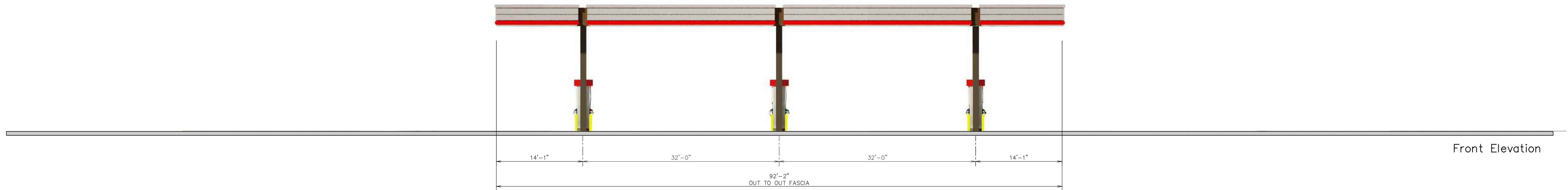


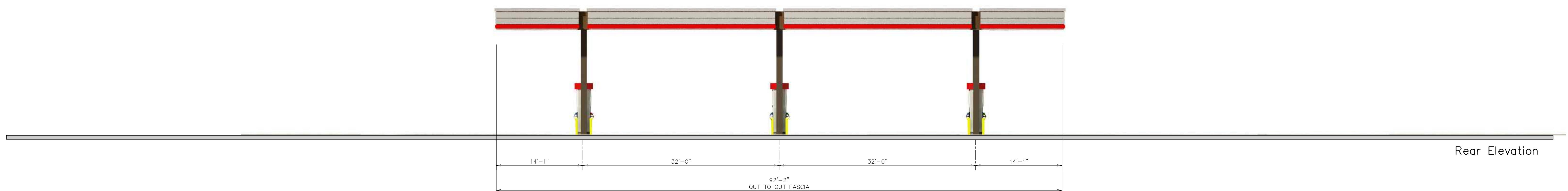
QT	QuikTrip.	Store # 06-0680 G4 Building Elevations	Address: 9415 Watson Road	City, State: Crestwood, MO	FINISH MANUFACTURER SPECIFICATION		
4705 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 3475 Tulsa, OK 74101-3475 (918) 615-7700		Serial # 06-0680-GEN4	Scale: 1/8"=1'-0"	Issue Date: 05.08.25	Drawn By: JK	Rev/Notes: 	1 BRONZESTONE INTERSTATE BRICK ATLAS STRUCTURAL BRICK 2 MIDNIGHT INTERSTATE BRICK ATLAS STRUCTURAL BRICK 3 BRUSHED ALUMINUM REYNOBOND FASCIA 4 OSSIDO NERO CROSSVILLE EXTERIOR TILE 5 POLYCARBONATE POLYCARBONATE EXTERIOR PANELS 6 GT BROWN SHERWIN-WILLIAMS METALPAINT 7 BLACK ALL COURT FABRICS POLYPRO 95 MESH 8 CL-60 ALLEN INDUSTRIES SIGNAGE 9 IDB-56 ALLEN INDUSTRIES ILLUMINATED SIGNAGE
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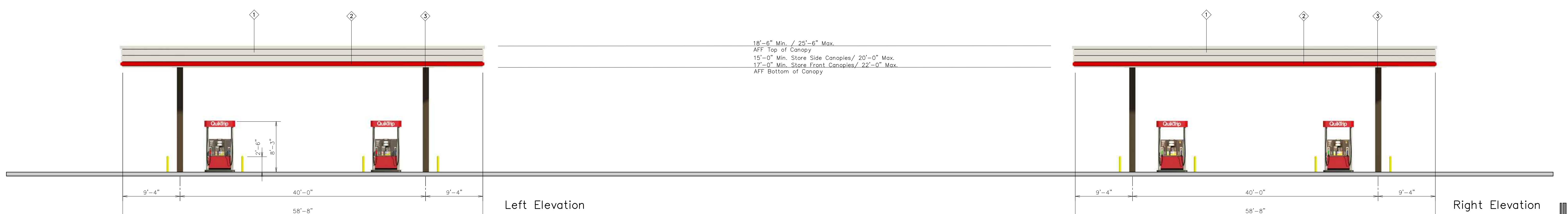




Front Elevation

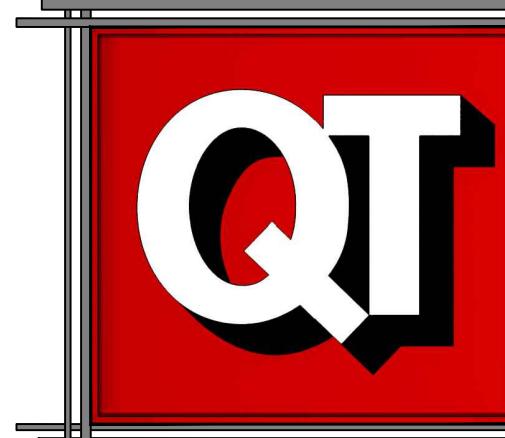


Rear Elevation



Left Elevation

Right Elevation



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Double Stack 6 Canopy Elevations

Store #

Serial # 06-0680-G4

Scale: 1/8"=1'-0"

Issue Date:

Drawn By:

Address: 9415 Watson Road

City, State: Crestwood, MO

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④	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	BRENTBEND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

TO: City of Crestwood, MO

FROM: QuikTrip Corporation
Gwen Keen
Real Estate Project Manager

DATE: August 4, 2025

RE: QuikTrip Store #680



For many years QuikTrip has enjoyed operating in the St. Louis Metro Area with over 70 locations. We are excited to have the opportunity to open a location in the City of Crestwood to serve the citizens and guests of Crestwood. With that in mind, QuikTrip is applying for the Final Development Plan for a new location at 9415 Waston Road.

QuikTrip corporation was established in 1958 in Tulsa, Oklahoma and is the current location of the corporate headquarters. QuikTrip operates over 1,000 stores nationwide. The company is privately held and there are no franchises. All the store operations are directed from the corporate office to maintain our brand of excellence through consistency in products, employee training and store designs.

It is QuikTrip's intention to build our new store design, a Generation 4 (GEN4) QuikTrip Store, at this site which is approximately 6,445 square feet and twenty feet in height. It has been developed through extensive feedback from our customers and employees. The size of the store has expanded in order to provide a better floor plan for customer circulation, expanded product selection and fresh food offerings. QuikTrip has fresh food delivered daily for our grab and go selections in the refrigerated coolers and the pastry cases. The full service counter called QT Kitchens allows our employees to prepare hot, fresh sandwiches, flatbreads, pizzas, pretzels, and breakfast items, as well as hot and cold beverages, smoothies, and ice cream novelties.

The exterior of the building has two doors for customer use, plus, a rear door and loading area for vendors delivering to the store. The parking lot has parking along the front and sides of the store allowing for better vehicle circulation and separation from customer and vehicle interaction.

All of our stores, including this site, will operate twenty-four hours, seven days a week, three hundred sixty-five days a year. Security at our stores is monitored on site, as well as, at our corporate office and encompasses all of the interior sales floor and exterior of the building.

QuikTrip looks forward to working with the City of Crestwood throughout the Planning and Zoning and permitting process to continue to invest in the St. Louis Metro area by bringing the new GEN4 store to this location.

Thank you for the time you have already devoted to this project and the time and effort in the future spent to bring this project to a reality. Please let me know if there are any comments, questions, or additional materials needed regarding our submission.

Gwen Keen
Real Estate Project Manager
QuikTrip Corporation

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:

