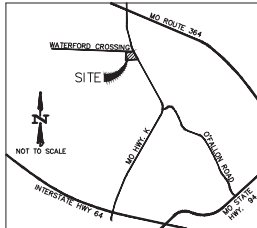


Plan View



Locator Map

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 1.742 ACRES TOTAL.
THE AREA OF LAND DISTURBANCE IS 8.540 ACRES.
BUILDING SETBACK INFORMATION: FRONT = 25 FEET
SIDE = 0 FEET OR 20 FEET ABUTTING C-3 DISTRICT
REAR = 0 FEET OR 10 FEET ABUTTING C-3 DISTRICT

* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 2,200 GPD

* PARKING CALCULATIONS:
CAR WASH TO STANDING SPACES AS MEASURED FROM THE ENTRANCE TO THE BAY OF THE WASH
REQUIRED STANDING SPACES = 10 SPACES
PROVIDED STANDING SPACES = 33 SPACES

* LANDSCAPE CALCULATIONS (PROPOSED LOT B):
1 TREE PER 40 FEET STREET FRONTAGE
258 FEET HIGHWAY K FRONTAGE/40 FEET X 1 TREE = 6 TREES REQUIRED
277 FEET SOUTH PRIVATE ROAD FRONTAGE/40 FEET X 1 TREE = 7 TREES REQUIRED
131 FEET WEST PRIVATE ROAD FRONTAGE/40 FEET X 1 TREE = 3 TREES REQUIRED

1 TREE PER 3,000 SQ. FT. OF LANDSCAPED OPEN SPACE
20,884/3,000 SQ. FT. X 1 TREE = 7 TREES REQUIRED

TOTAL TREES REQUIRED (PROPOSED LOT B) = 22 TREES

INTERIOR LANDSCAPE AREA = 68 MINIMUM INTERIOR PARKING LOT

0.06/32 SPACES X 270 SQ. FT. = 518 SQ. FT. INTERIOR LANDSCAPE AREA REQUIRED

TOTAL INTERIOR LANDSCAPE AREA PROVIDED = 1600 SQ. FT. (INCLUDES BOTH ENDS OF THE CAR VAC PARKING AREAS)

AS-BUILT PUBLIC UTILITY FINAL MEASUREMENTS

THE FOLLOWING UTILITIES HAVE BEEN LOCATED AND MEASURED AND
THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET
OF FINAL MEASUREMENT PLANS:

- STORM SEWERS, STORM SEWER LENGTHS, STORM SEWER PIPE
SIZES, STORM SEWER FLOWLINES AND DEPTHS OF STORM SEWER
STRUCTURES;
- SANITARY SEWERS, SANITARY SEWER LENGTHS, SANITARY
SEWER PIPE SIZES, SANITARY SEWER FLOWLINES AND DEPTHS
OF SANITARY SEWER STRUCTURES;
- FIRE HYDRANTS;
- WATER VALVES

ALL PUBLIC UTILITIES SHOWN HEREON AS BEING AS-BUILT ARE
LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS.

Virginia W. Hamiston 10/20/2025
MISSOURI PLS NO. #200601645 DATE

AS-BUILT LEGEND

- AS-BUILT STORM MANHOLE
- AS-BUILT CURB INLET
- AS-BUILT STORM FLARED END
- AS-BUILT OUTFALL STRUCTURE
- AS-BUILT SANITARY MANHOLE
- AS-BUILT CLEANOUT
- AS-BUILT FIRE HYDRANT
- AS-BUILT WATER VALVE

- 600.00
600.00
- EXISTING LABELS
PROPOSED LABELS
SINGLE CURB INLET
DOUBLE CURB INLET
SINGLE AREA INLET
DOUBLE AREA INLET
GRATE INLET
DOUBLE GRATE INLET
MANHOLE
FLARED END SECTION
END PIPE
CONCRETE PIPE
REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
POLY VINYL CHLORIDE (PLASTIC)
CLEAN OUT
SLOPE LIMIT
DRAINAGE SHALE
EXISTING STORM SEWER
EXISTING SANITARY SEWER
EXISTING WATER LINE
EXISTING FIBER OPTIC LINE
EXISTING GAS LINE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC
EXISTING CABLE TV LINE
PROPOSED STORM SEWER
PROPOSED SANITARY SEWER
FENCE LINE
SARICUT LINE
PROPOSED "A" JOINTS
- EXIST. SINGLE CURB INLET
EXIST. AREA INLET
PROPOSED SINGLE CURB INLET
PROPOSED AREA INLET
PROPOSED GRATE INLET
EXIST. SANITARY MANHOLE
EXIST. STORM MANHOLE
PROPOSED MANHOLE
POWER POLE
GUY WIRE
LIGHT STANDARD
FIRE HYDRANT
WATER METER
WATER VALVE
GAS VALVE
TELEPHONE PEDESTAL
SIGN
TREE

Drawing Index

- C1 COVER SHEET
- C2 CONSTRUCTION NOTES
- C3 DEMOLITION PLAN
- C4 SITE PLAN
- C4-1 "A" JOINT PLAN
- C5 ENTRANCE DETAIL
- C6 UTILITY PLAN DETAIL
- C7 UTILITY PLAN DETAIL
- C7-1 UTILITY PLAN DETAIL
- C8 PRIVATE SANITARY FORCE MAIN DETAIL
- C9 GRINDER PUMP DETAIL
- C10 GRADING PLAN
- C11 SEDIMENT AND EROSION CONTROL DETAILS
- C12 EXISTING DRAINAGE AREA MAP
- C13 PROPOSED DRAINAGE AREA MAP
- C14 STORM SEWER PROFILES
- C15 DETENTION BASIN DETAIL
- C16-1 WALL DETAILS
- C16-2 WALL DETAILS
- C16-3 WALL DETAILS
- C16 CONSTRUCTION DETAILS
- C17 CONSTRUCTION DETAILS
- C18 CONSTRUCTION DETAILS
- C18-1 CONSTRUCTION DETAILS

A SET OF AS-BUILT PLANS FOR Scrubbles Car Wash

A TRACT OF LAND BEING PART OF LOT 2 OF
THE PARTITION OF THE ANTON HOESTER PRAIRIE FARM ESTATE
SURVEYORS RECORD BOOK 6 PAGE 26
IN FRACTIONAL SECTION 16
TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

Conditions of Approval From Planning and Zoning

Staff Recommendations

- Provide a photometric lighting plan.
- Provide an APBA-approved bicycle rack.
- There will be a Floodplain Development Permit required with the site construction plans.
- Detention storage volume below the base flood elevation will not be counted toward the required storage.
- Provide a contribution for the 10' wide concrete trail along the Highway K frontage of the portion of Lot B that is south of the access drive onto Highway K and includes the detention basin easement. Due to existing slope issues and not being able to be into an existing grade to the south, this portion of the trail cannot be constructed at this time. Provide MoDOT, Duckett Creek Sanitary District and FVSD approval.
- Provide storm water quality for the site.
- Provide a contribution to extend the drive from Waterford Crossing to the southern property line.
- Pending review of the traffic study by the City's Traffic Consultant, the recommendations of the traffic study shall be addressed on the construction site plans.
- A sidewalk shall be provided along the south and west sides of the car wash site as reviewed and approved on the construction site plans.
- In the event that the car wash ceases operation for over a (1) year period, the building shall be repurposed or demolished.
- Provide traffic calming along the private streets as reviewed and approved on the construction site plans.

Benchmarks:

Project

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WIREMANS.NONAA.GOV AS DESIGNATION "C 149" WITH A PID OF J00544 AND A PUBLISHED ELEVATION OF 545.45 (NAD83).

DESCRIPTION: BENCHMARK PIVOT SET IN TOP OF CONCRETE MONUMENT STAMPED "C 149 1335" AND LOCATED 1.8 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT GAWDOL, ST. CHARLES COUNTY, 80 FEET WEST OF A TOWNSHIP ROAD CROSSING, 48 FEET NORTH OF THE CENTERLINE OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER, AND 2 FEET SOUTH OF THE RIGHT-OF-WAY FENCE.

Site

SITE BENCHMARK: (NAD 88) "O" IN "OPEN" ON FIRE HYDRANT LOCATED ON WEST SIDE OF HIGHWAY K, APPROXIMATELY 130 FEET WEST OF HIGHWAY K CENTERLINE. STATION 203+40, ELEVATION=482.50 LOCATED AS SHOWN HEREON.

Utility Contacts

Sanitary Sewer
Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO 63368
636-441-1244

Telephone
Centurylink
1151 Century Tel Dr.
Mentorville, MO 63368
636-332-7261

Water
Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO 63368
636-561-3137 Ext. 131

Gas
Spring Gas Company
6400 Graham Road
St. Louis, MO 63134
314-522-2291

Electric
Ameren UE
100 College Road
Winnetka, MO 63385
636-439-6312

Fire Protection District Notes:

- EACH FIRE HYDRANT SHALL NOT HAVE LESS THAN TWO 2-1/2 INCH OUTLETS AND ONE 4-1/2 INCH OUTLET, A 5-1/4 INCH VALVE, A 6 INCH BARREL, AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPER. DESIGN AND HAVE NATIONAL STANDARD THREADS.
- FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT SHUTTING OFF WATER SUPPLY TO OTHER FIRE HYDRANTS.
- IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADE LINE. THE CENTER OF A HOSE NOZZLE OUTLET SHALL NOT BE LESS THAN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
- THERE SHALL BE NO OBSTRUCTION, I.E. PLANTING, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX (6) FEET OF ANY FIRE HYDRANT, AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
- A FIRE HYDRANT IS REQUIRED TO BE WITHIN 150 FEET OF A FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
- ALL TREES, PLANTS, BENDS AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT IN ACCORDANCE WITH SECTION 8-6 OF THE MFA 24.
- THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE SERVICE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE FIRE DEPARTMENT.
- FIRE DEPARTMENT CONNECTION SHALL BE ACCESSIBLE AND INSTALLED ON ACCORDANCE TO SECTION 912 OF THE 2021 I.F.C.

