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* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:
 OCTOBER 1 THROUGH MAY 31
 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY
 JUNE 1 THROUGH SEPTEMBER 30
 6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY
 7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

* THE AREA OF THIS PHASE OF DEVELOPMENT IS 1.88 ACRES. THE AREA OF LAND DISTURBANCE IS 2.21 ACRES. NUMBER OF PROPOSED LOTS IS 1. BUILDING SETBACK INFORMATION - FRONT 25'

* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 240 BASED ON 12 EMPLOYEES PER DAY X 20 GPD PER EMPLOYEE.

* PARKING CALCULATIONS:
 PARKING REQUIRED:
 1 SPACE PER 250 SQ. FT. OF FLOOR AREA
 13,225 SQ. FT./250 = 52.9 X 1 = 53 SPACES
 TOTAL 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

Conditions of Approval From Planning and Zoning

- A BOUNDARY LINE ADJUSTMENT PLAT SHOWING THE VACATION OF THE LOT LINE BETWEEN THE GOODWILL LOT AND THE SHELL LOT AND THE VACATION OF ANY EASEMENTS OR CROSS ACCESS AFFECTED BY THE LOT CONSOLIDATION SHALL BE SUBMITTED PRIOR TO CONSTRUCTION PLAN APPROVAL.
- A LARGER RIGHT-IN/RIGHT-OUT SHALL BE CONSTRUCTED TO PREVENT LEFT TURNS ON VETERAN'S MEMORIAL PARKWAY. A CROSS WALK SHALL ALSO BE PROVIDED AT THE RIGHT-IN/RIGHT-OUT.
- THE LOCATION OF THE PEDESTRIAN CROSSING PROPOSED AT THE NORTHEAST CORNER SHALL BE DISCUSSED WITH STAFF AND A FINAL LOCATION AGREED UPON DURING THE CONSTRUCTION PLAN PHASE.
- THE CONSTRUCTION SITE PLANS SHALL ADDRESS THE MUNICIPAL CODE REQUIREMENTS LISTED ABOVE.

ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND

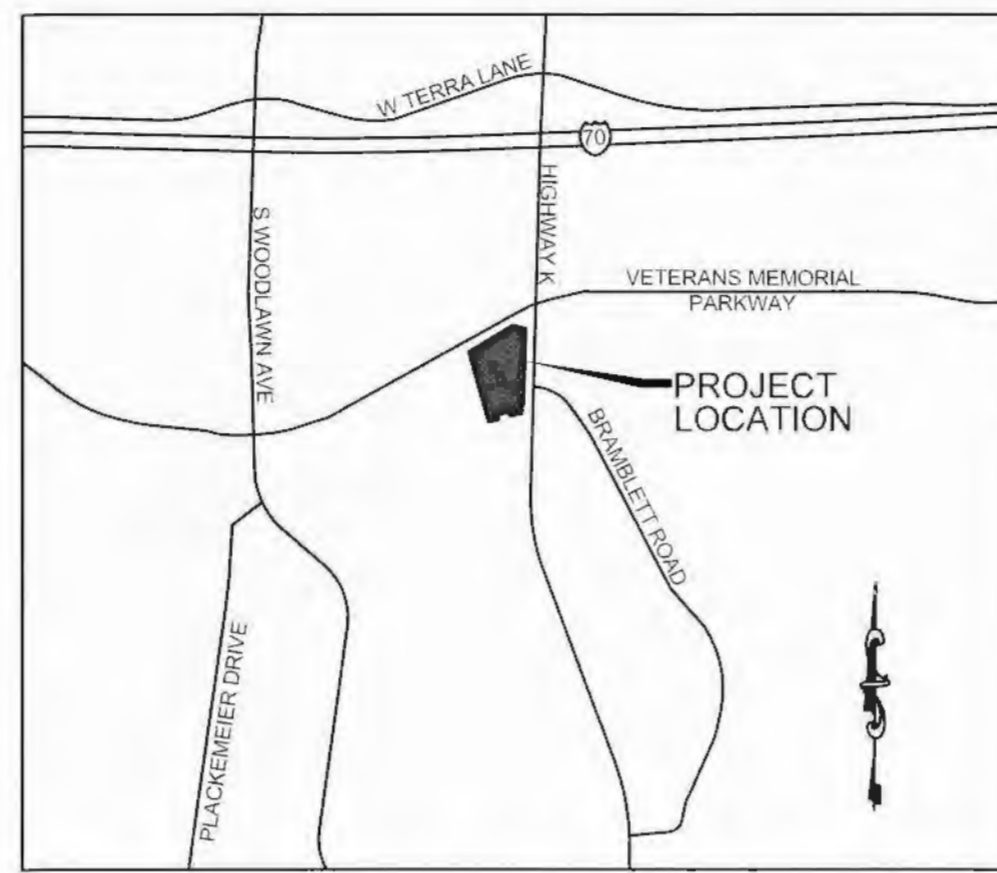
CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

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.

A SET OF CONSTRUCTION PLANS FOR CVS/pharmacy

CS#52332 STORE#10134
 801 HIGHWAY K O'FALLON, MO 63366
 ST. CHARLES COUNTY ID# 2-057D-6477-00-0003, 2-057D-6477-00-0002



Locator Map

Legal Description

A TRACT OF LAND BEING ALL OF LOTS 2 AND 3 OF K'S CROSSING AS RECORDED IN PLAT BOOK 29, PAGE 6 OF THE ST. CHARLES COUNTY RECORDERS OFFICE, SITUATED IN THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 29 TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

