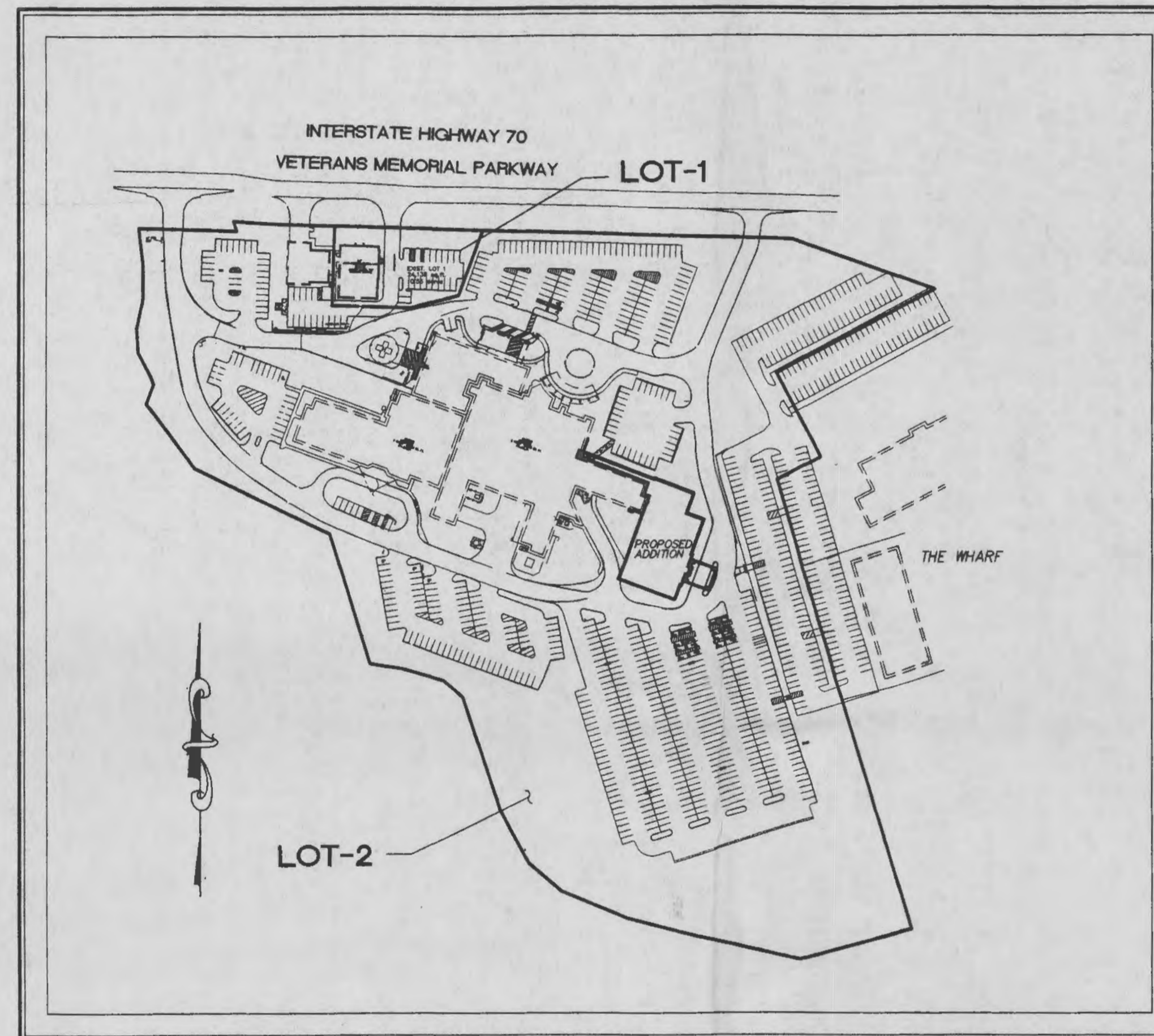


# IMPROVEMENT PLANS FOR: ST. JOSEPH WEST HOSPITAL MEDICAL OFFICE BUILDING

LOT 2 OF ST. JOSEPH'S WEST PLAT ONE  
PART OF FRACTIONAL SECTIONS 26 & 27  
TOWNSHIP 47 NORTH, RANGE 2 EAST  
ST. CHARLES COUNTY, MISSOURI

## CITY OF LAKE SAINT LOUIS GENERAL NOTES

- Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
- Underground utilities have been plotted from available information and, therefore, their locations must 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 grading or construction of improvements.
- Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
- Storm sewers 18" in diameter or smaller shall be ASTM C-14.
- Storm sewers 21" in diameter or larger shall be ASTM C-76, Class II.
- All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class II) unless noted otherwise in the plans.
- All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills, and all earthen filled places within State, County, or City roads (Highways), shall be compacted to at least 90% of the maximum dry density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
- All storm and sanitary trench backfills shall be water pitted. 1" clean rock compacted in place will be under paved areas.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plot. See record plot for location and size of easements. This does not apply to building laterals.
- No area shall be cleared without the permission of the City Engineer and Developer.
- All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched or stabilized as determined by the City Engineer.
- Hazard markers will consist of three (3) standard specification, "Manual on Uniform Traffic Control Devices," and of roadway markers mounted on two (2) pound "U" channel sign post. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
- All manhole and curb inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
- All standard street curb inlets to have front of inlet 2 feet behind curb.
- The minimum vertical distance from the low point of the building to the flowline of a sanitary sewer at the corresponding building connection shall not be less than the diameter of the sanitary sewer plus a vertical distance not less than two and one-half feet (2-1/2').
- Water lines, valves, sleeves, meters and etc. shall meet all specifications and installation requirements of the local governing authority.
- All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
- All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
- All streets must meet the specifications and installation requirements of the City of Lake Saint Louis.
- Manhole frame and cover shall be Day and Bailey No. 2008 or Neenah R-1736 or Deister 1315 or approved equal.
- The soil engineer shall be employed by the owner. The contractor shall notify the soils engineer at least two days prior to start of grading or paving, and at least 1 day prior to resumption of work after any substantial delay.
- When grading operations are completed or suspended for more than 30 days, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City of Lake Saint Louis specifications.
- All water lines shall be laid at least 10 feet horizontally from any sanitary sewer, storm sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains, the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of ductile iron water pipe shall be centered over the sewer line to be crossed so that the joint will be equidistant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, or any sewer or drain it crosses.
- All manhole and inlet tops built without elevations furnished by the Engineer will be the responsibility of the sewer contractor.
- The length of the concrete encasement around the P.V.C. sanitary sewers and the concrete storm sewers shall extend at least 5' into undisturbed soil to bridge the pipe across the trench backfill. Reinforcing steel shall be placed in the concrete encasement for tensile strength.
- All construction and materials used shall conform to current City of Lake Saint Louis Standards. (Reference Appendix 1, A and B of City Code).
- All PVC sanitary pipe is to have crushed stone bedding uniformly graded between 1" and 1/4" size. This bedding shall extend from 6" below the pipe to 7/10 of the pipe depth above the bottom of the pipe.
- Erosion control shall not be limited to what is shown on the plan. The contractor shall take whatever means necessary to prevent siltation and erosion from entering adjacent roadways, properties and ditches. Such control might include channeling runoff into sediment basins, channeling runoff into areas where on extra right-of-way of straw bales are used. A silt fence might be considered if necessary, as directed by the City Engineer.
- The City of Lake Saint Louis shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.



LOCATION MAP  
N.T.S.

## SITE BENCHMARK

10' IN OPEN ON HYDRANT ± 16' NORTH OF THE  
AMBULANCE BUILDING.  
ELEVATION = 535.43

## DEVELOPMENT NOTES

- Area of Development: 18.47 acres.
- Present Zoning: "CB" Community District.
- Proposed Use: Hospital (Medical Offices)
- Maximum Height Requirement: 65 feet.
- Site is served by or located in the following:
  - a. Water - St. Charles County Water District No. 2
  - b. Sanitary Sewers - St. Charles County Water Dist. No. 2
  - c. Gas - St. Charles Gas Company
  - d. Telephone - Verizon
  - e. Fire - Lake Saint Louis Fire Protection District
  - f. Electric - Culver River Electric
  - g. School - Wentzville R-4 School District
  - h. Cable T.V. - AT&T

## DRAWING INDEX

Sheet	Description
C1	COVER SHEET
C2	SITE PLAN
C3	PAVEMENT PLAN
C4	UTILITY PLAN
C5	GRADING PLAN
C6	SEWER PROFILES AND DETAILS
C7	SITE DETAILS
C8	WATERLINE DETAILS
C9	DRAINAGE AREA MAP

## LEGEND

	Sanitary Sewer (Proposed)		Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
	Sanitary Sewer (Existing)		Storm Structure	C.M.P.	Corrugated Metal Pipe
	Storm Sewer (Proposed)		Test Hole	C.I.P.	Cast Iron Pipe
	Storm Sewer (Existing)		Power Pole	P.V.C.	Polyvinyl Chloride
	Water Line & Size		Light Standard	V.C.P.	Vitrified Clay Pipe
	Existing water line		Double Water Meter Setting	V.A.	Van Accessible
	Tee & Valve		Single Water Meter Setting	C.O.	Clean Out
	Cap		Hydrant	A.D.J.	Adjust To Grade
	Lot or Building Number		Street Sign	T.B.R.	To Be Removed
	Existing Fence Line		Curb Inlet	T.B.R.&R	To Be Removed & Relocated
	Existing Tree Line		Double Curb Inlet	T.B.P.	To Be Protected
	Existing Floodway		Grate Inlet	T.B.A.	To Be Abandoned
	Existing Flood Plain		Area Inlet	B.C.	Base Of Curb
	Existing Contour		Double Area Inlet	T.C.	Top Of Curb
	Proposed Contour		Flared End Section	T.W.	Top Of Wall
	Rip-Rap		End Pipe	B.W.	Bottom Of Wall
	Light Duty Asphalt		Energy Dissipator	E.W.	End Of Wall
	Heavy Duty Asphalt		Manhole	U.N.O.	Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe	(TYP)	Typical

**PICKETT RAY & SILVER**  
CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS

333 Mid Rivers Mall Drive  
St. Peters, MO 63276  
Phone (636) 397-1211  
Fax (636) 397-1104

A SITE PLAN FOR:  
**ST. JOSEPH WEST HOSPITAL  
MEDICAL OFFICE BUILDING**

CONTACT: MR. TED PIVIN  
300 FIRST CAPITOL DRIVE  
ST. CHARLES, MO 63301  
PHONE: (636) 947-5000  
FAX: (636) 947-5000

Prepared For:  
**ST. JOSEPH'S HEALTH CENTER**

REVISIONS	NO.	DATE	DESCRIPTION

ENGINEER'S 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 resubmitted to the Engineer.  
PICKETT, RAY & SILVER, INC.

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JUL 15 2002  
CITY OF FALLON, MO

DRAWN	DATE
R.J. TAYLOR	7/3/2002

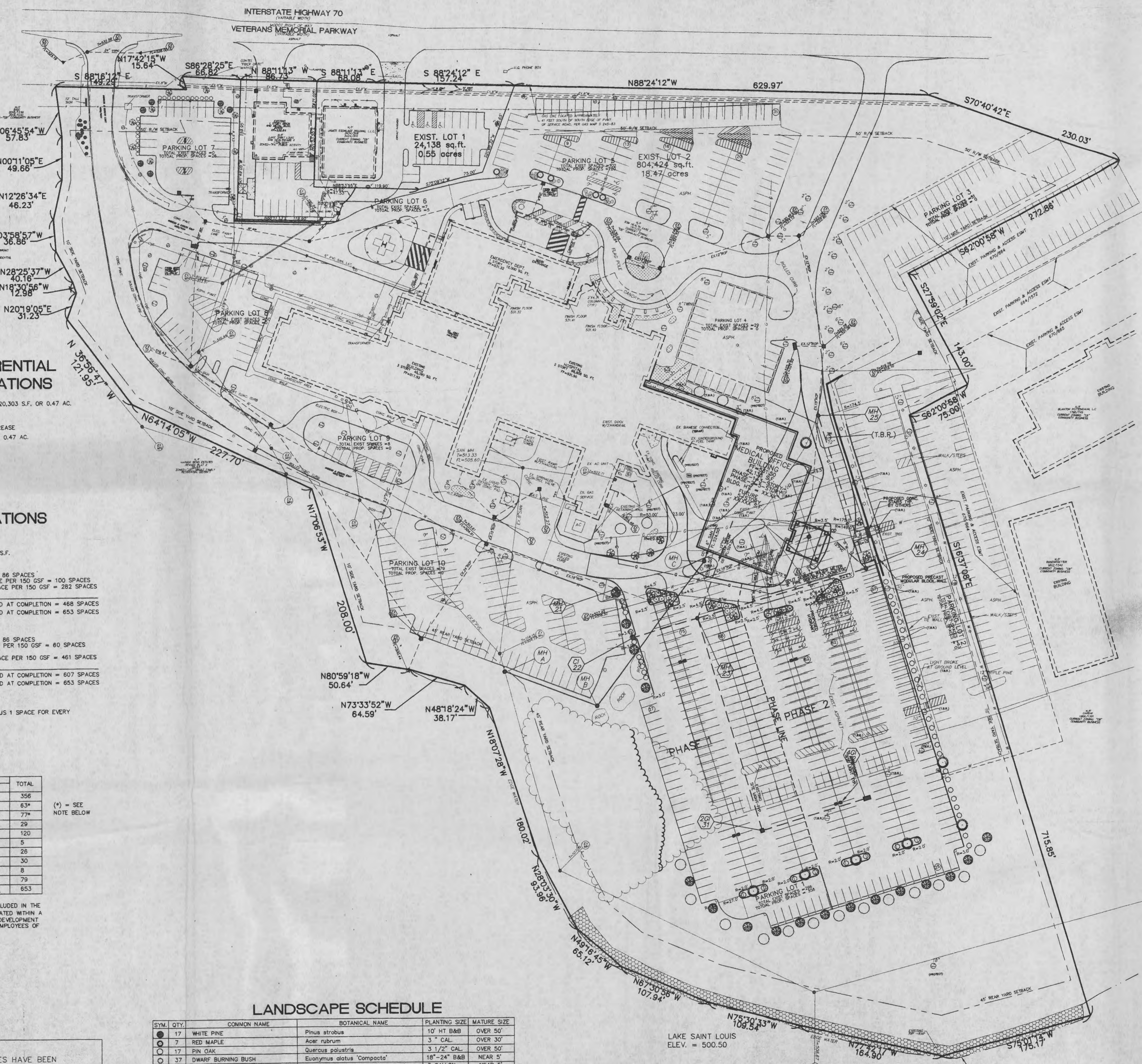
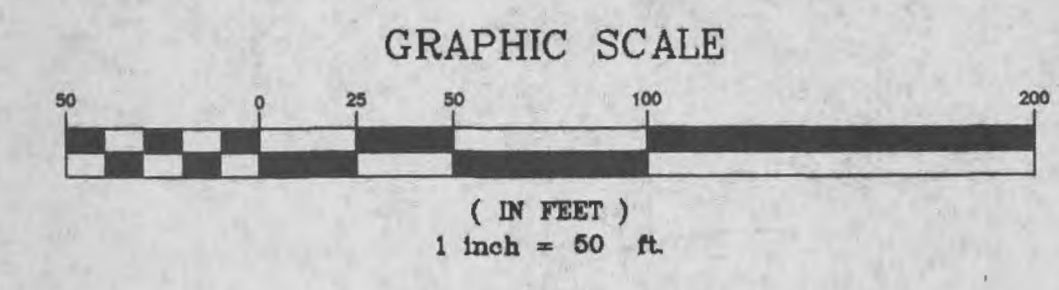
CHECKED: R.J. TAYLOR DATE: 7/3/2002  
PROJECT # 79054.LAGR.01C  
TASK # 1 FIELD X  
BOOK

