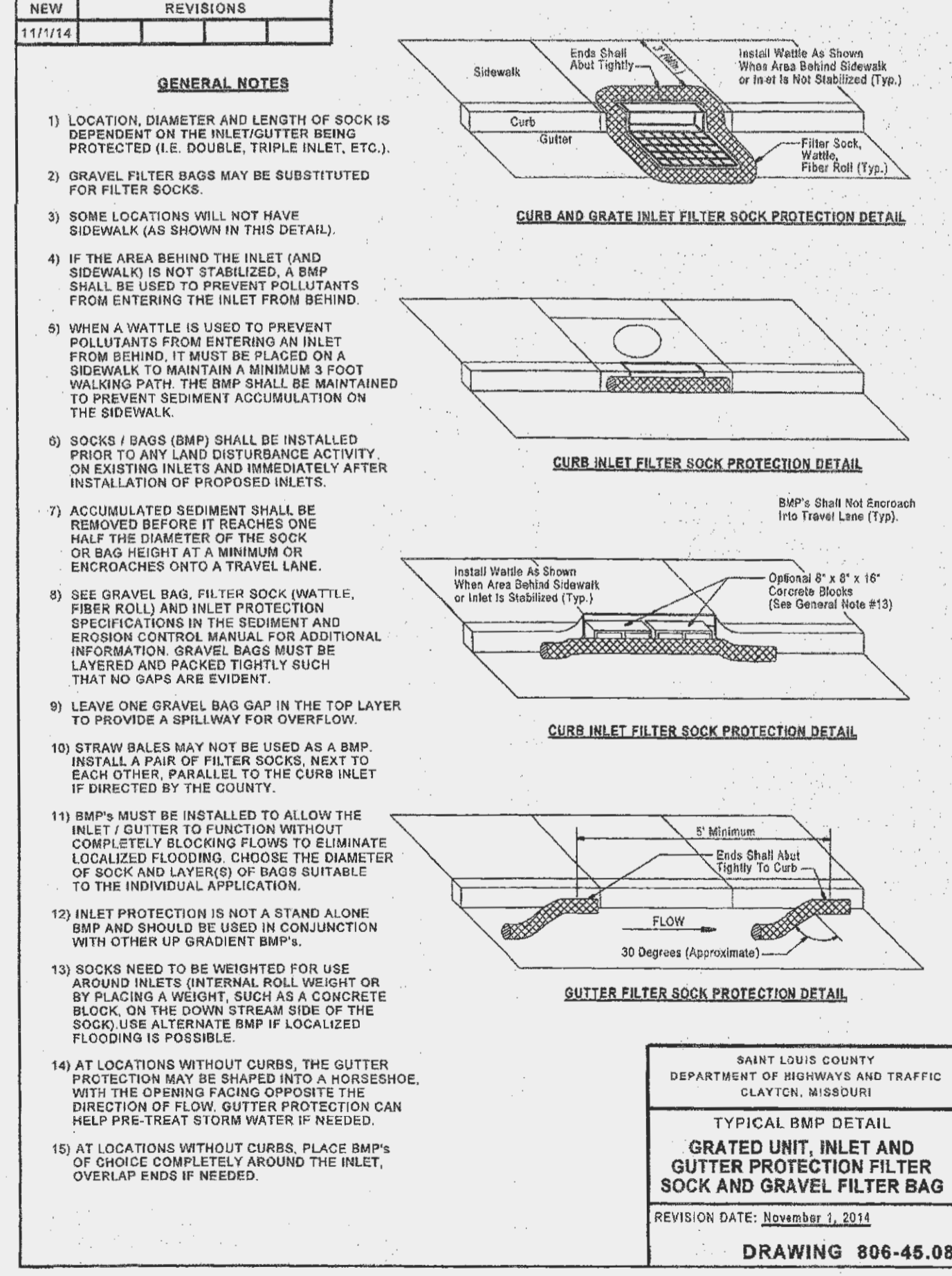
11/1/2014 Page 128 Sediment and Erosion Control Manual Standard Drawings



11/1/2014 Page 143 Sediment and Erosion Control Manual Standard Drawings



11/1/2014 Page 125 Sediment and Erosion Control Manual Standard Drawings



11/1/2014 Page 124 Sediment and Erosion Control Manual Standard Drawings

CONSULTANT:



**Premier Civil Engineering**  
Lake Saint Louis  
308 TCW Court  
Lake Saint Louis, MO 63367  
Phone: (314) 925-7444 Fax: (314) 925-7457  
Missouri Certificate of Authority # E-2011000031  
Missouri Certificate of Authority # LS-2012007849

DEVELOPMENT NAME:

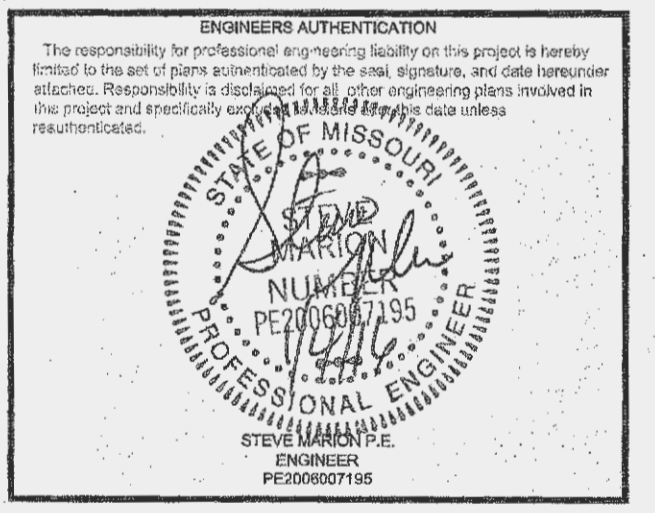
**LAKE SAINT LOUIS INDUSTRIAL OFFICES AT 306 TCW COURT**

ARCHITECT OF RECORD:



OWNER/DEVELOPER:

**Jerry Finley**  
228 Silent Meadow Drive  
Lake Saint Louis, MO 63367



REVISIONS:

DRAWING BY: D. SHRYOCK  
DATE: 12-8-2015  
JOB NUMBER: 155301  
TITLE:

EROSION CONTROL DETAILS  
SHEET NUMBER:

C-8

COMMENTS:  
NOT RELEASED FOR CONSTRUCTION

SITE ADDRESS: 306 TCW COURT  
LAKE SAINT LOUIS, MO 63367



NOTE:  
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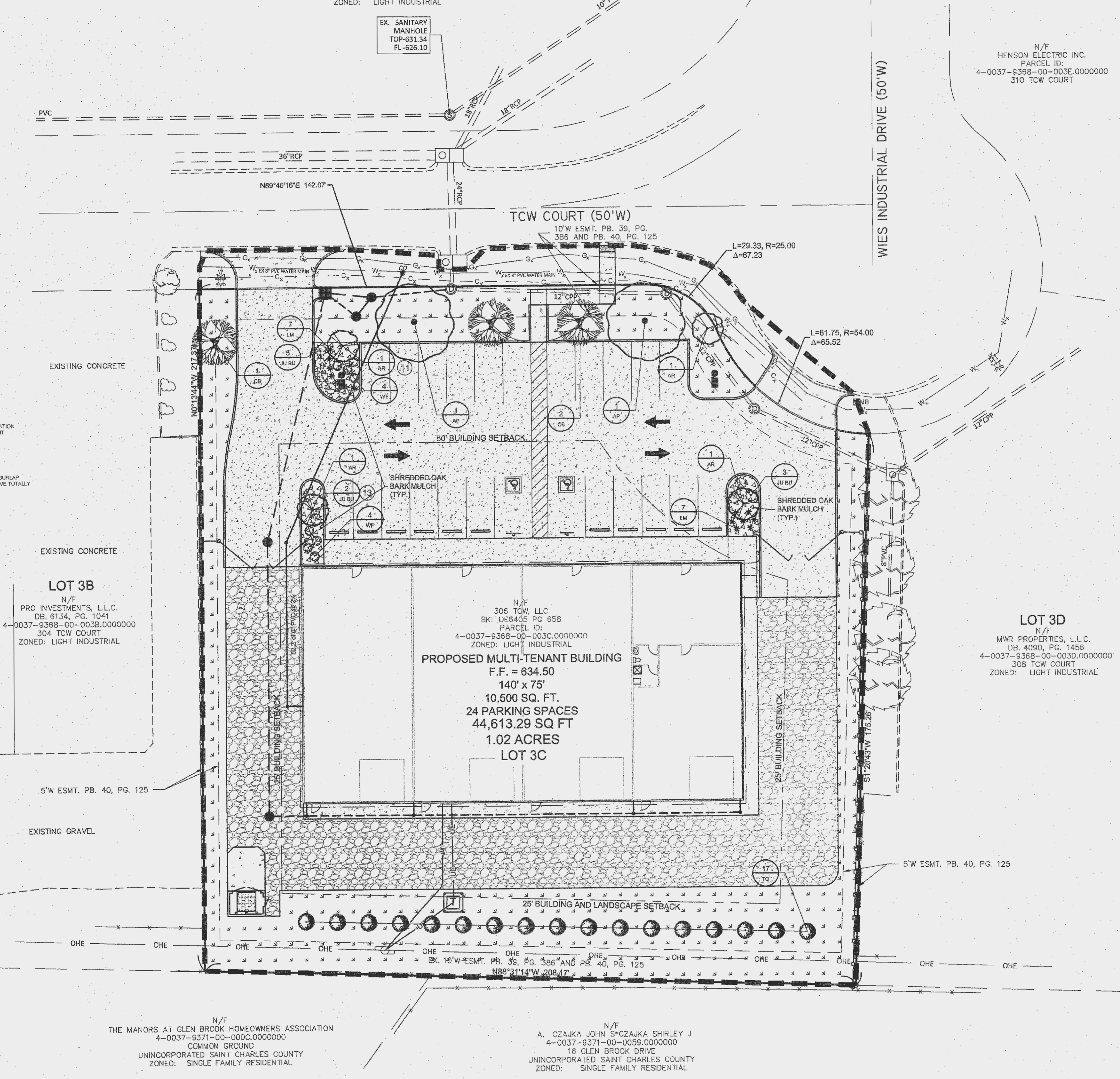
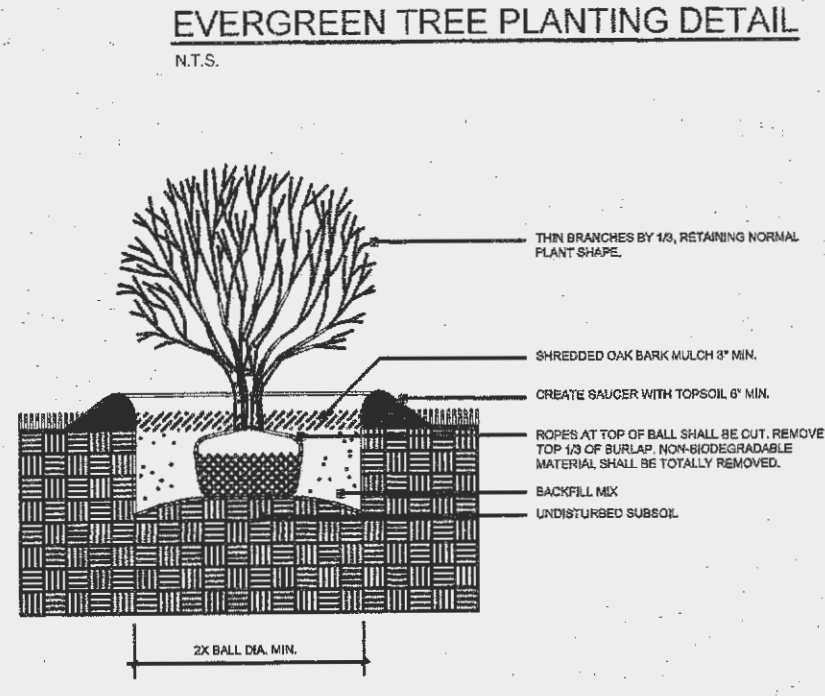
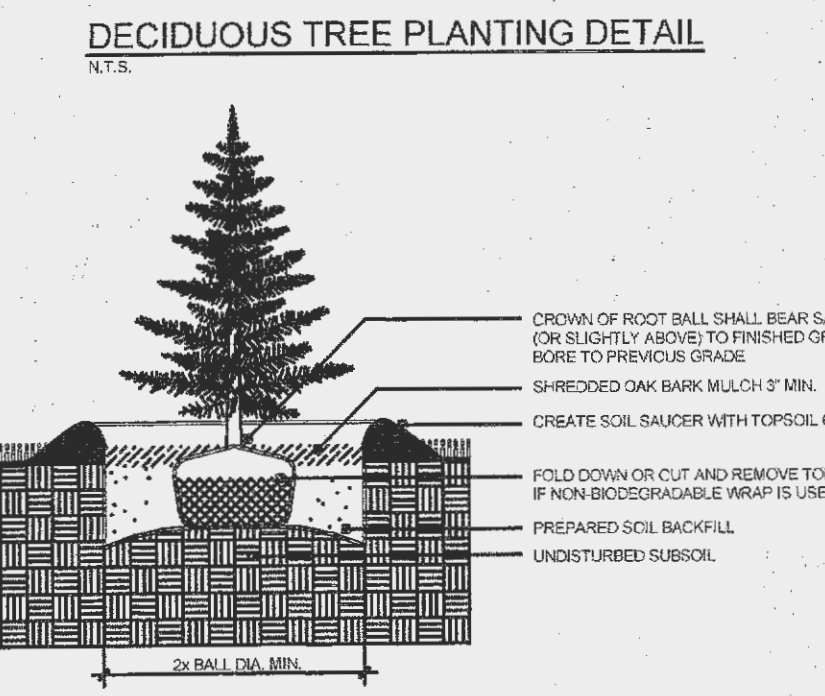
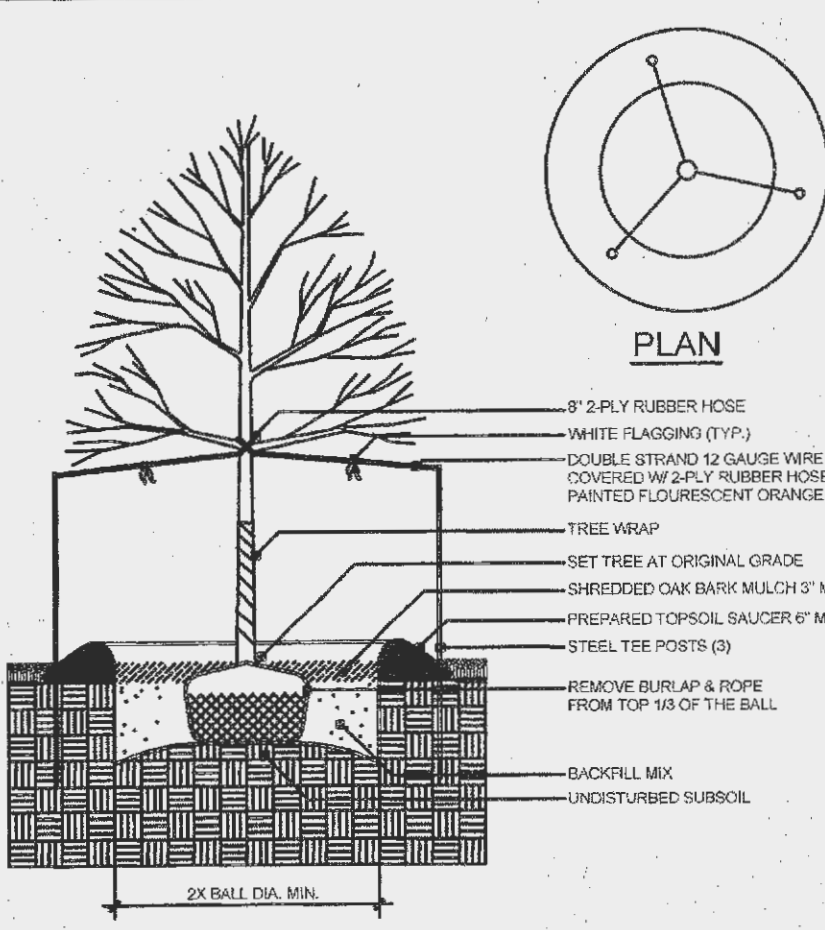