Land Description

LOTS 2 AND 3 OF K'S CROSSING - AS SURVEYED

A TRACT OF LAND BEING ALL OF LOTS 2 AND 3 OF K'S CROSSING AS RECORDED IN PLAT BOOK 29, PAGE 6 OF THE ST. CHARLES COUNTY RECORDERS OFFICE, SITUATED IN THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 29, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF VETERAN'S MEMORIAL PARKWAY, A PUBLIC RIGHT OF WAY OF VARIABLE WIDTH, AND THE WEST LINE OF LOT 3 OF SAID K'S CROSSING, SAID POINT ALSO BEING ON THE SOUTH LINE OF A 10 FOOT WIDE STRIP SHOWN DEDICATED TO THE CITY OF O'FALLON ON THE PLAT OF K'S CROSSING RECORDED IN PLAT BOOK 29, PAGE 6 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF VETERAN'S MEMORIAL PARKWAY NORTH 61 DEGREES 16 MINUTES 13 SECONDS EAST A DISTANCE OF 239.12 FEET TO A POINT; THENCE SOUTH 72 DEGREES 19 MINUTES 30 SECONDS EAST A DISTANCE OF 58.51 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID LOT 3 OF K'S CROSSING, SAID POINT ALSO BEING IN THE WEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY K, A PUBLIC RIGHT OF WAY OF VARIABLE WIDTH, THENCE ALONG THE EAST LINE OF SAID LOT 3 AND ITS CONTINUATION AND THE WEST RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY K SOUTH 03 DEGREES 55 MINUTES 23 SECONDS WEST, A DISTANCE OF 180.42 FEET TO A POINT BEING 21.42 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 2 OF AFORESAID K'S CROSSING, THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 2 AND THE WEST RIGHT OF WAY LINE OF SAID MISSOURI STATE HIGHWAY K THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 04 DEGREES 50 MINUTES 28 SECONDS WEST, A DISTANCE OF 175.19 FEET TO A POINT; THENCE NORTH 87 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 6.95 FEET TO A POINT; THENCE SOUTH 02 DEGREES 12 MINUTES 26 SECONDS WEST, A DISTANCE OF 38.50 FEET TO A POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE LEAVING SAID WEST RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY K AND CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2 THE FOLLOWING BEARINGS AND DISTANCES: NORTH 87 DEGREES 47 MINUTES 36 SECONDS WEST, A DISTANCE OF 5.54 FEET TO A POINT; THENCE SOUTH 77 DEGREES 01 MINUTE 28 SECONDS WEST, A DISTANCE OF 48.29 FEET TO A POINT; THENCE NORTH 12 DEGREES 58 MINUTES 32 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 77 DEGREES 01 MINUTE 28 SECONDS WEST, A DISTANCE OF 56.00 FEET TO A POINT; THENCE SOUTH 12 DEGREES 58 MINUTES 32 SECONDS EAST, 20.00 FEET TO A POINT; THENCE SOUTH 77 DEGREES 01 MINUTE 28 SECONDS WEST, A DISTANCE OF 18.00 FEET TO A POINT; THENCE SOUTH 06 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 30.08 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOTS 2 AND 3 OF K'S CROSSING NORTH 12 DEGREES 58 MINUTES 32 SECONDS WEST A DISTANCE OF 336.06 FEET TO THE POINT OF BEGINNING AND CONTAINING 81,955 SQUARE FEET OR 1.881 ACRES MORE OR LESS.

Legend

- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- Water Line & Existing
- Existing water line
- Tee & Valve
- Hydrant
- Cap
- 18 Lot or Building Number
- Existing Fence Line
- Existing Tree Line
- Street Sign
- Yard 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
- D.A.I. Double Area Inlet
- Post Indicator Valve

SURVEYORS AUTHENTICATION
 THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLATS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.
 ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS AS FOLLOWS:
 AS OF DECEMBER 2014, I CERTIFY THAT THESE "AS-BUILT" DRAWINGS INDICATE THE ACTUAL LOCATIONS, LENGTHS, SIZES, TYPE AND CLASS OF PIPE, FLOWLINES, DEPTHS, STRUCTURES, WYE LOCATIONS, AS APPROPRIATE, AND THAT THE PUBLIC SEWERS HAVE BEEN CONSTRUCTED WITHIN EXISTING OR PROPOSED EASEMENTS AS SHOWN ON THE SUBMISSION PLAT WITH THE EXCEPTION OF THE FOLLOWING:
 DAVID MAXWELL
 MISSOURI P.L.S. #2008000726
 PREMIER CIVIL ENGINEERING
 MISSOURI C.O.E.# 2012007849

Project Directory

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

DEVELOPER
 T.M. CROWLEY & ASSOCIATES
 501 PENNSYLVANIA PARKWAY, SUITE 160
 INDIANAPOLIS, IN 46280
 (317) 819-0116
 CONTACT: MR. CRAIG FORGEY

ARCHITECT
 NORR, LLC
 719 GRISWOLD STREET
 DETROIT, MI 48226
 (313) 324-3100
 CONTACT: MR. JOHN POLSINELLI

CIVIL ENGINEER
 PREMIER CIVIL ENGINEERING, LLC
 308 TCW COURT
 LAKE SAINT LOUIS, MO 63367
 (314) 925-7452
 CONTACT: MR. MATT FOGARTY

SURVEYOR
 PREMIER CIVIL ENGINEERING, LLC
 308 TCW COURT
 LAKE SAINT LOUIS, MO 63367
 (314) 925-7456
 CONTACT: MR. DAVID MAXWELL

MUNICIPALITY
 CITY OF O'FALLON
 1151 CENTURY TEL DR.
 WENTZVILLE, MO 63385
 636-332-7030
 CONTACT: MR. DAVID WOODS,
 DIRECTOR OF PLANNING DEPT

GEOTECHNICAL/ENVIRONMENTAL ENGINEER
 TERRACON
 11600 LILBURN PARK ROAD
 ST. LOUIS, MO 63146
 (314) 692-8811
 CONTACT: MR. CHAWN STICH

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
 636-281-2858

Water
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO 63366
 636-379-3808

Storm Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO 63366
 636-379-3808

Ameren UE
 200 Callahan Road
 Wentzville, MO 63385
 636-639-8306

Gas
 Laclede Gas Company
 1999 Trade Center Drive East
 St. Peters, MO 63376
 314-575-9090

