

MEADOWBROOK CENTER

PREPARED FOR:

RISING PHOENIX DEVELOPMENT LLC
146 LONG ROAD
CHESTERFIELD, MO 63005
(636) 537-9004

VOLZ

CONSTRUCTION NOTES

The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said 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.

All construction and materials used shall conform to current City of Lake St. Louis, MO, St. Charles County Dept. of Highways and Traffic, and latest St. Charles Dist. #2 Sanitary District standards and construction specifications.

Consult Soils Engineer for soil compaction recommendations.

All utility relocations will be determined by the individual utility company.

No area shall be cleared without permission of the developer.

All grades shall be within 0.2 feet, plus or minus, of those shown on the grading plan.

All areas shall be allowed to drain. All low points shall be provided with temporary ditches.

All swales shall be sodded, unless otherwise noted on the plans.

No slope shall be steeper than 3 horizontal to 1 vertical.

Erosion and siltation control shall be installed prior to any grading and be maintained by the grading contractor throughout the project until acceptance of the work by the owner and/or controlling regulatory agency and adequate vegetative growth insures no further erosion of soil.

Additional siltation control devices may be required as directed by The City of Lake St. Louis, MO.

Siltation fences shall be inspected periodically for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches 1/2 the height of the bales.

Straw bales shall be inspected periodically for deterioration. Bales which have rotted or failed shall be replaced. Removal of sediment will be required when it reaches 1/2 the height of the bales.

If cut & fill operations occur during a season not favorable for immediate establishment of a permanent ground cover, a fast germinating annual such as rye grasses or sudan grasses shall be utilized to retard erosion.

A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and backfilling operations. Grading shall comply with recommendations in the soils report by GEOTEST, INC. dated March 2000.

The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.

Parking on non-surfaced areas is prohibited in order to eliminate the condition whereby mud from construction and employee vehicles is tracked onto the pavement causing hazardous roadway and driving conditions. Contractor shall keep road clear of mud and debris.

Undercutting for treatment of plastic clay conditions for foundations has not been considered in grading computations shown. Contact soils engineer if this condition exists.

All disturbed earth areas within City, County and State right-of-way shall be sodded.

Blasting will require a permit from the City of LAKE ST. LOUIS

All trash and debris on site, either existing or from construction, must be removed and properly disposed of off-site.

ABBREVIATIONS

ATG	ADJUST TO GRADE
AI	AREA INLET
BF	BASEMENT FLOOR
CL	CENTERLINE
CC	CONCRETE COLLAR
CO	CLEAN OUT
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
DCI	DOUBLE CURB INLET
ESMT	EASEMENT
EP	END OF PIPE
ED	ENERGY DISSIPATOR
EX	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FE	FLARED END
FL	FLOWLINE
2GISI	2 GRATE INLET WITH SIDE INTAKE
MH	MANHOLE
MAX	MAXIMUM
MIN	MINIMUM
N/F	NOW OR FORMERLY
PVC	POLYVINYLCHLORIDE (PLASTIC PIPE)
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
STA	STATION
TBR	TO BE REMOVED
TBRBO	TO BE REMOVED BY OTHERS
TBR&R	TO BE REMOVED AND REPLACED
TF	TOP OF FOUNDATION
TYP	TYPICAL
UP	USE IN PLACE
UP	UTILITY POLE
W	WIDE

SOILS ENGINEER NOTES

GeoTest, Inc. and the undersigned engineer have not prepared any part of these plans. The seal of the undersigned professional engineer has been affixed at the request of the City of Lake St. Louis and is a professional opinion to indicate that the undersigned has reviewed the grading plans and revisions through the date given below and that in my opinion the grading and improvements as shown on the plans are compatible with the soil and geologic conditions at the site as described in the geotechnical report for the project dated March 2000. Roads and building foundations may be supported on naturally occurring or fill soil slopes may be constructed as shown.

The above opinion is based on data from the geotechnical report(s) which were based on widely spaced explorations. Conditions may vary from those encountered in the explorations, or can change due to the construction activities or weather conditions. Therefore, the undersigned must be involved during the construction phase of this project in order to determine that subsurface conditions are as anticipated from the exploration data that recommendations relative to construction are implemented.