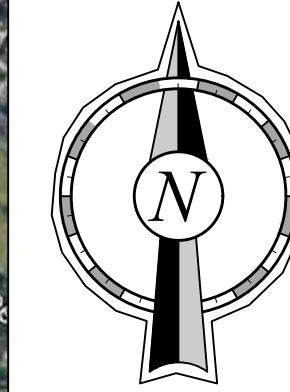
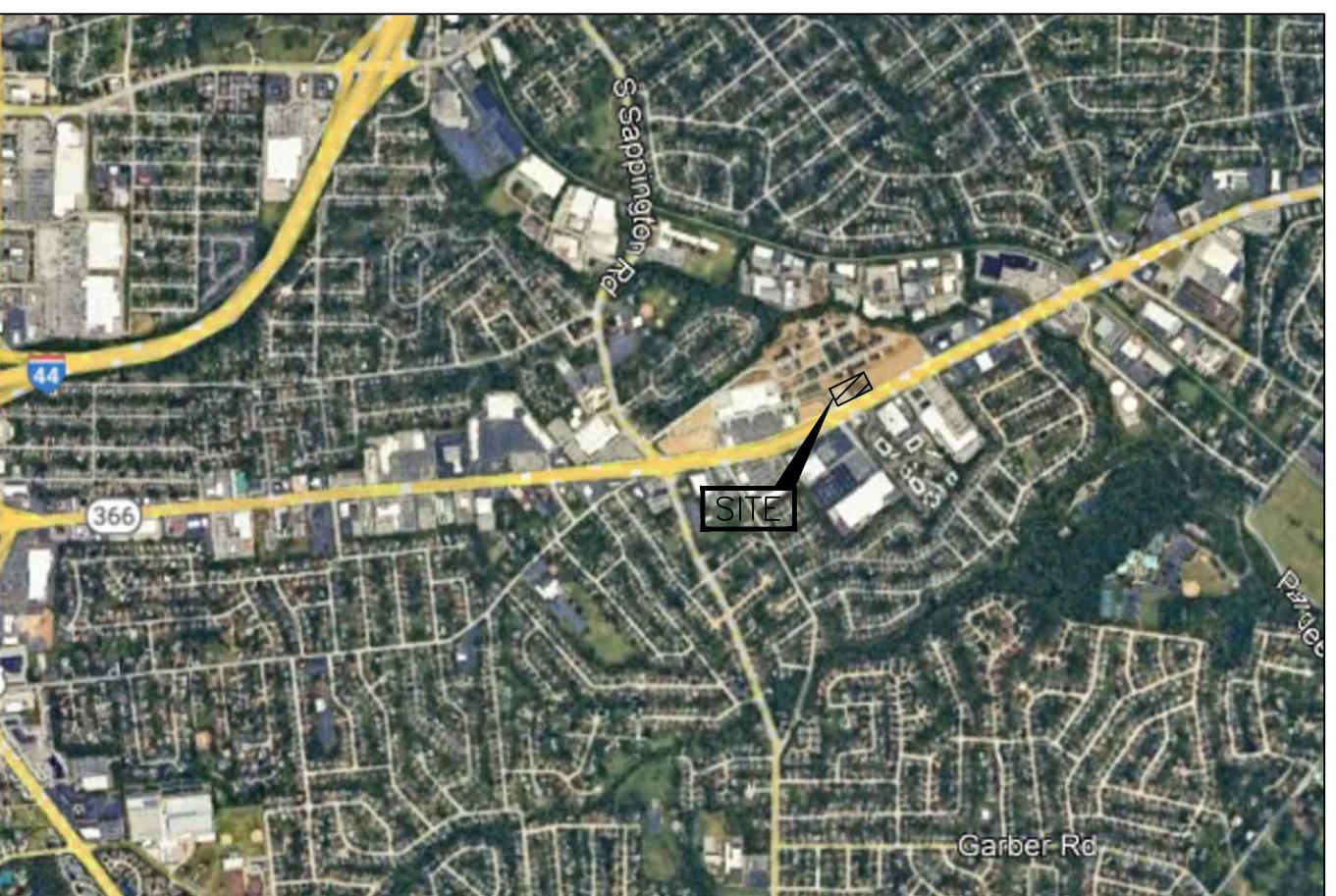
ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT 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 CRESTWOOD, MISSOURI, COMMUNITY PANEL NUMBER 29189C0317K EFFECTIVE DATE FEBRUARY 4, 2015.

SITE DEVELOPMENT PLANS FOR QUIKTRIP STORE #0680

9507 WATSON ROAD
CRESTWOOD, MISSOURI



Vicinity Map
Not to Scale

PROJECT CONTACT LIST:

PROPERTY OWNER
DIERBERGS CRESTWOOD CROSSING, INC.
16680 SWINGLE RIDGE ROAD
CHESTERFIELD, MO 63017
JONATHAN HILL
TEL: 636-532-8884
HILL@DIERBERGS.COM

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
TWM
CONTACT: MARK WILEY, L.S.
3701 SOUTH LINDBERGH BLVD.
SUITE 100
ST. LOUIS, MISSOURI 63127
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

MUNICIPAL CONTACT LIST:

CRESTWOOD FIRE PROTECTION DISTRICT
1 DETJEN DRIVE
CRESTWOOD, MO 63126
TEL: 636-272-3493

MINIMUM PARKING REQUIRED = 35 SPACES
3.5 SPACES PER 1,000 SF OF FLOOR AREA PLUS 1 SPACE AT EACH
FUEL DISPENSER
(3.5 x 6,445 SF / 1,000 SF = 23 SPACES)
(12 DISPENSERS = 12 SPACES)
LOADING SPACES = NONE REQUIRED

MAXIMUM PARKING REQUIRED = 41 SPACES
4.5 SPACES PER 1,000 SF OF FLOOR AREA PLUS 1 SPACE AT EACH
FUEL DISPENSER
(3.5 x 6,445 SF / 1,000 SF = 29 SPACES)
(12 DISPENSERS = 12 SPACES)
LOADING SPACES = NONE REQUIRED

PARKING PROPOSED = 50 SPACES
(INCLUDES 1 STANDARD & 1 VAN ACCESSIBLE SPACE)

NOTES:
1. ALL PROPOSED SIGNAGE SHALL COMPLY WITH THE CITY OF CRESTWOOD SIGN REGULATIONS AND SEPARATE PERMITS WILL BE REQUIRED.

2. ALL NEW SANITARY LATERALS SHALL BE SCHEDULE 40 PVC.

3. NO SLOPE SHALL EXCEED 3(H):1(V)

4. ALL NEW SITE SERVICE UTILITIES SHALL BE UNDERGROUND.

5. APPROVALS FROM CRESTWOOD FIRE DISTRICT, MODNR, AND MSD SHALL BE REQUIRED PRIOR TO CONSTRUCTION.

UTILITY CONTACT LIST:

MISSOURI AMERICAN WATER
727 CRAIG ROAD
ST. LOUIS, MO 63141
CONTACT: SUSAN MOYNIHAN
TEL: 314-998-2306
SUE.MOYNIHAN@AMWATER.COM

AMEREN MISSOURI (ELECTRIC)
9823 MACKENZIE ROAD
ST. LOUIS, MO 63123
CONTACT: TIMOTHY MUETH
TEL: 314-992-9713
TMUETH@AMEREN.COM

SPIRE ENERGY (GAS)
700 MARKET STREET
ST. LOUIS, MO 63101
CONTACT: SARA FURLOW
TEL: 314-230-5990
SARA.FURLOW@SPIREENERGY.COM

MSD (STORM & SANITARY SEWER)
2350 MARKET STREET
ST. LOUIS, MO 63103
CONTACT: MARK KUELKER
TEL: 314-335-2064
MKUELKER@STLMSD.COM

AT&T (TELEPHONE/CABLE/INTERNET)
402 N. 3RD STREET
ST. CHARLES, MO 63301
CONTACT: TOSHA HURST
TEL: 636-795-3754

CHARTER/SPECTRUM
(TELEPHONE/CABLE/INTERNET)
815 CHARTER COMMONS
TOWN & COUNTRY, MO 63017
CONTACT: KERIN MILLER
TEL: 636-262-0395
KERIN.MILLER@CHARTER.COM

SHEET INDEX

NO.	TITLE
SP1	COVER SHEET
1 OF 2	TOPOGRAPHIC SURVEY
2 OF 2	TOPOGRAPHIC SURVEY
SP3	DEMOLITION PLAN
SP4	SITE PLAN
SP5	GRADING PLAN
SP6	LANDSCAPING PLAN
C160	PHOTOMETRIC SITE PLAN



PROJECT NO.:R2385.28
CDI
CIVIL DESIGN, INC.
WBE / DBE
5220 Oakland Ave.
St. Louis, MO 63110
(314) 863-5570
Missouri State Certificate of
Authority #20006804

QuikTrip No. 0680
9507 WATSON ROAD
CRESTWOOD, MISSOURI



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PROTOTYPE: P-122 (05/15/2025)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:	COVER SHEET

