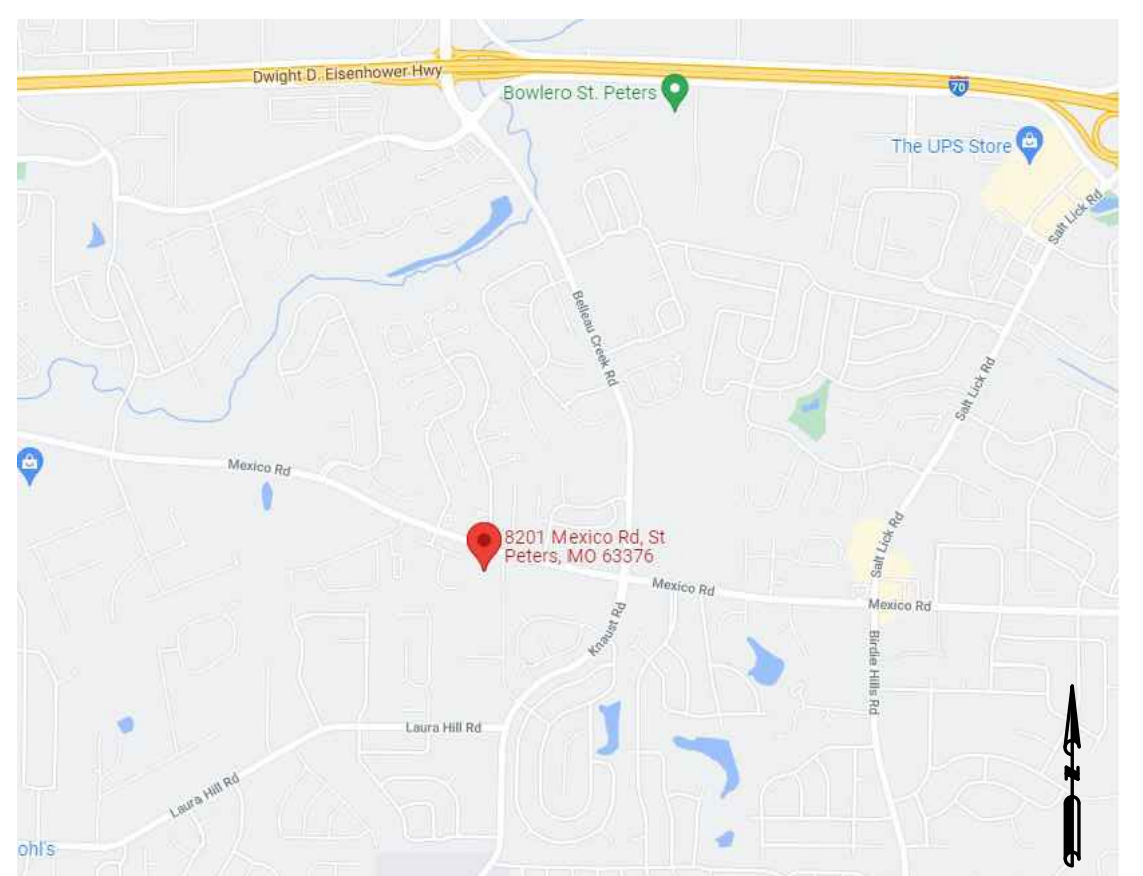


Plan View



Locator Map

# A SET OF CONSTRUCTION PLANS FOR

## Royal Fuels

### 8201 Mexico Road O'Fallon, MO 63376

**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

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

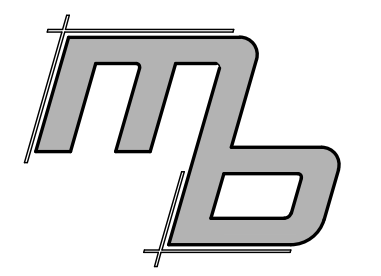
**Telephone**  
 CenturyLink  
 1151 Century Tel Dr.  
 Wentzville, MO. 63385  
 636-332-7261

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

Revisions

0	ISSUED FOR REVIEW	08/10/21
1	CITY COMMENTS	01/23/23
2	CITY COMMENTS	02/15/23
3	CITY COMMENTS	03/15/23
4	CITY COMMENTS	03/28/23
4	CITY COMMENTS	05/05/23

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



MB Engineering, Inc.  
 14851 Remington Road  
 Marion, IL 62959  
 (314) 368-3040



Michael A. Buescher, P.E., Civil Engineering  
 Missouri P.E. E-201018714  
 MB Engineering, Inc. Missouri Authority No. E-2015041404

The Professional Engineer's seal affixed to this sheet indicates that the named Engineer has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

**Drawing Index**

C1-01	COVER SHEET
C1-02	DEVELOPMENT NOTES
C2-01	REMOVAL PLAN
C2-02	SITE PLAN
C3-01	TYPICAL DETAILS
C3-02	TYPICAL DETAILS
C3-03	EROSION CONTROL DETAILS
C3-04	EROSION CONTROL DETAILS
C3-05	SIDEWALK AND CURB RAMP DETAILS
C4-01	DRAINAGE AREA MAPS
C4-02	DRAINAGE AREA MAPS

**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
	GAS LINE MARKER
	GAS METER
	GAS VALVE
	WATER METER
	WATER VALVE
	SANITARY SEWER CLEAN OUT
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	AIR CONDITIONER
	FLAG POLE
	LIGHT POLE
	MAIL BOX
	STREET SIGN
	HANDI-CAPPED PARKING
	PARKING SPOT DESIGNATOR
	OHE 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

CITY OF O'FALLON  
 ENGINEERING DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: Karl Ebert DATE 07/07/2023  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

Conditionally Approved:  
 Provide Utility and Detention Easements and BMP Agreement for site.

PLANNING AND DEVELOPMENT DIVISION FILE  
 NUMBER 22-005568 APPROVED 09/01/22

**Developer / Owner Information**  
 ROYAL ENERGY, LLC

**Cover Sheet**

**P+Z No. 23-000415**  
**Approval Date**

**Permit No. CSP23-000002**

**Page No.**  
**C1-01**