

A SET OF CONSTRUCTION PLANS FOR

Royal Fuels

8201 Mexico Road
O'Fallon, MO 63376

AS-BUILT DRAWINGS

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE FRACTIONAL
SECTION 34, TOWNSHIP 47 NORTH, RANGE 3 EAST
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-240-2000

Water
Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-430-0820

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-240-2000

Electric
Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

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

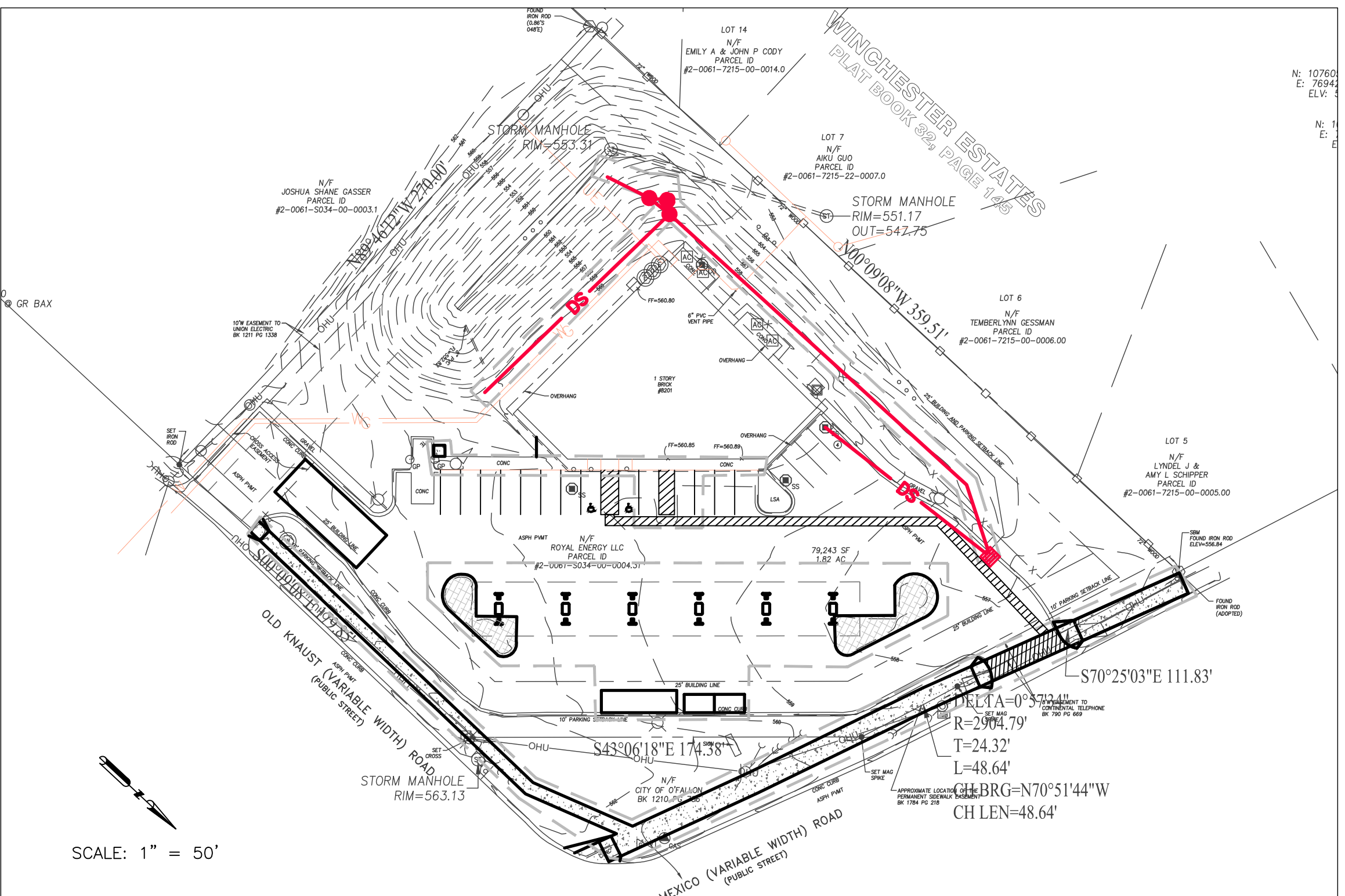
Spire Gas
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

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

O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

PROJECT TITLE

Royal Fuels
8201 Mexico Rd.
O'Fallon, MO 63376



Plan View

Drawing Index

- C1-01 COVER SHEET
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- C3-04 EROSION CONTROL DETAILS
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Benchmarks

Project
THE VERTICAL DATA SHOWN ON THIS SURVEY IS BASED UPON POSITIONAL SOLUTIONS DERIVED FROM REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION'S (MODOT) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) GNSS/GPS VRS NETWORK. THE VERTICAL DATUM IS BASED UPON NAVD 88.