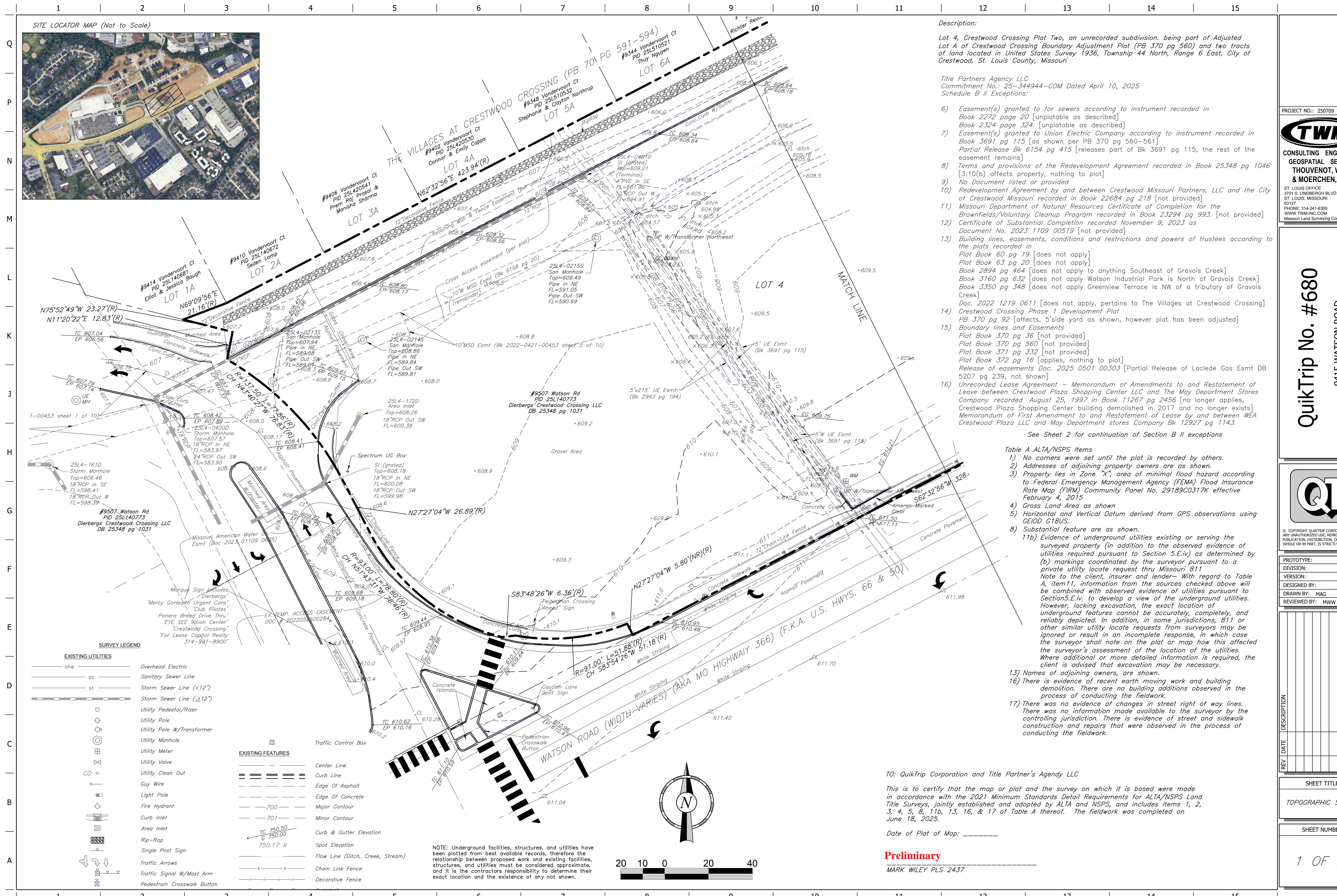
SHEET NUMBER:	SP1



QuikTrip No. #680

9415 WATSON ROAD

ST LOUIS, MISSOURI 63126



Inrecorded Lease Agreement dated November 1, 1974 by and between Crestwood Plaza Shopping Center, a Partnership, Lessor and Southwestern Bell Telephone Company, Lessee, is disclosed in Indenture of Lease recorded October 16, 1974 in Book 6759 page 1653 [no longer applies, Crestwood Plaza Shopping Center building demolished in 2017 and no longer exists]

lease Agreement dated July 12, 1991, by and between Crestwood Plaza Shopping Center, a Missouri general partnership, Lessor and American Multi-Cinema, Inc., Lessee, for a term of 20 years, with 3 renewal term(s) of 5 years each, a Memorandum of which is recorded in Book 9082 pg 2452 [no longer applies, Crestwood Plaza Shopping Center building demolished in 2017 and no longer exists]

Inrecorded Lease Agreement dated April 30, 1993, by and between Crestwood Plaza Shopping Center, a Missouri general partnership, Lessor and Gilbert/Robinson, Inc., b/a/ Houlihan's, Lessee, as disclosed by a Leasehold Deed of Trust recorded August 24, 1994 in Book 10293 pg 1000. [no longer applies, Crestwood Plaza Shopping Center building demolished in 2017 and no longer exists, lease expired 15 years from lease date of April 30, 1993]

Easement(s) granted to St. Louis County Water Company according to instrument recorded in Book 2931 pg 435 [does not apply]

Easement(s) granted to Union Electric Company according to instrument recorded in Book 2573 pg 64 [unplatable as described, need reference deed]

Book 2943 pg 194 [5'x215', as shown]

Book 3388 pg 503 [not provided]

Book 3388 pg 510 [does not apply]

Book 3388 pg 516 [does not apply]

Book 3691 pg 118 [as shown from PB 370 pg 560-561]

Book 3693 pg 420 [released by 6154 pg 416]

Book 3799 pg 125 [corrected by Bk 3824 pg 291]

Book 3824 pg 291 [does not apply]

Book 4825 pg 382 [does not apply]

Book 6036 pg 117 [does not apply]

Book 13180 pg 1129 [does not apply]

Book 16349 pg 2067 [does not apply]

Book 17605 pg 1661 [does not apply]

Doc 2023 0106 04285 [Document provided was 2023 0106 0428—does not apply & is blanket in nature]

Doc 2023 0106 0439 [unplatable, document of poor quality and unreadable]

Doc 2024 0718 0419 [does not apply]

Partial Release Book 4007 pg 236 [not provided]

Partial Release Book 6154 pg 416 [releases Bk 3693 pg 420, nothing to plot]

Easement(s) granted to Laclede Gas Company according to instrument recorded in Book 3252 pg 462 [does not apply]

Book 5207 pg 239 [released by 2022081500162 & 2025050100303, not shown]

Book 6100 pg 376 [10'x220' as shown]

Book 7590 pg 745 [does not apply]

Book 12030 pg 385 [unplatable as described, blanket in nature, Laclede Gas Plat No. 66370 not provided]

Release Doc 2023 0214 0323 [releases Bk 12030 pg 385-387, nothing to plot]

Easement(s) granted to Metropolitan St. Louis Sewer District according to instrument recorded in

Book 4752 pg 468 [unplatable as described]

Book 5812 pg 565 [released 2025 0509 0229]

Book 6168 pg 20 [partial release 2025 0509 0229, as shown]

Book 6168 pg 22 [released 2025 0509 0229]

Book 6168 pg 24 [released 2025 0509 0229]

Book 11941 pg 1751 [nothing to plot, building no longer exists]

Book 17933 pg 1710 [does not apply]

Doc 2022 0421 00453 [as shown]

Doc 2022 0831 0360 [does not apply]

Doc 2022 0726 0164 [document has a blank pg 3 and no pages 4-5]

vacation Doc 2025 0509 0229 [releases 4228-527, 5812-565, pt 6168-20, 6168-22, & 168-24, nothing to plot]

Easement(s) granted to Southwestern Bell Telephone Company according to instrument recorded in

Book 3407 pg 529 [does not apply]

Book 8897 pg 1758 [does not apply]

Easement(s) granted to Brod-Dugan Properties Company for sanitary sewer line according to instrument recorded in Book 4228 pg 527 [does not apply]

Relinquishment of abutter's rights and lack of direct access to State Highway Route 66, excepting the usual right of direct access as more specifically defined therein, together with easements for the maintenance of a traffic detector, drainage ditches and drainage structures granted to the State of Missouri according to the instrument recorded

Book 6247 pg 287 [unplatable, document is of poor quality]

Book 6290 pg 2305 [does not apply]

Easement for the maintenance of traffic signal devices granted to the State of Missouri according to the instrument recorded in Book 6563 pg 1818. [not provided]

Terms and provisions of the Agreement and License to Encroach on Sewer Easement Executed by The Metropolitan St Louis Sewer District recorded in Book 11941 pg 1751 nothing to plot, building no longer exists – See Item #23 above]

Redevelopment Agreement by and between Dierberg's Crestwood Crossing, LLC and City of Crestwood Missouri recorded in Book 25348 page 1046 [3.10(b) affects property, nothing to plot, See Item #8 above]

Agreement and License to Encroach by and between Metropolitan St. Louis Sewer District and Dierbergs Crestwood Crossing, LLC recorded in Doc. 2022 0420 00138 [does not apply]

Temporary Construction Easements Agreement by and between Crestwood Crossing Development, LLC and Dierbergs Crestwood Crossing LLC recorded as

Doc 2022 0525 0026 [not provided]

Doc 2022 0525 00266 [affects, nothing to plot]

Temporary Access Easement Agreement by and between Dierbergs Crestwood Crossing, LLC and Crestwood Crossing Development LLC Doc 2022 0525 00284 [as shown]

Maintenance Agreement by and between Dierbergs Crestwood Crossing, LLC and Metropolitan St. Louis Sewer District recorded as Doc 2022 0419 00553 [not provided]

Doc 2022 0822 00198 [does not apply]

Easement(s) granted to County of St. Louis according to instrument recorded September 23, 2002 as Doc 2022 0923 0154 [does not apply]

Easement(s) granted to Missouri American Water Co., according to instrument recorded January 9, 2023 as Doc 2023 0199 0635 [as shown]

No document listed or provided.

