

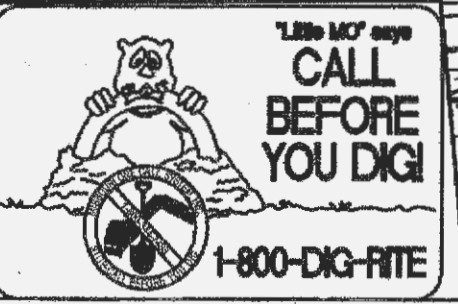
SEE SHEET 8.1 FOR CONTINUATION OF SANITARY SEWER EXTENSION

SEE SHEET 8.1 FOR CONTINUATION OF DETENTION BASIN AND STORM SEWER

DETENTION BASIN EASEMENT - BY SEPARATE DOCUMENT

CVS/pharmacy
 TYPE 'B'
 13,225 SF
 95'-4" x 142'-4"
 1.84 ACRES
 76 SPACES
 PROP F.F. = 644.0
 1580 BRYAN RD.

CONSTRUCTION OF ADA ACCESSIBLE ROUTES NOT IN COMPLIANCE WITH THE PLANS AND ADA GUIDELINES SHALL BE REMOVED AND CORRECTED AT THE EXPENSE OF THE CONTRACTOR. A VERIFICATION SURVEY SHALL BE COMPLETED BY THE ENGINEER FOR CERTIFICATION TO CVS.



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.

BRYAN ROAD
 PUBLIC (100' WIDE) R.O.W.
 25,360 V.P.D. (2011) 40 M.P.H.
 (CONCRETE PAVEMENT)

- GRADING NOTES**
- THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
 - NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED UNLESS OTHERWISE NOTED OR DETAILED.
 - THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL OF SAME IN HIS BID.
 - NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
 - SILTATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. SEE SILTATION CONTROL PLAN AND DETAILS.
 - ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
 - THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL PLANS AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY THE CITY OF O'FALLON. SHOULD EROSION CONTROL PLAN PROVE TO BE INSUFFICIENT.
 - CARE SHALL BE EXERCISED IN COMPACTION OF BACKFILL MATERIALS OVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS AND/OR THE PIPES AND STRUCTURES THEMSELVES. COMPACTION AND PLACING OF BACKFILL AND FILL MATERIALS SHALL BE PERFORMED UNDER THE CONTINUOUS SUPERVISION OF AN APPROVED TESTING LABORATORY. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
 - ALL CITY, COUNTY, AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY.
 - FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
 - THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH CITY OF O'FALLON STANDARDS.
 - ALL GRADINGS AND DRAINAGE TO BE IN CONFORMANCE WITH CITY OF O'FALLON STANDARDS.
 - INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
 - G.O. TO BE AWARE THAT A LAND DISTURBANCE PERMIT WILL BE REQUIRED. SITE PLAN/PLAN APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF LAND DISTURBANCE PERMIT.
 - ALL WORK SHALL BE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL SERVICES REPORT PREPARED BY TERRACON CONSULTANTS, TITLED 'CVS PHARMACY STORE #10546, O'FALLON, MO, PROJECT NUMBER: 15145180 DATED JANUARY 12, 2015.
 - ANY DISTURBED SIDEWALK AREAS SHALL BE REPLACED WITH FULL SLABS.
 - ALL UTILITY SPOOLS SHALL BE INCLUDED IN THE GENERAL CONTRACTORS BID. GENERAL CONTRACTOR SHALL COORDINATE WITH THE EXCAVATOR AND UTILITY INSTALLER.

THE CONTRACTOR SHALL READ AND BECOME FAMILIAR WITH THE FOLLOWING REPORT:
 GEOTECHNICAL ENGINEERING REPORT
 CVS PHARMACY STORE #10546
 O'FALLON, MISSOURI
 JANUARY 12, 2015
 TERRACON PROJECT NUMBER: 15145180

NOTE
 ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:
 TP-TOP OF PAVEMENT
 TC-TOP OF CURB
 TW-TOP OF WALL
 BW-FINISHED GROUND AT FACE OF WALL
 GRND-FINISHED GROUND AT YARD DRAINS

NOTE:
 REFER TO A.D.A. PLAN FOR SITE SPECIFIC A.D.A. LINES, GRADES, SLOPES AND ELEVATIONS.
 THE SURVEYOR THAT PERFORMS CONSTRUCTION STAKING SERVICES SHALL INCLUDE IN HIS/HER BID SUFFICIENT FEES TO CONFIRM COMPLIANCE WITH ADA GUIDELINES PRIOR TO AND DURING CONSTRUCTION OF CONCRETE CURBS, WALKS, AND FINAL ASPHALT PAVING. THE SURVEYOR IS RESPONSIBLE FOR CONSTRUCTION STAKING SHALL ALSO BE RESPONSIBLE FOR FINAL CERTIFICATION TO CVS THAT THE ADA ACCESSIBLE ROUTE IS IN CONFORMANCE WITH APPLICABLE REQUIREMENTS.

