

A SET OF CONSTRUCTION PLANS FOR TOMMY'S EXPRESS CAR WASH

A TRACT OF LAND BEING ALL OF LOT 5 OF "FALLON PARKWAY - PLAT TWO" PLAT BOOK 43 PAGE 311 TOWNSHIP 46 NORTH, RANGE 3 EAST CITY OF O'FALLON ST. CHARLES COUNTY, MISSOURI

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

CenturyLink
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District

O'Fallon Fire Protection District
111 Laura K Dr.
O'Fallon, MO. 63366
636-272-3493

PROJECT TITLE:
TOMMY'S EXPRESS CAR WASH
101 FALLON LOOP RD.
O'FALLON MISSOURI 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.



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REVISIONS

NO.	DATE	DESCRIPTION
1-17-20	city, dcsd, pwsd & fire comments	

Developer / Owner:
DOWLING ENTERPRISES LLC - BILL DOWLING
5 BRIDLE LANE
FRONTENAC, MISSOURI 63181
314-614-4294

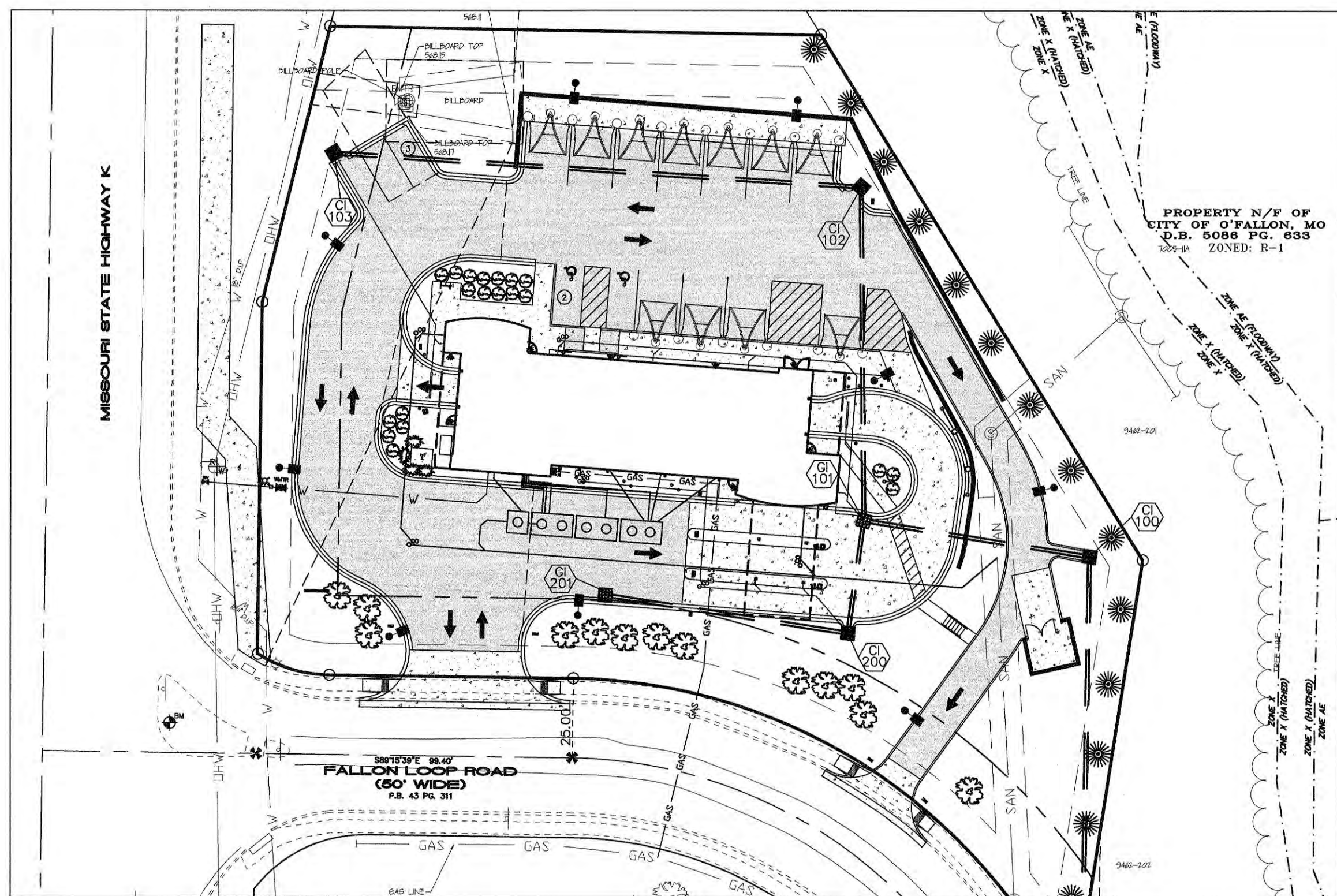
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Approval Date: 11-7-19

