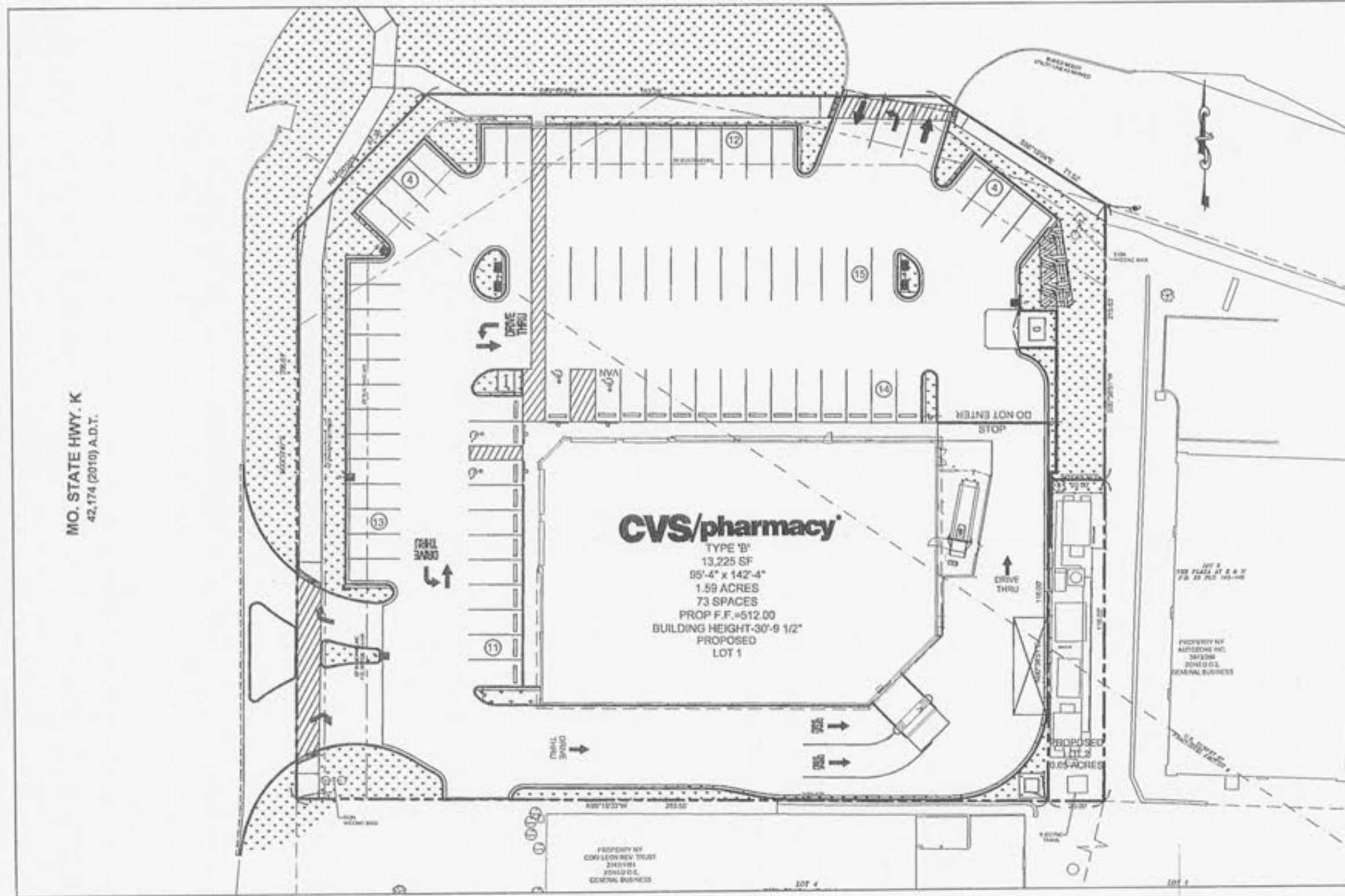


A SET OF CONSTRUCTION PLANS FOR CVS/pharmacy®

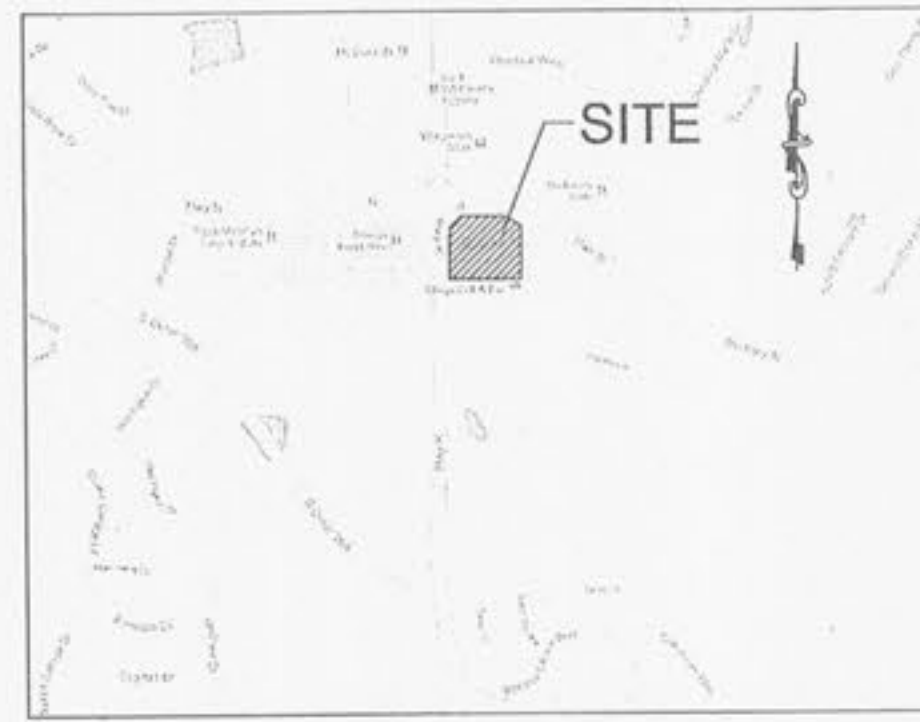
CS#57110 STORE#06477

3002 HIGHWAY K O'FALLON, MO 63366

ST. CHARLES COUNTY ID# 2-0126-0067-00-2.12, 2-0069-S009-00-2.31 PROJECT DIRECTORY



Plan View
1"=40'



Locator Map

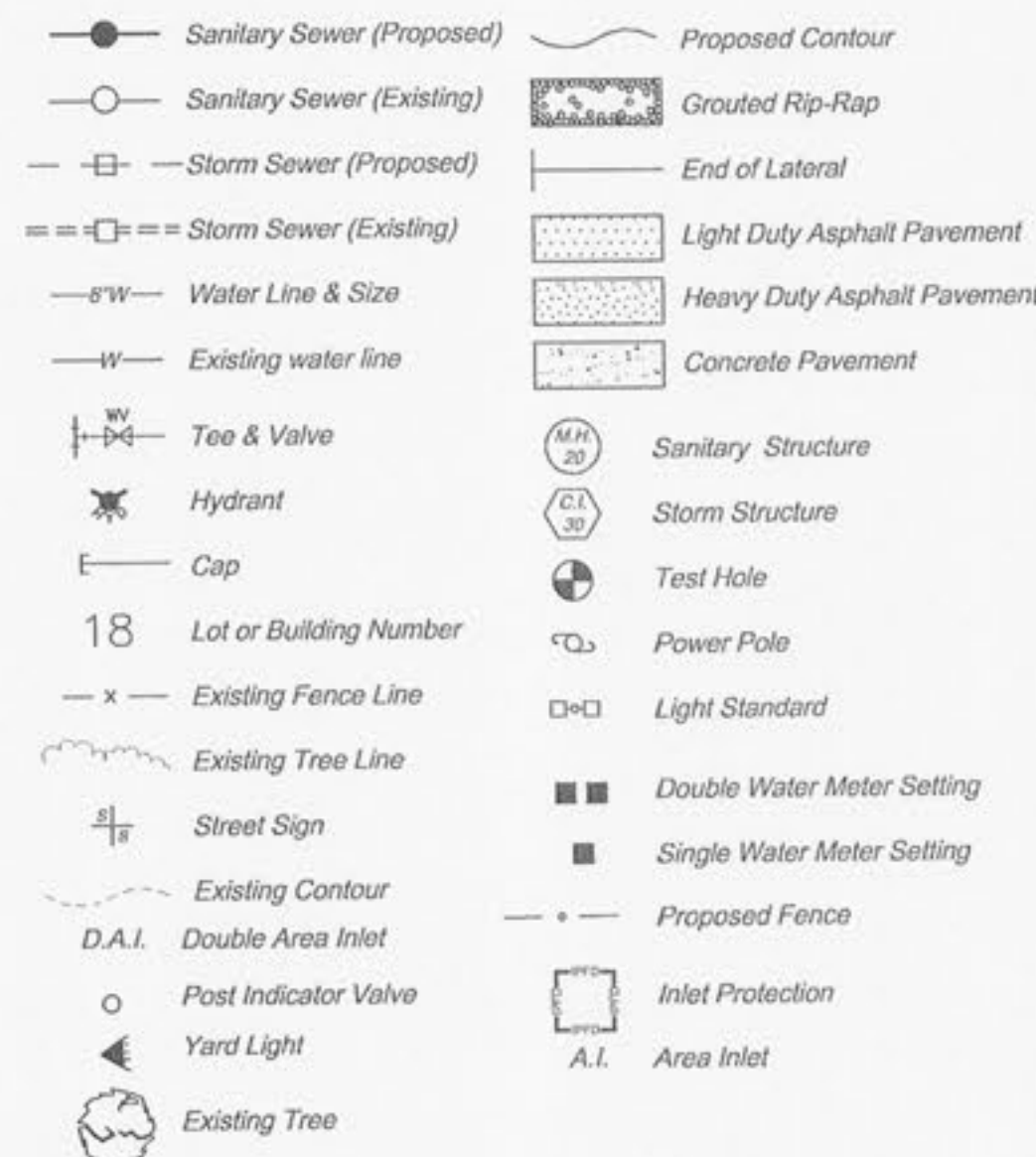
Legal Description

A TRACT OF LAND BEING PART OF U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 9 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 4 OF "THE PLAZA AT K AND N", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38 PAGES 145-146 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST RIGHT OF WAY LINE OF MISSOURI STATE ROUTE "K" AS DESCRIBED IN BOOK 1575 PAGE 607 OF SAID RECORDS AND THE NORTHERLY EXTENSION THEREOF, NORTH 00 DEGREES 39 MINUTES 47 SECONDS EAST 67.36 FEET TO A POINT; THENCE NORTH 44 DEGREES 00 MINUTES 50 SECONDS EAST 183.28 FEET TO A POINT; THENCE SOUTH 69 DEGREES 19 MINUTES 04 SECONDS EAST 71.52 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 3 OF THE AFORESAID "THE PLAZA AT K AND N"; THENCE ALONG THE WEST LINE OF SAID LOT 3, SOUTH 00 DEGREES 38 MINUTES 51 SECONDS WEST 215.63 FEET TO A POINT AT THE NORTHEAST CORNER OF THE AFORESAID LOT 4 OF "THE PLAZA AT K AND N"; THENCE ALONG THE NORTH LINE OF SAID LOT 4, NORTH 89 DEGREES 19 MINUTES 33 SECONDS WEST 289.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.639 ACRES.

Legend



LANDSCAPE CALCULATIONS

INTERIOR LANDSCAPE GREENSPACE REQUIREMENTS:
NOT LESS THAN 6% OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED.
73 PARKING SPACES x 270 SQ. FT.=19,710 SQ. FT. OF PARKING AREA
19,710 SQ. FT. OF PARKING AREA x 0.06=1,183 SQ. FT. OF INTERIOR PARKING AREA TO BE LANDSCAPED.

INTERIOR LANDSCAPE GREENSPACE PROVIDED:
4,735 SQ. FT. OF INTERIOR LANDSCAPE GREENSPACE

