

Plan View

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Benchmarks

Project
 ELEV-547.90 (NAVD 1988)
 THE PROJECT BENCHMARK IS A MISSOURI DNR GRS ALUMINUM DISK STAMPED "SC-56 2000" AND IS SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND. IT IS LOCATED ABOUT 5.5 MILES SOUTH OF O'FALLON, MO ON THE WEST SIDE OF MISSOURI ROUTE K ABOUT 0.35 MILES SOUTH OF OLD O'FALLON RD. IT IS NORTHWEST OF THE EASTERN MOST CORNER OF A GRATED STORM WATER INLET:540 FEET NORTH-NORTHEAST OF A RIGHT-OF-WAY POST AT STATION 267+376; 14.3 FEET EAST OF THE TOP NUT OF A FIRE HYDRANT; 12.7 FEET EAST OF A CARSONITE WITNESS POST AND 20.4 FEET SOUTHEAST OF A WOOD PRIVACY FENCE.

Site
 ELEVY-534.86 (NAVD 1988)
 THE SITE BENCHMARK IS THE 'O' IN OPEN ON A FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE PROPERTY.

Nicholas Coates No. 2008000716
 Licensed Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying

A SET OF CONSTRUCTION PLANS FOR CLUB CARWASH 3641 MONTICELLO PLAZA DRIVE O'FALLON, MO 63304 **UTILITY AS BUILT PLANS**

Legal Description

WEST LAND TITLE INSURANCE COMPANY
 SCHEDULE A ITEM 5
 SCHEDULE D ITEM 5
 EFFECTIVE DATE: NOVEMBER 25, 2020
 PROPERTY LOCATED IN THE COUNTY OF SAINT CHARLES, STATE OF MISSOURI, DESCRIBED AS FOLLOWS:
 PARCEL 1: PART OF THE SUBDIVISION PLAT OF MONTICELLO PLAZA LOT 9, RESUBDIVISION PLAT A, SUBDIVISION LOCATED IN ST. CHARLES COUNTY, MISSOURI, RECORDED ON APRIL 18, 2022, AS DOCUMENT NO. 2022R-022200 OF THE ST. CHARLES COUNTY MISSOURI RECORDS OFFICE.



Locator Map

Legend

| EXISTING | NEW |
|---------------------------|-----------------------------|
| RIGHT-OF-WAY | NEW MAJOR CONTOUR |
| PROPERTY LINE | NEW MINOR CONTOUR |
| EXISTING MAJOR CONTOUR | EASEMENT |
| EXISTING MINOR CONTOUR | SETBACK |
| EASEMENT | GAS |
| STORM SEWER | STORM SEWER |
| SANITARY LINE | FENCE |
| GAS LINE | WATER LINE |
| WATER LINE | SANITARY LINE |
| UNDERGROUND ELECTRIC LINE | LAT |
| CABLE TELEVISION | TRANSFORMER |
| SANITARY MANHOLE | STORM MANHOLE |
| STORM CURB INLET | STORM INLET |
| STORM AREA INLET | SIGN |
| SIGN | WATER METER |
| WATER VALVE | UTILITY POLE |
| FIRE HYDRANT | LIGHT |
| BENCHMARK | SPOT ELEVATION |
| TREE | ACCESSIBLE PARKING SYMBOL |
| ASPHALT PAVEMENT | NEW BUILDING |
| CONCRETE PAVEMENT | HEAVY DUTY CONCRETE |
| | STANDARD DUTY CONCRETE |
| | CONCRETE PAVEMENT/SIDEWALKS |

**Conditions of Approval From
 Planning and Zoning**

- CONDITIONS OF SITE PLAN:
 1. THE ADA ACCESSIBLE PARKING SPACE SHALL MEET CITY CODE REGARDING VAN-ACCESSIBLE WIDTH REQUIREMENTS.
 2. NO MORE THEN 15% OF EACH FACADE SHALL CONSIST OF METAL TRIM IN ACCORDANCE WITH CITY CODE SECTION 400.523.
 3. PROVIDE A PEDESTRIAN CONNECTION FROM THE SIDEWALK TO THE BUILDING.
 4. THE MAN-DOOR ON THE TRASH ENCLOSURE SHALL BE A PASSIVE ENTRANCE.

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:
 October 1 through May 31
 7:00 A.M. To 7:00 P.M. Monday Through Sunday
 June 1 through September 30
 6:00 A.M. To 8:00 P.M. Monday Through Friday
 7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 1.37 AC.
 The area of land disturbance is 1.00 AC.
 Number of proposed lots is 1
 Building setback information: Front 25'
 Side 0'
 Rear 25'
 * The estimated sanitary flow in gallons per day is 7,875 GPD
 * Tree preservation calculations: N/A

CITY OF O'FALLON
 ENGINEERING DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: *Nicholas Coates* DATE: 07/25/2023
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

Utility Contacts

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

Water
 Public Water Supply District No. 2
 P.O. Box 967
 O'Fallon, MO. 63366
 636-561-3737

Storm Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 636-240-2000

Electric
 Ameren Missouri
 200 Callahan Road
 Wentzville, MO. 63385
 636-639-8312

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

Telephone
 AT&T
 800-288-2020

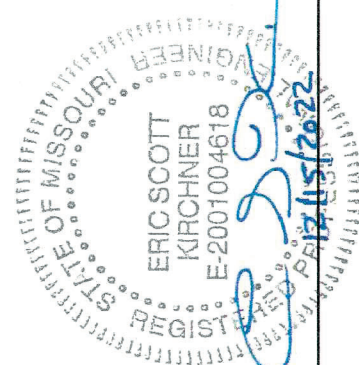
Fire District
 Cottleville Fire Protection District
 1385 McArthur Rd.
 St. Charles, MO. 63304
 636-447-6655



636-332-4574 (tel.)
 636-327-0760 (fax)
 info@clubcarwash.com
 • Master Planning
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 • Land Surveying
 • Civil Engineering



Missouri State Certificate
 of Authority Number: 201000046
 Cochran Project No. M22-8373



Eric S. Kirchner No. E-2001004618
 Registered Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying

Developer Information
 CLUB CARWASH OPERATING LLC
 JUSTIN BARNES - jbarnes@clubcarwash.com
 1591 E. PRATHERSVILLE RD.; COLUMBIA, MO 65202
 (573)-999-5178
 Owner Information
 MONTICELLO PLAZA II LLC
 401 N. LINDBERGH BLVD, STE 330, ST. LOUIS, MO 63141
 City of O'Fallon Cover Sheet

P-TZ No. 22-006775
 Approval Date: AUG. 4, 2022
 Permit No.

Page No. **CO**

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All OSHA rules & regulations apply. Any construction required by these plans shall be strictly followed (ie. Trenching, Blasting, etc.)