Development Notes

- THIS PROPERTY IS REFERENCED AS PARCEL ID. NUMBER 2-0070-5016-00-0005.000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
- AREA OF TRACT: 5.844 ACRES (PROPOSED LOT B 2.500 ACRES)
- EXISTING ZONING: C-3 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
- SITE ADDRESS: 3435 HIGHWAY K O'FALLON, MO 63368
- PROPOSED USE: CAR WASH (PROPOSED LOT B)
- OWNER: SCRUBBLES EXPRESS WASH HWY K, LLC P.O. BOX 7726 O'FALLON, MO 63368
- OVERALL SITE COVERAGE:
SITE = 250.00 SQ. FT. (0.580 ACRES)
PROPOSED BUILDING = 1,200 ACRES = 22.7%
PROPOSED GREENSPACE = 4,508 ACRES = 75.79%
- BASES OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GRID NORTH).
- TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AERIAL MAP NUMBER 2195000000, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

COMMUNITY ST. CHARLES COUNTY
PARCEL ID: 20015
PARCEL SUFFIX: 0

BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE X (HATCHED) - OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE AE - SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. (BASE FLOOD ELEVATIONS DETERMINED).

THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES SHOWN ON THE MAP. THE EVALUATION DOES NOT CONSTITUTE A GUARANTEE OF THE PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN CONDUCTED AND NO REPRESENTATION OR REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM, IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.

THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THIS DATE.

NOTE: THE INFORMATION PROVIDED FIRM IS ALSO SUBJECT TO A LETTER OF MAP REVISION (LOMR), CASE NO. 15-07-0074P, ISSUED MAY 10, 2016. SAID LOMR DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

- ALL NEW LIGHTING SHALL BE COMELECT LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE. ONLY THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
- ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
- ALL SITE CONSTRUCTION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS, ALL CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL COMPLY WITH MODOT STANDARDS.
- ALL SIGNAGE FOR THIS FACILITY SHALL REQUIRE SEPARATE PERMIT APPROVAL.
- DETENTION BASIN LOCATED IN AN EASEMENT ON LOT B.
- ALL ROOF TOP HVAC UNITS AND MECHANICAL EQUIPMENT WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE, SECTION 405.27B.
- THE SITE SHALL COMPLY WITH CITY OF O'FALLON STORM WATER QUALITY CODES.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *Ryan Rockwell* DATE: 12/01/2025
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:
AS-BUILT PLANS FOR
Scrubbles Car Wash

Highway K
O'Fallon, MO 63368

ENGINEERING
PLANNING
DESIGN
CONSTRUCTION

221 Post Rest Blvd.
O'Fallon, MO 63368
TEL: 636-898-1118
FAX: 636-898-1118



COULD BE OF RESPONSIBILITY
I hereby certify that the documents intended to be submitted by my firm are based on the information provided by the client and that I am not responsible for the accuracy or completeness of the information provided by the client.

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2. Driveway locations shall not interfere with the sidewalk handicap ramps, or curb inlet sums.
3. Sidewalks, curb ramps, ramps and accessible parking shall be constructed in accordance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and all required signs, construction materials, specifications and signage. If any conflict occurs between the above information and the plans, the ADAAG guidelines shall prevail.
4. Truncated domes for curb ramps located in public right of way shall meet PROWAG requirements and shall be constructed in accordance with the following:
 - a. Truncated domes shall be used on all domes.
 - b. Any proposed pavilions or playground areas will need a separate permit from the Building Division.
5. The Contractor is responsible to call Missouri One Call and the City of O'Fallon for the location of utilities. Contact the City of O'Fallon at 618-426-2222 for the location of all underground utilities. The Contractor shall be responsible for all street lights and traffic signals, all other City of O'Fallon equipment and Missouri One Call 1-800-400-DIG-RT, 1-800-344-7483.
6. All proposed utility relocation shall be installed underground.
7. All proposed fencing requires a separate permit through the Building Safety Division.
8. Proposals for signage shall be subject to review and approval by the City Engineer, Missouri or M.U.T.C.O. standards, whichever is most stringent.
9. (INTENTIONALLY OMITTED)
10. (Intentionally Omitted)
11. The construction and/or directional sign(s) must have the locations and sizes approved and permitted separately through the Planning and Development Division.
12. All foundations, and other deleterious material shall be removed from the site and disposed of in compliance with all applicable laws and regulations. If the material listed previously are reused, a letter from a city engineer must clarify amount, location, depth, etc. and be approved with the construction plans. Landfill tickets must be provided for all material removed from the site. If the material is not removed from the site, a letter from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented in the contract.
13. Twenty-four (24) hours prior to starting any of the work covered by the above plans and approved therefor, the contractor shall submit a written request for a meeting with the City Engineer. The City Engineer will schedule a meeting with the contractor, the City Engineer, and the City Engineer's staff. The City Engineer will make all necessary inspections of City infrastructure, existing items or infrastructure located on the approved plans.
14. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make changes to the approved engineering drawings, the City Engineer will require the contractor to submit a written request, with no assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the City Engineer to determine if the proposed changes are in compliance with the approved engineering drawings. The City Engineer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The City Engineer may require the contractor to submit a written request for a meeting with the City Engineer, and the City Engineer's staff, to discuss the proposed changes approved by the City Engineer.
15. City approval of the construction site plans does not mean that only building can be constructed on the lots without meeting the following City Engineer's approval:
 - a. The City Engineer will require the contractor to submit a written request for a meeting with the City Engineer, and the City Engineer's staff, to discuss the proposed changes approved by the City Engineer.

7. Developer must supply City Construction Inspectors with an Engineer's soil reports prior to and during site grading. The soil reports shall contain the following information on soil test curves (Proctor reports) for projects within the City limits:
 1. Maximum dry density
 2. Optimum moisture content
 3. Maximum allowable moisture content
8. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified Proctor Method" or SOI Method, or from a maximum of 92% compaction as determined by the "Standard Proctor Method." Test ASSHTO T-99, Method C (ASTM D-698). Proctor type must be designated on document.
9. All soils must have at least 5 density points with moisture content and sample locations listed on document.
10. Specific gravity
11. Plasticity
12. Liquid limit
13. Plastic limit
14. Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.
15. When grading operations are completed, all manholes, sewers, sanitary sewers, proposed roads, and paved areas shall be compacted from the bottom of the fill up in 8" lifts and compacted to 90% maximum density as determined by Modified Proctor Method. If the surface is not finished smooth, it shall be finished smooth.
16. Ensure the moisture content of the soil in the fill area corresponds to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be used, unless otherwise stated. Using the same label that was used for compaction, SOI completed test results shall be submitted to the City of O'Fallon prior to final inspection and before the fill.
17. The surface of the fill shall be finished so it will not impound water; if at the end of a days work it would appear that the surface will impound water the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground. If the fill is to be placed over frost, the frost shall be removed and the surface shall be finished smooth.
18. All sediment and detention basins are to be constructed during the initial phase of the grading operation or in accordance with the approved plan.
19. When grading operations are complete or suspended for more than 14 days, permanent grass must be established. A seed mix of 100% Kentucky Bluegrass seed shall be applied and the seed bed prepared according to Missouri Department of Natural Resources Protecting Water Quality - a field guide to erosion, sediment and stormwater best management practices for development sites in Missouri and Kansas! All finished grades (areas not to be disturbed) shall be seeded with 100% Kentucky Bluegrass seed at a rate of 10 pounds per 100 square feet when applied.
20. Slopes shall be vertical or horizontal (horizontal) unless otherwise approved by the soils report and specifically located on the plans and approved by the City Engineer.
21. Topsoil placed on slopes shall be covered with straw or other material to provide drainage with temporary ditches.
22. Any existing wells and/or springs which may exist on the property must be sealed in a manner acceptable to the City of O'Fallon Construction Inspection Department and following Missouri Department of Natural Resources standards and specifications.

The Permittee shall assume complete responsibility for controlling all addition and erosion of the project area. The Permittee shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales or rock structures, brush piles, straw wattles, etc., as needed. All erosion control measures shall be installed prior to construction activities and maintained throughout the project until acceptance of the work by City of O'Fallon and as needed by MODOT. The Permittee's responsibilities include all design and implementation as required to prevent erosion and the depositing of sediment from the site. City of O'Fallon will monitor the project for compliance with the permit conditions designed to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers and/or ditches shall be removed after each rain event. Erosion control devices shall be inspected and corrected weekly, especially within 48 hours of any rain storm resulting in ponding water on the project site. Erosion control devices shall be replaced as needed. Erosion control devices at drainage facilities shall be cleaned up within 24 hours after the end of the storm.