LANDSCAPE REQUIREMENTS:
1. 1 STREET TREE FOR EVERY FORTY FEET OF STREET FRONTAGE. 528' OF STREET FRONTAGE=14 STREET TREES.
2. 1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE. 7,741 SQ. FT. OF GREENSPACE=2,580 TREES

LANDSCAPE CREDITS:
NO EXISTING TREES ON SITE

INTERIOR LANDSCAPE PROVIDED:
5 PROPOSED TREES

Benchmarks Project

REFERENCE BENCHMARK:
STANDARD MISSOURI DNR GEOGRAPHIC REFERENCE SYSTEM ALUMINUM DISK STAMPED "SC-56". LOCATED ON THE WEST SIDE OF MISSOURI ROUTE "K" APPROXIMATELY 0.35 MILES SOUTH OF OLD O'FALLON ROAD. ELEV.=547.9

Site

SITE BENCHMARK:
FOUND IRON PIPE LOCATED AT THE NORTHERN EDGE OF THE PROPERTY APPROXIMATELY 4.7' SOUTH OF THE UTILITY POLE JUST OFF THE SIDEWALK.
TOP ELEV.=508.96

Conditions of Approval From Planning and Zoning

- The items listed under "Municipal Code Requirements" shall be addressed on the Construction Plans.
- The loading area shall be striped to delineate truck unloading areas from customer parking.
- The location of all trees shall meet the setback requirements established in Section 402.130. Due to the lot layout, a different variety of tree species may need to be planted where conflicts arise.
- A stub out shall be required on the south property line as agreed by CVS Pharmacy and property owners within The Plaza At K & N Shopping Center, A cross access easement shall be recorded at St. Charles County.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE 5-7-12
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

