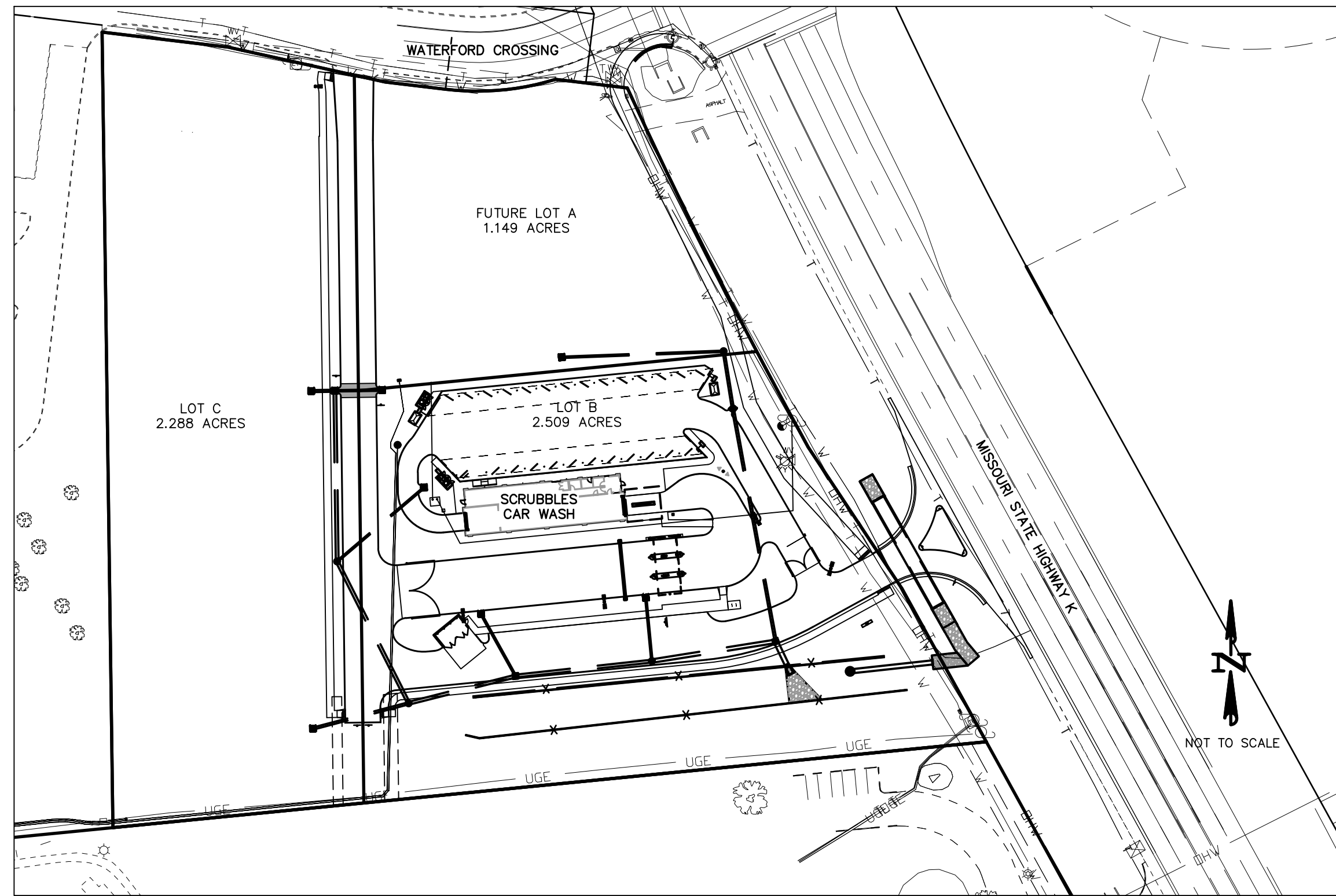
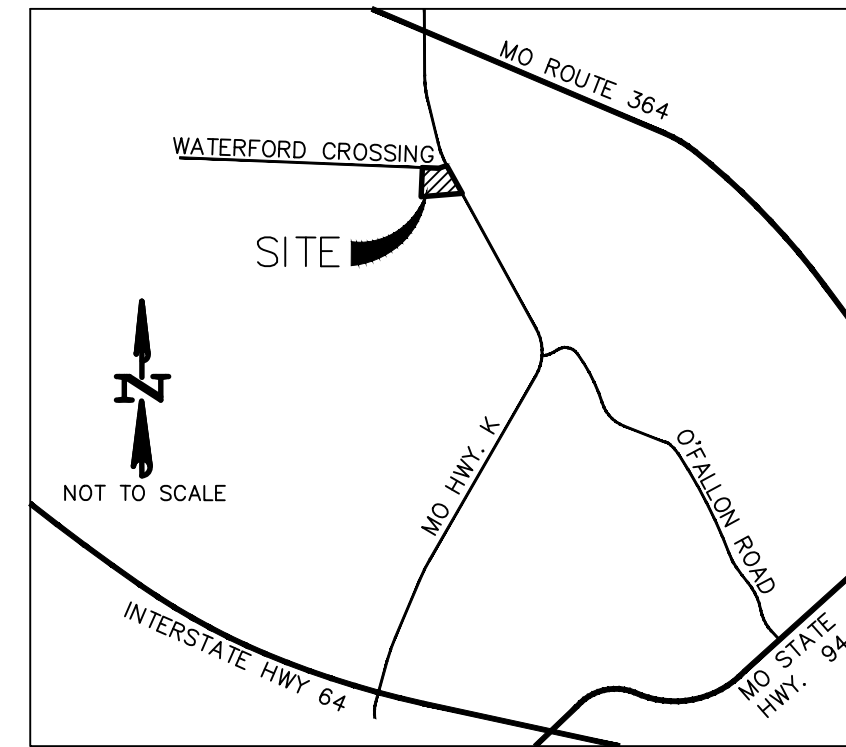


