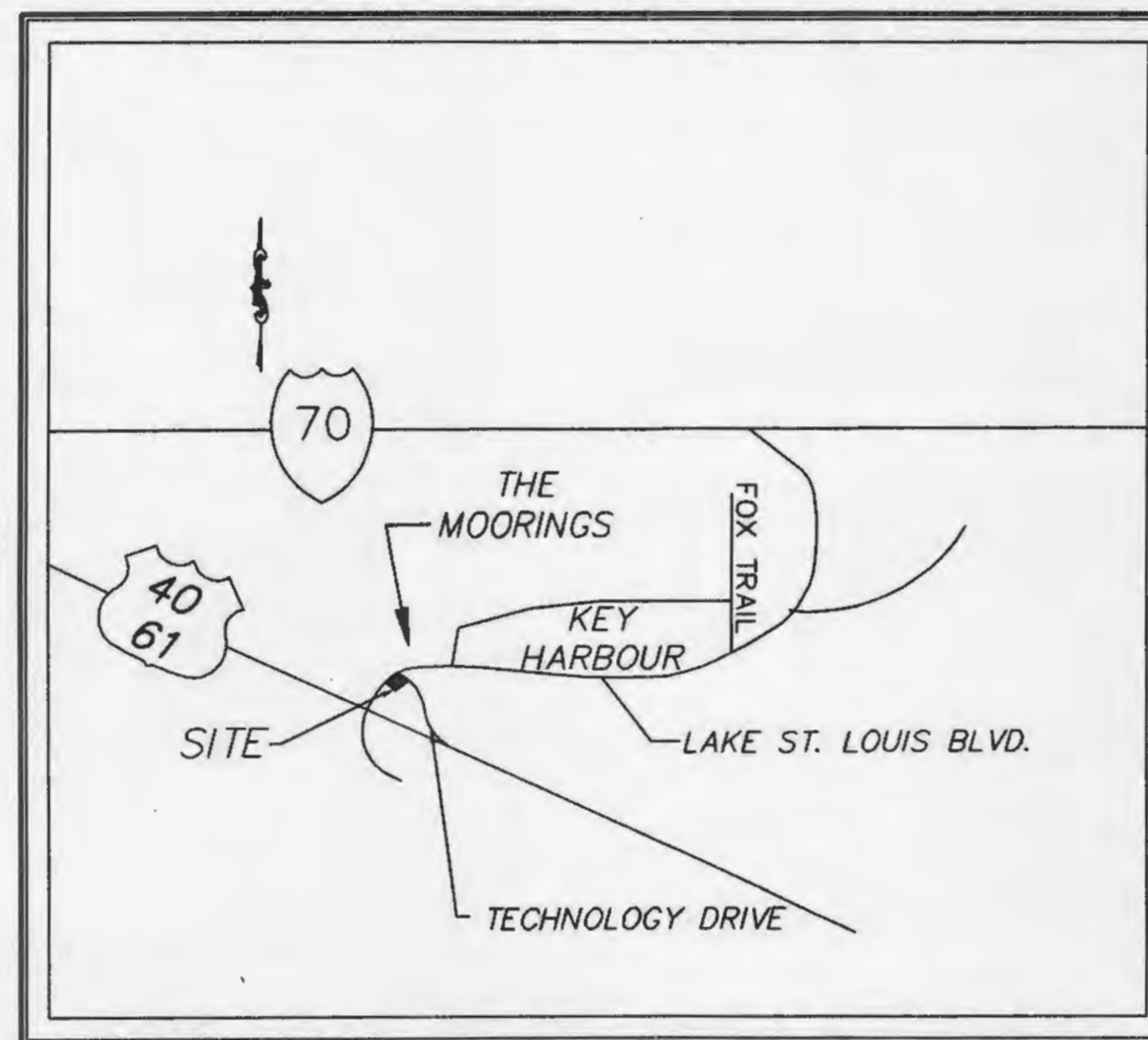


IMPROVEMENT PLANS FOR: Walgreens

LOT 2 OF LAKE ST. LOUIS CENTER
A TRACT OF LAND BEING PART OF U.S. SURVEY 1782, TOWNSHIP 47 NORTH,
RANGE 2 EAST AND U.S. SURVEY 1782, TOWNSHIP 46 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 III) unless noted otherwise in the plans.
- All subgrade for paved areas under the access road and within the city right of way areas shall be compacted according to AASHTO T99 with the following requirements:
95% compaction to 15" below paved areas
90% compaction 16" or more below paved areas
Refer to pavement sections and details for an illustration of this requirement.
- All storm and sanitary trench backfills shall be water jetted. 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 the System Specifications of St. Charles the Water Distribution System, Supply District No. 2, dated June 2004, County Public Water Review No. 61996-04, as approved by MD.
- All ductile iron pipe for water mains shall conform to A.W.W.A. specification C-15 and be cement lined and seal coated in accordance with AWWA C-104. Joints shall be push on type with rubber gaskets in accordance with AWWA C-111. Ductile iron pipe shall be pressure Class 250 with Class 50 wall thickness. All pipe placed under roads or highways shall be pressure Class 350 with Class 52 wall thickness.
- All PVC water pipe shall be class 200, with standard dimension ratio (SDR) of 21 or as of PR-200 or SDR-21.
- All fire hydrants shall be Mueller A-423 or American Darling No. B-44-B or Kennedy K18D.
- All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All streets must meet the specifications and installation requirements of the City of Lake Saint Louis.
- Manhole frame and cover shall be Clay and Bailey No. 2008 or Neenah R-1736 or Deeter 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 14 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 equally distant 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 sanitary sewer gravity mains shall be bedded and covered a minimum of 6" with 3/4" minus stone.
- 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 PWS#2 as St. Charles County shall be notified at least 48 hours prior to construction of sanitary sewers and water lines for coordination and inspection.



LOCATION MAP N.T.S.

SITE BENCHMARK

BENCH MARKS

TBM "A": Lower flange bolt on fire hydrant under (1992)
ELEVATION = 588.49

TBM "B": RR Spike in asphalt pavement at the southwest corner of this site.
ELEVATION = 595.10



MoDOT UNDERGROUND LOCATE
(314)340-4100

DRAWING INDEX

Sheet	Description
1	COVER SHEET
2	SITE PLAN
3	GRADING PLAN
4	SILTATION CONTROL PLAN
5	SEWER PROFILES
6	SITE DETAILS
7	SEWER DETAILS
8	SILTATION CONTROL DETAILS
9	WATER LINE DETAILS
10	ONSITE 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
13	Lot or Building Number	⊙	Street Sign	T.B.R.	To Be Removed
—	Existing Fence Line	C.I.	Curb Inlet	T.B.R.&R	To Be Removed & Relocated
—	Existing Tree Line	D.C.I	Double Curb Inlet	T.B.P.	To Be Protected
—	Existing Floodway	G.I.	Grate Inlet	T.B.A.	To Be Abandoned
—	Existing Flood Plain	A.I.	Area Inlet	B.C.	Base Of Curb
—	Existing Contour	D.A.I.	Double Area Inlet	T.C.	Top Of Curb
—	Proposed Contour	F.E.	Flared End Section	T.W.	Top Of Wall
—	Rip-Rap	E.P.	End Pipe	B.W.	Bottom Of Wall
—	ONSITE ASPHALT PAVT.	E.D.	Energy Dissipator	E.W.	End Of Wall
—	ACCESS ROAD ASPHALT PAVT.	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
—	Concrete Pavement	C.P.	Concrete Pipe	(TYP)	Typical

A DESIGN/BUILD COMPANY
KORTE

700 ST. LOUIS UNION STATION SUITE 200
ST. LOUIS, MISSOURI 63103 314/231-3700

CONSULTANT PROJECT NO.

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

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

NO.	DATE	BY	DESCRIPTION	CONST
REVISIONS				

CERTIFICATION AND SEAL

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.

STORE NUMBER 06493

PROJECT NAME
WALGREENS STORE
(SEC) LAKE ST. LOUIS BLVD. & TECHNOLOGY DR.
LAKE ST. LOUIS, MISSOURI

DRAWING TITLE
CIVIL COVER SHEET

CADD PLOT: SCALE: 1"=30' DRAWING NO.

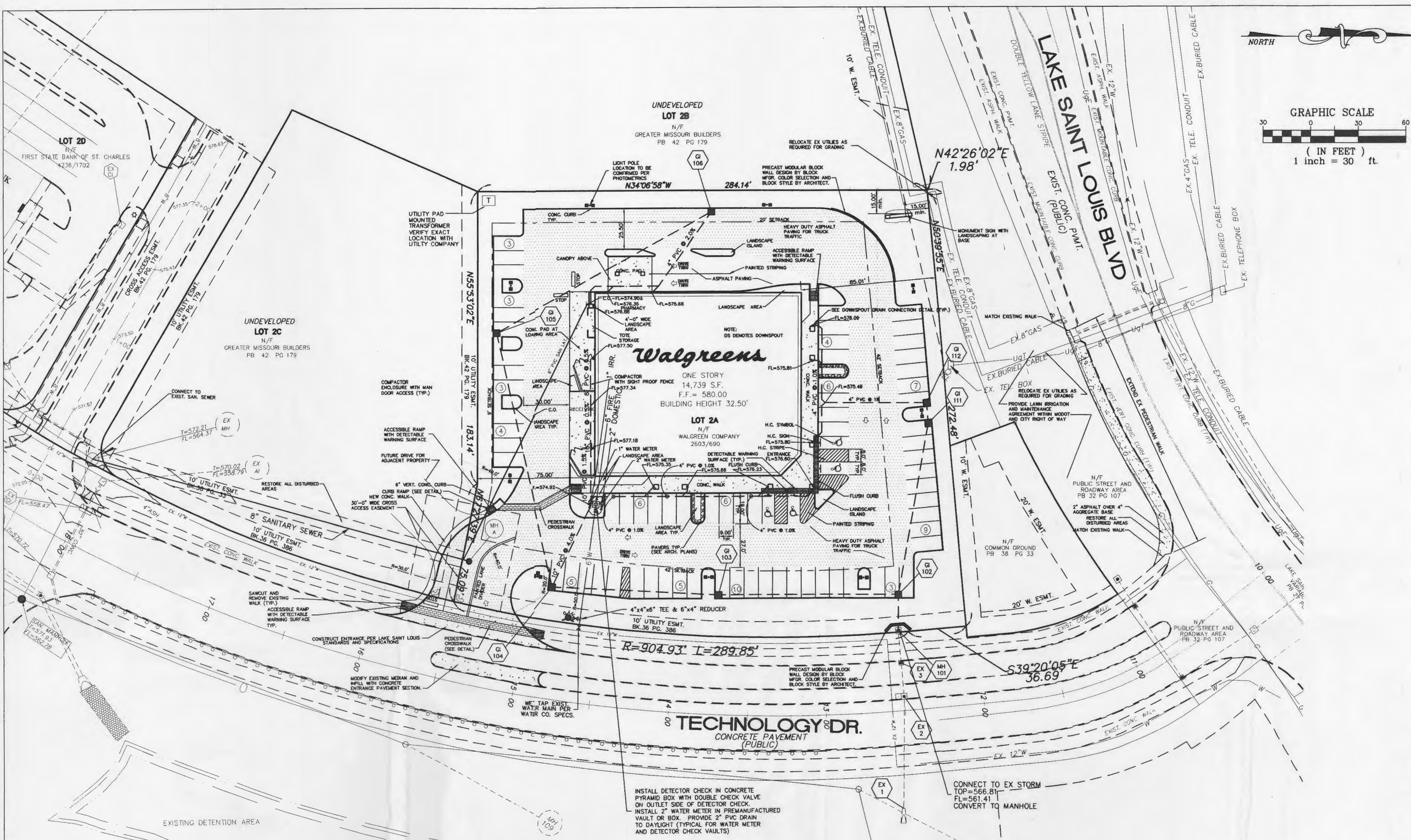
VOID PLOT: DESIGNED BY: R.J. TAYLOR

SUPERSEDES PLAN DATED: DATE: 4/29/06

REVIEWED BY: C1 OF DWGS.

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 contractor to verify the location of all utilities and structures prior to construction.

NOT APPROVED FOR CONSTRUCTION



A DESIGN / BUILD COMPANY
KORTE
 700 ST. LOUIS UNION STATION SUITE 200
 ST. LOUIS, MISSOURI 63103 314/231-3700

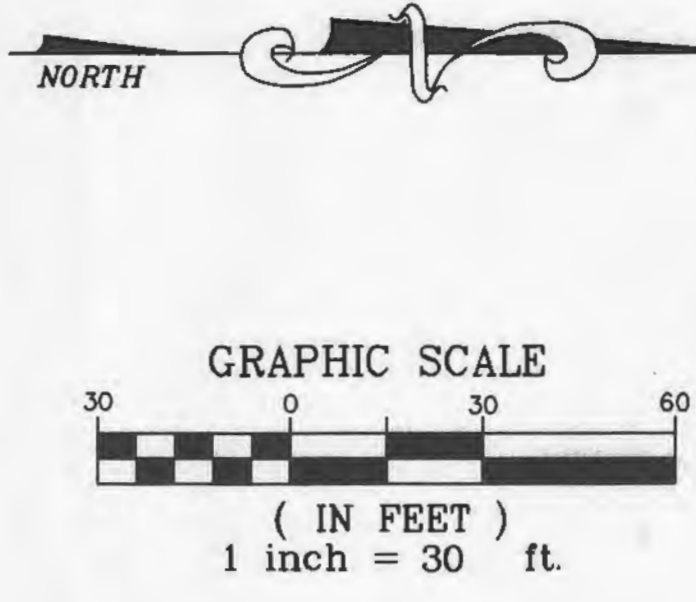
CONSULTANT PROJECT NO. _____

PROJECT TYPE _____

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

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	



PICKETT RAY & SILVER

CIVIL ENGINEERS
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 LAND SURVEYORS

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

- GENERAL NOTES**
- CURRENT ZONING: "HC" HIGHWAY COMMERCIAL DISTRICT
 - PROPOSED USE: RETAIL
 - TOTAL AREA OF SITE = 1.89 ACRES
 - THIS SITE IS SERVED BY THE FOLLOWING:
 - A. WATER - ST. CHARLES COUNTY WATER DISTRICT NO. 2
 - B. SANITARY - ST. CHARLES COUNTY WATER DISTRICT NO. 2
 - C. GAS - LACLEDE GAS COMPANY
 - D. TELEPHONE - CENTURYTEL MISSOURI
 - E. FIRE - LAKE SAINT LOUIS FIRE PROTECTION DISTRICT
 - F. ELECTRIC - CURVE RIVER ELECTRIC
 - G. CABLE TV - CHARTER
 - PROPOSED SETBACK AND YARD REQUIREMENTS:
 - RIGHT OF WAY SETBACK = 20' (42' IF FRONT YARD PARKING IS PROPOSED)
 - SIDE = 5'
 - REAR = 20'
 - MAXIMUM BUILDING HEIGHT IS 30' (AS MEASURED FROM THE MEAN ELEVATION OF FINISHED LOT GRADE AT THE FRONT OF THE BUILDING)
 - ALL NEW ON-SITE ASPHALT PARKING SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
 - 5 1/2" ROOF BASE
 - 2" TYPE "X" ASPHALT
 - 1 1/2" TYPE "O" ASPHALT WEARING SURFACE
 - PARKING LOT CONSTRUCTION (INCLUDING REQUIRED CURBING) SHALL CONFORM TO THE CITY'S MINIMUM SPECIFICATIONS AND MUST BE APPROVED BY THE CITY AS PART OF THE IMPROVEMENT PLAN.
 - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 - ALL STORM SEWERS SHALL BE PRIVATE UNLESS NOTED OTHERWISE.
 - STORMWATER DETENTION FOR THE OVERALL DEVELOPMENT HAS BEEN PROVIDED FOR IN AN EXISTING DETENTION BASIN LOCATED EAST OF THE NORTH OUTER ROAD. ALL SITE DRAINAGE SHALL DRAIN TO THE EXISTING BASIN.
 - THE DESIGN FOR BUILDING DUMPSTER ENCLOSURES (WHICH SHALL INCLUDE PERSONNEL ACCESS GATE OR DOOR), SCREENING FOR ANY ROOFTOP MECHANICAL EQUIPMENT, FOUNDATION LANDSCAPING AND ALL OTHER DESIGN RELATED ELEMENTS OF THE SITE SHALL BE APPROVED BY THE CITY'S DEVELOPMENT REVIEW BOARD (DRB).
 - A TREE PLANTING PLAN INCLUDING IDENTIFICATION OF SPECIES AND MINIMUM SIZE FOR REQUIRED STREET TREES, PARKING LOT TREES, AND SCREENING/BUFFERING TREES SHALL BE APPROVED BY THE CITY'S CONSULTANT ARCHITECT IN COMPLIANCE WITH THE MUNICIPAL CODE AND THE TREE BOARD'S LIST OF APPROVED TREES. REQUIRED TREES, IN COMPLIANCE WITH APPROVED PLAN, SHALL BE PLANTED OR APPROPRIATE YARD ESCROW WILL BE POSTED WITH THE BUILDING INSPECTION OFFICE BEFORE CERTIFICATE OF OCCUPANCY WILL BE ISSUED.
 - FRONT YARDS OF THIS PROJECT (FACING TECHNOLOGY DRIVE AND LAKE SAINT LOUIS BLVD., INCLUDING THE RIGHTS OF WAY FOR THOSE ROADS ADJACENT TO THE PROPERTY, SHALL BE IRRIGATED IN COMPLIANCE WITH THE MUNICIPAL CODE. PLANS FOR IRRIGATION SHALL BE APPROVED IN THE IMPROVEMENT PLAN STAGE OF DEVELOPMENT.
 - ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
 - GENERAL NOTES REGARDING PEDESTRIAN CROSSWALKS:
 - A. THE PEDESTRIAN CROSSWALKS AT STREETS OR DRIVES SHALL BE FABRICATED OF DURABLE, LOW MAINTENANCE SURFACING MATERIALS SUCH AS PAVERS, BRICKS, OR SCORED OR IMPRINTED CONCRETE.
 - B. A SPECIFICATION REGARDING THE STANDARDIZATION OF CONSTRUCTION MATERIALS FOR ALL PEDESTRIAN CROSSWALKS IN THE LAKE SAINT LOUIS CENTER SHALL BE ADOPTED AND AGREED UPON BY GREATER MISSOURI BUILDERS AND FIRST STATE BANK PRIOR TO IMPROVEMENT PLAN SUBMITTAL.
 - C. THE PEDESTRIAN CROSSWALK CONSTRUCTION SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO IMPROVEMENT PLAN APPROVAL.
 - THE OWNER OF THIS SITE HEREBY ACKNOWLEDGES THAT AN AGREEMENT FOR MAINTENANCE OF THE ADJACENT COMMON GROUND BETWEEN THE OWNERS PROPERTY AND LAKE SAINT LOUIS BLVD. SHALL BE ENTERED INTO WITH GREATER MISSOURI BUILDERS.

- SITE PLAN NOTES**
- All dimensions shown are to face of curb unless noted otherwise.
 - DO NOT SCALE DRAWINGS. USE DIMENSIONS AS SHOWN.
 - Additional attention control may be required as directed by the City of Lake Saint Louis.
 - 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.
 - All concrete and asphalt concrete pavement to be removed shall be removed on a straight line along the contact with the existing pavement to remain. Concrete walks and curbs to be removed shall be removed at the nearest construction or expansion joint.
 - No work shall be done which will affect existing utilities prior to having ascertained that the utilities have been properly capped, plugged, or otherwise abandoned in a manner acceptable to the affected utility company. The appropriate agency shall be notified prior to the commencement of any work which will affect any existing utility. Removal or relocation by utility companies are to be initiated and coordinated by the Contractor.
 - All site construction and sewer construction to be per City of Lake Saint Louis and MSD standards and specifications.
 - Building dimensions as shown are to outside face of building. See architectural plans for locations of building and walls, etc. If overall building dimensions vary from those shown on these plans, contact the engineer prior to proceeding with site construction.
 - Conduct operations to prevent injury to adjacent buildings, structures, other facilities and persons. Signs, lights, and barricades shall be installed at all locations as necessary to guard against accident. Promptly repair damages caused to facilities by operations, as directed by the engineer and of no cost to the Owner.
 - See irrigation plans by others for site irrigation.
 - Maintenance of finished asphalt concrete surfacing will be required until completion of work by Owner.
 - Pavement traffic marking to be one (1) coat of paint, white except as shown, and shall be chlorinated rubber based paint meeting Federal Specifications No. TT-P-115-D, Type II or equivalent. Application shall be 15 mils thick wet film (320 in. ft. of 4" stripe per gallon).
 - See site lighting plans by others for site lighting details.
 - All roof drain piping shall be schedule 40 PVC.

- SITE LIGHTING GENERAL NOTES**
- Lighting for the building and property will be provided by lights installed in landscaped areas. No spotlights or floodlights shall be mounted on poles or the building roof or sides. Every attempt shall be made to minimize the trespass of site lighting to adjacent properties and will be demonstrated in the improvement plan stage of development.
 - Applicant recognizes that unapproved lighting (i.e. lighting added differently than shown on the site plan) will be considered a violation of the zoning ordinance.