GeoTest, Inc. and the undersigned have no responsibility for services provided by others, except as they relate to the geotechnical aspects of the design. Services by others may include: establishment of grades, sewer plans and grades, drainage, boundary, and topographic surveys; all structural and electrical components; water, gas, electric and telephone services and distribution facilities; any and all other engineering plans, specifications, estimates, plots, reports, surveys; or other documents or instruments relating to or intended to be used for any part or parts of this project. Construction means and methods for implementation of the grading plan shall be left to the contractor with verification by the geotechnical engineer in writing.

GEOTEST, INC.

Marlene D. Maag, P.E.

LEGEND

—UC—	EXISTING UNDERGROUND CABLE TV
—UT—	EXISTING UNDERGROUND TELEPHONE
—UE—	EXISTING UNDERGROUND ELECTRIC
—OU—	EXISTING OVERHEAD UTILITY WIRES
—G—	EXISTING GAS MAIN
—W—	EXISTING WATER MAIN
—F—	PROPOSED FORCE MAIN
—F—	EXISTING FORCE MAIN
—	BUILDING LINE
—	EXISTING SANITARY SEWER
—	PROPOSED SANITARY SEWER
—	EXISTING STORM SEWER
—	PROPOSED STORM SEWER
—	EXISTING CONTOUR
—	PROPOSED CONTOUR
—	EXISTING TREE LINE
—	PROPOSED TREE LINE
—	SILTATION CONTROL
—	EX HIGH WATER OR DITCH
—	GRADE BREAK
—	SIGN
—	SWALE
—	DIRECTION OF SHEET FLOW
—	FIRE HYDRANT
—	LIGHT STANDARD
—	VALVE
—	LATERAL
—	ADDRESS
—	TREE
—	SANITARY SEWER DESIGNATOR
—	STORM SEWER DESIGNATOR

REVISIONS

SH. NO.	REVISION	REMARKS
1	X	
2	X	
3	X	
4	X	
5	X	
6	X	
7	X	

BENCH MARKS

NAVD 88 Datum Benchmark:
A 149 - Elevation = 630.08; Brass disk set in the Northwest wingwall of the Norfolk and Western railroad bridge over U.S. Highway 61, Business.

Site Benchmark:
Elevation = 571.70, "O" in open on the fire hydrant located near the Southeast corner of this site.

PROJECT INFORMATION

PREPARED FOR:
**Rising Phoenix
Development L.L.C.**

146 LONG RD.
CHESTERFIELD, MO 63005
PHONE: (636)537-9004
FAX: (636)530-1513

PREPARED BY:
VOLZ INCORPORATED

10849 INDIAN HEAD INDUSTRIAL BOULEVARD
ST. LOUIS, MISSOURI 63132-1166
PHONE: (314) 426-6212 FAX: (314) 890-1250

WUNNENBERG'S MAP: PAGE 37, GRID UU-TT-19
ZIP CODE: 63367
MUNICIPALITY: LAKE ST. LOUIS, MISSOURI

LOCATION MAP



INDEX

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MEADOWBROOK CENTER

GENERAL INFORMATION

Design By: C.L. & D.L.
Drawn By: D.W.L. & P.V.P.
Checked By: D.W.L.