Telephone
 CenturyLink
 1151 Century Tel Dr.
 Wentzville, MO 63385
 636-332-7030

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

Benchmark

MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY REFERENCE SYSTEM: LAND SURVEY STATION: F 149 - ELEVATION = 165.447 (METERS) OR 542.60 (US FEET). STATION DESCRIPTION: LOCATED IN THE CITY OF O'FALLON, MO. APPROXIMATELY 12 MILES WEST OF THE CITY OF SAINT CHARLES AND 7.5 MI EAST OF WENTZVILLE AND IN FRONT OF THE CITY OF O'FALLON MUNICIPAL CENTER. OWNERSHIP - CITY OF O'FALLON TO REACH THE STATION FROM THE INTERSECTION OF THE I-70 BRIDGE OVER CR-KSR-M (MAIN STREET), GO NORTH 0.6 MI ON MAIN STREET TO THE STATION ON THE RIGHT AT THE SOUTHEAST CORNER OF THE ENTRANCE TO THE CITY OF O'FALLON MUNICIPAL BUILDING. THE STATION IS A STANDARD CGS DISK STAMPED "F 149 1935" AND SET IN A 4-INCH SQUARE CONCRETE MONUMENT PROJECTING 3 INCHES ABOVE THE GROUND. THE STATION IS 78.4 FEET SOUTH OF THE BRICK CITY OF O'FALLON MUNICIPAL BUILDING ENTRANCE SIGN, 61.2 FEET SOUTHWEST OF A STOP SIGN, 45.0 FEET NORTH OF THE NORTH RAIL OF THE WABASH RAILROAD TRACKS, 28.6 FEET SOUTHWEST OF A LIGHT STANDARD, AND 25.7 FEET NORTHEAST OF A LIGHT STANDARD.

AS-BUILTS

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

PCE PROJECT NO. 094201

REVISIONS:			
NO.	DESCRIPTION	INITIALS:	DATE:
1	SHEETS 2, 4, 7, 8, 12, 14-18, AND LS-1 PER CITY OF O'FALLON COMMENTS	D.L.S.	2-11-2014
2	SHEETS 1, 7, 9, 10, 12, 14, 17, 20 & 23 PER CITY OF O'FALLON, MODOT, AMEREN UE AND LACLEDE GAS COMMENTS	D.L.S.	3-5-2014
3	SHEETS 1, 7, 9, & 10 PER CITY OF O'FALLON, AMEREN UE AND DEVELOPER COMMENTS	D.L.S.	7-17-2014

CITY OF O'FALLON STANDARD COMMERCIAL NOTES AND DETAILS - JUNE 2010

1-800-DIG-FITE
 CALL BEFORE YOU DIG!
 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.

CVS pharmacy
 PROJECT TITLE: NORTHERN 13,225-LEFT CHAMFER DRIVE-THRU
 STORE NUMBER: 10134
 SVC: VETERAN'S MEMORIAL PARKWAY & HWY. K O'FALLON, MO
 PROJECT TYPE: NEW CONSTRUCTION
 DEAL TYPE: Fee for Service/Land/Type B
 CS PROJECT NUMBER: 52332

NORR
 ARCHITECTS ENGINEERS PLANNERS
 719 Griswold Street
 Suite 1000
 Detroit, MI 48226
 (313) 324-3100

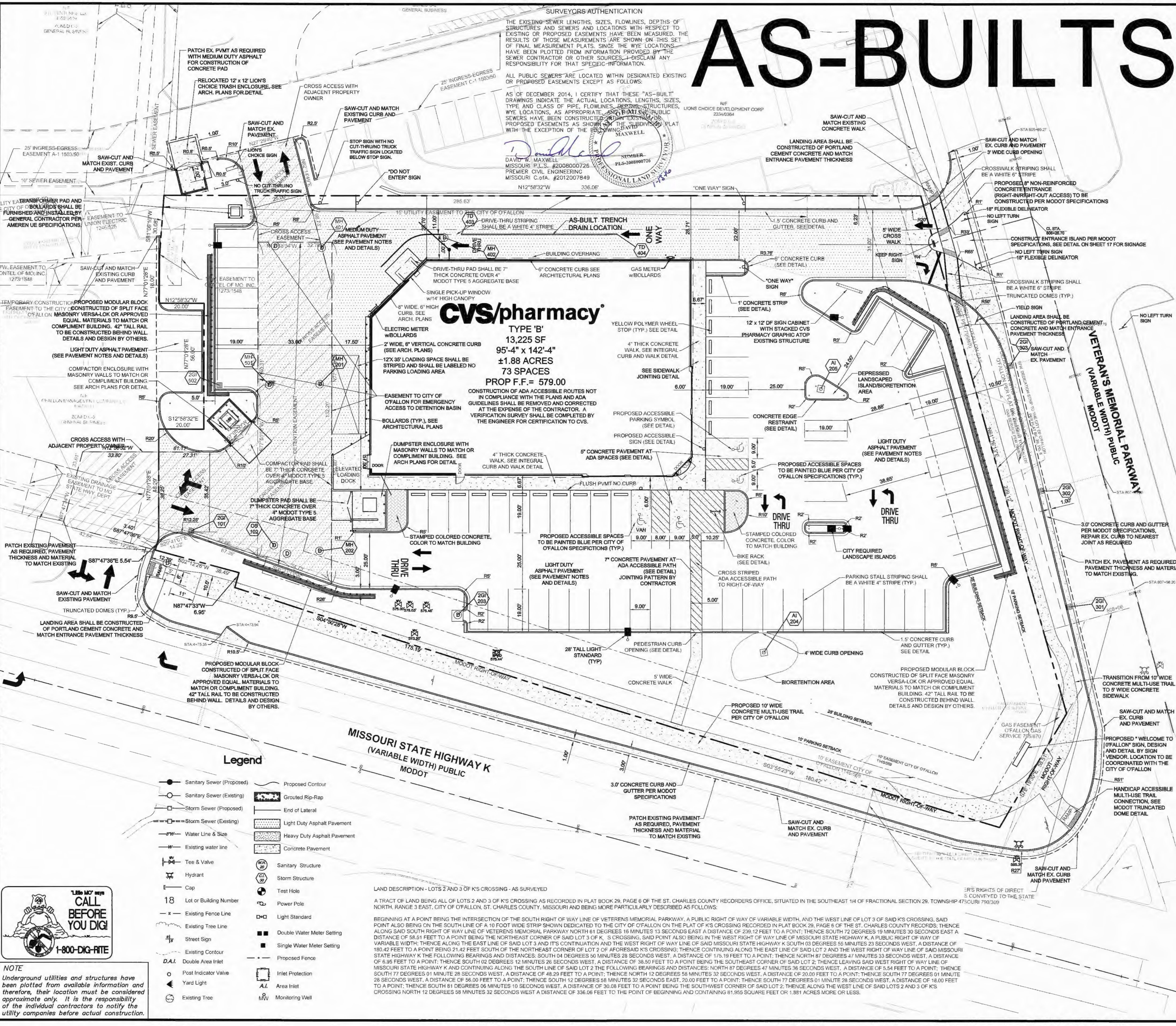
PREMIER CIVIL ENGINEERING
 308 TCW Court
 Lake Saint Louis, MO 63367
 Phone: (314) 925-7454
 Missouri Certificate of Authority # E-2011000031
 Missouri Certificate of Authority # LS-2012007849

