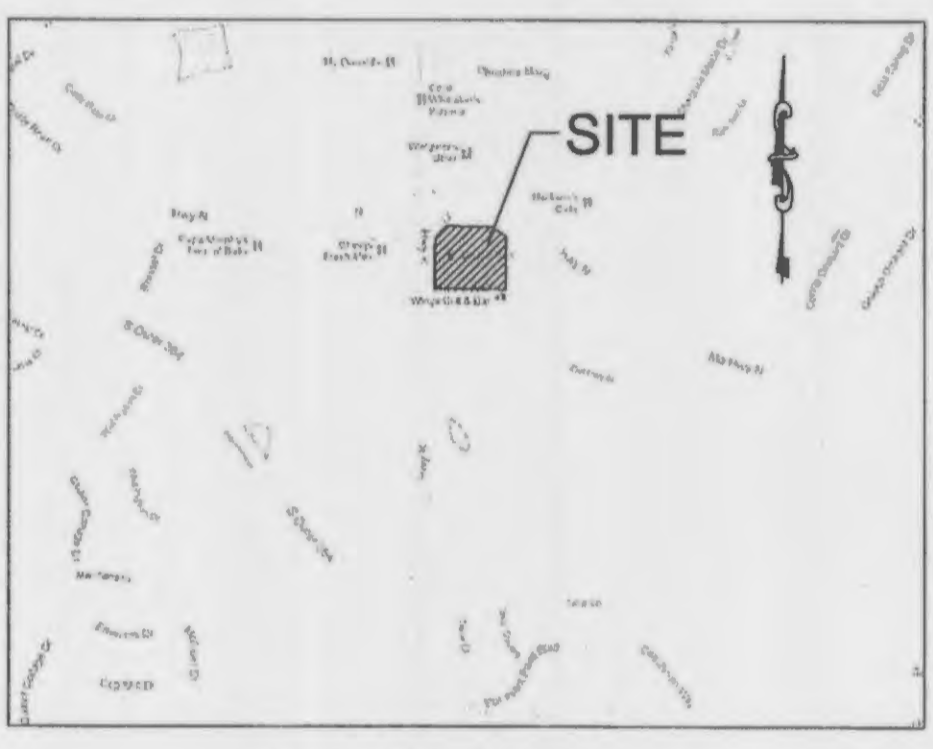


Plan View  
1"=40'



Locator Map

# A SET OF CONSTRUCTION PLANS FOR

# CVS/pharmacy

CS#57110 STORE#06477  
 3002 HIGHWAY K O'FALLON, MO 63366  
 ST. CHARLES COUNTY ID# 2-0126-0067-00-2.12, 2-0069-S009-00-2.31 PROJECT DIRECTORY

## Legal Description

**LAND DESCRIPTION**  
 A TRACT OF LAND BEING PART OF U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF "THE PLAZA AT K AND N", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGES 145-146 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "K" AS DESCRIBED IN BOOK 1575 PAGE 607 OF SAID RECORDS AND THE NORTHERLY EXTENSION THEREOF, NORTH 00 DEGREES 39 MINUTES 47 SECONDS EAST 205.61 FEET TO A POINT; THENCE NORTH 44 DEGREES 00 MINUTES 47 SECONDS EAST 67.36 FEET TO A POINT; THENCE SOUTH 89 DEGREES 19 MINUTES 33 SECONDS EAST 183.20 FEET TO A POINT; THENCE SOUTH 56 DEGREES 19 MINUTES 04 SECONDS EAST 71.92 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 3 OF THE AFORESAID "THE PLAZA AT K AND N"; THENCE ALONG THE WEST LINE OF SAID LOT 3, SOUTH 00 DEGREES 38 MINUTES 51 SECOND WEST 215.63 FEET TO A POINT AT THE NORTHEAST CORNER OF THE AFORESAID LOT 4 OF "THE PLAZA AT K AND N"; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH 89 DEGREES 19 MINUTES 33 SECONDS WEST 289.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.639 ACRES.

## Legend

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line & Size
- Existing water line
- Tee & Valve
- Hydrant
- Cap
- Lot or Building Number
- Existing Fence Line
- Existing Tree Line
- Street Sign
- Existing Contour
- D.A.I. Double Area Inlet
- Post Indicator Valve
- Valve Light
- Existing Tree
- Proposed Contour
- Grouted Rip-Rap
- End of Lateral
- Light Duty Asphalt Pavement
- Heavy Duty Asphalt Pavement
- Concrete Pavement
- Sanitary Structure
- Storm Structure
- Test Hole
- Power Pole
- Light Standard
- Double Water Meter Setting
- Single Water Meter Setting
- Proposed Fence
- Inlet Protection
- Area Inlet

## LANDSCAPE CALCULATIONS

**INTERIOR LANDSCAPE GREENSPACE REQUIREMENTS:**  
 NOT LESS THAN 6% OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED.  
 73 PARKING SPACES x 270 SQ. FT. = 19,710 SQ. FT. OF PARKING AREA  
 18,710 SQ. FT. OF PARKING AREA x 0.06 = 1,183 SQ. FT. OF INTERIOR PARKING AREA TO BE LANDSCAPED.  
**INTERIOR LANDSCAPE GREENSPACE PROVIDED:**  
 1,735 SQ. FT. OF INTERIOR LANDSCAPE GREENSPACE  
**LANDSCAPE REQUIREMENTS:**  
 1. 1 STREET TREE FOR EVERY FORTY FEET OF STREET FRONTAGE. 629' OF STREET FRONTAGE/40=14 STREET TREES.  
 2. 1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE. 7,741 SQ. FT. OF GREENSPACE/3000=3 TREES  
**LANDSCAPE CREDITS:**  
 NO EXISTING TREES ON SITE  
**INTERIOR LANDSCAPE PROVIDED:**  
 5 PROPOSED TREES

# AS-BUILTS

All proposed utilities and/or utility relocations shall be located underground  
 City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.  
 All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.  
 Lighting values will be reviewed on site prior to the final occupancy inspection.