REVISIONS:			
NO.	DESCRIPTION	INITIALS:	DATE:
1	REVISED SHEET 17 PER MOODY DETAILS	M.FOGARTY	1/23/2012
2	REVISED SHEETS 8-15-1 PER CITY OF O'FALLON, DUCKETT CREEK COMMENTS	M.FOGARTY	1/30/2012
3	REVISED SHEETS 8 THROUGH 15-3 PER CITY OF O'FALLON, DUCKETT CREEK COMMENTS	M.FOGARTY	2/16/2012
4	REVISED SHEETS 8 THROUGH 15-1 PER CITY OF O'FALLON, DUCKETT CREEK COMMENTS, BID SET	M.FOGARTY	2/23/2012

City of O'Fallon Standard Commercial Notes and Details - June 2010

CVS pharmacy
NORTHERN 13,225-LEFT
CHAMFER DRIVE-THRU
STORE NUMBER: 6477
SEC HIGHWAY N AND HIGHWAY K
O'FALLON, MO
PROJECT TYPE: NEW CONSTRUCTION
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 57110

Utility Contacts

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

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

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Missouri American Water Co.
727 Crane St.
St. Louis, MO. 63101
636-430-0820

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

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

St. Charles River Electric Co.
P.O. Box 100
Troy, MO. 64687
660-392-3709

Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

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

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

Cottleville Fire Protection District
1385 Main Street Rd.
St. Charles, MO. 63304
636-447-6655

PREMIER CIVIL ENGINEERING
Wentzville
1185 Wentzville Parkway Suite 103
Wentzville, MO 63385
Phone (314) 925-7444 Fax (314) 925-7457
Premier Civil Engineering
Missouri State Certificate of Authority #LC0951128

ENGINEERS AUTHORIZATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereon attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically exclude revisions after the date herein stated.

STEVE MARION P.E.
ENGINEER
PE2006040195

Developer / Owner Information
CEDARWOOD DEVELOPMENT, INC
1765 MERRIMAN ROAD
AKRON, OH 44313
CONTACT: RON DINARDO
OFFICE: (330)836-9971

City of O'Fallon Cover Sheet

P+Z No. 26-11
APPROVED 12.11
City No.
Sheet Number:
1

Drawing Index

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- O'FALLON COMMERCIAL NOTES
- CVS CIVIL SPECIFICATIONS
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- ALTA SURVEY SHEET 2
- SUBDIVISION PLAT (TO BE ADDED)
- DEMO PLAN
- SITE PLAN
- GRADING PLAN
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- PH-1 PHOTOMETRICS

NOTES:

- GENERAL CONTRACTORS ARE TO PROVIDE UNION ELECTRICAL BIDS FROM THE LOCAL IBEW ELECTRICIANS. ALSO THE BID AMOUNT SHALL BE NOTED ON THE QUALIFICATION STATEMENT THAT THE ELECTRICAL BID IS FROM THIS UNION. ELECTRICAL BIDS FROM THE LOCAL 57 GROUP WILL NOT BE ACCEPTED AND IF SUBMITTED WILL CAUSE DISQUALIFICATION OF ENTIRE BID.
- THE GC IS TO BE AWARE THAT THE TOTAL CONSTRUCTION SCHEDULE WILL ONLY BE 15 WEEKS FROM START TO TURNOVER. GC TO INCLUDE IN BID THE COSTS FOR THIS ACCELERATED SCHEDULE AND PROVIDE THIS COST AS A SEPARATE LINE ITEM AMOUNT IN THE SITE SECTION UNDER #02780 WHERE THERE IS A PROVISION IN THE CVS RESOURCE BID FORM TO ALLOW AN ADDITIONAL LINE ITEM TO BE ADDED. PLEASE TYPE IN THE FOLLOWING IN THIS LINE ITEM: ACCELERATED COST FOR A 15 WEEK CONSTRUCTION SCHEDULE AND THEN YOUR COST FOR THIS.
- GC TO BE AWARE THAT CONSTRUCTION SHALL START ±100 DAYS AFTER BID DUE DATE. ALL PRICING SHALL REFLECT THIS WHEN SUBMITTING BID. THE CONSTRUCTION START DATE SHALL BE DETERMINED BY CVS/PHARMACY.

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.

This site lies in Zone X per FEMA map 29183C0239E dated August, 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.

RECEIVED
FEB 24 2012
BY: _____

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