Easement(s) granted to Southwestern Bell Telephone Company et al according to instrument recorded September 23, 2022 as Doc 2022 0923 0155 [does not apply]

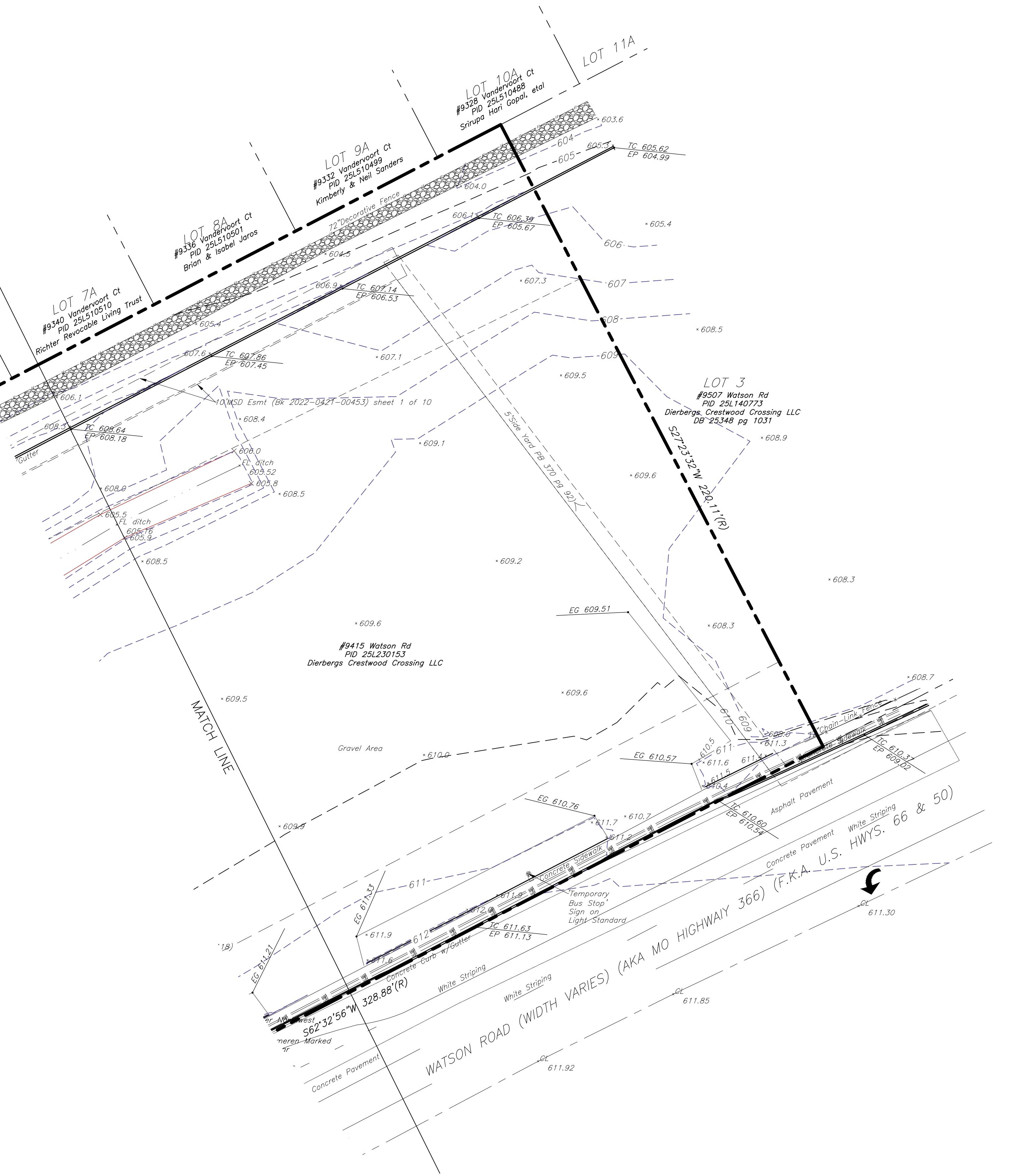
Sewer Dedication to The Metropolitan St Louis Sewer District recorded as

Document No. 2023 0808 00250 [affects, nothing to plot]

Easement(s) granted to County of St. Louis according to instrument recorded February 21, 2023 as Doc 2023 0221 0349 [does not apply]

Doc 2023 0221 0350 [does not apply]

Doc 2023 0221 0351 [does not apply]

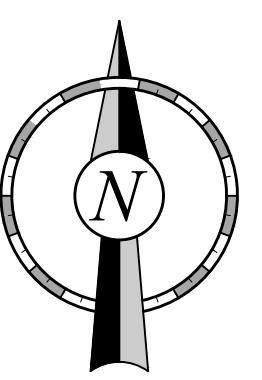


underground facilities, structures, and utilities have
been plotted from best available records, therefore the
relationship between proposed work and existing facilities,
structures, and utilities must be considered approximate,
it is the contractors responsibility to determine their
exact location and the existence of any not shown.

The logo for TWM Consulting Engineering Geospatial Services. It features the letters 'TWM' in a bold, sans-serif font, enclosed within a thick, black, horizontal oval border. Below the oval, the company name is written in a smaller, all-caps, sans-serif font, stacked in four lines: 'CONSULTING ENGINEERING', 'GEOSPATIAL SERVICES', 'THOUVENOT, WADE', and '& MOERCHEN, INC.'.

QuikLrip No. #680

3415 WALSON ROAD
ST LOUIS, MISSOURI 63126



The Qt logo consists of the letters 'Qt' in a bold, italicized, black font, enclosed within a rounded rectangular border.

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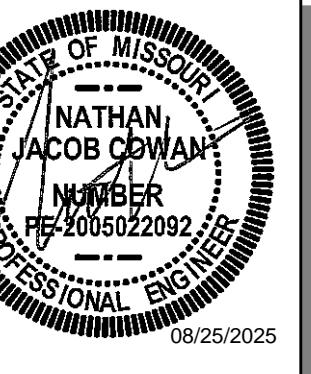
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BY: MAG
ED BY: MWM

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SHEET NUMBER: _____

OF 2

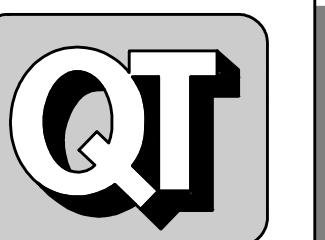


PROJECT NO.:R2385.28



5220 Oakland Ave.
St. Louis, MO 63110
(314) 863-5570
Missouri State Certificate of
Authority #20006804

QuikTrip No. 0680
9507 WATSON ROAD
CRESTWOOD, MISSOURI

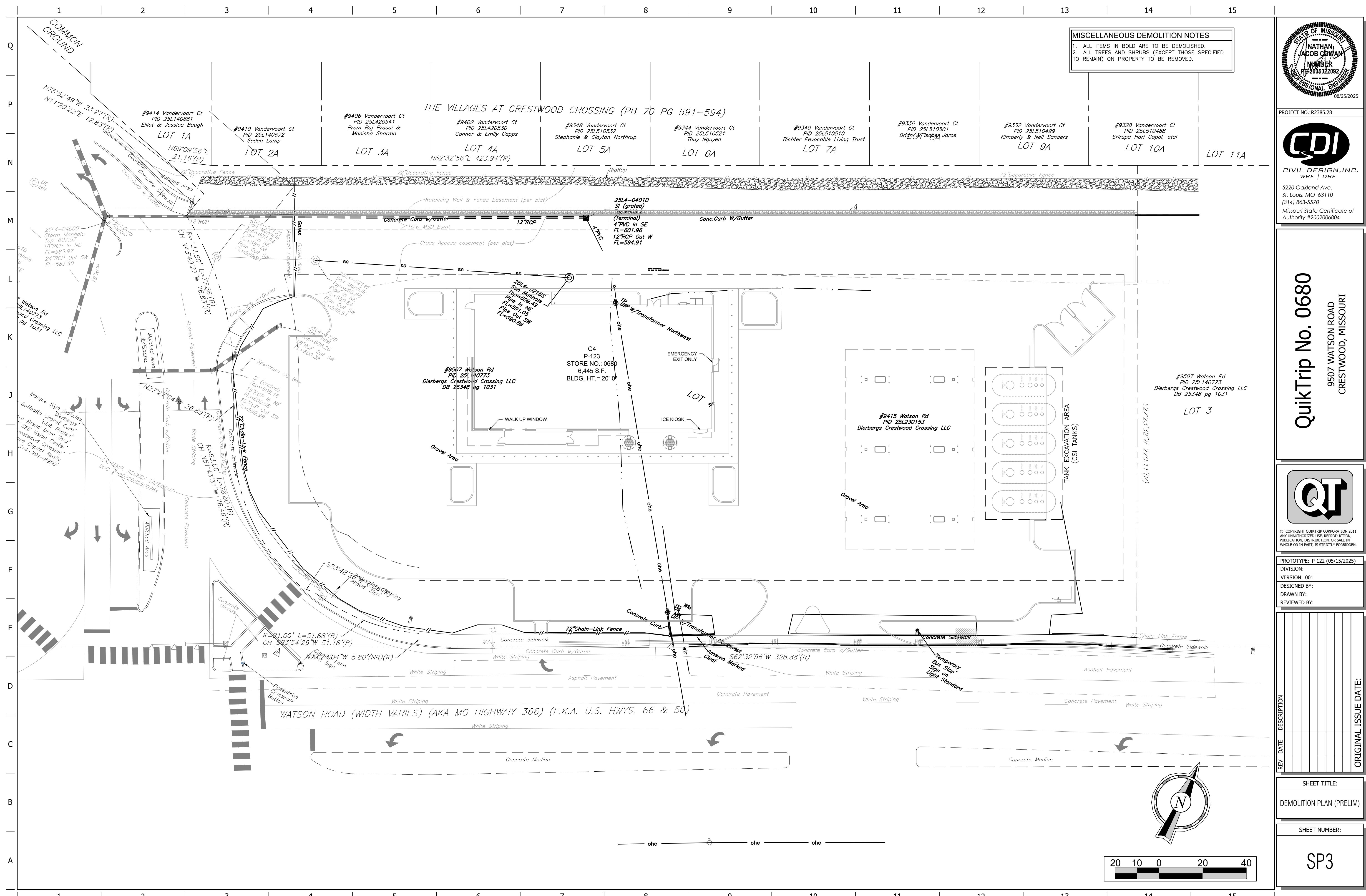
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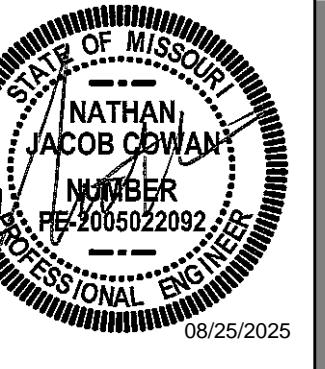
PROTOTYPE: P-122 (05/15/2025)
DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION
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ORIGINAL ISSUE DATE:
SHEET TITLE:
DEMOLITION PLAN (PRELIM)