PARKING CALCULATIONS

PARKING REQUIRED	6 PARKING SPACES PER EVERY 1,000 S.F.
	14,739 / 1,000 x 6 = 88 REQUIRED SPACES
PARKING PROVIDED	74 TOTAL PARKING SPACES PROVIDED INCLUDING 4 H.C. ACCESSIBLE SPACES (SITE LAYOUT WILL ALLOW UP TO 88 SPACES)

FLOOR AREA RATIO

TOTAL GROSS FLOOR AREA / TOTAL GROSS LOT AREA = F.A.R.	14,739 S.F. / 82,329 S.F. = 0.18 F.A.R.
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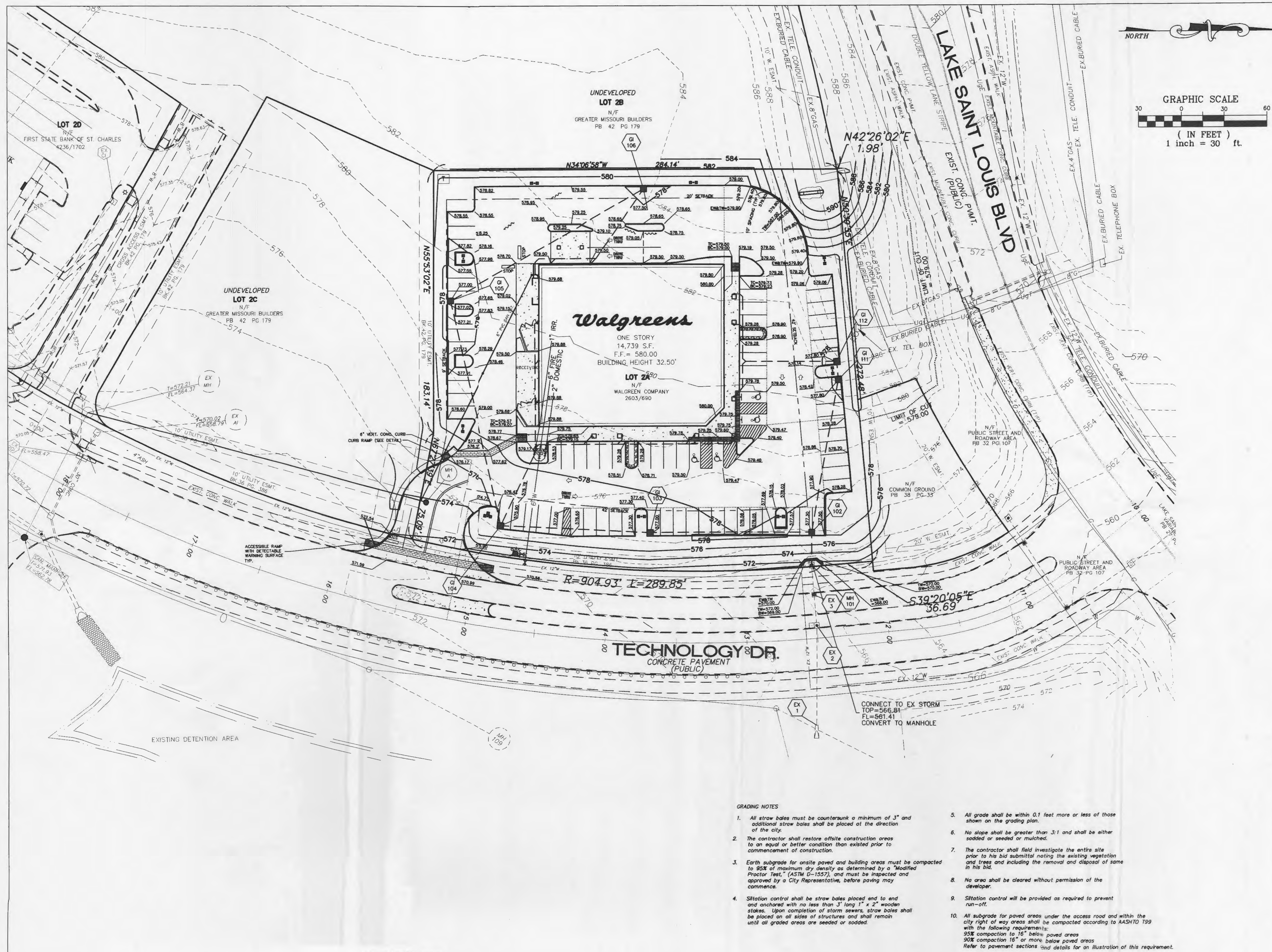
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Call BEFORE you dig
 TOLL FREE
 1-800-344-7463
 MISSOURI ONE-CALL SERVICE, INC.

MODOT UNDERGROUND LOCATE
 (314)340-4100

NO.	DATE	BY	DESCRIPTION	CONST.
REVISIONS				
CERTIFICATION AND SEAL				
ENGINEERS AUTHENTICATION				
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PICKETT, RAY & SILVER, INC.				
STORE NUMBER 06493				
PROJECT NAME				
WALGREENS STORE (SEC) LAKE ST. LOUIS BLVD. & TECHNOLOGY DR. LAKE ST. LOUIS, MISSOURI				
DRAWING TITLE				
SITE PLAN				
CADD PLOT:	SCALE: 1"=30'	DRAWING NO.		
VOID PLOT:	DESIGNED BY: R.J. TAYLOR	C2		
SUPERSEDES PLAN DATED:	DATE: 4/28/06			
REVIEWED BY:	OF DWGS.			

NOT APPROVED FOR CONSTRUCTION



700 ST. LOUIS UNION STATION SUITE 200
ST. LOUIS, MISSOURI 63103 314/231-3700

CONSULTANT PROJECT NO.

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	



CIVIL ENGINEERS 333 Mid Rivers Mall Drive
PLANNERS St. Peters, MO 63378
LAND SURVEYORS Phone (636) 397-1211
 Fax (636) 397-1104

NO.	DATE	BY	DESCRIPTION	CONST
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STORE NUMBER 06493
 PROJECT NAME
WALGREENS STORE
 (SEC) LAKE ST. LOUIS BLVD. & TECHNOLOGY DR.
 LAKE ST. LOUIS, MISSOURI

DRAWING TITLE
GRADING PLAN

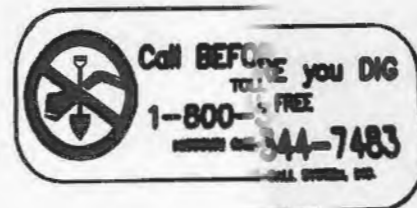
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VOID PLOT:	DESIGNED BY: R.J. TAYLOR	C3
SUPERSEDES PLAN DATED:	DATE: 4/28/06	
	REVIEWED BY:	OF DWGS.

GRADING NOTES

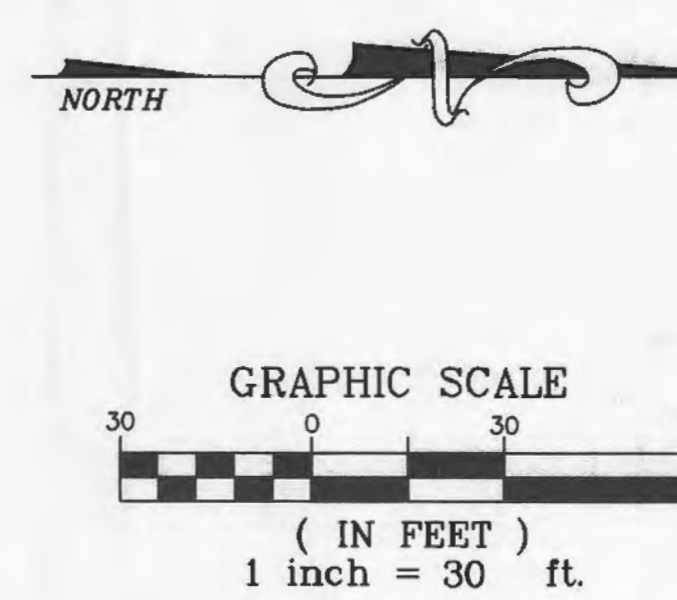
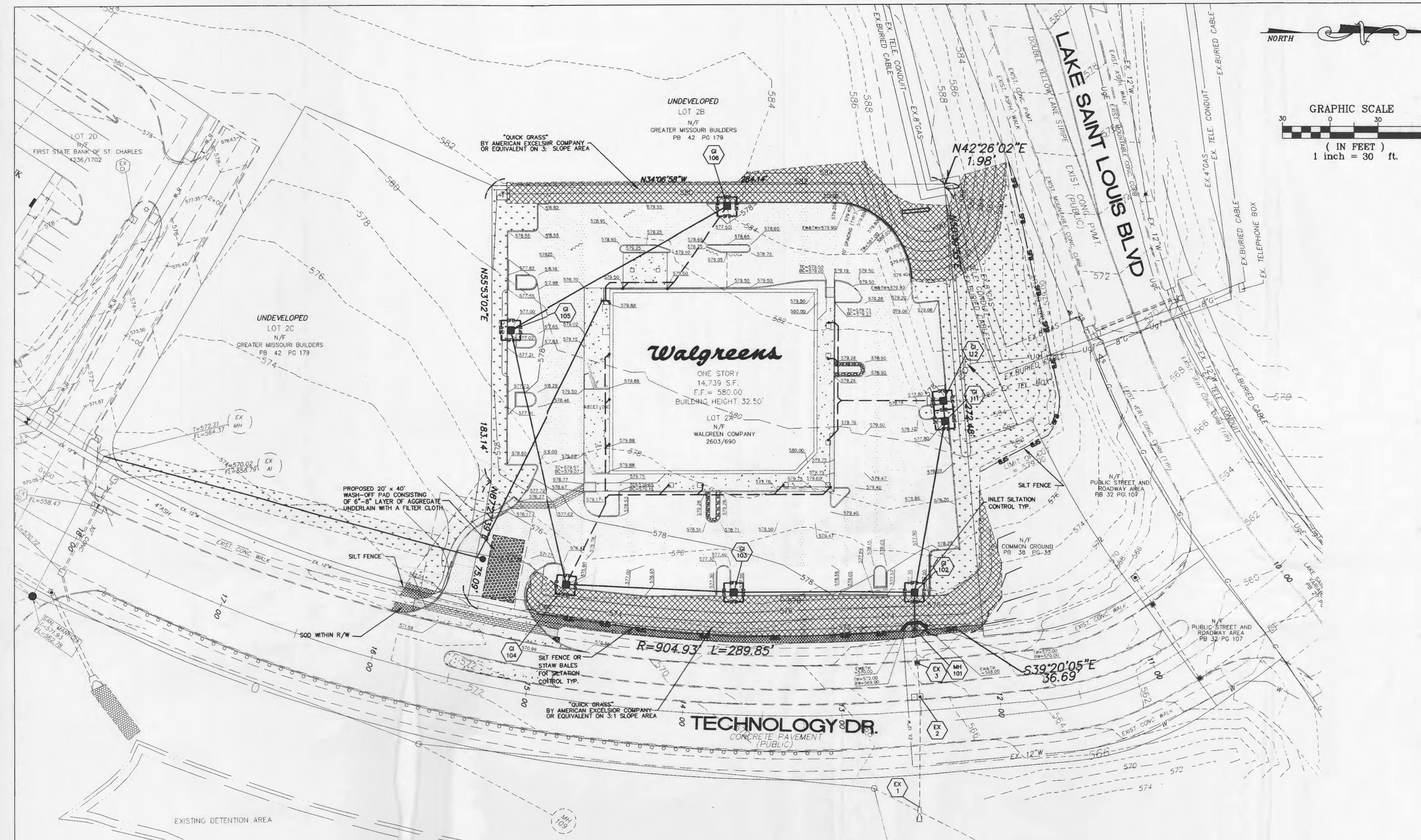
- All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed at the direction of the city.
- The contractor shall restore offsite construction areas to an equal or better condition than existed prior to commencement of construction.
- Earth subgrade for onsite paved and building areas must be compacted to 95% of maximum dry density as determined by a "Modified Proctor Test," (ASTM D-1557), and must be inspected and approved by a City Representative, before paving may commence.
- Siltation control shall be straw bales placed end to end and anchored with no less than 3' long 1" x 2" wooden stakes. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
- All grade shall be within 0.1 feet more or less of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded or mulched.
- The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same in his bid.
- No area shall be cleared without permission of the developer.
- Siltation control will be provided as required to prevent run-off.
- All subgrade for paved areas under the access road and within the city right of way areas shall be compacted according to AASHTO T99 with the following requirements:
 95% compaction to 16" below paved areas
 90% compaction 16" or more below paved areas
 Refer to pavement sections and details for an illustration of this requirement.

NOTE
 Underground utilities and structures have been plotted from available information. Their location must be confirmed.

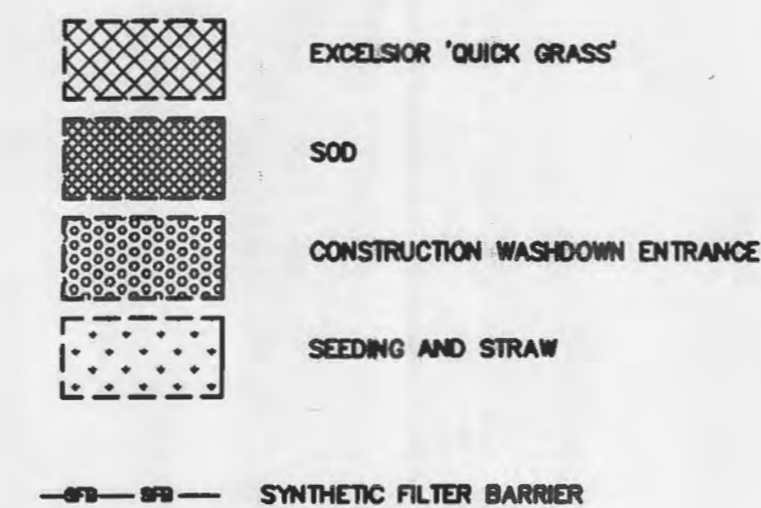
MoDOT UNDERGROUND LOCATE
 (314)340-4100



NOT APPROVED FOR CONSTRUCTION



- NOTES:**
- REFER TO THE EROSION CONTROL DETAILS FOR CONSTRUCTION METHODS OF THESE DEVICES.
 - CONTRACTOR MUST WASH DOWN ALL VEHICLES DURING CONSTRUCTION. CONTRACTOR SHALL KEEP ALL MUD AND DEBRIS OFF OF ALL CITY STREETS.
 - ADDITIONAL SILTATION CONTROL MAY BE REQUIRED AS DIRECTED BY CITY OF LAKE ST. LOUIS



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 professional contractors to notify the

MoDOT UNDERGROUND LOCATE
(314)340-4100



NOT APPROVED FOR CONSTRUCTION



CONSULTANT PROJECT NO.
PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

- WALGREENS CONSULTANT
- LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

- WALGREENS CONTRACTOR
- LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input type="checkbox"/>	NEW <input type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

PICKETT RAY & SILVER

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NO.	DATE	BY	DESCRIPTION	CONST

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WALGREENS STORE
(SEC) LAKE ST. LOUIS BLVD. & TECHNOLOGY DR.
LAKE ST. LOUIS, MISSOURI

DRAWING TITLE
SILTATION CONTROL PLAN

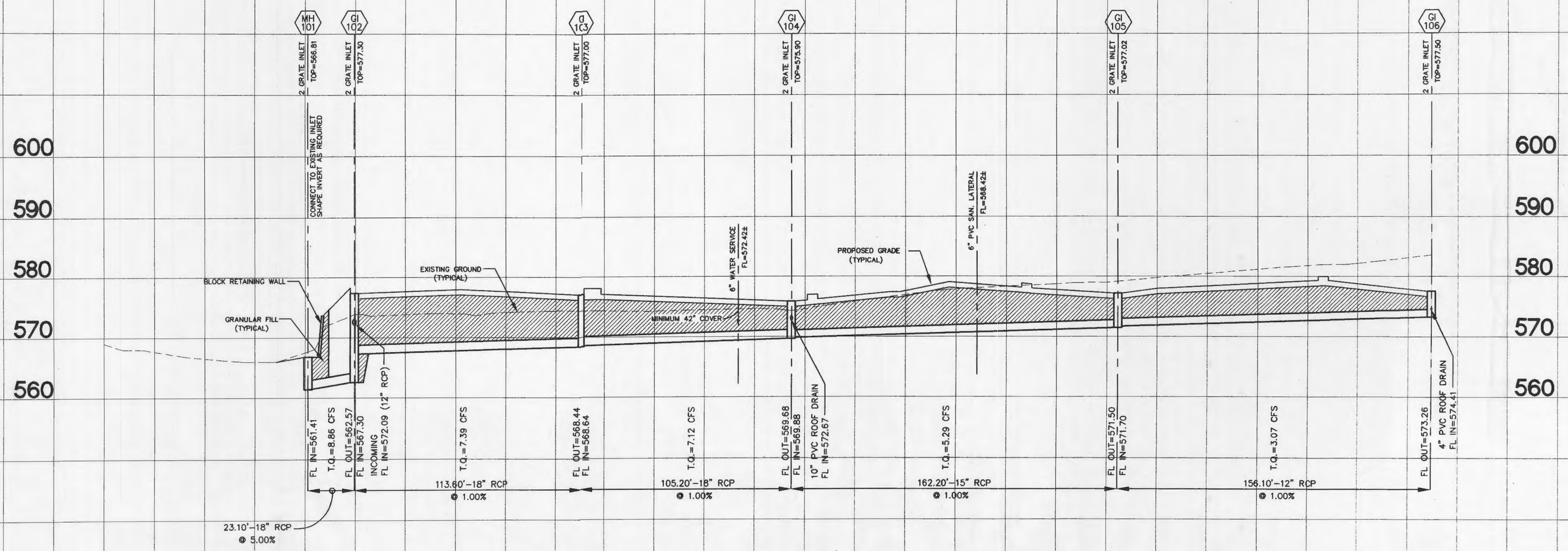
CADD PLOT:	SCALE: 1"=30'	DRAWING NO.
VOID PLOT:	DESIGNED BY: R.J. TAYLOR	C4
SUPERSEDED PLAN DATED:	DATE: 4/28/06	
REVIEWED BY:	OF DWGS.	

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT
 ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

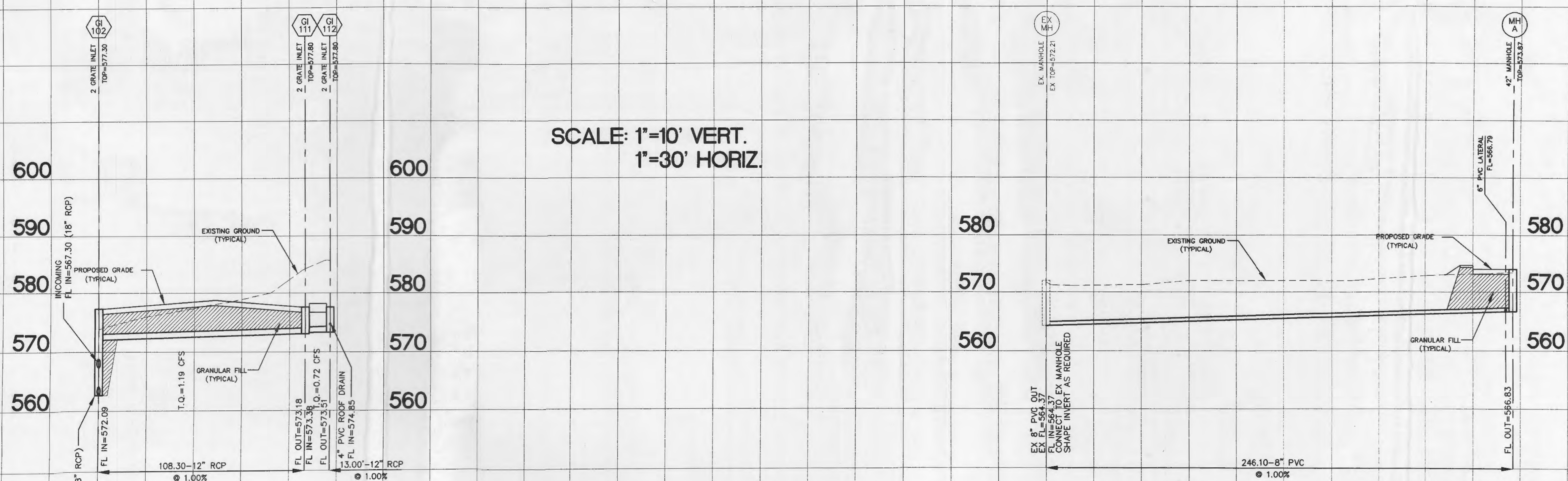
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REMODELING	<input type="checkbox"/>	EXISTING	<input type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

PICKETT RAY & SILVER

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



STORM SEWER PROFILE



SANITARY SEWER PROFILE

SCALE: 1"=10' VERT.
 1"=30' HORIZ.

