

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
4. 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.
5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

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.

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.

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. 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.

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF O'FALLON, MISSOURI, COMMUNITY PANEL NUMBER 29183C0237G EFFECTIVE DATE JANUARY 20, 2016.

VERTICAL RELIEF, AS SHOWN, DERIVED FROM GPS OBSERVATIONS USING THE MODOT NETWORK WITH GEIOD MODEL G18US.

BM-1 IRON PIPE AT THE SW CORNER OF LOT 1, MAIN STREET PLAZA PB 32, PG 286
ELEVATION = 537.75'

An aerial photograph of a suburban area. A black rectangle labeled "SITE" is positioned on a street. A hatched area is located to the right of the site, separated by a street. The map shows various residential streets, buildings, and green spaces. A highway (I-70) is visible at the bottom of the image.

ENGINEER OF RECORD
CIVIL DESIGN, INC.
CONTACT: NATHAN COWAN, P.E.
5220 OAKLAND AVE.
ST. LOUIS, MISSOURI, 63110
TEL: 314-881-5475

VOLZ, INC.
CONTACT: MARK WILEY, L.S.
10849 INDIAN HEAD IND'L BLVD.
ST. LOUIS, MISSOURI 63132
TEL: 314-426-6212

SANITARY SEWERS
CITY OF O'FALLON
100 N. MAIN STREET
CONTACT:
O'FALLON, MO, 63361
TEL: 636-379-5596

CITY OF O'FALLON
CONTACT:
100 N. MAIN STREET
O'FALLON, MO, 63366
TEL: 636-379-7600

CITY OF O'FALLON
CONTACT: RANDY CLARK
100 N. MAIN STREET
O'FALLON, MO, 63366
TEL: 636-379-7632

QUIKTRIP CORPORATION
CONTACT: GWEN KEEN
13500 RIVERPORT DRIVE, SUITE 175
MARYLAND HEIGHTS, MISSOURI, 63043
TEL: 636-627-0003

QUIKTRIP CORPORATION
CONTACT: TRAVIS WUNSCH, P.E.
4705 SOUTH 129TH EAST AVENUE
TULSA, OK 74134
TEL: 918-615-7376

CONTACT: NEIL MANNING
200 CALLAHAN ROAD
WENTZVILLE, MO, 63385
TEL: 636-466-6903

CONTRACT: NICHOLAS EGGERT
700 MARKET STREET
ST. LOUIS, MO 63101 TEL:
TEL: 314-330-5720

CONTACT: ANTHONY WILLIAMS
1120 S. TYRON STREET,
SUITE 700
CHARLOTTE, NC 28203
TEL: 883-692-7773

Q'FALLON PLANNING DEPARTMENT
CITY OF O'FALLON
100 N. MAIN STREET
CONTACT: ETHAN HENDRICKS
TEL: 636-379-5467

CITY OF O'FALLON
100 N. MAIN STREET
CONTACT: RYAN ROCKWELL
TEL: 636-379-7630

CONTACT: CHRISTIE DOLE
TEL: 888-438-2427

GATEWAY FIBER
CONTACT: RENOY THOMAS
501 FOUNTAIN LAKE BLVD.
SUITE 105
ST. CHARLES, MO 63301
TEL: 636-229-1609

CONTACT: ADIAN HAMMOND
2703 CLARK LN
COLUMBIA, MO 65202
TEL: 573-239-8085

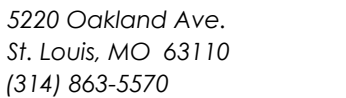
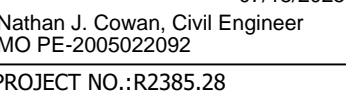
1. PROVIDE WITHIN TITLE IV OF THE CITY'S MUNICIPAL CODE BEING ADDRESSED ON THE CONSTRUCTION SITE PLAN.
2. A FULL PARAPET WALL IS REQUIRED FOR HVAC AND MECHANICAL SCREENING. PLEASE REVISE THE ELEVATIONS.
3. THE MINIMUM PARKING SPACE SIZE IS 9' BY 19'. PLEASE ENSURE ALL PARKING SPACES MEET THE MINIMUM DIMENSIONS.
4. BE AWARE THAT CITY STAFF IS WORKING WITH AMEREN FOR AN ESTATE TO RELOCATE THE OVERHEAD POWER LINES UNDERGROUND PART OF THE MAIN STREET PHASE 2 PROJECT. WORK WITH STAFF TO COORDINATE THESE PLANS. COORDINATE WITH THE CITY ON MAIN STREET IMPROVEMENTS TO DETERMINE TIMING TO AVOID DUPLICATION OF CONSTRUCTION. BUILD YOUR ENTRANCE AND SIDEWALKS AND CURB AND GUTTER.

