

# CONSTRUCTION SITE PLAN

# QUIKTRIP STORE #640RE

## O'FALLON, MO

## 801 BELLEAU CREEK ROAD



### GENERAL NOTES

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: *[Signature]* DATE: 5/6/10  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

No.	Revision	Date
1	CITY COMMENTS	04/22/2010
3	CITY COMMENTS	03/29/2010
2	CITY COMMENTS/BID SET	03/05/2010
1	CITY COMMENTS	02/08/2010

**EFK•Moen, LLC**  
Civil Engineering Design  
13523 Barrett Parkway Dr. Suite 250  
St. Louis, MO 63021  
Phone (314)729-4100 Fax (314)729-4199



### COVER SHEET

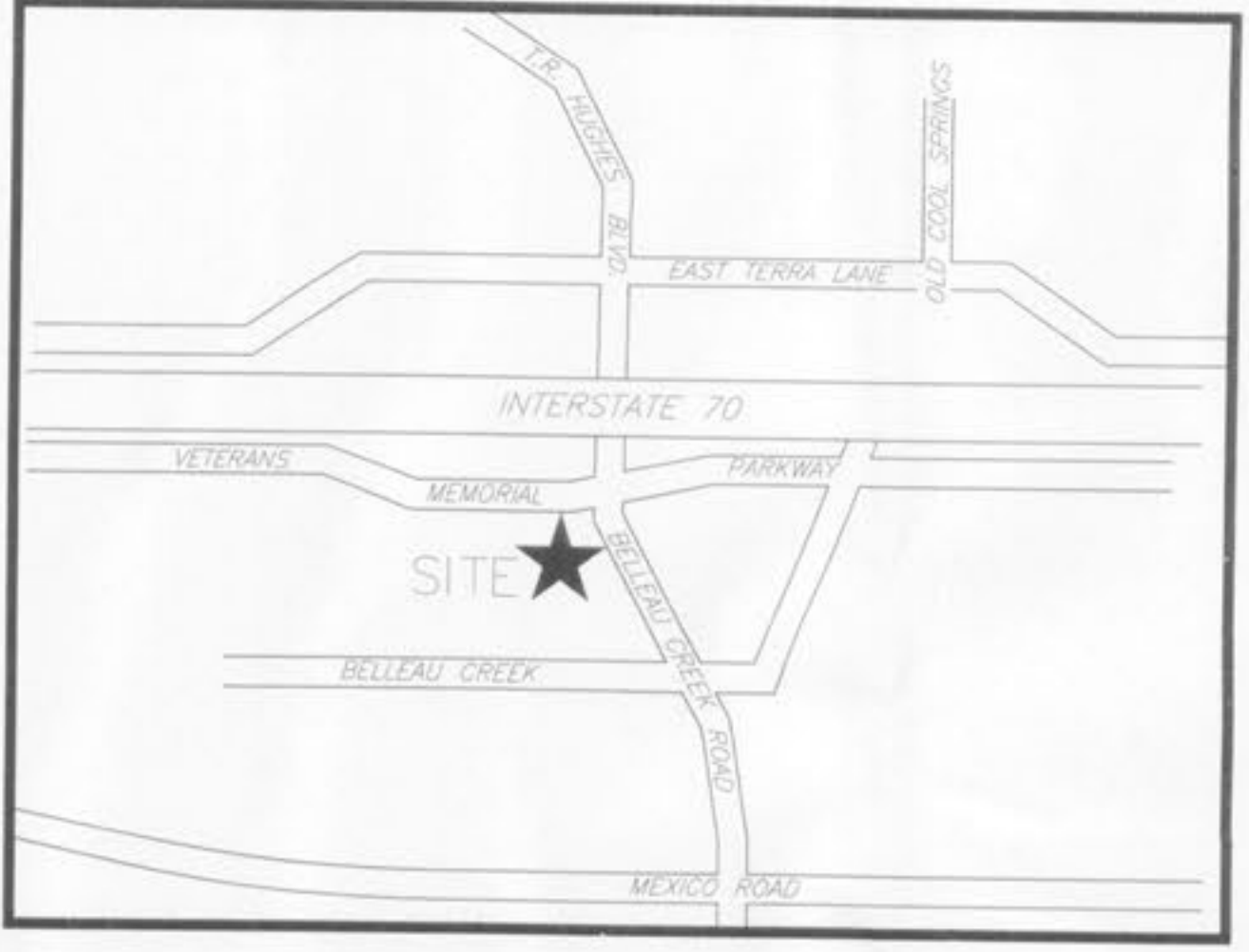
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DESIGNED BY: MWE	1
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ISSUE DATE: 12/14/2009	

O'FALLON PLANNING AND ZONING FILE #00-115.01  
APPROVED DEC. 3, 2009

RECEIVED APR 22 2010

### PROJECT NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- SAFETY NOTICE TO CONTRACTOR:**  
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER AND SHALL CONFORM TO MODOT STANDARD PLANS AND THE MISSOURI STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, DATED 2004.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED. CONTRACTOR SHALL CONTACT THE ENGINEER FOR SPECIFICATION SECTIONS FOR ITEMS SUCH AS LANDSCAPING AND IRRIGATION THAT ARE AFFECTED BY THE WORK BUT NOT COMPLETELY DETAILED OR SPECIFIED ON THESE PLANS.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH AN ENGINEER'S SOILS REPORT PRIOR TO AND DURING SITE SOIL TESTING.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- TRAFFIC CONTROL SHALL COMPLY WITH MODOT AND/OR MUTCD GUIDELINES.
- THE CITY OF O'FALLON CONSTRUCTION INSPECTION DIVISION SHALL BE NOTIFIED AT 636-379-5596 AT LEAST 48 HOURS BEFORE CONSTRUCTION BEGINS AND 24 HOURS IN ADVANCE OF ANY REQUIRED INSPECTIONS.
- SIDEWALKS, CURB RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENTLY APPROVED AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ALONG WITH THE REQUIRED GRADES, SIGNAGE, SPECIFICATIONS AND CONSTRUCTION MATERIALS. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE ADAAG GUIDELINES SHALL BE FOLLOWED AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
- 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, HE/SHE SHALL MAKE SUCH CHANGES AT HIS/HER 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 IMPROVEMENTS 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 INSPECTORS.
- ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS SHALL BE LOCATED UNDERGROUND.



### VICINITY MAP

NOT TO SCALE

### PLAN INDEX:

- COVER SHEET
- DEMO PLAN
- SITE AND LANDSCAPE PLAN
- GRADING PLAN
- EROSION PLAN
- PAVING PLAN
- STORM SEWER PROFILES AND HYDRAULICS
- DRAINING AND UTILITY TRENCHING DETAILS
- DRAINAGE STRUCTURES AND PAVING DETAILS
- PAVING DETAILS AND EROSION CONTROL DETAILS
- ADA AND SITE DETAILS - 1
- ADA AND SITE DETAILS - 2
- DRAINAGE AREA PLAN

### LEGAL DESCRIPTION

LOT A OF "COMFORT INN AND SUITES" AS RECORDED IN PLAT BOOK 37 PAGE 370 OF THE ST. CHARLES COUNTY RECORDS, LOCATED IN U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.

76,946 SQUARE FEET OR 1.766 ACRES

### BENCHMARK CONTROL

**SITE BENCHMARK:**  
ELEVATION = 478.81'  
FOUND CROSS ON RAMP TO SOUTHWEST; NORTH OF SOUTHEAST ENTRANCE; TWENTY FEET NORTH AND FOUR FEET WEST OF THE EASTERN MOST CORNER OF THE SUBJECT TRACT

**TEMPORARY BENCHMARK:**  
ELEVATION = 487.14'  
CROSS ON ISLAND AT THE SOUTHWEST INTERSECTION OF BELLEAU CREEK ROAD AND VETERANS MEMORIAL PARKWAY

### CITY OF O'FALLON CONSTRUCTION WORKING HOURS

CONSTRUCTION WORK SHALL ONLY BE ALLOWED DURING THE FOLLOWING HOURS:

OCTOBER 1 - MAY 31 7:00 A.M. TO 7:00 P.M.	MONDAY - SUNDAY
JUNE 1 - SEPTEMBER 30 6:00 A.M. TO 8:00 P.M.	MONDAY - FRIDAY
7:00 A.M. TO 8:00 P.M.	SATURDAY & SUNDAY

CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.

### AGENCY

O'FALLON PLANNING AND ZONING APPROVAL  
O'FALLON PUBLIC WORKS  
MISSOURI DEPARTMENT OF TRANSPORTATION

### APPROVED DATE

DEC. 3, 2009

### RESOURCE LIST:

<b>CITY OF O'FALLON CONTACTS:</b>	
PLANNING AND DEVELOPMENT 100 NORTH MAIN STREET O'FALLON, MO 63366 TEL: (636) 379-5544 CONTACT: DAVID WOODS, DIRECTOR OF PLANNING AND DEVELOPMENT	AMEREN UE PHONE: (314) 342-1111  CHARTER COMMUNICATIONS PHONE: (314) 965-0555
FOR WATER MAIN, SANITARY OR STORM SEWER LOCATES, CALL 636-281-2858	AT&T DISTRIBUTION PHONE: (314) 275-0083
FOR TRAFFIC LOCATES, CALL 636-379-5602	LACLEDE GAS COMPANY PHONE: (314) 658-5421
ENGINEERING DIVISION, CALL 636-379-5556	LIGHTCORE PHONE: (866) 562-4939
CONSTRUCTION INSPECTION DIVISION, CALL 636-379-5596	CENTURY TELEPHONE PHONE: (314) 878-5787
O'FALLON FIRE PROTECTION DISTRICT 119 EAST ELM DR. O'FALLON, MO 63366 TEL: (636) 272-3493	

### QUIKTRIP CONTACTS:

REAL ESTATE MANAGER 2255 BLUESTONE DRIVE ST. CHARLES, MO 63303 TEL: (636) 916-5706 CONTACT: ALAN RENNEN	ENGINEERING 4705 SOUTH 129TH EAST AVE TULSA, OK 74134 TEL: (918) 615-7627 FAX: (918) 615-7407 CONTACT: TODD LIFE, P.E.
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### PARKING CALCULATIONS:

<b>CONVENIENCE STORE W/ FUEL</b>	
REQUIRED:	ONE (1) SPACE PER 250 SQ. FT. OF FLOOR AREA, PLUS ONE (1) SPACE FOR EACH TWO (2) GAS PUMPS
	4,555/250 = 18, PLUS 20/2 = 10, TOTAL = 38 REQUIRED
PROVIDED:	TOTAL OF 53 (13 NEW, 40 EXISTING), INCLUDES 3 LOADING SPACES AND 2 ADA SPACES.