## Benchmarks Project

**REFERENCE BENCHMARK:**  
 STANDARD MISSOURI DNR GEOGRAPHIC REFERENCE SYSTEM ALUMINUM DISK STAMPED "SC-56". LOCATED ON THE WEST SIDE OF MISSOURI ROUTE "K" APPROXIMATELY 0.35 MILES SOUTH OF OLD O'FALLON ROAD. ELEV.=547.9

## Site

**SITE BENCHMARK:**  
 FOUND IRON PIPE LOCATED AT THE NORTHERN EDGE OF THE PROPERTY APPROXIMATELY 4.7' SOUTH OF THE UTILITY POLE JUST OFF THE SIDEWALK.  
 TOP ELEV.=508.96

## Conditions of Approval From Planning and Zoning

- The items listed under "Municipal Code Requirements" shall be addressed on the Construction Plans.
- This loading area shall be striped to delineate truck unloading areas from customer parking.
- The location of all trees shall meet the setback requirements established in Section 402.130. Due to the lot layout, a different variety of tree species may need to be planted where conflicts arise.
- A stub out shall be required on the south property line as agreed by CVS Pharmacy and property owners within The Plaza At K & N Shopping Center. A cross access easement shall be recorded at St. Charles County.

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

**OWNER**  
 CVS REALTY, CO.  
 1165 NORTH CLARK STREET SUITE 305  
 CHICAGO, IL 60610  
 (312)-953-6322  
 CONTACT: MR. RICHARD SMART

**DEVELOPER**  
 CEDARWOOD DEVELOPMENT, INC.  
 1765 MERRIMAN ROAD  
 AKRON, OH 44313  
 (330)-836-9971 ext. 4245  
 CONTACT: MR. RON DINARDO

**ARCHITECT**  
 CEDARWOOD ARCHITECTURAL, INC.  
 1765 MERRIMAN RD  
 AKRON, OH 44313  
 (330) 836-9971  
 CONTACT: MR. BRIAN SCANLON

**CIVIL ENGINEER**  
 PREMIER CIVIL ENGINEERING, LLC  
 1155 WENTZVILLE PKY, SUITE 103  
 WENTZVILLE, MO 63385  
 (314) 925-7452  
 CONTACT: MR. MATT FOGARTY

**SURVEYOR**  
 FRAZIER LAND SURVEYING SERVICES, INC.  
 705 BALLENTRAE DRIVE  
 WENTZVILLE, MO 63385  
 (636) 332-0610  
 CONTACT: MR. DENNIS FRAZIER, P.L.S.

**MUNICIPALITY**  
 CITY OF O'FALLON  
 705 BALLENTRAE DRIVE  
 WENTZVILLE, MO 63385  
 (636) 281-2858  
 CONTACT: MR. DAVID WOODS,  
 DIRECTOR OF PLANNING DEPT

**GEOTECHNICAL/ENVIRONMENTAL ENGINEER**  
 PROFESSIONAL SERVICE INDUSTRIES (PSI)  
 8669 OLIVE BOULEVARD  
 ST LOUIS, MO 63132  
 (314) 432-8073  
 CONTACT: MR. DAN FULFORD

**MISSOURI DEPARTMENT OF TRANSPORTATION**  
 1590 WOODLAKE DRIVE  
 CHESTERFIELD, MO 63017  
 (314) 565-6715  
 CONTACT: MR. DAVID BRUNJES

## Utility Contacts

~~Sanitary Sewer  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 Contact: 636-281-2858~~

~~Duckett Creek Sanitary District  
 3550 Highway K  
 O'Fallon, MO. 63368  
 636-441-1244~~

~~Water  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 Contact: 636-281-2858~~

~~Public Water Supply District No. 2  
 P.O. Box 967  
 O'Fallon, MO. 63366  
 636-561-3737 Ext. 131~~

~~Storm Sewer  
 City of O'Fallon  
 100 N. Main St.  
 O'Fallon, MO. 63366  
 636-281-2858~~

~~Missouri River Electric Co.  
 P.O. Box 100  
 Troy, MO 64687  
 417-392-3709~~

~~Ameren UE  
 200 Callahan Road  
 Wentzville, MO. 63385  
 636-639-8312~~

~~Gas  
 Laclede Gas Company  
 6400 Graham Road  
 St. Louis, MO. 63134  
 314-522-2297~~

~~Telephone  
 Century Tel  
 1151 Century Tel Dr.  
 Wentzville, MO. 63385  
 636-332-7261~~

~~Fire Department  
 O'Fallon Fire Protection District  
 119 E. Elm St.  
 O'Fallon, MO. 63366  
 636-272-3493~~

~~Wentzville Fire District  
 209 West Pearce Blvd.  
 Wentzville, MO. 63385~~

~~Cottleville Fire Protection District  
 1385 McArthur Road  
 St. Charles, MO. 63304  
 636-447-6655~~



**TITLE** NORTHERN 13,225-LEFT  
 CHAMFER DRIVE-THRU  
**STORE NUMBER:** 6477  
**PROJECT** SEC HIGHWAY N AND HIGHWAY K  
 O'FALLON, MO  
 PROJECT TYPE NEW CONSTRUCTION  
 DEAL TYPE FEE FOR SERVICE  
**CS PROJECT NUMBER:** 57110