Site
FOUND IRON ROD - ELEV=556.84
AT THE NORTH WEST CORNER OF THE PROPERTY

Legend

- POWER POLE
- POWER POLE W/GUY WIRE
- GAS LINE MARKER
- GAS METER
- GAS VALVE
- WATER METER
- WATER VALVE
- SANITARY SEWER CLEAN OUT
- CLEAN OUT
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- AIR CONDITIONER
- FLAG POLE
- LIGHT POLE
- MAIL BOX
- STREET SIGN
- HANDI-CAPPED PARKING
- PARKING SPOT DESIGNATOR
- OVERHEAD UTILITY LINES
- PLASTIC FENCE
- WOOD FENCE
- STORM SEWER

Conditions of Approval From Planning and Zoning

THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

1. PROVIDE DIMENSIONS ON THE PLAN, INCLUDING DRIVE AISLES AND PARKING SPACES.
 2. CLARIFY WHERE PARKING LOT ISLANDS ARE BEING REMOVED AND REMOVE THE PARKING SPACES BLOCKING THE TRASH ENCLOSURE.
 3. PROVIDE COLOR ELEVATIONS OF THE PUMP ISLAND CANOPY. THE POLES FOR THE PUMP ISLAND CANOPY SHALL BE COVERED WITH A MATERIAL OTHER THAN METAL.
 4. PROVIDE A PASSIVE MAN-DOOR FOR THE TRASH ENCLOSURE AND PROVIDE A DETAIL.
 5. PROVIDE A BUFFERYARD IN ACCORDANCE WITH CODE SECTION 402.180 ADJACENT TO THE RESIDENTIAL PROPERTY ALONG THE SOUTHERN PROPERTY LINE.
 6. PROVIDE THE PARKING CALCULATIONS IN ACCORDANCE WITH SECTION 400.480 OF CITY CODE. IS MARCO'S PIZZA A FULL-SERVICE RESTAURANT OR-CARRY OUT?
 7. THE EXISTING BUFFERYARD FENCE IS IN DISREPAIR IN SEVERAL SPOTS. THIS SHALL BE REPAIRED OR CLEANED AS NEEDED.
 8. THE APPLICANT SHALL ABIDE BY THE RECOMMENDATIONS OF THE CITY'S TRAFFIC CONSULTANT.
 9. THE APPLICANT SHALL ABIDE BY THE MUNICIPAL CODE REQUIREMENTS.
- THE APPROVAL IS ALSO CONDITIONAL UPON THE FOLLOWING MUNICIPAL CODE REQUIREMENTS BEING PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION SITE PLANS:
1. PROVIDE A PHOTOMETRIC LIGHTING PLAN.
 2. PROVIDE A LANDSCAPING PLAN.
 3. REVIEW ADA PARKING SPACE SIGNAGE AND RAMPS TO ENSURE COMPLIANCE WITH CITY CODE.
 4. THE CURB OPENING ON THE WESTERN SIDE OF THE PARKING LOT IS FILLED WITH DEBRIS AND NEEDS TO BE CLEANED OUT.
 5. PROVIDE STORM WATER CLEANSING FOR THE SITE.
 6. PROVIDE A 10' WIDE PC CONCRETE MULTI USE TRAIL ALONG MEXICO ROAD AND A 6' WIDE PC CONCRETE SIDEWALK ALONG OLD KNAUST ROAD. PROVIDE CONNECTIONS TO THE TRAIL AND SIDEWALK INTO THE SITE.
 7. SHOW THE LOCATION OF THE EXISTING LATERAL TO THE BUILDING AND THE GREASE TRAP FOR MARCO'S PIZZA.
 8. WHAT WILL THE ESTIMATED INCREASE IN SANITARY EFFLUENT BE FOR THE SITE?

* 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:

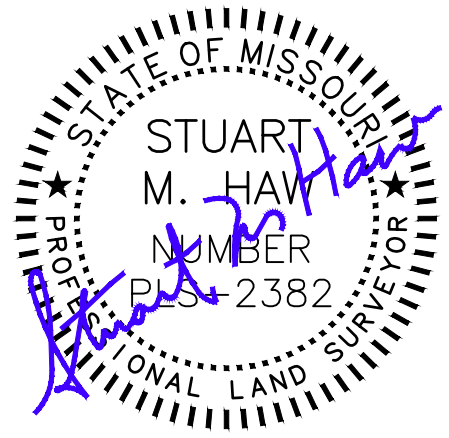
October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. To 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 1.82 ACRES
The area of land disturbance is 0.52 ACRES
Number of proposed lots is 1
Building setback information. Front 25'
Side 25'
Rear 0'

* The estimated sanitary flow in gallons per day is 1750
* Tree preservation calculations
* F.I.R.M. panel number 29183C0241G eff. 1/20/2016
* Parking Calculations:

Total building area = 7032 sq ft
Convenience gross floor area = 5194 sq ft
Pizza store gross floor area = 1838 sq ft

Convenience store sales floor area = 3000 sq.ft. / 250 = 12 spaces
Pizza store (carry out only) sales floor area = less than 250 sq.ft. = 1 space
Fuel - 12 pumps / 2 = 6 spaces
Total spaces required = 19
Total spaces provided = 19



THE EXISTING SEWER LENGTH, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS, AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THESE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. LION CSG IS ONLY RESPONSIBLE FOR THE AS-BUILT SURVEY OF THE STORMWATER IMPROVEMENTS AS INDICATED ON THE DRAWINGS.

STUART R. HAW
MO. PLS. NO. 2382
DATE: 1/7/2026

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeannie Greenlee DATE 02/24/2026
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Developer / Owner Information

ROYAL ENERGY, LLC

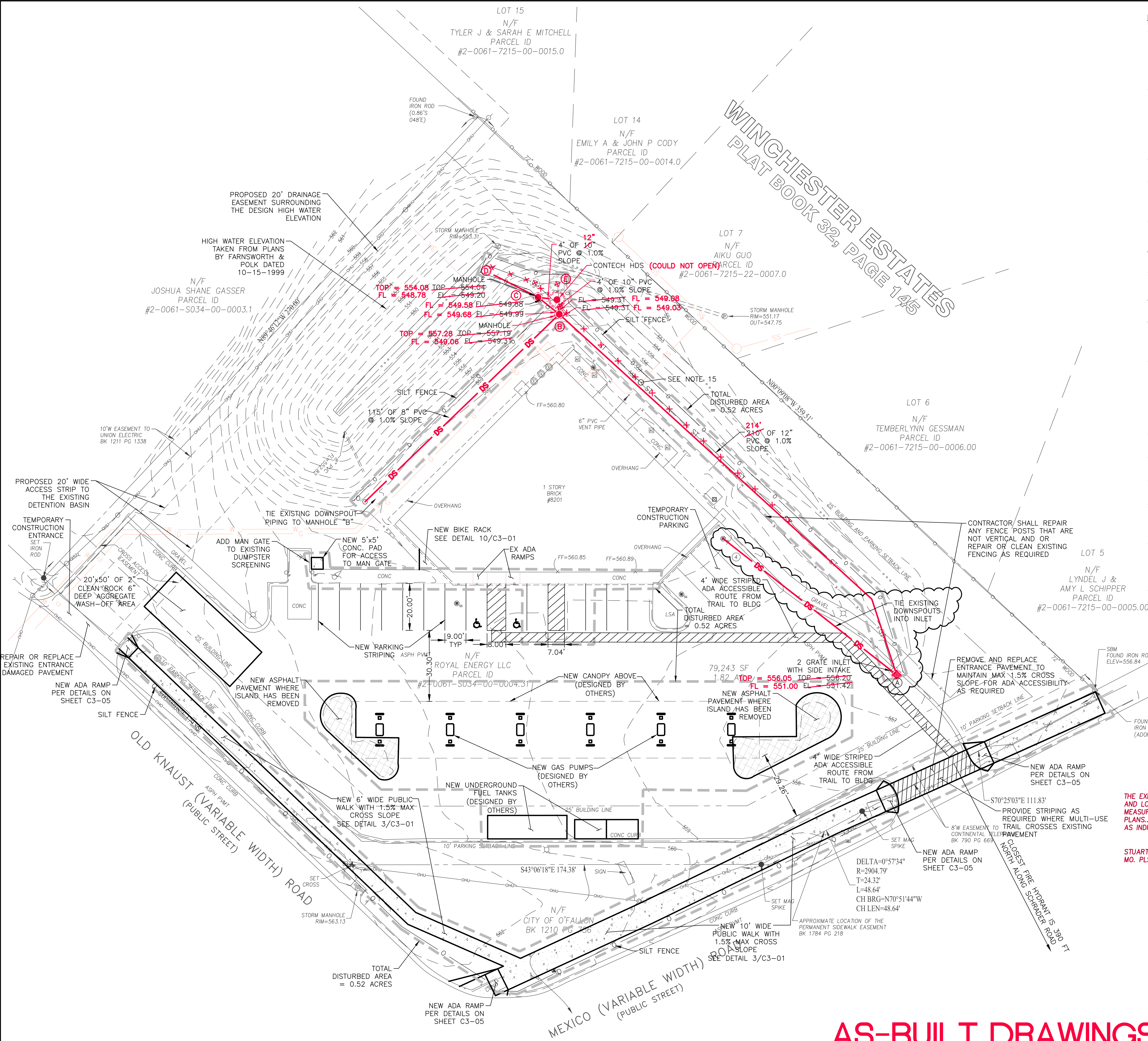
Cover Sheet

P+Z No. 23-000415
Approval Date

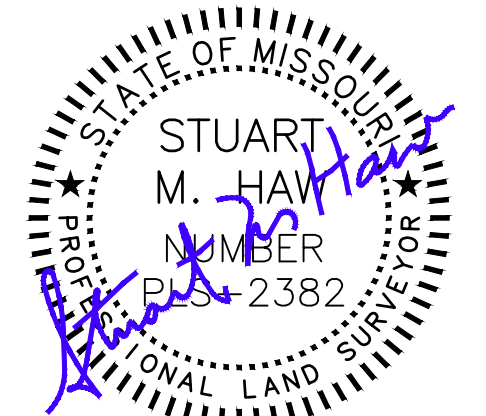
Permit No. CSP23-000002

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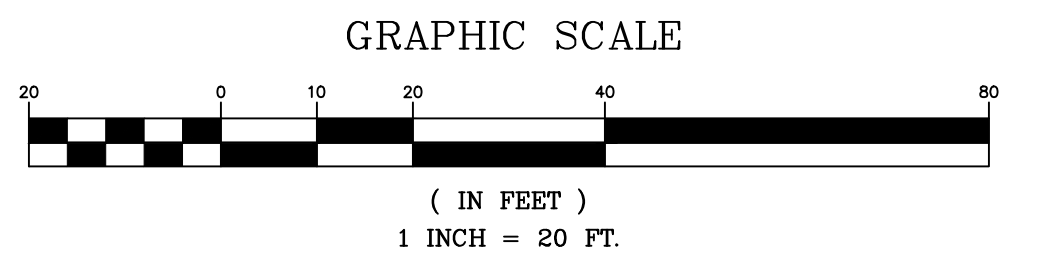
- NOTES:**
- UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION BEFORE EXCAVATION OF TRENCHING TO AVOID DAMAGE THERETO.
 - AREAS SURROUNDING THIS PROJECT MAY HAVE PEDESTRIAN AND VEHICLE TRAFFIC. ALL NECESSARY CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE THE SAFETY OF THE GENERAL PUBLIC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING AND MAINTAINING SAFE AND EFFICIENT METHODS FOR THE DEMOLITION SHOWN. THE CONTRACTOR SHALL FOLLOW ALL FEDERAL, STATE, AND LOCAL GUIDELINES IN PERFORMING THE DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BREACHES OF SAFETY OR DESTRUCTION OF PROPERTY NOT SCHEDULED FOR DEMOLITION.
 - PRIOR TO THE START OF ANY DEMOLITION WORK, THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO VERIFY OR FIELD LOCATE EXISTING UTILITIES.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE FEATURES NOT SCHEDULED FOR DEMOLITION. IF ANY SITE FEATURES TO REMAIN ARE DAMAGED DURING THE DEMOLITION, THE CONTRACTOR SHALL REPAIR THEM TO THE SATISFACTION OF THE OWNER.
 - ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY ACCORDING TO ALL APPLICABLE LAWS AND AGENCIES HAVING JURISDICTION.
 - ALL OFFSITE PROPERTY OWNERS SHALL BE GIVEN NOTICE 48 HOURS IN ADVANCE OF ANY WORK.
 - ANY DISTURBED OFF SITE PROPERTY SHALL BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
 - ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT MSD STANDARD CONSTRUCTION SPECIFICATION.
 - SANITARY SEWER SERVICE: NEW SANITARY SEWER LATERAL SHALL BE 6" PVC SLOPED AT 2% MINIMUM. FOLLOW ALL MSD STANDARDS FOR ROLL-IN WYE, TRENCHING AND BACKFILL. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER THE PROPOSED SEWER LATERAL.
 - WATER SERVICE: NEW WATER SERVICE SHALL BE 1" WITH STANDARD RESIDENTIAL METER ACCORDING TO MISSOURI AMERICAN WATER COMPANY STANDARDS. THE CONTRACTOR SHALL COORDINATE WITH MISSOURI AMERICAN WATER COMPANY TO DETERMINE THE SIZE OF EXCAVATION NECESSARY FOR INSTALLATION OF THE 1" WATER SERVICE LINE, VALVE AND TAP. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, BACKFILL, AND THE SUPPLY AND INSTALLATION OF THE VALVE BOXES AND APPROPRIATE FRAME AND COVERS FOR THE 1" SERVICE LINE VALVE. EXISTING WATER MAIN WAS NOT SHOWN ON SURVEY. CONTRACTOR SHALL VERIFY LOCATION.
 - STORM SEWER SERVICE: DOWNSPOUTS FROM NEW BUILDING SHALL TIE INTO PUBLIC STORM SEWERS AS SHOWN.
 - CONTRACTOR SHALL CLEAN PUBLIC RIGHT-OF-WAY AND STREET DAILY DURING CONSTRUCTION ACTIVITIES.
 - BACKWATER VALVE NOTE: A BACKWATER VALVE MAY BE REQUIRED ON ALL BUILDING LATERALS PER LOCAL PLUMBING CODE.
 - REMOVE REPLACE OR REHAB NOTE: THE REMOVAL AND REPLACEMENT, OR REHABILITATION OF THE EXISTING STRUCTURE WILL BE DETERMINED BY THE CITY CONSTRUCTION INSPECTOR. IF THE STRUCTURE IS DETERMINED TO REMAIN IN PLACE, THEN THE TOP SHALL BE ADJUSTED TO GRADE, IF NEEDED.
 - ENCASE WITH CONCRETE BOTH SANITARY AND STORM SEWER AT CROSSING WHEN STORM SEWER IS WITHIN 18 INCHES ABOVE SANITARY SEWER. ADD CONCRETE CRADLE TO ONLY RCP STORM SEWER AND ENCASE HDPE STORM SEWER WHEN IT IS MORE THAN 18 INCHES ABOVE SANITARY LINE. PROVIDE 20 FEET OF DUCTILE IRON PIPE WHERE THE SANITARY MAIN CROSSES OVER STORM SEWER LINES.
 - A 5/8" TRASH BAR SHALL BE CENTERED WITHIN THE OPENING(S) OF ALL INLETS IF WATER IS NOT AVAILABLE ON SITE, A WATER TRUCK WILL BE PROVIDED



THE EXISTING SEWER LENGTH, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS, AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THESE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS. LION CSG IS ONLY RESPONSIBLE FOR THE AS-BUILT SURVEY OF THE STORMWATER IMPROVEMENTS AS INDICATED ON THE DRAWINGS.

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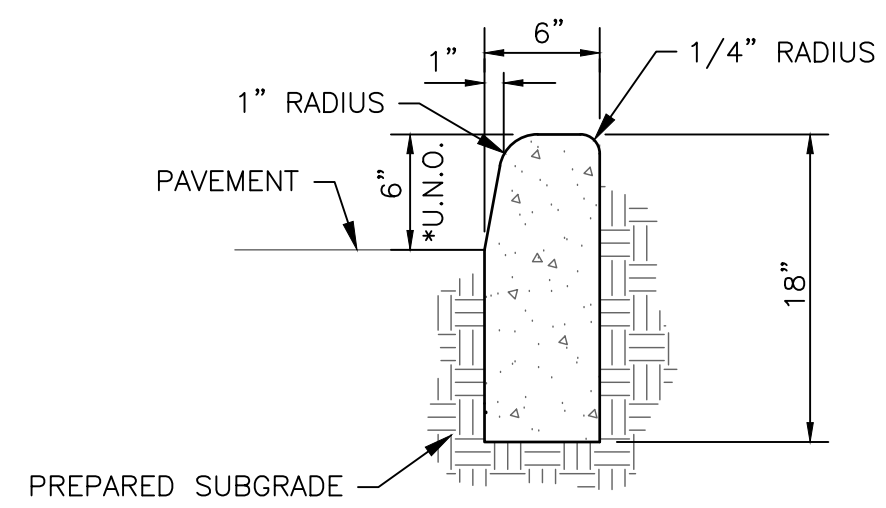
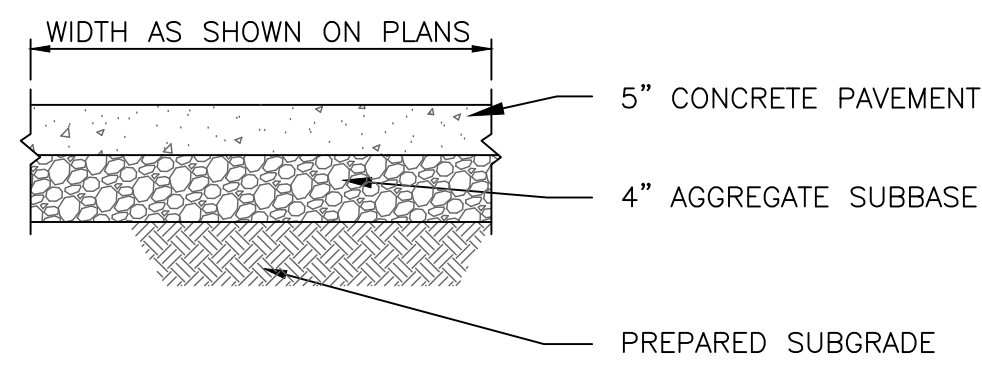
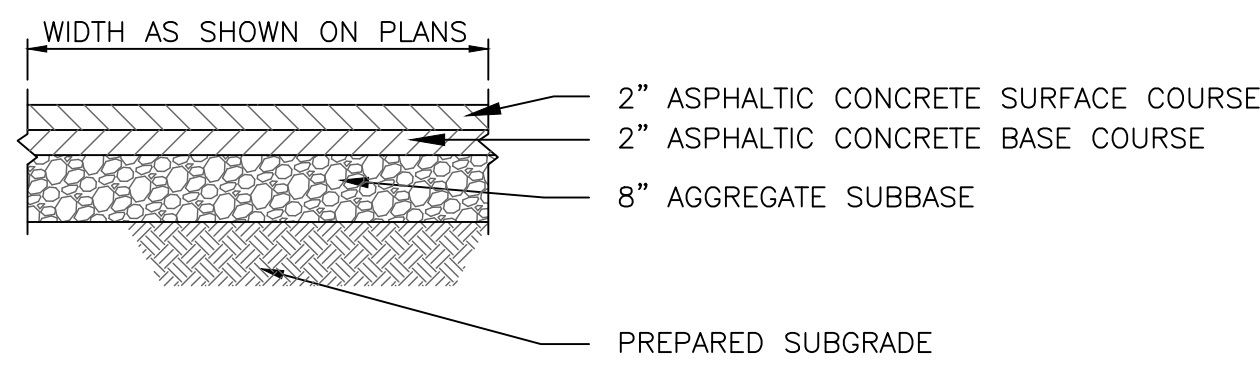


