

**GENERAL NOTES:**

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 CONTRACTOR'S 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.

**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.

**NOTICE TO BIDDERS:**

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.

**FLOOD CERTIFICATION:**

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.

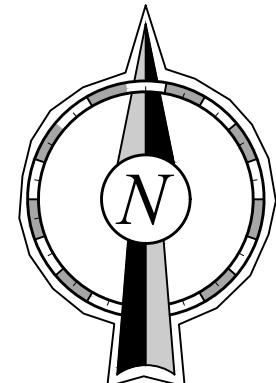
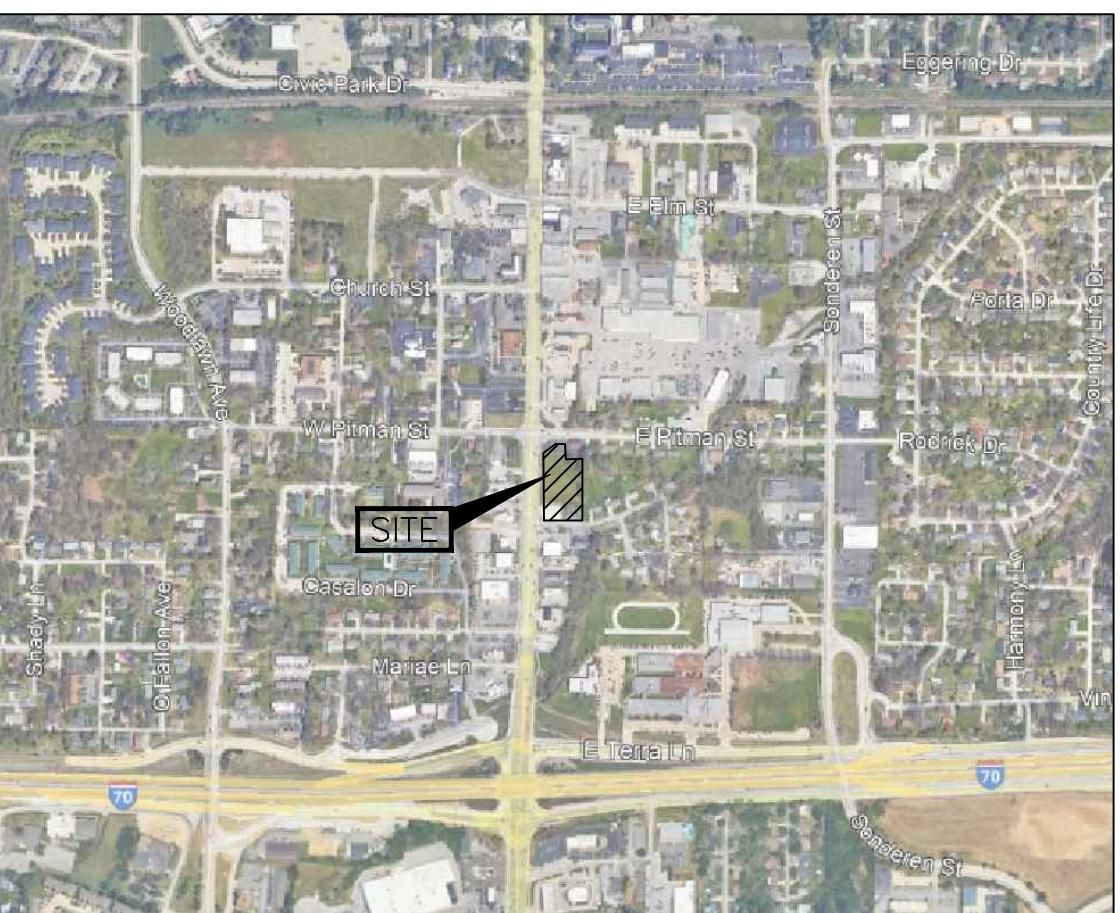
**BENCHMARKS:**

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

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

# SITE DEVELOPMENT PLANS FOR QUIKTRIP STORE #0683

418 S. MAIN STREET  
O'FALLON, MISSOURI



Vicinity Map  
Not to Scale

## PROJECT CONTACT LIST:

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

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

QT REAL ESTATE PROJECT MANAGER  
QUIKTRIP CORPORATION  
CONTACT: OWEN KEEN  
13500 RIVERPORT DRIVE, SUITE 175  
MARYLAND HEIGHTS, MISSOURI, 63043  
TEL: 636-627-0003