**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-201000031  
 Missouri Certificate of Authority # LS-201000769

**PROFESSIONAL ENGINEER'S SEAL**  
 DAVID MAXWELL  
 MISSOURI P.L.S. #2009000726  
 PREMIER CIVIL ENGINEERING  
 MISSOURI C.E.A. #201000769

**DAVID MAXWELL**  
 MISSOURI P.L.S. #2009000726  
 MISSOURI C.E.A. #201000769

**Gas**  
 Laclede Gas Company  
 6400 Graham Road  
 St. Louis, MO. 63134  
 314-522-2297

**Telephone**  
 Century Tel  
 1151 Century Tel Dr.  
 Wentzville, MO. 63385  
 636-332-7261

**Fire Department**  
 O'Fallon Fire Protection District  
 119 E. Elm St.  
 O'Fallon, MO. 63366  
 636-272-3493

**Wentzville Fire District**  
 209 West Pearce Blvd.  
 Wentzville, MO. 63385

**Cottleville Fire Protection District**  
 1385 McArthur Road  
 St. Charles, MO. 63304  
 636-447-6655

| REVISIONS: |  |           |           |
|------------|--|-----------|-----------|
| NO.        | DESCRIPTION  | INITIALS: | DATE:     |
| 1          | REVISED SHEET 17 PER MODOT DETAILS   | M.FOGARTY | 1/23/2012 |
| 2          | REVISED SHEET LS-1 PER CITY OF O'FALLON, DUCKETT CREEK COMMENTS                  | M.FOGARTY | 1/30/2012 |
| 3          | REVISED SHEET THROUGH LS-1 PER CITY OF O'FALLON, DUCKETT CREEK COMMENTS          | M.FOGARTY | 2/16/2012 |
| 4          | REVISED SHEET THROUGH LS-1 PER CITY OF O'FALLON, DUCKETT CREEK COMMENTS, BID SET | M.FOGARTY | 2/23/2012 |
| 5          | REVISED SHEET LS-1 DUE TO UNAVAILABLE SPECIES OF TREE                            | M.FOGARTY | 8/31/2012 |

City of O'Fallon Standard Commercial Notes and Details - June 2010

## Drawing Index

- COVER SHEET
- O'FALLON COMMERCIAL NOTES
- CVS CIVIL SPECIFICATIONS
- CVS CIVIL SPECIFICATIONS
- ALTA SURVEY SHEET 1
- ALTA SURVEY SHEET 2
- SUBDIVISION PLAT (TO BE ADDED)
- DEMO PLAN
- SITE PLAN
- GRADING PLAN
- UTILITY PLAN
- INITIAL EROSION CONTROL PLAN
- INTERMEDIATE EROSION CONTROL PLAN
- FINAL EROSION CONTROL PLAN
- STORM SEWER PROFILES
- PAVING AND CONSTRUCTION DETAILS
- CONSTRUCTION DETAILS
- SITE AND GRADING RETAINING WALL DETAIL
- UTILITY DETAILS
- UTILITY DETAILS
- UTILITY DETAILS
- EROSION CONTROL DETAILS
- POST DEVELOPED DRAINAGE AREA MAP
- LANDSCAPE/TREE PLAN
- LANDSCAPE DETAILS
- PHOTOMETRICS

**NOTES:**

- GENERAL CONTRACTORS ARE TO PROVIDE UNION ELECTRICAL BIDS FROM THE LOCAL IBEW ELECTRICIANS. ALSO THE BID AMOUNT SHALL BE NOTED ON THE QUALIFICATION STATEMENT THAT THE ELECTRICAL BID IS FROM THIS UNION. ELECTRICAL BIDS FROM THE LOCAL 57 GROUP WILL NOT BE ACCEPTED AND IF SUBMITTED WILL CAUSE DISQUALIFICATION OF ENTIRE BID.
- THE GC IS TO BE AWARE THAT THE TOTAL CONSTRUCTION SCHEDULE WILL ONLY BE 15 WEEKS FROM START TO TURNOVER. GC TO INCLUDE IN BID THE COSTS FOR THIS ACCELERATED SCHEDULE AND PROVIDE THIS COST AS A SEPARATE LINE ITEM AMOUNT IN THE SITE SECTION UNDER #02780 WHERE THERE IS A PROVISION IN THE CVS RESOURCE BID FORM TO ALLOW AN ADDITIONAL LINE ITEM TO BE ADDED. PLEASE TYPE IN THE FOLLOWING IN THIS LINE ITEM: ACCELERATED COST FOR A 15 WEEK CONSTRUCTION SCHEDULE AND THEN YOUR COST FOR THIS.
- GC TO BE AWARE THAT CONSTRUCTION SHALL START #100 DAYS AFTER BID DUE DATE. ALL PRICING SHALL REFLECT THIS WHEN SUBMITTING BID. THE CONSTRUCTION START DATE SHALL BE DETERMINED BY CVS/PHARMACY.