Erosion control devices (silt fence, sediment basin, etc.) shall be in accordance with Missouri Department of Natural Resources Engineering Manual, Chapter 10, "Erosion Control." The Permittee shall follow the best management practices developed in Missouri and Kansas.

Section 4.06. It is the intent of the Ordinance to provide long term post construction BMP's such as; low impact design, source control and treatment controls that protects water quality and controls run off to maximum extent practical in compliance with Phase II Illicit Storm Water Discharge Guidelines. (Ord. 5082, section 405.245)

Section 4.07. The purpose of this ordinance is to regulate the use of stopping land disturbance activities. Unless it can be shown to the City Engineer that weather conditions are not favorable, vegetative growth is to be established within 6 weeks of the completion of earthwork activities. The minimum vegetation density shall be determined by the City Engineer and the standard shall be as required by EPA and NRDC (70% coverage per square foot). Ord. 6496, Section 405.095

- A1. All sanitary sewer installations to be in accordance with M.S.D. standards and specifications except as modified by the City or Ofallon Unincorporated Area.
- B1. Sanitary sewer structures used in the construction of sanitary sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of Ofallon.
- C1. Connections at all sanitary structures are to be made with A-Link joint or equal
- D1. All sanitary laterals shall be a minimum of 8' residential, 6" commercial diameter pipe.
- E1. All sanitary mains shall be a minimum of 8" diameter pipe.
- F1. All sanitary sewer main line with a slope greater than .007 require concrete manholes or concrete catch at each pipe junction. Sanitary line with a slope greater than .005 will require a special apron design as shown on detail sheet.
- G1. Minimum depth from ground surface to top of bottom of storm or sanitary pipe shall be 100 feet below flood plain.
- H1. All sanitary sewer mains must have a minimum of 42 inches of cover.
- I1. All sanitary sewer pipes shall be ductile iron pipe for 10 inch and less outside of the crossing.
- J1. Where with concrete both sanitary and storm sewers are crossing under storm sewer se is within 18 inches above sanitary sewer. Add concrete grade to only RCP storm sewer and encase flexible storm sewer when it more than 18 inches above sanitary line. Show on profile sheet.
- K1. Location street crossings shall be located away through the side yards to minimize any utility alignment assessments required.
- L1. All sanitary sewer structures shall be waterproofed on the exterior in accordance to Missouri DNR publications IGCRS-B-1200.
- M1. All sanitary sewer pipe shall be SDR35 or equal. All sanitary sewer laterals shall be Schedule 40.
- N1. The following testing methods shall apply to all sanitary sewer systems: Inflow infiltration testing method, standard test for Concrete Sewer Manholes by Negative Air Pressure (Vacuum), Latest revision ASTM F417, Standard testing method for liquid tightness of gravity sewer pipe. Gravity Sewers Lines Using Low Voltage Leak Detection Method.
- O1. All sanitary minus rock backfill to full lateral depth and install all utilities at least 18" clearance plane of the trench.

1. All Storm Sewer Installations to be in accordance with M.S.D. standards and specifications except as modified by the City of Olathe Ordinances.
2. Brick shall not be used in the construction of storm sewer structures. Pre cast concrete structures are to be used unless otherwise approved by the City of Olathe.
3. A 5/8" trash bar shall be installed horizontally in the center of the opening(s) in all curb inlets and area inlets.
4. (INTENTIONALLY OMITTED)
5. Concrete pipe for sanitary and storm sewer at crossing when storm sewer is within 18 inches above sanitary sewer. Add concrete grade to only RCP storm sewer and encase flexible storm sewer when it is more than 18 inches above sanitary line.
6. The storm sewers should run diagonally through the side yards to minimize any additional utility easements required.
7. Concrete pipes to be installed with G-ring rubber type gaskets.
8. Connections at all storm structures are to be made with 45° back joint or equal.
9. Pre cast concrete inlet covers are not to be used.
10. Concrete pipe at all storm structures to be a minimum 24" longitudinal slope and be lined with a permanent erosion control blanket that will allow infiltration of storm water.
11. Concrete pipe at all storm structures and manholes to be concrete. H.D.P.E. pipe will not be allowed for detention basin outflows, final pipe run to detention basin, creek discharge or other approved means.
12. (INTENTIONALLY OMITTED)
13. All storm sewer and sections will be evaluated in the field by the Engineer, Contractor, and City Inspectors after installation for effectiveness and field modified, if necessary to reduce erosion on and off site.
14. Add 1" minus rock bed to all storm sewer that lie within the 1:1 sheer plane of the road.
15. (INTENTIONALLY OMITTED)

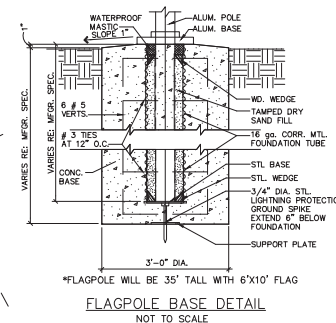
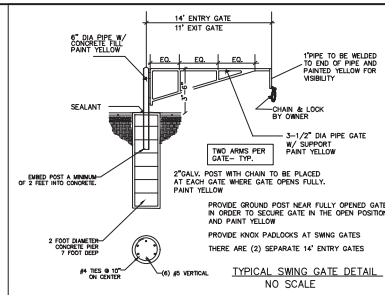
1. A permit is required for all retaining walls that are 48 inches or taller in height, measured from the top of the footing to the top of the wall or for walls that support a surcharge load or that alters the channelized drainage of any lot or drainage area.
2. Retaining walls will not be allowed in public right-of-way without written approval from the City Engineer.
3. Any retaining wall more than thirty (30) inches tall which supports a walking surface that is within two (2) feet of the wall will require a guard on the retaining wall.
4. Retaining walls that alter the channelized drainage of any lot or drainage area shall not be constructed without prior approval and permitting from the City of O'Fallon Engineering Department regardless of the height of the wall.
5. See section 405.275 of the City code for additional design requirements.

[illegible]

11. All paving (public and private) to be in accordance with St. Louis County Standards and Specifications except as modified by the City of O'Fallon ordinances.
12. All concrete slabs shall be finished and cured does not have a curb, then the curb on the new entrance shall begin 10' from the edge of the existing road.
13. Provide 6" of concrete over 5" of aggregate base rock or asphalt equivalent for minor residential streets per City Code 405.370.
31. Crack to meet all the requirements of MDOT type 5 rock with a tighter restriction on the fines being that no more than ten percent of the fines will pass through a No. 10 sieve. The contractor shall submit a sample of the material to the City for approval. Any deleveries made without the proper delivery ticket, including signature, will not be accepted. The delivery ticket must list the product and quantity. A separate certificate of analysis must be provided attached to the delivery ticket. The signature of the contractor's quality control manager. The certificate must be dated, current, and dated within 4 weeks of the delivery. (City Code 405.210A.214.3)
32. Material to be placed in the form of 3" Type "C" Asphalt over 4" aggregate base per City requirements.
5. Type C (BP-1) compaction requirements shall be 98% minimum density according to St. Louis Co. Standard Specifications.
6. All subgrade and base shall be compacted to the required density by the use of vibrating or proposed pavement.
7. All street sub-beds over 200' in length will require a temporary turnaround.
8. All sub grade on cut or fill will need to conform to the City of O'Fallon Compaction requirements
9. Material Testing and Equipment: The contractor for construction shall be tested and inspected by the appropriate ASTM code or at the City Engineer's discretion. The developer's engineer shall perform quality control guidelines, in accordance with St. Louis County Standard Specification 501.3.
10. Approval Of Sub grade And Base (Sub base). The City Engineer or representative shall approve the sub grade before any base is placed. Material Testing and Equipment: The contractor for construction shall be tested and inspected by the appropriate ASTM code or at the City Engineer's discretion. The developer's engineer shall perform quality control guidelines, in accordance with St. Louis County Standard Specification 501.3.
11. No traffic will be allowed on new concrete pavement until it has cured for seven (7) days and it reaches three thousand five hundred (3,500) psi.
12. Concrete pavements shall not be approved unless it reaches a strength of four thousand (4,000) psi. Cylinders/compressive strength tests shall be taken at 7 days and 28 days. The contractor shall set per one hundred (100) square feet of pavement surface thereto. One (1) cylinder must be tested at seven (7) days, three (3) at twenty-eight (28) days, and one (1) held in reserve.
13. Prior to placement of aggregate base material on sub grade and prior to placement of pavement on base material, the sub grade and base must be proof-rolled with a fully loaded (ten (10) ton load) tandem truck or equivalent tire vehicle with one (1) pass over the entire area. If the sub grade or base is found to be weak, the contractor shall be required to place additional material greater than one (1) inch at the sub grade, the roadbed shall be considered unsatisfactory and the soil in these areas shall be replaced to the depth indicated by the test results. The test results shall be approved by a representative of the City Engineer.
14. Sub grade and base material placed shall be compacted to St. Louis County Department of Transportation Specifications. The moisture content shall be determined by the Standard or Modified Proctor Density Method ASTM T-99 and within -2/4 percentage points of the standard.
15. The entire width and length will conform to line, grade and cross section shown on the plans or as established by the engineer, if the contractor is unable to obtain the necessary data from the plans, the contractor shall be required to obtain the necessary data from the engineer or base to the satisfaction of the City before the pavement is placed. Additional rolling or methods to verify compaction of the sub grade and base shall be approved by the City Engineer.
16. Utilities shall be installed after sub grade preparation shall be bored. Compaction requirements shall follow St. Louis County Standard Specification 501.3.
17. Equipment calibration. The developer's contractors and subcontractors must have their equipment calibrated by the following minimum:
 - 17.1. Air meter—weekly.
 - 17.2. Proctor equipment—calibrated by independent calibration service.
 - 17.3. Batch scales—monthly.
 - 17.4. Nuclear testing devices—every six (6) months.
 - 17.5. Proctor equipment—every six (6) months.
 - 17.6. Slump cone—monthly.
18. All utility lines installed will be per M.U.T.C.D. or MDOT standards, 51-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with either w-16-p or w-16-p-75.
19. All utility lines installed will be per M.U.T.C.D. or MDOT standards, 51-1 from the M.U.T.C.D. manual will be used at all crosswalk locations accompanied with either w-16-p or w-16-p-75.
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62. All utility lines installed will be per M.U.T.C.D. or MDOT standards, 51-1 from the M.U.T.C