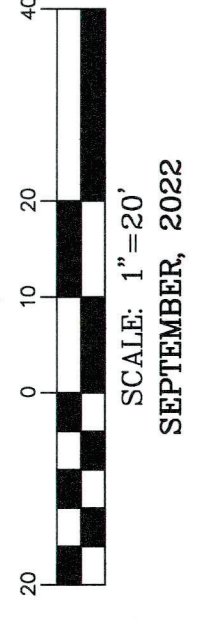
UTILITY PLAN



COCHRAN
 North Office
 8 East Main Street
 Wentzville, Missouri 63385
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 636-327-0760 (Fax)
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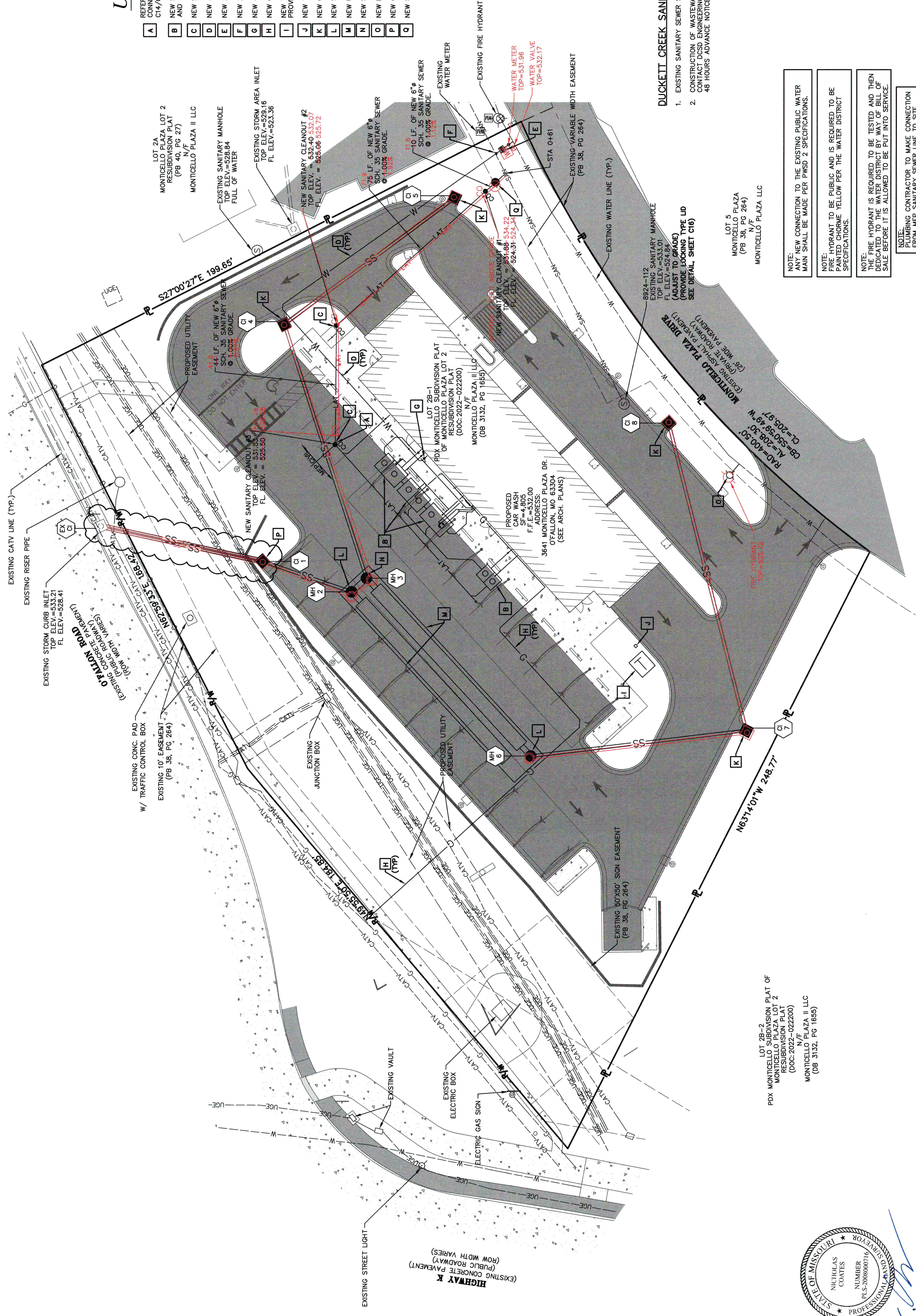
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UTILITY LEGEND

- REFER TO ARCHITECTURAL AND MEP PLANS FOR CONTINUATION OF SANITARY SEWER AND WATER LINES. SEE DETAIL FOR SANITARY LATERAL ON SHEET C14/C16. FL ELEV. = 525.50
- A NEW SANITARY SEWER LATERAL AND GREASE INTERCEPTORS. SEE ARCHITECTURAL AND MEP PLANS.
 - B NEW SANITARY CLEAN-OUT. SEE DETAIL SHEET C16.
 - C NEW 4" x 9" 9000 PVC PRIVATE WATER SERVICE LINE.
 - D NEW 2" WATER METER. SEE DETAIL SHEET C14.
 - E NEW 2"x4" INCREASER.
 - F NEW 4"x2" REDUCER.
 - G NEW GAS LINE. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
 - H NEW TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE WITH MEP AND UTILITY PROVIDER.
 - I NEW TELEPHONE PEDESTAL. SEE MAP PLANS.
 - J NEW CURB INLET. SEE DETAIL SHEET C14.
 - K NEW STORM MANHOLE. SEE DETAIL SHEET C14.
 - L NEW STORM MANHOLE WITH WER. SEE DETAIL SHEET C15.
 - M NEW STORM MANHOLE WITH WER. SEE DETAIL SHEET C15.
 - N NEW UNDERGROUND DETENTION/WATER QUALITY. SEE DETAIL SHEET C15.
 - O NEW PUBLIC FIRE HYDRANT. PER PWS#2# REQUIREMENTS. SEE DETAIL SHEET C15.
 - P NEW CURB INLET WITH AN ENVIROHOOD. SEE DETAIL SHEET C15.
 - Q NEW SAMPLING MANHOLE. SEE DETAIL SHEET C16.



DUCKETT CREEK SANITARY DISTRICT (DCSD) NOTES

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- CONSTRUCTION OF WASTEWATER FACILITIES REQUIRED DCSD INSPECTION. CONTACT DCSD ENGINEERING DEPARTMENT AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOURS ADVANCE NOTICE REQUIRED.

NOTE: ANY NEW CONNECTION TO THE EXISTING PUBLIC WATER MAIN SHALL BE MADE PER PWD# 2 SPECIFICATIONS.

NOTE: FIRE HYDRANT TO BE PUBLIC AND IS REQUIRED TO BE PAINTED CHROME YELLOW PER THE WATER DISTRICT SPECIFICATIONS.

NOTE: THE FIRE HYDRANT IS REQUIRED TO BE TESTED AND THEN DEDICATED TO THE WATER DISTRICT BY WAY OF BILL OF SALE BEFORE IT IS ALLOWED TO BE PUT INTO SERVICE.

NOTE: CONTRACTOR TO MAKE CONNECTION FROM NEW SANITARY SEWER LINE TO SITE SANITARY SEWER LINE AT MEP/SITE POINT.

LOT 2B-2
 PDX MONTECELLO SUBDIVISION PLAT OF
 MONTECELLO PLAZA II LLC
 RESUBDIVISION PLAT
 (DOC:2022-022200)
 N/F PLAZA II, LLC
 MONTECELLO PLAZA II, LLC
 (BB 3132, PG 1655)



DATE: 6/20/23

Nicholas Coates, No. 2008000716
 Professional Engineer
 State of Missouri
 for Cochran Engineering & Surveying

Developer Information
 CLUB CARWASH OPERATING LLC
 JUSTIN BARNES - jbarnes@clubcarwash.com
 1591 E. PRATHERSVILLE RD.; COLUMBIA, MO 65202
 (573)-999-5178
 Owner Information
 MONTECELLO PLAZA II LLC
 401 N LINDBERGH BLVD, STE 330; ST. LOUIS, MO 63141

P-7Z No. 22-006775
 Approval Date: AUG. 4, 2022
 Permit No.

