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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 2.
 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:
 4 SPACE PER 1,000 SQ. FT. OF FLOOR AREA
 13,225 SQ. FT./1,000 = 13.225 X 4 = 53 SPACES
 TOTAL PARKING REQUIRED = 53 SPACES

PARKING PROVIDED:
 TOTAL PARKING SPACES = 76 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.

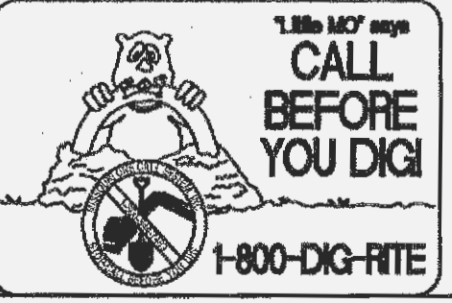
LOADING SPACES PROVIDED:
 1-12'X35' LOADING SPACE

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

1. PER SECTION 7 OF THE CITY'S TRAFFIC MANAGEMENT POLICY, AN AGREEMENT SHALL BE RECORDED AT THE ST. CHARLES COUNTY RECORDER OF DEEDS THAT ENSURES THAT THE 3RD ACCESS PM BRYAN ROAD WILL BE CONVERTED TO A RIGHT IN/RIGHT OUT WHEN LOT 1 TO THE NORTH DEVELOPS.
2. PROVIDE A NOTE ON THE PLAN THAT STATES, "THE FEISE ROAD ENTRANCE MAY NEED ACCELERATION AND DECELERATION LANES DEPENDING ON THE PROJECTED FUTURE TRAFFIC COUNT. IN ADDITION, A SAFETY ZONE FOR PEDESTRIANS MAY BE NEEDED IN THIS ENTRANCE ENLARGES IN THE FUTURE."
3. THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS LISTED.



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.

A SET OF CONSTRUCTION PLANS FOR
CVS/pharmacy

CS#69591 STORE#10546
 NEC FEISE ROAD AND BRYAN ROAD
 O'FALLON, MO 63368
 ST. CHARLES COUNTY ID# 2-0067-S006-00-0009.5000000

ONSITE DISTURBED AREA = 3.22 ACRES

Project Directory

OWNER
 CVS REALTY, CO.
 501 PENNSYLVANIA PARKWAY, SUITE 160
 INDIANAPOLIS, IN 46280
 (312)-953-6322
 CONTACT: MR. RICHARD SMART

DEVELOPER
 T.M. CROWLEY & ASSOCIATES
 501 PENNSYLVANIA PARKWAY, SUITE 160
 INDIANAPOLIS, IN 46280
 (317) 819-0118
 CONTACT: MR. CRAIG FORGEY

ARCHITECT
 NORR,
 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) 925-7456
 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) 281-2858
 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. JONATHAN D. BRUNER

Utility Contacts

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

Water
 Public Water Supply District #2
 100 Water Drive
 O'Fallon, MO 63366
 636-581-3737

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
 636-327-6203

Gas
 Laclede Gas Company
 1999 Trade Center Drive East
 St. Peters, MO 63376
 314-342-0694