**OWNER:**  
ST. JOSEPH'S HEALTH CENTER  
300 FIRST CAPITOL DRIVE  
ST. CHARLES, MO 63301  
CONTACT: MR. TED PIVIN  
PHONE: (636) 947-5000  
FAX: (636) 947-5090

NOT APPROVED FOR CONSTRUCTION

COVER SHEET  
SHEET C1 OF 9  
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**PRELIMINARY DIFFERENTIAL RUNOFF CALCULATIONS**

EXISTING GREENSPACE CONVERTED TO IMPERVIOUS AREA = 20,303 S.F. OR 0.47 AC.  
 R<sub>i</sub> VALUES = 3.5 CFS/AC. DEVELOPED  
 1.7 CFS/AC. UNDEVELOPED  
 0.47 AC. x (3.5 CFS/AC. - 1.7 CFS/AC) = 0.846 CFS INCREASE  
 DECREASE IN GREENSPACE = 20,303 S.F. OR 0.47 AC.

**PARKING CALCULATIONS**

**PARKING REQUIREMENTS**  
 HOSPITAL = 1 PARKING SPACES PER EVERY 1BED  
 MEDICAL OFFICE = 1 PARKING SPACE FOR EVERY 150 GSF.

**PHASE I (3-STORY) REQUIRED PARKING**  
 - HOSPITAL BEDS = 86 BEDS x 1 SPACE PER BED = 86 SPACES  
 - EXISTING MEDICAL OFFICES = 15,000 GSF x 1 SPACE PER 150 GSF = 100 SPACES  
 - PROPOSED MEDICAL OFFICES = 42,300 GSF x 1 SPACE PER 150 GSF = 282 SPACES (PHASE-I, 3-STORY)  
 TOTAL SPACES REQUIRED AT COMPLETION = 468 SPACES  
 TOTAL SPACES PROVIDED AT COMPLETION = 653 SPACES

**PHASE II (5-STORY) REQUIRED PARKING**  
 - HOSPITAL BEDS = 86 BEDS x 1 SPACE PER BED = 86 SPACES  
 - EXISTING MEDICAL OFFICES = 9,000 GSF x 1 SPACE PER 150 GSF = 60 SPACES (6,000 S.F. RELOCATED TO NEW M.O.B.)  
 - PROPOSED MEDICAL OFFICES = 69,150 GSF x 1 SPACE PER 150 GSF = 461 SPACES (PHASE-II, 5-STORY)  
 TOTAL SPACES REQUIRED AT COMPLETION = 607 SPACES  
 TOTAL SPACES PROVIDED AT COMPLETION = 653 SPACES

**HANDICAPPED PARKING SPACE REQUIREMENTS**  
 OVER 100 TOTAL SPACES, PROVIDE 3 H.C. SPACES PLUS 1 SPACE FOR EVERY ADDITIONAL 100 PARKING SPACES.  
 1 x (635/100) + 3 = 10 SPACES REQUIRED

**PARKING PROVIDED**

LOT DESIGNATION	REGULAR SPACES	H.C. SPACES	TOTAL
1	340	16	356
2	63*	0*	63*
3	77*	0*	77*
4	29	0	29
5	114	6	120
6	2	3	5
7	28	0	28
8	29	1	30
9	0	8	8
10	76	3	79
TOTAL	542	37	653

(\*) = SEE NOTE BELOW

\* - SPACE COUNTS IDENTIFIED THIS WAY ARE NOT INCLUDED IN THE TOTAL PARKING COUNTS. THESE SPACES ARE LOCATED WITHIN A PARKING EASEMENT IN FAVOR OF THE ADJACENT DEVELOPMENT AND ARE TYPICALLY UTILIZED BY NON HOSPITAL EMPLOYEES OF ADJACENT BUSINESSES.

**LANDSCAPE SCHEDULE**

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	PLANTING SIZE	MATURE SIZE
●	17	WHITE PINE	Pinus strobus	10' HT B&B	OVER 50'
●	7	RED MAPLE	Acer rubrum	3" CAL.	OVER 30'
○	17	PIN OAK	Quercus palustris	3 1/2" CAL.	OVER 50'
○	37	DWARF BURNING BUSH	Euconymus alatus 'Compacta'	18"-24" B&B	NEAR 5'
○	25	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Homeln'	5 GALLON	NEAR 5'
○	11	REDMOND LINDEN	Tilia americana 'Redmond'	3 1/2" CAL.	OVER 30'

**SITE PLAN NOTES**

- DO NOT SCALE DRAWINGS, USE DIMENSIONS AS SHOWN.
- Storm sewers are to be private unless otherwise noted.
- 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.
- All site construction and sewer construction to be per City of St. Louis County and MSD standards and specifications.
- 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 contractor.
- Design of the precast modular concrete retaining wall shall be by the block manufacturer.
- All existing improvements shown within new construction shall be removed according to MSD and local standards.
- Refer to the utility and pavement plans for utility and pavement removals and protections.

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 PLANNERS  
 LAND SURVEYORS

A SITE PLAN FOR:  
**ST. JOSEPH WEST HOSPITAL**  
 MEDICAL OFFICE BUILDING  
 Prepared For:  
**ST. JOSEPH'S HEALTH CENTER**

**ENGINEERS AUTHENTICATION**  
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CHECKED	R.J. TAYLOR
DATE	7/3/2002
PROJECT	# 79054.LAGR.01C
TASK #	1 FIELD BOOK X

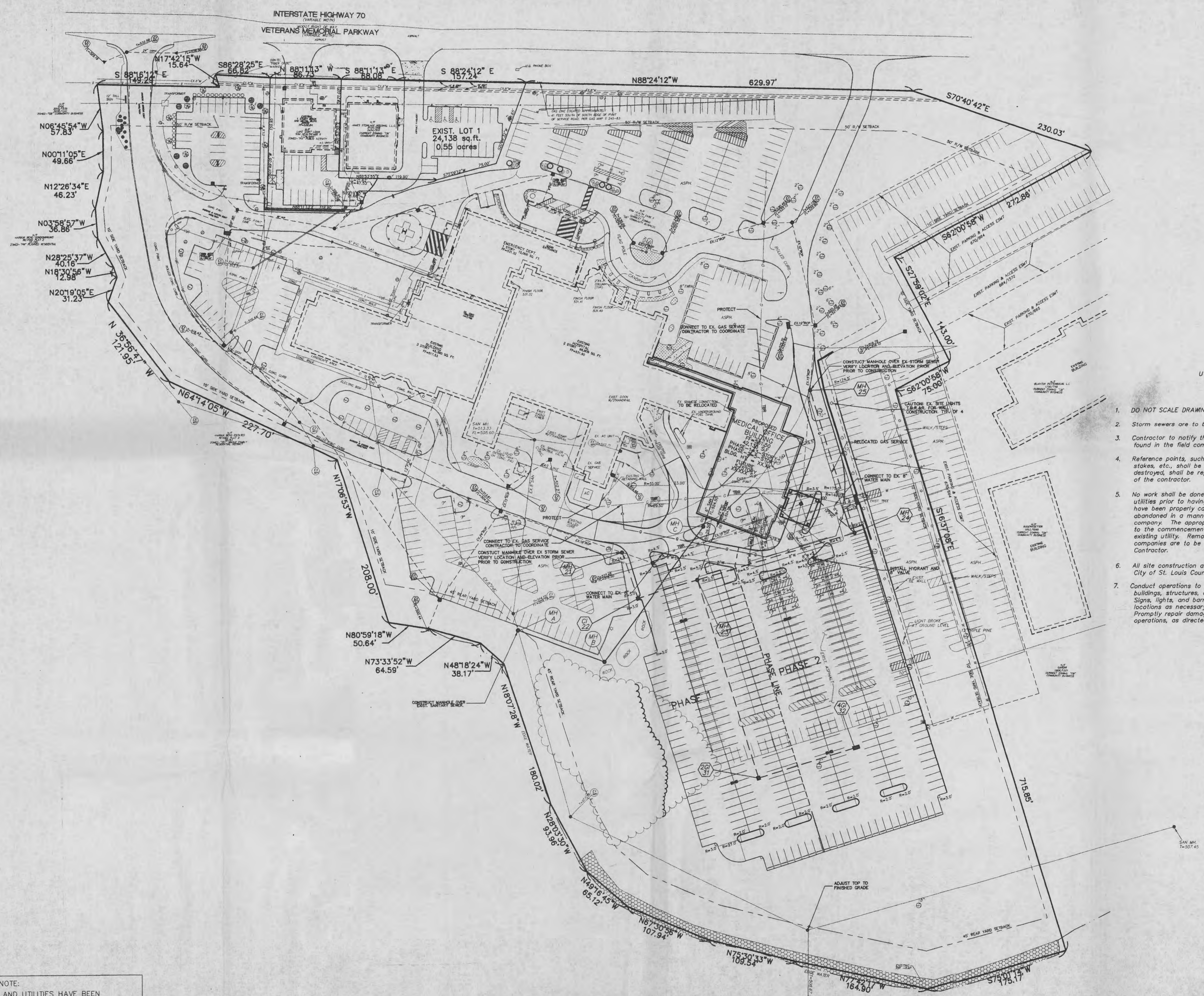
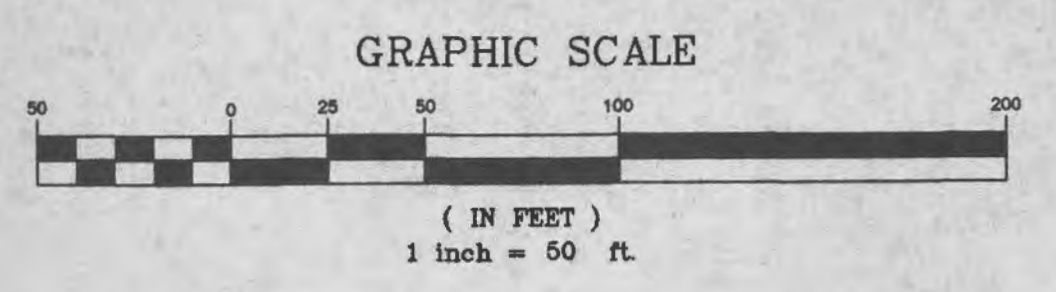
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UTILITY PLAN NOTES

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- 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 contractor.