ENGINEERS AUTHENTICATION
 I, DAVID MAXWELL, MISSOURI PROFESSIONAL LAND SURVEYOR, LICENSE NO. 2008000726, CERTIFY THAT THESE AS-BUILT DRAWINGS INDICATE THE ACTUAL LOCATIONS, LENGTHS, SIZES, TYPE AND CLASS OF PIPE, FLOWLINES, DEPTHS, STRUCTURES, WYE LOCATIONS, AS APPROPRIATE, AND THAT THE PUBLIC SEWERS HAVE BEEN CONSTRUCTED WITHIN EXISTING OR PROPOSED EASEMENTS AS SHOWN ON THE SUBMISSION PLAT WITH THE EXCEPTION OF THE FOLLOWING:

Developer / Owner Information
T.M. CROWLEY & ASSOCIATES
 City of O'Fallon Cover Sheet

P+Z No. 20-13
 APPROVED 9-5-13
 City No.
 Sheet Number: 1
 PCE PROJECT NO. 094201

AS-BUILT



- ### GENERAL NOTES
- Present Zoning: C-2, General Business
 - Proposed Use: CVS Pharmacy with Single Drive-Thru, Liquor Sales, Minute Clinic and Retail Sales
 - Area of Tract: 1.88 Acres
 - Project is Served By:
 - A. O'Fallon Fire Protection District-636-272-3493
 - B. Lakeside Gas Company-314-342-0694
 - C. Century Link-636-949-1331
 - D. Public Water Supply District #2-636-561-3737
 - E. AmerenUE-636-327-6203
 - F. City of O'Fallon Sanitary Sewer-636-281-2858
 - G. City of O'Fallon Storm Sewer-636-281-2858
 - Electric service shall be located underground.
 - Sanitary and storm sewers shall be designed per City of O'Fallon specifications.
 - Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
 - Grading and drainage shall be per City of O'Fallon specifications.
 - Site shall comply with ADA accessible regulations.
 - No slope shall be greater than 3:1 unless supported by a geotechnical report.
 - Lighting shall be installed so as not to cast light directly on public right-of-way or adjoining property.
 - Sidewalks along accessible route shall not have a slope exceeding 1:20. Slopes greater than 1:20 must be designed as a ramp.
 - Sidewalks, curb ramps, ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage. If any conflict occurs between the ADAAG guidelines and the information on the plans, the ADAAG guidelines shall take precedence and the contractor shall notify the project engineer prior to any construction.
 - All dimensions are to face of curb or building unless noted otherwise.
 - Parking Calculations:
 - Parking required:
 - 1 space per 250 sq. ft. of Floor Area
 - 13,225 sq. ft./250 = 53 spaces
 - Total 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
 - Onsite structures are to be demolished unless noted otherwise on the plans.
 - All paving to be in accordance with St. Charles County Standards and Specifications except as modified by the City of O'Fallon ordinances.
 - A Land Disturbance permit will be required from the Department of Natural Resources prior to construction plan approval.
 - Setback Requirements:
 - Front Yard - 25' Minimum
 - Side Yard - None required
 - Rear Yard - None required
 - All rooftop units shall be screened in accordance with the City of O'Fallon Code of Ordinances.
 - A Boundary Line Adjustment Plat shall be submitted to the City of O'Fallon to combine the two lots. Any existing easements or cross access easements that may be affected by the plat shall be vacated.
 - Detention shall be provided in underground system, detention shall be provided for the 100 year, 20 minute storm.
 - An easement shall be provided to the City of O'Fallon for emergency access to detention basin.
 - All lawn and landscape areas shall be irrigated. Irrigation system shall be design build, location unknown at this time.
 - All proposed signs shall be reviewed and approved under a separate permit process.
 - All roadway and traffic control signage shall be furnished by the contractor.
 - All utilities constructed within MoDOT right-of-way will require a separate permit from MoDOT. Contact is David Brunjes, 314-565-6715, david.brunjes@modot.mo.gov.

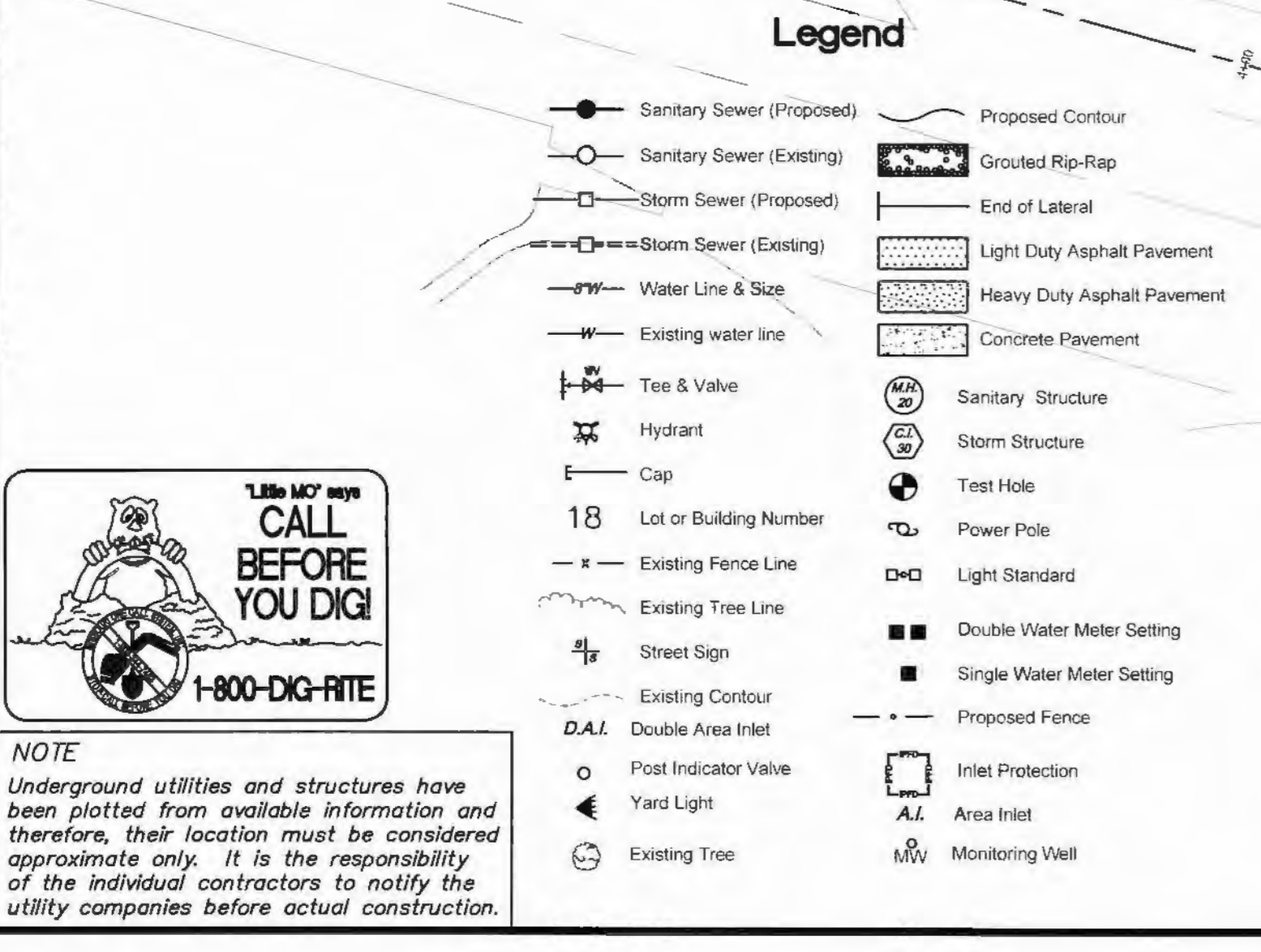
THE CONTRACTOR SHALL REFERENCE ALL DETAIL SHEETS TO CALLOUTS REFERRING TO "SEE DETAIL"