AS-BUILT DRAWINGS

PROJECT TITLE
Royal Fuels
8201 Mexico Rd.
O'Fallon, MO 63376

Developer / Owner Information
ROYAL ENERGY, LLC
Site Plan

P+Z No. 23-000415
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Permit No. CSP23-000002
Page No.
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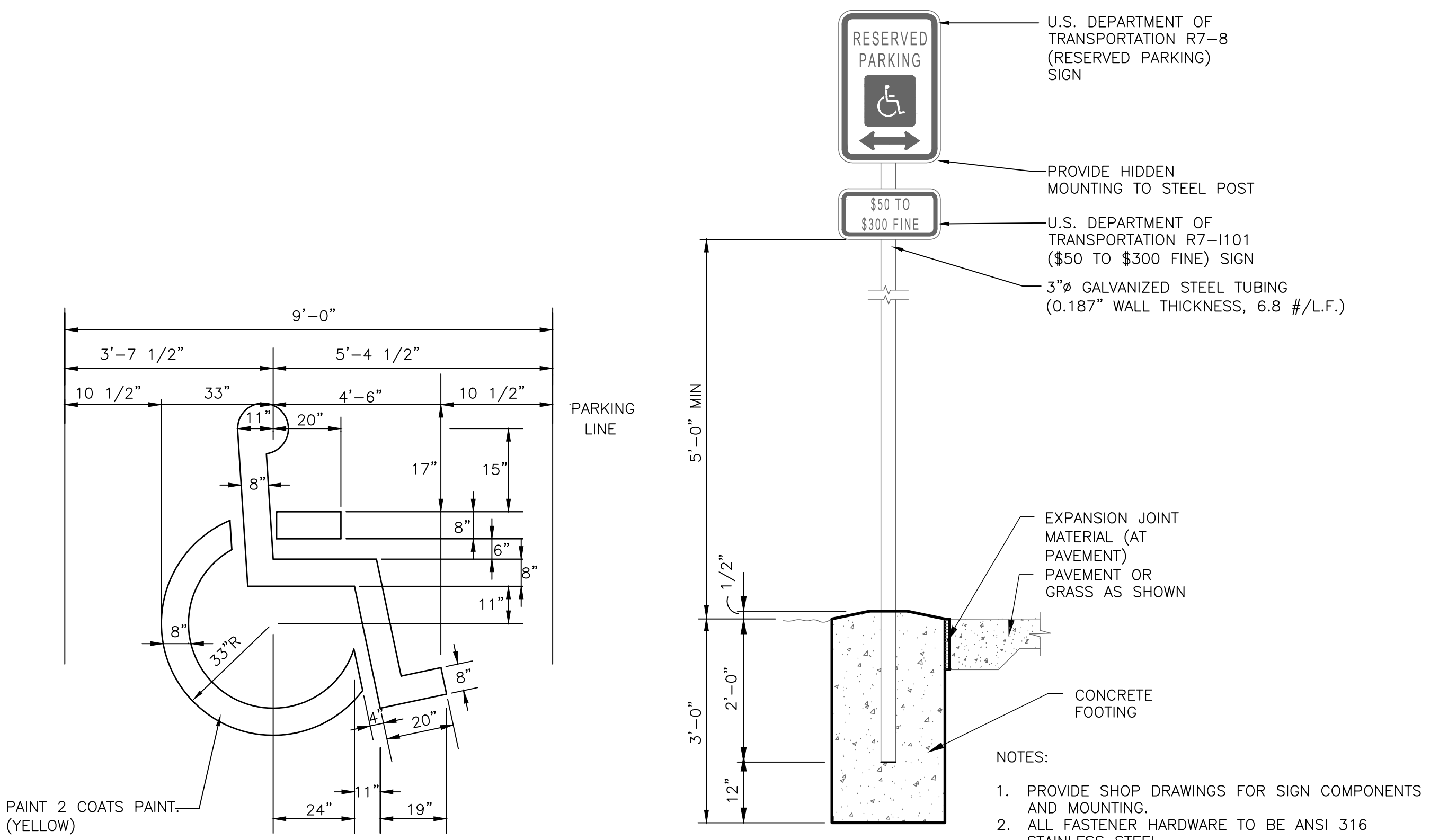