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 contractor to notify the



MoDOT UNDERGROUND LOCATE
 (314)340-4100

NO.	DATE	BY	DESCRIPTION	CONST
REVISIONS				

CERTIFICATION AND SEAL

ENGINEERS AUTHENTICATION
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 PICKETT, RAY & SILVER, INC.

STORE NUMBER 06493
 PROJECT NAME
WALGREENS STORE
 (SEC) LAKE ST. LOUIS BLVD. & TECHNOLOGY DR.
 LAKE ST. LOUIS, MISSOURI

DRAWING TITLE SEWER PROFILES		
CADD PLOT:	SCALE: 1"=30'	DRAWING NO.
VOID PLOT:	DESIGNED BY: R.J. TAYLOR	C5
SUPERSEDES PLAN DATED:	DATE: 4/28/06	
	REVIEWED BY:	OF DWGS.

NOT APPROVED FOR CONSTRUCTION

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

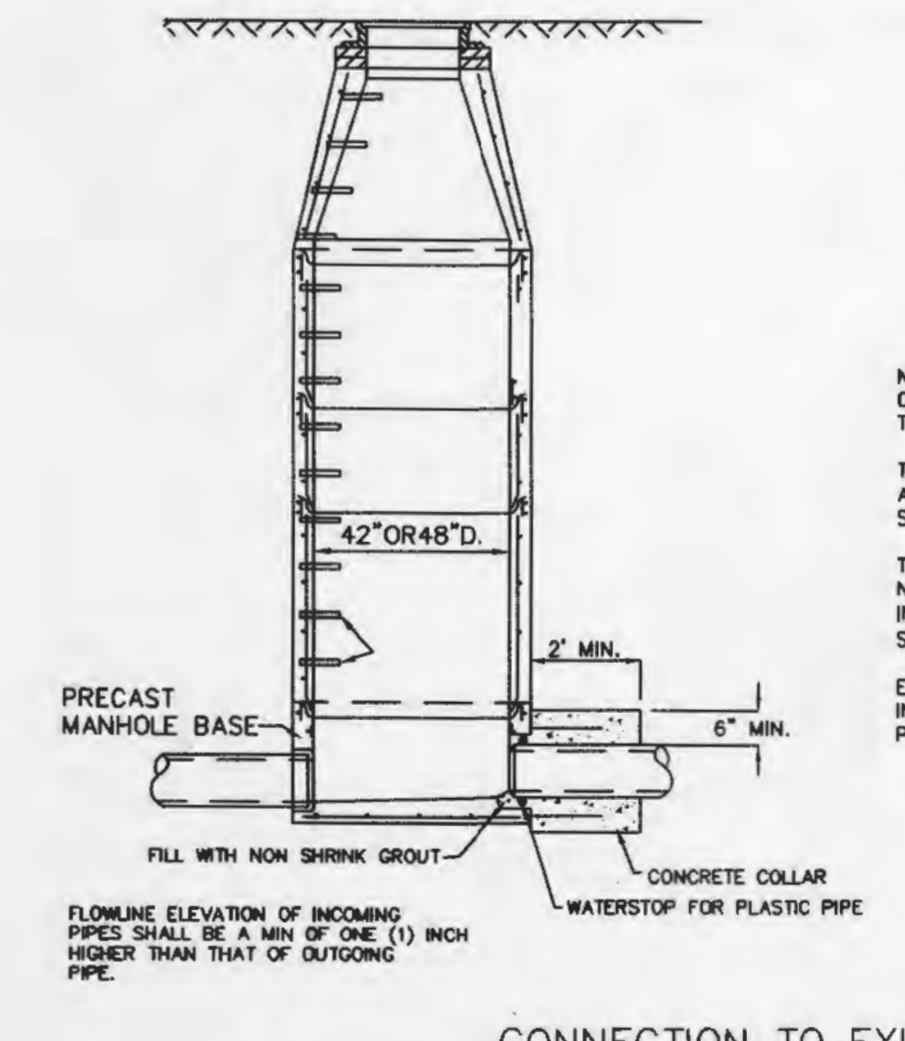
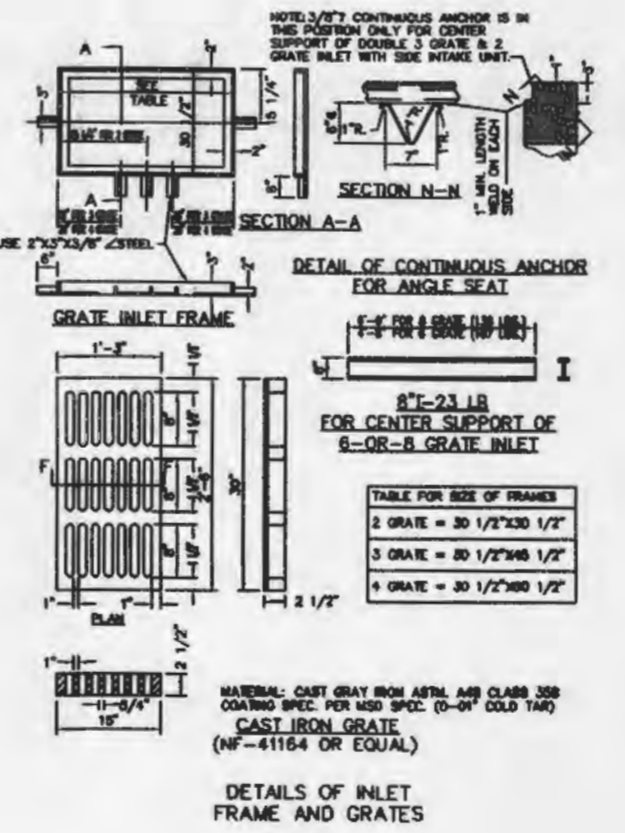
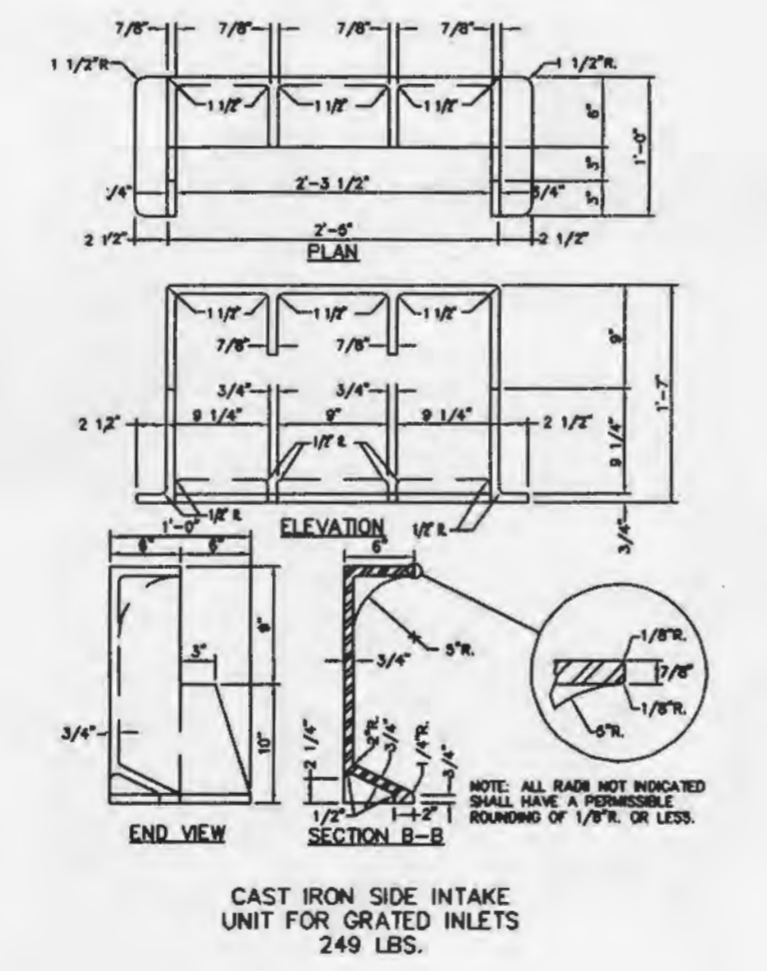
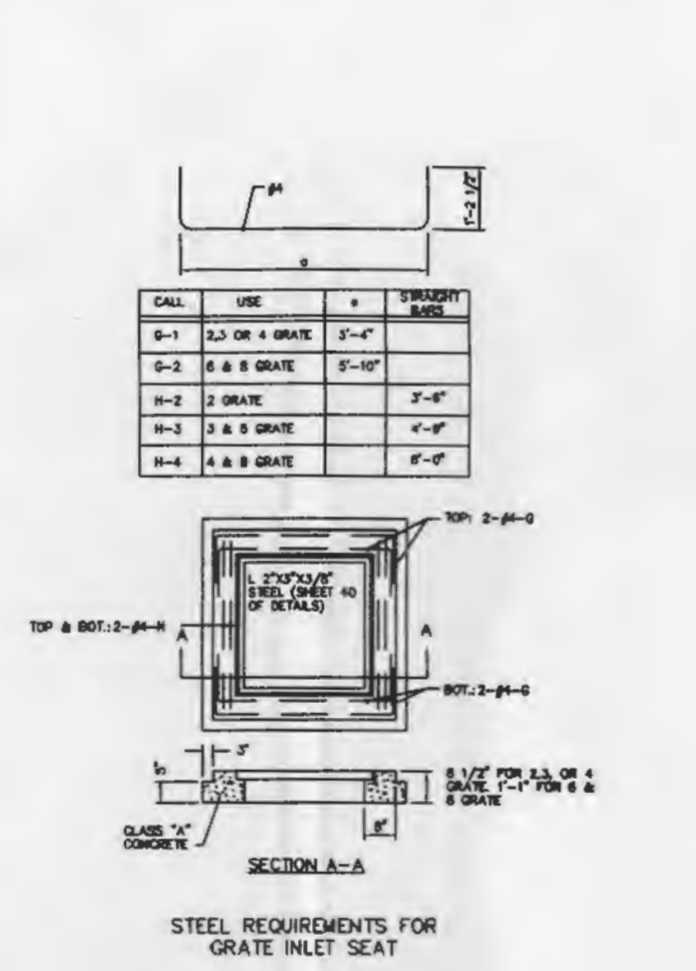
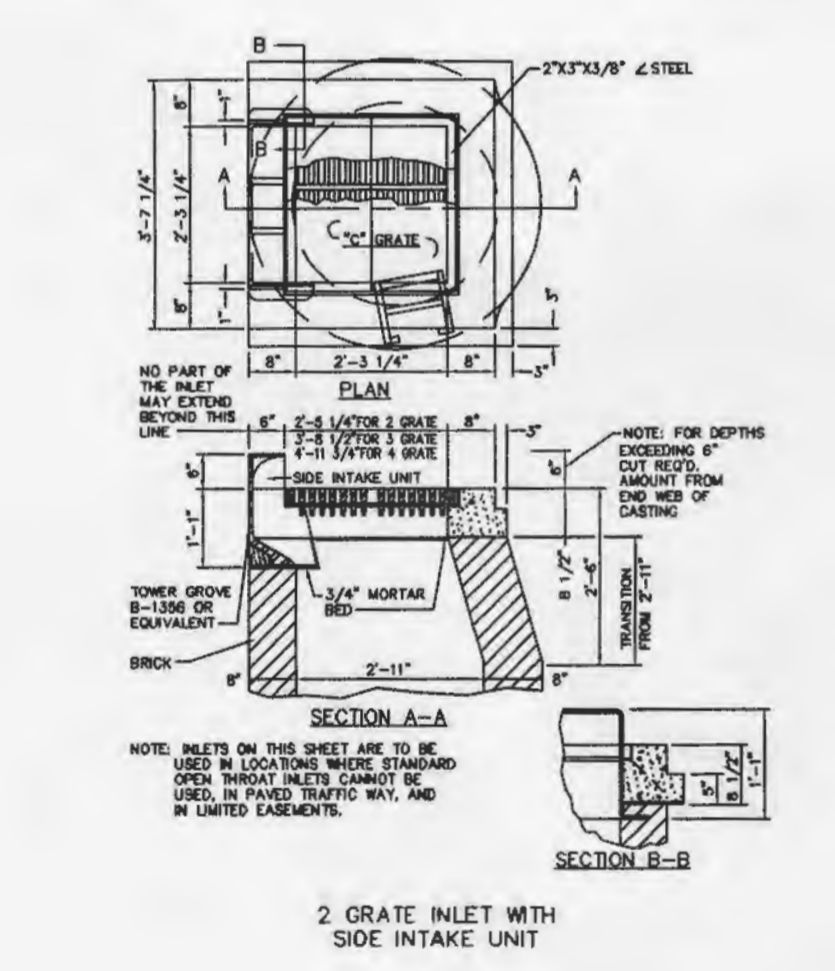
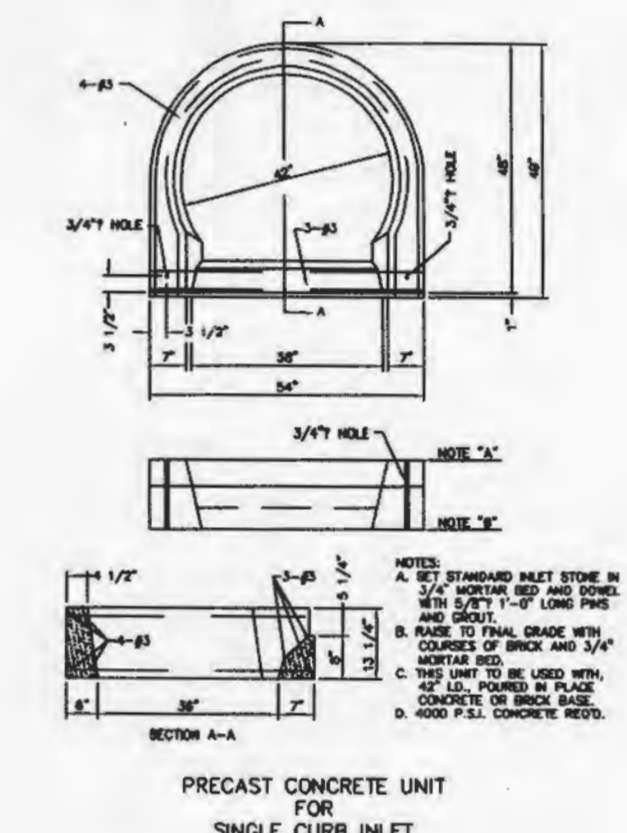
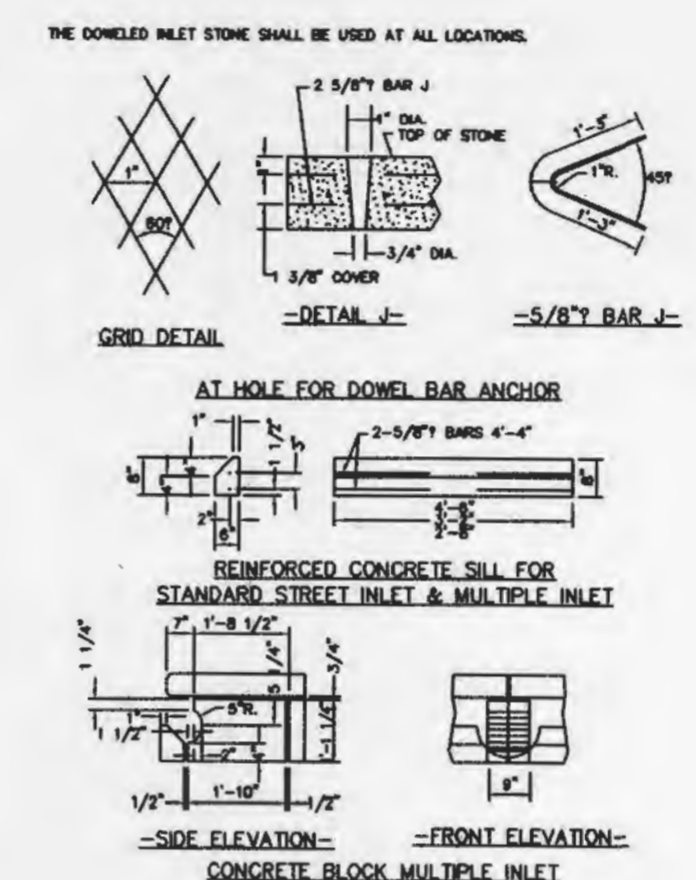
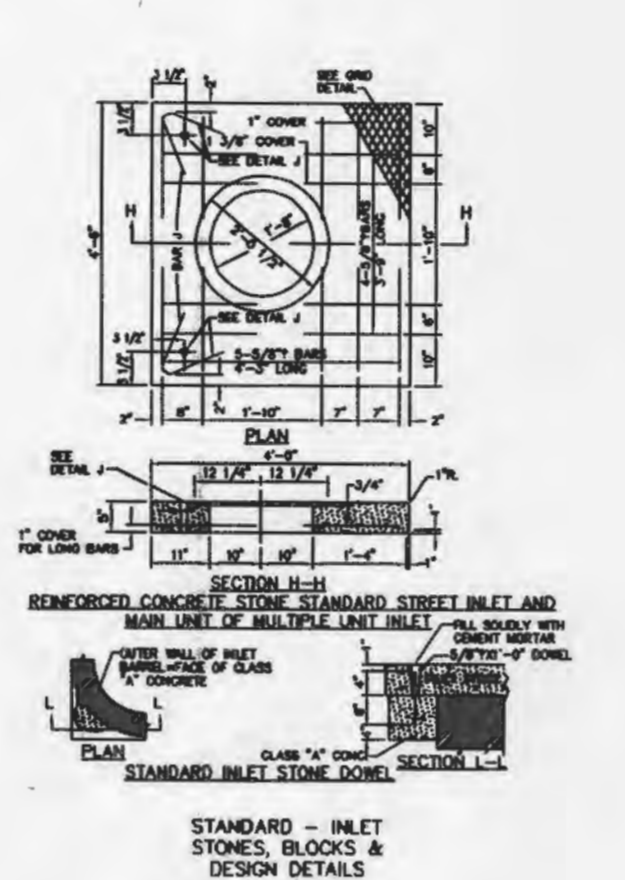
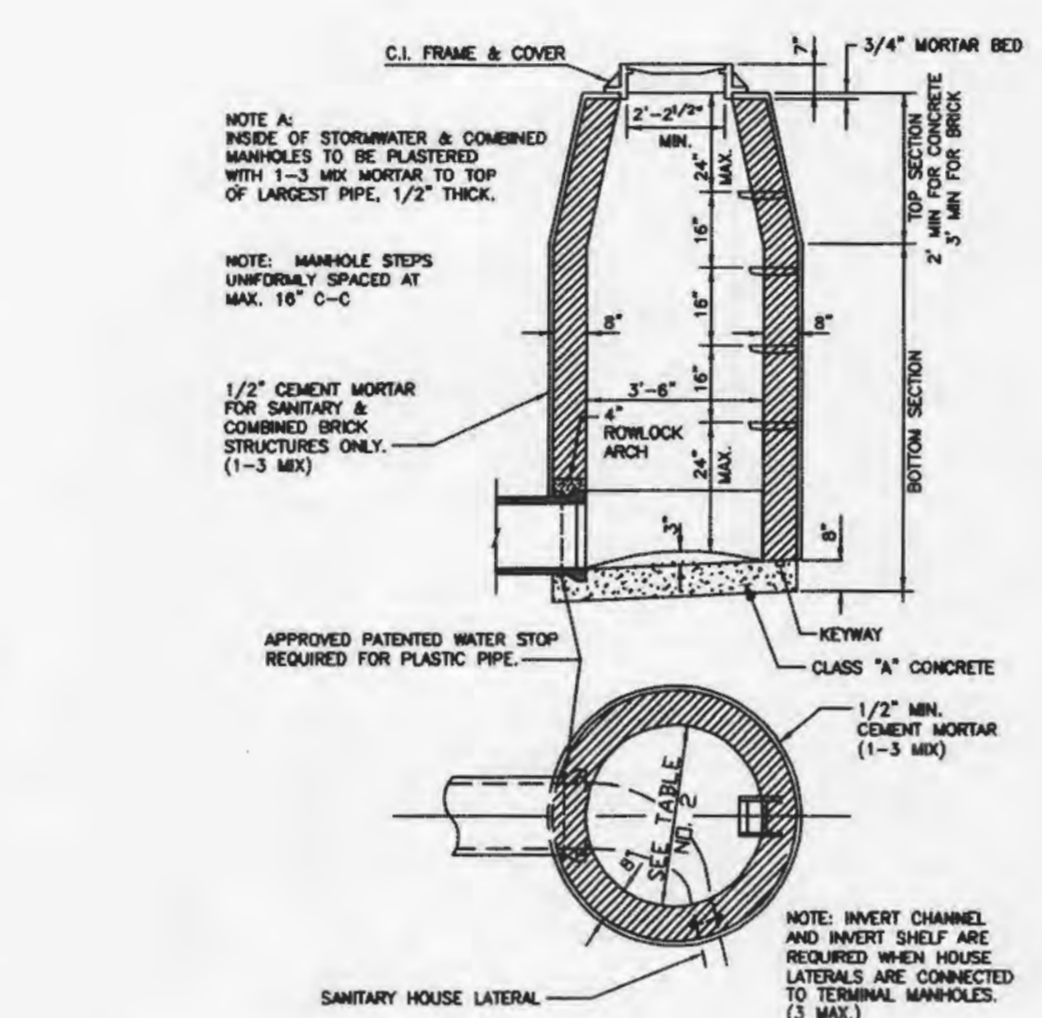
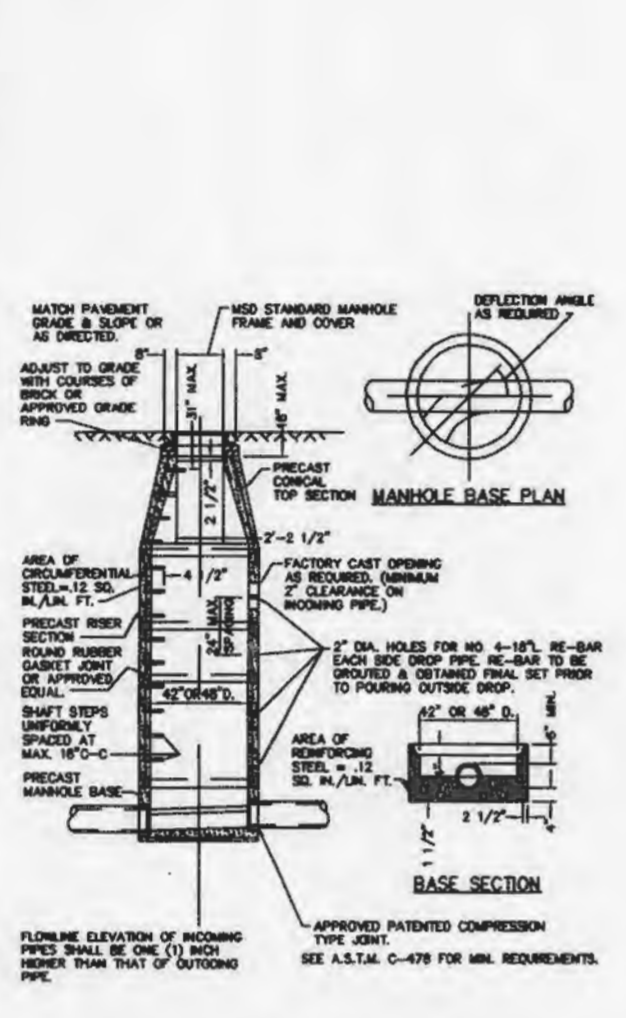
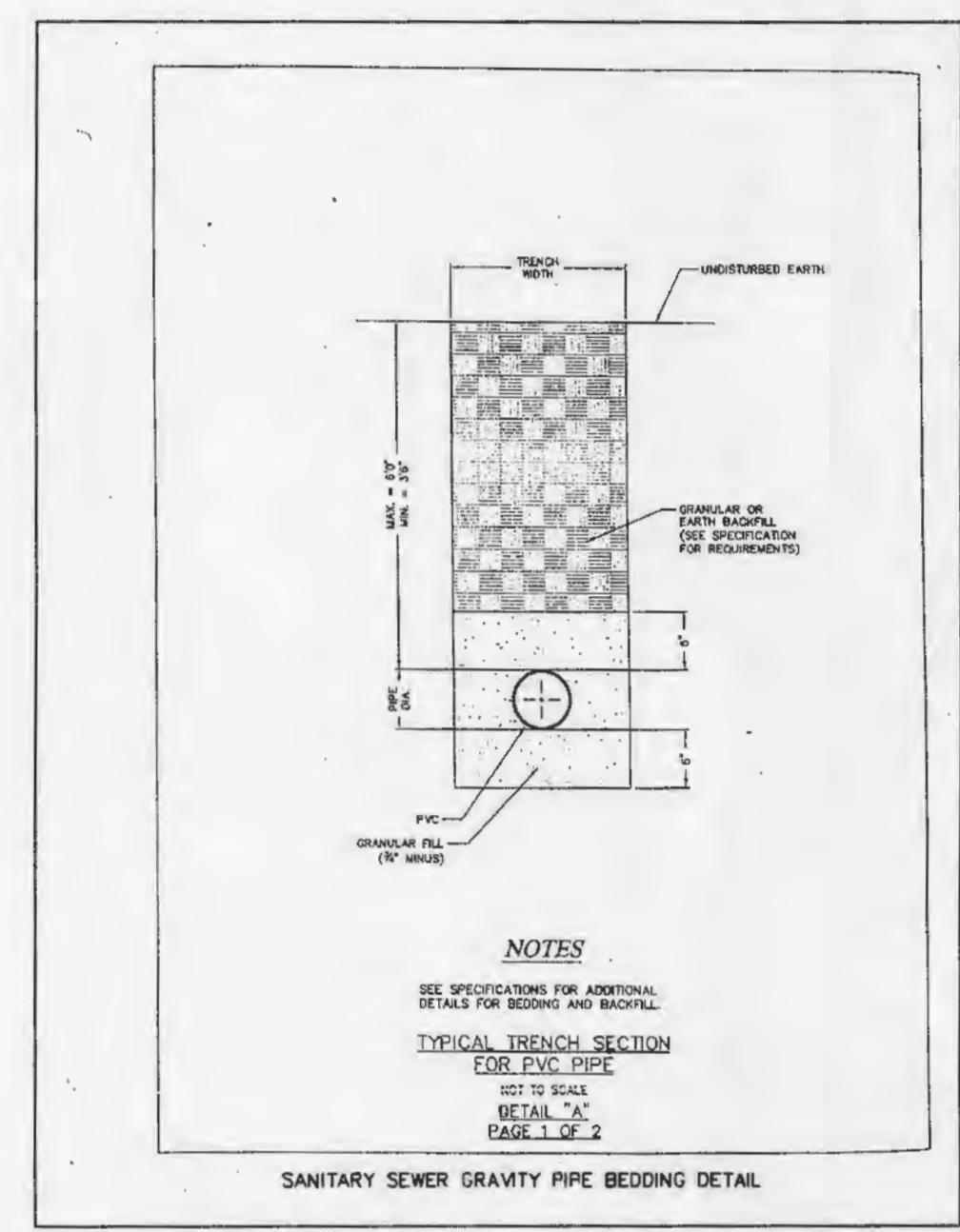
ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