Telephone
 CenturyLink
 1151 Century Tel Dr.
 Wentzville, MO 63385
 636-949-1331

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

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

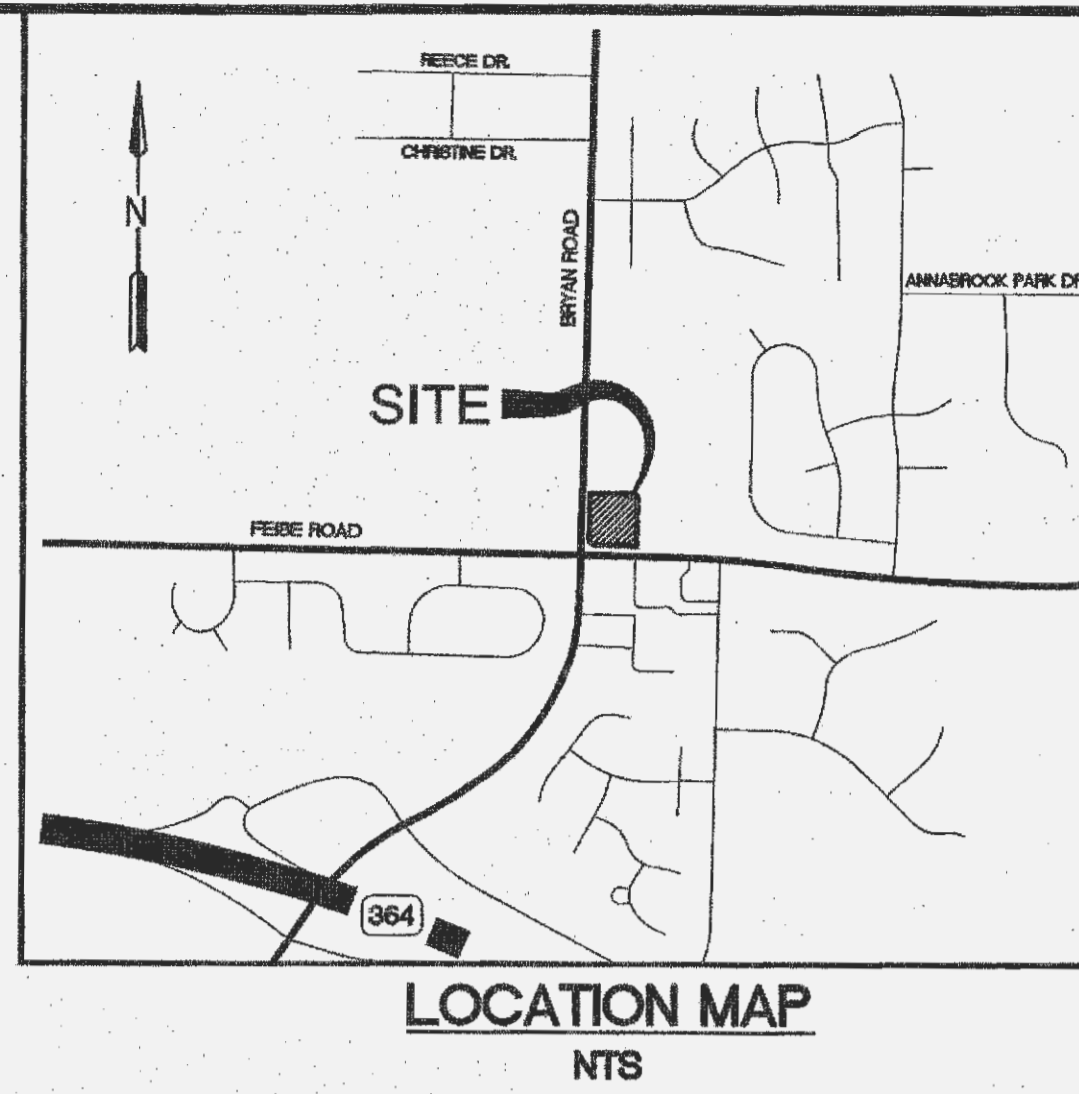
Legal Description

A TRACT OF LAND BEING PART OF SECTION 6, TOWNSHIP 46 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

Land Description

A TRACT OF LAND IN SECTION 6, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF "ANNABROOK PLAT TWO", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 PAGE 14 OF ST. CHARLES COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID "ANNABROOK PLAT TWO" AND THE SOUTHWARDLY EXTENSION THEREOF, SOUTH 00 DEGREES 14 MINUTES 19 SECONDS EAST 1228.33 FEET TO THE NORTH LINE OF PROPERTY CONVEYED TO JOHN AND JANET RICHARDSON BY DEED RECORDED IN BOOK 1093 PAGE 1639 OF SAID RECORDS; THENCE ALONG SAID NORTH LINE OF THE RICHARDSON PROPERTY, AND THE NORTH LINE OF PROPERTY CONVEYED TO WILLIAM AND MA DENOUN BY DEED RECORDED IN BOOK 798 PAGE 281 OF THE SAID RECORDS, NORTH 89 DEGREES 19 MINUTES 27 SECONDS WEST 237.29 FEET; THENCE ALONG THE WEST LINE OF SAID DENOUN PROPERTY, SOUTH 01 DEGREES 24 MINUTES 38 SECONDS WEST 410.72 FEET TO THE NORTH LINE OF RELOCATED FEISE ROAD; THENCE ALONG SAID NORTH LINE OF RELOCATED FEISE ROAD, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 85 DEGREES 18 MINUTES 23 SECONDS WEST 337.71 FEET AND WHOSE RADIUS POINT BEARS NORTH 03 DEGREES 12 MINUTES 43 SECONDS EAST 6,529.84 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 337.74 FEET; THENCE NORTH 83 DEGREES 49 MINUTES 29 SECONDS WEST 415.98 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 