SITE DATA	
SITE AREA	TOTAL SITE AREA= 1.88 AC
PERVIOUS AREA	0.51 ACRES CVS ONLY
IMPERVIOUS AREA	1.37 ACRES (78%)
MAXIMUM IMPERVIOUS AREA	100%
BUILDING AREA	13,225 SF
BUILDING DENSITY	13,225 S.F./ (BLDG) = 16.1% 81,955 S.F. (LOT)

- ### PAVEMENT NOTES
- ASPHALT PAVEMENT THICKNESS SHALL BE AS FOLLOWS:

LIGHT DUTY	
1.5" TYPE "C" SURFACE COURSE	
1.5" TYPE "X" BINDER COURSE	
7.0" BASE ROCK	
MEDIUM DUTY	
2.0" TYPE "C" SURFACE COURSE	
2.5" TYPE "X" BINDER COURSE	
9" BASE ROCK	
 - CONCRETE PAVEMENT THICKNESS SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE ON PLAN)

7" PORTLAND CEMENT CONCRETE	
4" BASE ROCK	
 - CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION.



1-800-455-3877
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.

CVS pharmacy

111 NORTHERN RD, 225-LEFT
CHAMFER DRIVE-THRU
STORE NUMBER: 10134

SVC VETERAN'S MEMORIAL PARKWAY & HWY. K
O'FALLON, IL
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: Fee for Service/Land/Type B

CS PROJECT NUMBER: 52332

NORR

ARCHITECTS ENGINEERS PLANNERS
719 Griswold Street
Suite 1000
Detroit, MI 48226
(313) 324-1113

PREMIER CIVIL ENGINEERING

308 TCM Court
Lake Saint Louis, MO 63367
Phone: (314) 925-7444 Fax: (314) 925-7457
Missouri Certificate of Authority # E-2011000031
Missouri Certificate of Authority # LS-2012007549

STEVE MARJON P.E.
ENGINEER
PROFESSIONAL SEAL

Developer / Owner Information

T.M. CROWLEY & ASSOCIATES

Site Plan

P+Z No. 20-13
APPROVED 9-5-13
City No.

