

**FLOOD NOTES**

1. 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 2918304306, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.

COMMUNITY: ST. CHARLES COUNTY  
 NUMBER: 290315  
 PANEL: 0430  
 SUFFIX: G

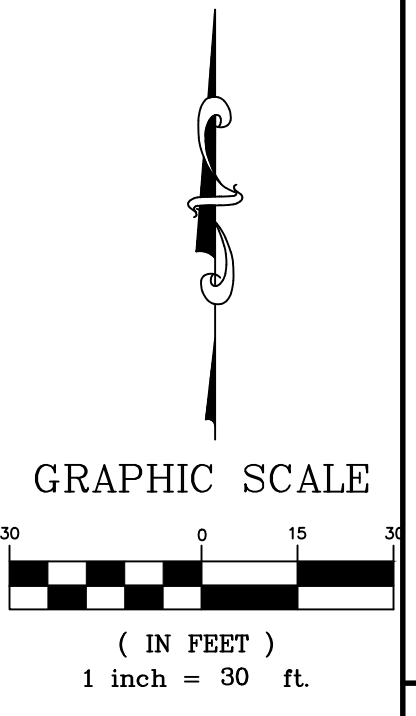
BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:

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 LEVES 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 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. BAY 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 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 THE DATE THIS SURVEY WAS SIGNED AND SEALED.

NOTE: THE AFOREMENTIONED FIRM IS ALSO SUBJECT TO A LETTER OF MAP REVISION (LMR), CASE NO. 15-07-0674P, ISSUED MAY 10, 2016. SAID LMR DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY.



PROPERTY N/F  
 HWY K R & C INVESTORS, LLC  
 D.B. 4281 PG. 114  
 CITY OF OFALLON ZONED C-3  
 3465 HWY K

PROPERTY N/F  
 ELDA MO OF LLC  
 D.B. 5926 PG. 592  
 CITY OF OFALLON ZONED C-2  
 3449 PHEASANT MEADOW DR

NOTES:  
 1. CONTRACTOR IS RESPONSIBLE FOR ALL COST AND REPAIR OF ANY EXISTING LAWN, SIDEWALK, PAVEMENT AND CURBS DAMAGED DURING CONSTRUCTION.

LUMEN BASE MAP SHOWS FACILITIES ALONG WEST LINE OF HIGHWAY K (BASE MAP NOT SCALEABLE).

FIBER LINE POTHOLED BY REX CONSTRUCTION JANUARY 2017 2.25" COVER

1/2" WATER MAINING TO BE POTHOLED FOR DEPTH OF COVER

FEMA EXISTING FLOOD LINE LOCATION ZONE AE 484 ELEVATION PER MAPS

FEMA EXISTING FLOOD LINE LOCATION ZONE AE 484 ELEVATION PER MAPS

APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC (TO BE VERIFIED)

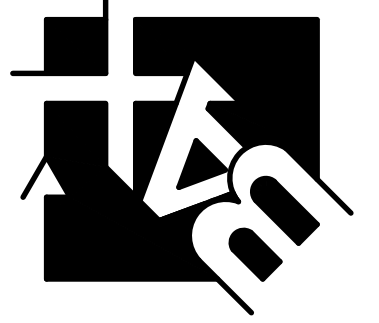
PROPERTY N/F  
 HWY K R & C INVESTORS, LLC  
 D.B. 4281 PG. 114  
 CITY OF OFALLON ZONED C-3  
 3465 HWY K



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 1-800-DIG-RITE

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

**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/PPSD
09-27-23	REPLACE EXISTING WALL
10-26-23	CITY COMMENTS
11-08-23	PAY CANOPY REV.
12-06-23	CITY COMMENTS
12-13-23	PPSD COMMENTS
12-18-23	MODOT COMMENTS
01-10-24	LIGHT STANDARDS

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

**DEMOLITION PLAN**

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

**Page No.**  
 3 of 18

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.