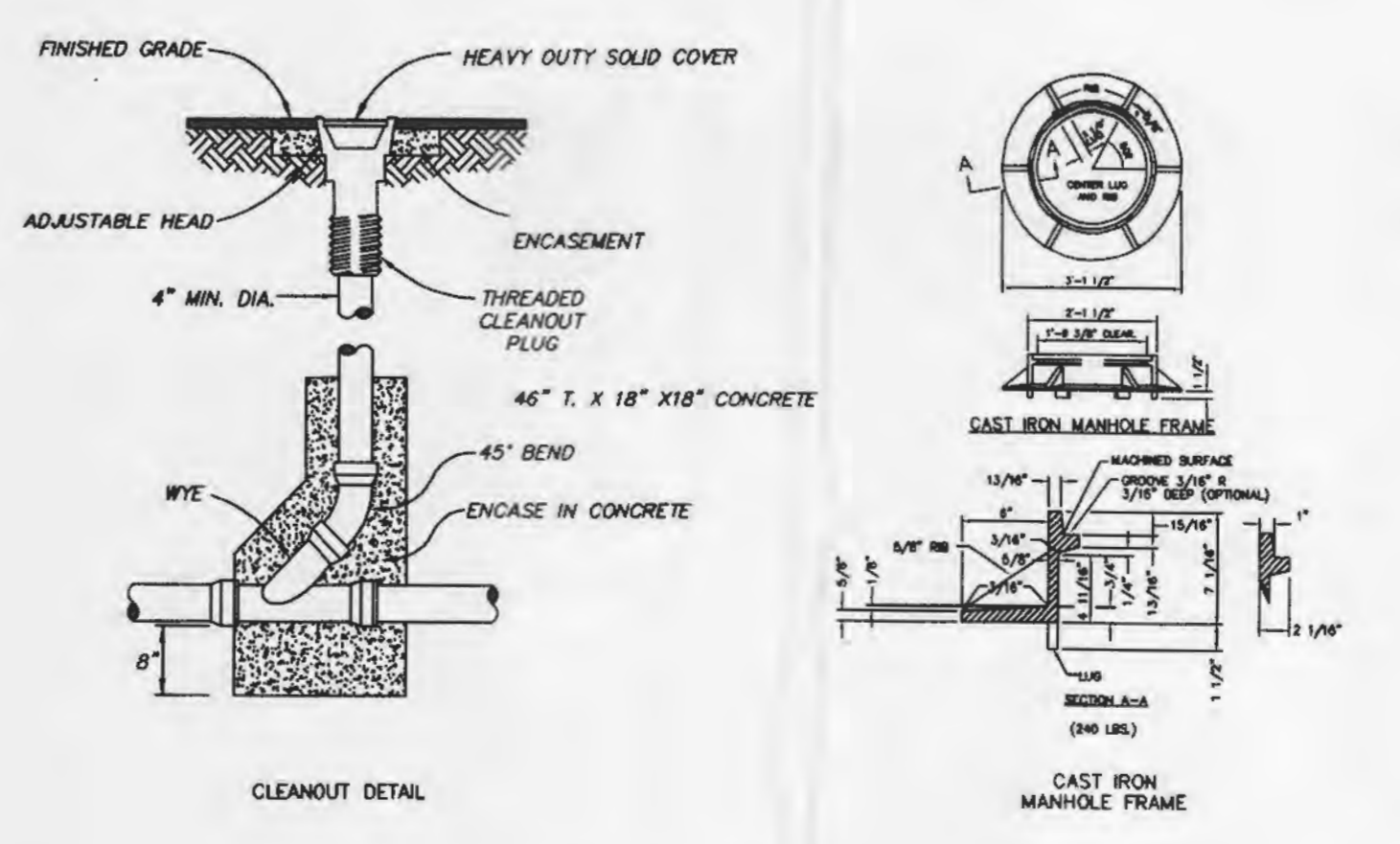
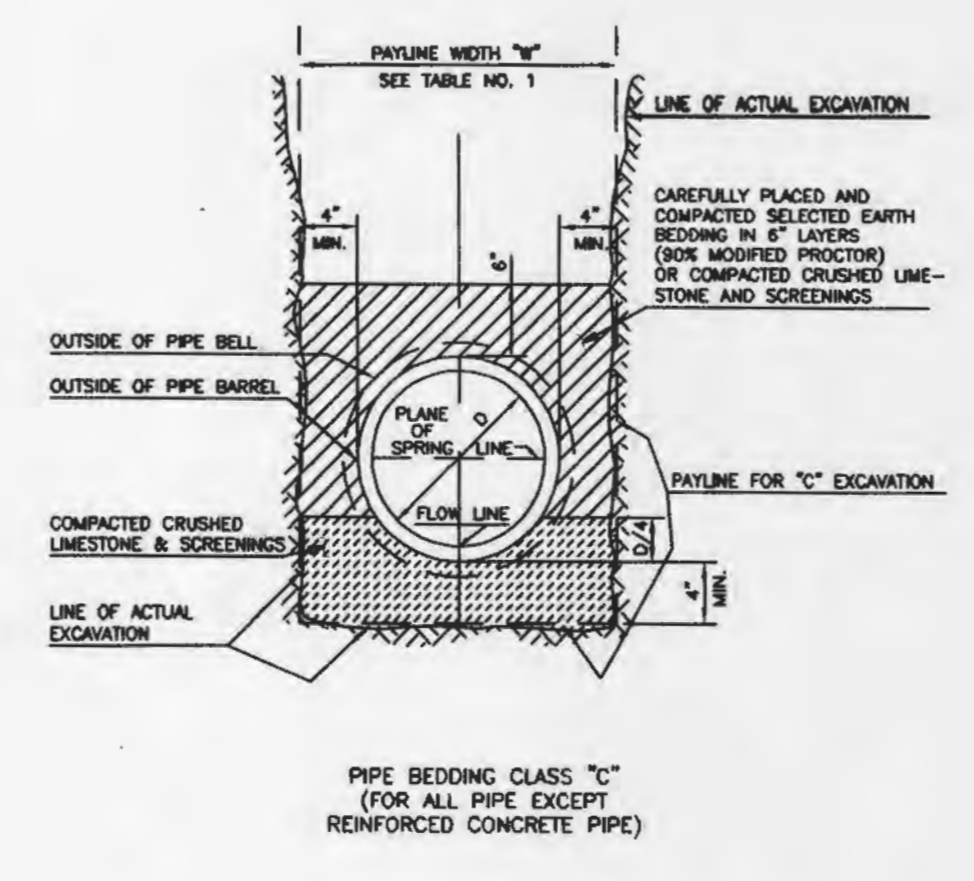
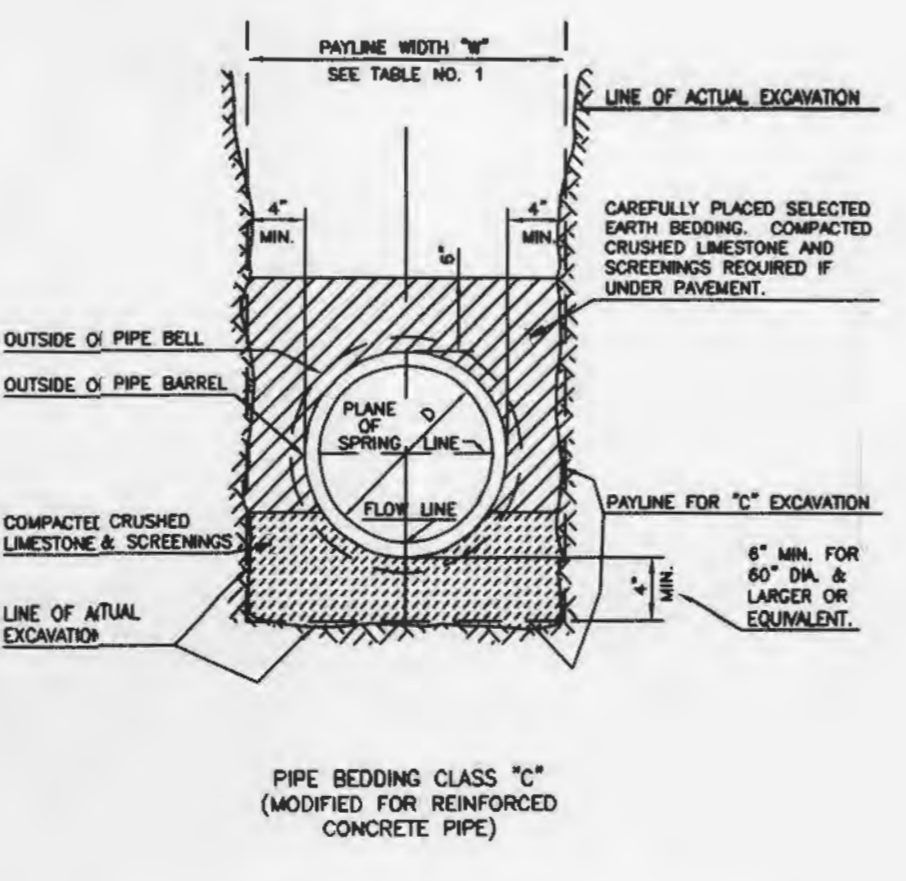
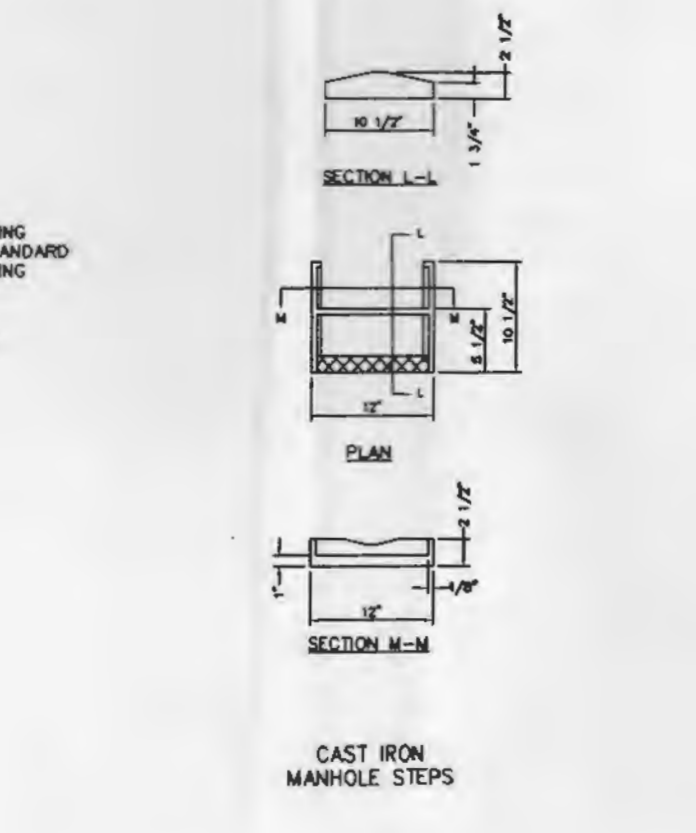
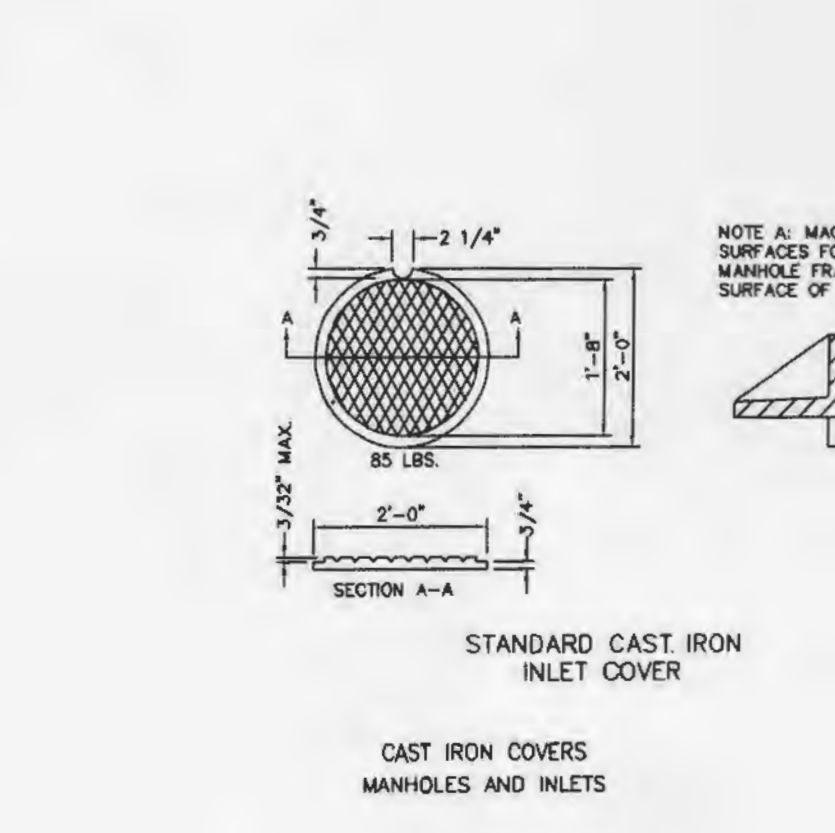
PICKETT RAY & SILVER

CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS

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



NOTES:
 OPENING INTO EXISTING MANHOLE SHALL BE CUT CAREFULLY TO AVOID DAMAGE TO THE MANHOLE.
 THE HOLE SHALL BE CUT TO THE PROPER GRADE AND ELEVATION AND TO BE OF SUCH SIZE AS TO PERMIT A TWO INCH SPACE ALL AROUND THE OUTSIDE OF THE PIPE.
 THE TWO INCH SPACE SHALL BE CAREFULLY FILLED WITH NON SHRINK GROUT COMPACTED INTO PLACE AFTER THE PIPE HAS BEEN INSERTED AND PROPERLY SUPPORTED TO LINE AND GRADE.
 EXISTING REINFORCING BARS ARE TO BE BENT BACK INTO THE CONCRETE COLLAR AROUND THE PIPE TO PROVIDE REINFORCEMENT EQUALLY ON ALL SIDES.



NO.	DATE	BY	DESCRIPTION	CONST
REVISIONS				

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STORE NUMBER 06493

PROJECT NAME
WALGREENS STORE
 (SEC) LAKE ST. LOUIS BLVD. & TECHNOLOGY DR.
 LAKE ST. LOUIS, MISSOURI

DRAWING TITLE
SEWER DETAILS

CADD PLOT: SCALE: 1"=30' DRAWING NO.

DESIGNED BY: R.J. TAYLOR

DATE: 4/28/06

REVIEWED BY:

C7

NOT APPROVED FOR CONSTRUCTION

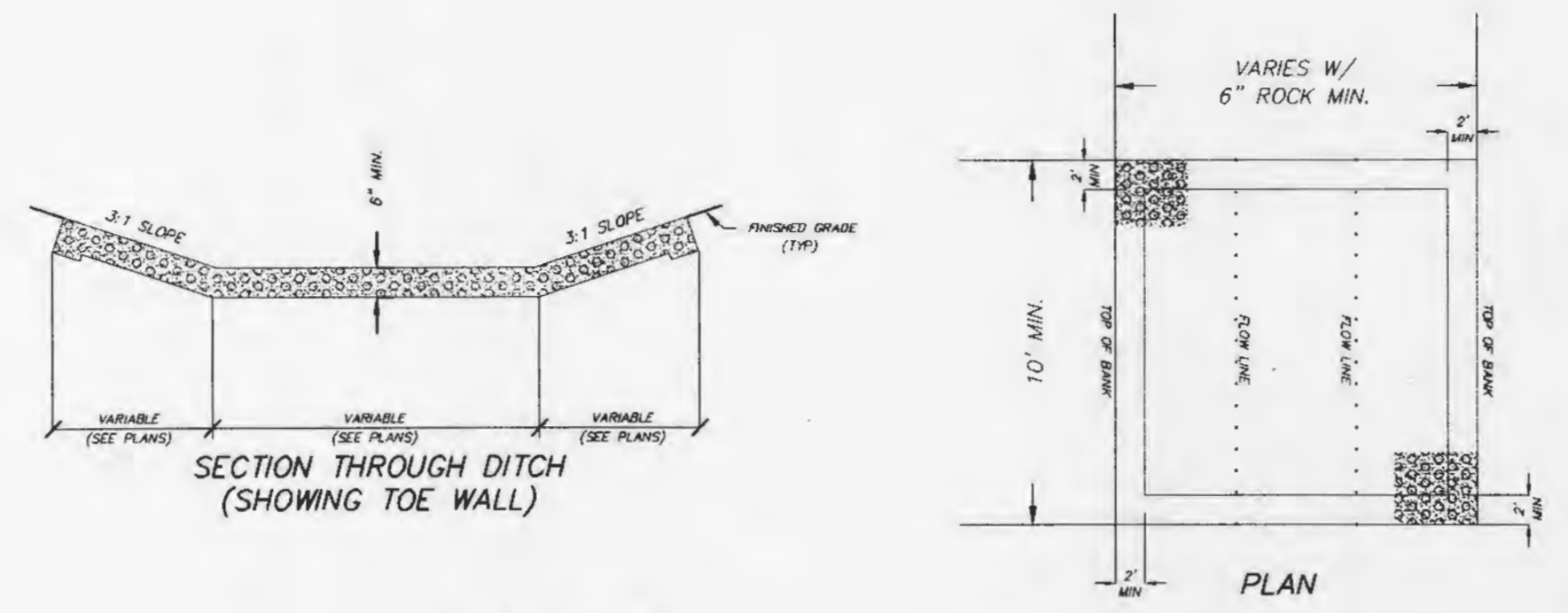
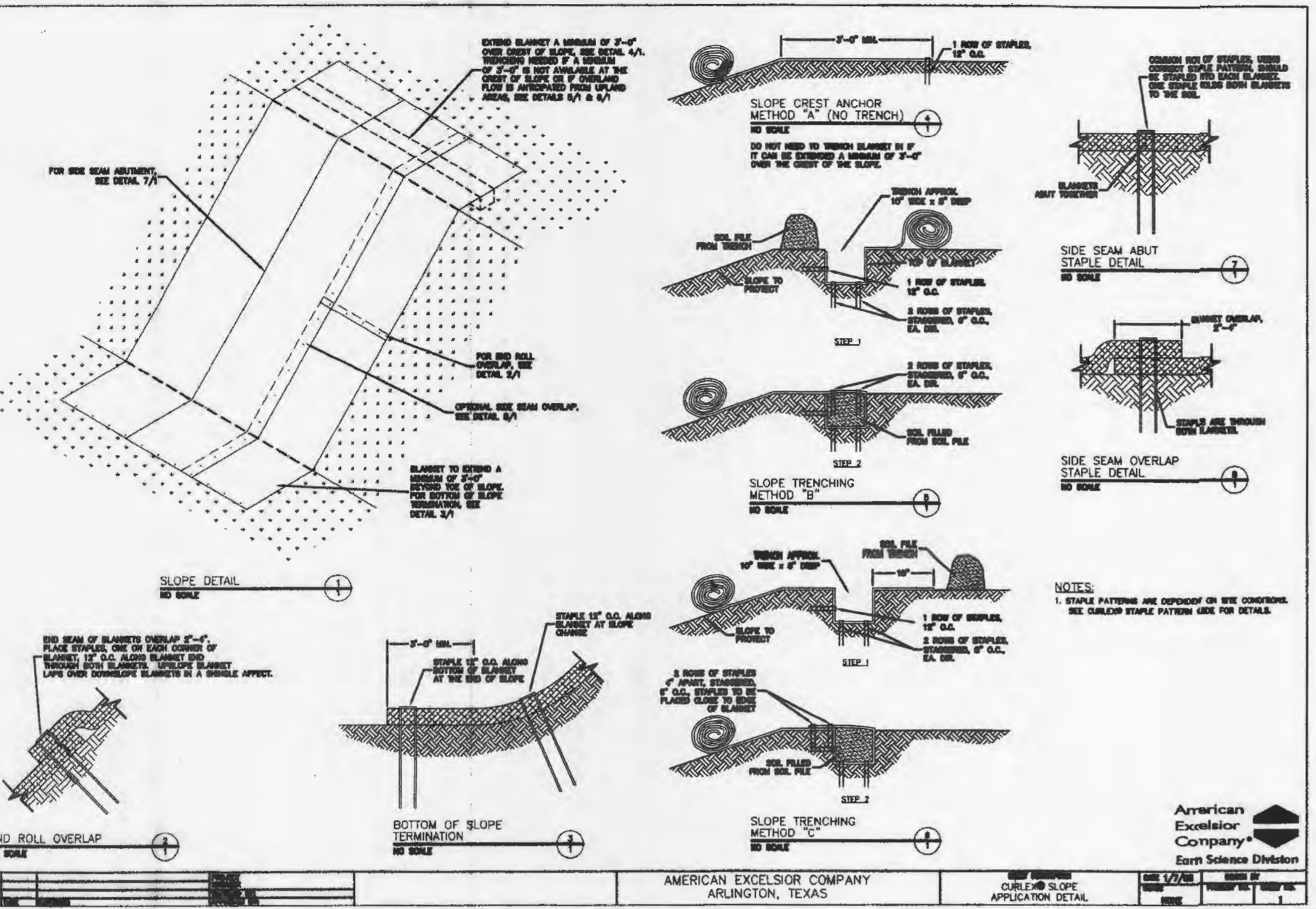
DRAWINGS/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

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CIVIL ENGINEERS 333 Mid Rivers Mall Drive
PLANNERS St. Peters, MO 63376
LAND SURVEYORS Phone (636) 397-1211
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SILTATION CONTROL NOTES

- Installation of all sediment and erosion control shall be implemented as the first step of grading and within seven (7) days of grubbing.
- Inspection of siltation control shall take place at least once every seven (7) days and within 24 hours of any rain event. Any repairs required shall begin immediately.
- A Missouri State Operating Permit that specifically identifies the site must be obtained from the Missouri Department of Natural Resources prior to any clearing, grubbing or grading that results in destruction of the root zone.
- The contractor shall keep and maintain records of all siltation control inspections, repairs, installation or relevant activities on the jobsite or main office for a period of three years. These records shall be available for inspection by Missouri Department of Natural Resources or local authorities having jurisdiction.
- All disturbed areas which remain unworked for 30 days or more shall be stabilized with seeding and mulching per appendix A or per the project specifications whichever is more stringent. If seasonal conditions prohibit seeding or mulching, matting shall be installed.
- All slopes or drainage channels, once constructed to final grade shall be seeded and mulched or otherwise stabilized within 7 days. Every effort shall be made to prevent erosion in these areas.
- Silt fences inlet protection devices shall be installed immediately around each entrance inlet construction is completed.
- All siltation control devices shall remain in place until upslope areas have been permanently stabilized.

STRAW BALE SILTATION CONTROL SPECIFICATIONS

- Sheet Flow Applications:
- Bales shall be placed in a single row, lengthwise on the contour, with both ends of adjacent bales tightly abutting one another.
 - All bales shall either be wire bound or string tied. Straw bales shall be installed so that the bindings are oriented around the sides rather than along the tops and bottoms of the bales to prevent deterioration of the bindings.
 - The barrier shall be entrenched and backfilled. A trench shall be excavated the width of the bale and the length of the barrier a minimum of 6 inches. After the bales are staked and chinked, the excavated material shall be backfilled against the barrier. Backfill soil shall conform to the ground level on the downhill side and shall be built up to 4 inches against the uphill side.
 - Each bale shall be securely anchored by at least two stakes driven through bales. The first stake in each bale shall be driven toward the previously laid bale to force the bales together. Stakes shall be driven deep enough into the ground to securely anchor the bales.
 - The gaps between the bales shall be chinked with straw to prevent water from escaping between the bales. Loose straw scattered over the area immediately uphill from a straw bale barrier tends to increase barrier efficiency.
 - Inspection shall be frequent and repair or replacement shall be made as promptly as needed.
 - Straw bale barriers shall be removed when they have served their usefulness but not before upslope areas have been stabilized.

- Straw Bale Maintenance:
- Straw bales shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - Close attention shall be paid to the repair of damaged straw bale barriers, end runs and barrier undercutting.
 - Should straw bales decompose or become ineffective prior to the end of construction and are still necessary, the straw bales shall be promptly replaced.
 - Sediment deposits shall be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half of the height of the barrier.
 - Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

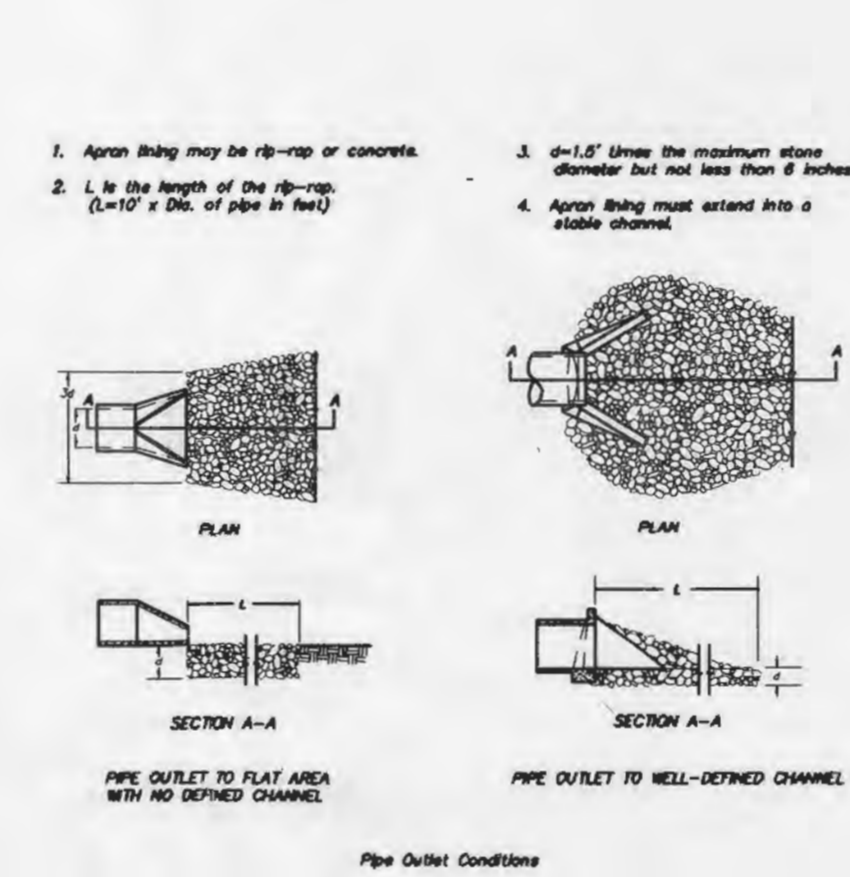
- Synthetic Filter Barrier Specifications (Silt Fence):
- Silt fence shall be woven geotextile fabric Mirafil 100X or equal.
 - Fabric shall be entrenched and backfilled. A trench shall be excavated a minimum of 6 inches deep for the length of the fence. The excavated material shall be backfilled against the fence.
 - Fence height shall be a minimum of 2 feet above grade, with fabric installed along the contour and on the upslope side of the stakes.
 - Silt fence shall be used only on sheet flow conditions.
 - Silt fences shall be installed around all storm sewer structures.

- Silt Fence Maintenance:
- Silt fence shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
 - Close attention shall be paid to the repair of damaged silt fence barriers, end runs and barrier undercutting.
 - Should silt fence become ineffective prior to the end of construction and are still necessary, the straw bales shall be promptly replaced.
 - Sediment deposits shall be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half of the height of the fence.
 - Any sediment deposits remaining in place after the silt fence barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