Sheet Number:
7

PCE PROJECT NO. 094201

AS-BUILTS

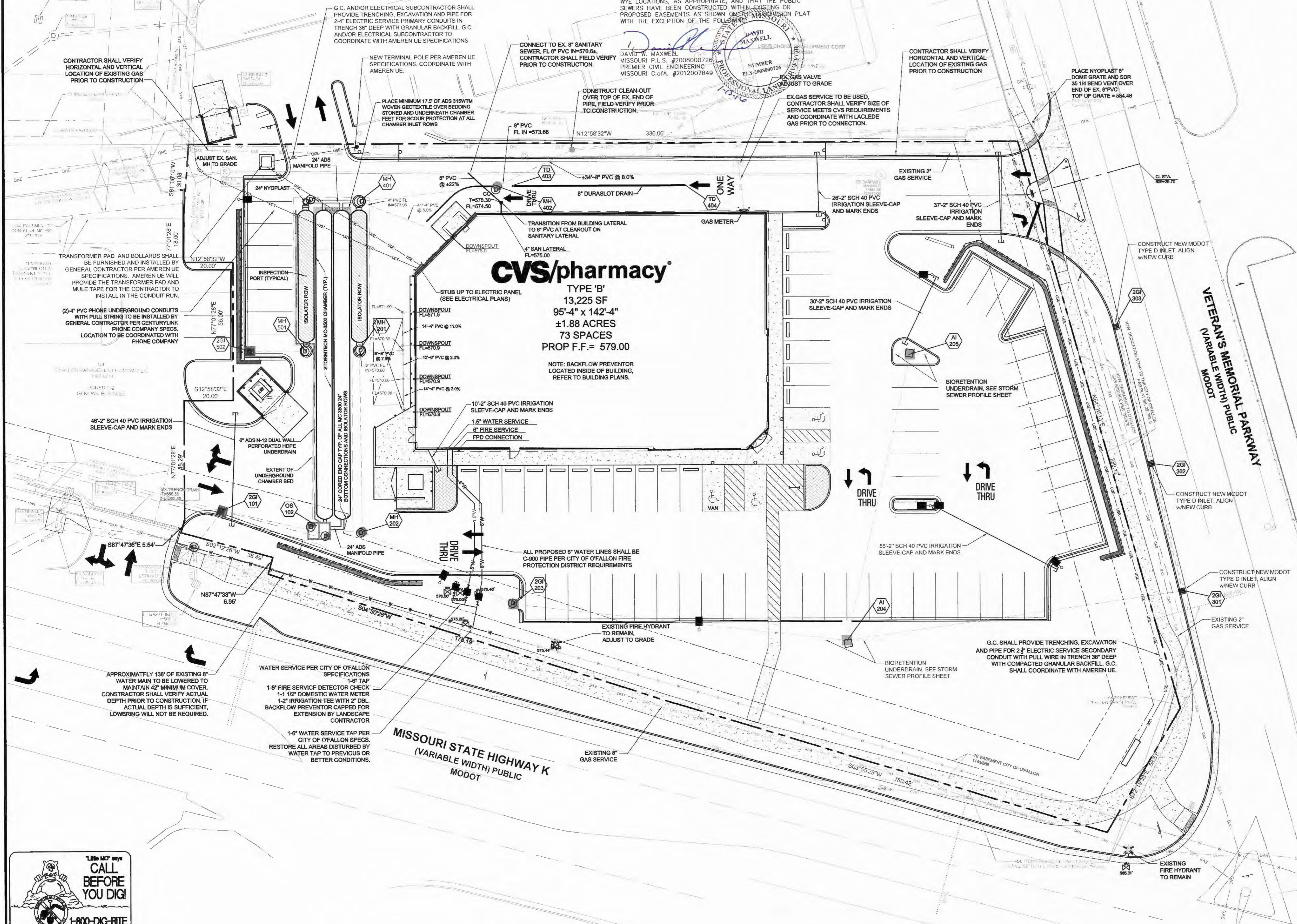
SURVEYORS AUTHENTICATION

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ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

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DAVID W. MAXWELL
MISSOURI P.L.S. #2008000726
PREMIER CIVIL ENGINEERING
MISSOURI C.O.A. #2012007849

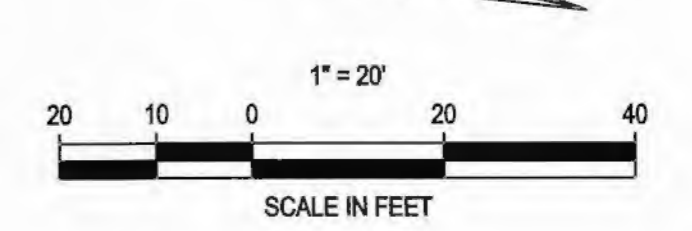


CVS/pharmacy
TYPE 'B'
13,225 SF
95'-4" x 142'-4"
±1.88 ACRES
73 SPACES
PROP F.F. = 579.00

- ### UTILITY NOTES:
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATERLINES AND 3'-6" ON ALL SANITARY SEWER LINES.
 - CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND TELEPHONE COMPANY FOR EXACT LOCATIONS OF TELEPHONE ENTRY TO THE BUILDING. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, FULL WIRES, TRENCHING, BACKFILL, ETC. REQUIRED BY TELEPHONE COMPANY.
 - CONNECTION FROM THE METER TO SITE UTILITY LINES SHALL BE MADE BY BUILDING CONTRACTOR.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - REFER TO INTERIOR MECHANICAL, ELECTRIC AND PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
 - CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND LADEDE GAS COMPANY FOR EXACT LOCATION OF GAS ENTRY.
 - CONTRACTOR SHALL COORDINATE WITH BUILDING ARCHITECT AND ELECTRIC COMPANY FOR EXACT LOCATION OF ELECTRIC ENTRY. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONDUITS, TRENCHING, BACKFILLING, CABLES, ETC. REQUIRED BY ELECTRIC COMPANY.
 - SEE MEP PLANS FOR GAS SERVICE SIZING.
 - ALL UTILITY SEWER TRENCH BACKFILL SHALL HAVE GRANULAR BACKFILL AND BE MECHANICALLY COMPACTED.
 - THE CONTRACTOR SHALL VERIFY THE LOCATION, CONDITION AND ELEVATION OF ALL PROPOSED SEWER CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT WOULD INTERFERE WITH THE PROPOSED SEWER DESIGN SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
 - THE EXISTING INLETS NOTED ARE TO BE INSPECTED BY THE CITY OF OFFALLON AND A DETERMINATION SHALL BE MADE IF REPLACEMENT IS NEEDED. EXISTING TOP OF STRUCTURES AND ALL FLOWLINES OF STRUCTURES ARE TO BE REPLICATED PER PLANS IF REPLACEMENT IS REQUIRED. CONTRACTOR TO INCLUDE REMOVAL AND REPLACEMENT OF STRUCTURES IN BID.
 - ALL PERMIT FEES AND COSTS ASSOCIATED WITH BRINGING UTILITY, SEWER AND WATER SERVICES TO THE BUILDING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL FEES AND COSTS SHALL BE INCLUDED IN THE CONTRACTORS BID.
 - G.C. IS TO PROVIDE TRENCH, WIRE, AND CONDUIT FOR TELEPHONE AND ELECTRICAL SERVICES, BACKFILL AND GRADE SMOOTH FOR A COMPLETE TELEPHONE AND ELECTRIC INSTALLATION.
 - ALL LANDSCAPE ISLANDS AND GREEN SPACE IN THE RIGHT-OF-WAY SHALL BE IRRIGATED.
 - ANY DISTURBED SIDEWALK SHALL BE REPLACED WITH FULL SLABS.
 - ANY ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY GROUTED FILL PER CITY OF OFFALLON REQUIREMENTS.
 - IRRIGATION SLEEVES SHALL BE INSTALLED AT A MINIMUM OF 1' DEEP.
 - EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.

- ### ELECTRIC, TELEPHONE AND CATV NOTES:
- COORDINATION WITH THE ELECTRIC, TELEPHONE AND CATV COMPANIES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL BE CONDUCTED IN A MANNER THAT RESULTS IN AN EFFICIENT AND TIMELY RELOCATION AND REMOVAL OF THE EXISTING FACILITIES.
 - GROUND ELEVATIONS SHALL BE WITHIN 6" OF THE FINAL PROPOSED ELEVATIONS PRIOR TO THE START OF ELECTRIC, TELEPHONE AND CATV RELOCATIONS OR INSTALLATIONS OF NEW SERVICE.