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STORM SEWER PLAN AND PROFILE



CLUB CARWASH
636-322-4574 (tel.)
636-327-0760 (fax)
www.clubcarwash.com



Missouri State Certificate
of Authority Number: 2010000046
Cochran Project No. M22-8373

DATE
Eric S. Kirchner, No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying

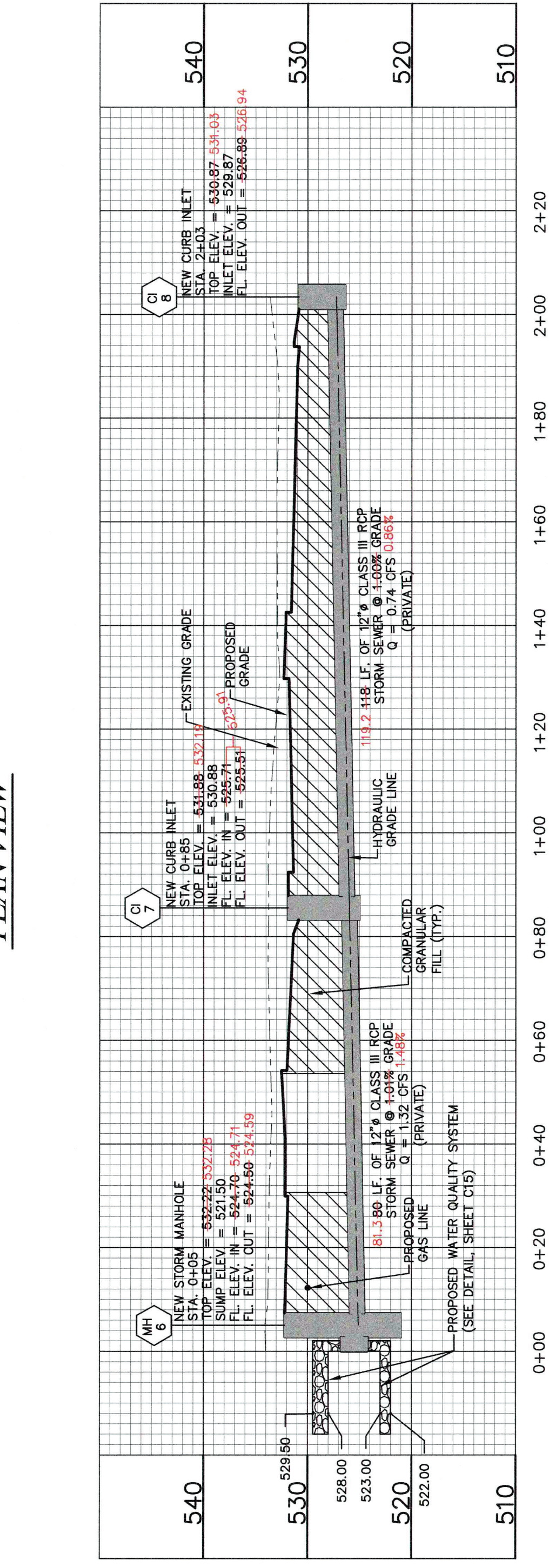
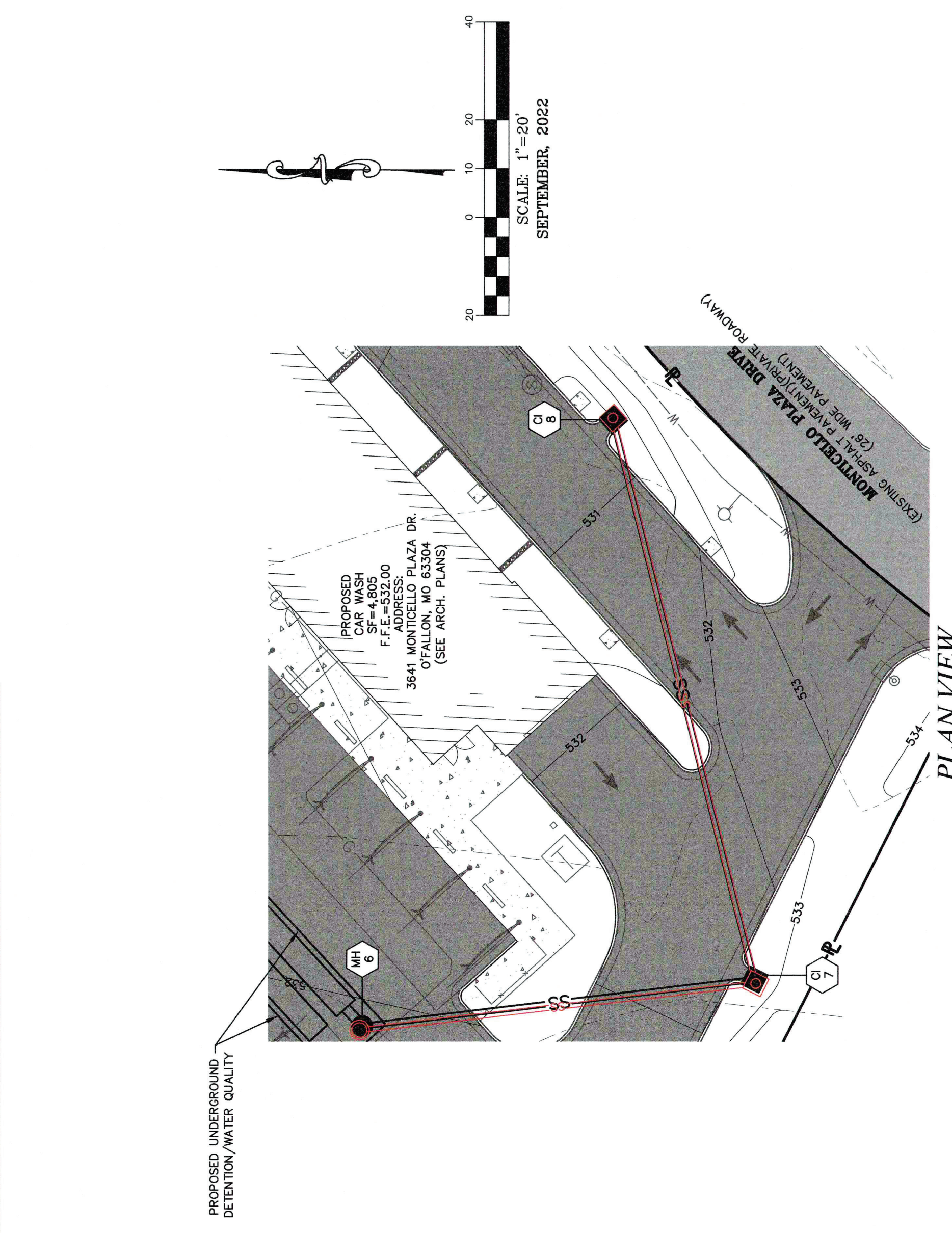