BS088-2

08-31-00
1

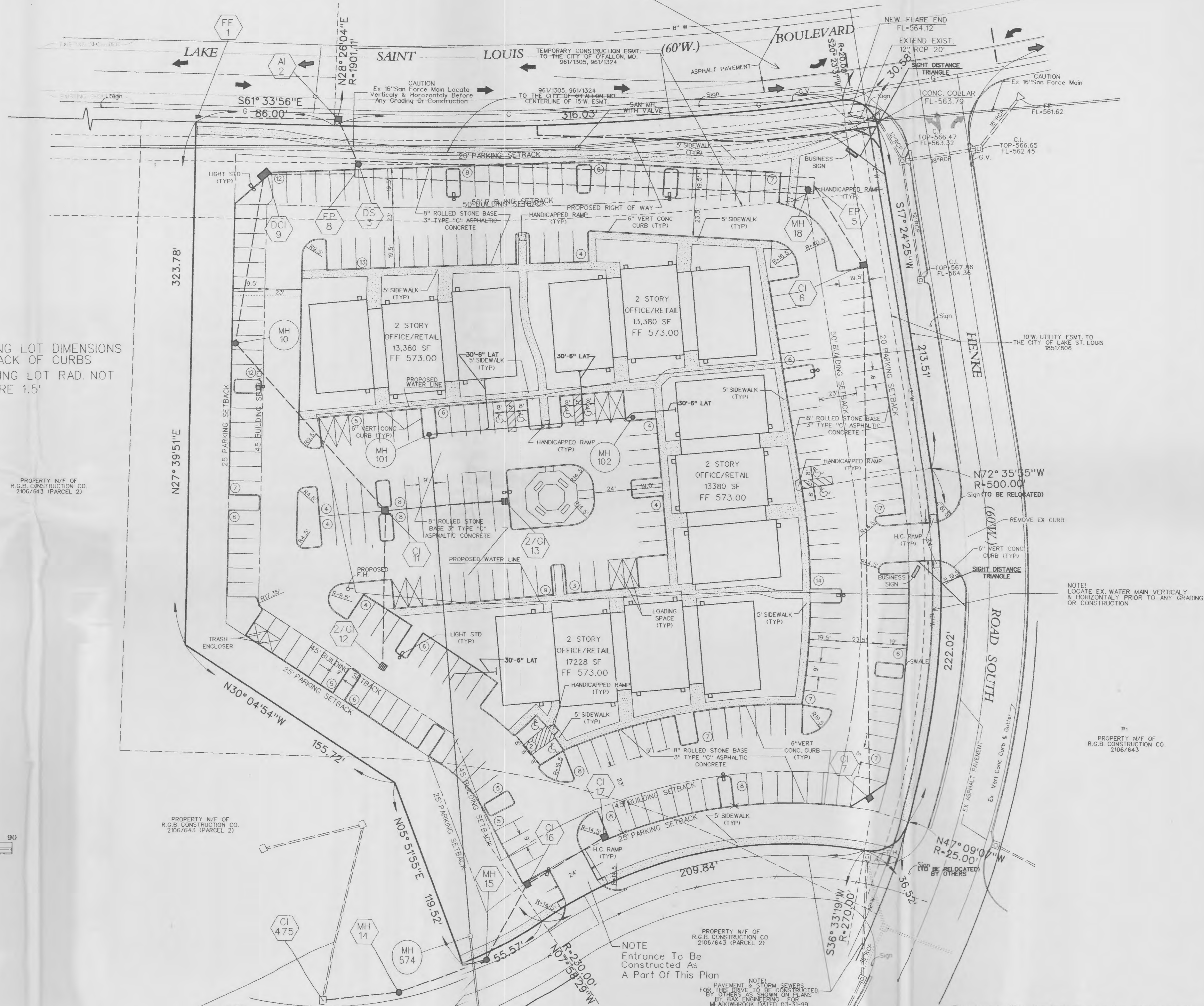
Rising Phoenix
Development L.L.C.
146 LONG RD.
CHESTERFIELD, MO 63005
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VOLZ



PARCEL NO 4059 457900071
 PROPERTY N/F OF
 LAKE ST LOUIS PATIO GREEN AREA ASSOCIATION
 745-0476

NOTE:
 FOR LEFT TURN CONSTRUCTION @ HENKE RD SOUTH
 AND ST LOUIS BLVD SEE PLANS BY BAX ENGINEERING
 FOR MEADOWBROOK DATED 03-31-99