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.



CVS pharmacy
NORTHERN 13,225-LEFT
CHAMFER DRIVE-THRU
STORE NUMBER: 1034
SVC VETERAN'S MEMORIAL PARKWAY & HWY. K
OFFALLON, MO
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: Fee for Service/Land/Type B
CS PROJECT NUMBER: 52332

NORR
ARCHITECTS ENGINEERS PLANNERS
719 Orinwood Street
Des Moines, IA 50326
(515) 284-1119

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

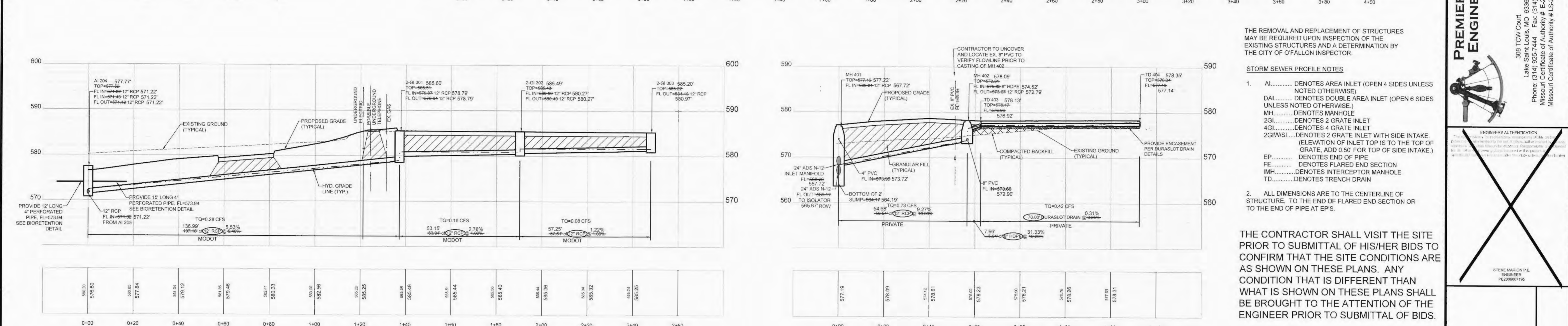
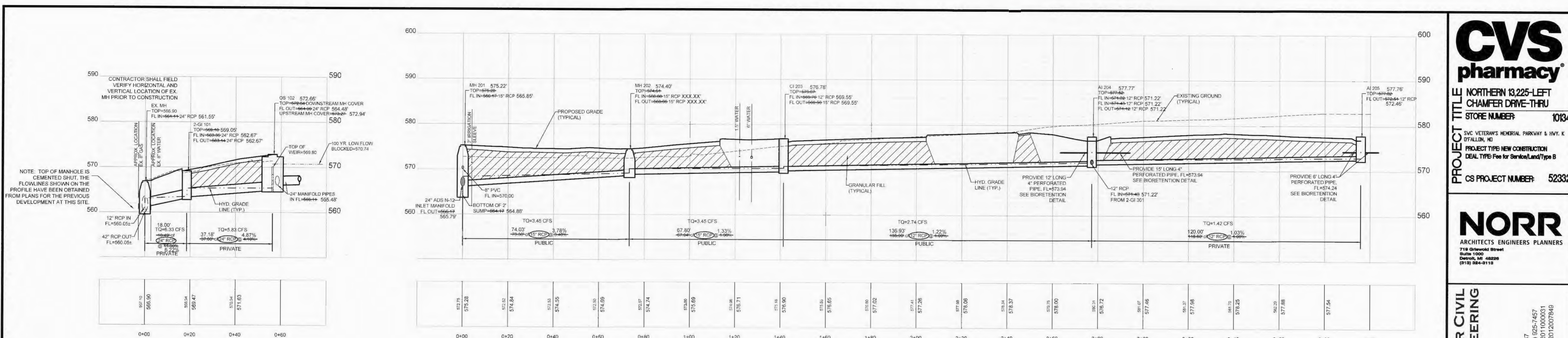
ENGINEERS AUTHENTICATION
STEVE MARSH P.E.
ENGINEER
PE2000001195

Developer / Owner Information
T.M. CROWLEY & ASSOCIATES
Utility Plan

P+Z No. 20-13
APPROVED 9-5-13
City No.
Sheet Number:
10
PCE PROJECT NO. 094201

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.



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
- 2GHWSI..... DENOTES 2 GRATE INLET WITH SIDE INTAKE (ELEVATION OF INLET TOP IS TO THE TOP OF GRATE. ADD 0.50' FOR TOP OF SIDE INTAKE.)
- EP..... DENOTES END OF PIPE
- FE..... DENOTES FLARED END SECTION
- IMH..... DENOTES INTERCEPTOR MANHOLE
- TD..... DENOTES TRENCH DRAIN

2. ALL DIMENSIONS ARE TO THE CENTERLINE OF STRUCTURE. TO THE END OF FLARED END SECTION OR TO THE END OF PIPE AT EP'S.

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.