CONSTRUCTION OF ADA ACCESSIBLE ROUTES NOT IN COMPLIANCE WITH THE PLANS AND ADA GUIDELINES SHALL BE REMOVED AND CORRECTED AT THE EXPENSE OF THE CONTRACTOR. A VERIFICATION SURVEY SHALL BE COMPLETED BY THE ENGINEER FOR CERTIFICATION TO CVS AFTER CONSTRUCTION HAS BEEN COMPLETED.

ESTIMATED EARTH-WORK QUANTITIES
 CUT = 7,348 CUBIC YARDS
 FILL = 1,470 CUBIC YARDS X 1.15 (SHRINKAGE/SETTLE) = 1,680 CUBIC YARDS
 = 5,358 CY HAUL OFF-SITE

EARTHWORK QUANTITY NOTES:

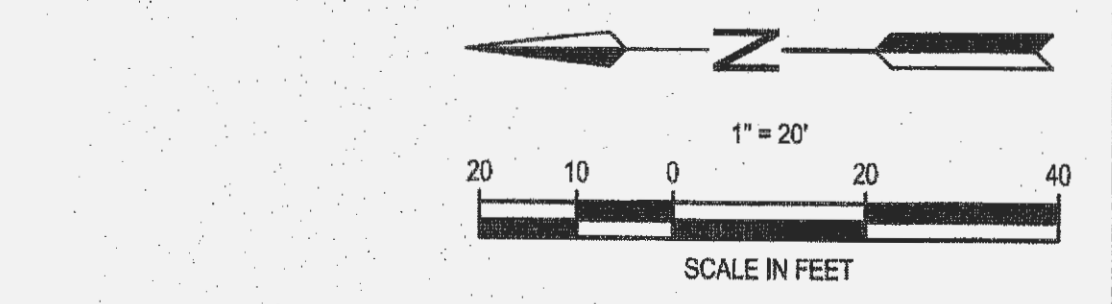
- THE CUT AND FILL QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR IS CAUTIONED THAT THE QUANTITIES SHOWN ARE THE ENGINEERS ESTIMATE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL COMPLETE HIS/HER OWN ESTIMATE WHEN BIDDING. NO ADDITIONAL COSTS WILL BE ALLOWED FOR GRADING WITHOUT JUSTIFICATION DUE TO PLAN CHANGES OR REVISIONS.
- TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR THE CITY OF O'FALLON AND MODOT BRIDGES DURING HAUL OPERATIONS.

TOTAL AREA TO BE DISTURBED 3.22 ACRES

REFERENCE BENCHMARK: MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK, NAVD 83.
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.

COMPACTION REQUIREMENTS:

Item	Description
Fill Lift Thickness	9 inches or less in loose thickness when heavy, self-propelled compaction equipment is used 4 to 8 inches in loose thickness when hand-guided equipment (i.e. jumping bar or roller compactor) is used
Compaction Requirements	At least 98% of the material's maximum standard Proctor dry density (ASTM D 698)
Moisture Control - Cohesive Soil	± 1% of the optimum moisture content value as determined by the standard Proctor test
Moisture Control - Granular Material	Workable moisture levels



CVS pharmacy
 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

NORR
 ARCHITECTS ENGINEERS PLANNERS
 718 Grandview Street
 Suite 1100
 Detroit, MI 48226
 (313) 352-1118

PREMIER CIVIL ENGINEERING
 308 TCW Court
 Lake Saint Louis, MO 63387
 Phone: (314) 925-7444 Fax: (314) 925-7457
 Missouri Certificate of Authority # E-2011000031
 Missouri Certificate of Authority # LS-2012007849

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

STEVE MARROW P.E.
 ENGINEER
 PE000907105

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

P+Z No. 01-15 & 0115.01
 APPROVED 1-15-15
 City No.
 Sheet Number: 8
 PCE PROJECT NO. 136101