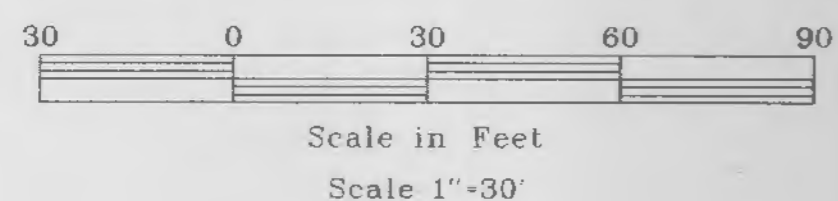
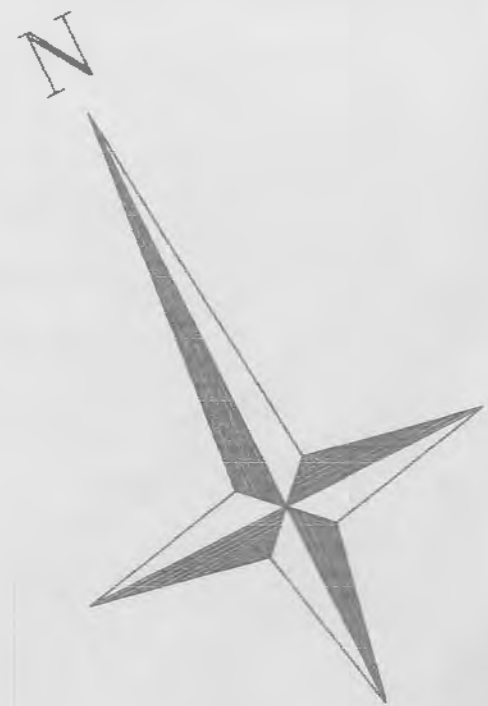


- NOTES
- 1 ALL PARKING LOT DIMENSIONS ARE TO BACK OF CURBS
 - 2 ALL PARKING LOT RAD. NOT LABELED ARE 1.5'

PROPERTY N/F OF
 R.G.B. CONSTRUCTION CO.
 2106/643 (PARCEL 2)

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PROPERTY N/F OF
 R.G.B. CONSTRUCTION CO.
 2106/643 (PARCEL 2)



NOTE
 For Details On This San & Storm
 Sewers See Plans By BAX
 ENGINEERING For MEADOW BROOK
 DATED 03-31-99

NOTE
 Entrance To Be
 Constructed As
 A Part Of This Plan

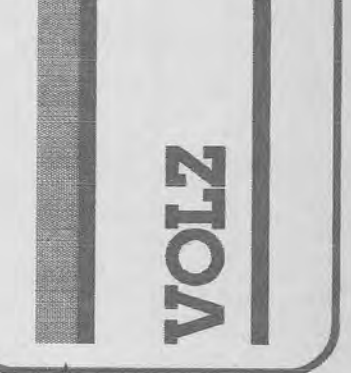
NOTE:
 PAVEMENT & FORM SEWERS
 FOR THIS DRIVE TO BE CONSTRUCTED
 BY OTHERS AS SHOWN ON PLANS
 BY BAX ENGINEERING FOR
 MEADOWBROOK DATED 03-31-99

NOTE:
 LOCATE EX. WATER MAIN VERTICALLY
 & HORIZONTALLY PRIOR TO ANY GRADING
 OR CONSTRUCTION

PROPERTY N/F OF
 R.G.B. CONSTRUCTION CO.
 2106/643

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Rising Phoenix
 Development L.L.C.
 146 LONG RD
 CHESTERFIELD, MO 63005
 Phone: (636) 937-9904
 Fax: (636) 550-5151



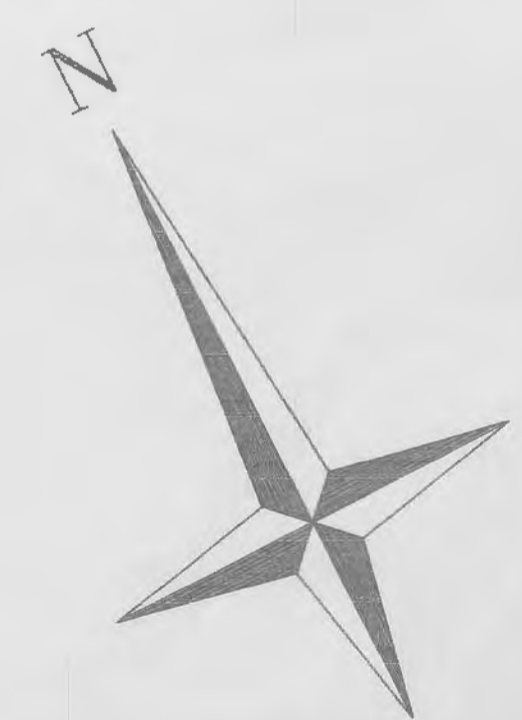
MEADOWBROOK CENTER

SITE PLAN
 Design By: C.L. & D.W.L.
 Drawn By: D.W.L. & P.V.P.
 Checked By: D.W.L.
 B-5089-2