CONSTRUCTION NOTES

A SET OF AS-BUILT PLANS FOR Scrubbles Car Wash



DETENTION BASIN HIGH WATER ELEVATIONS:

CURRENT:

2 YEAR 20 MINUTE HIGHWATER = 481.64
15 YEAR 20 MINUTE HIGHWATER = 482.53
25 YEAR 20 MINUTE HIGHWATER = 483.05
100 YEAR 20 MINUTE HIGHWATER = 483.29
100 YEAR 20 MINUTE HIGHWATER LFB = 484.85

CURRENT FLOODED:

2 YEAR 20 MINUTE HIGHWATER = 482.68
15 YEAR 20 MINUTE HIGHWATER = 483.50
25 YEAR 20 MINUTE HIGHWATER = 483.78
100 YEAR 20 MINUTE HIGHWATER = 484.03
100 YEAR 20 MINUTE HIGHWATER LFB = 484.85






FUTURE:

2 YEAR 20 MINUTE HIGHWATER = 482.13
15 YEAR 20 MINUTE HIGHWATER = 483.11
25 YEAR 20 MINUTE HIGHWATER = 483.52
100 YEAR 20 MINUTE HIGHWATER = 483.87
100 YEAR 20 MINUTE HIGHWATER LFB = 484.90

FUTURE FLOODED:

2 YEAR 20 MINUTE HIGHWATER = 483.11
15 YEAR 20 MINUTE HIGHWATER = 483.88
25 YEAR 20 MINUTE HIGHWATER = 484.19
100 YEAR 20 MINUTE HIGHWATER = 484.44
100 YEAR 20 MINUTE HIGHWATER LFB = 484.90

LEGEND:

	3" ASPHALT OVER 4" ROCK
	4" CONCRETE OVER 4" ROCK
	6" CONCRETE OVER 4" ROCK
	8" CONCRETE OVER 4" ROCK
	PROPOSED EASEMENT



CALL BEFORE
YOU DIG!
1-800-DIG-RITE


PROJECT TITLE:
AS-BUILT PLANS FOR
Scrubbers Car Wash
Highway K
O'Fallon, MO 63368

**ENGINEERING
PLANNING
SURVEYING**



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.




 M Humiston
 10/30/2025

[illegible]

Developer / Owner:
Tifton Car Wash, L.L.C.
P.O. Box 7726
Tifton, GA 31793
(229) 520-2244

P+Z No. 22-007743
Approved: 10-06-22

City No.

Page No.

4 of 18

SITE PLAN

A SET OF AS-BUILT PLANS FOR Scrubbles Car Wash

PUBLIC WATER SUPPLY DISTRICT NO. 2

1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY PWSD NO. 2 GUIDELINES AND SPECIFICATIONS AS APPROVED BY MONR REVIEW NO. 600585-13.
2. PWSD NO. 2 REQUIRES ONE (1) WEEK NOTICE PRIOR TO THE START OF CONSTRUCTION.
3. ALL METER PITS/VAULTS ARE TO BE INSTALLED IN GREEN SPACE PER PWSD NO. 2 SPECIFICATIONS.
4. ALL PRIVATE FIRE HYDRANTS MUST BE PAINTED RED PER PWSD NO. 2 SPECIFICATIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL MDOOT AND CITY PERMITS REQUIRED TO WORK ALONG THE ROADWAYS, COPIES OF ALL REQUIRED PERMITS SHALL BE PROVIDED TO PWSD NO. 2 PRIOR TO CONSTRUCTION.
6. ALL OFFSITE RESTORATION MUST BE REPAIRED WITH SOD UNLESS OTHERWISE REQUESTED FROM THE PROPERTY OWNERS.
7. THE PROPOSED PRIVATE WATER SYSTEM WILL REQUIRE TESTING PER PWSD NO. 2 SPECIFICATIONS BEFORE IT IS ALLOWED INTO SERVICE.

PROJECT TITLE:

AS-BUILT PLANS FOR
Scrubbles Car Wash
Highway K
O'Fallon, MO 63368

St. Charles County Project # 99-00000P Issue Date: 07/21/2023

ENGINEERING
PLANNING
2024/02/16
221 Post Road Blvd.
St. Charles, MO 63301
636-282-1002
FAX 636-282-1118



DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be submitted for my use are based on the information provided to me by the client. I am not responsible for the accuracy or completeness of the information provided to me by the client. I am not responsible for the accuracy or completeness of the information provided to me by the client.



at Humiston
10/30/2023

REVISIONS

Developer / Owner:

Teton Car Wash, LLC
P.O. Box 7726
Tifton, GA 31793
(229) 520-2244

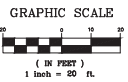
UTILITY PLAN/DETAIL

P-42 No. 22-00743
Approved: 10-06-22

City No. #

Page No.

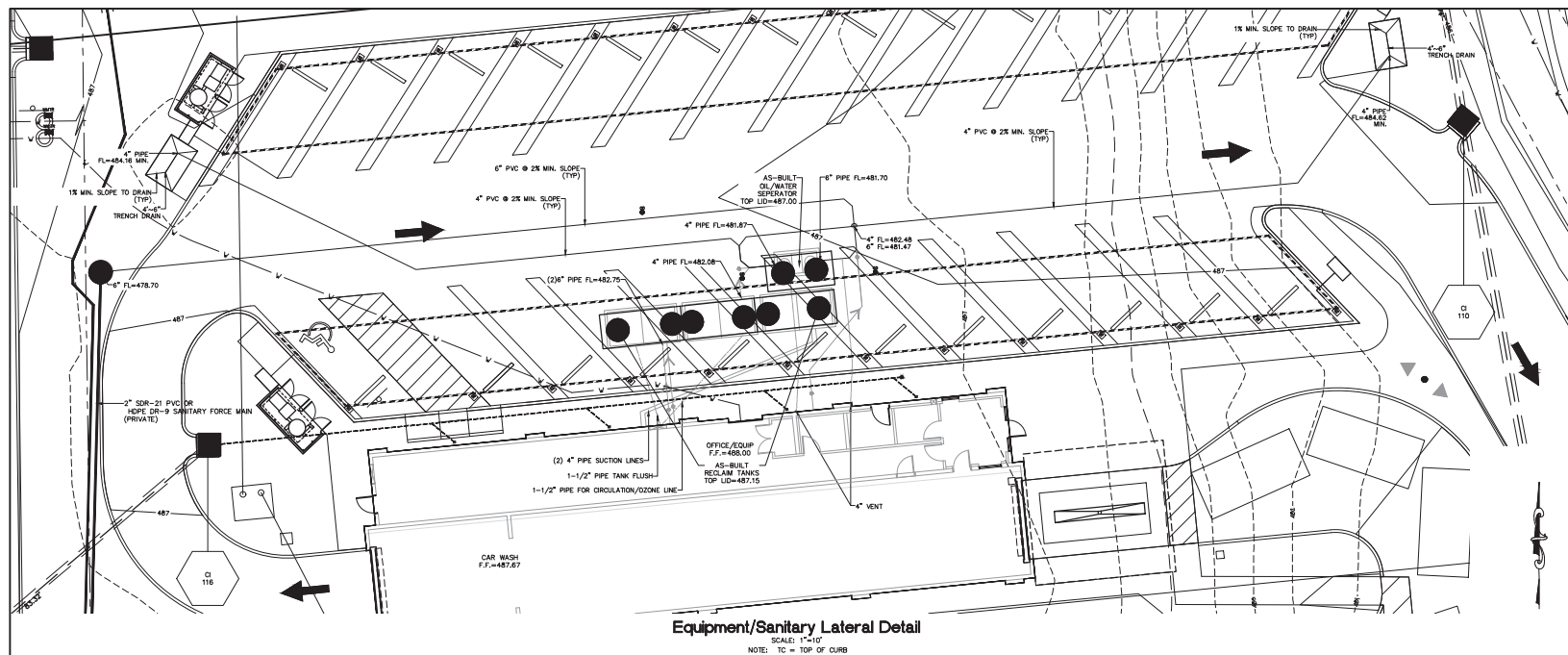
6 of 18



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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE ACCURACY OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