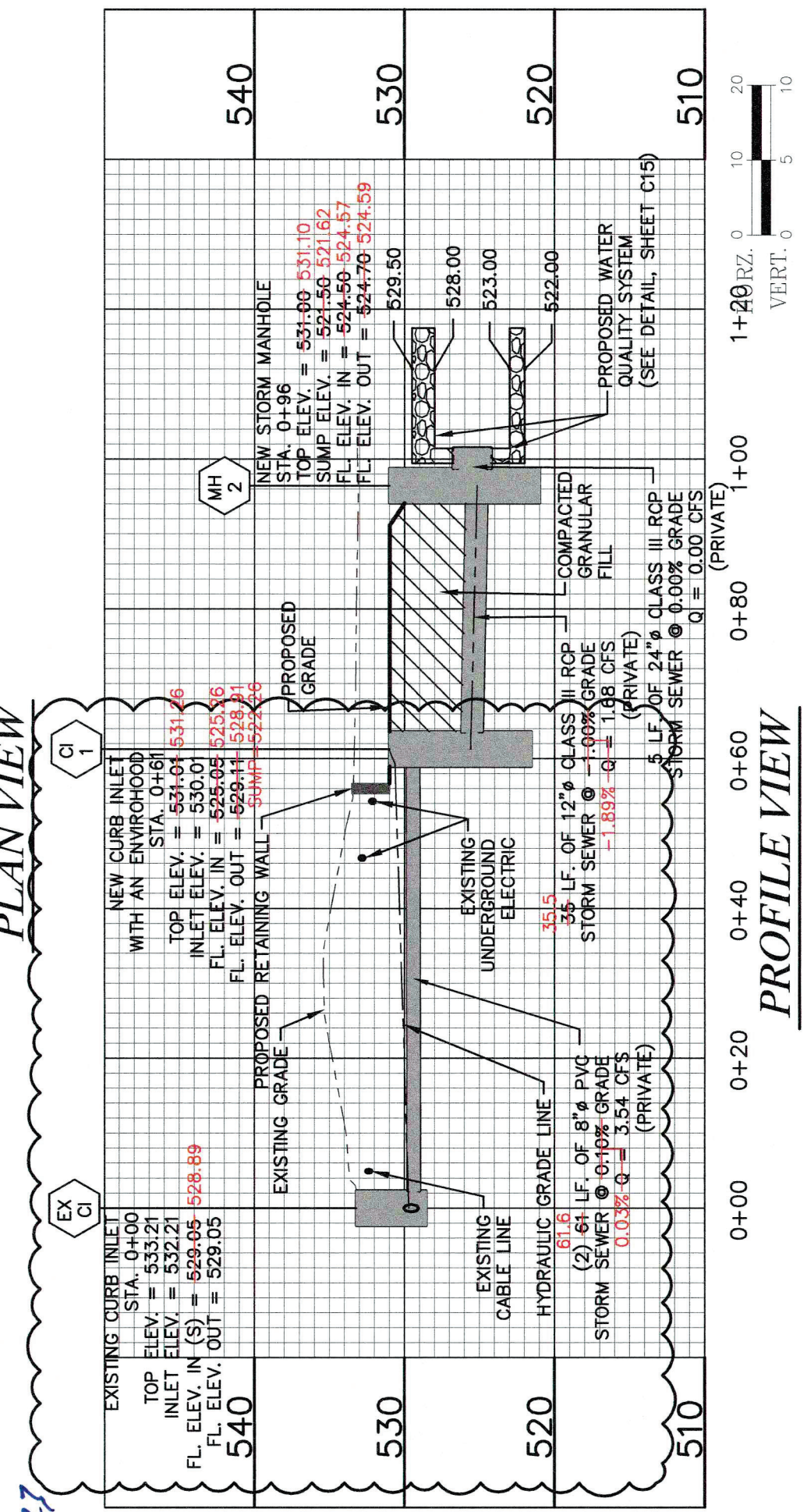
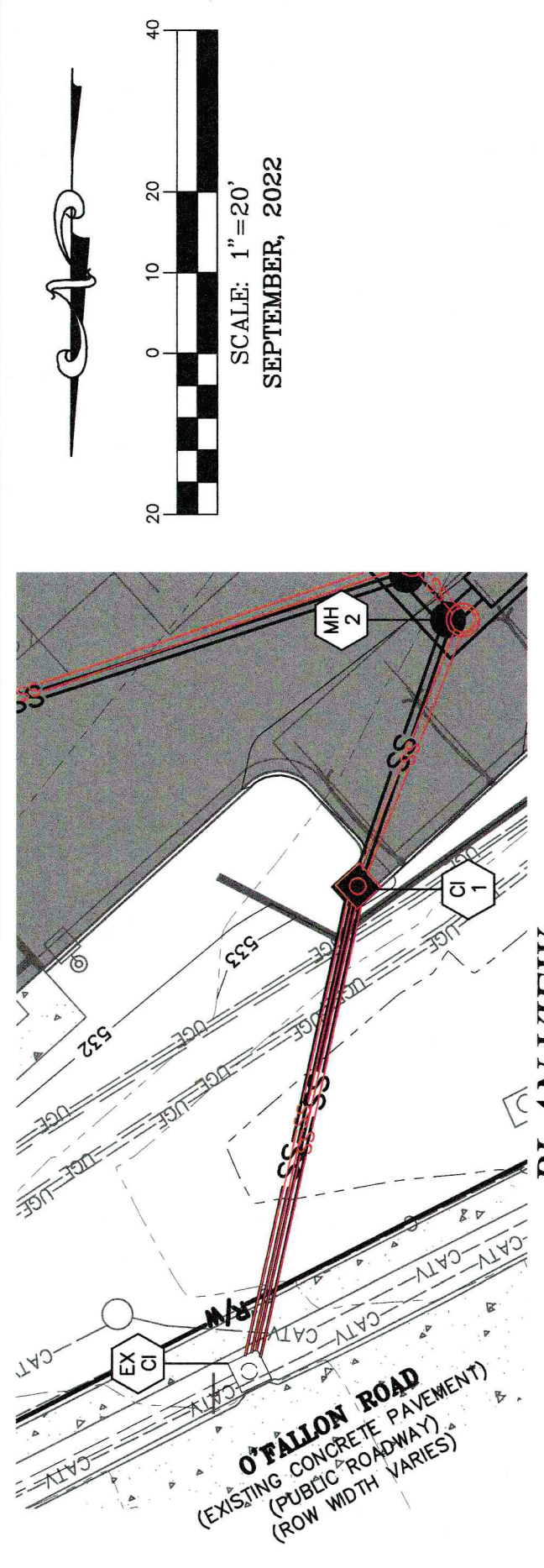
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401 N LINDBERGH BLVD, STE 330, ST. LOUIS, MO 63141
MONTICELLO PLAZA II LLC
Owner Information
(631) 999-5178
1591 E PRATHERSVILLE RD.; COLUMBIA, MO 65202
JUSTIN BARNES - jbarnes@clubcarwash.com
CLUB CARWASH - PERATING LLC
Developer Information