08-31-00
 2

PARCEL NO. 4059 457900071
 PROPERTY N/F OF
 LAKE ST. LOUIS PATIO GREEN AREA ASSOCIATION
 745-0476

NOTE:
 FOR LEFT TURN CONSTRUCTION @ HENKE RD. SOUTH
 AND ST. LOUIS BLVD. SEE PLANS BY BAX ENGINEERING
 FOR MEADOWBROOK DATED 03-31-99



Scale in Feet
 Scale 1"=30'

PROPERTY N/F OF
 R.G.B. CONSTRUCTION CO.
 2106/643 (PARCEL 2)

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 R.G.B. CONSTRUCTION CO.
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 2106/643

NOTE
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 Sewers See Plans By BAX
 ENGINEERING For MEADOW BROOK
 DATED 03-31-99

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NOTE:
 PAVEMENT & STORM SEWERS
 FOR THIS DRIVE TO BE CONSTRUCTED
 BY OTHERS AS SHOWN ON PLANS
 BY BAX ENGINEERING FOR
 MEADOWBROOK DATED 03-31-99

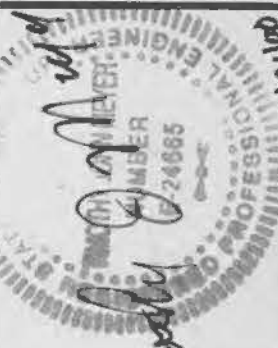
Rising Phoenix
 Development I.L.C.
 146 LONG RD.
 CHESTERFIELD MO 63005
 Phone: (314) 587-9904
 Fax: (314) 587-5151



MEADOWBROOK CENTER

GRADING PLAN
 Design By: C.L. & D.W.L.
 Drawn By: D.W.L. & P.V.P.
 Checked By: D.W.L.
 Base Map No.: NONE
 P = XXXXX-XX
 B-5985-2