**Developer / Owner Information**  
 CEDARWOOD DEVELOPMENT, INC  
 1765 MERRIMAN ROAD  
 AKRON, OH 44313  
 CONTACT: RON DINARDO  
 OFFICE: (330)836-9971

**P+Z No. 26-11**  
**APPROVED 12.11**  
**City No.**  
**Sheet Number:**  
 1



LAND DESCRIPTION  
CROSS ACCESS EMBT SW CORNER OF SITE  
#511.0

EXISTING 4-WAY INTERSECTION  
#511.0

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF "THE PLAZA AT K & N" A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGES 145-146 OF THE ST. CHARLES COUNTY RECORDS, THENCE ALONG THE EAST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 70 AS RECORDED IN BOOK 1075 PAGE 601 OF SAID RECORDS, NORTH 90 DEGREES 20 MINUTES 47 SECONDS EAST 7.7 FEET TO THE ACTUAL POINT OF BEGINNING OF THE DESCRIPTION, THENCE CONTINUING ALONG THE EAST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 70, NORTH 0 DEGREES 30 MINUTES 47 SECONDS EAST 71.25 FEET TO A POINT, THENCE LEAVING SAID EAST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE 70 AND ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS NORTH 38 DEGREES 27 MINUTES 33 SECONDS EAST 50.00 FEET AND WHOSE CHORD BEARS NORTH 49 DEGREES 09 MINUTES 14 SECONDS EAST 30.00 FEET, AN ARC LENGTH DISTANCE OF 30.52 FEET TO A POINT, THENCE SOUTH 89 DEGREES 20 MINUTES 13 SECONDS WEST 34.48 FEET TO A POINT, THENCE SOUTH 89 DEGREES 20 MINUTES 13 SECONDS WEST 50.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 20 MINUTES 13 SECONDS WEST 20.00 FEET TO A POINT, THENCE NORTH 89 DEGREES 20 MINUTES 13 SECONDS WEST 31 SECONDS EAST 30 FEET AND WHOSE CHORD BEARS NORTH 66 DEGREES 38 MINUTES 31 SECONDS EAST 30 FEET, AN ARC LENGTH DISTANCE OF 3.38 FEET TO A POINT, THENCE ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 31 DEGREES 29 MINUTES 29 SECONDS WEST 60.00 FEET AND WHOSE CHORD BEARS SOUTH 46 DEGREES 50 MINUTES 00 SECONDS WEST 45.00 FEET, AN ARC LENGTH DISTANCE OF 43.72 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.22 SQUARE FEET

# AS-BUILTS

MO. STATE HWY. N  
18,823 (2010) A.D.T.

STATE PLANE COORDINATE DATA  
MISSOURI D.N.R. REFERENCE MARK - 56-56  
NORTHING - 321424.279 M  
EASTING - 233087.493  
MISSOURI EAST ZONE  
GRID FACTOR = 0.9999156  
COORDINATES GIVEN IN METERS

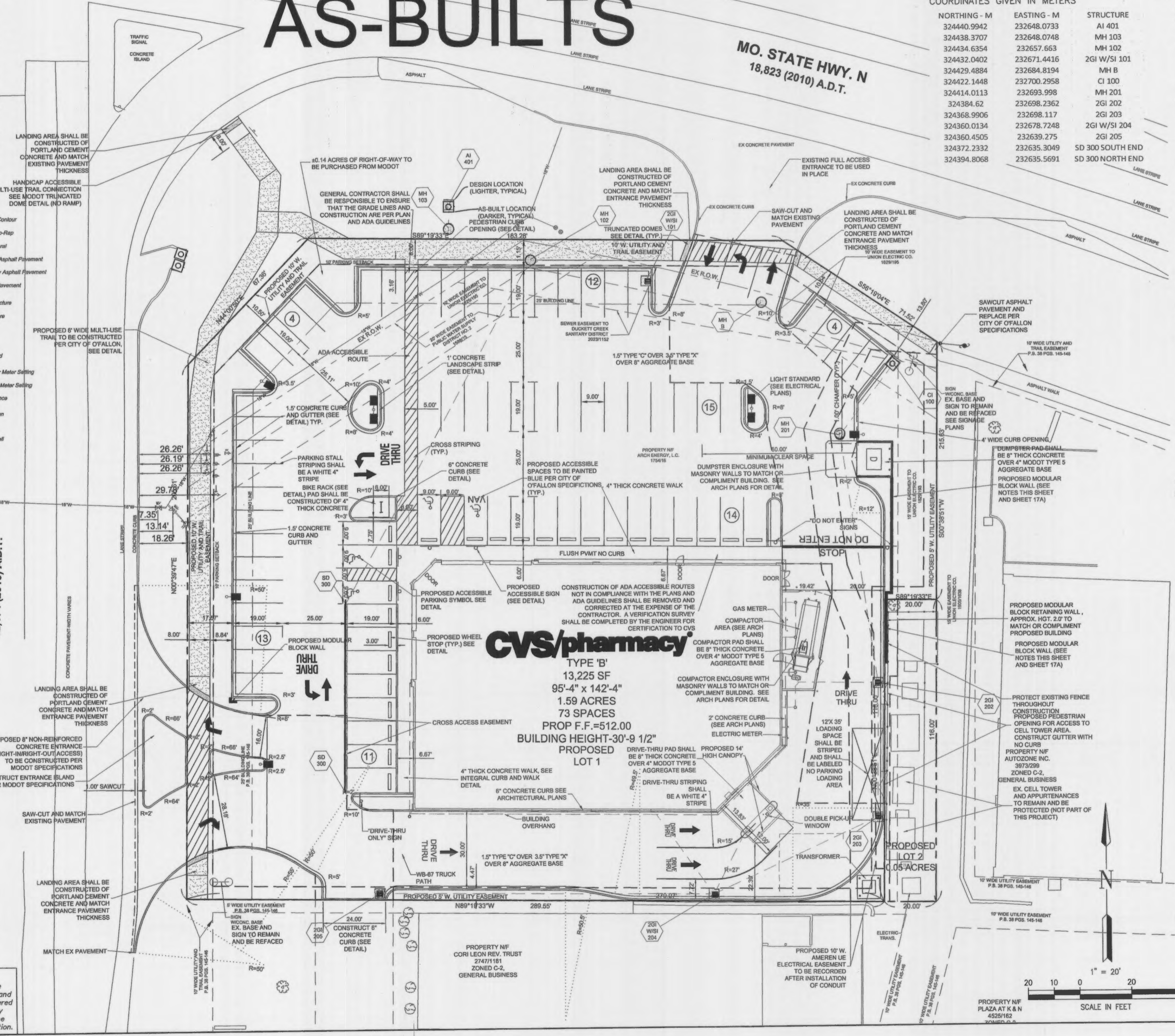
| NORTHING - M | EASTING - M | STRUCTURE        |
|--------------|-------------|------------------|
| 324440.9942  | 232648.0733 | AI 401           |
| 324438.3707  | 232648.0748 | MH 103           |
| 324434.6354  | 232657.663  | MH 102           |
| 324432.0402  | 232671.4416 | ZGI W/SI 101     |
| 324429.4884  | 232684.8194 | MH B             |
| 324422.1448  | 232700.2958 | CI 100           |
| 324414.0113  | 232693.998  | MH 201           |
| 324384.62    | 232698.2362 | ZGI 202          |
| 324368.9906  | 232698.117  | ZGI 203          |
| 324360.0134  | 232678.7248 | ZGI W/SI 204     |
| 324360.4505  | 232639.275  | ZGI 205          |
| 324372.2332  | 232635.3045 | SD 300 SOUTH END |
| 324394.8068  | 232635.5691 | SD 300 NORTH END |