UTILITY NOTE:  
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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**PICKETT RAY & SILVER**  
 CIVIL ENGINEERS  
 PLANNERS  
 LAND SURVEYORS

333 Mid Rivers Mall Drive  
 St. Peters, MO 63376  
 Phone (636) 397-1211  
 Fax (636) 397-1104

A SITE PLAN FOR:  
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 MEDICAL OFFICE BUILDING

Prepared For:  
**ST. JOSEPH'S HEALTH CENTER**

CONTACT: MR. TED DUVY  
 300 FIRST CAPITAL DRIVE  
 ST. CHARLES, MO 63301  
 PHONE (636) 947-4800  
 FAX (636) 947-4800

REVISIONS	NO.	DATE

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DRAWN	DATE
R. J. TAYLOR	7/5/2002
CHECKED	DATE
PROJECT #	79054.LAGR.01C
TASK #	1 FIELD BOOK X
BOOK	

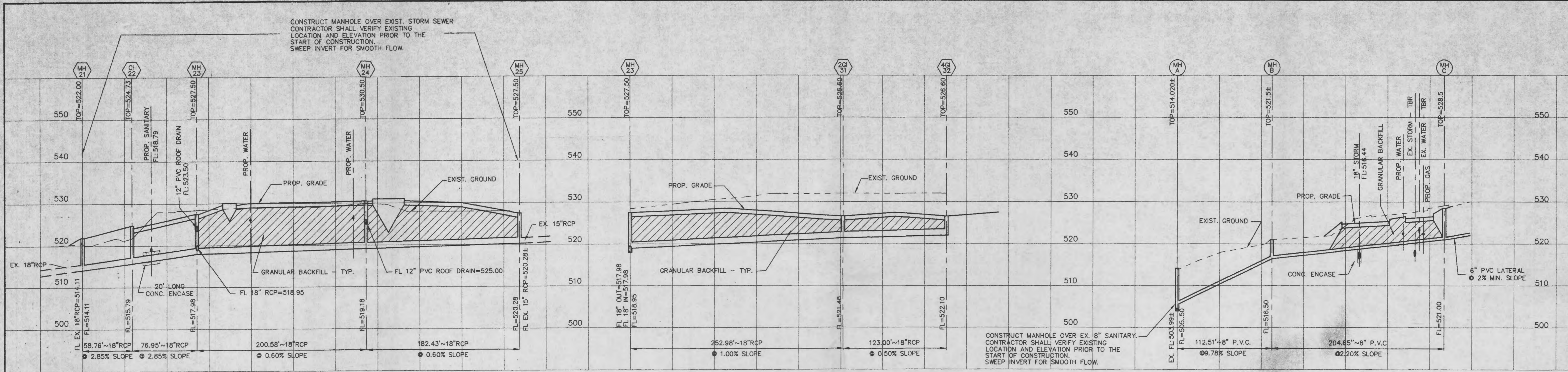
UTILITY PLAN  
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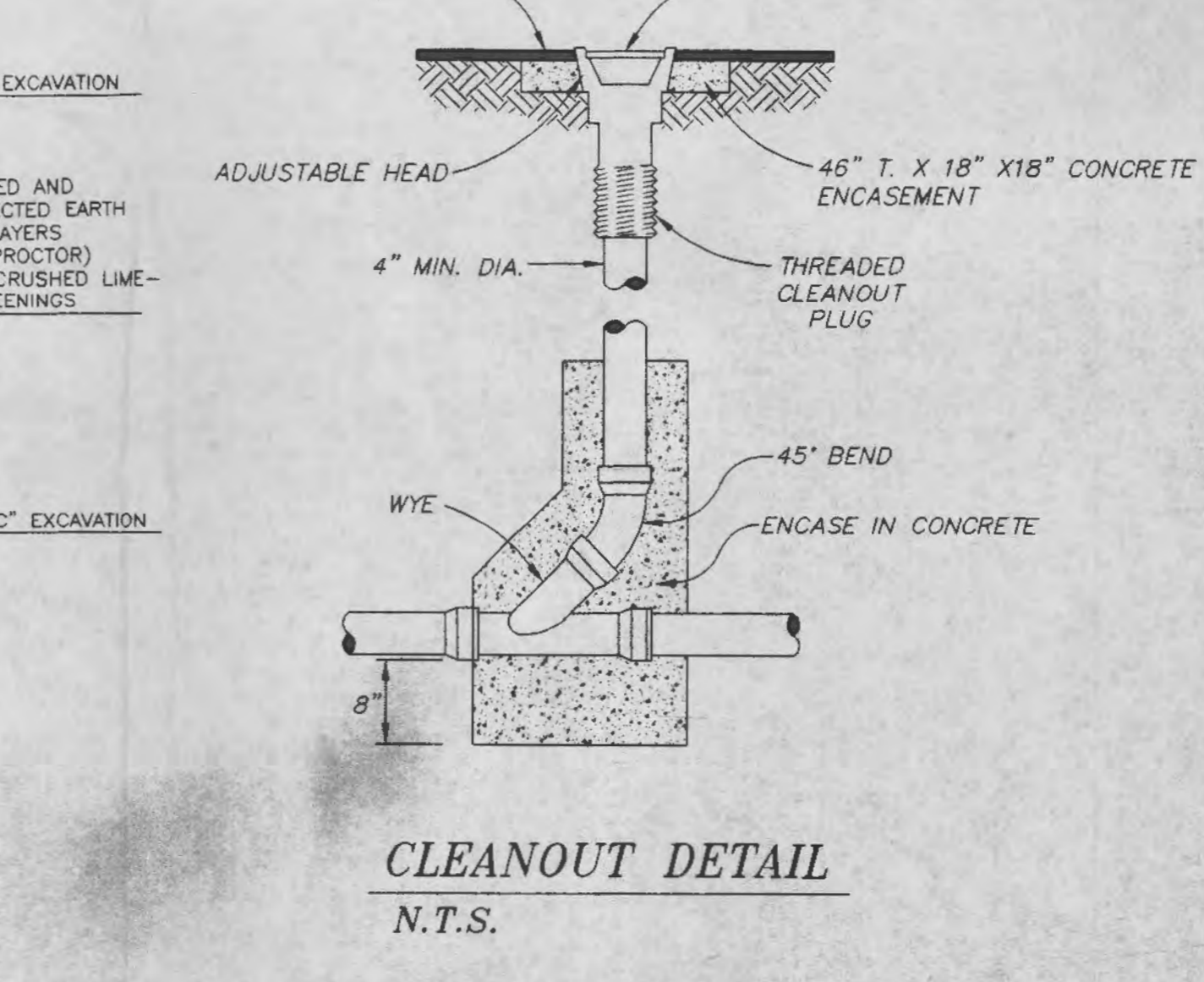