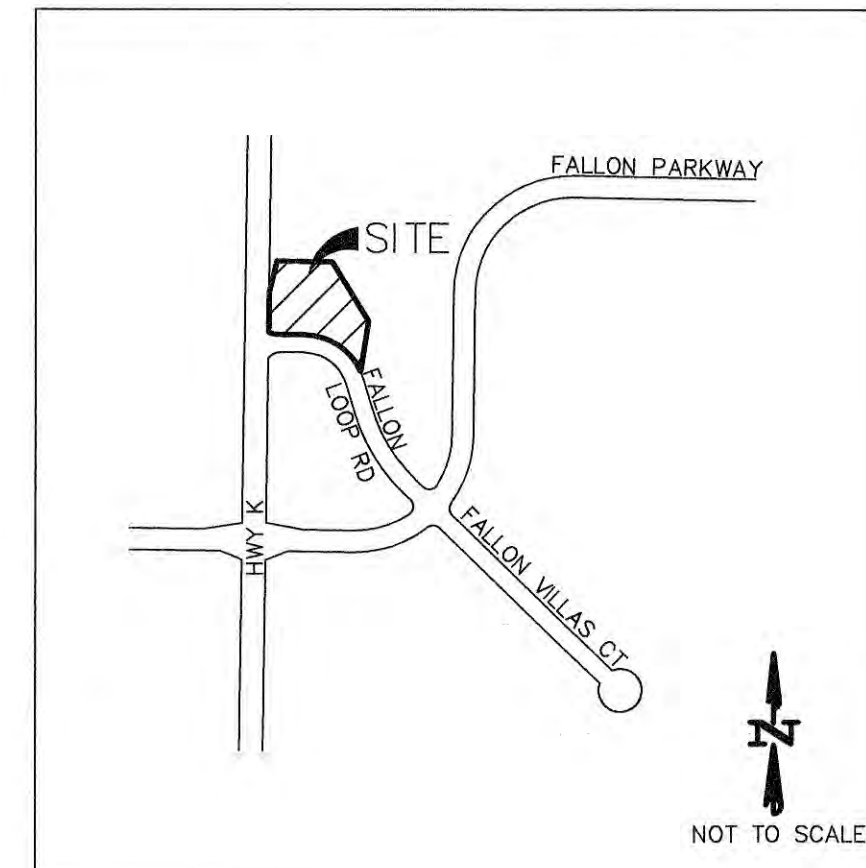
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Plan View



Locator Map

Benchmarks Project

BENCHMARK:
THE HORIZONTAL COORDINATES WERE ESTABLISHED AND VERIFIED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE RB GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS, WHICH UTILIZES THE NAD83(2011) EPOCH 2010.00 GPS NETWORK.

THE OBSERVED HORIZONTAL CHECK STATION UTILIZED IS LISTED ON WWW.NGS.NOAA.GOV AS DESIGNATION "SC 06" WITH A PID OF AA8597 AND A PUBLISHED VALUE OF N: 330208.467M, E: 237061.492M AND A CHECK VALUE OF N: 330208.482M, E: 237061.522M.

A SITE GRID AZIMUTH AND COMBINED GRID FACTOR WAS CALCULATED UTILIZING THE TRIMBLE TSC3 DATA COLLECTOR SURVEY CONTROLLER SOFTWARE ON FIELD CONTROL POINT 1.

PROJECT COORDINATES ARE MODIFIED "MISSOURI COORDINATE SYSTEM OF 1983, EAST ZONE" COORDINATES AND WERE GENERATED BY SCALING THE COORDINATES BY THE INVERSE OF SAID COMBINED GRID FACTOR (1.0000834538) ABOUT ON SITE POINT 1. THE COORDINATES WERE THEN CONVERTED TO FEET BY MULTIPLYING THE METRIC VALUES BY 3.280833333 (39.37 INCHES PER METER/12 INCHES PER FOOT).

THE GEOD UTILIZED TO OBTAIN PROJECT COORDINATES IS G12BUS.

TO THE BEST OF OUR KNOWLEDGE, THE MODIFIED MISSOURI STATE PLANE, EAST ZONE, COORDINATES MEET THE ACCURACY STANDARDS OF THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS (2 CSR 90-60) AS AN URBAN CLASS SURVEY.

