

SITE DEVELOPMENT PLANS FOR QUIKTRIP STORE #657 DARDENNE PRAIRIE, MO 1150 FEISE ROAD



GENERAL NOTES

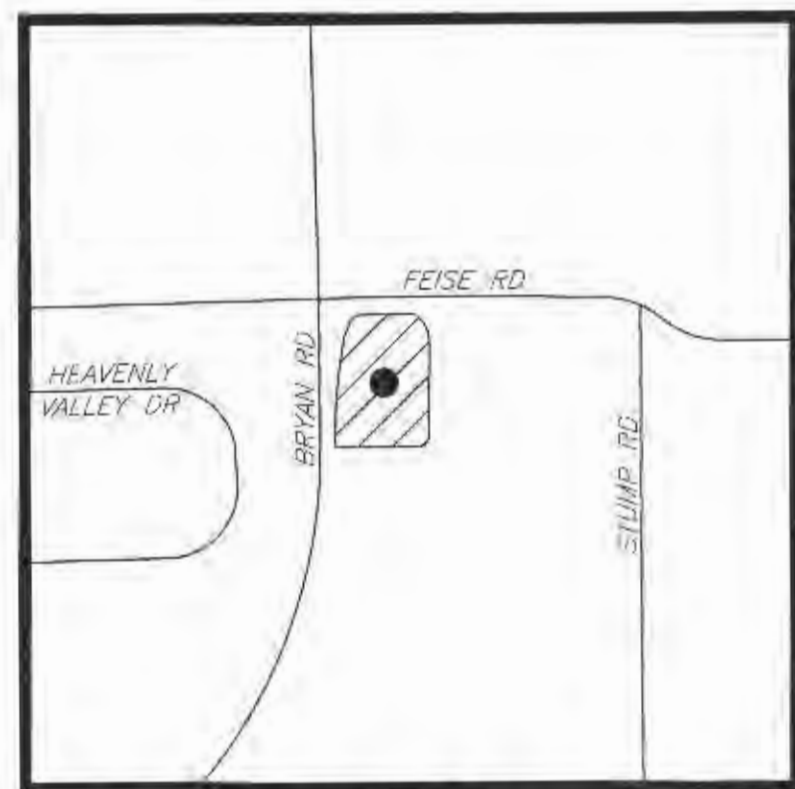
1. THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF ANY IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT CHAPTER 319.RSMo.

PROJECT NOTES:

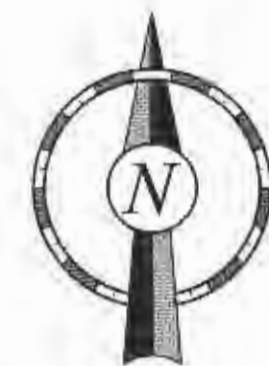
- A. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- B. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- C. 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.
- D. **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.
- E. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT MAINTENANCE ENGINEER. SPECIFICATIONS ADOPTED BY USA DEPARTMENT OF TRANSPORTATION, MARCH 1, 1993, AND SPECIFICATION ITEMS LISTED AND DATED AS FOLLOWS SHALL GOVERN ON THIS PROJECT.
- F. 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.

PROPERTY OWNER:

QUIKTRIP CORPORATION
2255 BLUESTONE DRIVE
ST. CHARLES, MO 63303
TEL: (636) 916-5706
CONTACT: DAVE NUSS



Vicinity Map
Not to Scale



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AGENCY

APPROVED DATE

CITY OF DARDENNE PRAIRIE PLANNING & ZONING ENGINEERING DEPARTMENT	6/20/2007
BUILDING DEPARTMENT	
WATER DISTRICT	8/20/2007
FIRE DISTRICT	
SEWER DISTRICT	8/17/2007

RESOURCE LIST:

CITY OF DARDENNE PRAIRIE

CITY OF DARDENNE PRAIRIE 2032 HANLEY ROAD DARDENNE PRAIRIE, MO 63368 TEL: (636) 978-6008 FAX: (636) 898-0923 CONTACT: LUKE KEHOE - CITY ENGINEER	CITY OF DARDENNE PRAIRIE 2032 HANLEY ROAD DARDENNE PRAIRIE, MO 63368 TEL: (636) 561-7178 FAX: (636) 625-0077 CONTACT: JEFF AMELONG - BUILDING INSPECTOR
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QUIKTRIP

