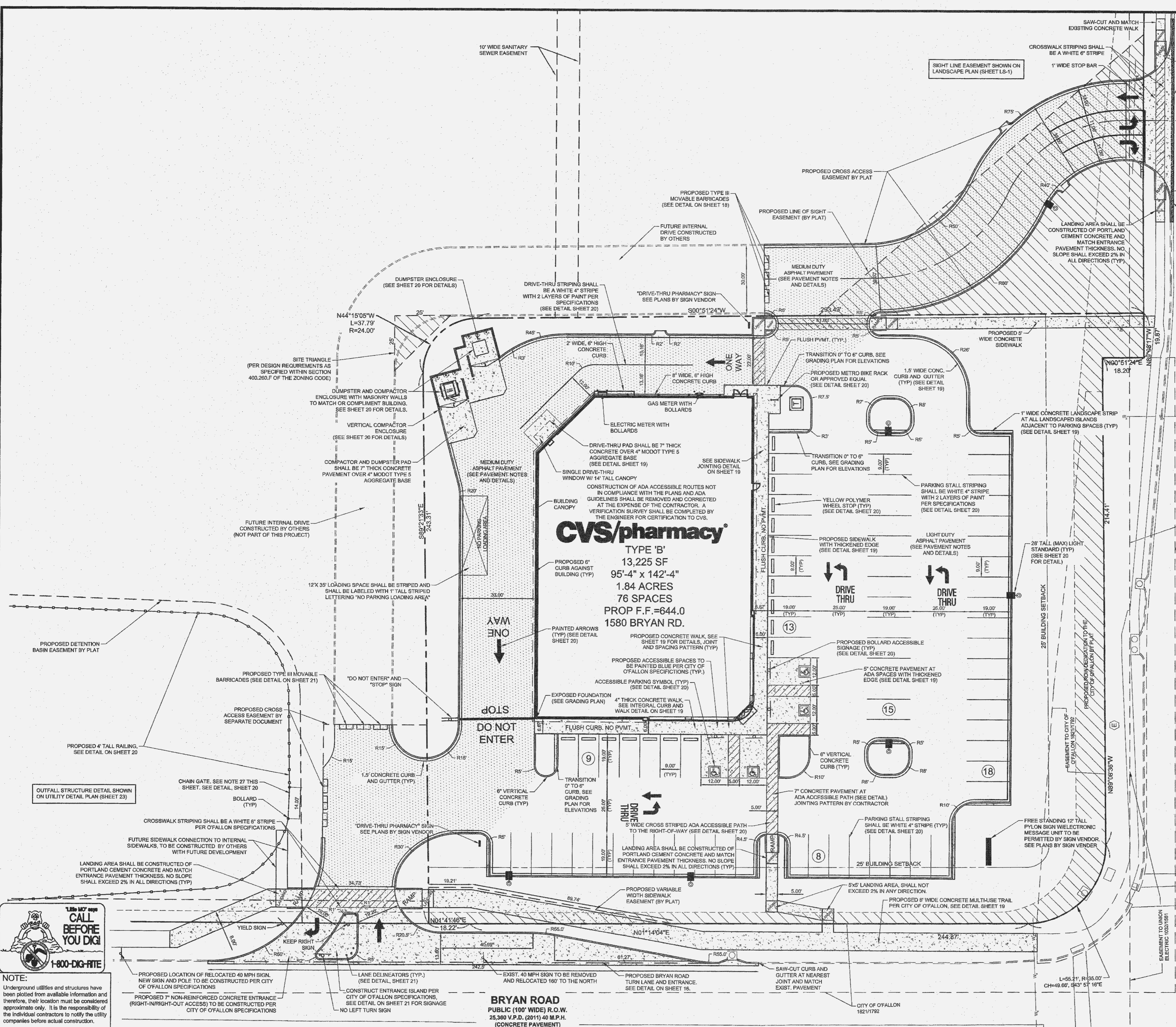


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GENERAL NOTES

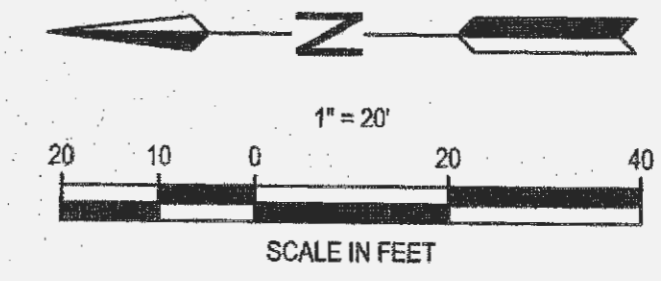
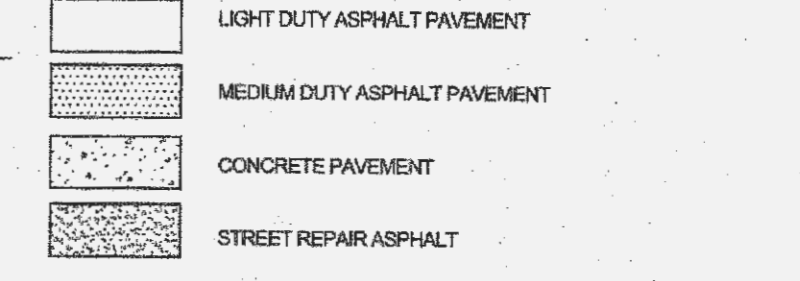
- 1. Present Zoning: C-2, General Business
2. Proposed Use: CVS Pharmacy with Single Drive-Thru, Liquor Sales, Minut Clinic and Retail Sales
3. Area of Tract: 1.84 Acres
4. Project to be Served By:
A. O'Fallon Fire Protection District-636-272-3493
B. Laclede Gas Company-314-342-0694
C. Century Link-636-949-1331
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 Sewers-636-281-2858
5. Electric service shall be located underground.
6. Sanitary and storm sewers shall be designed per City of O'Fallon specifications.
7. Building height, site lighting and signage shall be in accordance with City of O'Fallon requirements.
8. Grading and drainage shall be per City of O'Fallon specifications.
9. Site shall comply with ADA accessible regulations.
10. No slope shall be greater than 3:1 unless supported by a geotechnical report.
11. Lighting shall be installed so as not to cast light directly on public right-of-way or adjoining property.
12. Sidewalks along accessible route shall not have a slope exceeding 1:20. Slopes greater than 1:20 must be designed as a ramp.
13. 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.
14. All dimensions are to face of curb or building unless noted otherwise.
15. Parking Calculations:
Parking required:
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
16. All paving to be in accordance with St. Charles County Standards and Specifications except as modified by the City of O'Fallon ordinances.
17. A Land Disturbance permit will be required from the Department of Natural Resources prior to construction plan approval.
18. Setback Requirements:
Front Yard - 25' Minimum
Side Yard - None required
Rear Yard - None required
19. All rooftop units shall be screened in accordance with the City of O'Fallon Code of Ordinances.