SHEET NUMBER:
SP3





PROJECT NO.:R2385.28



CIVIL DESIGN, INC.

WBE | DBE

5220 Oakland Ave.
St. Louis, MO 63110
(314) 863-5570

Missouri State Certificate of
Authority #20006804

QuikTrip No. 0680
9507 WATSON ROAD
CRESTWOOD, MISSOURI



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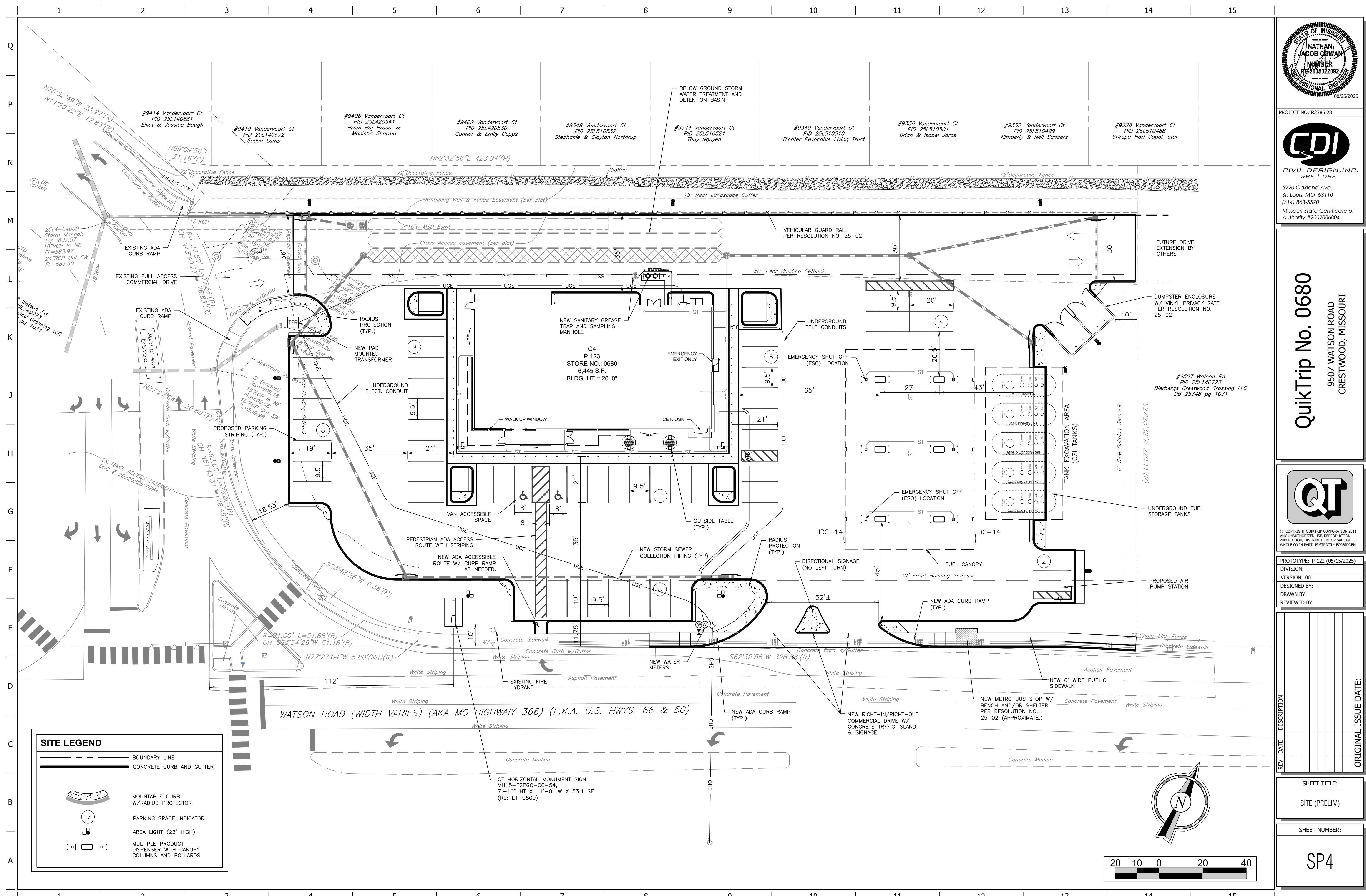
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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

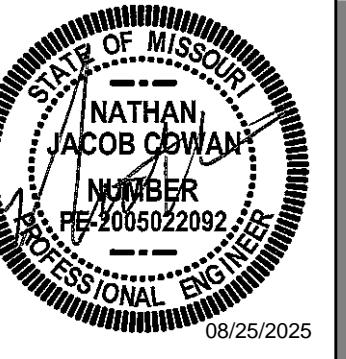
REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:
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SHEET TITLE:
SITE (PRELIM)

SHEET NUMBER:

SP4





PROJECT NO. R2385.28



CIVIL DESIGN, INC.

