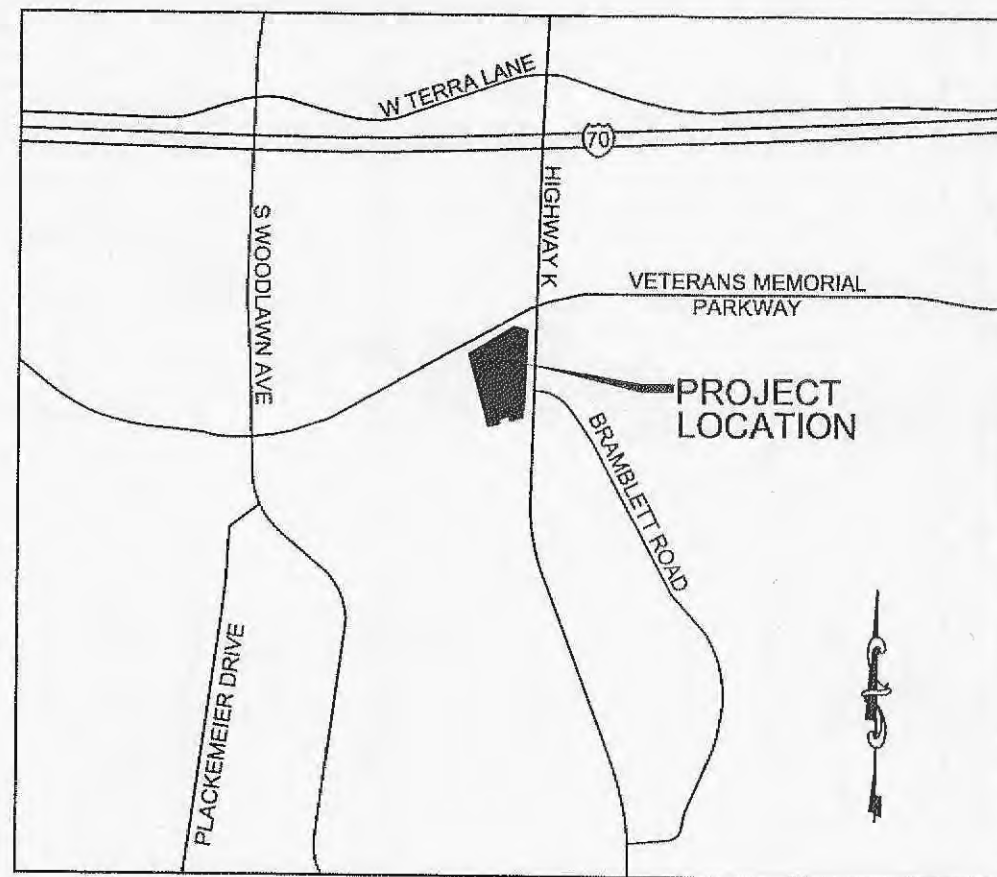


# A SET OF CONSTRUCTION PLANS FOR CVS/pharmacy

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 6.85 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 TO A POINT; THENCE SOUTH 77 DEGREES 01 MINUTE 28 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 81 DEGREES 06 MINUTES 10 SECONDS WEST, A DISTANCE OF 30.00 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.

## Project Directory

**OWNER**  
CVS REALTY, CO.  
1165 NORTH CLARK STREET SUITE 305  
CHICAGO, IL 60610  
(312)-963-6922  
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  
(636) 261-2858  
CONTACT: MR. DAVID WOODS,  
DIRECTOR OF PLANNING DEPT

**GEOTECHNICAL/ENVIRONMENTAL ENGINEER**  
TERRACON  
11600 LILBURN PARK ROAD  
ST. LOUIS, MO 63146  
(314) 892-8811  
CONTACT: MR. CHAWN STICH

**MISSOURI DEPARTMENT OF TRANSPORTATION**  
1590 WOODLAKE DRIVE  
CHESTERFIELD, MO 63017  
(314) 585-6715  
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

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

Telephone  
CenturyLink  
1151 Century Tel Dr.  
Wentzville, MO. 63365  
636-332-7030

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

Sheet Number	Sheet Title
1	COVER SHEET
2	O'FALLON COMMERCIAL NOTES
3	CVS CIVIL SPECIFICATIONS
4	CVS CIVIL SPECIFICATIONS
V-1	ALTA SURVEY SHEET 1
V-2	ALTA SURVEY SHEET 2
6	DEMOLITION PLAN
7	SITE PLAN
8	ADA PLAN
9	GRADING PLAN
10	UTILITY PLAN
11	INITIAL EROSION CONTROL PLAN
12	INTERMEDIATE EROSION CONTROL PLAN
13	FINAL EROSION CONTROL PLAN
14	STORM SEWER PROFILES
15	PAVEMENT DETAILS
16	CONSTRUCTION DETAILS
17	CONSTRUCTION DETAILS (2)
18	UTILITY DETAILS
19	UTILITY DETAILS
20	UTILITY DETAILS
21	EROSION CONTROL DETAILS
22	PRE-DEVELOPED DRAINAGE AREA MAP
23	POST-DEVELOPED DRAINAGE AREA MAP
24	TRAFFIC CONTROL PLAN
LS-1	LANDSCAPE PLAN
LS-2	LANDSCAPE DETAILS

**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.

**Plan View**  
1"=40'

\* 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

Legend	
—●—	Sanitary Sewer (Proposed)
—○—	Sanitary Sewer (Existing)
—□—	Storm Sewer (Proposed)
—□—	Storm Sewer (Existing)
—W—	Water Line & Size
—W—	Existing water line
—T—	Tee & Valve
—H—	Hydrant
—C—	Cap
—18—	Lot or Building Number
—X—	Existing Fence Line
—T—	Existing Tree Line
—D.A.I.	Double Area Inlet
—P.I.V.	Post Indicator Valve
—Y.L.	Yard Light
—T.	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
—	Inlet Protection
—	Area Inlet

## 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.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: [Signature] DATE 7-29-14  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

THIS SITE LIES IN ZONE X PER FEMA MAP 29183C0237E DATED AUGUST 2, 1996. ZONE X IS DEFINED AS AREAS OF 500 YEAR FLOOD WITH AVERAGE DEPTHS LESS THAN 1' OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE AND AREAS PROTECTED BY LEVEES FROM THE 100 YR. FLOOD.

## Benchmark

MISSOURI DEPARTMENT OF NATURAL RESOURCES DIVISION OF GEOLOGY AND LAND SURVEY REFERENCE SYSTEM: LAND SURVEY STATION: F 149 - ELEVATION = 166.447 (METERS) OR 542.80 (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-K/SR-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 1985" 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.

PCE PROJECT NO. 094201

REVISIONS:			
NO.	DESCRIPTION	INITIALS:	DATE:
1	SHEETS 2, 4, 7, 8, 12, 14-16, 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, MODOOT, 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

# CVS pharmacy

NORTHERN R.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

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# NORR

ARCHITECTS ENGINEERS PLANNERS  
719 Griswold Street  
Suite 1000  
Detroit, MI 48226  
(313) 924-3113

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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

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OWNER INFORMATION

T.M. CROWLEY & ASSOCIATES

City of O'Fallon Cover Sheet

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Developer / Owner Information

P+Z No. 20-13  
APPROVED 9-5-13  
City No. 14-32

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Sheet Number:  
**1**

PCE PROJECT NO. 094201

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