08-31-00
 3



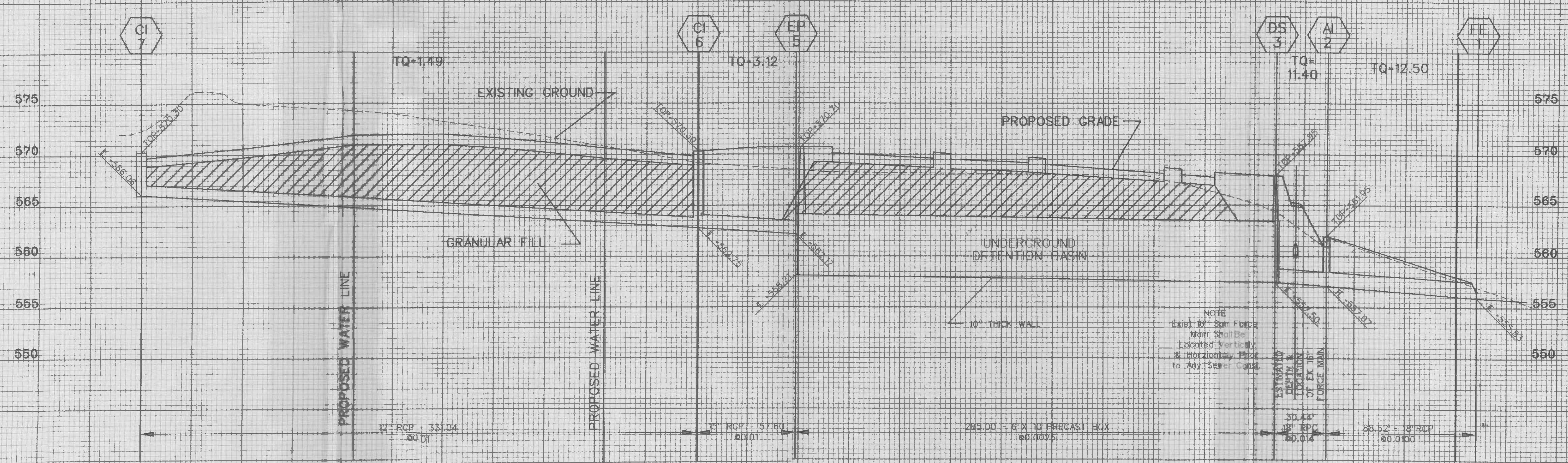
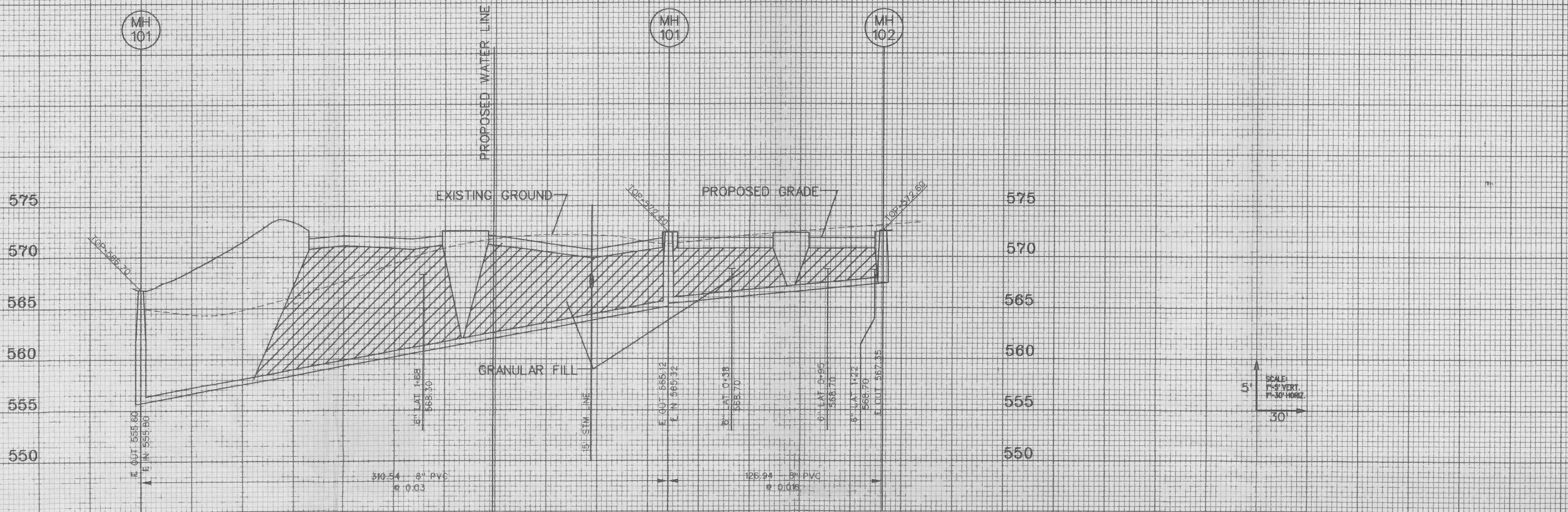
MEADOWBROOK CENTER

SANITARY & STORM
PROFILES

Design By: CL & D.W.L.
Drawn By: D.W.L. & P.V.P.
Checked By: D.W.L.