WBE | DBE

5220 Oakland Ave.
St. Louis, MO 63110
(314) 863-5570

Missouri State Certificate of
Authority #20006804

QuikTrip No. 0680
9507 WATSON ROAD
CRESTWOOD, MISSOURI



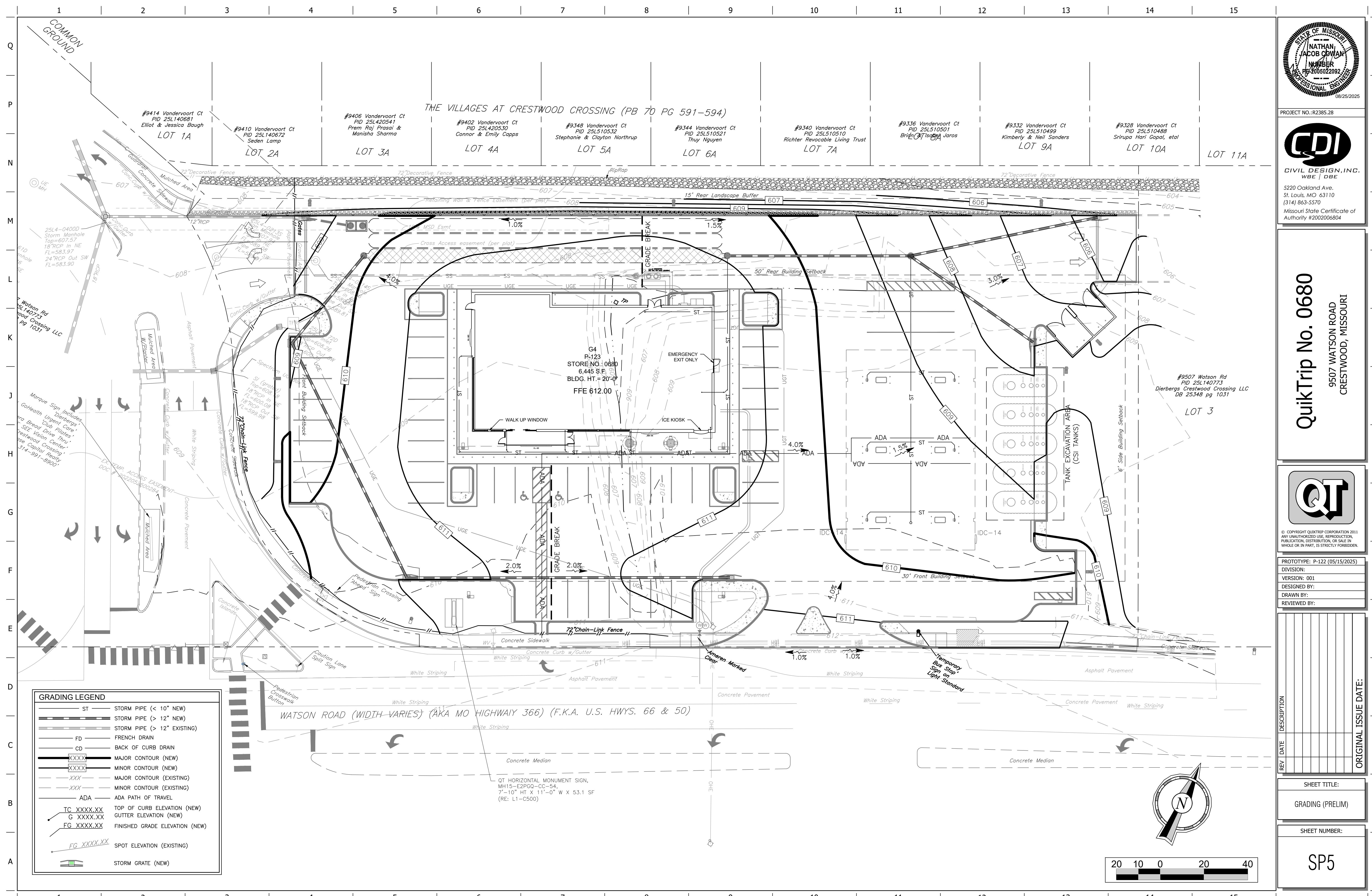
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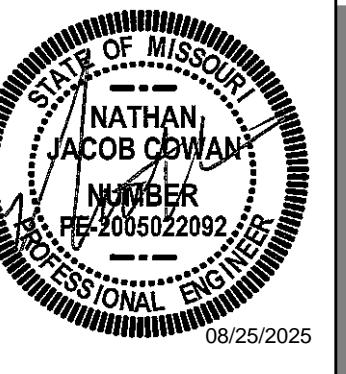
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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:
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SHEET TITLE:
GRADING (PRELIM)

SHEET NUMBER:
SP5





PROJECT NO.:R2385.28



5220 Oakland Ave.
St. Louis, MO 63110
(314) 863-5570

Missouri State Certificate of
Authority #20006804

QuikTrip No. 0680
9507 WATSON ROAD
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DIVISION:
VERSION: 001
DESIGNED BY:
DRAWN BY:
REVIEWED BY:

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
LANDSCAPE (PRELIM)

SHEET NUMBER:

SP6

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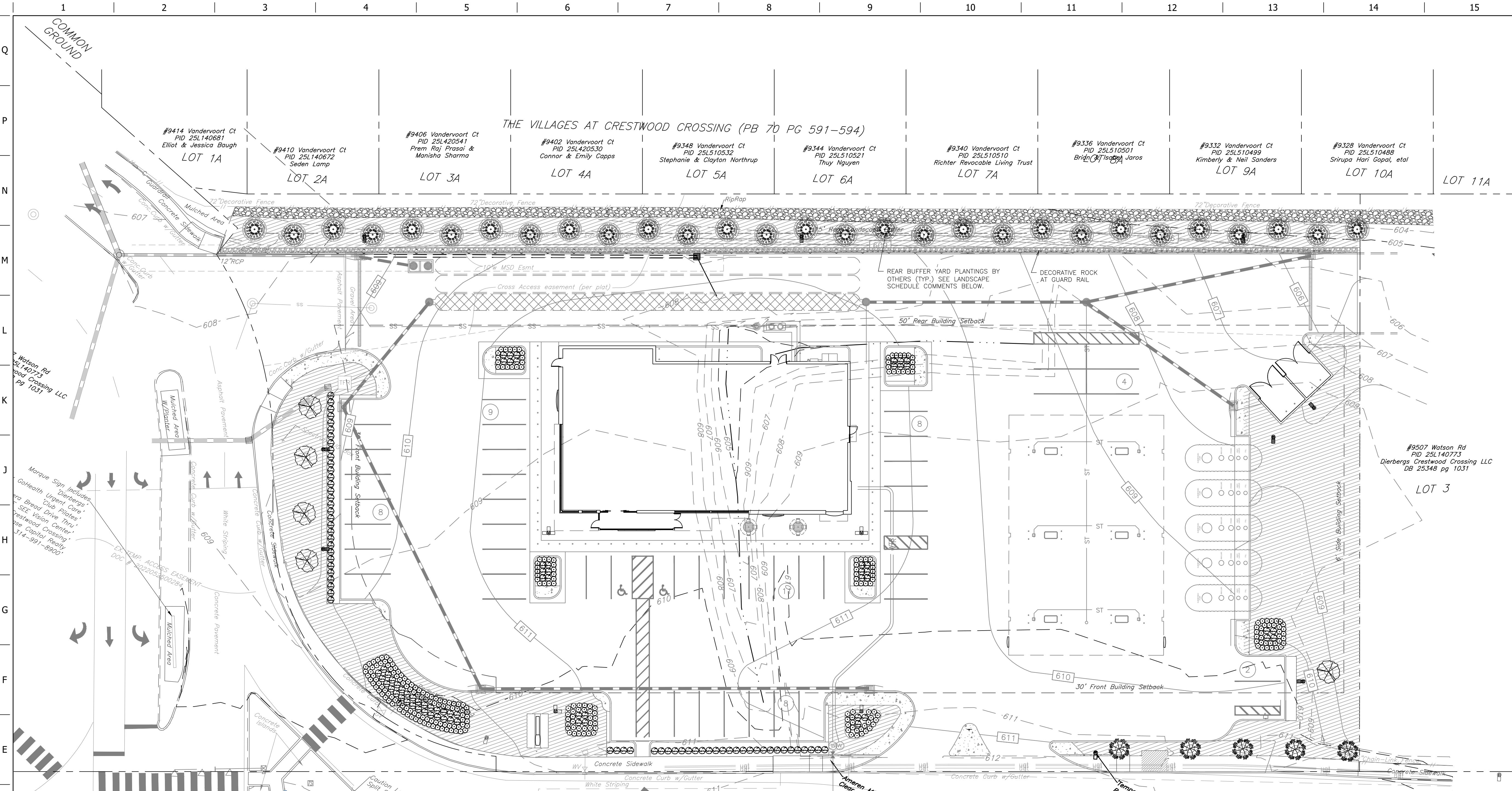
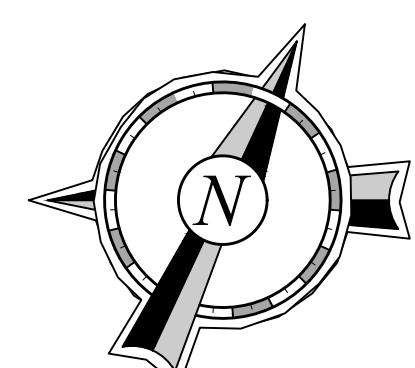
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Landscape Schedule

USE	SYMBOL	COMMON NAME Botanical Name	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	◎	CRIMSON PYGMY BARBERRY <i>Berberis Thunbergii</i>	HEIGHT/SPREAD RATIO = 3:2 15" X 10" HT MIN	148 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
SHRUBS	◎	WINTERGREEN BOXWOOD <i>Microphylla koreana</i> OR <i>Buxus 'Green Mountain'</i>	HEIGHT/SPREAD RATIO = 3:2 24" X 16" HT MIN	65 EA.	
FRONTAGE TREES	◐	WHITE SWAMP OAK <i>Quercus bicolor</i>	2.5" CALIPER 8' HT	5 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
FRONTAGE TREES	◐	OKLAHOMA REDBUD <i>Cercis texensis reniformis</i>	2" - 2.5" CALIPER 8' HT	5 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
SCREENING	◐	GREEN GIANT ARBORVITAE <i>Thuja 'Green Giant'</i>	5-6' HT	29 EA.	GREEN GIANT SCREENING TREES TO BE PLANTED BY OTHERS AS PART OF CRESTWOOD CROSSING - PHASE III
CIN		FESCUE SOD		10,590 S.F.	