REAL ESTATE MANAGER 2255 BLUESTONE DRIVE ST. CHARLES, MO 63303 TEL: (636) 916-5706 CONTACT: ALAN RENNER	ENGINEERING 4705 SOUTH 129th EAST AVE. TULSA, OK 74134 TEL: (918) 613-7700 CONTACT: TODD LIPE
CONSTRUCTION MANAGER 2255 BLUESTONE DRIVE ST. CHARLES, MO 63303 TEL: (636) 916-5706 CONTACT: DAVE NUSS	

OTHER CONTACTS

WENTZVILLE FIRE PROTECTION DISTRICT 209 W PEARCE BLVD WENTZVILLE, MO 63385 TEL: (636) 327-6239 CONTACT: JOSEPH HEITKAMP	BUCKETT CREEK SANITARY DISTRICT 3550 HIGHWAY K O'FALLON, MO 63368 TEL: (636) 441-1244
PUBLIC WATER DISTRICT NO. 2 OF ST. CHARLES COUNTY 100 WATER DR O'FALLON, MO 63368 TEL: (636) 651-3737	AMLREN JE TEL: (636) 639-8306 CONTACT: TARA DOLDE
LACLEDE GAS TEL: (314) 342-0800	CENTURYTEL ENGINEER - PLANT FACILITIES 1151 CENTURYTEL DRIVE BLDG A WENTZVILLE, MO 63385 TEL: (636) 332-7392 CONTACT: MICHELLE GERTEISEN

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT 636-916-5706. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 500-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF DARDENNE PRAIRIE, COMMUNITY PANEL NUMBER 240, MAP NUMBER 29183C0240-E EFFECTIVE DATE AUGUST 02, 1996.

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.

BENCHMARK CONTROL:

REFERENCED BENCHMARK CONTROL:

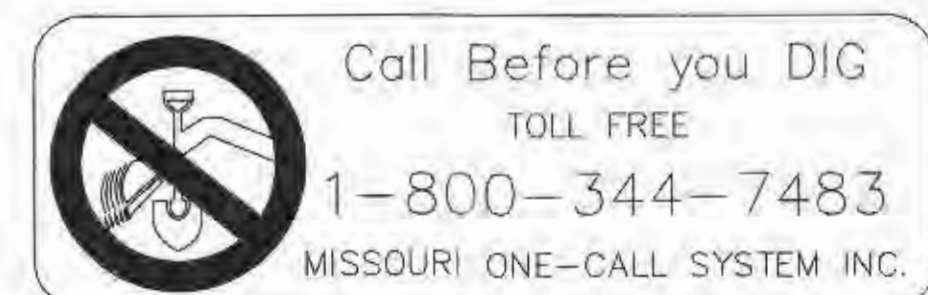
TOP OF FOUND OLD 1/2" IRON PIPE ALONG THE SOUTHERN PROPERTY LINE OF LOT 3 OF "DARDENNE PRAIRIE PLAZA" AS RECORDED IN PLAT BOOK 42, PAGE 324 OF THE ST. CHARLES COUNTY RECORDS, 387 FEET SOUTH OF THE SOUTHERN LINE OF LOT 1 OF "DARDENNE PRAIRIE PLAZA" AND 124 FEET EAST OF THE EASTERN RIGHT-OF-WAY LINE OF BRYAN ROAD. ELEVATION = 643.34 (DATUM: U.S.G.S. AS PER A SITE DEVELOPMENT PLAN FOR "BUGGY'S EXPRESS" BY BAX ENGINEERING, DATED 11/09/05)

SITE BENCHMARK:

TBM-A, CHISEL-TIP "50" ON TOP OF THE SOUTH SIDE OF CONCRETE SIGNAL BASE IN THE SOUTHEAST QUADRANT AT THE INTERSECTION OF BRYAN ROAD AND FEISE ROAD. ELEVATION = 644.65

COVER SHEET

DRAWN BY: JAA	SHEET 1
DESIGNED BY: CJL	
CHECKED BY: PJK	
ISSUE DATE: Mar 24, 2009	OF 27



MODOT UNDER GROUND FACILITIES (314) 340-4100