P-HZ No. 22-006775
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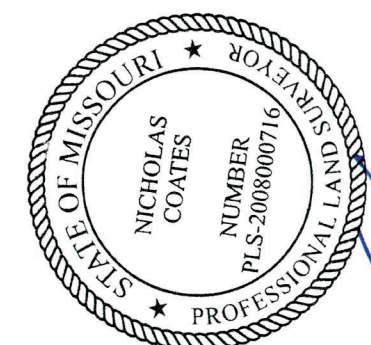
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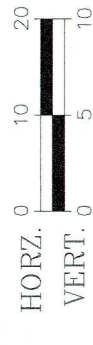
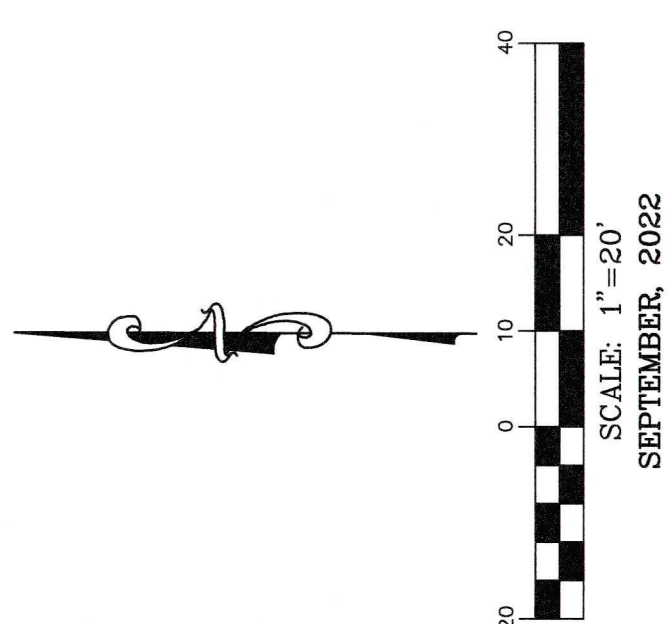
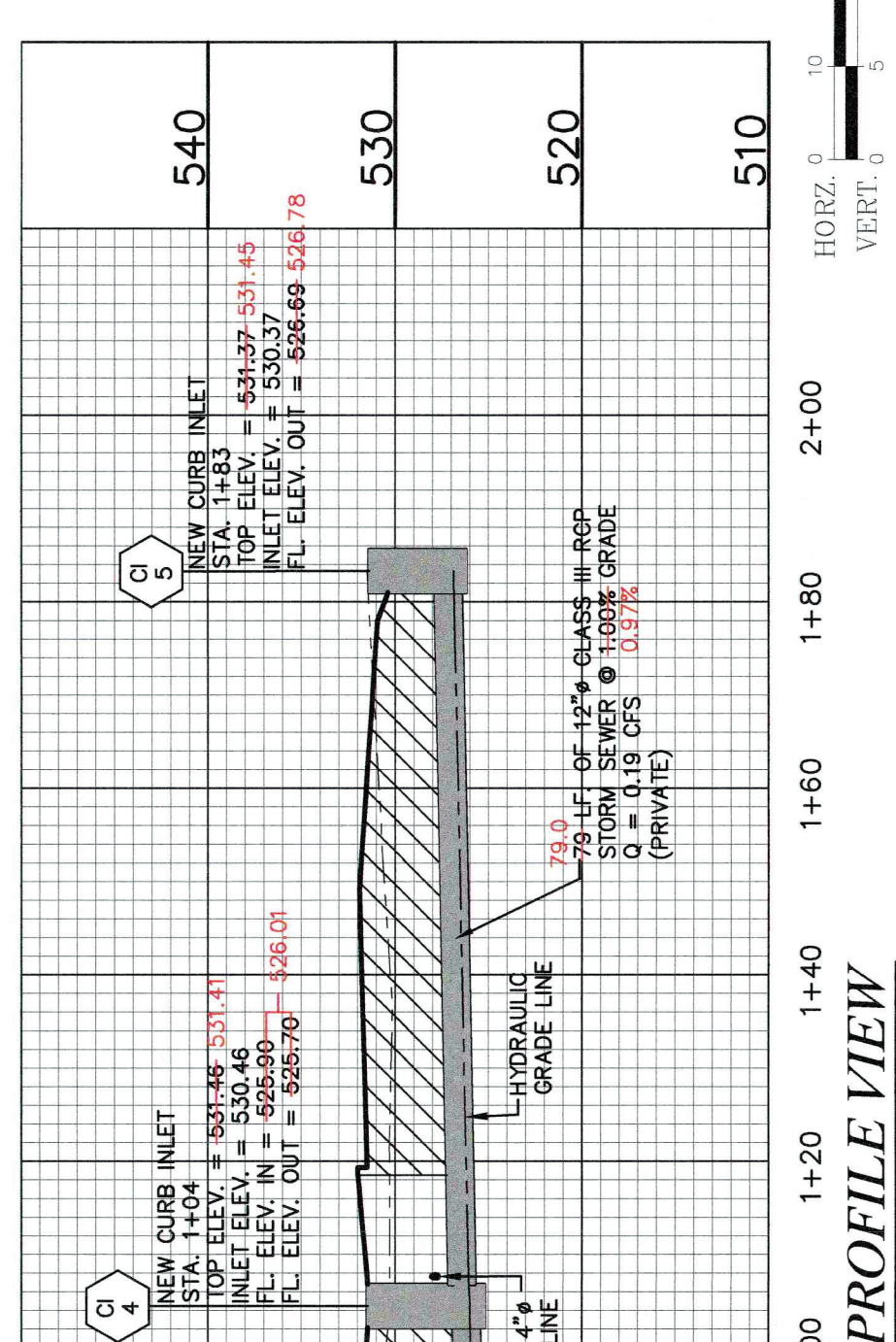
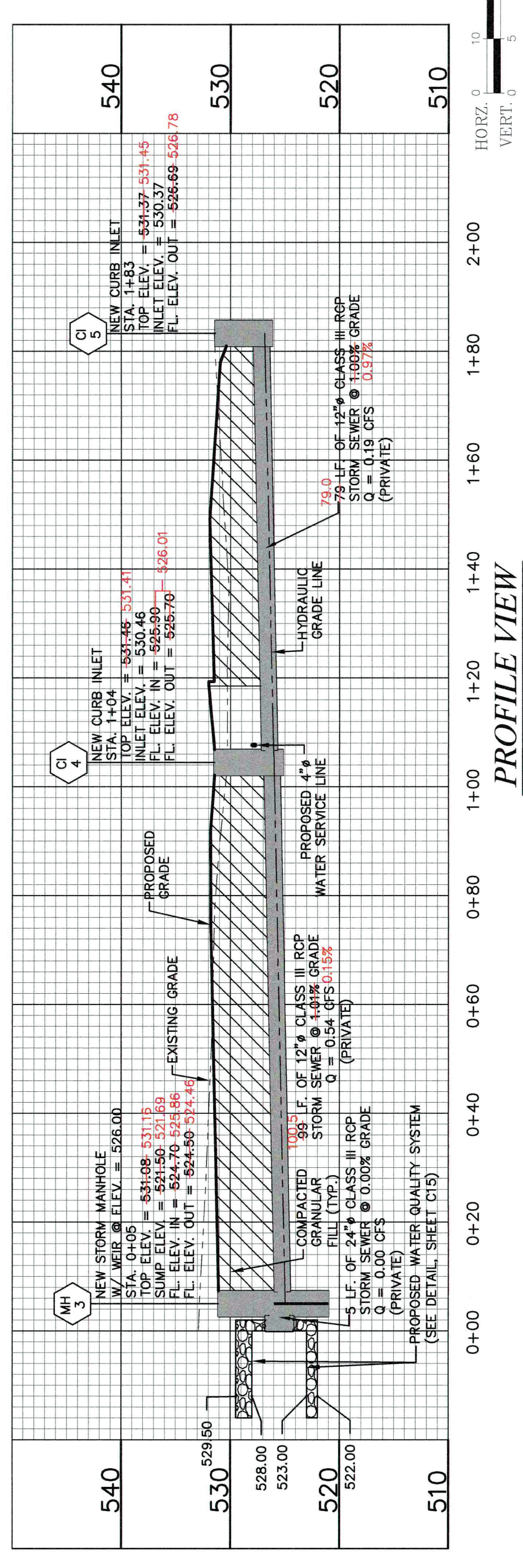
City of O'Fallon Standard Notes and Details - July 2019