PLANTING REQUIREMENTS:

STREET TREE PLANTING REQUIREMENTS:
612.57' OF FRONTAGE
245.03 POINTS REQUIRED
250 POINTS PROVIDED (5 LARGE CANOPY TREES 30 POINTS EACH)

INTERIOR LANDSCAPE REQUIREMENTS:

51,822.40 SQFT OF INTERIOR PARKING AREA
3,886.68 SQFT OF INTERIOR LANDSCAPING REQUIRED
354.88 SQFT PROVIDED

OPEN SPACE TREE PLANTINGS:

55,966.94 SQFT OF TOTAL OPEN SPACE
167.90 POINTS REQUIRED
250 POINTS PROVIDED (5 LARGE CANOPY TREES 30 POINTS EACH)
(5 MEDIUM CANOPY TREES 20 POINTS EACH)

FOUNDATION PLANTING REQUIREMENTS:

363.73' OF BUILDING FAÇADE
363.73 POINTS REQUIRED
0 POINTS PROVIDED

	1	2	3	4	5	6			
Q	LUMINAIRE SCHEDULE								TOTAL WATTS
	SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	DIMMING FACTOR	CATALOG IDENTIFICATION	
		SA (IL)	08	SINGLE	22'	8,048	0.90	SLM-LED-12L-SIL-FT-40-70-CRI-IL	93.1
P		SB	02	2 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1
P		SD	02	3 @ 90°	22'	12,591	0.90	SLM-LED-12L-SIL-FT-40-70-CRI	93.1

7	8	9	10	11	12				
LUMINAIRE SCHEDULE									
	SYMBOL	LABEL	QTY	ARRANGEMENT	MOUNTING HEIGHT	LUMENS PER LAMP	DIMMING FACTOR	CATALOG IDENTIFICATION	TOTAL WATTS
		SE	24	SINGLE	15' TO 19'	13,449	0.45	CRUS-SC-SS-40	93
		R	04	SINGLE	10' TO 12'	6,041	0.90	XSPS-S-LED-VHO-NW-DFL	48.7
		P	623LF	VARIES	16' TO 18'	447.5/FT	0.90	ARCH-LED-BW-MULTI	10/FT
		SV	00	N/A	12'	N/A	N/A	LOW VOLTAGE POLE	N/A

NOTES:

A. ALL LIGHT FIXTURES ARE FULL CUT OFF, FULLY SHIELDED WITH 0° TILT.



The logo for CRUX Technology + Security Solutions. It features the word "CRUX" in a large, bold, black sans-serif font. The "X" in "CRUX" is stylized with a diagonal line through it. Below "CRUX", the words "TECHNOLOGY + SECURITY SOLUTIONS" are written in a smaller, black, all-caps sans-serif font. At the bottom, the phone number "800.685.6440" and the website "WWW.CRUXSOLUTIONS.COM" are listed in a smaller, black, all-caps sans-serif font.

QuikTrip No. 0680

PARK CRESTWOOD DR & OLD RT 66
CRESTWOOD, MO



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TOTYPE: P-000
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SIGNED BY:
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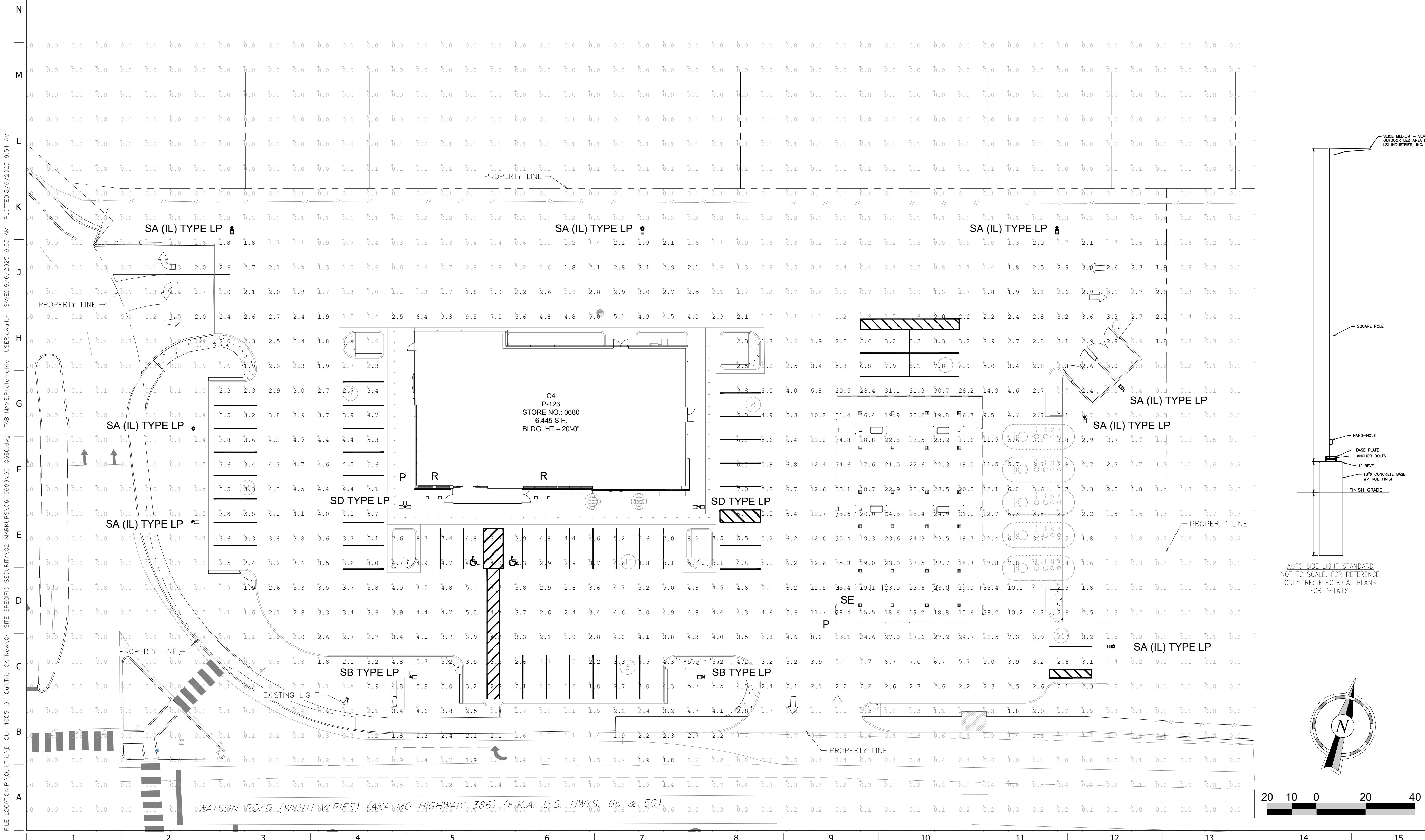
Tessellations

SHEET TITLE:

SHEET NUMBER:

C160

© 1999





MH15-E2PGQ-CC-54

Horizontal Monument Sign

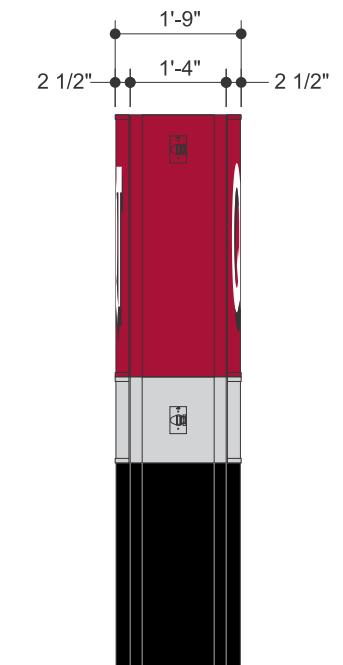
- QT Logo
- Two (2) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 53.1 Square Feet Sign Area

Notes:

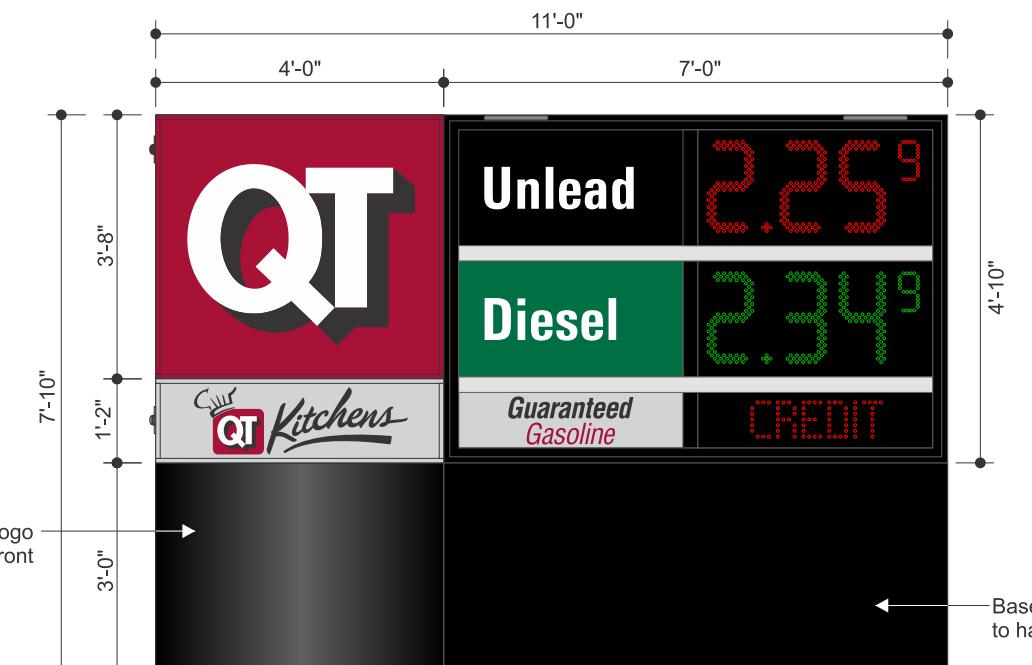
- 1.) Engineering provided by QT.
- 2.) Steel supports provided by sign installer.