- NOTES:**
1. PROVIDE 3/8" MIN WIDE CONTRACTION JOINT IN CURBS @ 20' MAX SPACING O.C. JOINT SHALL BE PREFORMED OR SAWED AT 1/4 THICKNESS OF CURB.
 2. PROVIDE EXPANSION JOINT IN CURB AT 80' MAX SPACING O.C. JOINT SHALL BE FULL DEPTH WITH 1" THICK PREFORMED EXPANSION JOINT FILLER.
- *U.N.O. = UNLESS NOTED OTHERWISE

1 PAVEMENT DETAIL
NOT TO SCALE

CONCRETE ALTERNATE
ALL NON-REINFORCED CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS

2 CONCRETE VERTICAL CURB
NOT TO SCALE



4 HANDICAP MARKING DETAIL
NOT TO SCALE

5 ACCESSIBLE PARKING SIGN
NOT TO SCALE

* The City of O'Fallon must be provided with a symbol/medallion for review and approval prior to installation. Contact the City if any information is needed.

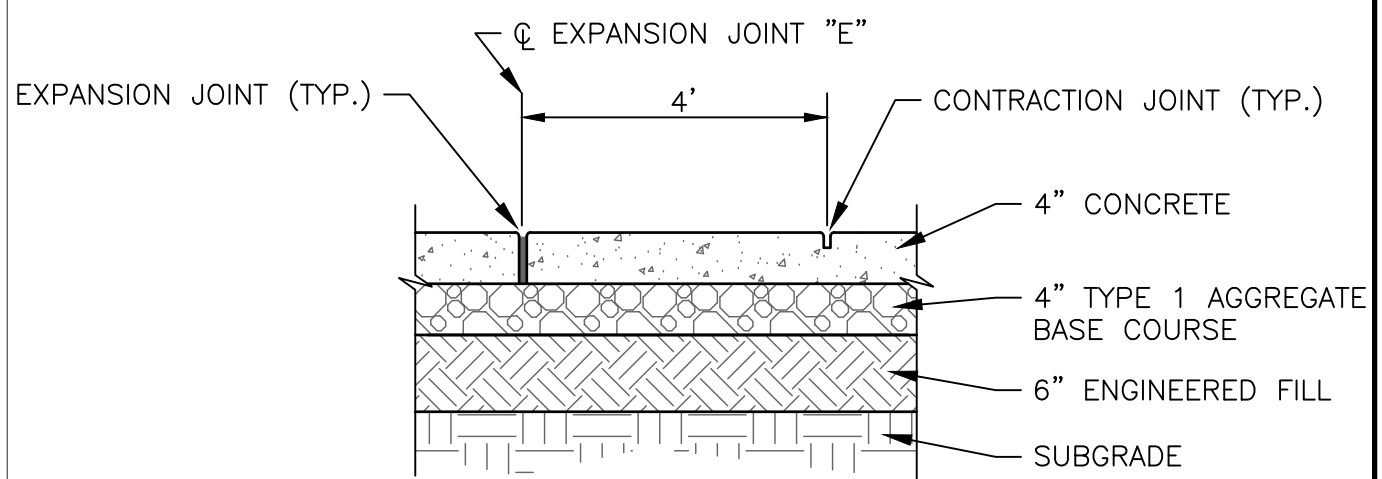
Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains to Water Ways (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains to Stream (#SDS)	www.dasmanufacturing.com

City will also allow the precast inlet stone with a similar message as an approved alternate to the marker.