20. A preliminary plat has been submitted to the City of O'Fallon to subdivide this lot from the overall parcel.
21. Detention for this site shall be provided within the adjacent commercial property to the north.
22. All lawn and landscape areas shall be irrigated. Irrigation system shall be design build, location unknown at this time.
23. All proposed signs shall be reviewed and approved under a separate permit process.
24. All roadway and traffic control signage shall be furnished by the contractor. Contractor shall restore all disturbed areas to equal or better condition.
25. The Fire 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 if this entrance enlarges in the future.
26. The lock for chain gate at the detention basin shall be coordinated with site superintendent. Lock shall be a Knox Box for emergency access and a padlock provided for maintenance.

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 adjacent to this site.

PAVEMENT NOTES

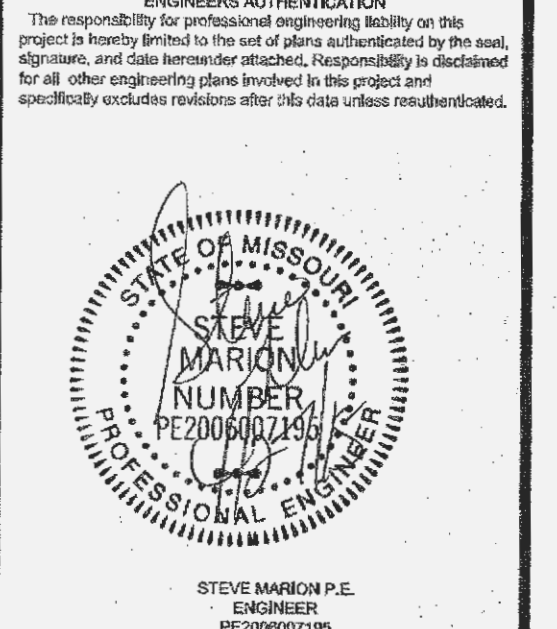
- 1. ASPHALT PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
LIGHT DUTY
1.5" TYPE 'C' SURFACE COURSE
1.5" TYPE 'X' BINDER COURSE
7.0" BASE ROCK
MEDIUM DUTY
2.0" TYPE 'C' SURFACE COURSE
2.5" TYPE 'X' BINDER COURSE
9" BASE ROCK
2. CONCRETE PAVEMENT THICKNESS SHALL BE AS FOLLOWS: (UNLESS NOTED OTHERWISE ON PLAN)
7" PORTLAND CEMENT CONCRETE
4" BASE ROCK
3. 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-RIGHT CHAMFER DRIVE-THRU
STORE NUMBER: 10546
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: Fee for Service
CS PROJECT NUMBER: 69591



PREMIER CIVIL ENGINEERING
308 TOW Court
Lake Saint Louis, MO 63367
Phone: (314) 925-7444 Fax: (314) 925-7457
Missouri Certificate of Authority # E-20110000301
Missouri Certificate of Authority # LS-2012007849



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

P+Z No. 01-15 & 015.01
APPROVED 1-15-15
City No.

Sheet Number: