

A SITE/GRADING PLAN FOR COUNTRY CLUB CAR WASH

A TRACT OF LAND BEING PART OF
U.S. SURVEYS 67 AND 3225, TOWNSHIP 46 NORTH, RANGE 3 EAST
DEER CREEK CROSSING - OUTLOT 3
ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES

- 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 FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-150 COMPACTION TEST," (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
- ALL TRENCH BACKFILLS UNDER PAVED AREAS SHALL BE GRANULAR BACKFILL, AND SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-150 COMPACTION TEST," (A.S.T.M.-D-1557). ALL OTHER TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SOODED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:
STREET TREES: PROVIDED AS PART OF TOTAL DEVELOPMENT
ADDITIONAL TREES: 9,218.34 S.F. OPEN SPACE = 4 TREES
1 TREE / 3,000 S.F.
TOTAL REQUIRED: 4 TREES
- TOTAL TREES PROPOSED: 7 TREES (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 13 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
- DETENTION PROVIDED AS PART OF THE COMMON DETENTION FOR DEER CREEK CROSSING SHOPPING CENTER.

DEVELOPMENT NOTES

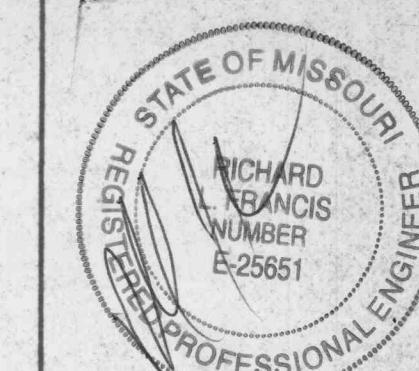
- Area of Tract: 1.38 Acres
- Existing Zoning: C-2
- Proposed Use: Car Wash
- Area of Building: 17,570.00 SQ. FT.
- The required height and building setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: None
Minimum Rear Yard: 10 feet
Maximum Height of Building: 50 feet
- DEVELOPER OF PROPERTY: Country Club Car Wash
1700 Ford Lane
St. Charles, MO 63303
(314) 949-5000
- Site is served by:
Duckett Creek Sewer District
Union Electric Company
St. Charles Gas Company
Missouri American Water Company
GTE Telephone Company
Fort Zumwalt School District
O'Fallon Fire Protection District
- No Flood Plain exists on this tract per F.I.R.M. #29183 C 0239 E, dated Aug. 2, 1996.
- Topographic information is per Topographic Survey By Pickett, Roy, and Silver.
- Parking Required:
Auto Wash - (Mechanical Assembly Line)
Ten (10) spaces minimum for customers awaiting service.
10 spaces required
1 loading zone required
Parking Provided: 22 spaces with 1 handicap space
1 loading zone
- SITE COVERAGE CALCULATIONS:
BUILDING = 17,570.00 SQ. FT.
PAVEMENT = 33,324.70 SQ. FT.
GREEN SPACE = 9,218.34 SQ. FT.
- LANDSCAPE CALCULATIONS:
REQUIRED:
6X PAVEMENT = 2,000 SQ. FT.
PROVIDED:
LANDSCAPE AREA 1 = 1712 SQ. FT.
LANDSCAPE AREA 2 = 275 SQ. FT.
LANDSCAPE AREA 3 = 280 SQ. FT.
LANDSCAPE AREA 4 = 412 SQ. FT.
TOTAL AREA = 2679 SQ. FT.

SITE BENCHMARK

CHISELED "L" ON CONCRETE HEADWALL OF CONCRETE BOX
CULVERT WEST SIDE OF HWY K, 500' NORTH OF CENTERLINE
OF INTERSECTION OF NEW HWY N AND HWY K.
ELEVATION = 498.96

PREPARED FOR: RANDY BLUESTONE
1700 FORD LANE
ST. CHARLES, MO
(314) 949-5000

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authenticated by my seal are limited to the 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.



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REVISIONS

NO.	DATE	COMMENTS
11-12-97		COMMENTS
02-12-98		CONST. PLANS
03-20-98		DUCKETT REVS.

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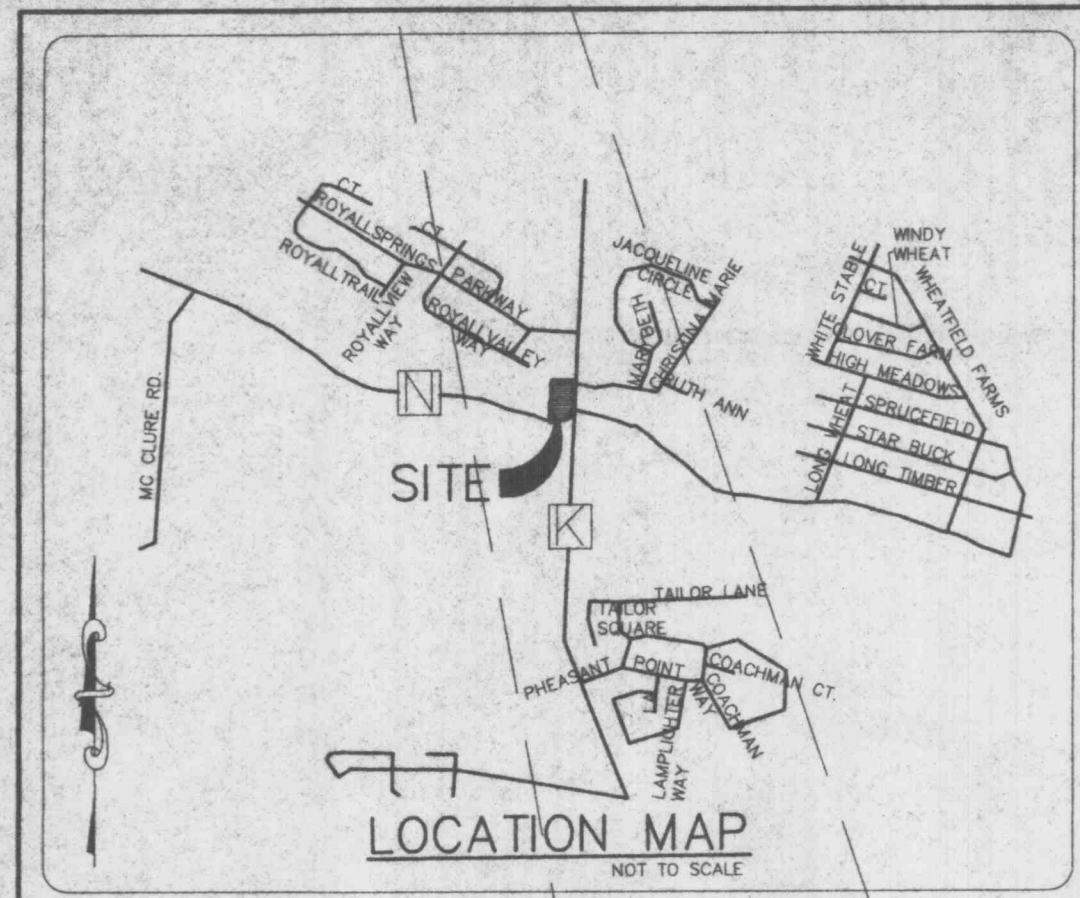


ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-8445
314-928-5552
FAX 928-1718

10-21-97
DATE
97-9142
PROJECT NUMBER
1 of 3
SHEET OF
9142CON.DWG
FILE NAME
RJS
DRAWN CHECKED

Building
APPROVED
1/23/98
Jan Cathy

SITE ADDRESS
COUNTRY CLUB CARWASH - O'FALLON
2999 HIGHWAY K
O'FALLON, MISSOURI 63366



OUTLOT 1
45,755 sq.ft.
1.05 acres
Zoned: C-2

OUTLOT 2
30,065 sq.ft.
0.69 acres
Zoned: C-2

OUTLOT 3
60,305 sq.ft.
1.38 acres

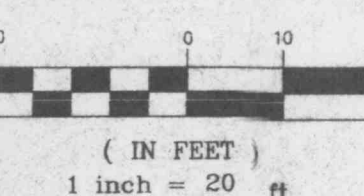
NEW CAR WASH
70' X 252' (17,640' sq ft)
F.F. = 508.50'

CONVENIENCE STORE

F.F. = 509.17'

4" TYPE "C" ASPHALTIC CONCRETE WEARING SURFACE W/ 10" ROLLED STONE BASE W/ GEOSYNTHETIC MATERIAL

GRAPHIC SCALE



STATE HIGHWAY "K" (VARIABLE WIDTH)

LANDSCAPE LEGEND

SEVEN (7) ~ 3" CALIPER DECIDUOUS SHADE TREE