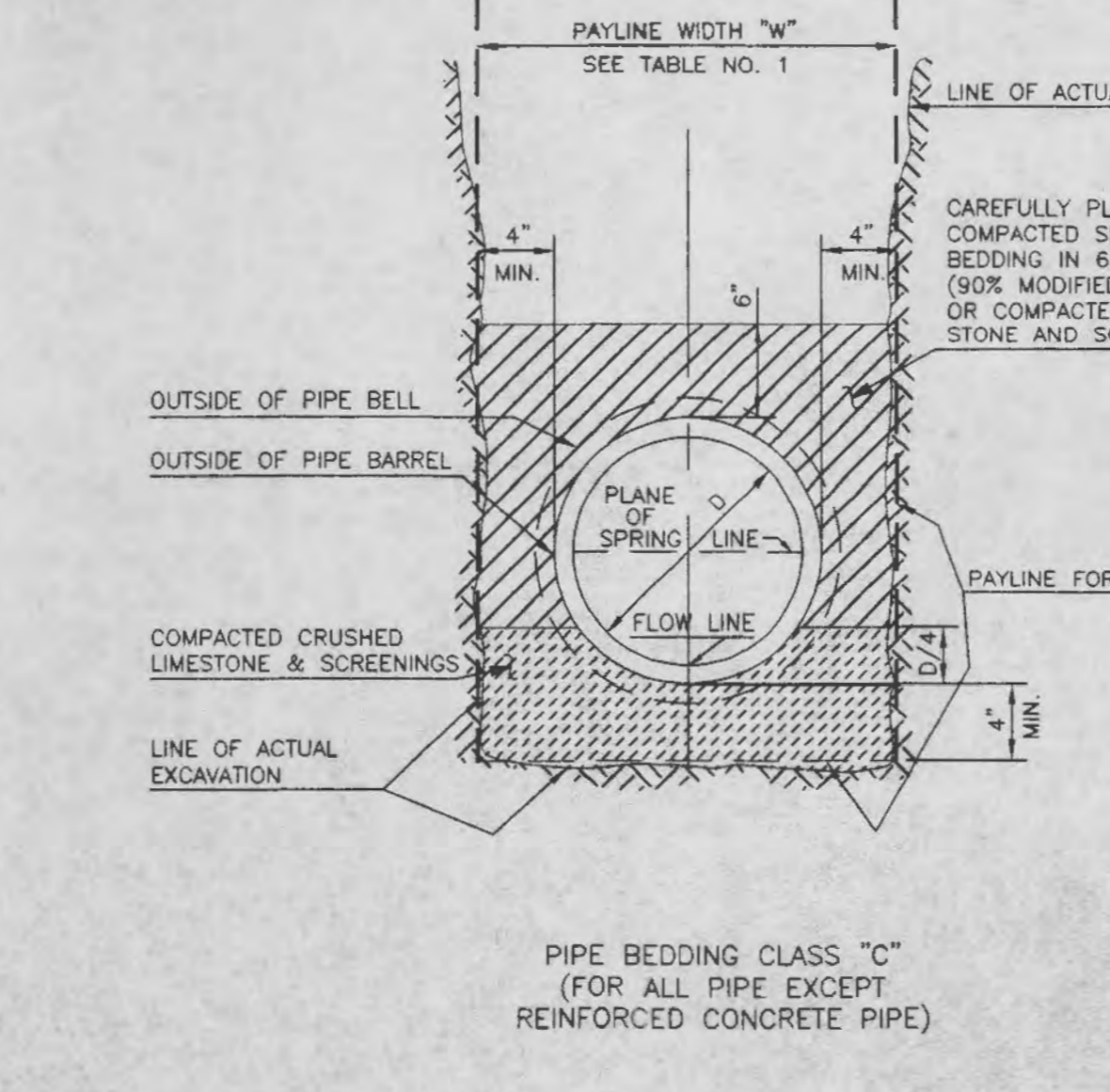
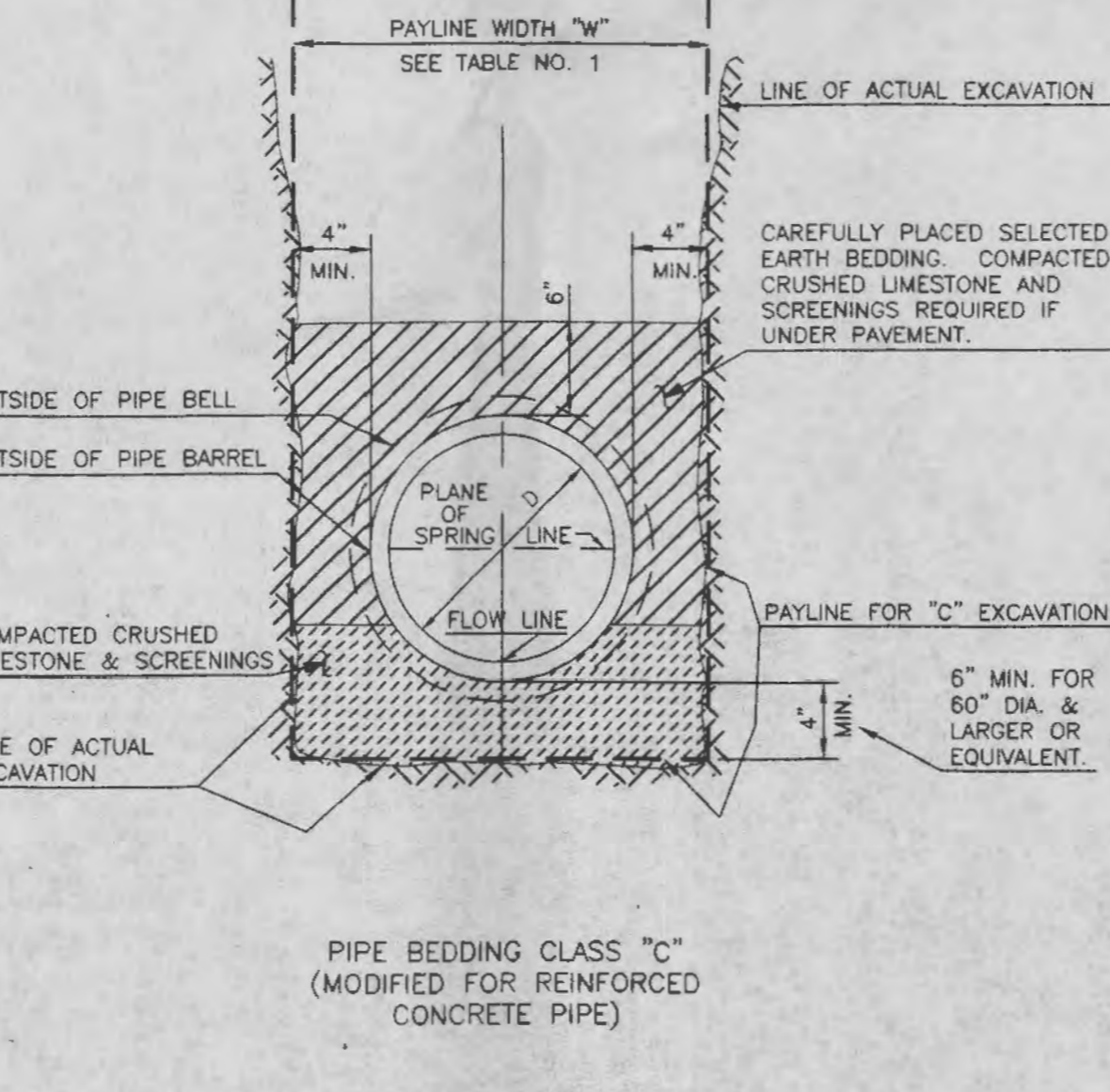
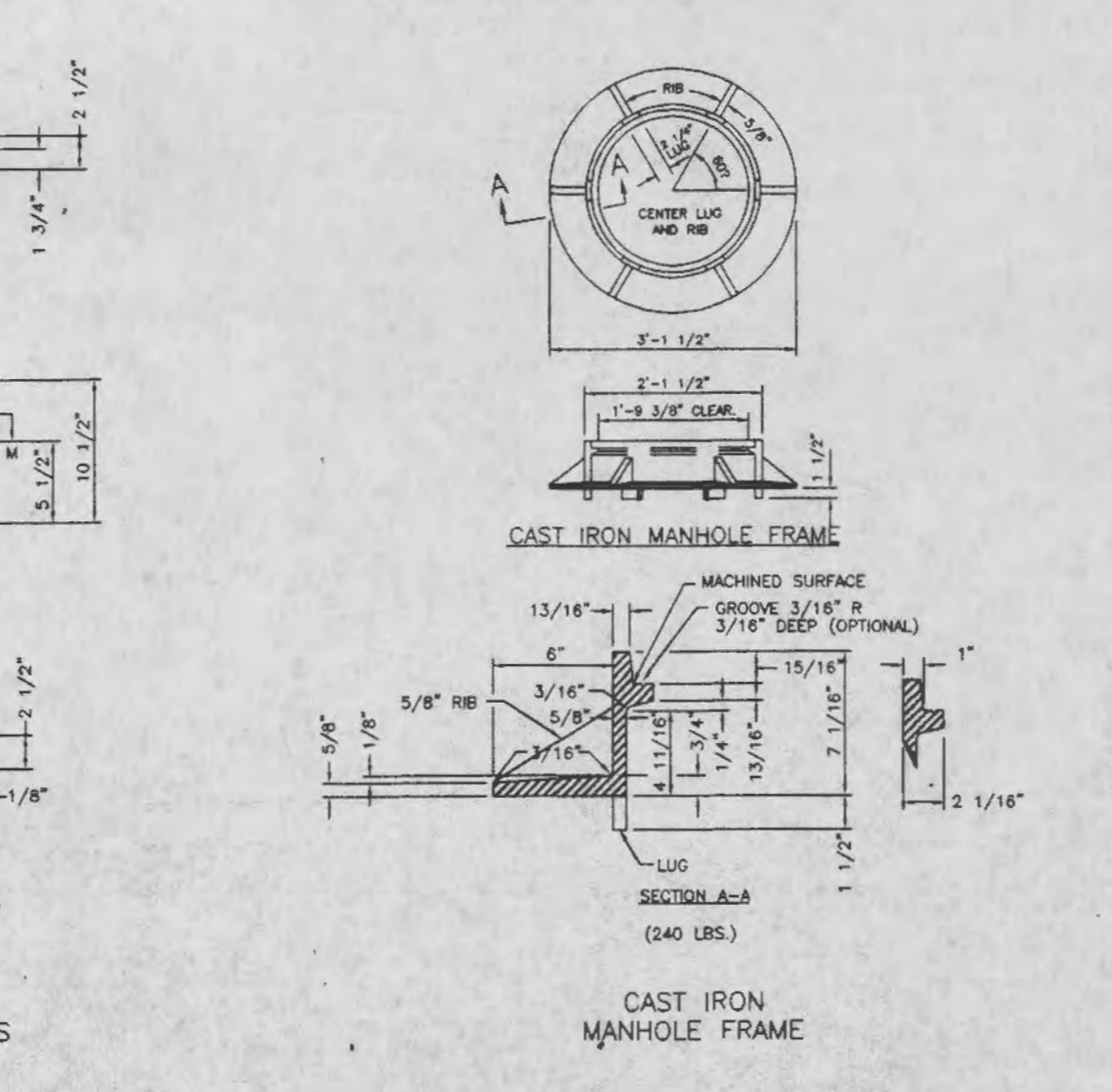
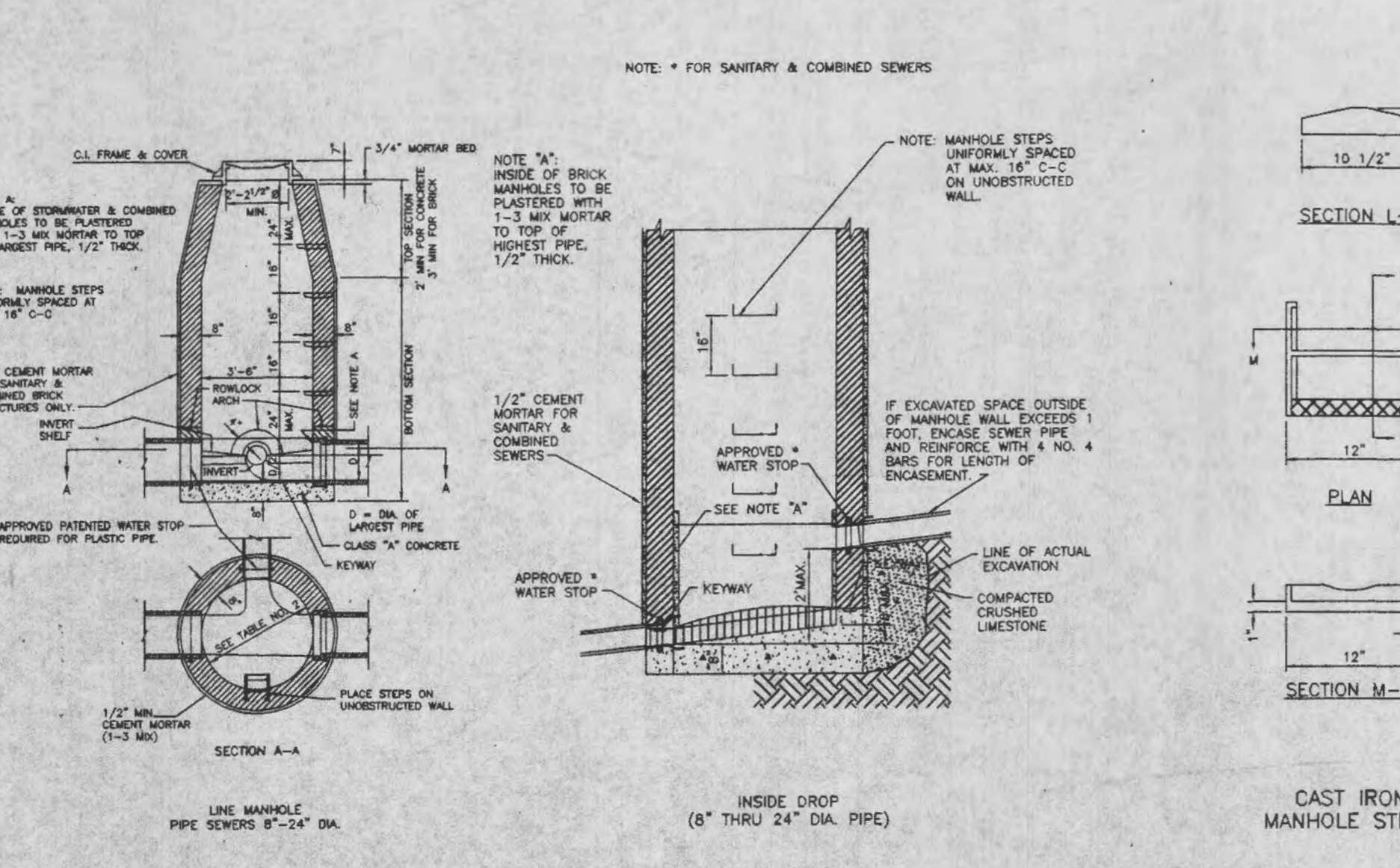
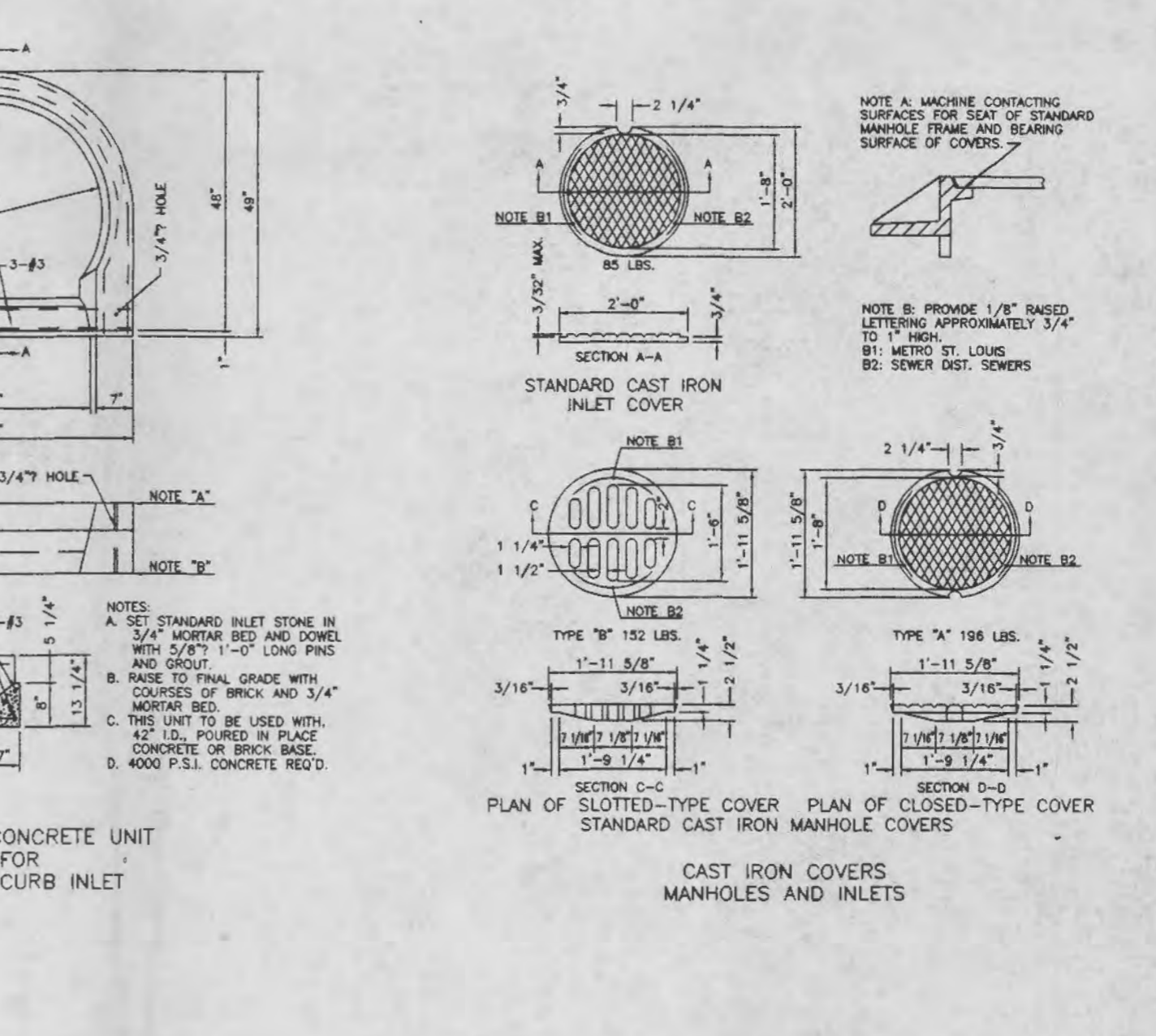
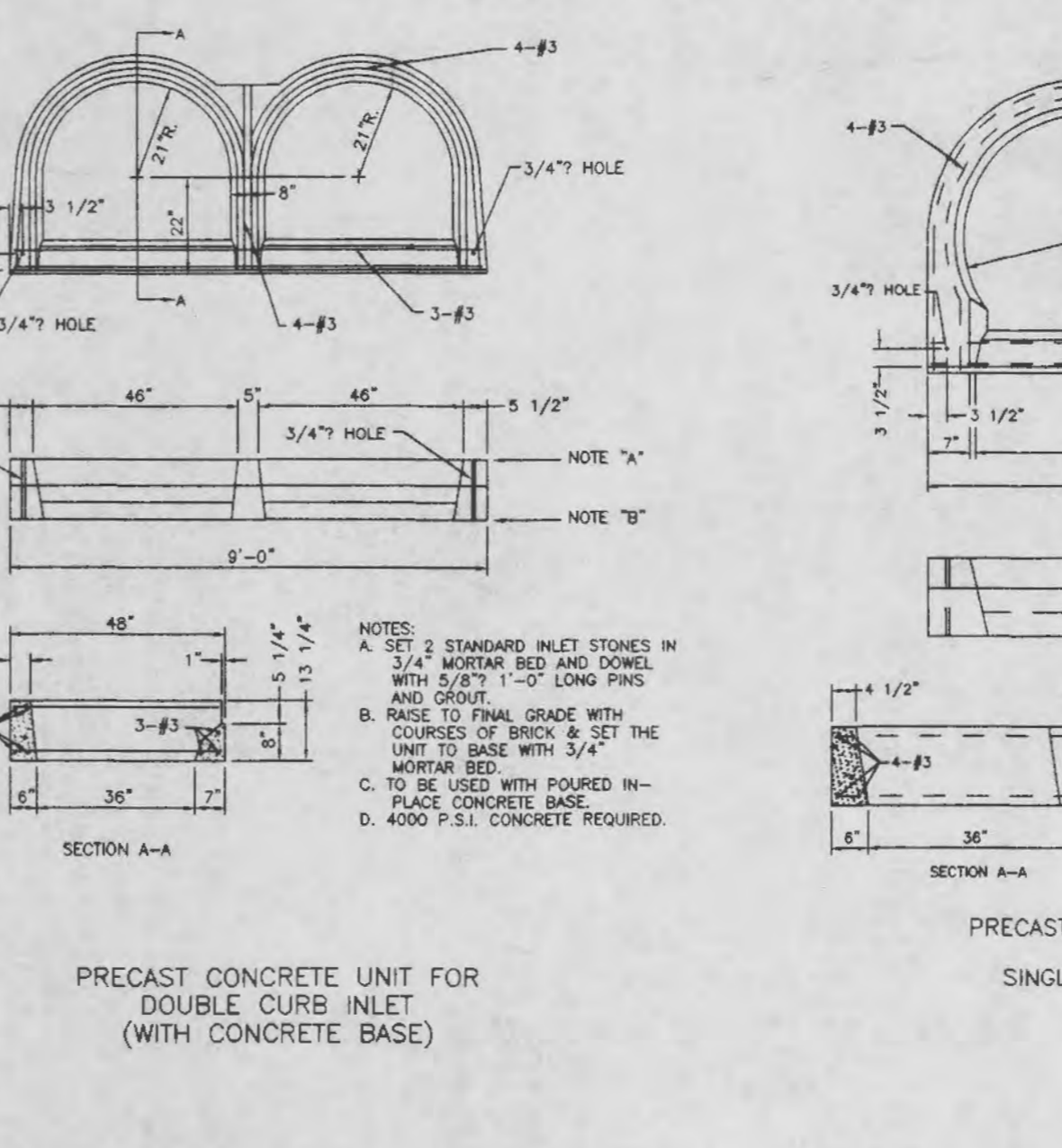
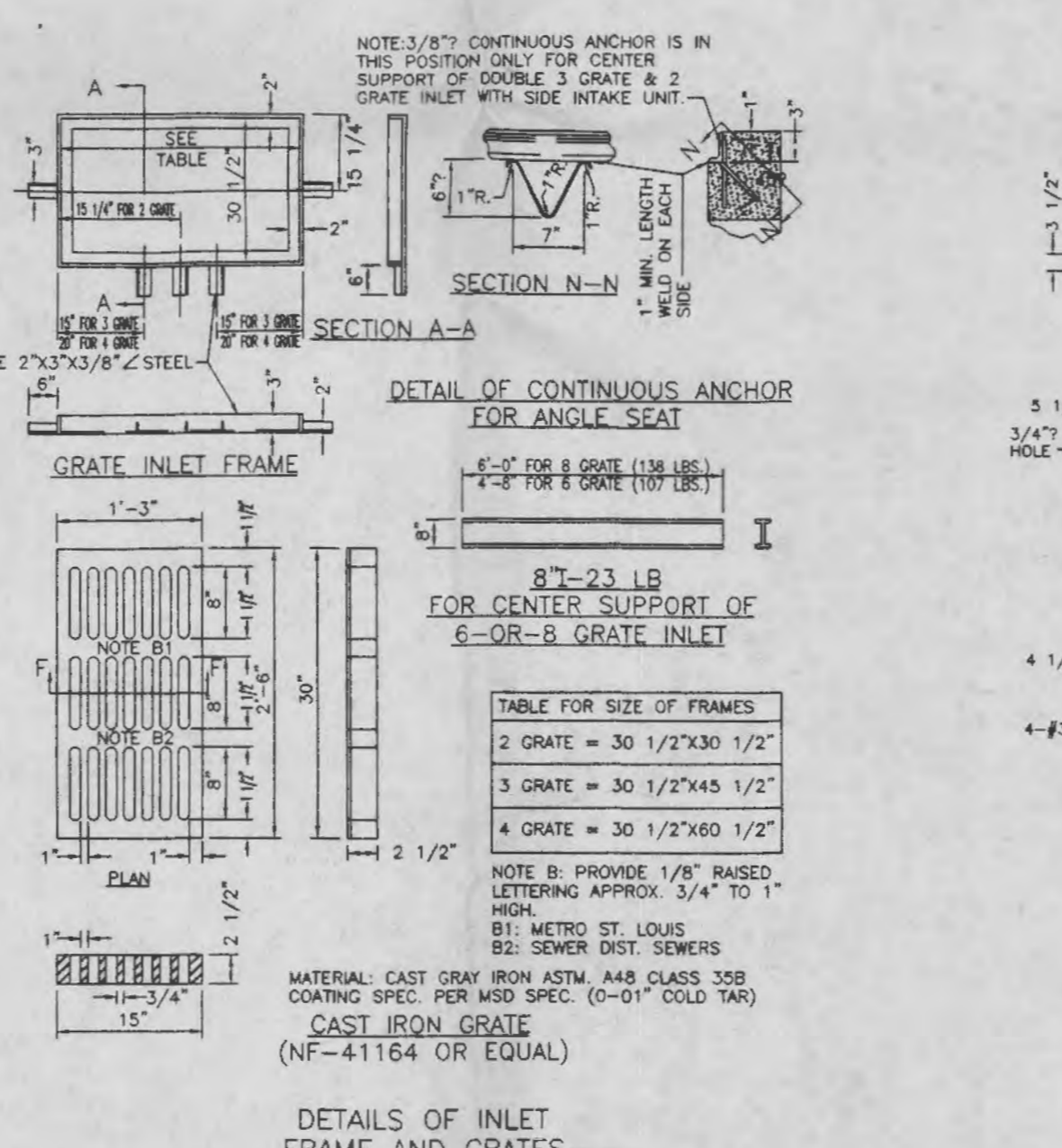
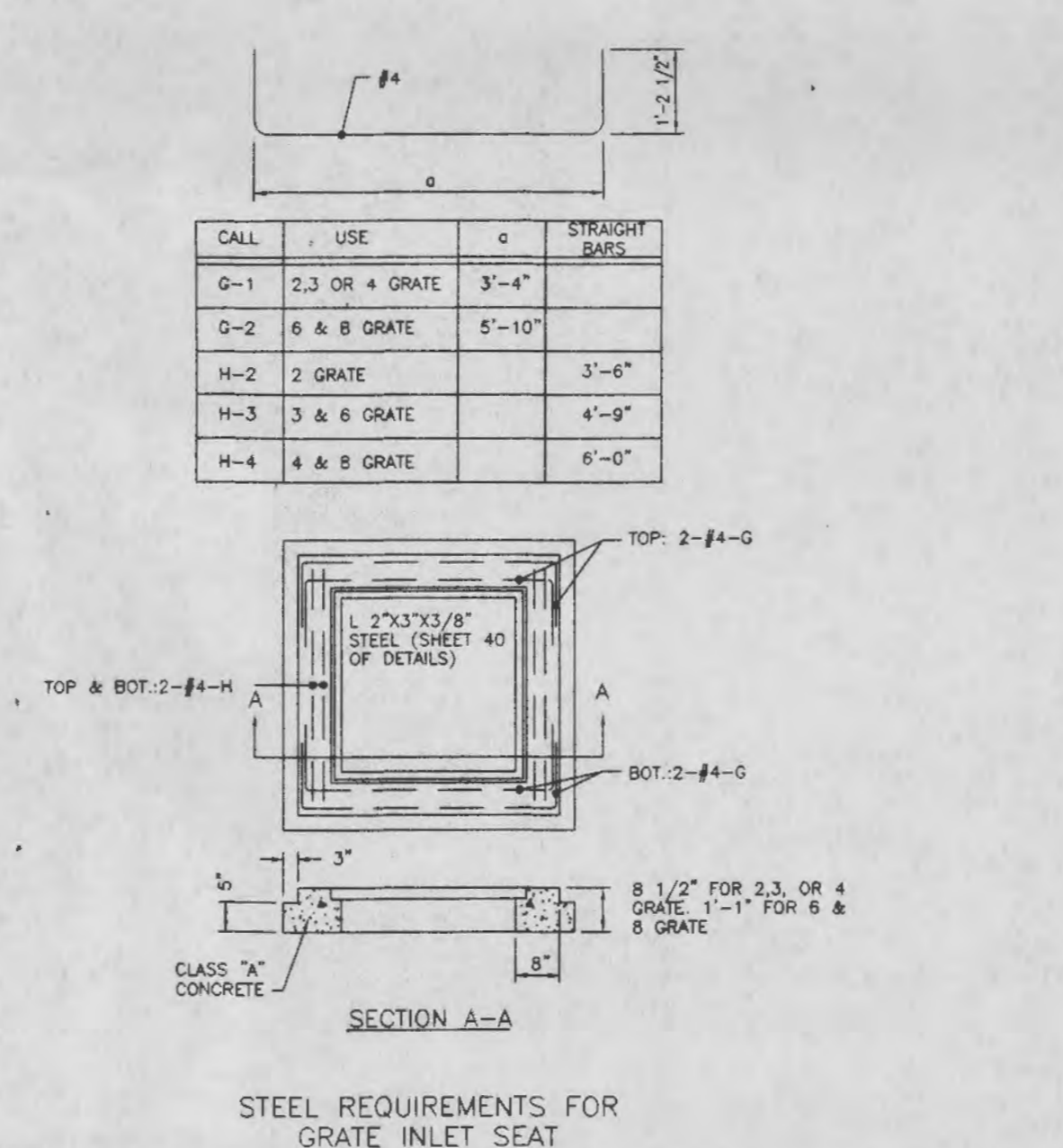
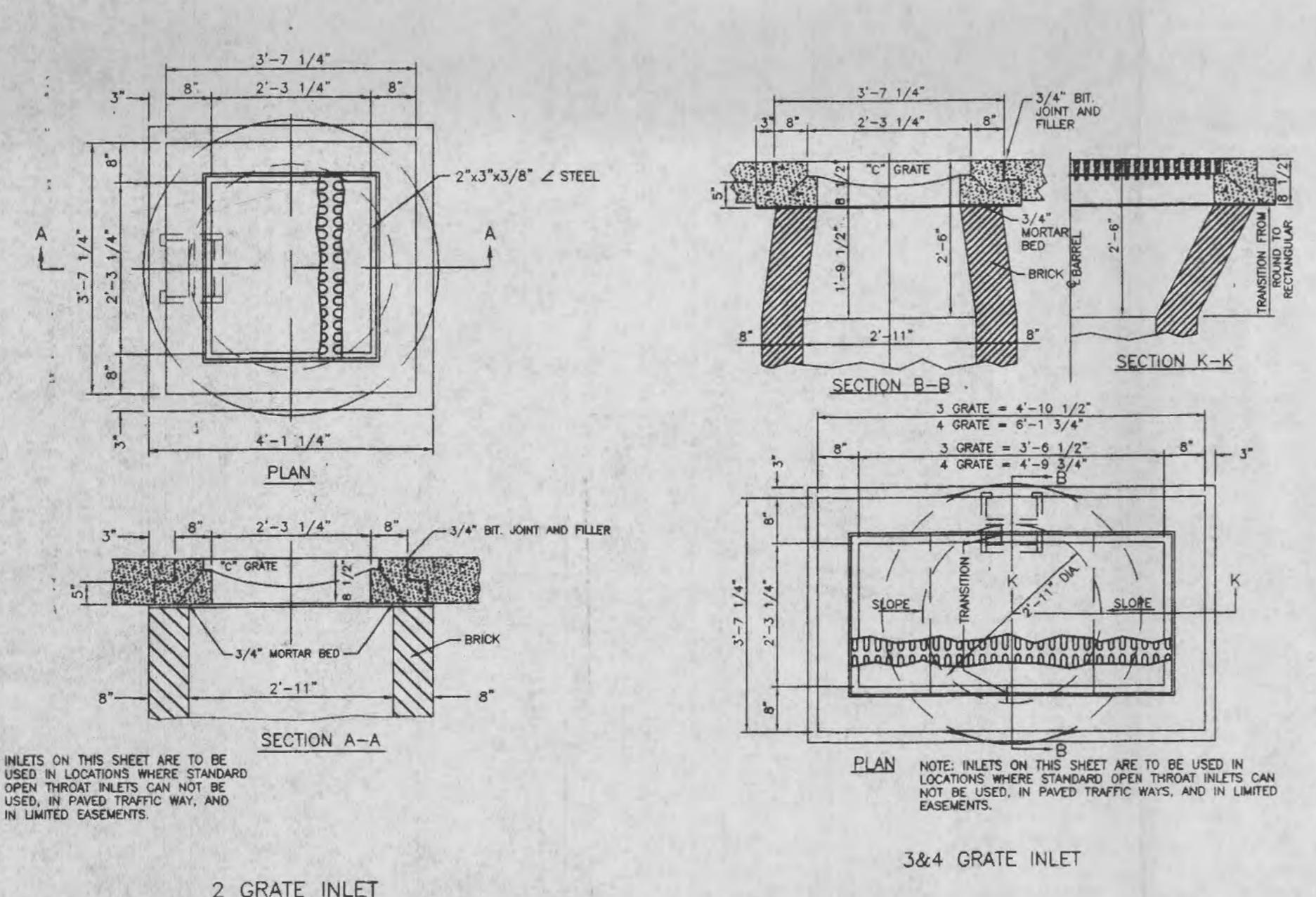