A SET OF AS-BUILT PLANS FOR Scrubbles Car Wash



Equipment/Sanitary Lateral Detail

NOTE: TC = TOP OF CURB

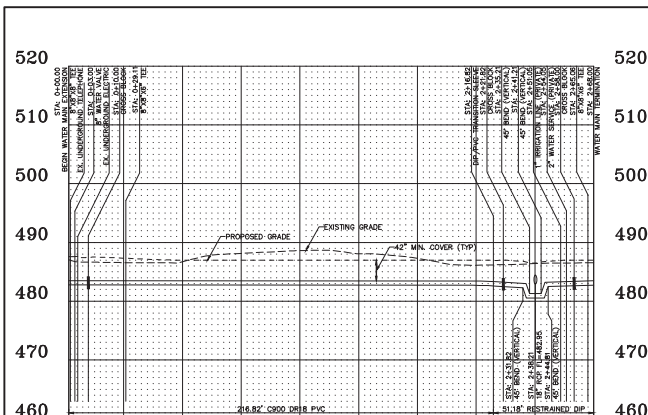
PUBLIC WATER SUPPLY DISTRICT NO. 2

- | | |
|---|--|
| 1. ALL WATER MAINS, VALVES, FITTINGS, HYDRANTS, AND RELATED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT ST. CHARLES COUNTY SPECIFICATIONS AS APPROVED BY MOAR REVIEW NO. 6050005-13. | 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL MOOD AND CITY PERMITS REQUIRED TO WORK ALONG THE ROADWAYS. COPIES OF ALL PERMITS AND NOTICES SHALL BE PROVIDED TO PISO 2 PRIOR TO CONSTRUCTION. |
| 2. PISO NO. 2 REQUIRES (1) WEEK NOTICE PRIOR TO THE START OF CONSTRUCTION. | 6. ALL OFFSITE RESTORATION MUST BE REPAIRED WITH SOD UNLESS OTHERWISE REQUESTED FROM THE PROPERTY OWNERS. |
| 3. ALL METER PITS/VAULTS ARE TO BE INSTALLED IN GREEN SPACE PER PISO NO. 2 SPECIFICATIONS. | 7. THE PROPOSED PRIVATE WATER SYSTEM WILL REQUIRE TESTING PER PISO NO. 2 SPECIFICATIONS BEFORE IT IS ALLOWED INTO SERVICE. |
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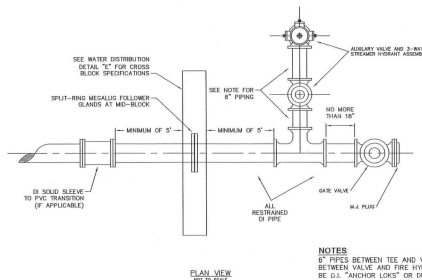
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YOU DIG!
1-800-DIG-RITE

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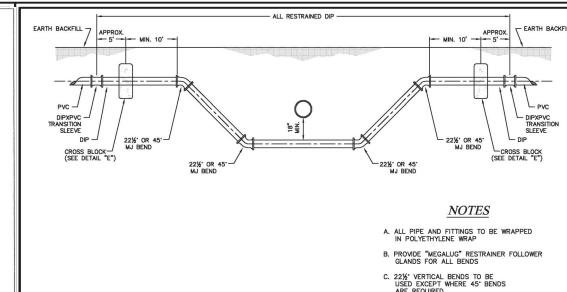


Water Main Profile

HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'



WATER MAIN
TERMINATION DETAIL



NOTE

- A. ALL PIPE AND FITTINGS TO BE WRAPPED IN POLYETHYLENE WRAP
- B. PROVIDE "MEGALUG" RESTRAINER FOLLOWING GLANDS FOR ALL BENDS
- C. 22½° VERTICAL BENDS TO BE USED EXCEPT WHERE 45° BENDS ARE REQUIRED

PROJECT TITLE:
AS-BUILT PLANS FOR
Scrubbles Car Wash
Highway K
O'Fallon, MO 63368

**ENGINEERING
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SURVEYING**



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be
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and I hereby disclaim any responsibility for all other
Drawings, Specifications, Estimates, Reports or other
documents or instruments relating to or intended to
be used for any part or parts of the architecture



Humiston
10/30/2025

REVISION

[illegible]

Developer / Owner: Triton Car Wash, LLC

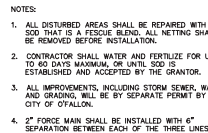
UTILITY PLAN/DETAIL

P+Z No. 22-007743
Approved: 10-06-22

City No.

Page No.

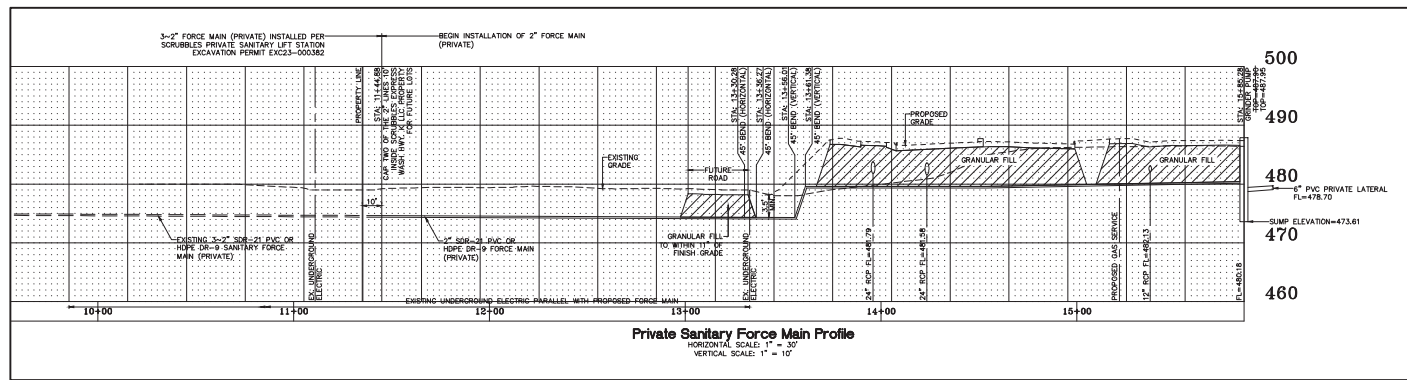
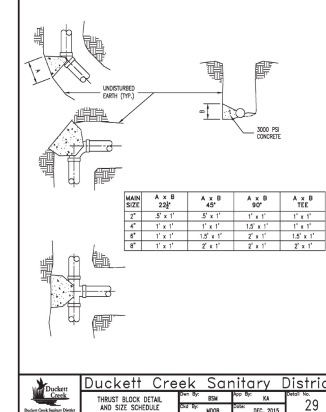
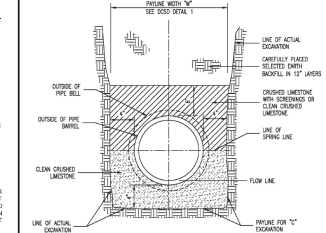
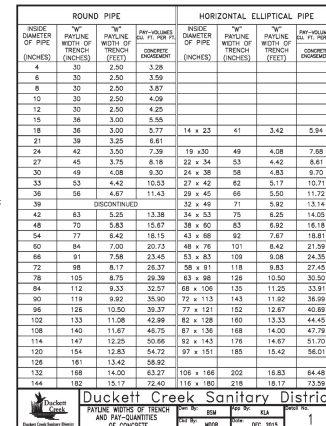
7 of 18



- DUCKETT CREEK SEWER DISTRICT NOTES:**
1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
 2. CONNECTION TO DUCKETT CREEK SEWER DISTRICT (DCSD) SANITARY SEWERS REQUIRES DCSD INSPECTION. CONTACT THE INSPECTION DEPARTMENT AT (636) 441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.
 3. ALL LATERALS UNDER ANY FUTURE PAVEMENT WILL REQUIRE GRANULAR FILL TO TOP OF TRENCH AND/OR BOTTOM OF PAVEMENT SECTION.
 4. FUTURE LOTS INCLUDING THE CAR WASH REQUIRE SEPARATE PLAN REVIEW AND APPROVAL.
 5. EACH BUILDING MUST HAVE ITS OWN CONNECTION TO THE PUBLIC WASTEWATER FACILITIES.
 6. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO OBTAIN ALL PERMITS NECESSARY FOR THE PROJECT.

DISTRICT CONSTRUCTION NOTES

- [illegible]



PROJECT TITLE:
AS-BUILT PLANS FOR
Scrubbers Car Wash
Highway K
O'Fallon, MO 63368

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Humiston
10/20/2025

[illegible]

Developer / Owner:
Triton Car Wash, LLC.
P.O. Box 7726
Triton, GA 31793
(229) 520-2244

P+Z No. 22-007743
Approved: 10-06-22

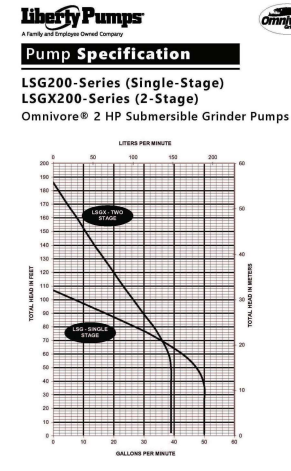
City No. #

Page No.