# A SET OF CONSTRUCTION PLANS FOR Scrubbles Car Wash

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



Plan View



Locator Map

## Legend

600.00	EXISTING LABELS		EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS		EXIST. AREA INLET
CI	SINGLE CURB INLET		PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET		PROPOSED AREA INLET
AI	AREA INLET		PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET		EXIST. SANITARY MANHOLE
GI	GRATE INLET		EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET		PROPOSED MANHOLE
MH	MANHOLE		POWER POLE
FE	FLARED END SECTION		GUY WIRE
EP	END PIPE		LIGHT STANDARD
CP	CONCRETE PIPE		FIRE HYDRANT
PCP	REINFORCED CONCRETE PIPE		WATER METER
CMP	CORRUGATED METAL PIPE		WATER VALVE
CPP	CORRUGATED PLASTIC PIPE		GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)		TELEPHONE PEDESTAL
CO	CLEAN OUT		SIGN
-----	SLOPE LIMITS		TREE
	DRAINAGE SWALE		
	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		
	EXISTING TELEPHONE LINE		
	PROPOSED STORM SEWER		
	PROPOSED SANITARY SEWER		
	FENCE LINE		
	SAWCUT LINE		
	PROPOSED "A" JOINTS		

## 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
C15.1	WALL DETAILS
C15.2	WALL DETAILS
C15.3	WALL DETAILS
C16	CONSTRUCTION DETAILS
C17	CONSTRUCTION DETAILS
C18	CONSTRUCTION DETAILS
C18.1	CONSTRUCTION DETAILS

## Grading Quantities:

24,700 C.Y. FILL (INCLUDES 8% SHRINKAGE)  
 4,300 C.Y. CUT (INCLUDES SUBGRADE)  
 20,400 C.Y. IMPORT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.



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 1-800-DIG-RITE

## Conditions of Approval From Planning and Zoning

### Staff Recommendations

1. Provide a photometric lighting plan.
2. Provide an APBA-approved bicycle rack.
3. There will be a Floodplain Development Permit required with the site construction plans.
4. Detention storage volume below the base flood elevation will not be counted toward the required storage.
5. 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 tie 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 PWSD approval.
6. Provide storm water quality for the site.
7. Provide a contribution to extend the drive from Waterford Crossing to the southern property line.
8. 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.
9. 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.
10. In the event that the car wash ceases operation for over a one (1) year period, the building shall be repurposed or demolished.
11. 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 WWW.NGVS.NOAA.GOV AS DESIGNATION "C 149" WITH A PID OF JC0544 AND A PUBLISHED ELEVATION OF 545.45 (NAVD88).

DESCRIPTION: BENCHMARK DISK SET IN TOP OF CONCRETE MONUMENT STAMPED "C 149 1935" AND LOCATED 1.8 MILES EAST ALONG THE WABASH RAILROAD FROM THE STATION AT GILMORE, 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: (NAVD 88)- "0" IN "OPEN" ON FIRE HYDRANT LOCATED ON WEST SIDE OF HIGHWAY K, APPROXIMATELY 130 FEET WEST OF HIGHWAY K CENTERLINE STATION 203+80. (ELEVATION=482.55) LOCATED AS SHOWN HEREON.