85 DEGREES 20 MINUTES 50 SECONDS WEST 350.41 FEET AND WHOSE RADIUS POINT BEARS SOUTH 06 DEGREES 10 MINUTES 31 SECONDS WEST 6593.49 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 350.44 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION HEREIN; THENCE CONTINUING ALONG SAID NORTH LINE OF RELOCATED FEISE ROAD, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 88 DEGREES 27 MINUTES 33 SECONDS WEST 365.74 FEET AND WHOSE RADIUS POINT BEARS SOUTH 03 DEGREES 07 MINUTES 48 SECONDS WEST 6593.49 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 365.79 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 05 SECONDS WEST 36.09 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 14 SECONDS WEST 18.20 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 46 SECONDS WEST 214.41 FEET; AND ALONG A CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 44 DEGREES 51 MINUTES 54 SECONDS WEST 49.66 FEET AND WHOSE RADIUS POINT BEARS NORTH 00 DEGREES 03 MINUTES 14 SECONDS WEST 35.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 55.21 FEET TO THE EAST LINE OF BRYAN ROAD AS ESTABLISHED BY DOCUMENT RECORDED IN BOOK 1821, PAGE 1792 OF SAID RECORDS; THENCE ALONG THE EAST LINE OF BRYAN ROAD, THE FOLLOWING COURSES AND DISTANCES, NORTH 00 DEGREES 19 MINUTES 26 SECONDS EAST 244.87 FEET; THENCE NORTH 00 DEGREES 47 MINUTES 08 SECONDS EAST 716.86 FEET; THENCE LEAVING SAID EAST LINE OF BRYAN ROAD NORTH 48 DEGREES 20 MINUTES 54 SECONDS EAST 412.94 FEET; THENCE NORTH 84 DEGREES 31 MINUTES 06 SECONDS EAST 351.27 FEET; THENCE SOUTH 00 DEGREES 47 MINUTES 08 SECONDS WEST 1332.78 FEET TO THE POINT OF BEGINNING.