**STORM SEWER PROFILES**

SCALE:  
1" = 50' HORIZ.  
1" = 10' VERT.

**SANITARY SEWER PROFILES**



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PLANNERS  
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A SITE PLAN FOR:  
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CONTACT: MR. TED BYVIN  
300 FIRST CAPITOL DRIVE  
ST. LOUIS, MO 63101  
PHONE: (636) 947-5000  
FAX: (636) 947-5000

Prepared For:  
**ST. JOSEPH'S HEALTH CENTER**

ENGINEERS AUTHENTICATION

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PICKETT, RAY & SILVER, INC.

DATE	
REVISIONS	
NO.	

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DRAWN	DATE
CHECKED	DATE
PROJECT #	79054.LAGR.01C
TASK #	1
FIELD BOOK #	

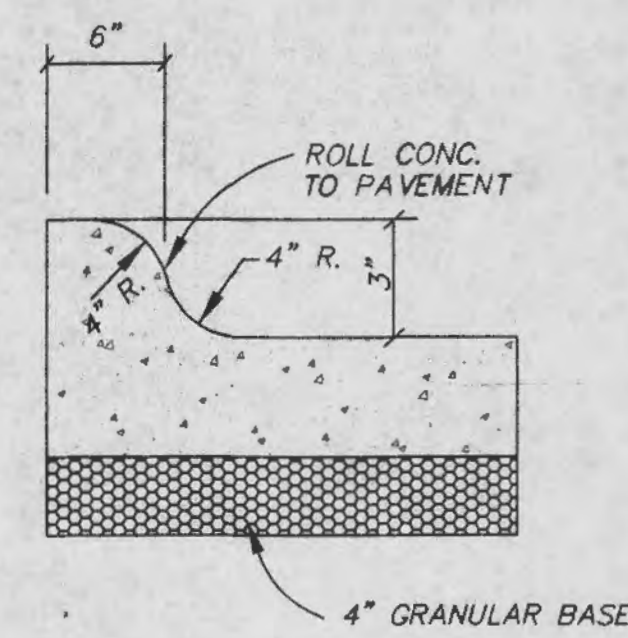
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SHEET **C6** OF **9**

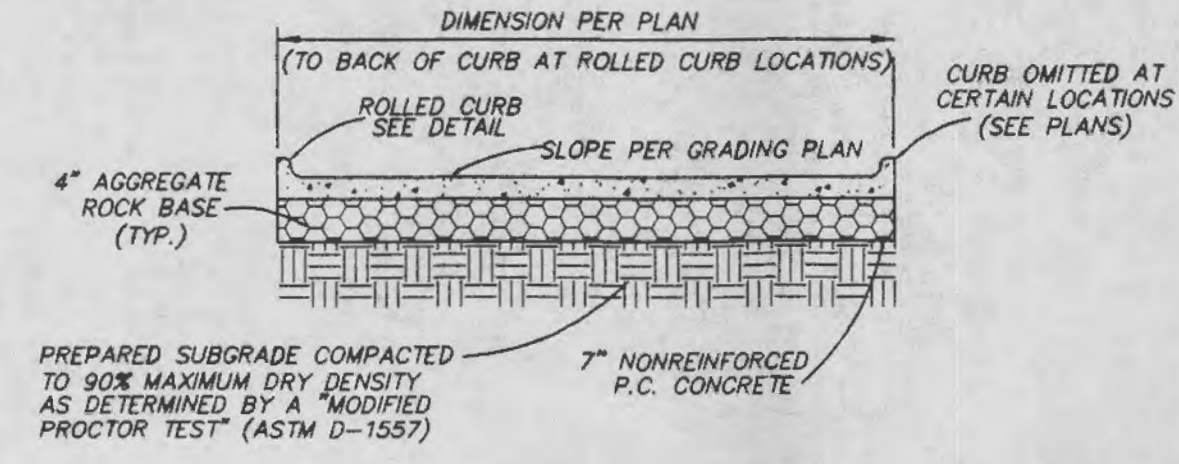
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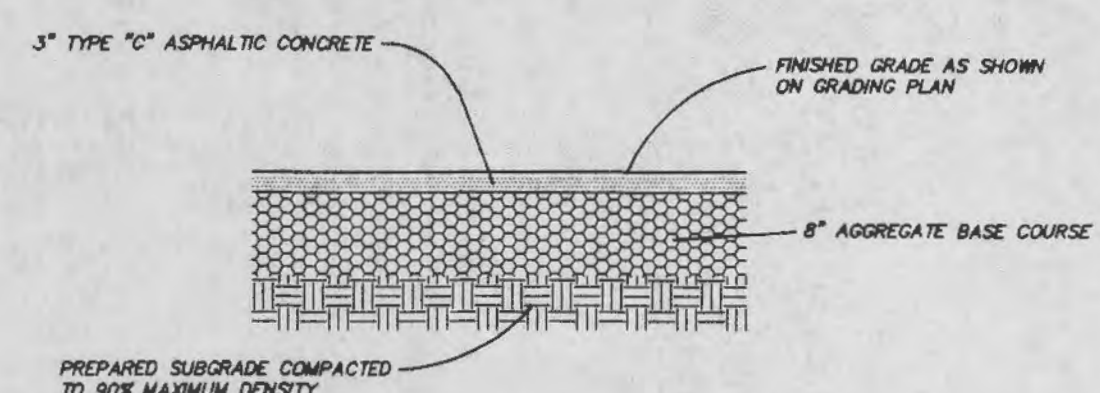




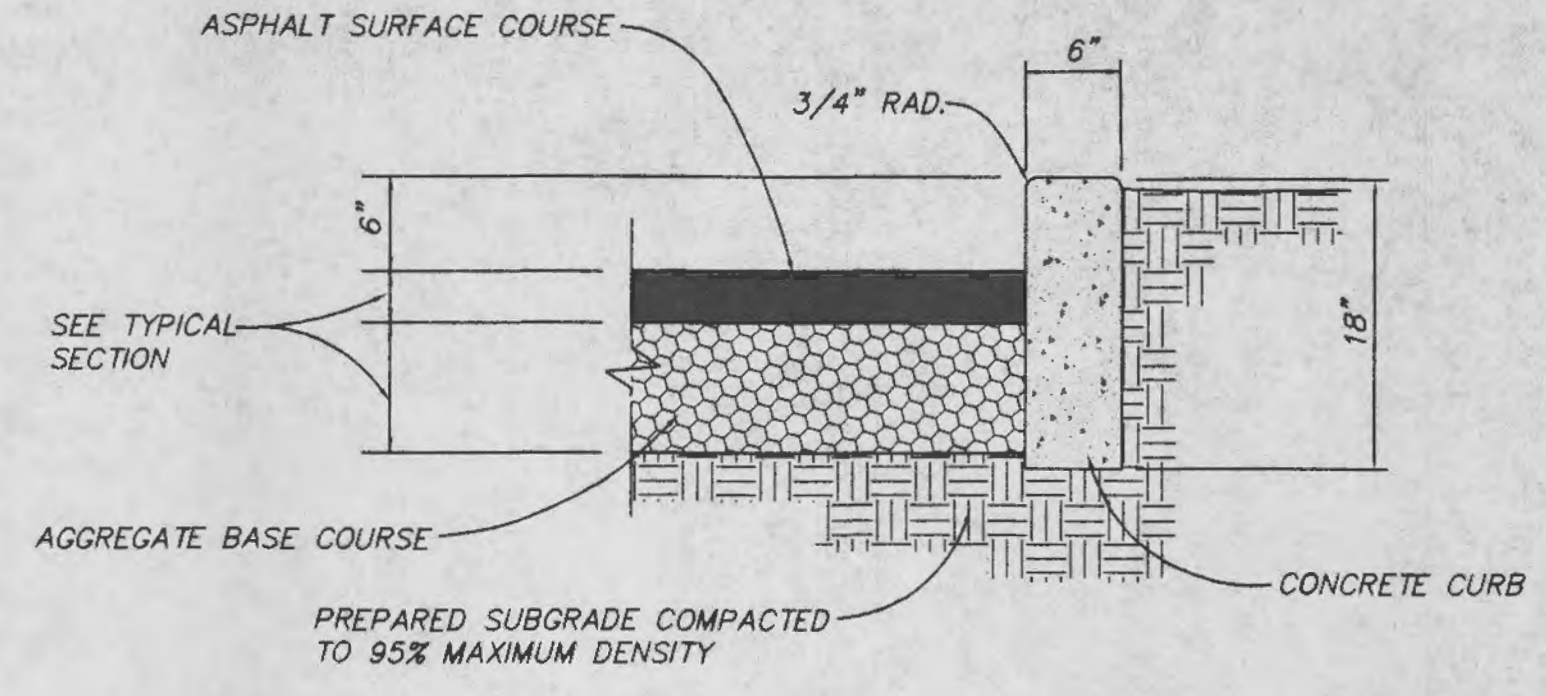
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SCALE: N.T.S.



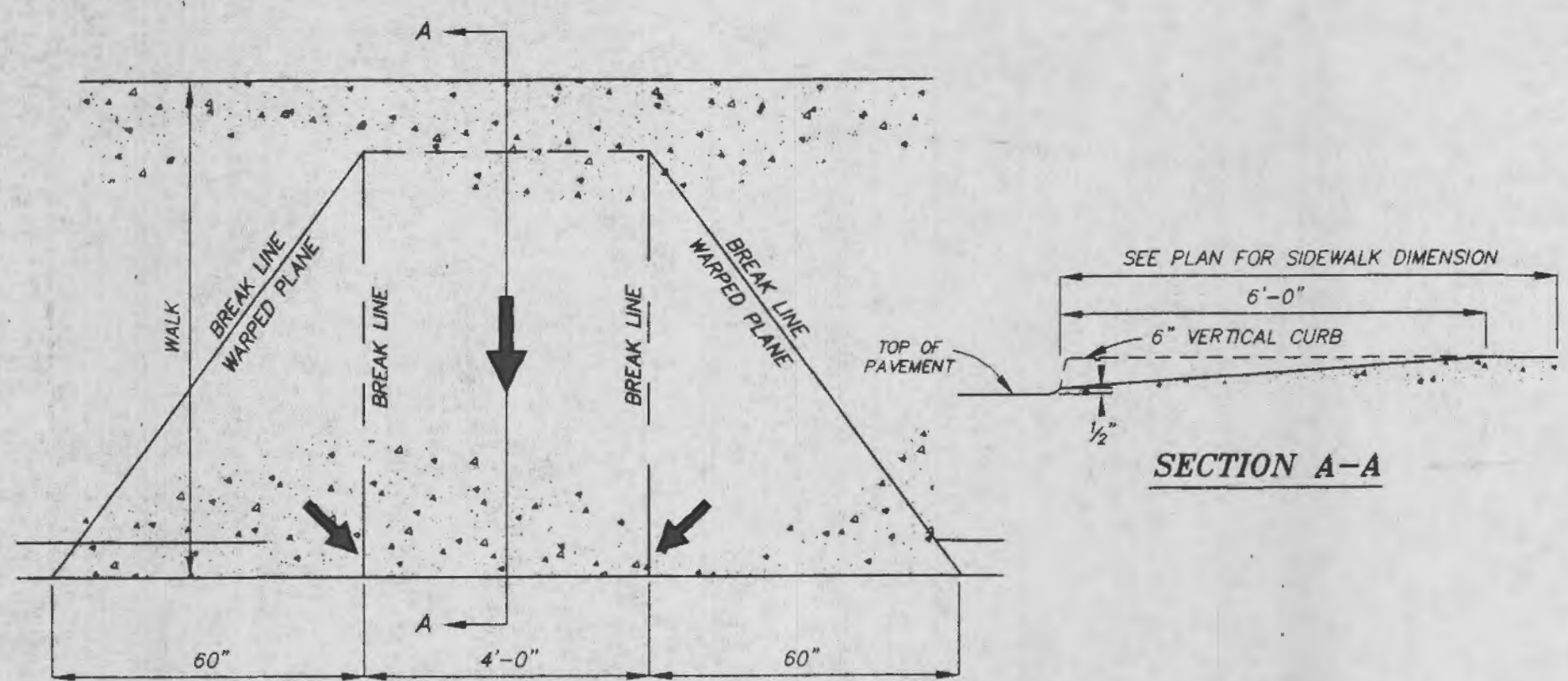
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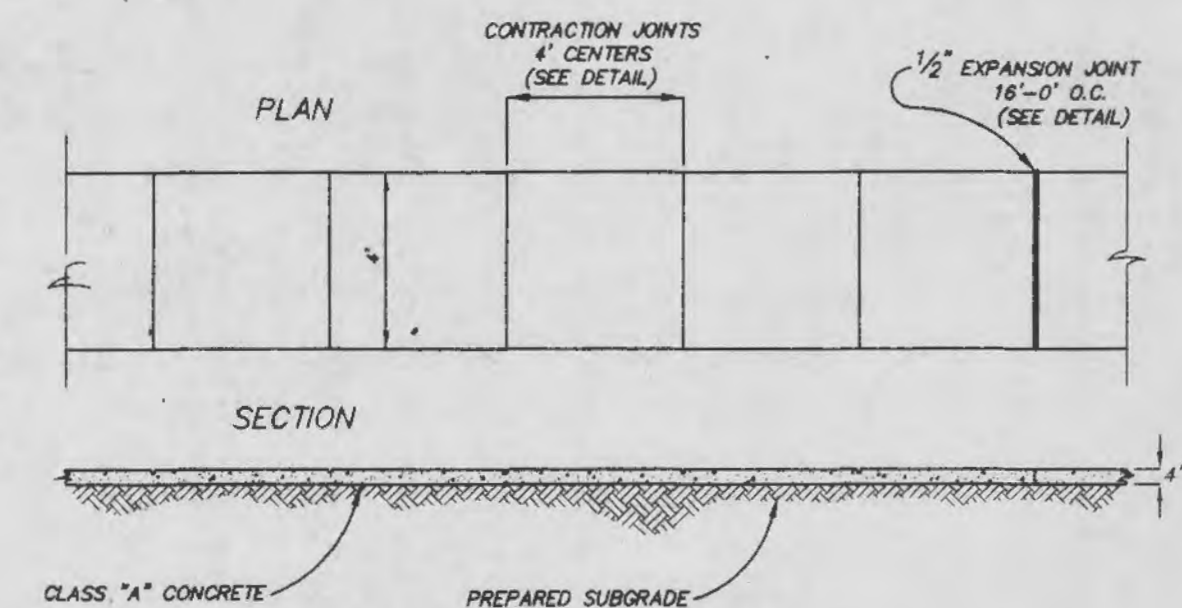
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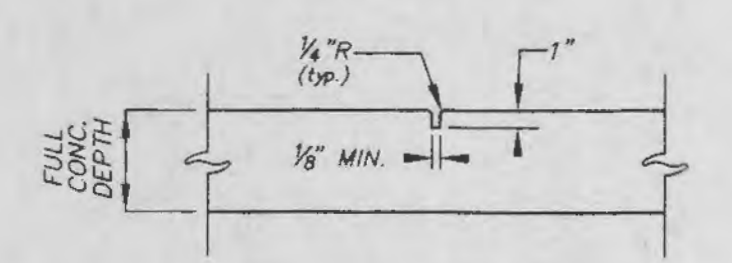
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1" = 1"



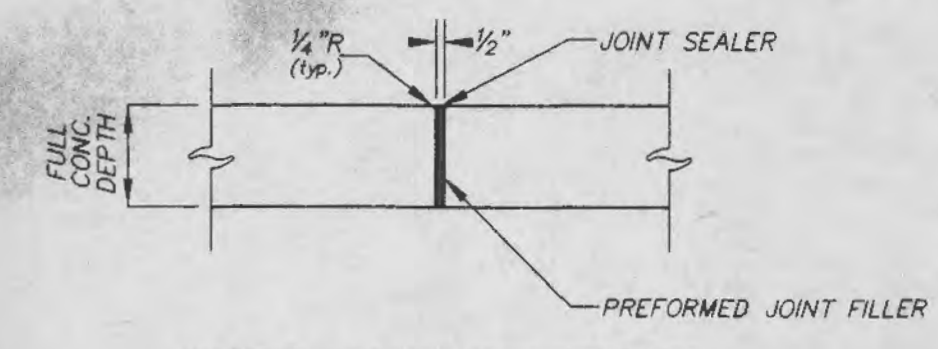
**STRAIGHT CURB HANDICAPPED RAMP DETAIL**



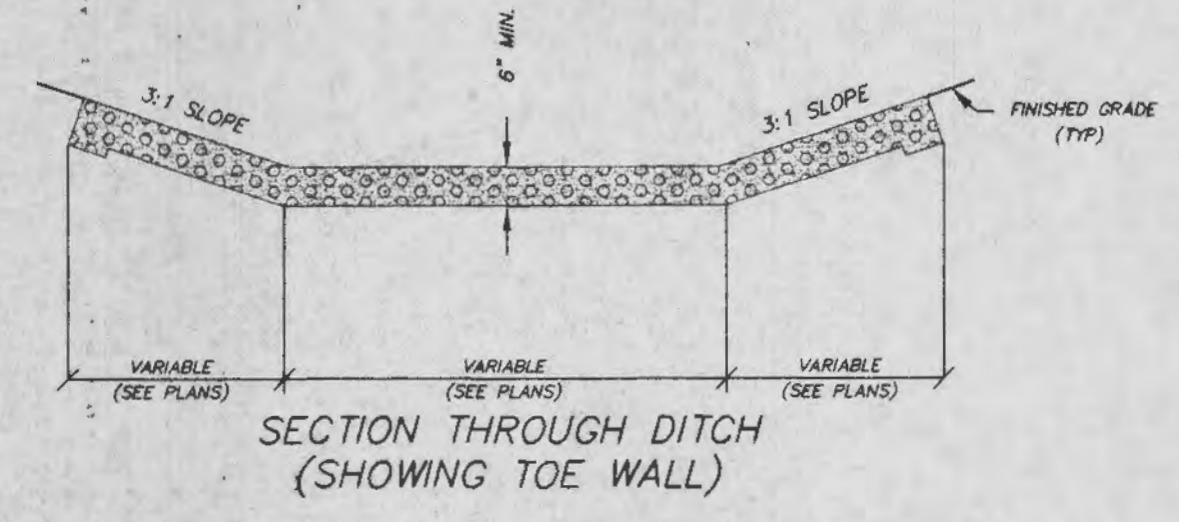
**CONCRETE SIDEWALK DETAIL**  
N.T.S.