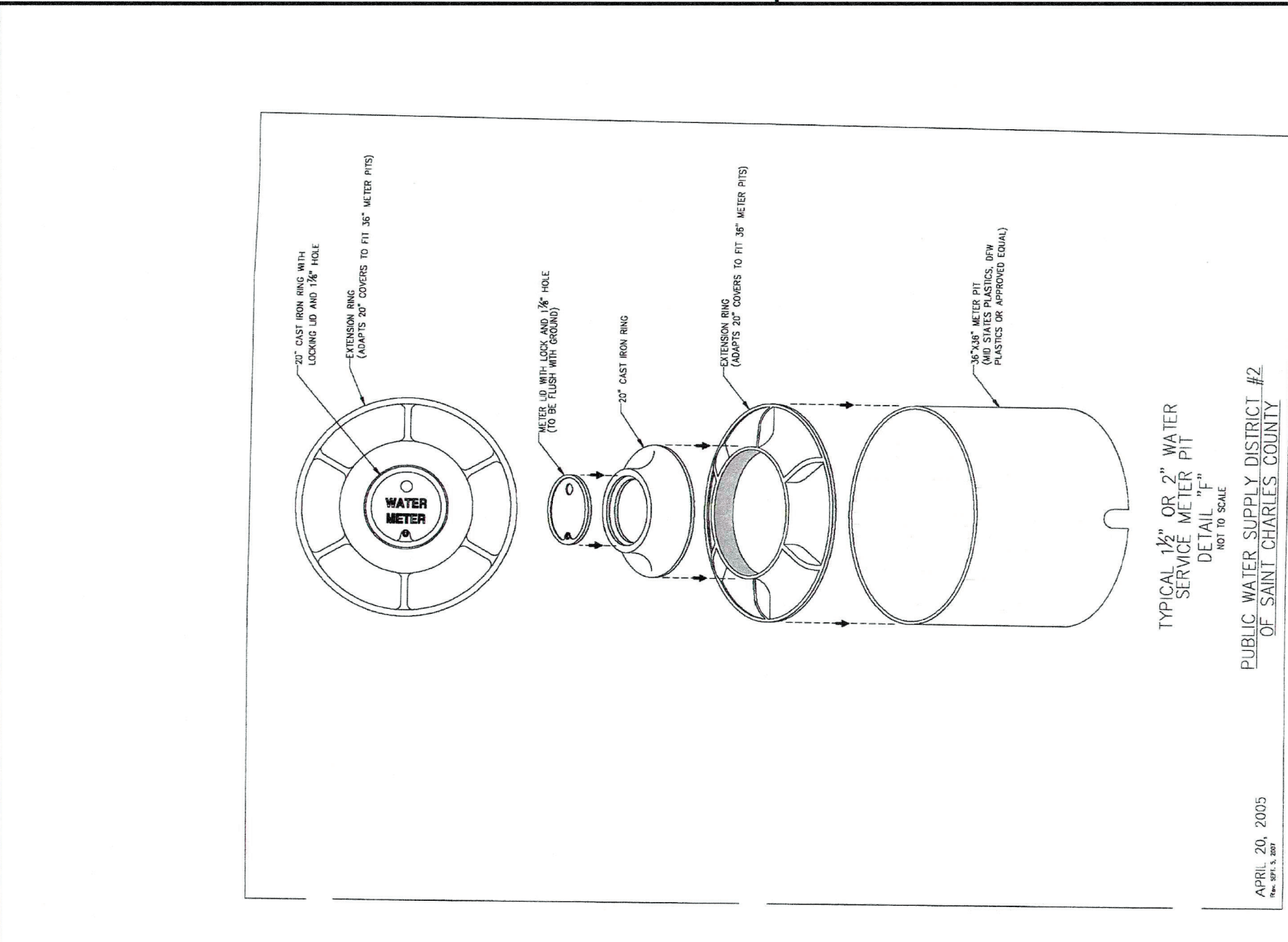
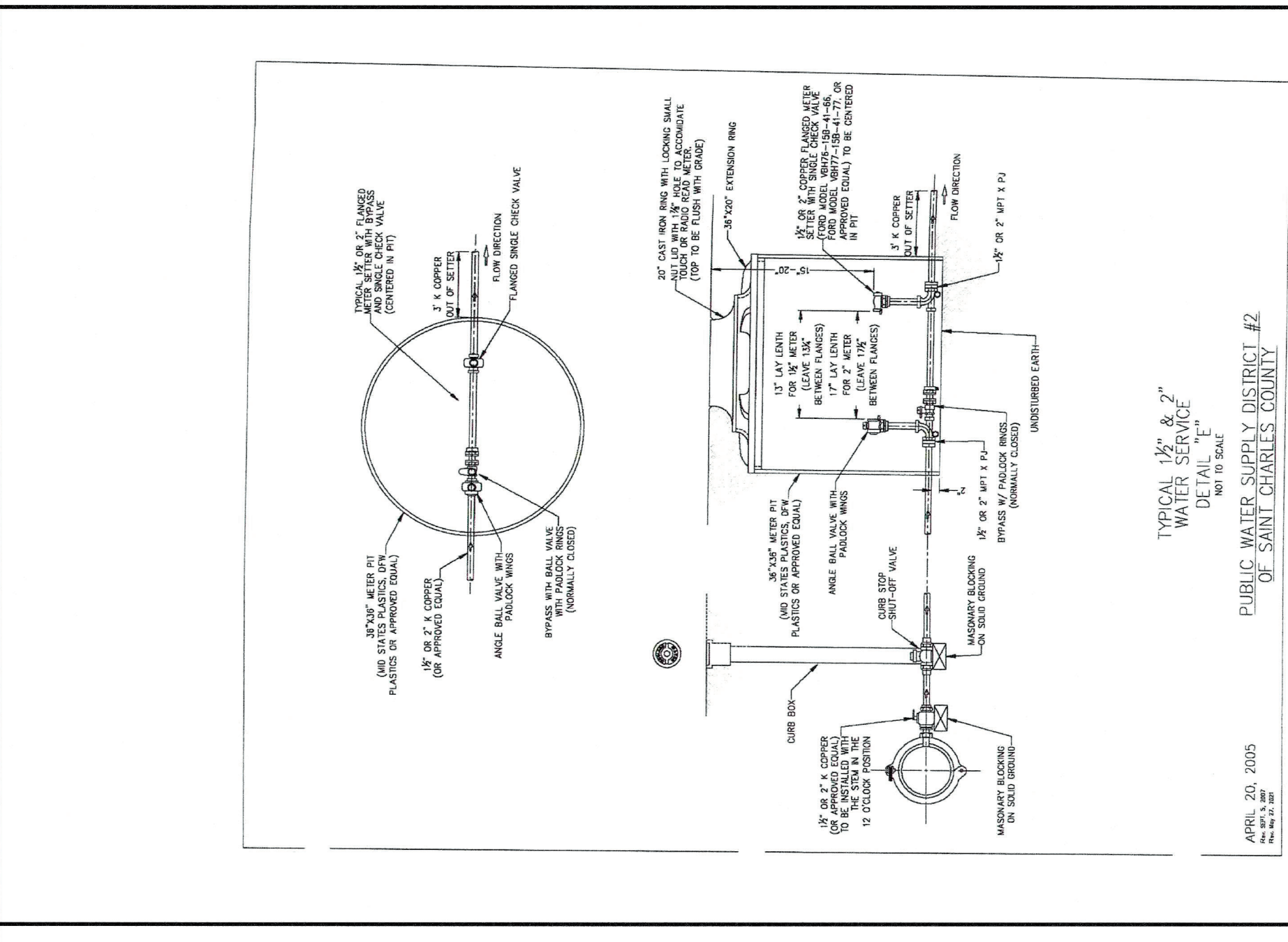
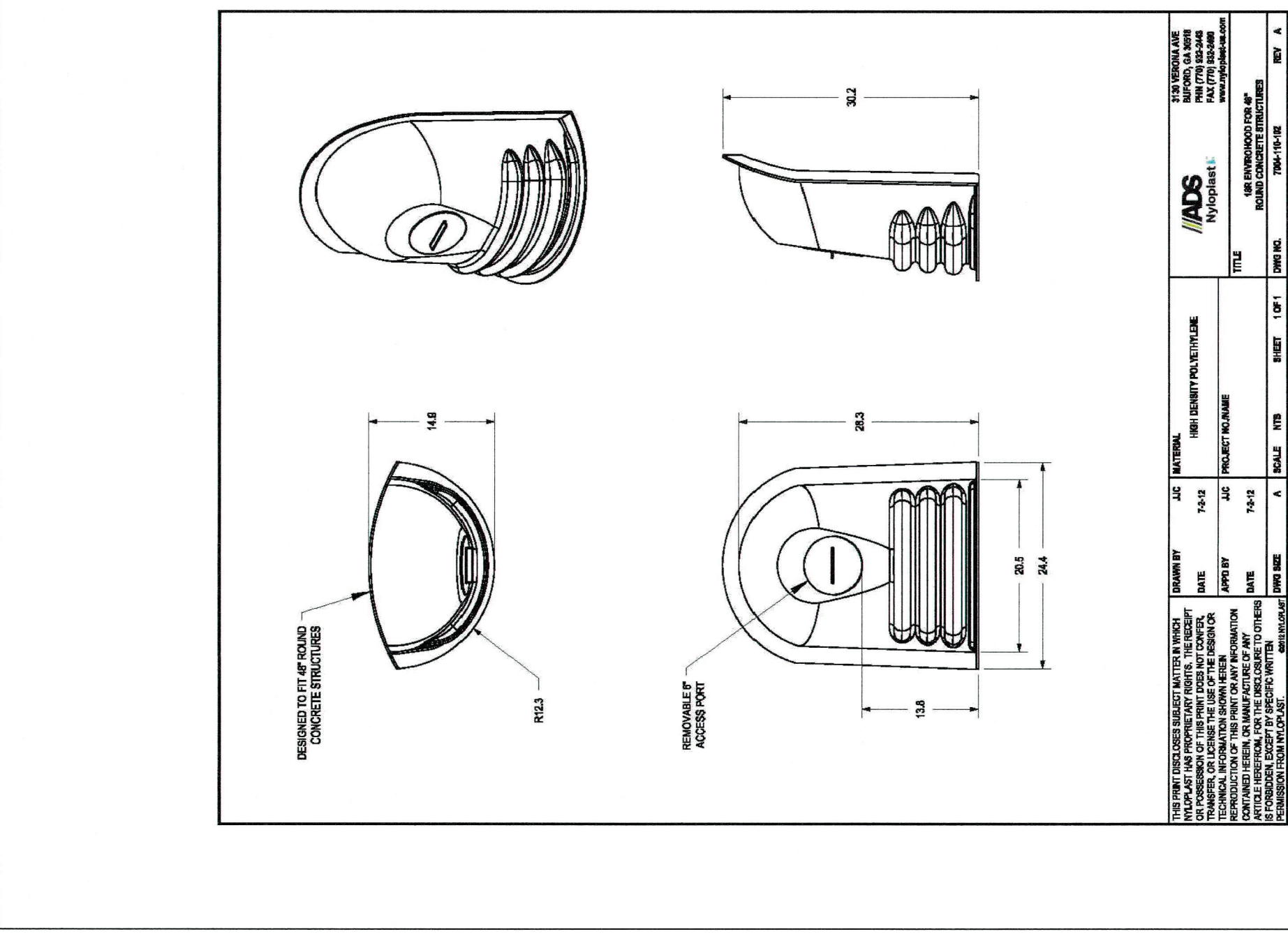
DATE: 6/24/22
Nicholas Coates No. 2008000716
Professional Licensed Surveyor
State of Missouri
for Cochran Engineering & Surveying