## Utility Contacts

Sanitary Sewer  
 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 Ext. 131

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

Electric  
 Ameren UE  
 200 Callahan road  
 Wentzville, MO 63385  
 636-639-8312

## Fire Protection District Notes:

1. 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 OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
2. 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.
3. 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.
4. 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.
5. A FIRE HYDRANT IS REQUIRED TO BE WITHIN 150 FEET OF A FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
6. ALL TEES, PLUGS, BENDS AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT IN ACCORDANCE WITH SECTION 8-6 OF THE NFPA 24.
7. 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 DISTRICT.
8. FIRE DEPARTMENT CONNECTION SHALL BE ACCESSIBLE AND INSTALLED ON ACCORDANCE TO SECTION 912 OF THE 2021 I.F.C.

## Development Notes

1. THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 2-0070-5016-00-0005.0000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
2. AREA OF TRACT: 5.946 ACRES (PROPOSED LOT B 2.509 ACRES)
3. EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
4. SITE ADDRESS: 3435 HIGHWAY K O'FALLON, MO 63368
5. PROPOSED USE: CAR WASH (PROPOSED LOT B)
6. OWNER: SCRUBBLES EXPRESS WASH HWY K, LLC  
 TIFTON, GA 31793  
 229-520-2244
7. OVERALL SITE COVERAGE:  
 SITE = 259,007 SQ. FT. (5.946 ACRES)  
 PROPOSED BUILDING = 0.090 ACRES = 1.51%  
 PROPOSED PAVEMENT = 1.350 ACRES = 22.7%  
 PROPOSED GREENSPACE = 4.506 ACRES = 75.79%
8. BASIS OF BEARINGS IS THE "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" (GEO NORTH).
9. 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 AREAS, MAP NUMBER 29183C0430G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.  
 COMMUNITY: ST. CHARLES COUNTY  
 NUMBER: 290315  
 PANEL: 0430  
 SUFFIX: G

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 (SFHAs) 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 DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO 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 AREA 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 AFOREMENTIONED FIRM IS ALSO SUBJECT TO A LETTER OF MAP REVISION (LOMR), CASE NO. 15-07-0674P, ISSUED MAY 10, 2016. SAID LOMR DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.

10. ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
11. 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.
12. ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
13. ALL SITE CONSTRUCTION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS. ALL CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL COMPLY WITH MDOOT STANDARDS.
14. ALL SIGNAGE FOR THIS FACILITY SHALL REQUIRE SEPARATE PERMIT APPROVAL.
15. DETENTION FOR THIS SITE AND FUTURE LOTS IS PROVIDED IN A SHARED DETENTION BASIN LOCATED IN AN EASEMENT ON LOT B.
16. ALL ROOFTOP HVAC UNITS AND MECHANICAL EQUIPMENT WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE, SECTION 400.278.
17. SITE SHALL COMPLY WITH CITY OF O'FALLON STORM WATER QUALITY CODES.

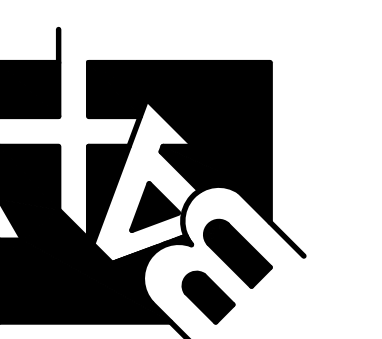
CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: Karl Ebert DATE 01/16/2024  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

Conditions of Approval:  
 Provide a record plat of the proposed site development.  
 Conditional approval contingent on the acquisition of a Letter of Map Revision

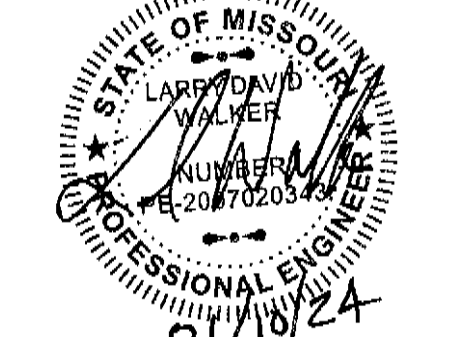
PROJECT TITLE:  
 CONSTRUCTION PLANS FOR  
 Scrubbles Car Wash  
 Highway K  
 O'Fallon, MO 63368

Issue Date: 07/21/2023

ENGINEERING  
 PLANNING  
 SURVEYING  
 221 Point West Blvd.  
 St. Charles, MO 63301  
 636-928-5552  
 FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY  
 I hereby certify that the documents intended to be authenticated 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.



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### REVISIONS

08-03-23	FORCE MAIN
09-13-23	COMMENTS/PWSD
09-27-23	REPLACE
10-26-23	CITY COMMENTS
11-08-23	PAY CANOPY REV.
12-06-23	CITY COMMENTS
12-13-23	PWSD COMMENTS
12-18-23	MDOOT COMMENTS
01-10-24	LIGHT STANDARDS

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

COVER SHEET

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

City No. CSP23-000036  
 #

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