Top View



Side Elevation



Front Elevation

Scale: 3/8" = 1'-0"



Side Elevation

Item #QT-MH15-E2PGQ-CC-54

Project Information

Client
QuikTrip

Location

Sales House Design CT Project Manager James Gentry

Date / Description

01/24/22 Issue Date
02/01/22 Rev. 1

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Notes

Store

0680

Declaration

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Color Specifications

All Paint Finishes to be Akzo Nobel

	Opaque Silver
	Translucent White
	Black - Low Gloss
	Matte White (Interior of Sign)
	Match 3M Cardinal Red #3632-53
	Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

LISTED
MET
FILE NUMBER: E212503

Electric Sign Complies with
UL48
E212503
CSA C22.2 No.207



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Allen Industries
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1-800-967-2553

www.allenindustries.com



March 27, 2025

Mr. Jonathan Haley
Real Estate Project Manager
QuikTrip Corporation
13500 Riverport Drive, Suite 175
Maryland Heights, Missouri 63043

RE: Parking Needs Study – Proposed QuikTrip #680
Watson Road at Crestwood Crossing Drive
Crestwood, Missouri
CBB Job No. 031-2025-1

Dear Mr. Haley:

As requested, CBB has completed a parking needs study pertaining to the proposed QuikTrip convenience store #680 in Crestwood, Missouri. The development site is located in the northeast quadrant of Watson Road (Missouri Route 366) and Crestwood Crossing Drive.

The proposed QuikTrip store site plan illustrates a 6,262 gross square-foot (GSF) convenience store with six fuel pumps (twelve passenger-vehicle fueling positions) and 50 marked parking stalls.

The purpose of this study was to address the number of parking spaces needed to adequately serve the users of the proposed QuikTrip, calculate the minimum and maximum parking spaces per the City of Crestwood Code, and recommend an appropriate number of parking stalls for the QuikTrip site. No traffic impact or site access issues were considered.

City of Crestwood Code Requirements

The City of Crestwood Code includes a Schedule of Required Parking and Loading Spaces in Section 26-29 of Article VI Access and Parking on their official website. Minimum and maximum numbers are provided for various land uses with the intent to provide adequate parking for each use while not creating too much surplus parking. The Code allows the Board of Aldermen to approve an increase up to 10% over the stated maximums without a variance through an Alternative Parking Plan granted by the Planning, Zoning and Architectural Review Commission. The Code indicates that anything under one-half space should be rounded down, and anything one-half or higher space should be rounded up.

12400 Olive Boulevard, Suite 430, Saint Louis, Missouri 63141

T: 314.878.6644

720 Olive Street, Suite 1701
Saint Louis, MO 63101

119 South Main Street
Saint Charles, MO 63301

4741 Central Street #1354
Kansas City, MO 64112

340 Regency Centre
Collinsville, IL 62234



Based on the size of the retail store and the various offerings within it, CBB reviewed the proposed QuikTrip using two different land use designations provided in the City of Crestwood Code: “Gasoline Station” and “Food markets, grocery stores, and convenience stores over 5,000 square feet in floor area”. It should be noted that the City of Crestwood Code appears to closely resemble the St. Louis County Code in many aspects, and the “Food Market” land use type has been applied by the County quite often to local area QuikTrip projects.

The minimum number of stalls for Gasoline Station is 1.0 located at each fuel dispenser, plus 3.5 per 1,000 GFA of retail use, or 34 spaces. The maximum number of stalls for Gasoline Station is 1.0 located at each fuel dispenser, plus 4.5 per 1,000 GFA of retail use, or 40 spaces. The 110% percent Alternative Parking Plan limit would be 44 spaces.

The minimum number of stalls for Food Market is 5.0 per 1,000 GFA of retail use, or 31 spaces. The maximum number of stalls for Food Market is 7.0 per 1,000 GFA of retail use, or 44 spaces. The 110% percent Alternative Parking Plan limit would be 48 spaces.

Proposed QuikTrip Site

As noted above, the proposed site plan provides 50 marked parking stalls with 48 standard stalls and 2 accessible stalls. The proposed 50 marked stalls well exceed the minimum parking requirements of 31 or 34 stalls. The proposed 48 regular stalls matches 110% percent Alternative Parking Plan limit of 48 spaces assuming “Food Market” land use. It should be noted that accessible stalls do not count in the County’s maximum calculation, but we did not see any such language in the City of Crestwood’s Code.

Actual Parking Needs

Based on security video footage for another similar site provided by QuikTrip (from a pre-COVID date), CBB completed a parking turnover evaluation for the existing store. The initial number of patrons on the site at the beginning of the counts was used along with entering and exiting trips to determine a maximum accumulation of parked vehicles. The video from a typical AM Peak Period (6:00 – 9:00 a.m.) and PM Peak Period (3:00 – 6:00 p.m.) was counted in five-minute intervals to record inbound and outbound vehicles. The initial count was combined with the five-minute intervals to find a maximum accumulation on the site.

For the AM Peak Period, the maximum accumulation of vehicles on the site was 45 from 8:15 to 8:20 a.m. For the PM Peak Period, the maximum accumulation was 56 vehicles on site from 4:20 to 4:25 p.m.



The proposed QuikTrip use is unique in the fact that some of the vehicles that access the site park in the parking stalls only, some stand at the vehicle fueling positions under the canopy while fueling only, and some do both – moving their vehicle between their fueling and store activities on site. Based on site observations and review of the videos, we estimated 14 vehicles parked at the pump only during the AM peak count and 16 vehicles parked at the pump only during the PM peak count. Thus, the current maximum number of vehicles attempting to park on the site in marked parking stalls was calculated to be 31 vehicles during the AM peak count and 40 vehicles during the PM peak count.

Furthermore, with high-turnover uses such as convenience stores and auto fueling businesses, some surplus parking is beneficial to ease turnover and limit unnecessary circulation searching for an empty marked parking stall. Industry standards typically recommend 5-15% surplus for commercial uses. Due to the expected high turnover for this particular site, we believe that a surplus rate of up to 20% would be reasonable. A 20% surplus was calculated to be 7 vehicles during the AM peak count and 8 during the PM peak count. It should be noted that the two accessible spaces are reserved for specific users and therefore should be added to the maximum number so that they are always available to those persons that need them.

The total recommended parking number for the QuikTrip store is 48 regular stalls plus the 2 accessible stalls, or a total of 50 marked parking stalls based on the PM peak counts from a similar site. The parking data is summarized on the table below.

Parking Data and Calculations		
Element	AM Peak Period	PM Peak Period
Peak Accumulation of Vehicles on Sampled Existing Site	45	56
Vehicles Standing at Fueling Pumps	- 14	- 16
Vehicles Attempting to Park in Stalls	31	40
Surplus Parking Stalls for Circulation (20%)	+ 7	+ 8
Reserved Accessible Stalls	+ 2	+ 2
Recommended Number of Stalls Total	40	50
City Code 110% of Maximum Marked Stalls on Site = 48 Food Market / 44 Gasoline Station	48 / 44	48 / 44
Number of Additional Regular Stalls Recommended	0	2 - 6



Summary of Findings

The proposed QuikTrip convenience store on the northeast corner of Watson Road and Crestwood Crossing Drive in Crestwood, Missouri is proposed to include 50 parking stalls, 48 standard stalls and 2 accessible stalls. Anecdotally from QuikTrip leadership, the typical stores need approximately 50 to 55 total marked parking stalls to allow convenient and safe use of the sites based on their expected level of activity.

Site counts (pre-COVID) at a similar store indicate a maximum number of 56 vehicles on site during the PM peak period.

Accounting for vehicles standing at the pumps and surplus parking for the circulation and searching on-site, CBB calculates an appropriate number of marked parking stalls for the proposed site to be 48 standard stalls plus 2 reserved accessible, for a total of 50 stalls on the site.

The City code has a minimum requirement of 31 parking stalls for Gasoline Station and 34 stalls for Food Market which the proposed site plan currently meets. More importantly, the recommended appropriate number of standard stalls, 48, is the same as the City Code's 110% of the maximum level for Food Market of 48 stalls. Based on our research and evaluations, CBB supports the proposed 50 total parking stalls on the site.

We trust that this parking needs study adequately describes the forecasted conditions that would be expected at the proposed QuikTrip on Watson Road at Crestwood Crossing Drive in Crestwood, Missouri. If additional information is desired, please contact me at 314-308-6547 or lcannon@cbbtraffic.com.

Sincerely,

Lee Cannon, P.E., PTOE
Principal – Traffic