DATE: SEPTEMBER, 2022
Eric S. Kirchner, No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying



NOTE:
SEE SHEET C15 FOR UNDERGROUND
DETENTION AND MH 3 DETAILS.



CLUB CARWASH

COCHRAN

ERIC SCOTT KIRCHNER
E-2001004618
REGISTERED PROFESSIONAL ENGINEER
STATE OF MISSOURI

Missouri State Certificate of Authority Number: 2010000046
Cochran Project No. M22-8373

636-322-4574 (tel.)
636-327-0760 (fax)
www.cochranengineering.com

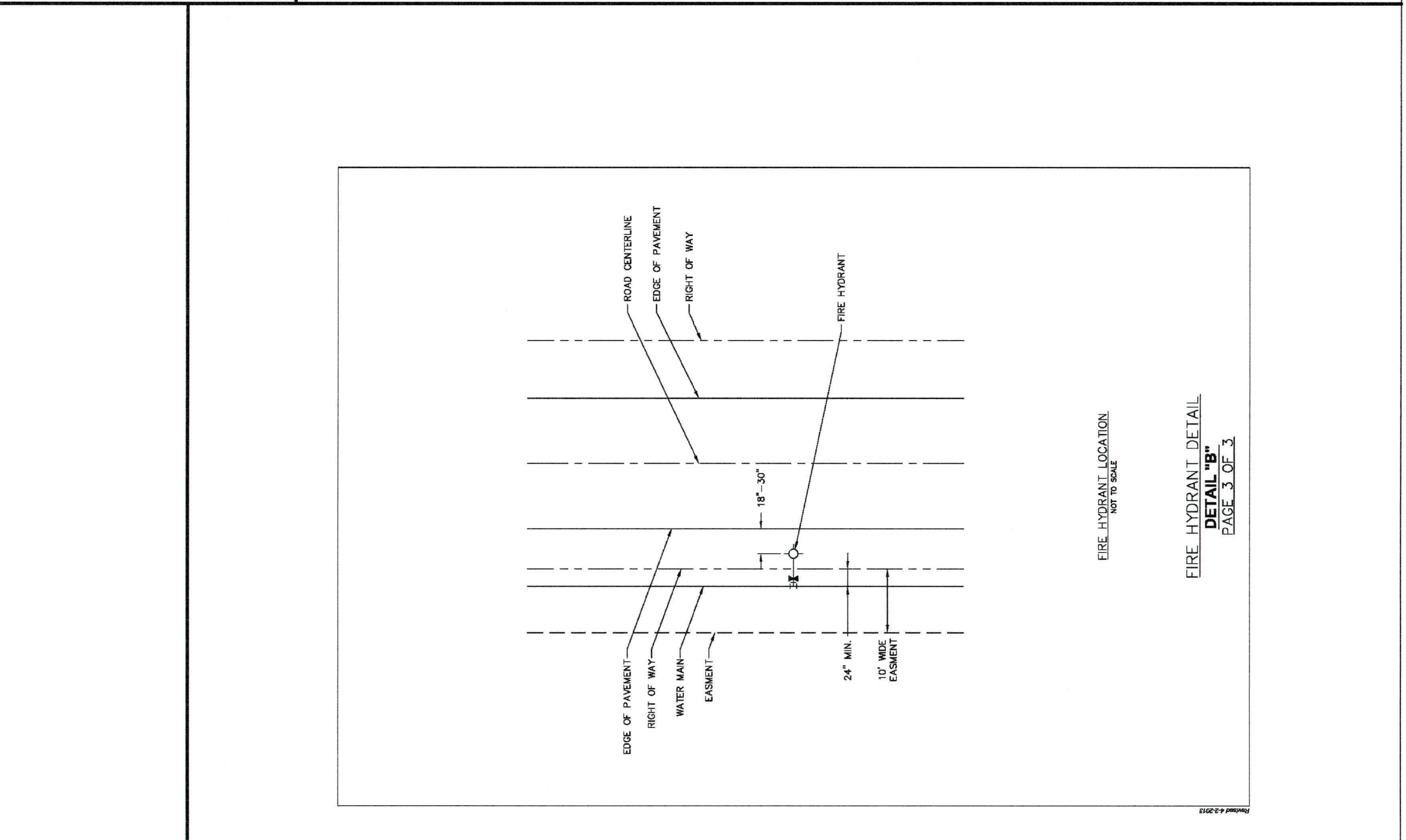
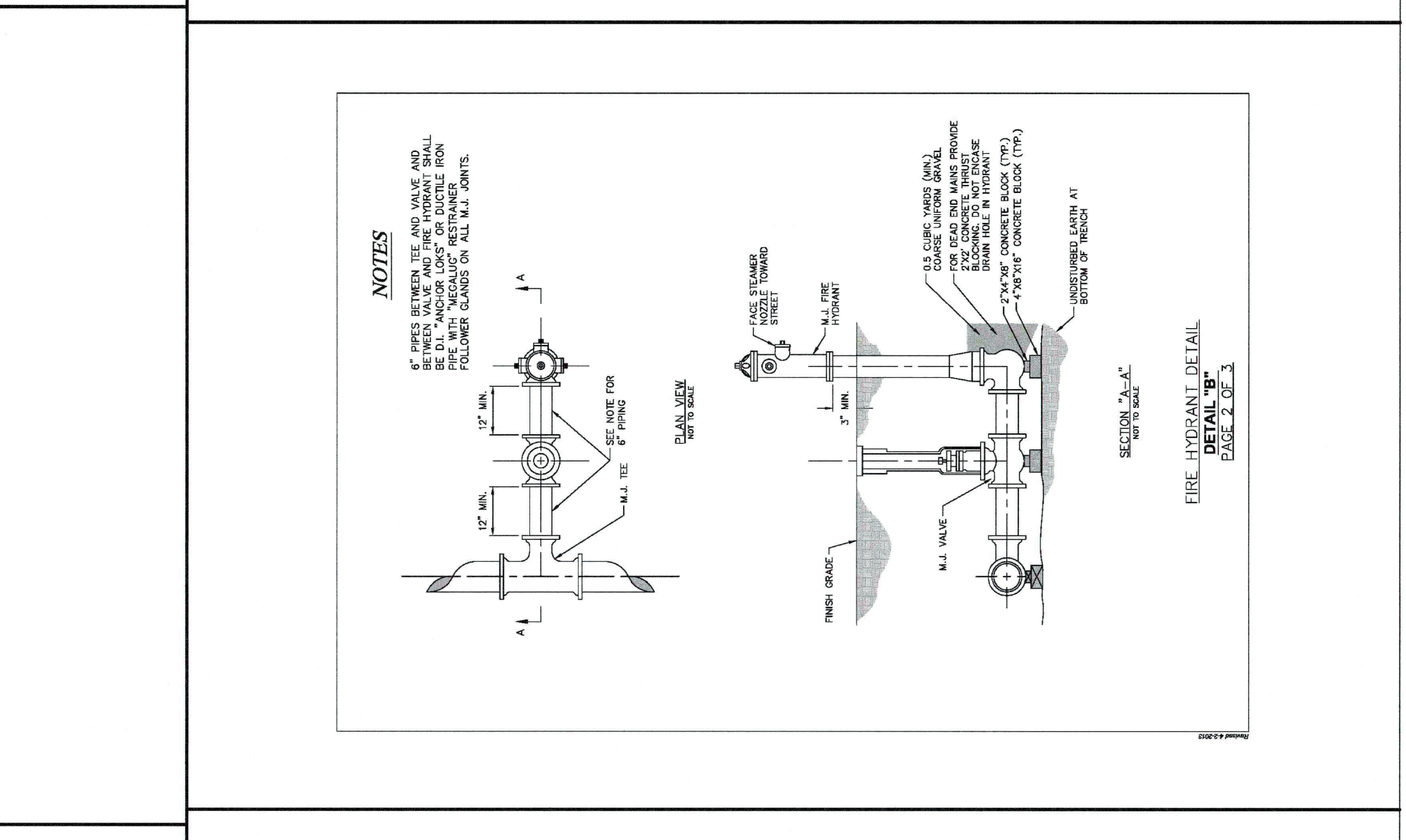
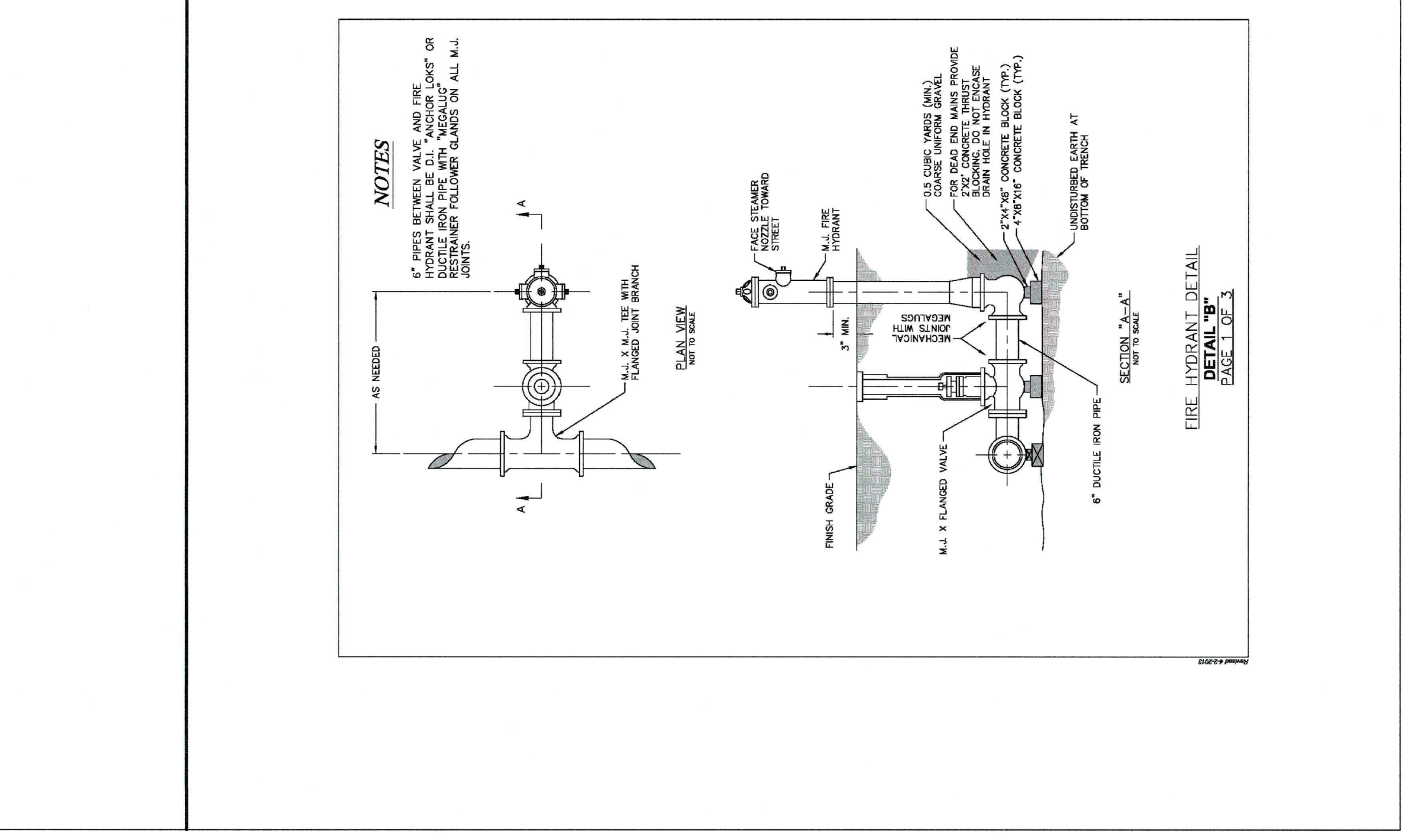
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North Office
8 East Main Street
Wentzville, Missouri 63385

South Office
5335 S. Brentwood Blvd.
St. Louis, Missouri 63111

DATE: _____

Eric S. Kirchner No. E-2001004618
Registered Professional Engineer
State of Missouri
for Cochran Engineering & Surveying



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Registered Professional Engineer
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Developer Information
JUSTIN BARNES - jbarne@clubcarwash.com
1591 E. PRATHERSVILLE RD.; COLUMBIA, MO 65202
(573)-999-5178
Owner Information
MONTCELLO PLAZA II LLC
401 N. LINDBERGH BLVD., STE 330; ST. LOUIS, MO 63141

Approval Date: AUG. 4, 2022
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City of O'Fallon Standard Notes and Details - July 2019

UNDERGROUND DETENTION DETAIL
NO SCALE