- ### Legend
- Sanitary Sewer (Proposed)
  - Sanitary Sewer (Existing)
  - Storm Sewer (Proposed)
  - Storm Sewer (Existing)
  - Light Duty Asphalt Pavement
  - Heavy Duty Asphalt Pavement
  - Concrete Pavement
  - Existing water line
  - Gas
  - Hydrant
  - Cap
  - 18 Lot of Building Number
  - Existing Fence Line
  - Street Sign
  - Existing Contour
  - D.A.I. Double Area Inlet
  - Post Indicator Valve
  - Yard Light
  - Existing Tree
  - Proposed Contour
  - Grated Rip-Rap
  - End of Lateral
  - Light Duty Asphalt Pavement
  - Heavy Duty Asphalt Pavement
  - Concrete Pavement
  - Sanitary Structure
  - Storm Structure
  - Test Hole
  - Power Pole
  - Light Standard
  - Double Water Meter Sailing
  - Single Water Meter Sailing
  - Proposed Fence
  - Inlet Protection
  - Area Inlet
  - Monitoring Well

MO. STATE HWY. K  
42,174 (2010) A.D.T.

"Little MC" says  
CALL BEFORE YOU DIG!  
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.



- ### GENERAL NOTES
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND DETAILS.
  - ARCHITECTURAL TREATMENT TO BE PROVIDED TO ALL SIDES OF BUILDING.
  - ALL ROOF TOP UTILITIES SHALL BE SCREENED ON ALL SIDES FROM PUBLIC VIEW.
  - SITE LIGHTING SHALL BE IN COMPLIANCE WITH CITY OF OFALLON SPECIFICATIONS AND SHALL BE DOWNGRADE UNLESS DECORATIVE.
  - SOIL COMPACTION RESULTS SHALL BE PROVIDED UPON COMPLETION OF GRADING ACTIVITIES TO THE CITY OF OFALLON.
  - ALL FIRE HYDRANTS SHALL BE PAINTED PER CITY OFALLON FIRE PROTECTION DISTRICT SPECIFICATIONS.
  - TRASH ENCLOSURES TO BE SCREENED ON ALL FOUR SIDES.
  - ALL LAWN AND LANDSCAPE AREAS SHALL BE IRRIGATED.
  - IRRIGATION SYSTEM SHALL BE DESIGN BUILD, LOCATION UNKNOWN AT THIS TIME.
  - A "COMING SOON" SIGN SHALL BE PLACED ON THE PROPERTY PRIOR TO ISSUANCE OF THE BUILDING PERMIT.
  - SIDEWALKS SHALL BE CONSTRUCTED PER CITY OF OFALLON AND A.D.A. STANDARDS.
  - G.C. WILL BE RESPONSIBLE TO CONTACT THE LOCAL WATER, SANITARY, ELECTRIC, PHONE, CABLE, AND GAS COMPANIES FOR NEW SERVICE TO THE CVS. CONTACT, FILL OUT APPLICATIONS, SUBMIT FOR SERVICE, COORDINATES, PAY FEES, AND ACQUIRE PERMITS IF NEEDED. THIS IS ALL TO BE INCLUDED IN THE BID FOR THESE ITEMS. IN ADDITION BID SHALL INCLUDE ANY CONDUITS REQUIRED FOR THE INSTALLATION OF GAS LINE, PHONE, WATER, ELECTRIC AND CABLE REQUIRED BY THE LOCAL UTILITY COMPANIES.
  - G.C. WILL BE REQUIRED TO REPLACE ANY SOIL DAMAGED BY SIGN VENDOR AT NO CHARGE TO CVS AND TO COMPLETE SOO REPAIR PRIOR TO THE GRAND OPENING.
  - THE CVS SIGN VENDOR WILL REQUIRE A SITE STAGING AREA TO CONSTRUCT MONUMENT SIGNS AND INSTALL MASONRY BASES. THE SIGN VENDOR MAY HIRE THE G.C.'S MASON TO COMPLETE THIS WORK.
  - G.C. IS TO PROVIDE A FULL JOB SITE TRAILER AND PROJECT SUPERINTENDENT. CVS AND/OR DEVELOPER WILL HAVE THE RIGHT TO QUALIFY THE PROJECT SUPERINTENDENT AND HAVE THE ABILITY TO REMOVE THAT PERSON IF SO REQUIRED. THIS SUPERINTENDENT WILL BE REQUIRED TO REMAIN ON SITE FOR AN ADDITIONAL 45 DAYS AFTER THE G.C. HAS HANDED THE COMPLETED PROJECT TO CVS. THIS WILL SERVE AS A TIME TO CORRECT ANY LINGERING PUNCH LIST ITEMS.