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

## UTILITY CONTACT LIST:

SANITARY SEWERS  
CITY OF O'FALLON  
100 N. MAIN STREET  
CONTACT:  
O'FALLON, MO, 63366  
TEL: 636-379-5596

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

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

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

GAS  
SPIRE GAS  
CONTACT: NICHOLAS EGERTT  
700 MARKET STREET  
ST. LOUIS, MO 63101  
TEL: 314-330-5720

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

CABLE  
CHARTER COMMUNICATIONS  
CONTACT: CHRISTIE DOLE  
TEL: 888-438-2427

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

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

## CITY OF O'FALLON CONDITIONS OF APPROVAL

STAFF RECOMMENDATIONS:

1. THIS APPROVAL IS CONDITIONAL UPON ALL APPLICABLE REQUIREMENTS PROVIDED 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 18'. PLEASE ENSURE ALL PARKING SPACES MEET THE MINIMUM DIMENSIONS.
4. BE AWARE THAT THE CITY STAFF IS WORKING WITH AMEREN FOR AN ESTIMATE TO RELOCATE THE OVERHEAD POWER LINES UNDERGROUND AS 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.

MUNICIPAL CODE REQUIREMENTS:

1. SHOW 10' WIDE UTILITY EASEMENT BEHIND ALL RIGHT-OF-WAY.
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 GPD 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.

CITY OF O'FALLON  
ENGINEERING DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Ryan Rockwell DATE: 09/11/2025  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

PLANNING AND DEVELOPMENT  
DIVISION FILE NO. 25-000086

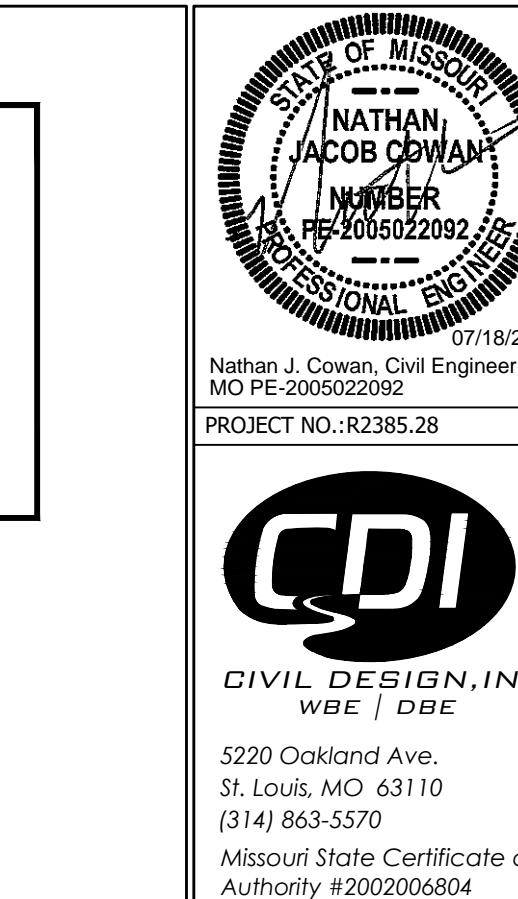
ODS QUANTITIES:	
LOT SIZE	69,817 SF
DEVELOPED SITE (LOD)	81,191 SF
QT SPEC CONCRETE	45,180 SF
ALTERNATE:	
QT SPEC ASPHALT/CONCRETE	28,530 SF/16,650 SF
UG DETENTION	8,169 CF
SOD OR DECOMPOSED GRANITE AREA	16,230 SF
ALL OTHER NON-QT SPEC PAVING	4,825 SF
MASONRY CANOPY	YES
WATER QUALITY UNIT	NO
-UNIT TYPE:	n/a

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.

## SHEET INDEX

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



QuikTrip No. 0683  
418 SOUTH MAIN STREET  
O'FALLON, MISSOURI



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

REV	DATE	ORIGINAL ISSUE DATE:
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SHEET TITLE:	B
COVER SHEET	B

SHEET NUMBER:

C001