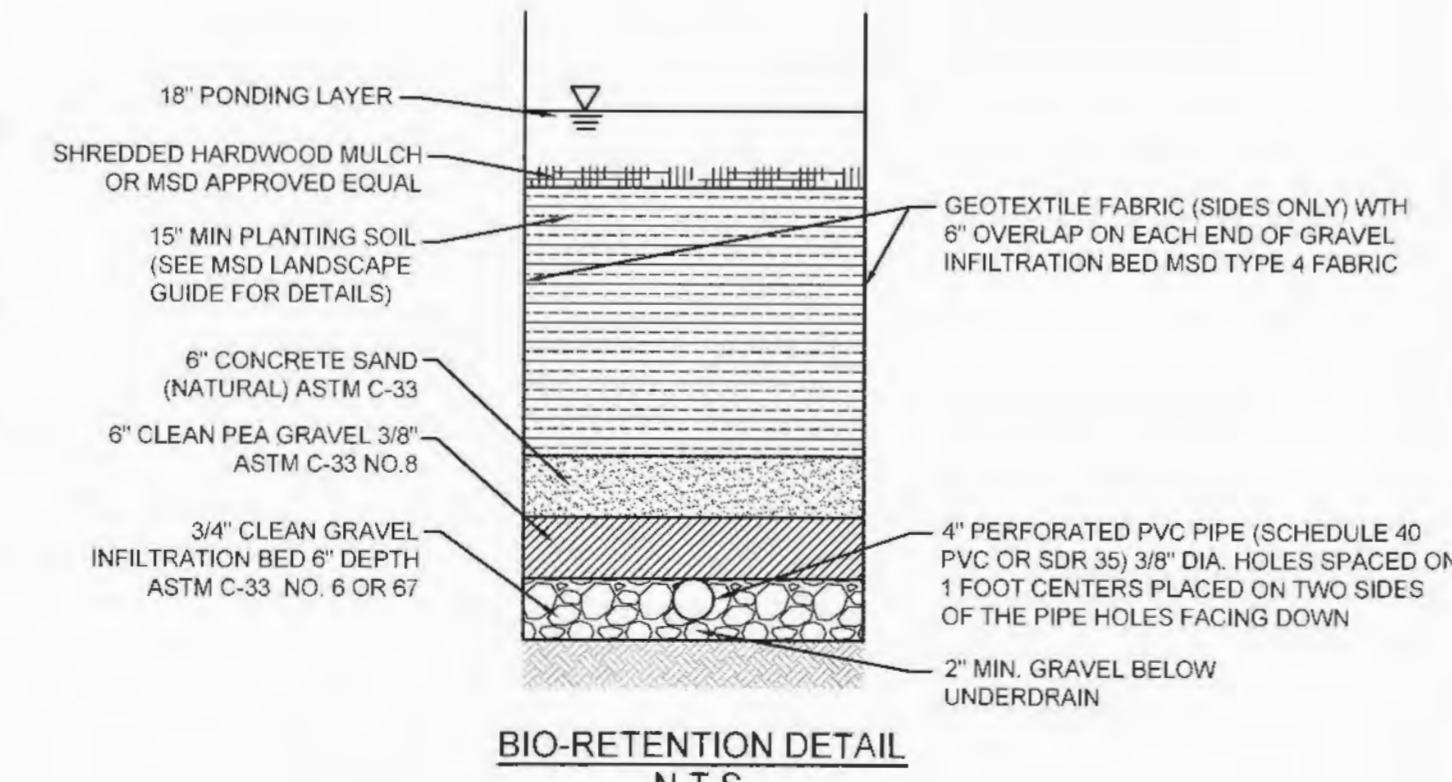
SURVEYORS AUTHENTICATION

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLATS. SINCE THE WYE LOCATIONS HAVE BEEN PLOTTED FROM INFORMATION PROVIDED BY THE SEWER CONTRACTOR OR OTHER SOURCES, I DISCLAIM ANY RESPONSIBILITY FOR THAT SPECIFIC INFORMATION.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

AS OF DECEMBER 2014, I CERTIFY THAT THESE "AS-BUILT" DRAWINGS INDICATE THE ACTUAL LOCATIONS, LENGTHS, SIZES, TYPE AND CLASS OF PIPE, FLOWLINES, DEPTHS, STRUCTURES, WYE LOCATIONS, AS APPROPRIATE, AND THAT THE PUBLIC SEWERS HAVE BEEN CONSTRUCTED WITHIN EXISTING OR PROPOSED EASEMENTS AS SHOWN ON THESE MEASUREMENT PLATS WITH THE EXCEPTION OF THE FOLLOWING:

DAVID W. MAXWELL
 MISSOURI P.L.S. #2008000726
 PREMIER CIVIL ENGINEERING
 MISSOURI C.O.A. #2012007846



- NOTES:**
1. BIORETENTION AREA IS TO BE PLANTED WITH BISON BUFFALO GRASS, SEE LANDSCAPE PLAN.
 2. ENTIRE AREA OF BIO-RETENTION SHALL BE MULCHED PER THE BIO-RETENTION DETAIL.

CONSTRUCTION SITE RUNOFF SHALL NOT FLOW INTO BMP AREAS. ALL STORMWATER FLOW TO BMP SHALL BE DIVERTED, PLUGGED, OR DISCONNECTED UNTIL THE CONSTRUCTION SITE IS STABLE.

AS-BUILTS



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.



PROJECT TITLE
 NORTHERN 13,225-LEFT CHAMFER DRIVE-THRU

STORE NUMBER
 10134

PROJECT TYPE
 SDC VETERANS MEMORIAL PARKWAY & HWY. K FALLON, NV

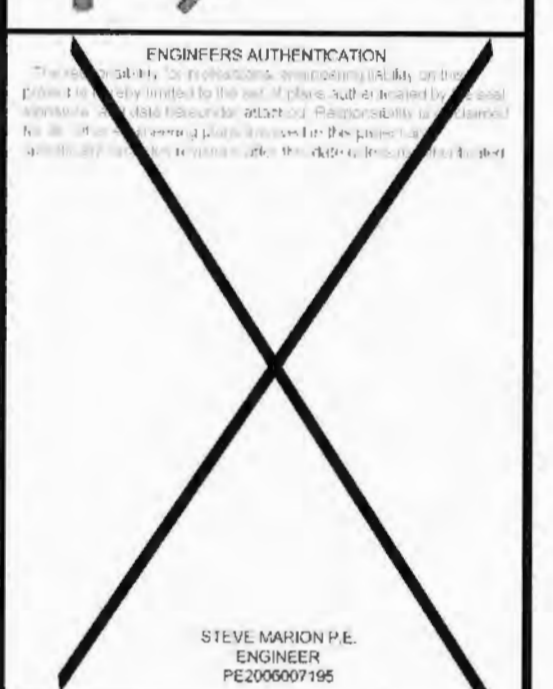
PROJECT TYPE NEW CONSTRUCTION
 DEAL TYPE Fee for Service/Land/Type B

CS PROJECT NUMBER
 52332



PREMIER CIVIL ENGINEERING

308 TOW COURT
 Lake Saint Louis, MO 63357
 Phone: (314) 925-7444 Fax: (314) 925-7457
 Missouri Certificate of Authority # E-2010000031
 Missouri Certificate of Authority # LS-2012007849



Developer / Owner Information

T.M.
CROWLEY & ASSOCIATES

Storm Sewer Profiles

P+Z No. 20-13
 APPROVED 9-5-13
 City No.

Sheet Number:
14
 PCE PROJECT NO. 094201

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