**LANDSCAPE GUIDELINE SPECS.**

- GENERAL:**
- All landscape material shall conform to the City of Lake Saint Louis standards.
  - All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing vegetation or structures from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to the public.
  - 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 shown or known. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of all utilities. (Call MISSOURI ONE CALL, 1-800-DIG-RITE)
  - Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to a depth of 6" minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
  - It shall be the landscape contractor's responsibility to:
    - Verify all existing and proposed features shown on the drawings prior to commencement.
    - 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 proposed plant material and obtain the approval of the owner's representative or landscape architect prior to installation.
  - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
  - Provide single-stem trees unless otherwise noted in plant schedule.
  - All plant material shall comply with the recommendations and requirements of ANSI Z80.1 "American Standards for Nursery Stock".
  - It shall be the contractor's responsibility to provide for inspection of the plant material by the landscape architect prior to acceptance. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
  - All bids are to have unit prices listed. The owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract.
  - All plant material to be transplanted shall be in accordance to guidelines set by AAN standards. Transplanted material will not be guaranteed by the landscape contractor.
- INSURANCE:**
- The landscape contractor shall submit certificates of insurance for workman's compensation and general liability.
- MULCH:**
- All mulch to be shredded oak bark mulch at 3" depth after compaction (unless otherwise noted). Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
  - No plastic sheeting or filter fabric shall be placed beneath shredded oak bark mulch beds. Miraf fabric shall be used beneath all gravel mulch beds.
  - Landscape beds not bordered by concrete curbing or walks shall be edged with spade-cut edge unless otherwise noted.
- MAINTENANCE:**
- Landscape contractor shall provide a separate proposal to maintain all plants, shrubs, groundcover, perennials and annuals for a period of 12 months after acceptance.
  - Contractor shall ensure that only competent and trained personnel shall provide such services and that such services be provided in a timely manner.
- TOPSOIL:**
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
  - Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the percentage (%) of organic matter, inorganic matter, deleterious material, pH and mineral content.
  - Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material.
  - Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded oak bark mulch.
- MISC. MATERIAL:**
- Provide stakes and deadman of sound, new hardwood, free of knotholes and defects.
  - Tree wrap tape shall be 4" minimum, designed to prevent borer damage and winter freezing. Additionally, only 3-ply tying material shall be used.
- TURF:**
- All disturbed lawn areas to be seeded with a turf-type kentucky blue grass-fescue mix. Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance.
  - Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
  - All sod shall be placed a maximum of 24 hours after harvesting.
  - Recondition existing lawn areas damaged by contractor's operations including equipment/ material storage and movement of vehicles.
  - Sod contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.
  - Off-site land disturbed shall be seeded.
- SIGHT TRIANGLES:**
- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or paving surfaces.
  - The triangle adjacent to street intersections shall be formed by measuring from the point of intersection of the front and side lot lines a distance of 20' minimum along said front and side lot lines and connecting the points so established to form the sight triangle area.
  - Sight triangles at the intersection of a public street and a private access way (except for single family residences) shall also be formed as outlined in Note #2 above.
- WARRANTY:**
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after installation at 100% of the installed price.
  - Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for the plant.
  - Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with warranty.
  - Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- IRRIGATION:**
- All landscape islands and green space, excluding the right of way, shall be irrigated.
  - Underground irrigation system shall be design-build, location unknown at this time. All lawn and landscape areas shall be irrigated with an underground system.
  - All off-site disturbed areas and the area labeled as "Future Multi-Tenant Building" shall be seeded and temporarily irrigated for a period of 120 days.

**LANDSCAPE REQUIREMENTS**

- STREET TREES**  
1 tree for every 40 lineal feet frontage = 180/40 lineal feet along Pond Fort Trail = 4.5 trees required  
5 trees provided
- PARKING LOT**  
1 tree per 7 stalls = 24/7 stalls = 3.42 trees required  
4 trees provided
- 100 s.f. Interior landscape area per 7 stalls = 24/7 stalls = 343 s.f.  
343 s.f. required  
622 s.f. provided



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**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AP	2	Acer platanoides	NORWAY MAPLE	B & B	2.5"	CAL
	AR	4	Acer rubrum red rocket	RED ROCKET MAPLE	B & B	2.5"	CAL
	CB	3	Carpinus betulus 'Columnaris'	COLUMNAR EUROPEAN HORNBEAM	B & B	2.5"	CAL 8' H X 10' W
	TO	17	Thuja occidentalis 'Degroot's Spire'	DEGROOT'S SPIRE ARBORVITAE	5 GAL		4-6' H
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		
	JU BU	10	Juniperus sabina 'Buffalo'	BUFFALO JUNIPER	5 GAL		
	LM	14	Liriope muscari	LILY TURF	5 GAL		
	WF	8	Weigela florida 'Dark Horse'	WEIGELA	3 GAL		

**CONSULTANT:**



**Premier Civil Engineering**  
Lake Saint Louis  
308 TCW Court  
Lake Saint Louis, MO 63367  
Phone: (314) 925-7444 Fax: (314) 925-7457  
Missouri Certificate of Authority # E-201100031  
Missouri Certificate of Authority # LS-2012007849