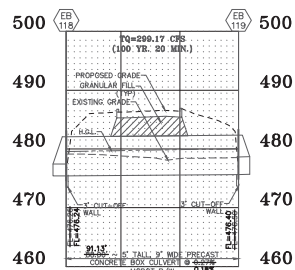
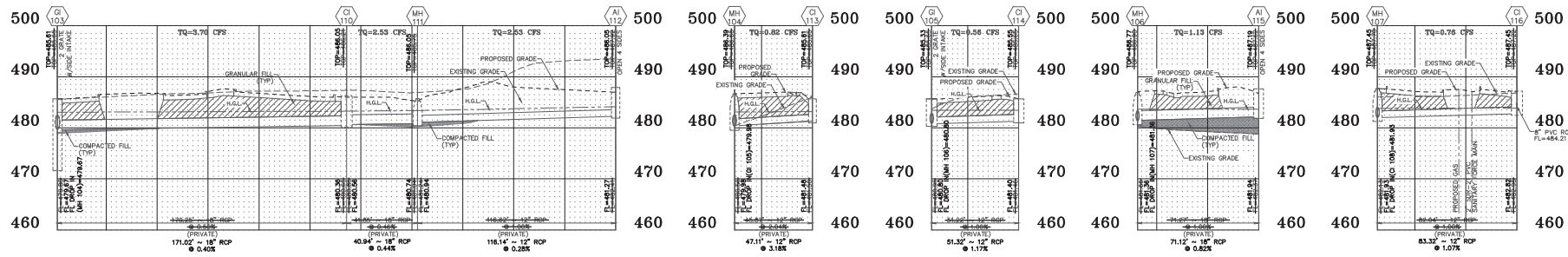
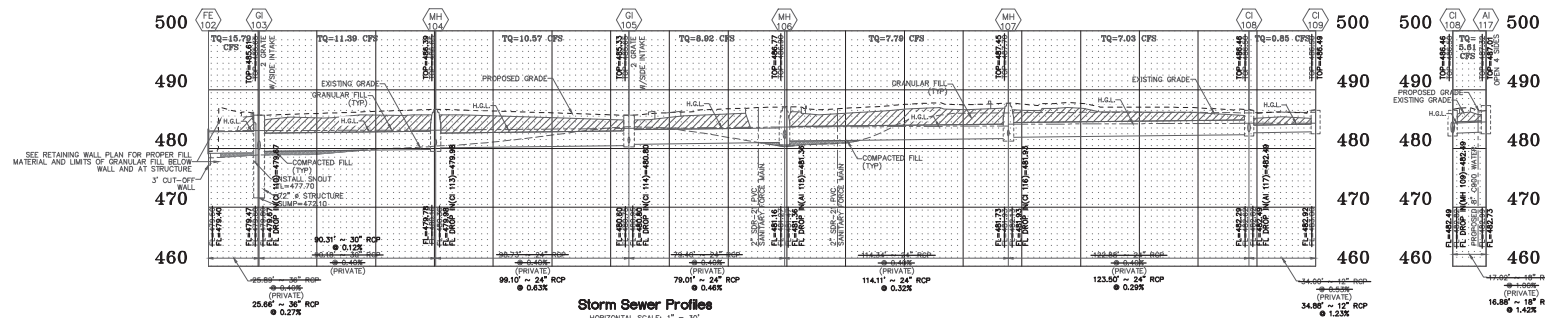
8 of 18

Bax Project # 96-10026P	Issue Date: 07/21/2023
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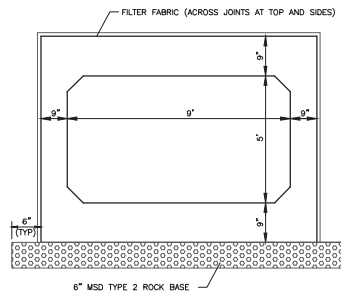
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9 of 18



Storm Sewer Profiles
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'



PRECAST 5'H. x 9'W. CONCRETE BOX CULVERT

NOTE: BOX CULVERT TO BE DESIGNED TO ASTM C-1577 FOR HL-93 LOADING
DESIGN SHOULD BE BASED ON 0-2 FEET OF FILL
JOINTS AT BOX SECTIONS SHALL BE SEALED WITH 1" MASTIC TAPE



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St Charles County Government Healthcare Revenue Output Data										I\MULTSERP\RF\H\00001\00002\100000\Gradscales\Engineering\Healthcare\100000\PA Bulb\B 8/2/2024									
Calculations Under Full Flow																			
Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Low	Up
SL	SP	FLN	FLN	SL	STEL	Gr	Grade	Head	VEL	Low	Up	Low	Up	Low	Up	Q	TQ	P	Q
Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Low	Up	Q	TQ	P	Q
A 1A17	C108	17	14,523	462.49	1.24	487.01	27	484.30	484.09	0.0000	0.55	3.17	0.18	0.00	0.00				
C 2T16	M107	16	43,452	463.00	1.71	495.26	38	493.00	493.00	0.0000	0.94	0.97	0.01	0.00	0.00				
C 3M15	M107	15	48,564	463.00	1.82	497.19	39	495.00	495.00	0.0000	1.04	1.07	0.01	0.00	0.00				
A 4C14	G105	51	12,403	463.00	1.71	495.46	40	492.00	492.07	0.0000	0.51	0.71	0.01	0.00	0.00				
C 5C13	M104	14	42,481	463.00	1.58	485.61	29	482.71	482.67	0.0000	0.52	1.04	0.02	0.00	0.00				
A 6A12	M110	12	42,147	462.94	0.38	465.05	23	463.00	463.00	0.0000	0.58	0.32	0.18	0.00	0.00				
C 8C12	G103	17	480.36	462.94	0.40	465.05	23	462.81	462.80	0.0000	0.31	0.09	0.07	0.00	0.00				
C 9C10	C106	16	43,522	462.94	1.23	464.94	23	464.01	464.00	0.0000	0.21	1.06	0.02	0.00	0.00				
C 10C10	M107	10	42,482	463.00	0.29	468.66	23	464.00	463.00	0.0000	0.12	2.34	0.08	0.04	0.00				
C 11C10	M107	10	42,482	463.00	0.33	467.47	23	464.00	463.00	0.0000	0.14	2.48	0.08	0.04	0.00				
M 10C10	H105	10	42,481	463.00	0.40	468.66	23	463.00	462.00	0.0000	0.13	2.64	0.10	0.00	0.00				
C 12C10	M104	10	42,481	463.00	0.33	468.66	23	463.00	462.00	0.0000	0.13	2.64	0.10	0.00	0.00				
C 13C10	M104	10	42,481	463.00	0.33	468.66	23	463.00	462.00	0.0000	0.13	2.64	0.10	0.00	0.00				
C 14C10	FE102	26	36,476	474.00	0.27	464.61	30	462.80	462.80	0.0000	0.00	2.23	0.08	0.00	0.00				
C 15C10	EP100	26	36,476	473.88	0.27	464.61	31	461.01	460.88	0.0000	0.04	3.34	0.09	0.00	0.00				
																16.57	56.68	119YR	HMH-482.53

PROJECT TITLE:
AS-BUILT PLANS FOR
Scrubbers Car Wash
Highway K
O'Fallon, MO 63368

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Humiston
10/20/2025

REVISIONS

[illegible]

Developer / Owner:
Tifton Car Wash, L.L.C.
P.O. Box 7726
Tifton, GA 31793
(229) 520-2244

P+Z No. 22-007743
Approved: 10-06-22

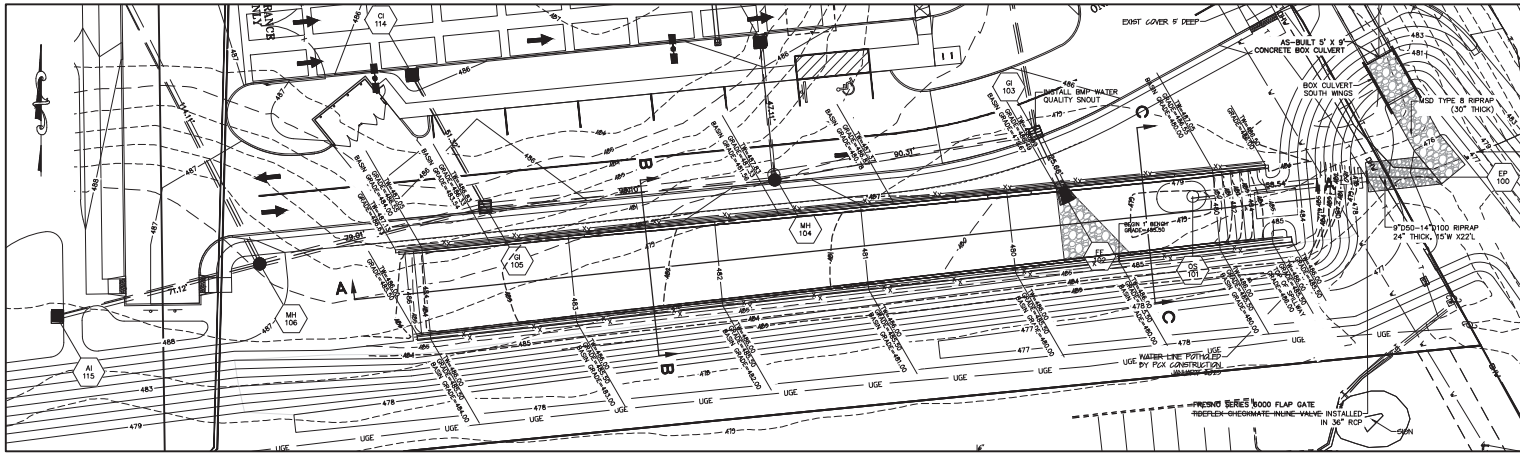
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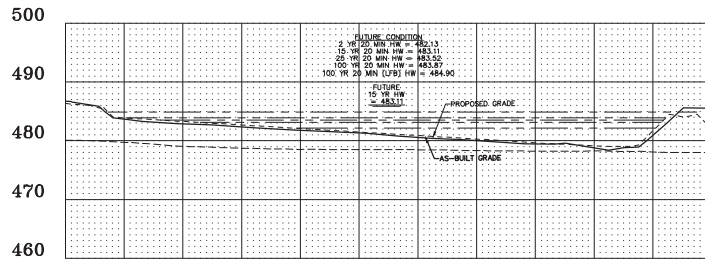
14 of 18