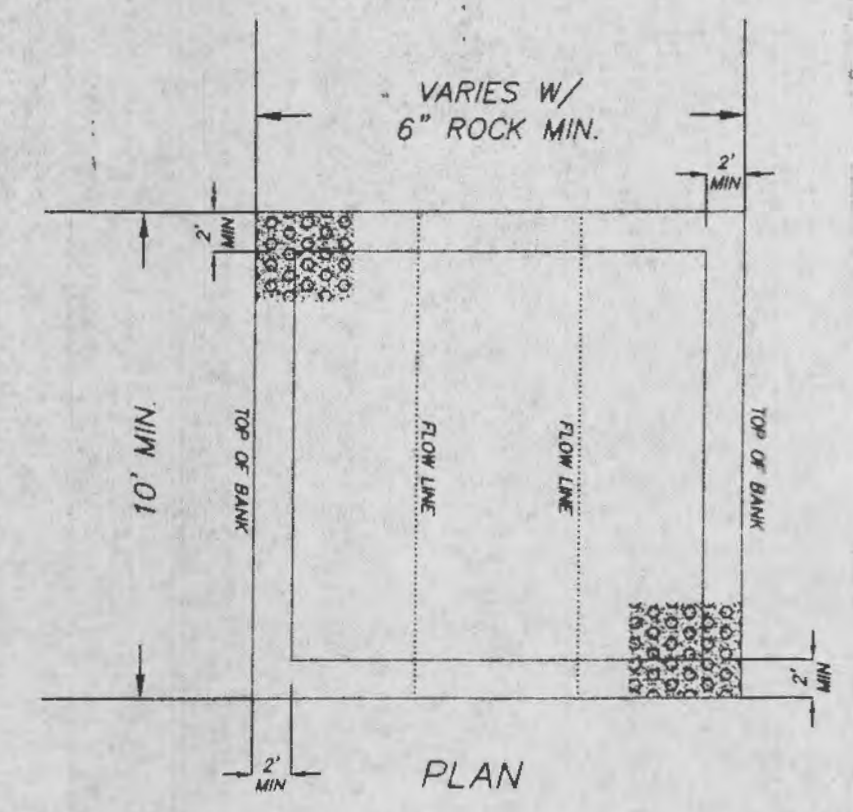
**CURB AND SIDEWALK CONTRACTION JOINT**  
AT INTERVALS NOT EXCEED 10'  
(SEE SIDEWALK DETAIL)  
N.T.S.



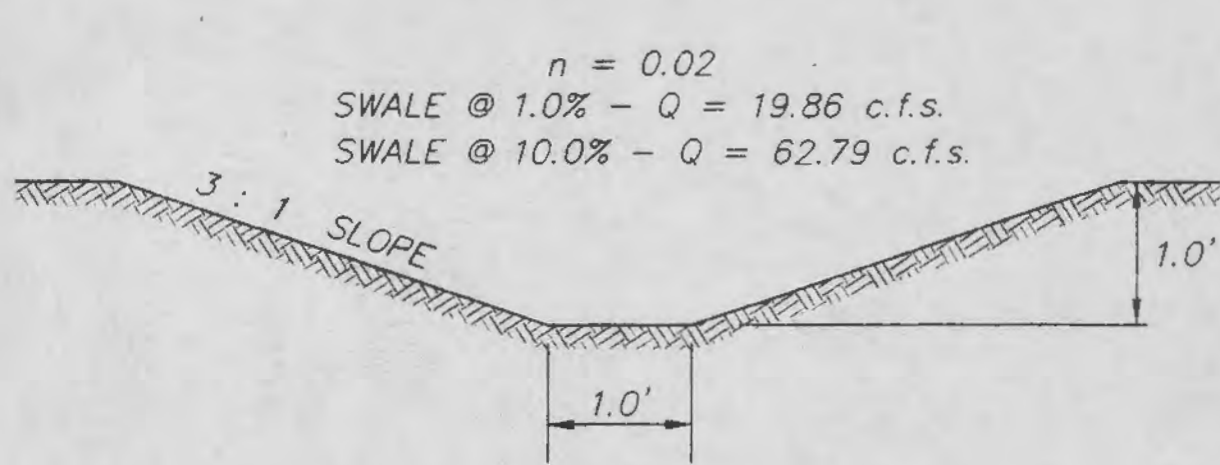
**CURB AND SIDEWALK EXPANSION JOINT**  
AT P.T. & P.C. POINTS OF ROUNDINGS  
AND AT INTERVALS NOT EXCEED 30'  
(SEE SIDEWALK DETAIL)  
N.T.S.



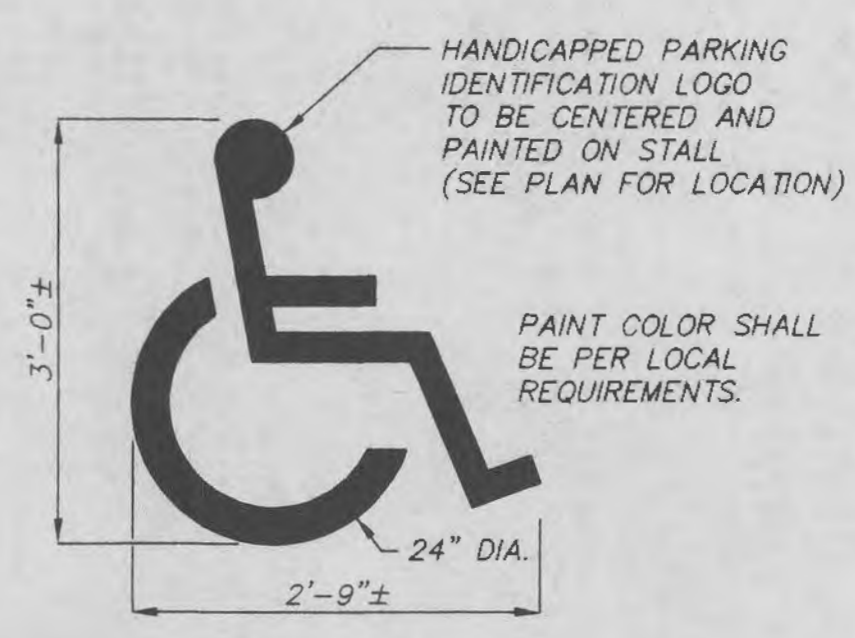
**SECTION THROUGH DITCH (SHOWING TOE WALL)**