**DEVELOPMENT NAME:**

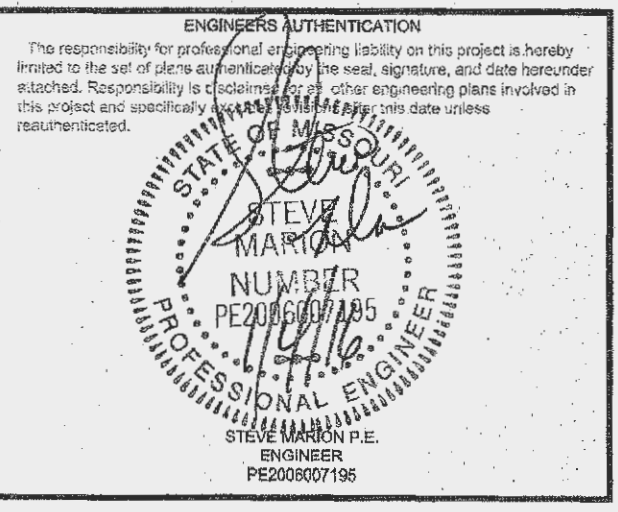
**LAKE SAINT LOUIS INDUSTRIAL OFFICES AT 306 TCW COURT**

**ARCHITECT OF RECORD:**



**OWNER/DEVELOPER:**

**Jerry Finley**  
228 Silent Meadow Drive  
Lake Saint Louis, MO 63367



**REVISIONS:**

NO.	DATE	DESCRIPTION

**DRAWING BY:** J. DUBOIS  
**DATE:** 12-8-2015  
**JOB NUMBER:** 155301  
**TITLE:**

**LANDSCAPE PLAN SHEET NUMBER:**

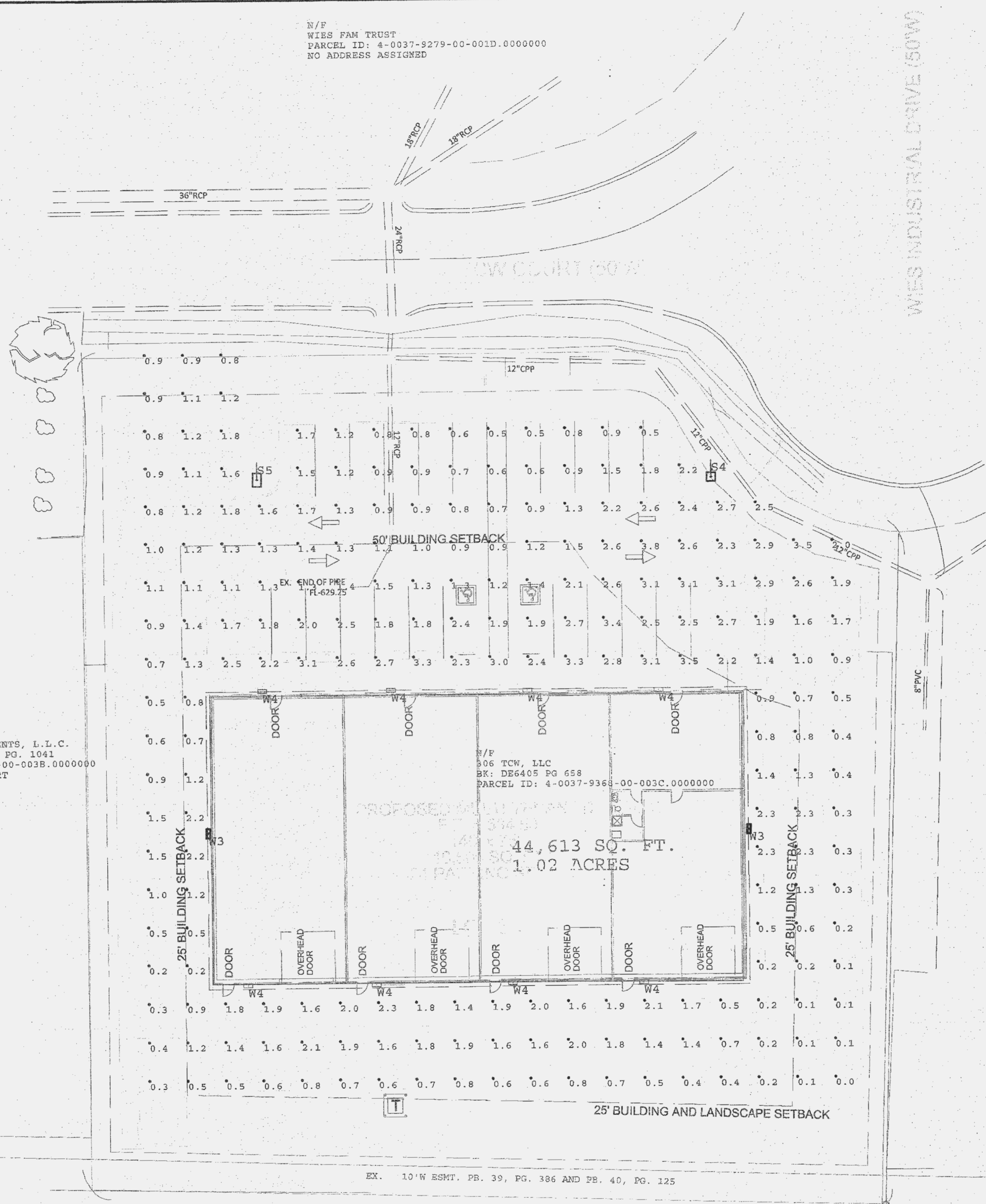
**L-1**

**COMMENTS:**  
NOT RELEASED FOR CONSTRUCTION

**SITE ADDRESS:** 306 TCW COURT  
LAKE SAINT LOUIS, MO 63367



N/F  
WIES FAM TRUST  
PARCEL ID: 4-0037-9279-00-001D.0000000  
NO ADDRESS ASSIGNED



F 3B  
W/F  
PRO INVESTMENTS, L.L.C.  
DB. 6134, PG. 1041  
4-0037-9368-00-003B.0000000  
304 TCW COURT

N/F  
306 TCW, LLC  
BR: DE6405 PG 658  
PARCEL ID: 4-0037-9368-00-003C.0000000

44,613 SQ. FT.  
1.02 ACRES

EX. 10' W ESMT. PB. 39, PG. 386 AND PB. 40, PG. 125

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Fc	1.40	3.8	0.0	N.A.	N.A.

Symbol	Qty	Label	Description	Lum. Lumens	LLF	Lum. Watts
S4	1	S4	CL1-90L-4K-4 ON 20' POLE (2.5' CONCRETE BASE ASSUMED)	17648	0.850	206.7
S5	1	S5	CL1-90L-4K-5W ON 20' POLE (2.5' CONCRETE BASE ASSUMED)	17394	0.850	206.9
W3	2	W3	LNC2-12LU-4K-3 MOUNTED @ 10' AFG	2246	0.850	28.4