STORM SEWER PROFILES

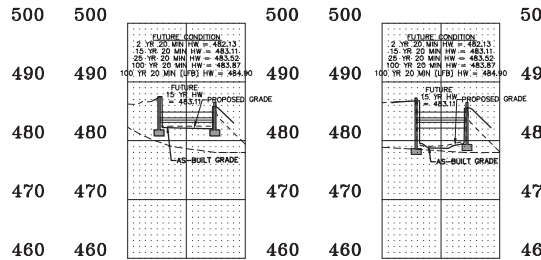
A SET OF AS-BUILT PLANS FOR Scrubbles Car Wash



Detention Basin Detail
SCALE: 1"=20'
NOTE: TW = TOP OF WALL



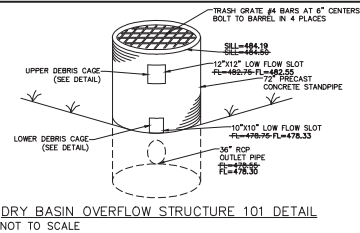
Detention Basin Section A-A
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'



Detention Basin Section B-B
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

Detention Basin Section C-C
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 10'

A SET OF AS-BUILT PLANS FOR Scrubbles Car Wash



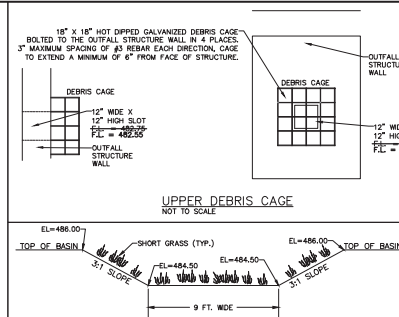
DRY BASIN OVERFLOW STRUCTURE 101 DETAIL
NOT TO SCALE

CURRENT:
2 YEAR 20 MINUTE HIGHWATER = 481.64
15 YEAR 20 MINUTE HIGHWATER = 482.53
25 YEAR 20 MINUTE HIGHWATER = 482.95
100 YEAR 20 MINUTE HIGHWATER = 483.29
100 YEAR 20 MINUTE HIGHWATER LFB = 484.85

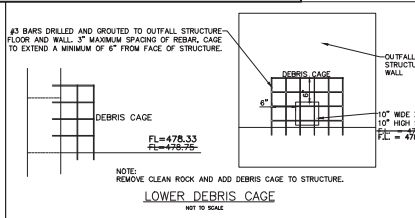
FUTURE:
2 YEAR 20 MINUTE HIGHWATER = 482.13
15 YEAR 20 MINUTE HIGHWATER = 483.11
25 YEAR 20 MINUTE HIGHWATER = 483.52
100 YEAR 20 MINUTE HIGHWATER = 483.87
100 YEAR 20 MINUTE HIGHWATER LFB = 484.90

CURRENT FLOODED:
2 YEAR 20 MINUTE HIGHWATER = 482.68
15 YEAR 20 MINUTE HIGHWATER = 483.50
25 YEAR 20 MINUTE HIGHWATER = 483.78
100 YEAR 20 MINUTE HIGHWATER = 484.03
100 YEAR 20 MINUTE HIGHWATER LFB = 484.85

FUTURE FLOODED:
2 YEAR 20 MINUTE HIGHWATER = 483.11
15 YEAR 20 MINUTE HIGHWATER = 483.88
25 YEAR 20 MINUTE HIGHWATER = 484.19
100 YEAR 20 MINUTE HIGHWATER = 484.48
100 YEAR 20 MINUTE HIGHWATER LFB = 484.90



DRY BASIN OVERFLOW WEIR DETAIL
NOT TO SCALE



NOTE:
REMOVE CLEAN ROCK AND ADD DEBRIS CAGE TO STRUCTURE.

LOWER DEBRIS CAGE
NOT TO SCALE



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PROJECT TITLE:
AS-BUILT PLANS FOR
Scrubbles Car Wash
Highway K
O'Fallon, MO 63368

ENGINEERING
PLANNING
DESIGN
221 East First Blvd.
St. Louis, MO 63101
636-288-1062
FAX 636-288-1118



DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be submitted to you are true and correct to the best of my knowledge and belief, and that I am not aware of any circumstances that might render them inaccurate or misleading.



at Humiston
10/30/2025

REVISIONS

Developer / Owner:
Tifton Car Wash, LLC
P.O. Box 7726
Tifton, GA 31793
(229) 520-2244

P42 No. 22-007743
Approved: 10-06-22

City No. #

Page No.

15 of 18

DETENTION BASIN DETAILS

Box Project 9-99-10000P Issue Date: 07/21/2023

Technical drawing showing a plan view and a cross-section view of a sewer construction detail.

Plan View:

- Top and Bottom: 2'-0" x 4'-0"
- Top and Bottom: 2'-0" x 2'-0" STEEL SHEET 40 G (DETACHED)
- Top and Bottom: 2'-0" x 2'-0"
- Section: A-A

Cross-Section View:

- Top: 1'-0" FOR 2'-0" x 4'-0" GRATE
- Top: 1'-0" FOR 2'-0" x 2'-0" GRATE
- Bottom: 1'-0" FOR 2'-0" x 4'-0" GRATE
- Bottom: 1'-0" FOR 2'-0" x 2'-0" GRATE
- Section: A-A

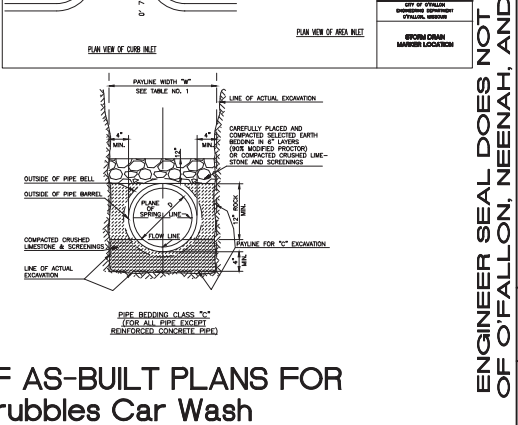
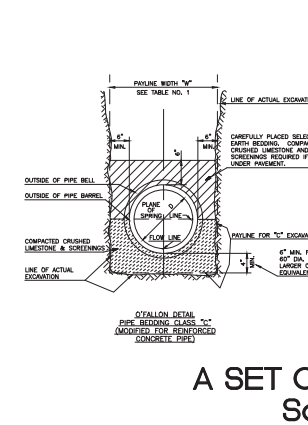
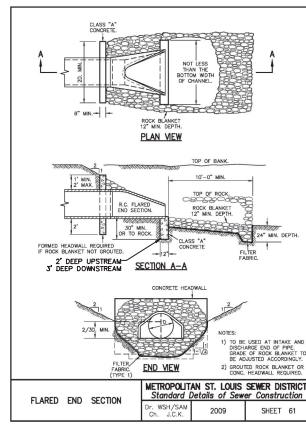
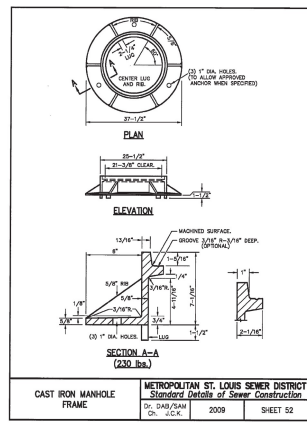
Table:

CALL	USE	α	STRAIGHT BACK
G-1	2, 3, OR 4 GRATE	3'-4"	
G-2	6 & 8 GRATE	5'-10"	
H-2	2 GRATE	3'-4"	
H-3	3 OR 4 GRATE	4'-0"	
H-4	4 & 8 GRATE	6'-0"	

SECTION A-A

METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

15" WIDE (MIN)
 CH. 1-2-3-4
 2009
 SHEET 50

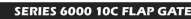


A SET OF AS-BUILT PLANS FOR Scrubbles Car Wash

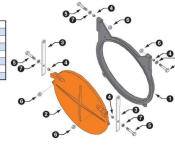


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SCALE: 1"=20'
NOTE: TW = TOP OF WALL
"s" = EXISTING GRADE



Item	Description	Material	Specification
1	Seat	Cast Iron	ASTM A126, Class B
2	Cover	Cast Iron	ASTM A126, Class B
3	Link	Steel, Galvanized	ASTM A36, A123
4	Bushing	Bronze	ASTM B500
5	Hinge Bolt	Steel, Plated	ASTM A307, A564
6	Nut	Steel, Plated	ASTM A307, A564
7	Washer	Steel, Plated	ASTM A307, A564



The Series 6000 Flap Gate is designed to permit the outflow of water from a pipe or a structure to a body of water while preventing backflow of the same. It is frequently used in reservoirs, tidal basins, ponding basins, pump stands and storm drain systems where seating heads are less than ten feet.