1. PROVIDE TRUNK LINE TREATMENT BEHIND ALL "BIG BOX" STORES.
2. PROVIDE FIRE DISTRICT, MODNR, SANITARY AND WATER DISTRICT APPROVAL.
3. PROVIDE A SANITARY EFFLUENT SURVEY FOR BUSINESSES IN THE O'FALLON SEWER DISTRICT.
4. PROVIDE THE ESTIMATED SANITARY FLOW IN GDP ON THE PLAN.
5. PROVIDE A STRIPED ADA ACCESS PATH FROM THE SIDEWALK TO THE BUILDING.
6. ADA PARKING SPACES NEED TO BE 9FT WIDE.

THE QUANTITIES ABOVE ARE INTENDED FOR INTERNAL TRACKING PURPOSES ONLY.
THEY ARE NOT REPRESENTATIVE OF THE QUANTITIES FOR BIDDING PURPOSES.
THE CONTRACTOR IS RESPONSIBLE FOR CALCULATING THEIR OWN QUANTITIES.

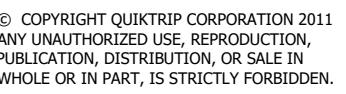
NO.	TITLE
* C001	COVER SHEET
* C002	SITE DATA AND JURISDICTIONAL NOTES
* C030	DEMOLITION PLAN
* C100	SITE PLAN
* C110	GRADING PLAN
* C111	DETAILED GRADING PLANS I
* C112	DETAILED GRADING PLANS II
* C113	DETAILED GRADING PLANS III
* C114	ADA COMPLIANCE REFERENCE PLAN
* C120	STORM SEWER PLAN
* C121	PRE AND POST-DEVELOPED DRAINAGE MAP
* C122	PROPOSED SUB-AREA DRAINAGE MAP
* C130A	ASPHALT PAVING PLAN
* C130B	CONCRETE PAVING PLAN
* C131	BUILDING PAVING PLAN
* C140	SWPP PLAN PHASE 1 AND NOTES
* C141	SWPP PLAN PHASE 2 AND NOTES
* C142	SWPP DETAILS I
* C150	UTILITY PLAN
* C151	UTILITY VERIFICATION PLAN
* C160	PHOTOMETRIC SITE PLAN
* C300	STORM SEWER PROFILES I
* C301	STORM SEWER PROFILES II
* C310	STORM SEWER BMP DETAILS I
* C311	STORM SEWER BMP DETAILS II
* C500	MISC. SITE DETAILS I
* C501	MISC. SITE DETAILS II
* C510	ADA DETAILS
* C520	PAVING DETAILS I
* C521	PAVING DETAILS II
* C522	PAVING DETAILS III
* C523	PAVING DETAILS IV
* C524	PAVING DETAILS V
* C530	COMPREHENSIVE TRENCHING DETAILS I
* C531	COMPREHENSIVE TRENCHING DETAILS II
* C540	DRAINAGE DETAILS I
* C570	JURISDICTIONAL DETAILS I
* C571	JURISDICTIONAL DETAILS II
* C572	JURISDICTIONAL DETAILS III
* L100	LANDSCAPE PLAN
* L500	LANDSCAPE DETAILS
* L110	IRRIGATION PLAN
* L510	IRRIGATION DETAILS SHEET 1
* L511	IRRIGATION DETAILS SHEET 2
* COVER	RETAINING WALL COVER SHEET
* P1	RETAINING WALL PLANS
* P2	RETAINING WALL ELEVATIONS
* D1	RETAINING WALL NOTES & DETAILS
* D2	RETAINING WALL DETAILS

PLANNING AND DEVELOPMENT
DIVISION FILE NO. 25-000086



Missouri State Certificate of
Authority #2002006804

QuikTrip No. 0683



PROTOTYPE: P-120 (11/24/2024)

DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

[illegible]

SHEET TITLE:

COVER SHEET

SHEET NUMBER

C001