PLAN VIEW OF CURB INLET

PLAN VIEW OF AREA INLET

Public or Private inlets



- NOTES:**
1. SPACE CONTRACTION JOINTS AT W. PLACE EXPANSION JOINTS AT 3xW.
 2. EXPANSION JOINT SHALL BE PLACED THROUGH THE FULL DEPTH OF THE SIDEWALK.
 3. SAWCUT JOINTS WITHIN 16 HOURS OF PLACEMENT.
 4. ALL NON-REINFORCED CONCRETE SHALL BE 4,000 P.S.I. AT 28 DAYS

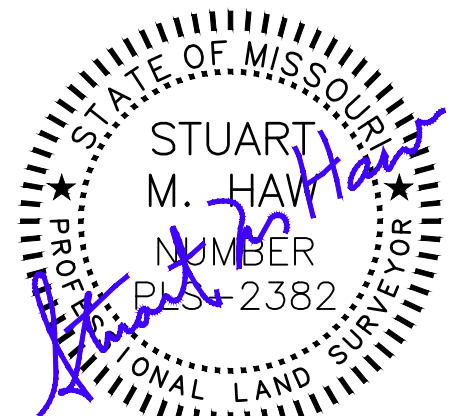
3 TYPICAL CONCRETE WALK DETAIL
NOT TO SCALE

6 STORM DRAIN MAKER
NOT TO SCALE

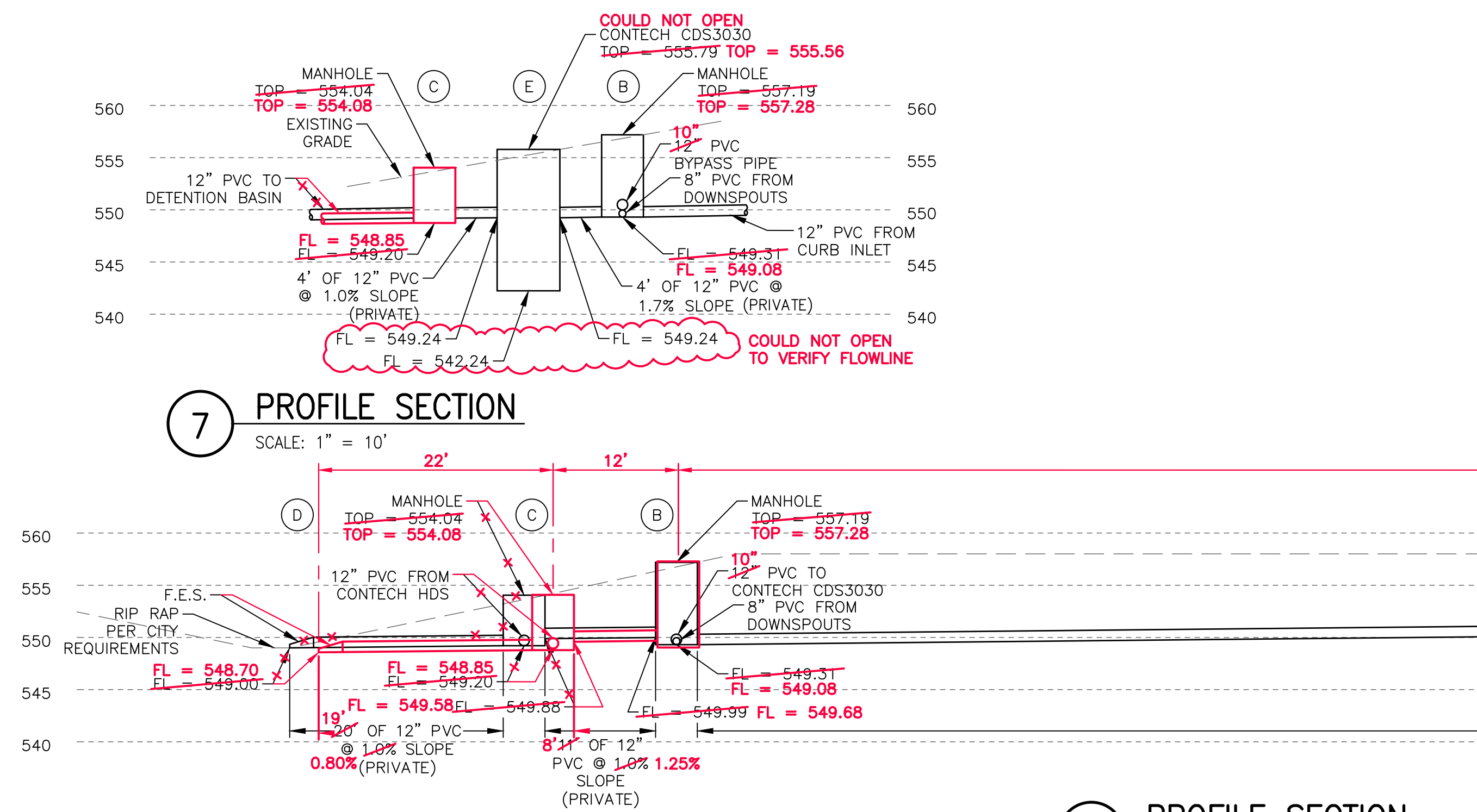
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AS-BUILT DRAWINGS



9 PROFILE SECTION
SCALE: 1" = 10'

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Typical Details