  - THE G.C. WILL BE REQUIRED TO PULL THE BUILDING PERMIT FROM THE CITY PRIOR TO COMMENCING ANY WORK. THERE MAY BE SOME TIMES WHEN THE CITY WILL REQUIRE THAT ALL THE SUB CONTRACTORS BE KNOWN IN ORDER TO COMPLETE THE PERMIT APPLICATION. WHEN ASKED THE G.C. WILL PROVIDE A LIST TO THE DEVELOPER WITH COMPANY NAMES, ADDRESSES, PHONE/FAX NUMBERS, CONTACT NAMES AND STATE LICENSE NUMBERS.
  - MANDATORY SITE VISITS WILL BE REQUIRED BY CVS AND THE DEVELOPERS DURING THE COURSE OF CONSTRUCTION. G.C.'S WILL BE NOTIFIED PRIOR TO ANY SCHEDULED SITE VISITS. DON'T ROLL OUT AN UNANNOUNCED VISIT AT ANY TIME.
  - IT IS THE RESPONSIBILITY OF THE G.C. TO UNDERSTAND THE UNION INFLUENCE THAT EXISTS IN AREAS AROUND AND IN THE CITY OF THIS PROJECT LOCATION. THE G.C. MUST PROTECT THE CLIENTS INTEREST AT ALL TIMES WITH THIS SENSITIVE ISSUE.
  - THE G.C. TO FILE A "NOTICE OF COMMENCEMENT" AS REQUIRED BY THE LAWS GOVERNING THE STATE THAT THE PROJECT FALLS IN AND SUBMIT ALL PAPERWORK TO THE DEVELOPER.
  - THE G.C. WILL PROVIDE \$15,000 IN BID FOR REQUIRED QUALITY CONTROL TESTING I.E. FOUNDATIONS, MASONRY, STEEL, AND ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING DEPT. AND \$15,000 IN BID FOR REQUIRED QUALITY CONTROL TESTING OF SITE RELATED ITEMS.
  - THE G.C. IS TO CONTACT THE DEVELOPER AND THE ENGINEER WITHIN A 24 HOUR TIME TABLE WHEN A DISCREPANCY OCCURS BETWEEN BUILDING OR SITE CONSTRUCTION DOCUMENTS, GEO-TECHNICAL REPORTS, ETC. TO DISCUSS AND DETERMINE A SOLUTION.
  - SOO WITHIN RIGHT-OF-WAY SHALL BE INCLUDED IN THE LANDSCAPE CONTRACTORS BID.
  - G.C. TO PROVIDE NO PARKING SIGNAGE MOUNTED ON FRONT OF TRASH ENCLOSURE.
  - G.C. TO PROVIDE A NEW MAILBOX FOR THIS SITE. G.C. TO INCLUDE IN BID \$2,500 FOR THE CONSTRUCTION AND COORDINATION WITH THE US POSTAL SERVICE AND THE CVS PROJECT MANAGER FOR THE LOCATION, TYPE AND COLOR OF MAILBOX.
  - A COPY OF APPROVAL FOR ALL WORK COMPLETED IN MOODT RIGHT OF WAY PRIOR TO FINAL INSPECTION APPROVAL FROM THE CITY OF OFALLON IS REQUIRED.

THE CONTRACTOR SHALL REFERENCE ALL DETAIL SHEETS TO CALLOUTS REFERRING TO "SEE DETAIL" (SHEET 16-20, LS-2)

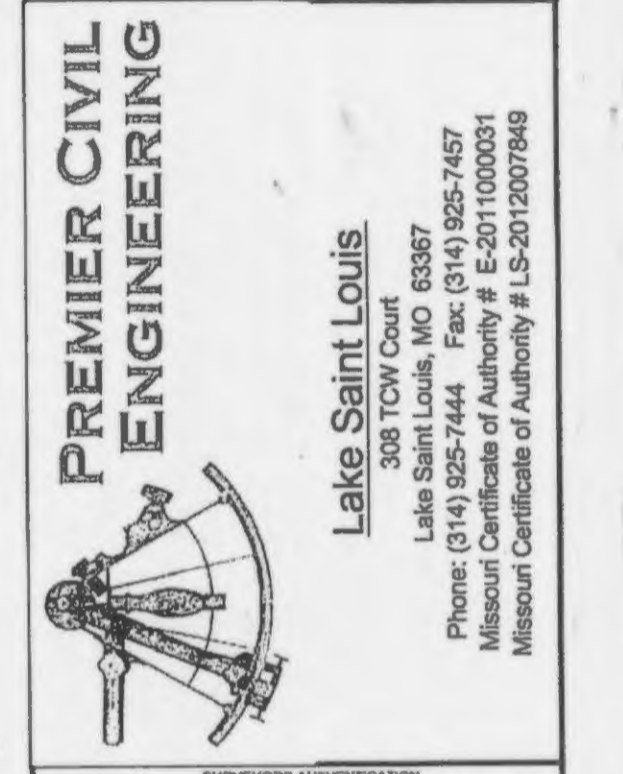
Parking Calculations:  
Parking required:  
1 space per 250 sq. ft. of Floor Area  
13,225 sq. ft./250 = 53 spaces  
Parking Required = 53 spaces  
Parking provided:  
Total Parking Spaces = 73 spaces (includes 4 Accessible Spaces)  
Accessible Spaces Required:  
Section 400.485 requires 3 Accessible Spaces for 51-75 parking spaces  
Accessible Spaces Provided:  
3 Accessible and 1 Van Accessible Space  
Loading Spaces Required:  
1 Loading Space required for Buildings over 5,000 sq. ft. but do not exceed 25,000 sq. ft.  
Loading Spaces Provided: 1-12'x35' Loading Space  
Bicycle Spaces Required:  
1 Rack Space for every 15 required parking spaces  
53 parking spaces required/15 = 4 Rack Spaces required  
Bicycle Spaces Provided: 5 Rack Spaces