Pressure Rating
Maximum seating head 10 ft.

Installation
The Series 6000 Flap Gate is normally installed on corrugated steel pipe or bolted to a concrete head wall or a steel flange. It is attached to corrugated steel pipe the spigot gate style can be used. The side view allows for a simple locked connection to the pipe or the use of a rod and lug harness assembly to mount the gate to the pipe. In either case a nut is used to seal the joint. When mounted to a concrete headwall the flat back style can be used in conjunction with embedded anchor bolts to locate, align and support the flat back.

A one inch spigot between the steel and concrete is provided after the gate has been mounted on the anchor bolts. The flat back style seal can also be machined and drilled to match the standard pattern of a standard 25 lb. or 125 lb. flange.

Options

- Flat back for headwall or flange mounting.
- Spigot back for corrugated pipe.
- Bronze seating surfaces.
- Stainless Steel links/bushings/fasteners.
- Special coatings.

[illegible]

Specifications subject to change without notice. Fresno Valves & Castings, Inc. Printed in USA

Fresno Valves & Castings, Inc.
7736 East Springfield Avenue
P.O. Box 40, Selma, CA 93662, U.S.A.
(800) 333-1658
www.fresnovales.com
Sheet No. 4-000-9-02

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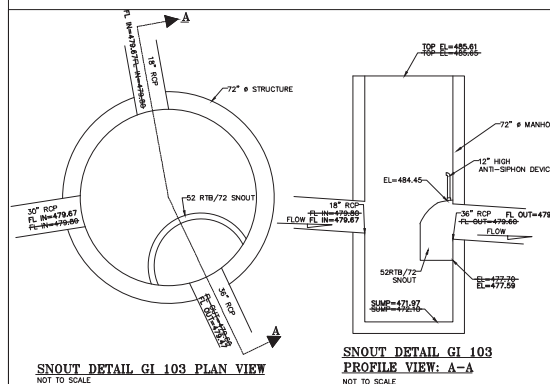
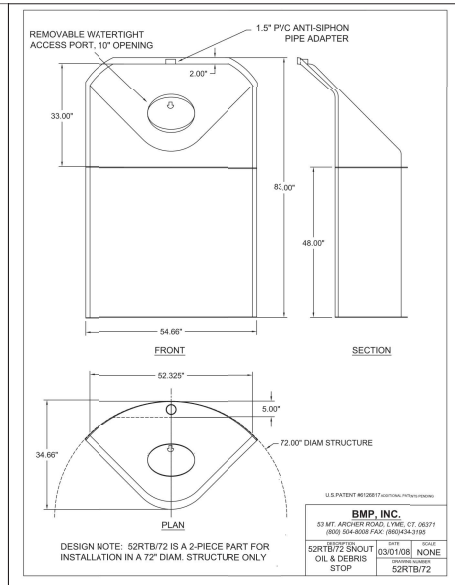
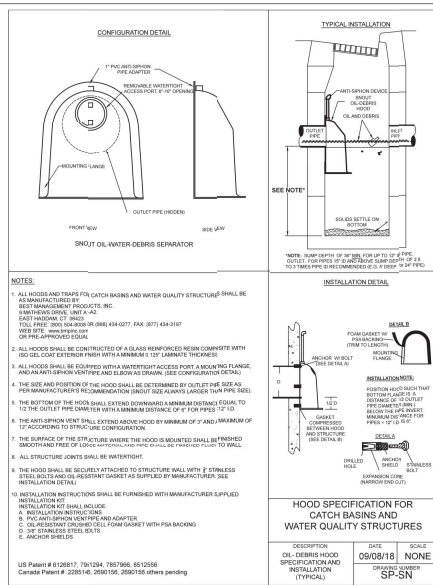
10-23-25	CITY COMMENTS

Developer / Owner:
Tifton Car Wash, LLC
P.O. Box 7726
Tifton, GA 31793
(229) 520-2244

P+Z No. 22-007743
Approved: 10-06-22
City No.

Page No.

17 of 18



- 1) **Spill Mitigation Recommendations:**
 - a) If the spill is from a new installation after the site has been stabilized it is recommended that the spill be contained.
 - b) Measurements should be taken after each rain event of the spill area to determine if the spill is under weather conditions.
 - c) Measure the spill depth and noting the surface pollutants in the structure will be helpful in planning mitigation.
 - d) The pollutants collected in SCOUT equipped structures will be analyzed for the following: metals, organics, nutrients, captured water, and silt and sediment on the bottom of the structure.
 - e) The pollutants collected in SCOUT structures based on the volume of water captured will be analyzed for the following: captured water, and silt and sediment on the bottom of the structure.
 - f) The pollutants collected in SCOUT structures based on the volume of water captured will be analyzed for the following: captured water, and silt half full (e.g. when 2 m³ of material collects in a 4 m³ structure).
 - g) Structures should also be cleaned if a spill or rain event occurs that causes a large amount of sediment or pollutants in a structure.
 - h) Monthly maintenance will include a vacuum truck.
 - i) If site-filters are being used in the structure to enhance the treatment of the water, the filters should be replaced monthly based for the first year, and serviced or replaced as needed. 2/3 of the filter should be replaced if indicating a nearly saturated state. Assuming a typical flow rate of 2.75 of the filter should be replaced if indicating a nearly saturated state. Assuming a typical flow rate of 2.75 of the filter should be replaced if indicating a nearly saturated state.
 - j) The structure should be cleaned and the material should be removed monthly or replaced as needed.
 - k) The structure should be cleaned and the material should be removed or replaced as needed.
 - l) The structure should be cleaned and the material should be removed or replaced as needed.
 - m) The structure should be cleaned and the material should be removed or replaced as needed.
 - n) The structure should be cleaned and the material should be removed or replaced as needed.
 - o) The structure should be cleaned and the material should be removed or replaced as needed.
 - p) The structure should be cleaned and the material should be removed or replaced as needed.
 - q) The structure should be cleaned and the material should be removed or replaced as needed.
 - r) The structure should be cleaned and the material should be removed or replaced as needed.
 - s) The structure should be cleaned and the material should be removed or replaced as needed.
 - t) The structure should be cleaned and the material should be removed or replaced as needed.
 - u) The structure should be cleaned and the material should be removed or replaced as needed.
 - v) The structure should be cleaned and the material should be removed or replaced as needed.
 - w) The structure should be cleaned and the material should be removed or replaced as needed.
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 - c) Measure the spill depth and noting the surface pollutants in the structure will be helpful in planning mitigation.
 - d) The pollutants collected in SCOUT equipped structures will be analyzed for the following: metals, organics, nutrients, captured water, and silt and sediment on the bottom of the structure.
 - e) The pollutants collected in SCOUT structures based on the volume of water captured will be analyzed for the following: captured water, and silt and sediment on the bottom of the structure.
 - f) The pollutants collected in SCOUT structures based on the volume of water captured will be analyzed for the following: captured water, and silt half full (e.g. when 2 m³ of material collects in a 4 m³ structure).
 - g) Structures should also be cleaned if a spill or rain event occurs that causes a large amount of sediment or pollutants in a structure.
 - h) Monthly maintenance will include a vacuum truck.
 - i) If site-filters are being used in the structure to enhance the treatment of the water, the filters should be replaced monthly based for the first year, and serviced or replaced as needed. 2/3 of the filter should be replaced if indicating a nearly saturated state. Assuming a typical flow rate of 2.75 of the filter should be replaced if indicating a nearly saturated state.
 - j) The structure should be cleaned and the material should be removed monthly or replaced as needed.
 - k) The structure should be cleaned and the material should be removed or replaced as needed.
 - l) The structure should be cleaned and the material should be removed or replaced as needed.
 - m) The structure should be cleaned and the material should be removed or replaced as needed.
 - n) The structure should be cleaned and the material should be removed or replaced as needed.
 - o) The structure should be cleaned and the material should be removed or replaced as needed.
 - p) The structure should be cleaned and the material should be removed or replaced as needed.
 - q) The structure should be cleaned and the material should be removed or replaced as needed.
 - r) The structure should be cleaned and the material should be removed or replaced as needed.
 - s) The structure should be cleaned and the material should be removed or replaced as needed.
 - t) The structure should be cleaned and the material should be removed or replaced as needed.
 - u) The structure should be cleaned and the material should be removed or replaced as needed.
 - v) The structure should be cleaned and the material should be removed or replaced as needed.
 - w) The structure should be cleaned and the material should be removed or replaced as needed.
 - x) The structure should be cleaned and the material should be removed or replaced as needed.
 - y) The structure should be cleaned and the material should be removed or replaced as needed.
 - z) The structure should be cleaned and the material should be removed or replaced as needed.