B-5882-2

08-21-00
4

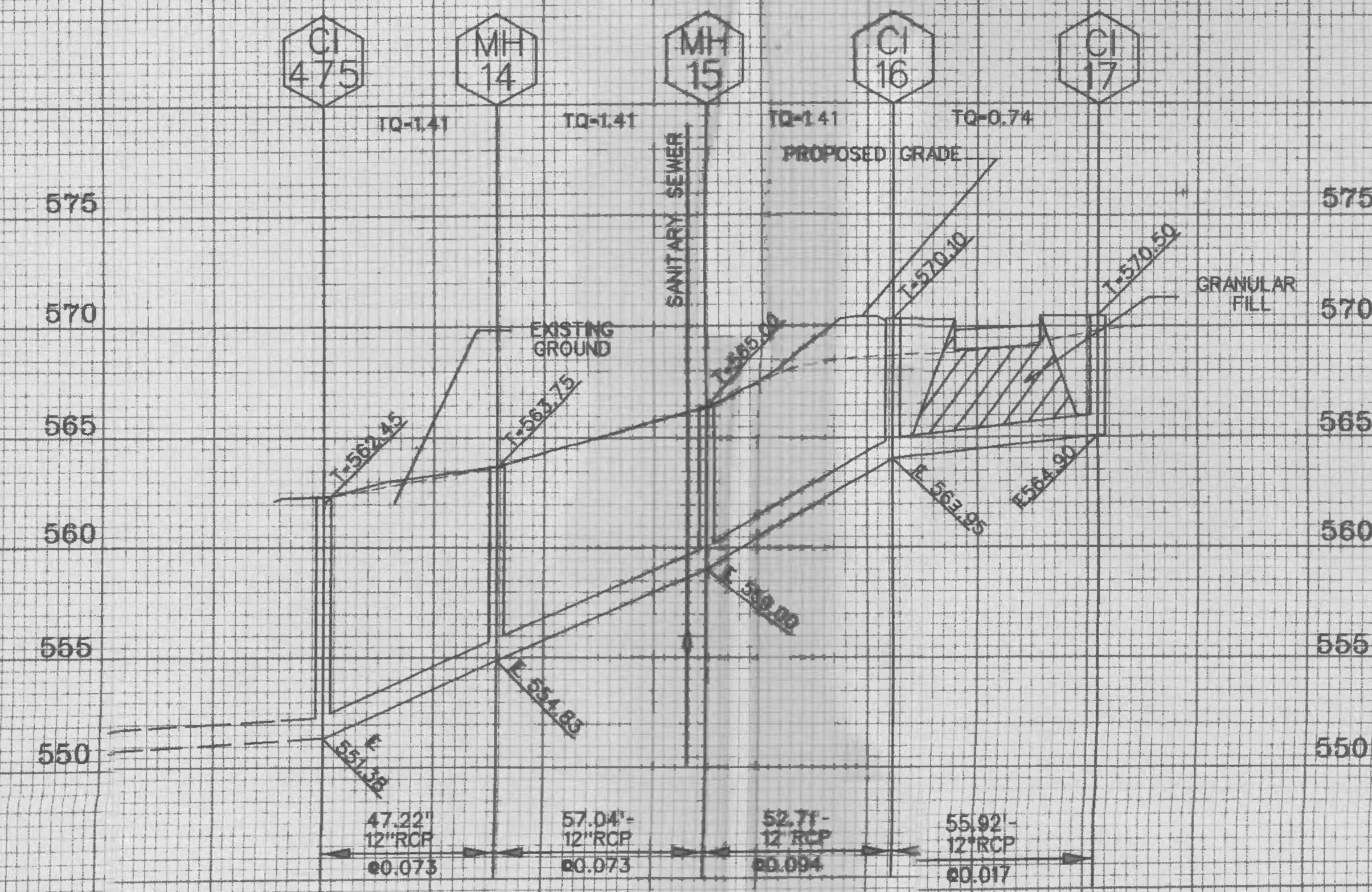
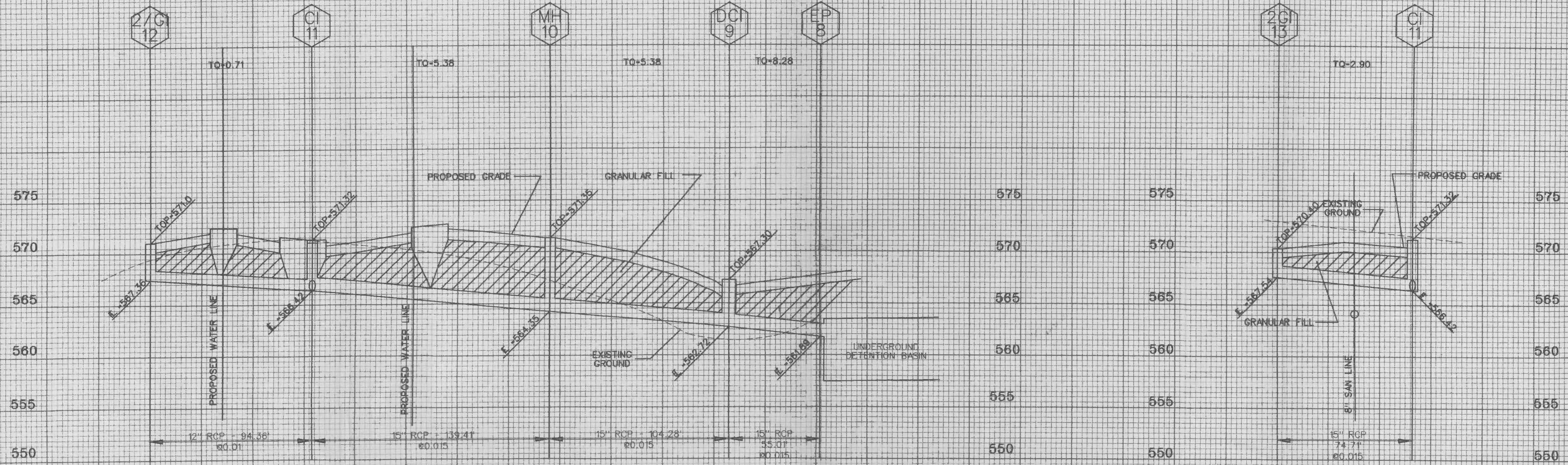