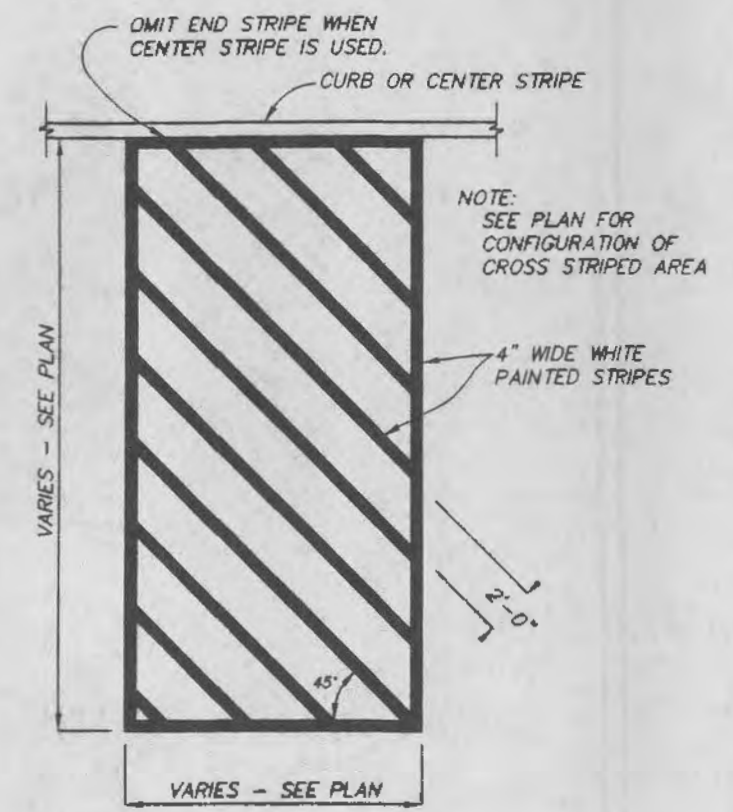
**PLAN**



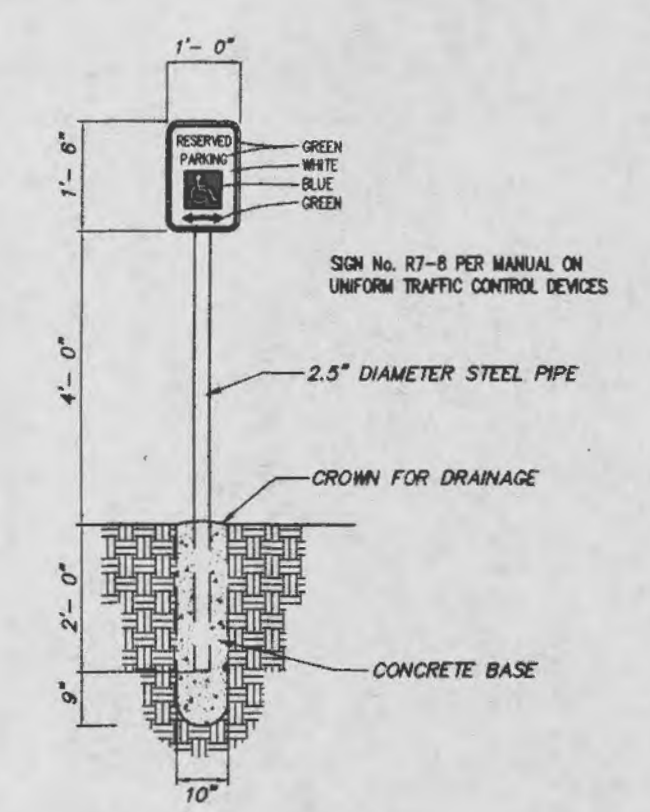
**DIVERSION SWALE**



**HANDICAPPED PARKING MARKING**  
N.T.S.

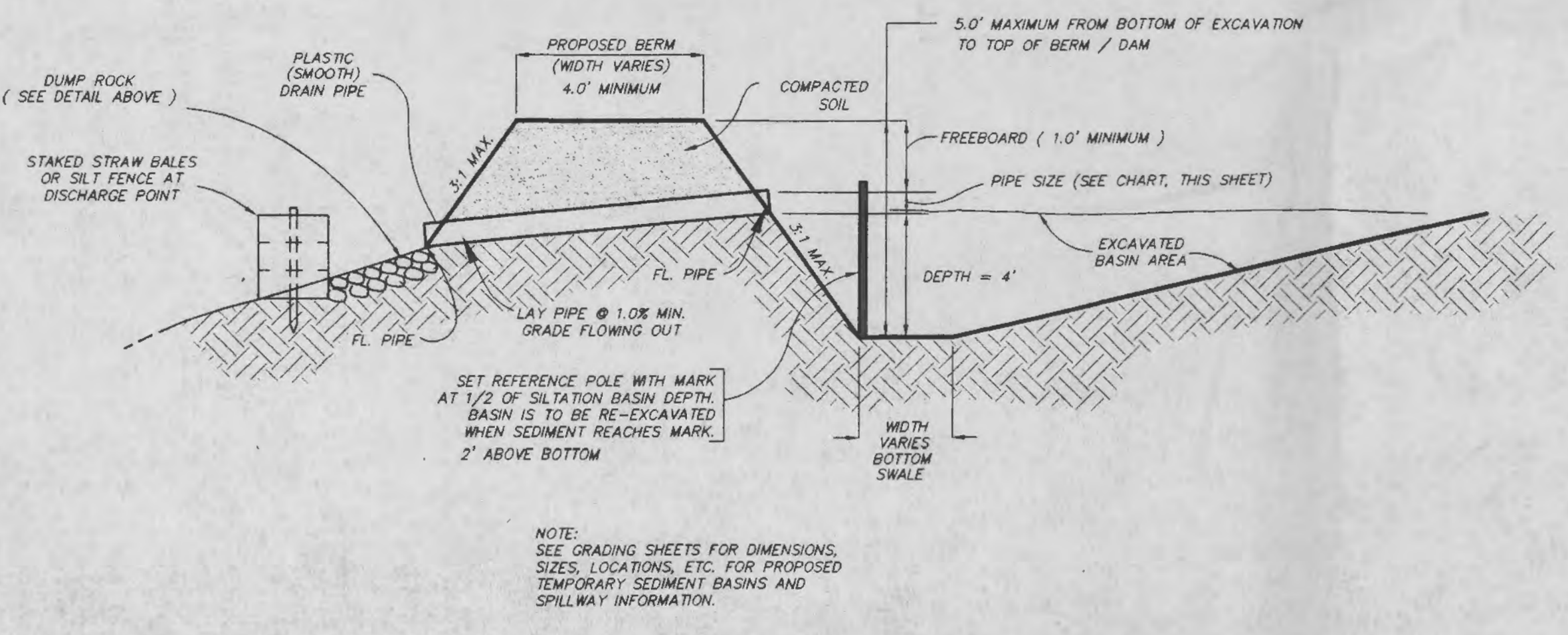


**CROSS STRIPING DETAIL**  
N.T.S.

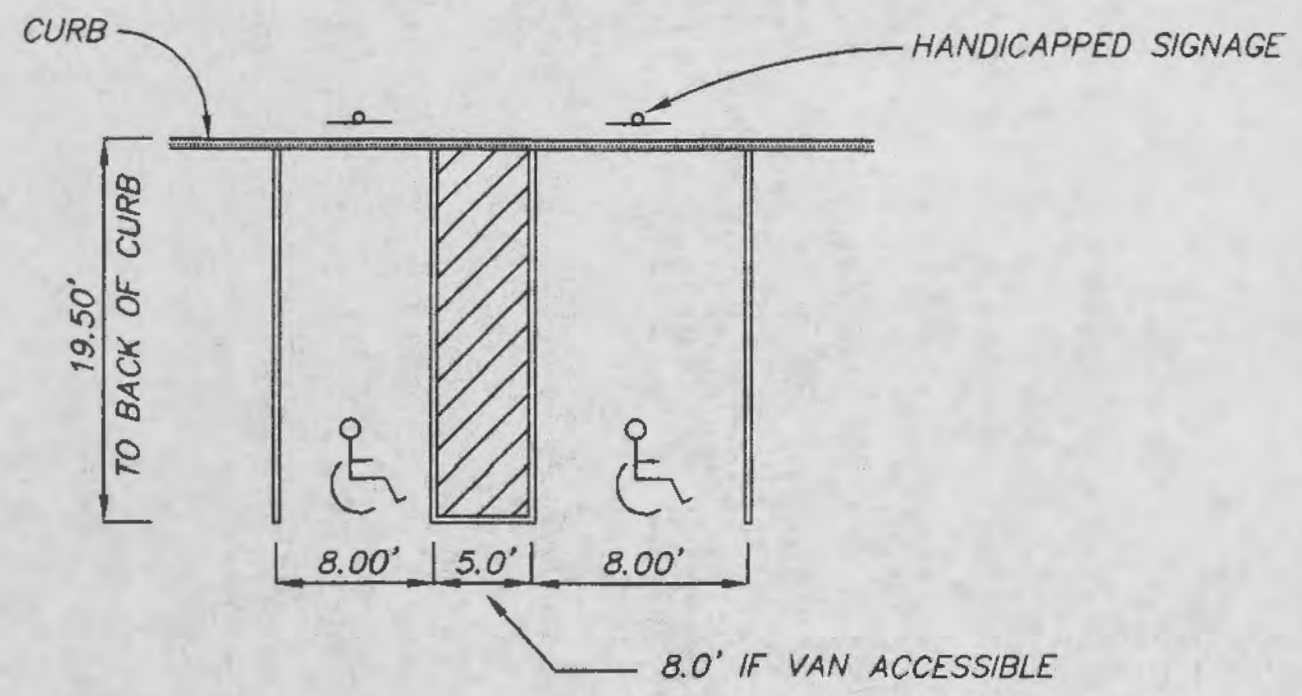


**HANDICAPPED SIGN DETAIL**  
N.T.S.

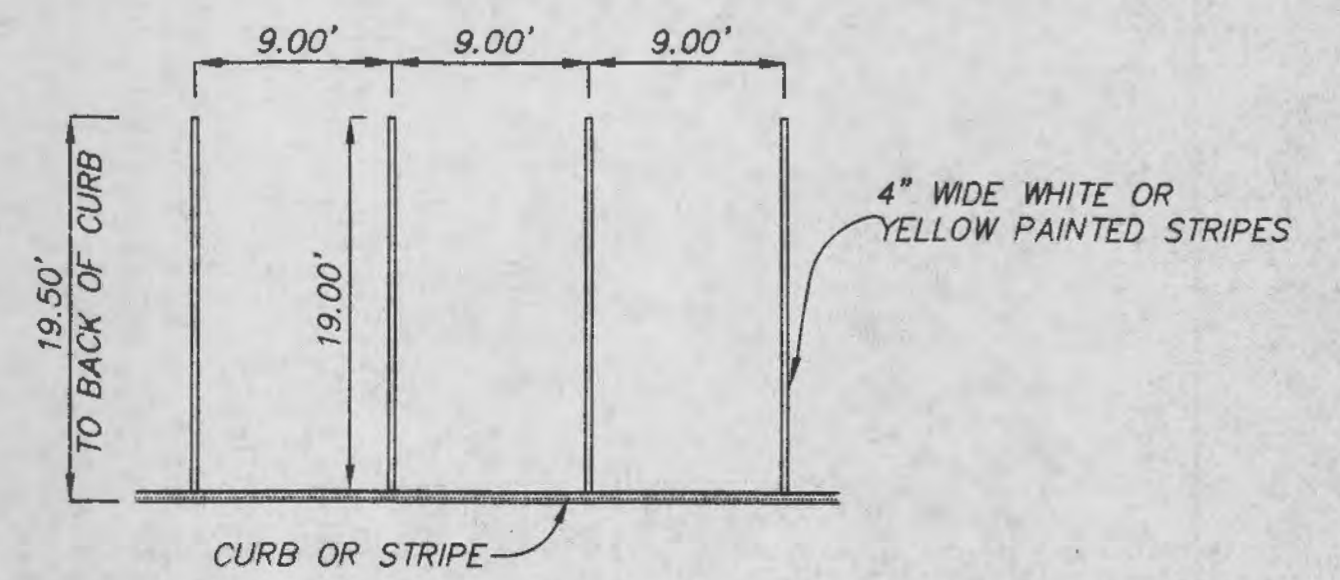
- GENERAL NOTES:**
- Do not scale drawing, follow notes.
  - DUMP ROCK shall be at least 6 inches in thickness.
  - Stones shall be placed perpendicular to the slope and shall be firmly bedded against the slope.
  - All voids shall be filled with spalls or small stones in such a manner that all revetment stones are tightly wedged.
  - Slopes on which DUMP ROCK are to be placed shall conform to the sections shown on the approved construction plans.



**TEMPORARY SEDIMENT BASIN**  
N.T.S.



**TYPICAL PARKING DIMENSIONS**  
N.T.S.



**CURB OR STRIPE**

**DUMP ROCK DETAIL**  
N.T.S.

**NOT APPROVED FOR CONSTRUCTION**

**PICKETT RAY & SILVER**  
CIVIL ENGINEERS  
PLANNERS  
LAND SURVEYORS  
333 Mid Rivers Mall Drive  
St. Peters, MO 65276  
Phone (636) 397-1211  
Fax (636) 397-1104

A SITE PLAN FOR:  
**ST. JOSEPH WEST HOSPITAL**  
MEDICAL OFFICE BUILDING  
Prepared For:  
**ST. JOSEPH'S HEALTH CENTER**  
CONTACT: MR. TED RIVIN  
300 WEST CAPITOL DRIVE  
ST. JOSEPH, MO 64501  
PHONE: (636) 947-5000  
FAX: (636) 947-5000

**ENGINEERING 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 other than those indicated.

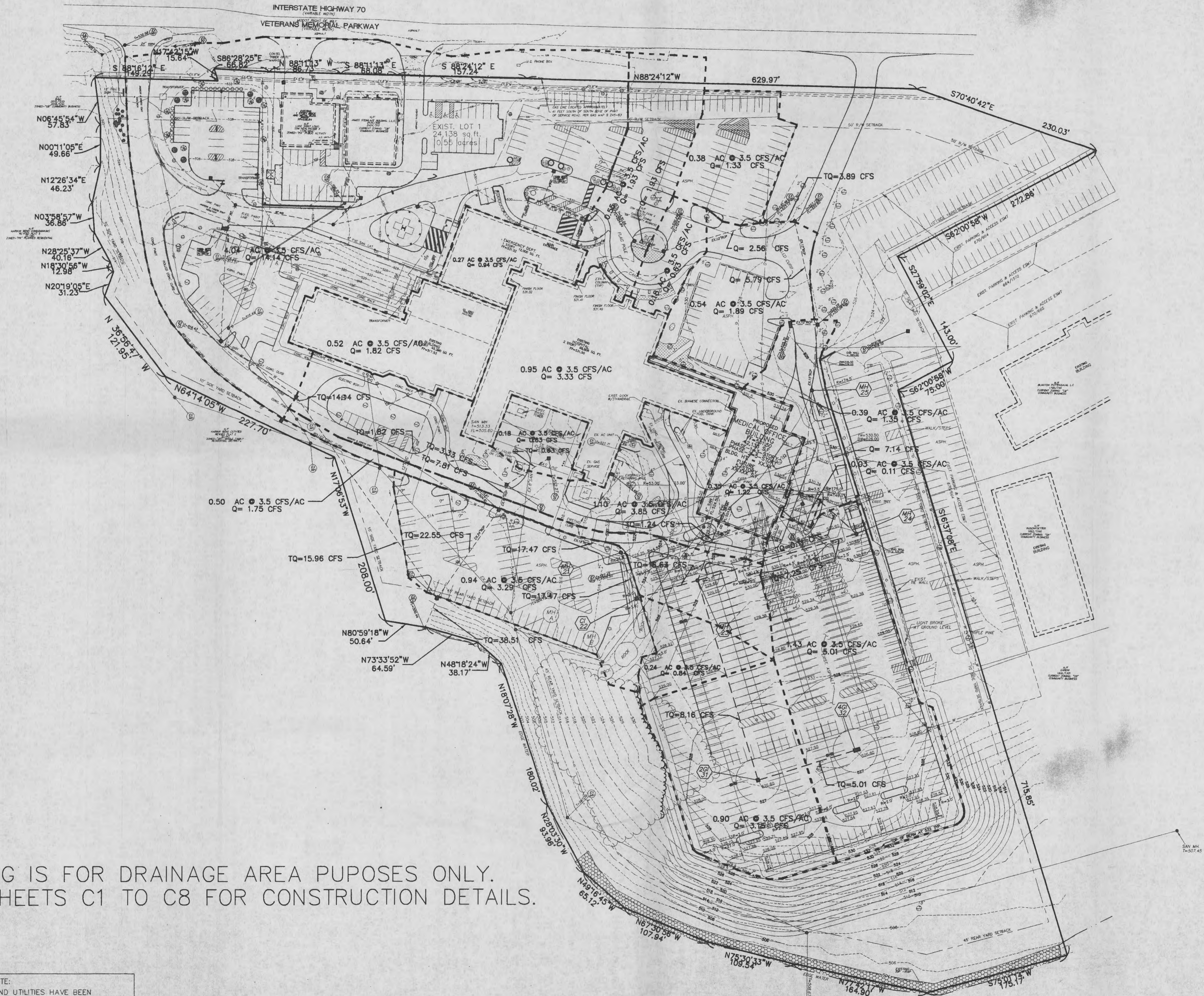
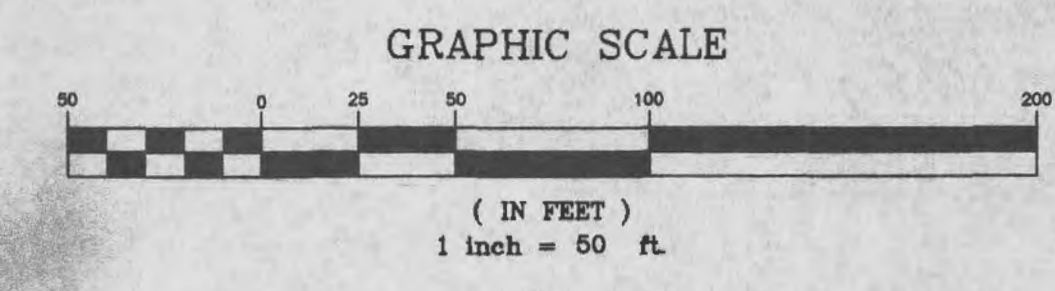
DRAWN	DATE
7/3/2002	
CHECKED	DATE
7/3/2002	
PROJECT #	LAGR.01C
TASK #	1
FIELD BOOK	X

SITE DETAILS  
**SHEET C7 OF 9**  
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NOTE:  
THIS DRAWING IS FOR DRAINAGE AREA PUPOSES ONLY.  
REFER TO SHEETS C1 TO C8 FOR CONSTRUCTION DETAILS.

UTILITY NOTE:  
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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**PICKETT RAY & SILVER**  
CIVIL ENGINEERS  
LAND SURVEYORS  
333 Mid Rivers Mall Drive  
St. Peters, MO 63376  
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300 FIRST CAPITOL DRIVE  
ST. PETERS, MO 63376  
PHONE: (636) 947-5900  
FAX: (636) 947-5900

REVISIONS	DATE

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DRAWN	DATE
CHECKED	DATE
PROJECT # 79054.LAGR.01C	
TASK # 1	FIELD X
BOOK	

DRAINAGE AREA MAP  
SHEET C9 OF 9  
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