W4	8	W4	LNC2-12LU-4K-4 MOUNTED @ 10' AFG	2291	0.850	28.3



Filename: Lake St Louis Site Lighting R3.AGI  
Date: 11/9/2015

Calculations Provided by Luikart-Eason-Calcaterra & Co.  
no88 Millpark Drive Suite 120 Maryland Heights, Mo. 63043  
Phone: 314-298-7500 Fax: 314-298-8508 www.lecltg.com



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**CONSULTANT:**

**PREMIER CIVIL ENGINEERING**  
Lake Saint Louis  
308 TCW Court  
Lake Saint Louis, MO 63367  
Phone: (314) 925-7444 Fax: (314) 925-7457  
Missouri Certificate of Authority # E-2011000031  
Missouri Certificate of Authority # LS-2012007849

**DEVELOPMENT NAME:**

LAKE SAINT LOUIS  
INDUSTRIAL OFFICES  
AT 306 TCW COURT

**ARCHITECT OF RECORD:**

**LT Designs LLC**  
314-267-3935

**OWNER/DEVELOPER:**

Jerry Finley  
226 Silent Meadow Drive  
Lake Saint Louis, MO 63367

REVISIONS:

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DRAWING BY: D. SHRYOCK  
DATE: 12-8-2015  
JOB NUMBER: 155301  
TITLE:

PHOTOMETRIC PLAN  
SHEET NUMBER:

PH-1  
COMMENTS:  
NOT RELEASED FOR CONSTRUCTION

SITE ADDRESS: 306 TCW COURT  
LAKE SAINT LOUIS, MO 63367



W:\a\p\h\c\l\ 3D PROJECTS\01 01\65301 306 TCW COURT\COMMERCIAL\CONSTRUCTION DRAWINGS\PHOTOMETRIC PLAN.dwg