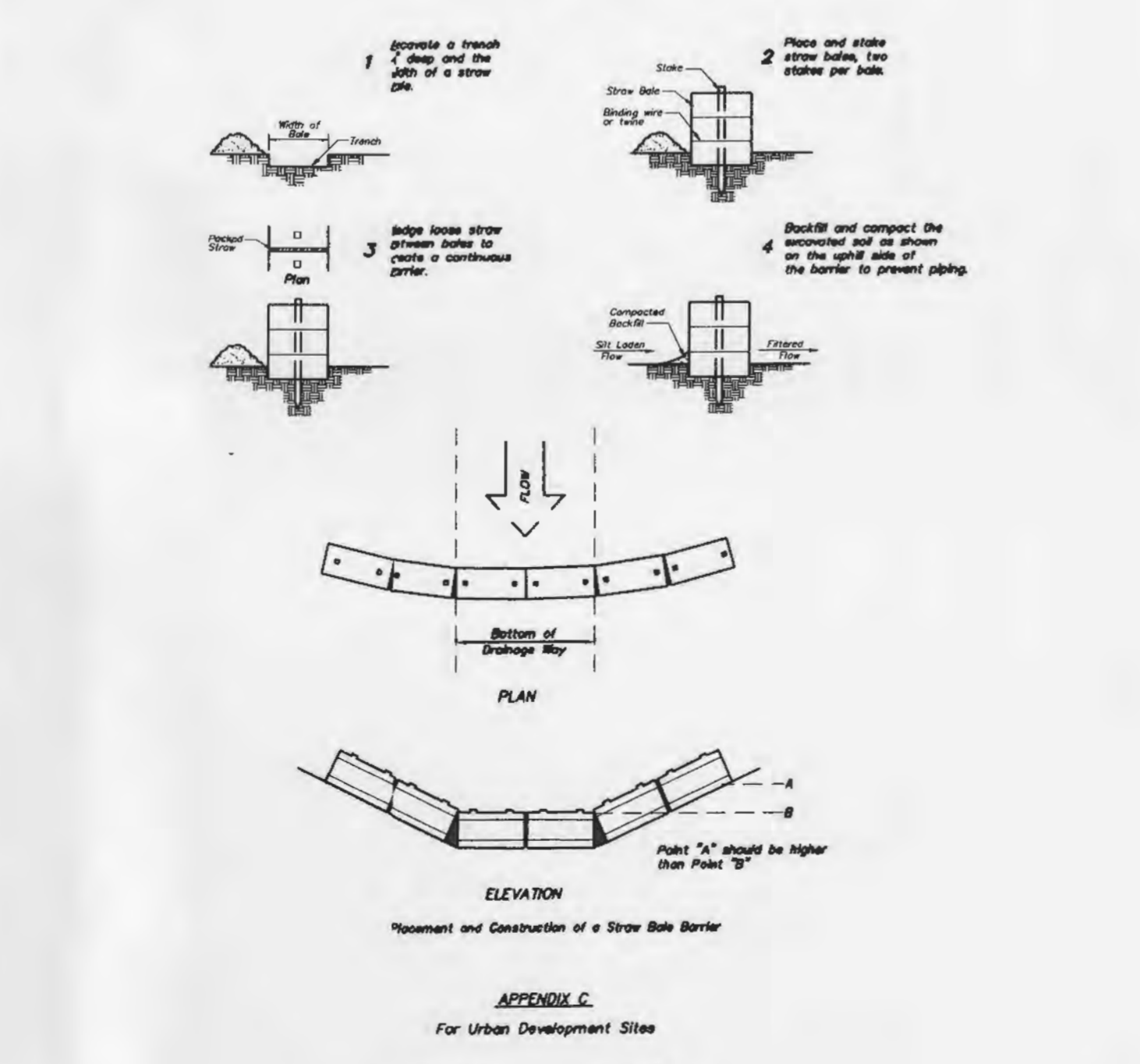
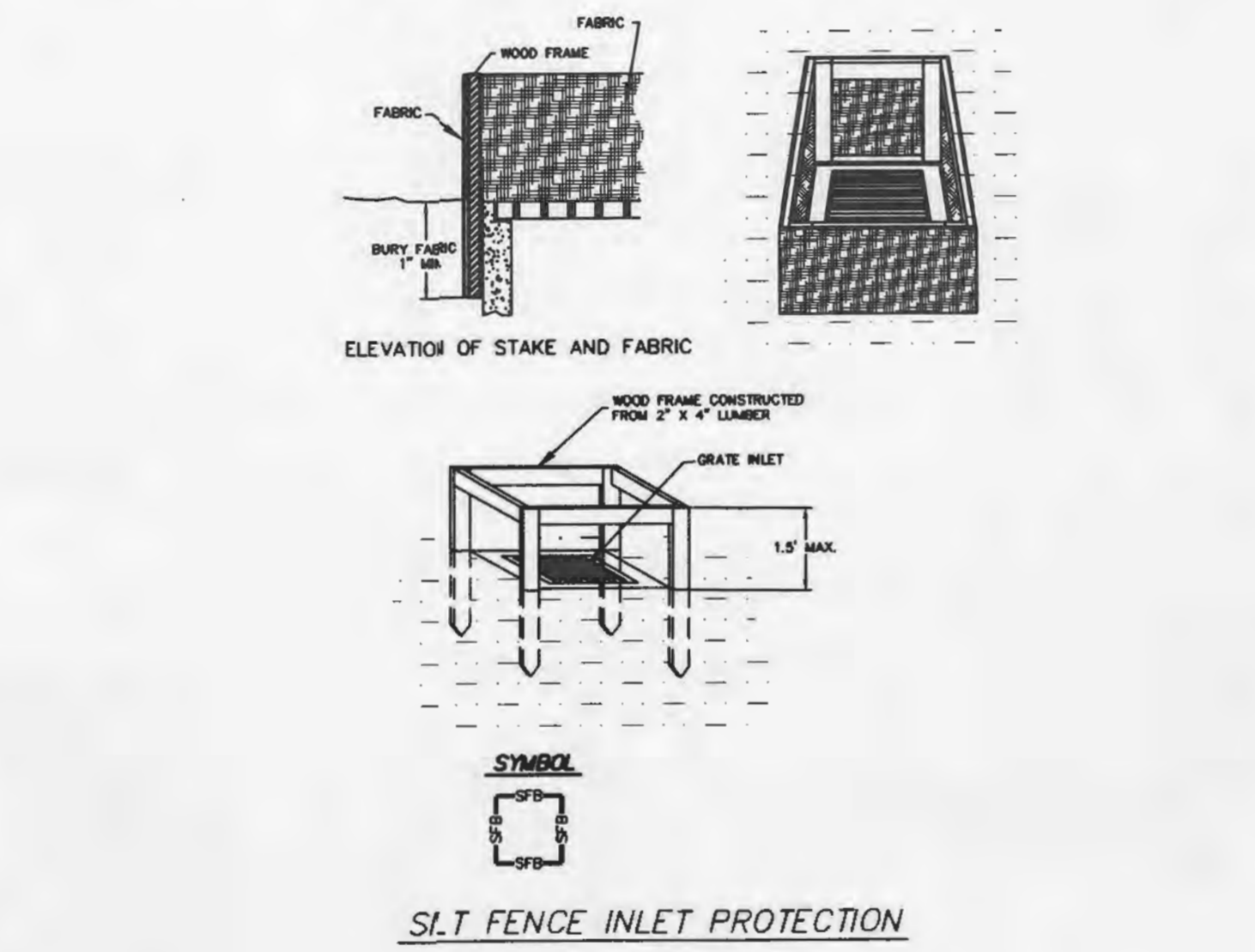
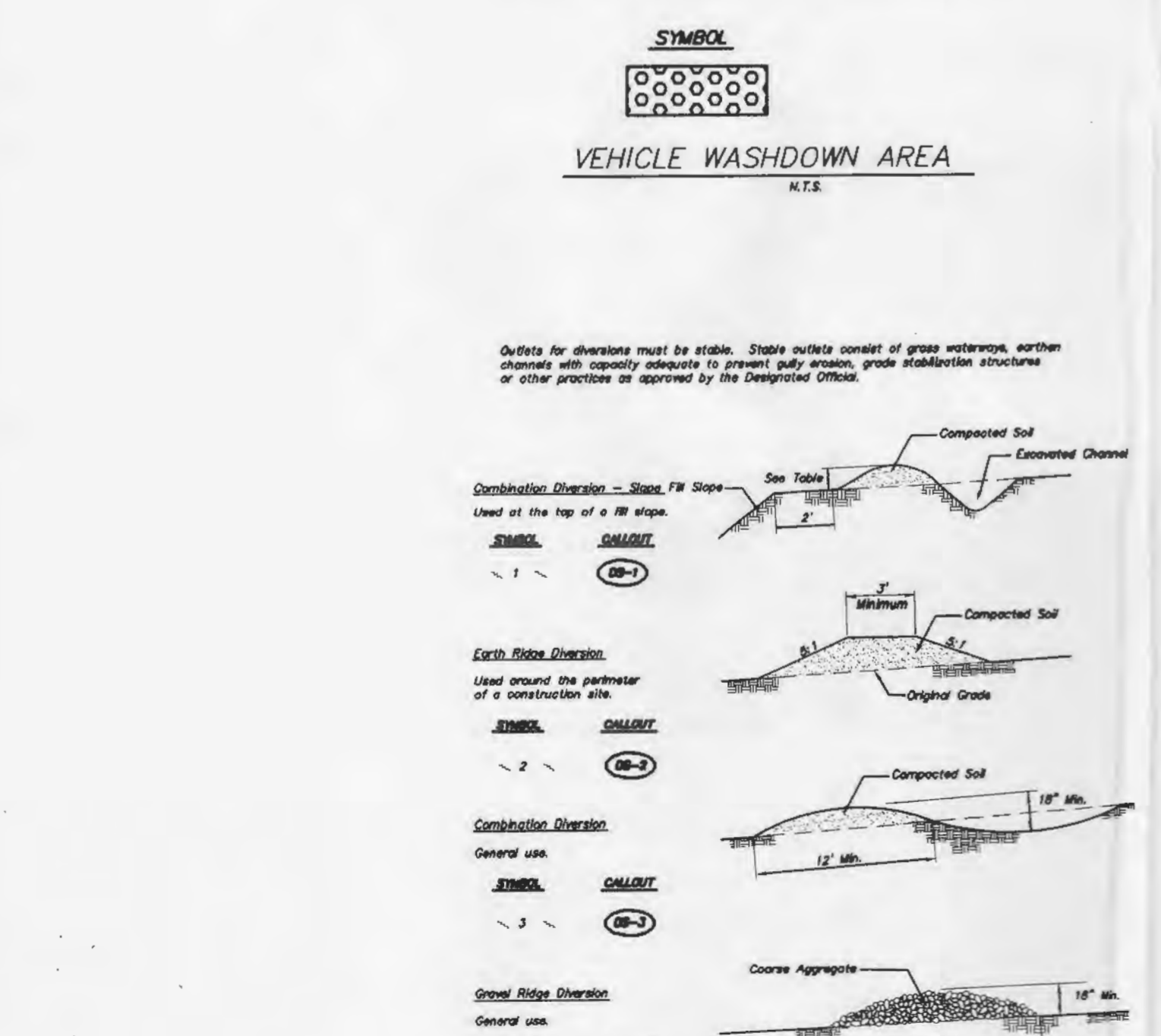
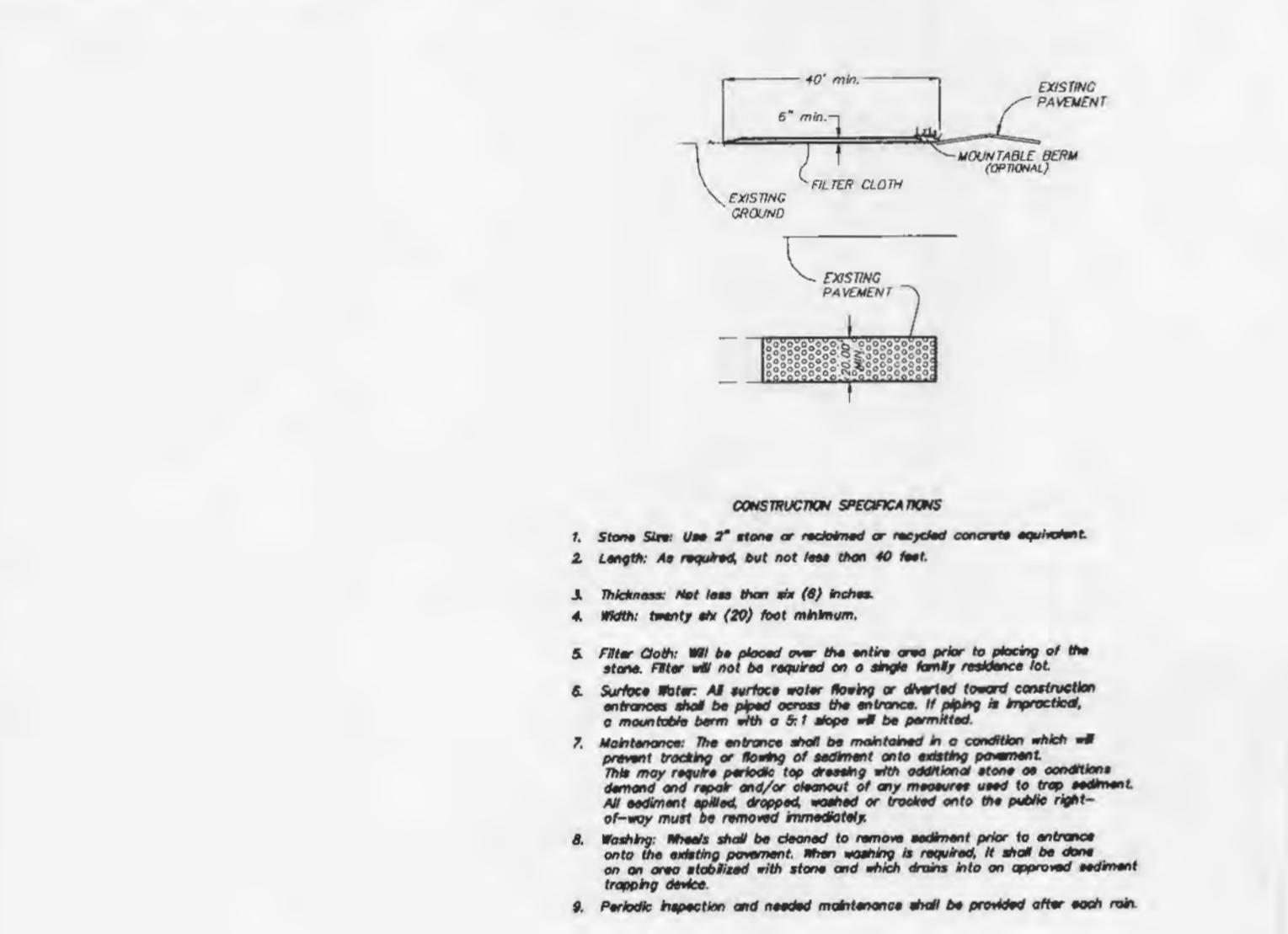
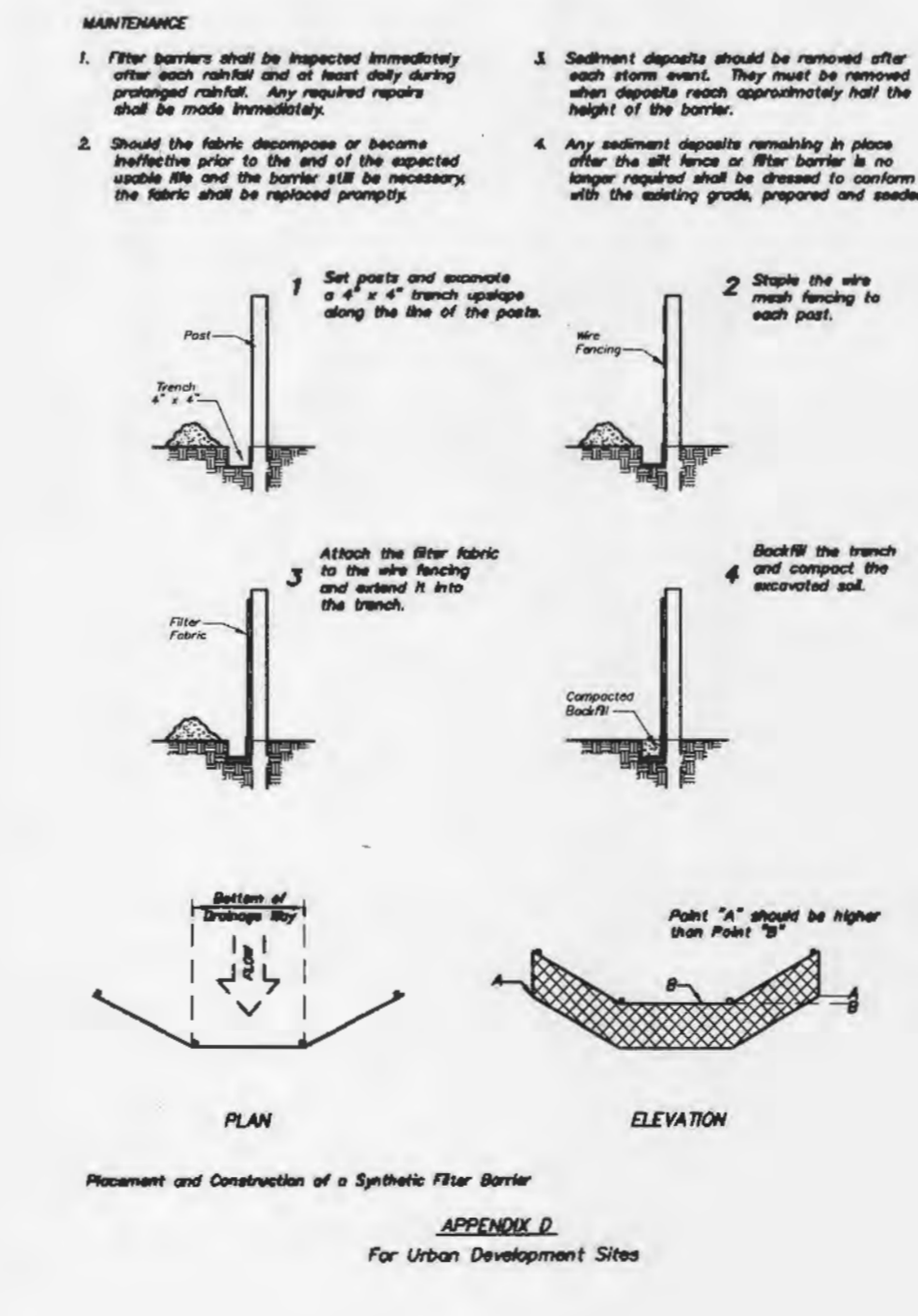
APPENDIX A
 Synthetic Filter Barrier Specifications (Silt Fence)
 Sediment Notes:
 Permanent:
 Topsoil - 30 lbs./sq. ft.
 Smooth Stone - 30 lbs./sq. ft.
 Combined - 15 lbs./sq. ft. and Stone @ 10 lbs./sq. ft.
 Temporary:
 Wood or Ply - 100 lbs./sq. ft. (3.5 lbs. per square foot)
 Dots - 120 lbs./sq. ft. (2.75 lbs. per square foot)
 Sediment Periods:
 Fences or Stone - March 1 to June 1
 August 1 to October 1
 Wood or Ply - March 15 to November 1
 Dots - March 15 to September 15
 Mesh Rates: 100 lbs. per 1,000 sq. ft. (4,356 lbs. per acre)
 Fabric Rates:
 Nitrogen - 30 lbs./ac.
 Phosphorus - 30 lbs./ac.
 Potassium - 30 lbs./ac.
 Lime - 500 lbs./ac. Chp
 *Silt = effective marketing material as per State evaluation of quarried rock.

- 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.

DUMP ROCK DETAIL
N.T.S.



APPENDIX E
For Urban Development Sites
OUTLET PROTECTION



CADD PLOT:	SCALE: 1"=30'	DRAWING NO.
VOID PLOT:	DESIGNED BY: R.J. TAYLOR	C8
SUPERSEDES PLAN DATED:	DATE: 4/28/06	
	REVIEWED BY:	OF DWGS.

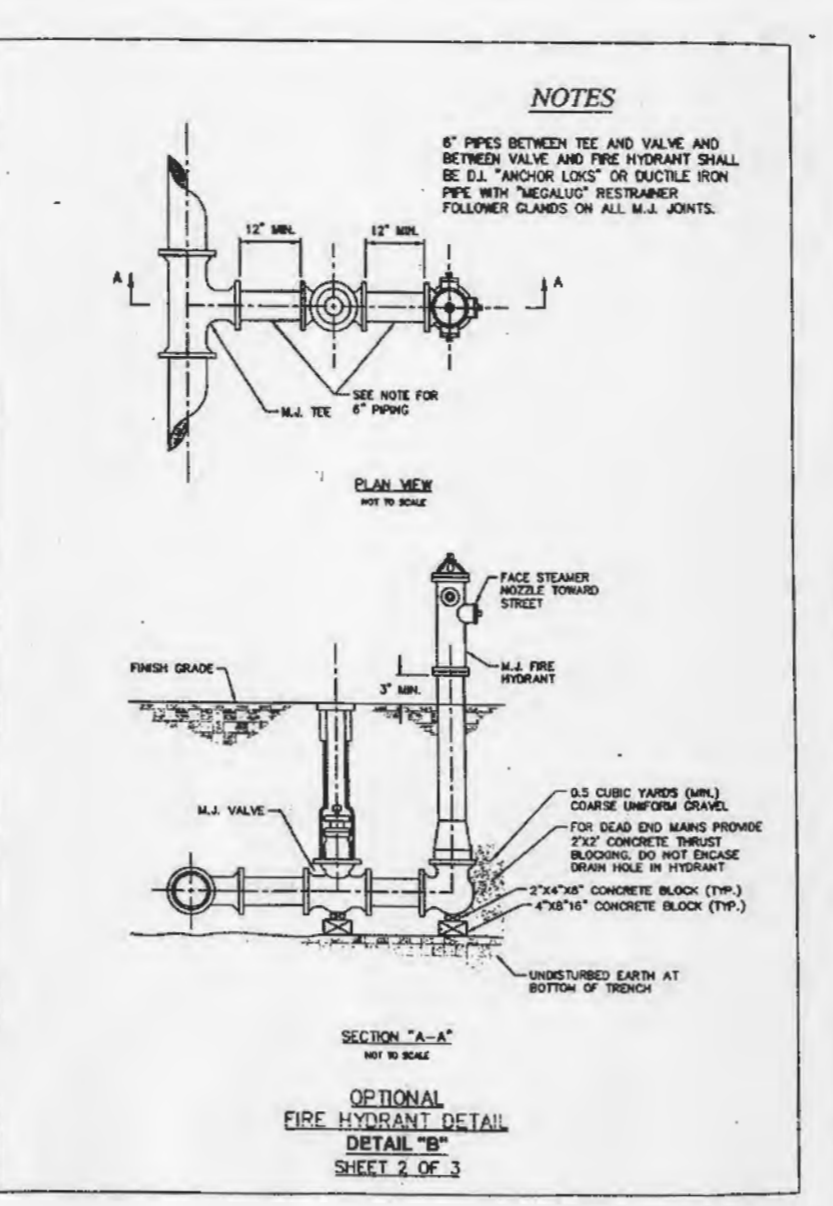
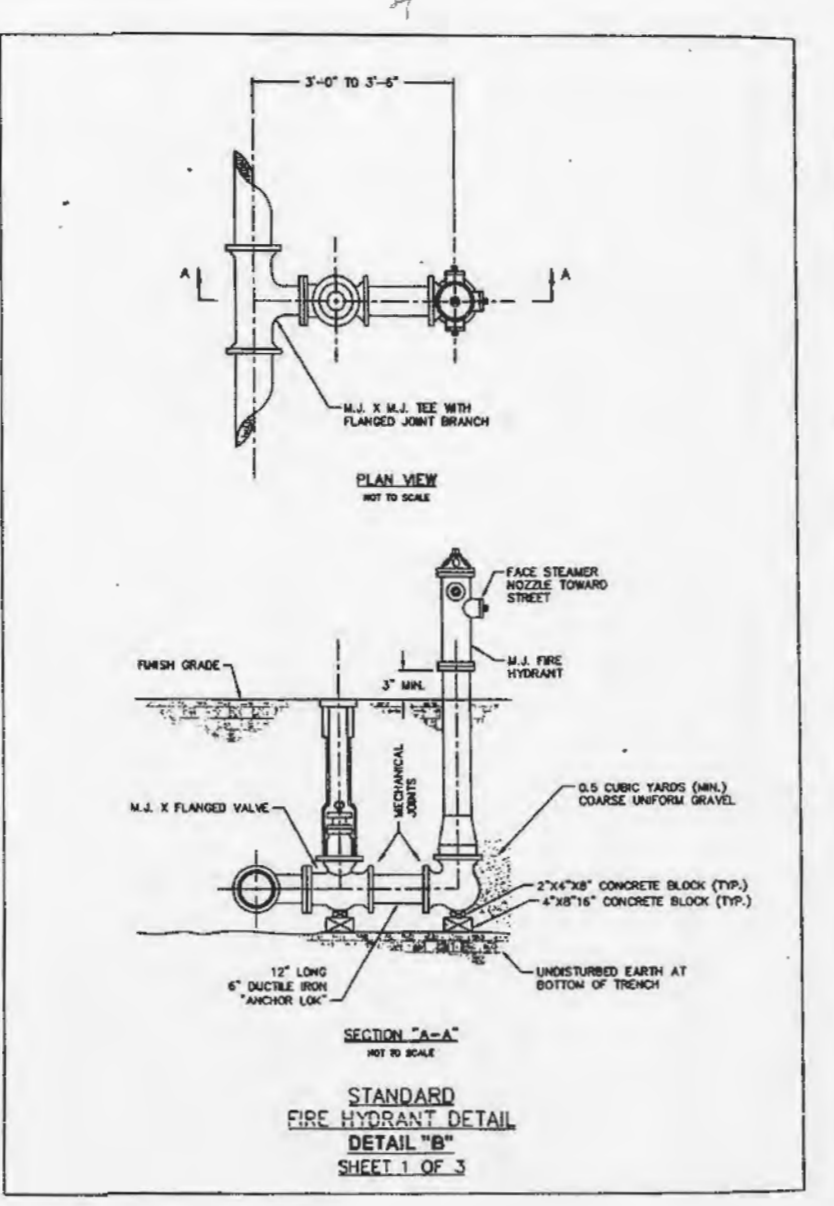
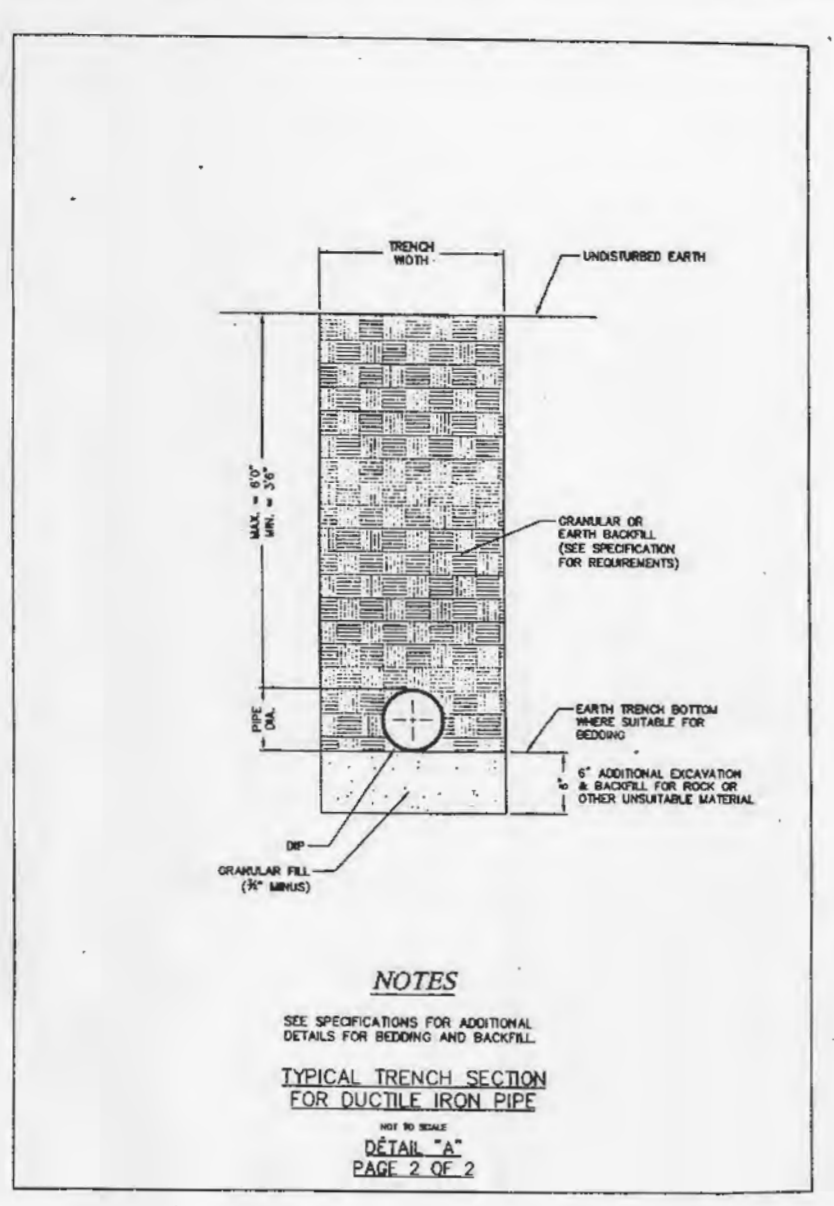
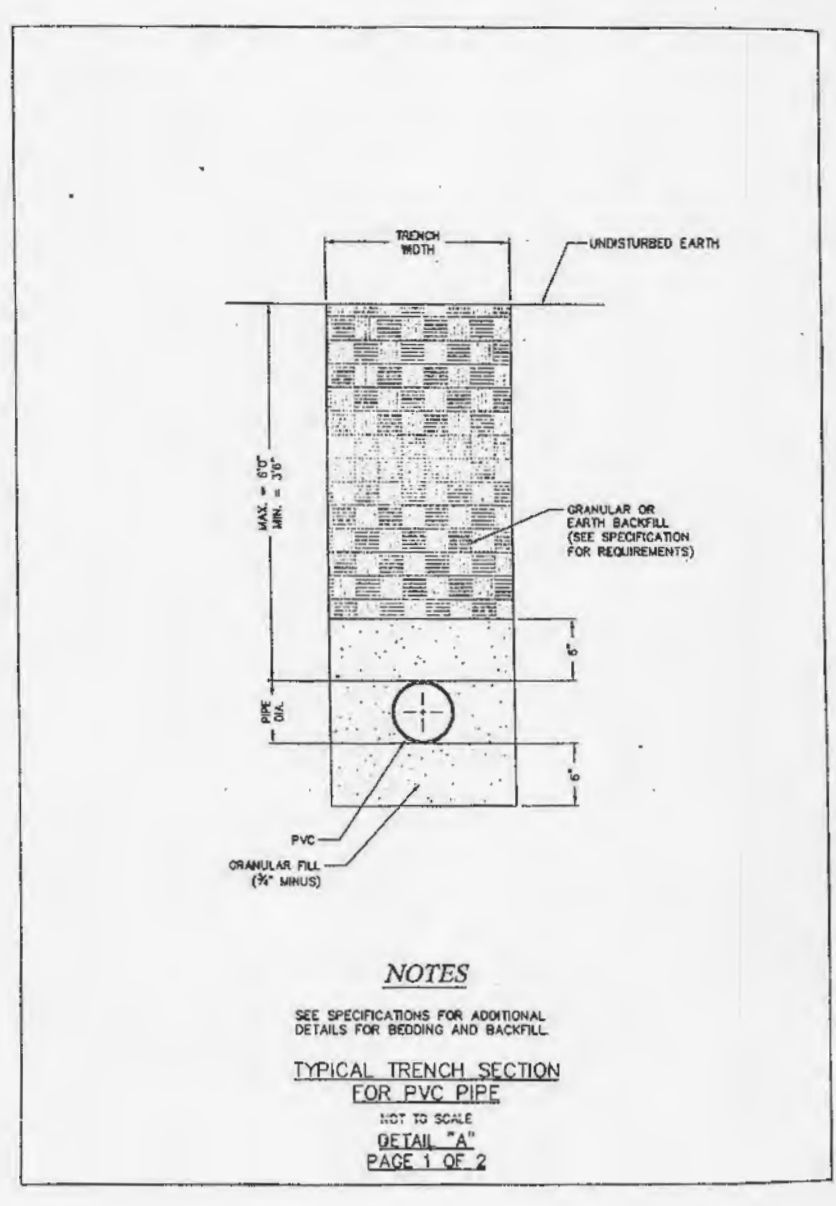
- DRAWINGS/SPECIFICATIONS BY:
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 - LANDLORD'S CONSULTANT
- ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:
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STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	