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MEADOWBROOK CENTER

STORM PROFILES
 Base Map No.: NONE
 Design By: C.L. & D.W.L.
 Drawn By: D.W.L. & P.V.P.
 P: X000X-XX
 B-5985-2
 Checked By: D.W.L.

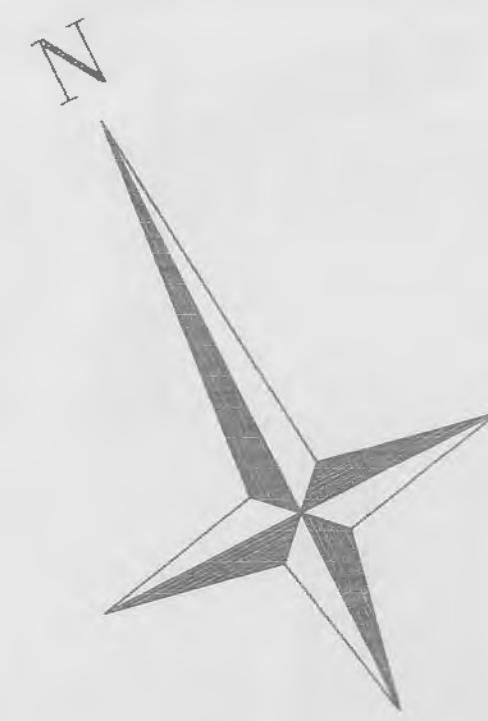


SCALE:
 1" = 5' VERT.
 1" = 30' HORIZ.

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PARCEL NO 4359 45 900071
 PROPERTY MAP OF
 LAKE ST. LOUIS PATIO GREEN AREA ASSOCIATION
 745-0476

NOTE:
 FOR LEFT TURN CONSTRUCTION @ HENKE RD. SOUTH
 AND ST. LOUIS BLVD. SEE PLANS BY BAX ENGINEERING
 FOR MEADOWBROOK DATED 03-31-99



Scale in Feet
 Scale 1"=30'

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 Sewers See Plans By BAX
 ENGINEERING For MEADOW BROOK
 DATED 03-31-99

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PROPERTY MAP OF
 R.S.B. CONSTRUCTION CO.
 2106/643 PARCEL 21

NOTE:
 LOCATE EX. WATER MAIN VERTICALLY
 & HORIZONTAL PRIOR TO ANY CHANGING
 OF CONSTRUCTION

PROPERTY MAP OF
 R.S.B. CONSTRUCTION CO.
 2106/643

Rising Phoenix
 Development L.L.C.
 146 LONG RD.
 CHESTERFIELD MO. 63005
 Phone: (636) 537-5004
 Fax: (636) 530-5558



MEADOWBROOK CENTER

DRAINAGE AREA
 MAP

Design By: C.L. & D.W.L.
Drawn By: D.W.L. & P.F.P.
Base Map No.: NONE
P: XXXXX-XX
B-5695-2
Checked By: D.W.L.

08-31-00
 6