LOCATION MAP
 NTS

Legend

EXISTING LEGEND		PROPOSED LEGEND	
○	FOUND IRON PIPE	○	UTILITY POLE
□	SET IRON PIPE (2012007849)	⊗	FIRE HYDRANT
□	FOUND STONE MONUMENT	⊕	WATER VALVE
⊕	FIRE HYDRANT	⊕	WATER METER VAULT
⊕	WATER VALVE	⊕	GAS METER
⊕	WATER METER VAULT	⊕	LIGHT STANDARD
⊕	IRRIGATION CONTROL VALVE	⊕	CLEAN OUT
⊕	GAS VALVE	⊕	MONITORING WELL
⊕	GAS METER	⊕	SANITARY SEWER MANHOLE
⊕	LIGHT STANDARD	⊕	STORM SEWER MANHOLE
⊕	CLEAN OUT	⊕	GRATE INLET
⊕	SANITARY SEWER MANHOLE	⊕	DOUBLE CURB INLET
⊕	SANITARY SEWER MANHOLE	⊕	PIPE BOLLARD
⊕	STORM SEWER INLET	⊕	SIGN
⊕	STORM SEWER INLET	⊕	ELECTRIC METER
⊕	PIPE BOLLARD	⊕	UNDERGROUND ELECTRIC
⊕	SIGN	⊕	UNDERGROUND TELEPHONE
⊕	BUSH	⊕	1.5" WATER MAIN
⊕	TREE	⊕	8" WATER MAIN
⊕	TRAFFIC SIGNAL BOX	⊕	8" WATER MAIN
⊕	MONITORING WELL	⊕	GAS LINE
⊕	TEST HOLE	⊕	CONTOUR LINE
⊕	PEDESTRIAN SIGNAL	⊕	BIKE RACK
⊕	ELECTRIC METER	⊕	TRANSFORMER PAD
⊕	STORM CURB INLET		
⊕	STORM DOUBLE CURB INLET		
⊕	AIR CONDITIONER		
⊕	DOWN SPOUT		
⊕	BACK OF CURB		

Benchmark

MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK, NAVD 88.
 SITE BENCHMARK: "O" IN "OPEN" ON EXISTING FIRE HYDRANT LOCATED ON THE EAST RIGHT-OF-WAY LINE OF BRYAN ROAD APPROXIMATELY 305 FEET NORTH OF THE NORTH LINE OF FEISE ROAD.

Site Coverage Calculations

Existing Site = 1.84 Acres
 Existing Green Space = 1.84 Acres
 Proposed Site = 1.84 Acres
 Proposed Impervious Area Parking Lot and Building = 1.01 Acres of Parking Area and 0.30 Acres of Building
 Proposed Green Space = 0.53 Acres
 Proposed percent of Impervious Area Coverage = 71%
 Proposed Impervious Areas = 1.31 Acres @ 3.85 = 5.04 cfs
 Proposed Grass Areas = 0.53 Acres @ 1.87 = 0.99 cfs
 Total Run-off = 6.03 cfs
 Differential Run-off: 6.03 cfs - 3.22 cfs = 2.81 cfs
 Detention for this site has been provided within a temporary detention basin located to the North of the proposed site.

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: *[Signature]* DATE: 5/27/15
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

FEMA FIRM 29183C0240, PANEL 240 OF 525, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREA DATED AUGUST 2, 1996 - THE PROPERTY IS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

PCE PROJECT NO. 136101

REVISIONS:			
NO.	DESCRIPTION	INITIALS:	DATE:
1	SHEETS 3, 6, 8, 1, 10-14, 16-22 AND L-1 PER CITY OF O'FALLON COMMENTS; SHEETS 2, 3, 9 & 15 PER DUCKETT CREEK SANITARY DISTRICT	D.L.S.	3-11-15
2	SHEETS 6, 8, 1 & 20 PER CITY OF O'FALLON & DUCKETT CREEK SANITARY DISTRICT COMMENTS	D.L.S.	4-2-15
3	SHEETS 6 & 9 PER CITY OF O'FALLON & DUCKETT CREEK SANITARY DISTRICT COMMENTS	D.L.S.	4-27-15

CVS pharmacy
 TITLE: NORTHERN 13,225-RIGHT CHAMFER DRIVE-THRU
 STORE NUMBER: 10546
 PROJECT: NEC FEISE ROAD AND BRYAN ROAD O'FALLON, MO
 PROJECT TYPE: NEW CONSTRUCTION
 DEAL TYPE: Fee for Service
 CS PROJECT NUMBER: 69591

NORR
 ARCHITECTS ENGINEERS PLANNERS
 719 Griswold Street
 Suite 1000
 Detroit, MI 48226
 (313) 524-9115

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-201207649

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans as indicated by the seal, signature, and date transcribed hereon. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.

STEVE MARSHON P.E.
 ENGINEER
 PE200807195

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

P-I-Z No. 01-15 & 01.15.01
 APPROVED 1-15-15
 City No.
 Sheet Number: 1
 PCE PROJECT NO. 136101

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