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



- NOTE**
1. ALL WORK SHALL BE ACCORDING TO CURRENT ST. CHARLES COUNTY PWS# 2 SPECIFICATIONS AS APPROVED BY MDNR REVIEW NO. 61966-04.
 2. ALL WATER LINES SHALL HAVE A #12 THIN OR THWN #12 TRACER WIRE.
 3. ALL WATER LINES SHALL HAVE YELLOW WARNING TAPE INSTALLED PER PWS# 2 SPECIFICATIONS.

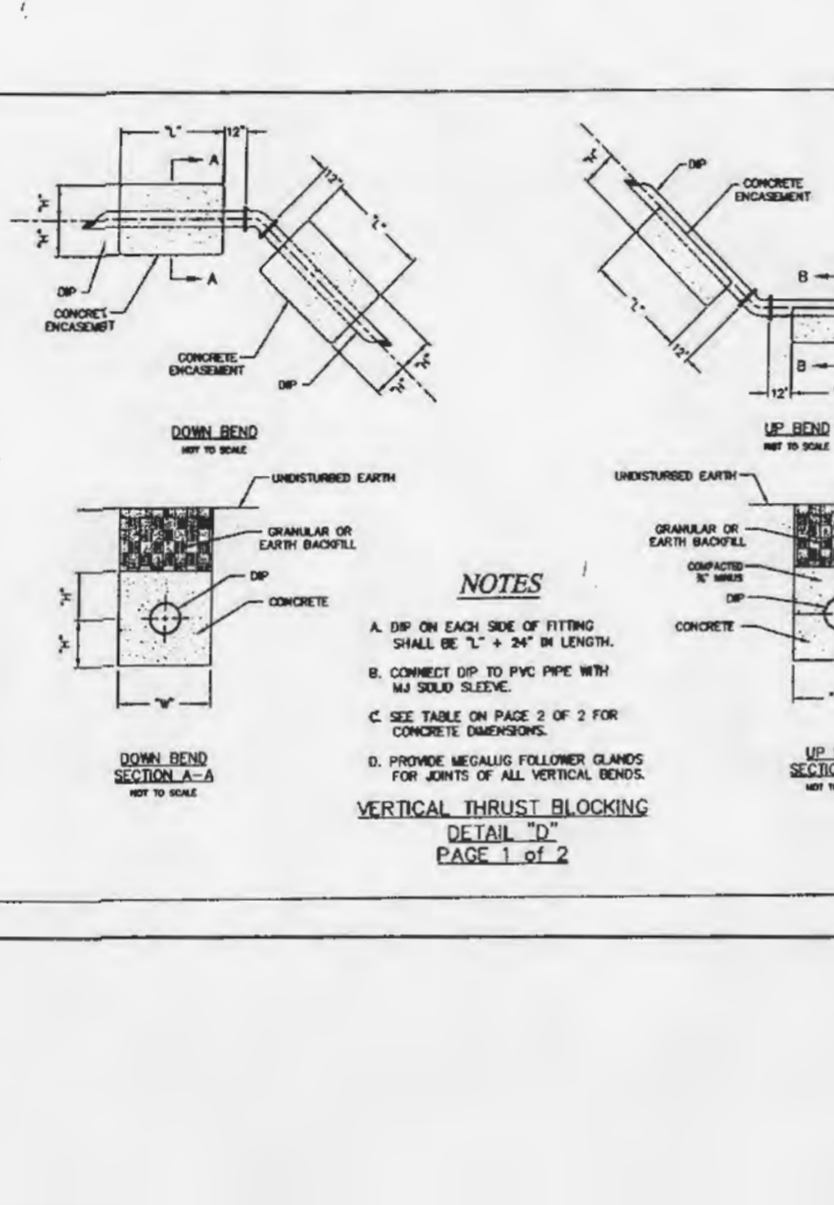
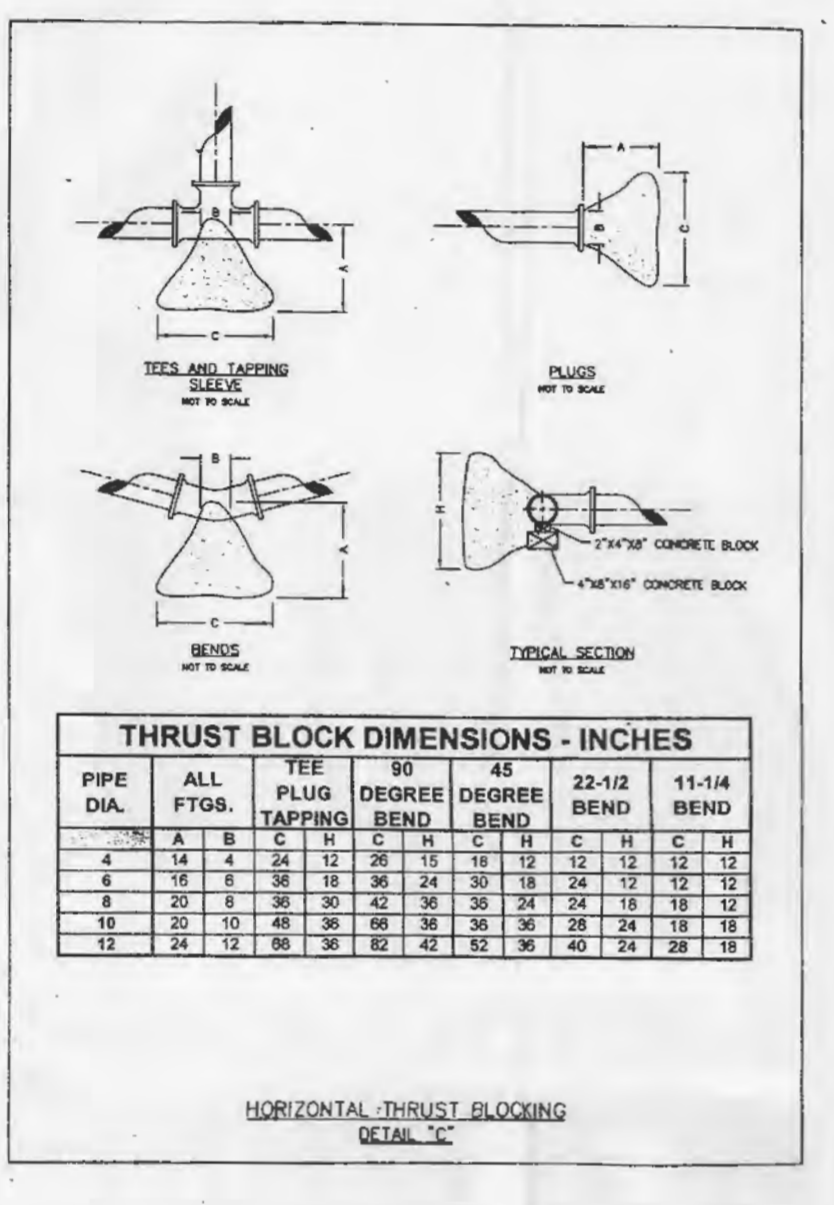
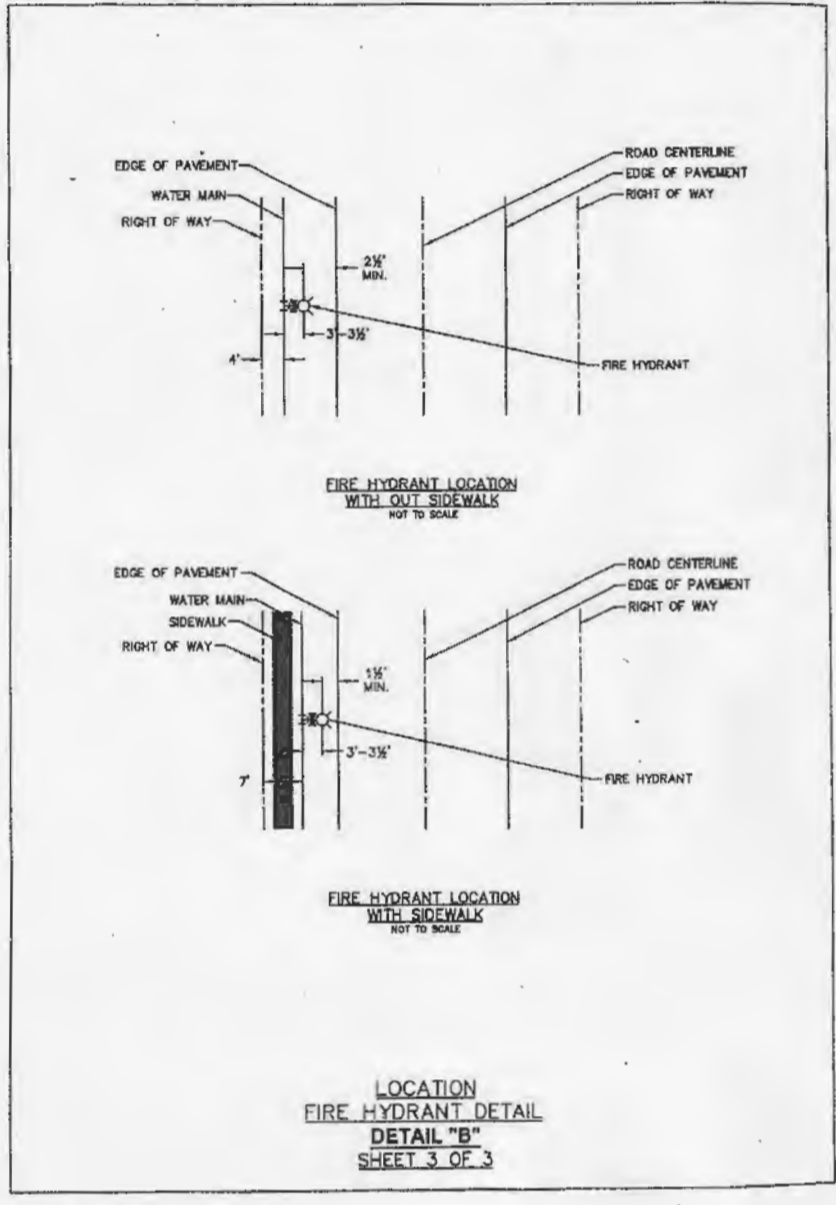
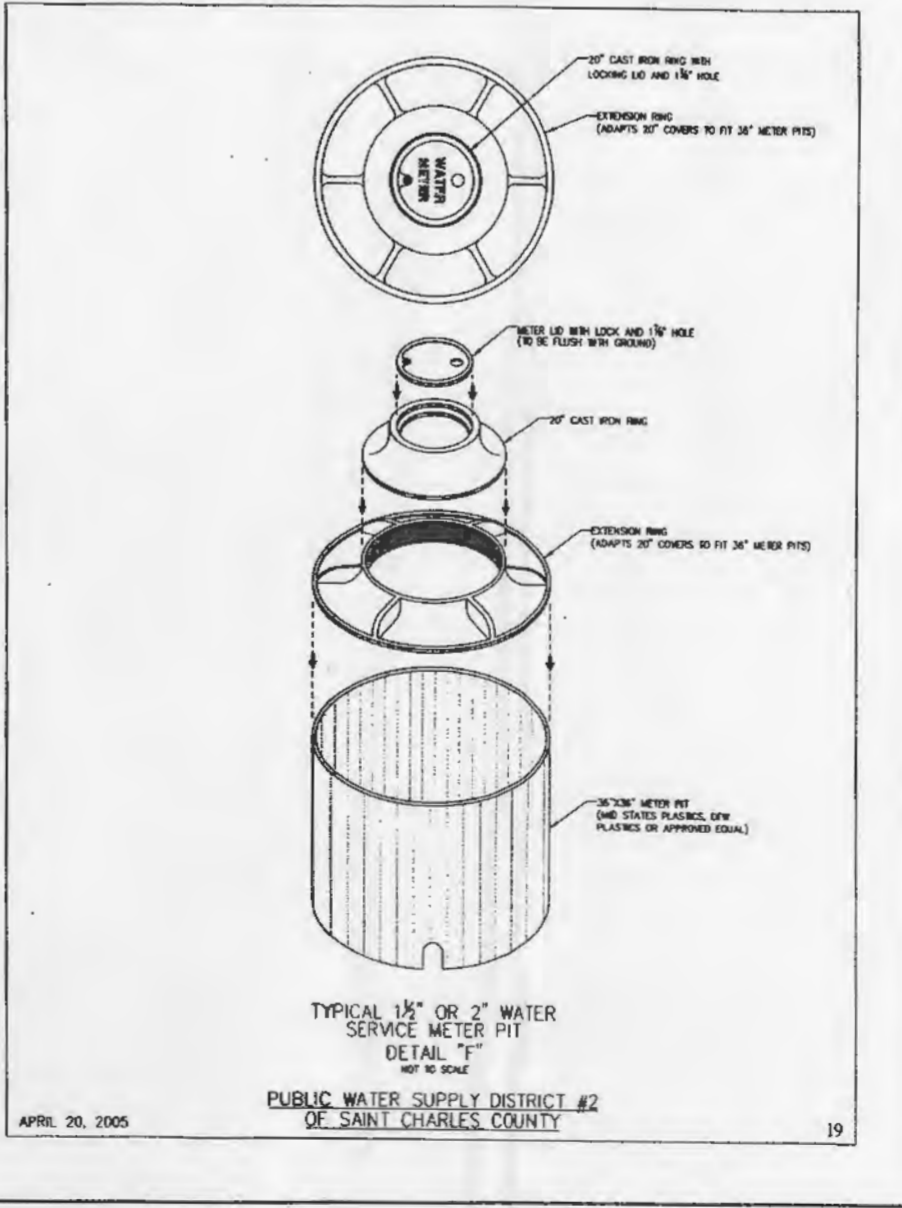
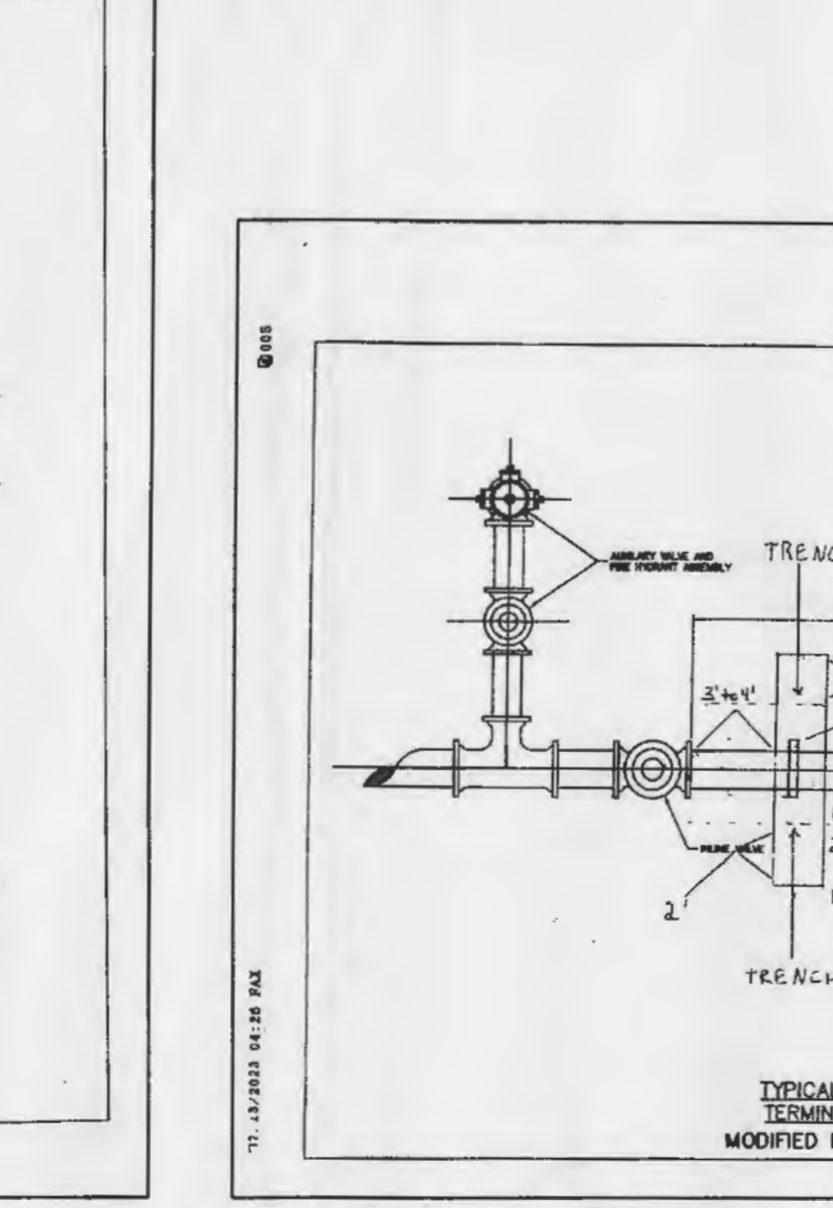
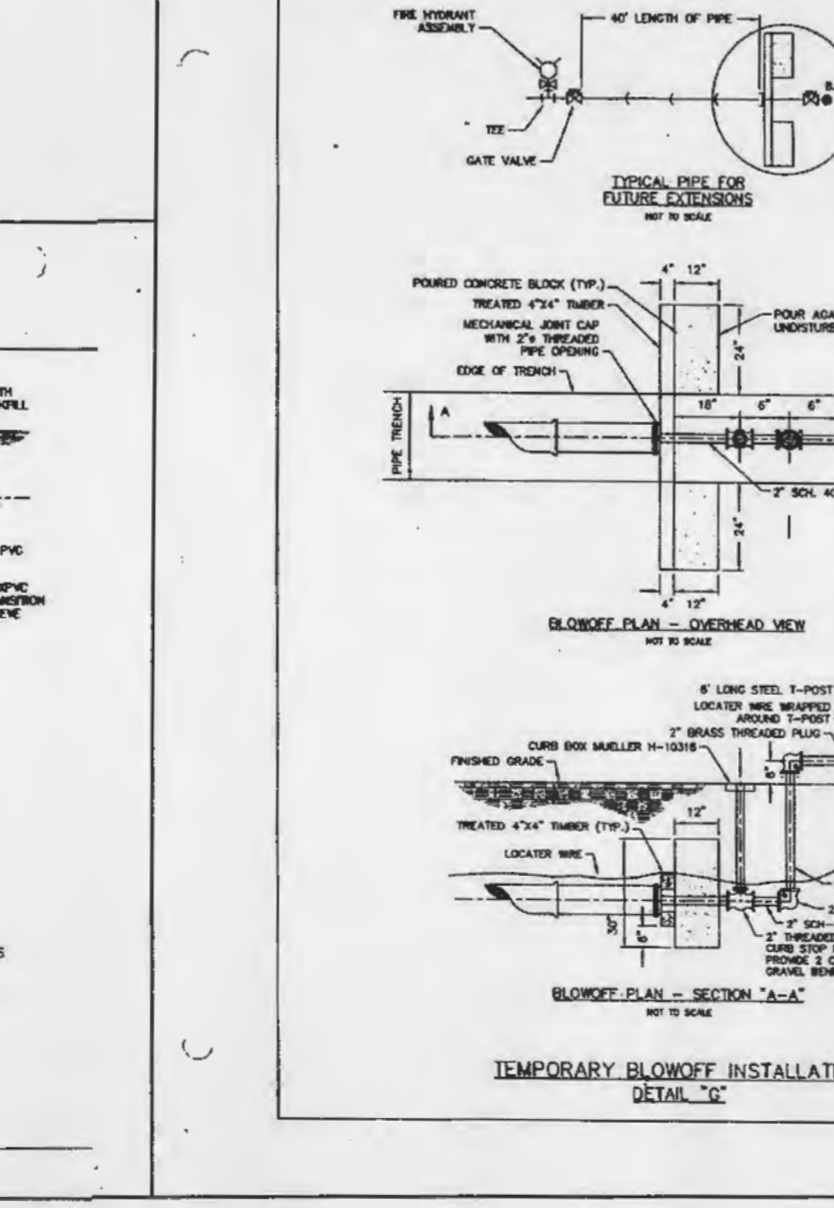
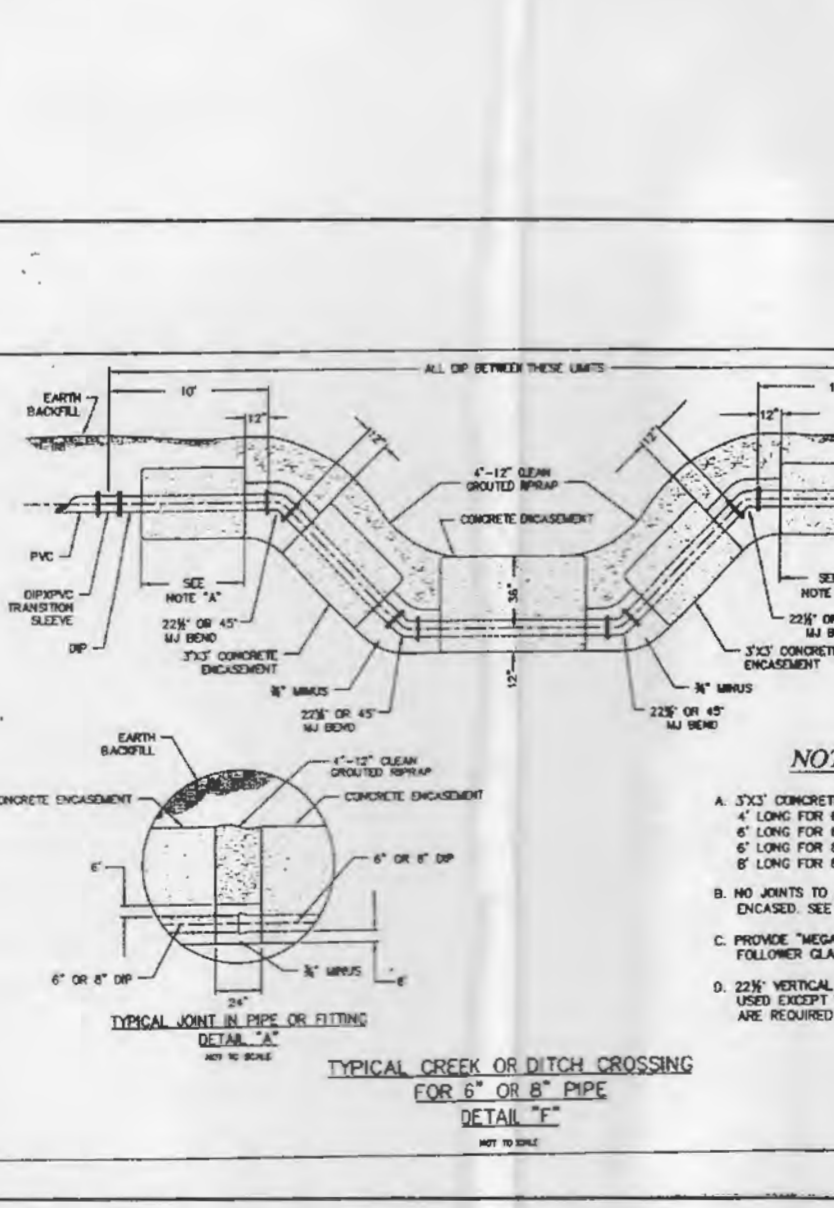
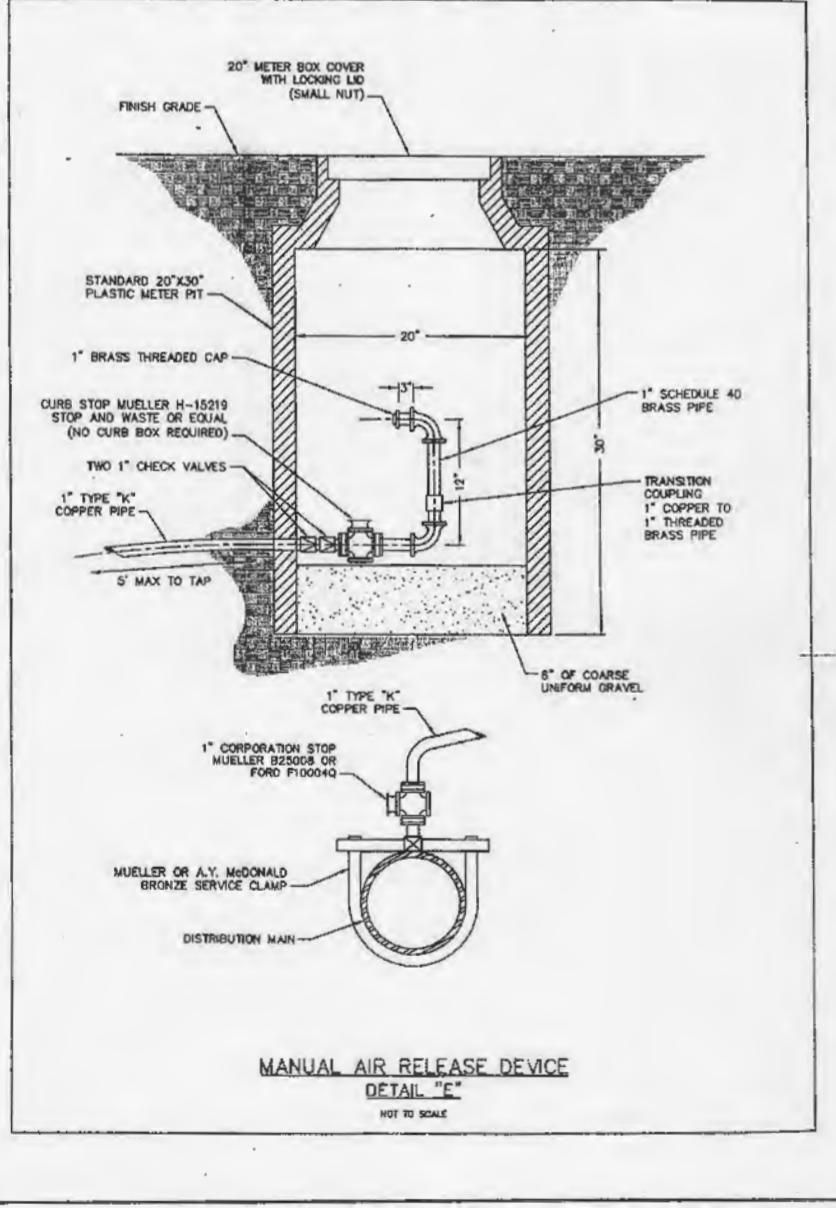
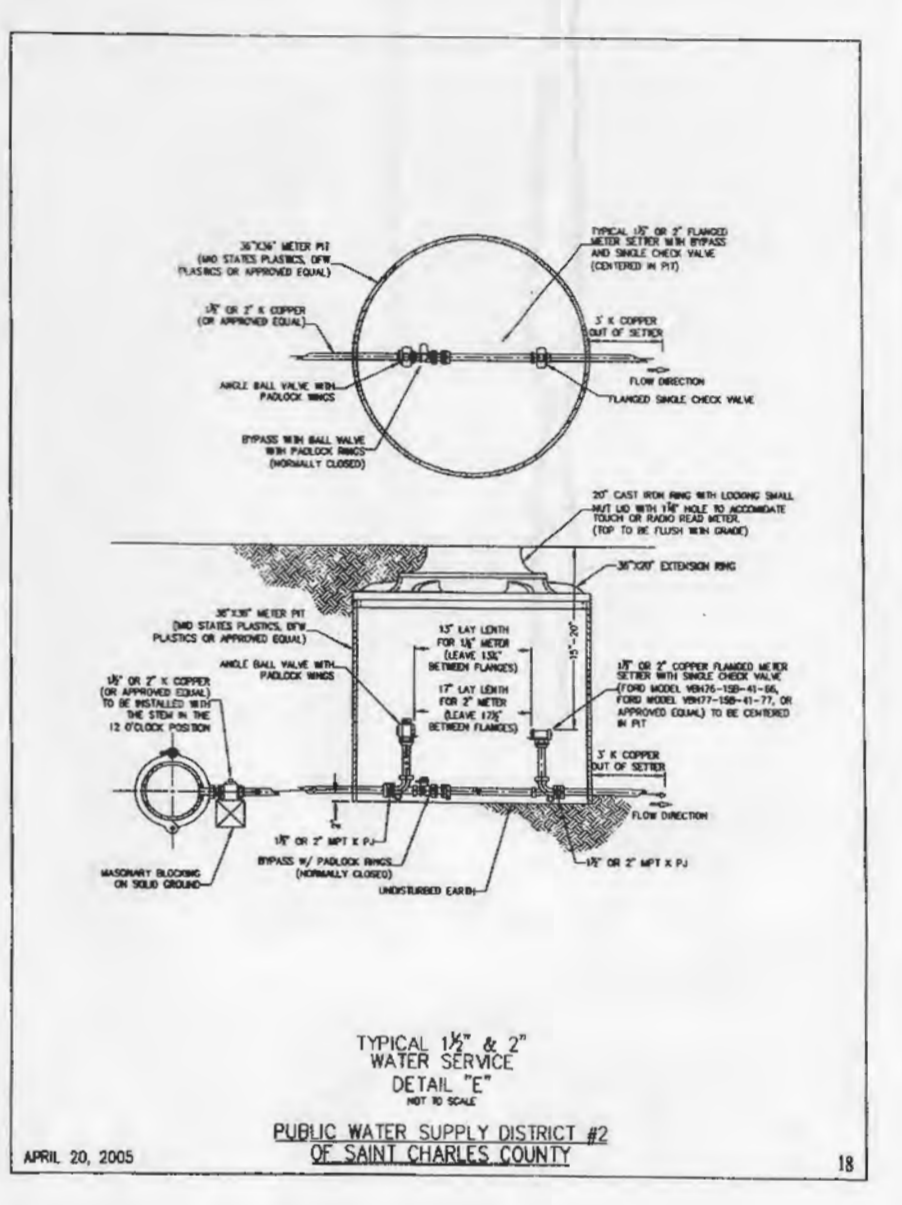