PROJECT ELEVATIONS UTILIZE THE NAVD 88 VERTICAL DATUM AND WERE GENERATED BY GPS OBSERVATIONS USING A CELLULAR EQUIPPED TRIMBLE RB GNSS ROVER AND TRIMBLE TSC3 DATA COLLECTOR AND ARE BASED ON THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION GLOBAL NAVIGATION SATELLITE REAL TIME NETWORK FOR CONTINUOUS OPERATING REFERENCE STATIONS.

SITE BENCHMARK (NAVD 88)- CHISELED SQUARE IN SOUTHWEST PART OF CONCRETE ISLAND AT THE INTERSECTION OF FALLON LOOP ROAD AND MISSOURI HIGHWAY K. (ELEVATION=535.77) AND IS LOCATED AS SHOWN HEREON.

BENCHMARK:

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Legend

400.00	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
RCP	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		
— STM	EXISTING STORM SEWER		
— SAN	EXISTING SANITARY SEWER		
— W	EXISTING WATER LINE		
— FO	EXISTING FIBER OPTIC LINE		
— GAS	EXISTING GAS LINE		
— UGE	EXISTING UNDERGROUND ELECTRIC		
— OHW	EXISTING OVERHEAD ELECTRIC		
— CTV	EXISTING CABLE TV LINE		
— T	EXISTING TELEPHONE LINE		
—	PROPOSED STORM SEWER		
—	PROPOSED SANITARY SEWER		
— X—X	FENCE LINE		
—	SAWCUT LINE		

GRADING QUANTITIES:

1,585 C.Y. CUT (INCLUDES SUBGRADES)
2,345 C.Y. FILL (INCLUDES 8% SHRINKAGE)
760 C.Y. SHORT

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

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A	
SEEDING RATES:	
PERMANENT:	
Tall Fescue	150 lbs./ac.
Smooth Brome	100 lbs./ac.
Combined Fescue & Brome	75 lbs./ac. AND 50 lbs./ac.
TEMPORARY:	
Wheat or Rye	150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats	120 lbs./ac. (2.75 lbs. per 1,000 s.f.)
SEEDING PERIODS:	
Fescue or Brome	March 1 to June 1
Wheat or Rye	August 1 to October 1
Oats	March 15 to November 1
Oats	March 15 to September 15
MULCH RATES:	
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)	
FERTILIZER RATES:	
Nitrogen	30 lbs./ac.
Phosphate	30 lbs./ac.
Potassium	30 lbs./ac.
Lime	600 lbs./ac. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.	

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Juanita Brantley DATE 05/15/2020
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Drawing Index

- COVER SHEET
- DEVELOPMENT NOTES
- DEMOLITION PLAN
- FLAT PLAN
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- PRE DEVELOPED DRAINAGE AREA MAP
- POST DEVELOPED DRAINAGE AREA MAP
- STORM PROFILES, ENTRANCE DETAILS AND WATER QUALITY DETAILS
- RETAINING WALL DETAILS
- DOWNPOUT PLAN
- EROSION CONTROL DETAILS
- STORM AND SANITARY DETAILS
- SANITARY AND STORM DETAILS
- WATER DETAILS
- PWSD#2 WATER DETAILS
- CONSTRUCTION DETAILS
- SWPPP
- PHOTOMETRIC LIGHTING

LANDSCAPING REQUIREMENTS:

- STREET TREE REQUIREMENTS:**
1 TREE FOR EVERY 40' OF FRONTAGE
FALLON LOOP ROAD - 298.27' OF RIGHT-OF-WAY FRONTAGE = 298.27/40=7.46 ~ 8 STREET TREES REQUIRED
HIGHWAY K - 199.4' OF RIGHT-OF-WAY FRONTAGE = 199.4/40=4.99 ~ 5 STREET TREES REQUIRED. DUE TO UNRECORDED BILLBOARD SIGHT DISTANCE EASEMENT THESE TREES HAVE BEEN MOVED TO FALLON LOOP ROAD.
13 STREET TREES PROVIDED
- INTERIOR LANDSCAPING REQUIRED:**
NOT LESS THAN 6% OF INTERIOR PARKING LOT SHALL BE LANDSCAPED.
5 SPACES X 270 = 1,350 X 6% = 81 SQ.FT. LANDSCAPING REQUIRED
425 SQ.FT. LANDSCAPING PROVIDED INCLUDING 20 SHRUBS
* BUFFER YARD REQUIREMENT ELIMINATED PER VARIANCE 18-003343 DATED JUNE 14, 2018.

- * 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 1.20 ACRES.
The area of land disturbance is 1.14 ACRES
Number of proposed lots is 1
Building setback information. Front 25 FEET
Side 0 FEET
Rear 0 FEET
- * The estimated sanitary flow in gallons per day is 90 g.p.d.
* Tree preservation calculations - NO TREES ARE BEING CLEARED

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.