| SITE DATA               |   |
|-------------------------|---|
| SITE AREA               | TOTAL SITE AREA= 1.84 AC.                       |
| PERVIOUS AREA           | 0.36 ACES CVS ONLY                              |
| IMPERVIOUS AREA         | 1.26 ACES (78%)                                 |
| MAXIMUM IMPERVIOUS AREA | 100%  |
| BUILDING AREA           | 13,225 SF                                       |
| BUILDING DENSITY        | 13,225 S.F. (BLDG) / 71,438 S.F. (LOT) = 18.51% |

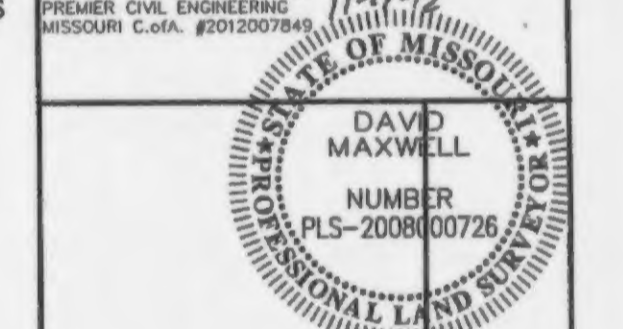
- ### PAVEMENT NOTES
- THE CONTRACTOR SHALL BID ASPHALT PAVEMENT AND THE CONCRETE PAVEMENT. THE DEVELOPER SHALL NOTIFY THE CONTRACTOR WHICH PAVEMENT SHALL BE INSTALLED WHEN BIDS ARE RECEIVED.
  - ASPHALT PAVEMENT THICKNESS SHALL BE AS FOLLOWS:  
1.5" TYPE "C" SURFACE COURSE  
3.5" TYPE "X" BINDER COURSE  
8" BASE ROCK (SEE DETAIL)
  - CONCRETE PAVEMENT THICKNESS SHALL BE AS FOLLOWS:  
6" PORTLAND CEMENT CONCRETE  
4" BASE ROCK (SEE DETAIL)
  - THE CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION



PROJECT TITLE  
NORTHERN 13,225-LEFT  
CHAMFER DRIVE-THRU  
STORE NUMBER: 6477  
PROJECT TYPE NEW CONSTRUCTION  
DEAL TYPE FEE FOR SERVICE  
CS PROJECT NUMBER: 57110



DAVID MAXWELL  
PREMIER CIVIL ENGINEERING  
MISSOURI Lic. # 20120378



Developer / Owner Information  
CEDARWOOD DEVELOPMENT, INC.  
1785 MERRIMAN ROAD  
AKRON, OH 44313  
CONTACT: RON DINARDO  
OFFICE: (330) 836-9971

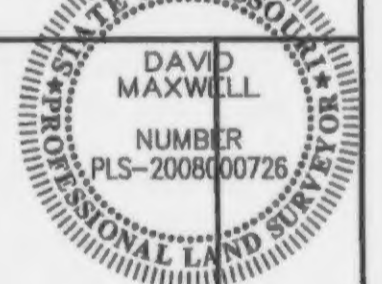
Site Plan  
P+Z No. 26-11  
APPROVED 12.11  
City No.  
Sheet Number:  
9





**SURVEYOR'S AFFIRMATION**  
I, DAVID W. MAXWELL, CERTIFY THAT THESE AS-BUILT DRAWINGS INDICATE THE ACTUAL LOCATIONS, LENGTHS, SIZES, TYPE AND CLASS OF PIPE, FLOWLINES, DEPTHS, STRUCTURES, AND LOCATIONS, AS APPROPRIATE, AND THAT THE PUBLIC SEWERS HAVE BEEN CONSTRUCTED WITHIN EXISTING OR PROPOSED EASEMENTS AS SHOWN ON THE SUBDIVISION PLAT WITH THE EXCEPTION OF THE FOLLOWING:  
AS OF 1-29-12, I CERTIFY THAT THESE AS-BUILT DRAWINGS INDICATE THE ACTUAL LOCATIONS, LENGTHS, SIZES, TYPE AND CLASS OF PIPE, FLOWLINES, DEPTHS, STRUCTURES, AND LOCATIONS, AS APPROPRIATE, AND THAT THE PUBLIC SEWERS HAVE BEEN CONSTRUCTED WITHIN EXISTING OR PROPOSED EASEMENTS AS SHOWN ON THE SUBDIVISION PLAT WITH THE EXCEPTION OF THE FOLLOWING:

DAVID W. MAXWELL  
MISSOURI P.L.S. #200800726  
PREMIER CIVIL ENGINEERING  
MISSOURI C.E.# 2012007849



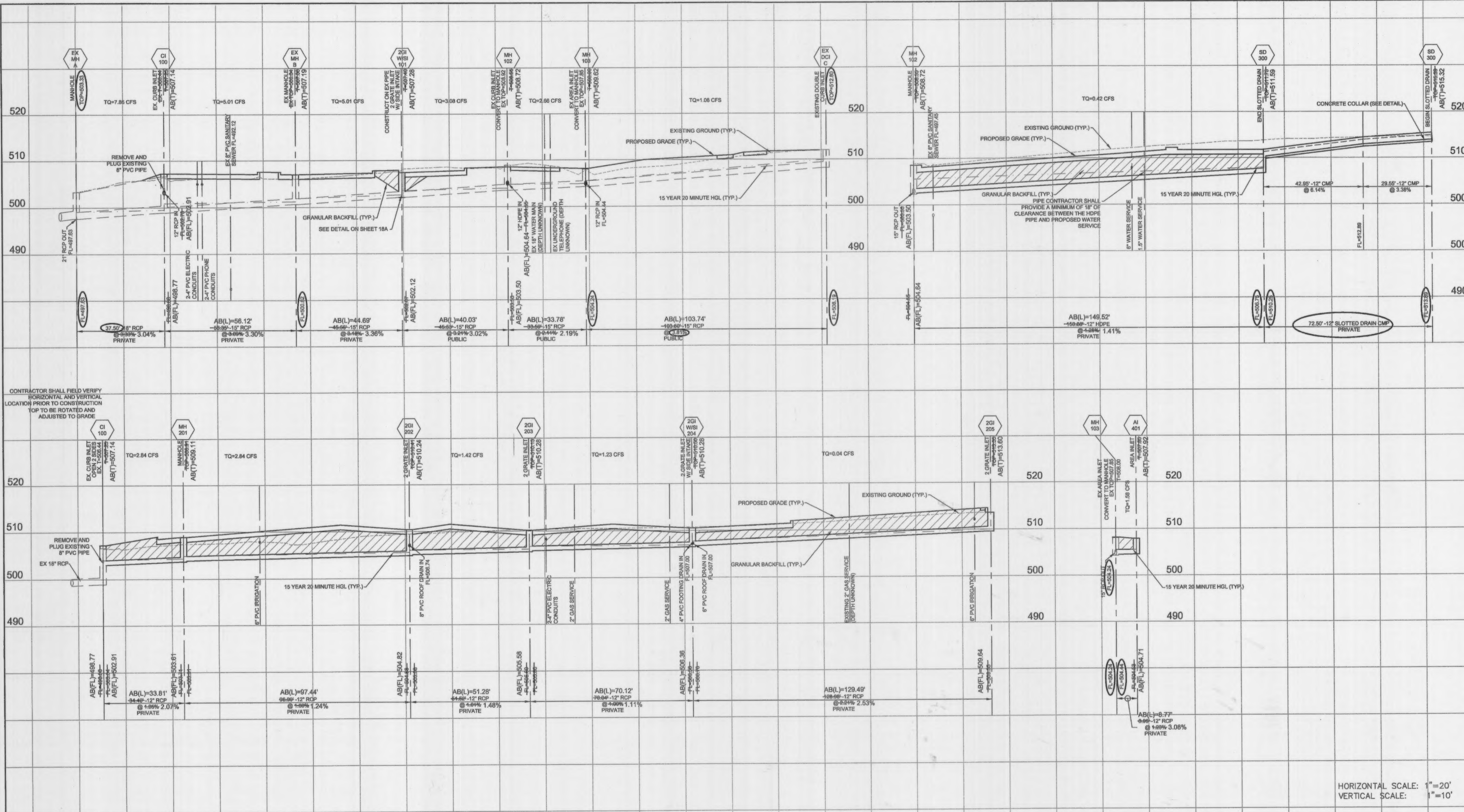
**Developer / Owner Information**  
CEDARWOOD DEVELOPMENT, INC.  
1765 MERRIMAN ROAD  
AKRON, OH 44313  
CONTACT: RON DINARDO  
OFFICE: (330) 836-9971

**Storm Sewer Profiles**

P+Z No. 26-11  
APPROVED 12.11  
City No.

Sheet Number:

15



CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION TOP TO BE ROTATED AND ADJUSTED TO GRADE



**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.

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.

THE REMOVAL AND REPLACEMENT OF STRUCTURES MAY BE REQUIRED UPON INSPECTION OF THE EXISTING STRUCTURES AND A DETERMINATION BY THE CITY OF FALLON INSPECTOR.

- STORM SEWER PROFILE NOTES**
- AI..... DENOTES AREA INLET (OPEN 4 SIDES UNLESS NOTED OTHERWISE)  
DAI..... DENOTES DOUBLE AREA INLET (OPEN 6 SIDES UNLESS NOTED OTHERWISE.)  
MH..... DENOTES MANHOLE  
2GI..... DENOTES 2 GRATE INLET  
4GI..... DENOTES 4 GRATE INLET  
2GIWSI..... DENOTES 2 GRATE INLET WITH SIDE INTAKE. (ELEVATION OF INLET TOP IS TO THE TOP OF GRATE. ADD 0.67' FOR TOP OF SIDE INTAKE.)  
EP..... DENOTES END OF PIPE  
FE..... DENOTES FLARED END SECTION  
IMH..... DENOTES INTERCEPTOR MANHOLE  
TD..... DENOTES TRENCH DRAIN
  - ALL DIMENSIONS ARE TO THE CENTERLINE OF STRUCTURE, TO THE END OF FLARED END SECTION OR TO THE END OF PIPE AT EPS.

**AS-BUILTS**