TABLE: DIMENSIONS FOR VERTICAL BENDS (IN INCHES)

PIPE SIZE	DEGREE BEND	DOWN BENDS			UP BENDS		
		W	H	L	W	H	L
4"	11 1/4°	18	12	18	12	12	12
	22 1/2°	18	18	24	12	12	12
	45°	18	18	30	12	12	18
6"	11 1/4°	24	18	18	12	12	12
	22 1/2°	24	18	24	12	12	18
	45°	24	18	48	12	12	18
8"	11 1/4°	24	18	24	12	12	18
	22 1/2°	24	18	42	12	12	24
	45°	24	18	48	18	12	24
10"	11 1/4°	30	24	24	18	18	18
	22 1/2°	30	24	42	18	18	24
	45°	30	24	72	18	18	36
12"	11 1/4°	30	24	30	18	18	18
	22 1/2°	30	24	54	18	18	30
	45°	30	36	72	24	18	36

DIMENSIONS FOR VERTICAL BENDS (IN INCHES)
DETAIL "D"
PAGE 2 OF 2



NO.	DATE	BY	DESCRIPTION	CONST

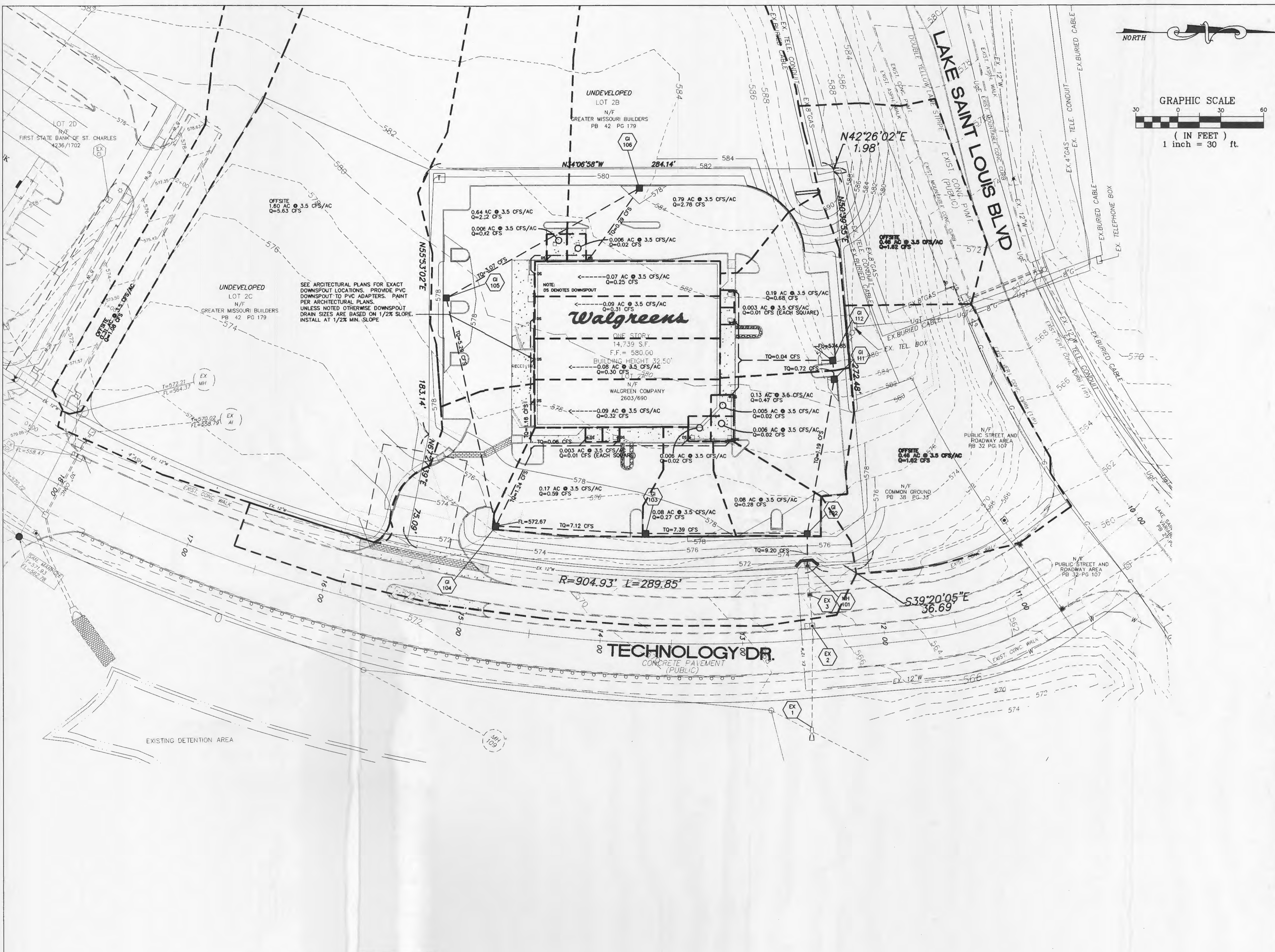
REVISIONS CERTIFICATION AND SEAL

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PICKETT, RAY & SILVER, INC

STORE NUMBER 06493
PROJECT NAME
WALGREENS STORE
(SEC) LAKE ST. LOUIS BLVD. & TECHNOLOGY DR.
LAKE ST. LOUIS, MISSOURI

DRAWING TITLE
WATER LINE DETAILS

CADD PLOT:	SCALE: 1"=30'	DRAWING NO.
VOID PLOT:	DESIGNED BY: R.J. TAYLOR	C9
SUPERSEDES PLAN DATED:	DATE: 4/28/06	
REVIEWED BY:		OF DWGS.



700 ST. LOUIS UNION STATION SUITE 200
ST. LOUIS, MISSOURI 63103 314/231-3700

CONSULTANT PROJECT NO.

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:

- WALGREENS' CONSULTANT
- LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

- WALGREENS' CONTRACTOR
- LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE	BUILDING
NEW <input checked="" type="checkbox"/>	NEW <input checked="" type="checkbox"/>
REMODELING <input type="checkbox"/>	EXISTING <input type="checkbox"/>
RELOCATION <input type="checkbox"/>	NEW SHELL ONLY <input type="checkbox"/>
OTHERS <input type="checkbox"/>	



CIVIL ENGINEERS 333 Mid Rivers Mall Drive
PLANNERS St. Peters, MO 63376
LAND SURVEYORS Phone (636) 387-1211
Fax (636) 387-1104

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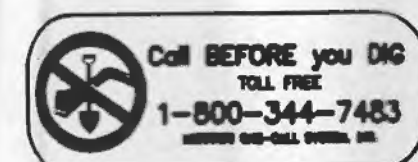
STORE NUMBER 06493
PROJECT NAME
WALGREENS STORE
(SEC) LAKE ST. LOUIS BLVD. & TECHNOLOGY DR.
LAKE ST. LOUIS, MISSOURI

DRAWING TITLE
ONSITE DRAINAGE AREA MAP

CADD PLOT:	SCALE: 1"=30'	DRAWING NO.
VCID PLOT:	DESIGNED BY: R.J. TAYLOR	C10
SUPERSEDES PLAN DATED:	DATE: 4/28/06	
	REVIEWED BY:	OF DWGS.

NOTE
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MoDOT UNDERGROUND LOCATE
(314)340-4100



NOT APPROVED FOR CONSTRUCTION