### AREA CALCULATIONS:

BUILDING	AREA	% OF TOTAL AREA
BUILDING	0.10	6
PAVING	1.47	83
GREEN SPACE	0.20	11
TOTAL	1.77 Acres	100%

### FLOOD NOTE:

BY GRAPHIC PLOTTING THE REFERENCED PARCEL OF LAND IS WITHIN (SHADED) ZONES "AE" SPECIAL FLOOD HAZARD AREAS INUNDAED BY THE 100-YEAR FLOOD (BASE FLOOD ELEVATIONS DETERMINED) AND AREAS WITHIN THE 100-YEAR FLOODWAY AND AS PER FLOOD INSURANCE RATE MAP NUMBER 29183C0241 E, WITH AN EFFECTIVE DATE OF AUGUST 2, 1996. THE SUBJECT TRACT PLOTS BETWEEN BASE FLOOD ELEVATIONS 478 AND 479. THE STRUCTURE IS REMOVED FROM THE SPECIAL FLOOD HAZARD AREA BY LETTER OF MAP REVISION CASE NUMBER 02-07-029 A, DATED NOVEMBER 9, 2001.

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT PHYSICAL HORIZONTAL LOCATION OF THE SUBJECT TRACT WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THE TRACT SHOWN HEREON MAY BE SUBJECT, HAS BEEN CONDUCTED AND NO REPRESENTATION OF THE SUBJECT TRACT TO BE SUSCEPTIBLE TO FLOODING, OR SUBJECT TO ANY FLOOD HAZARD HAS BEEN MADE. WE MAKE NO REPRESENTATION CONCERNING THE ACCURACY OF THIS "FIRM" MAP WHICH INCLUDES A NOTE THAT STATES, "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL, OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS". (THIS NOTE SHOULD NOT BE CONSTRUED AS AN INDICATION AS TO WHETHER FLOOD INSURANCE SHOULD, OR SHOULD NOT BE PURCHASED).

### WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

### WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

### PLANNING AND ZONING COMMISSION CONDITIONS OF APPROVAL

- PROVIDE A TRAFFIC CONTROL SIGN AT THE INTERSECTION DIRECTLY BEHIND THE PARKING AREA. RESPONSE: A STOP SIGN WILL BE INSTALLED IF PERMISSION IS GRANTED BY THE PROPERTY OWNER. A STOP BAR AND THE WORD 'STOP' WILL BE PAINTED ON THE PAVEMENT.
- THE LOOP ROAD IS A PRIVATE ROAD AND IS NOT MAINTAINED BY THE CITY OF O'FALLON. PROVIDE WRITTEN PERMISSION FROM THE CURRENT OWNER OF THE ROAD TO ALLOW ACCESS TO THE PARKING AREA. RESPONSE: DOCUMENTATION HAS BEEN PROVIDED TO THE CITY.
- THE ENTRANCE ONTO THE LOOP ROAD NEAR VETERANS MEMORIAL PARKWAY SHALL BE RECONFIGURED TO PROVIDE ADDITIONAL STACKING AND BETTER TRAFFIC MOVEMENT. RESPONSE: THE ENTRANCE WILL BE REVISED AS SHOWN ON THESE PLANS.
- THE ITEMS LISTED IN THE MEMO SENT BY MODOT NEED TO BE ADDRESSED. IN ADDITION, MODOT SHALL REVIEW AND APPROVE THE STRIPING REVISIONS ON VETERANS MEMORIAL PARKWAY. MODOT HAS APPROVED THE STRIPING REVISIONS AND WILL ISSUE A PERMIT.
- ADDITIONAL EXTERIOR LIGHTING WILL BE NEEDED FOR THE ADDITIONAL PARKING AREA. PRIOR TO CONSTRUCTION PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING. RESPONSE: PHOTOMETRIC PLANS HAVE BEEN SUBMITTED.
- THE HANDICAP RAMP DETECTABLE WARNING MAT DOMES SHALL LINE UP ACROSS FROM EACH OTHER. THE DOMES FOR ALL RAMPS WILL NEED TO BE CONFIGURED TO DIRECT PEDESTRIANS TOWARD THE CORRESPONDING CROSS RAMPS. RESPONSE: THE NEW RAMPS HAVE BEEN CONFIGURED TO ALIGN WITH THE CORRESPONDING CROSS RAMPS.

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O'FALLON, MO  
801 BELLEAU CREEK ROAD  
QuikTrip Store No. : 640RE