



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

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:
 - O'Fallon Fire Protection District-636-272-3493
 - Laclede Gas Company-314-342-0894
 - Century Link-636-949-1331
 - Public Water Supply District #2-636-561-3737
 - AmerenUE- 636-327-6203
 - City of O'Fallon Sanitary Sewer-636-281-2858
 - City of O'Fallon Storm Sewers-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.
- 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, 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)
 - 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'x36' Loading Space
 - Bicycle Spaces Required:
 - 1 Rack Space for every 15 required parking spaces required
 - 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.

Legend

<ul style="list-style-type: none"> 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 Street Sign Existing Contour D.A.I. Double Area Inlet Post Indicator Valve Area Light Existing Tree 	<ul style="list-style-type: none"> 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 Monitoring Wall
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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.

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 VETERANS 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 VETERANS MEMORIAL PARKWAY NORTH 81 DEGREES 18 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 176.19 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 28 SECONDS WEST, A DISTANCE OF 38.50 FEET TO A POINT BEING THE SOUTHWEST 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 59 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 30.08 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.

CVS pharmacy
 PROJECT TITLE: NORTHERN 13,225-LEFT CHAMFER DRIVE-THRU
 STORE NUMBER: 10134
 PROJECT TYPE: NEW CONSTRUCTION
 DEAL TYPE Fee for Service/Type B
 CS PROJECT NUMBER: 52332

NORR
 ARCHITECTS ENGINEERS PLANNERS
 719 General Street
 Suite 1000
 Des Moines, IA 50319
 Phone: (515) 254-1113
 308 TOW Court
 Lake Saint Louis, MO 63367
 Phone: (314) 925-7444 Fax: (314) 925-7457
 Missouri Certificate of Authority # E-201100031
 Missouri Certificate of Authority # LS-2012007849

PREMIER CIVIL ENGINEERING
 ENGINEER AUTHENTICATION
 719 General Street
 Suite 1000
 Des Moines, IA 50319
 Phone: (515) 254-1113
 Missouri Certificate of Authority # E-201100031
 Missouri Certificate of Authority # LS-2012007849

T.M. CROWLEY & ASSOCIATES
 Developer / Owner Information
 Site Plan
 P+Z No. 20-13
 APPROVED 9-5-13
 City No.
 Sheet Number: 7
 PCE PROJECT NO. 094201