



Jeff Smith  
Director

May 27, 2022

Curtis Ridgeway  
Facilities Project Manager  
106 E Washington  
Cuba, MO 65453

### NOTICE OF READDRESSING ASSIGNMENT(S)

Re: **Proposed – C-Store and Car Wash**

**Account #: T221200072 Parcel ID: 4-0068-D147-00-011A.0000000**

**Account #: T221200071 Parcel ID: 4-0047-D147-00-011A.0000000**

Dear Mr. Ridgeway,

This letter is formal notification that the Department of Emergency Communications has readdressed the above reference project. The site has been assigned the following address(s):

**701 Caledonia Dr, O'Fallon, Missouri 63368 (C-Store)**

**703 Caledonia Dr, O'Fallon, Missouri 63368 (Car Wash)**

This address is located at the following location:

**Located approximately 330 feet south of the intersection of Highway DD and Caledonia Dr.  
This site is within the Wentzville Fire Protection District and in the City of O'Fallon, Missouri**

**These addresses supersede previously assigned addresses to this site.**

The municipality and zip code information listed above is based on currently available zip code and municipal jurisdiction information obtained from county sources.

This letter concerns the assignment of an address and does not remove any requirements set forth by any convening municipal, county, or state authority.

**This approved street address(s) has been entered into the addressing system of the St. Charles County Department of Emergency Communications. Please do not change your street name or addressing when you record your final plat. When recording your final plat, please include your assigned addressing.**



Jeff Smith  
Director

If you have any questions, please feel free to contact me Monday through Friday, 7:00 am to 4:00 pm at 636-949-7481 or at [dfann@sccmo.org](mailto:dfann@sccmo.org)

Sincerely,

*Debbie Fann*

Debbie Fann  
Addressing Coordinator/NG911 AT&T PSP  
St. Charles County Department of Emergency Communications

Cc: Wentzville Fire Protection District  
City of O'Fallon, Missouri  
O'Fallon Police Department-Dispatch  
United States Postal Service-Address Management Systems  
United States Postal Service-Postmaster 63368-9998  
St. Charles County Ambulance District  
St. Charles County Assessor's Office  
St. Charles County Building and Code Enforcement  
St. Charles County Department of Emergency Communications/NG911 AT&T PSP  
St. Charles County Department of Emergency Communications/GIS Mapping  
St. Charles County Election Authority  
St. Charles County GIS  
St. Charles County Highway Department  
St. Charles County Planning Department  
St. Charles County Police Department





CALEDONIA PKWY

WINGHAVEN BLVD ON

HIGHWAY DD

MIDFIELD CIR

CALEDONIA DR

Proposed Site  
701 Caledonia Dr (C Store)  
703 Caledonia Dr (Carwash)

211

RUSH WAY

220

210

200

DALRIADA BLVD

DALRIADA BLVD

875

401

300

101

100



**CIVIL ENGINEER**  
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
 3000 LITTLE HILLS EXPRESSWAY, SUITE 102  
 ST. CHARLES, MO 63301  
 PHONE: (314) 656-4566  
 CONTACT: KEVIN KAMP

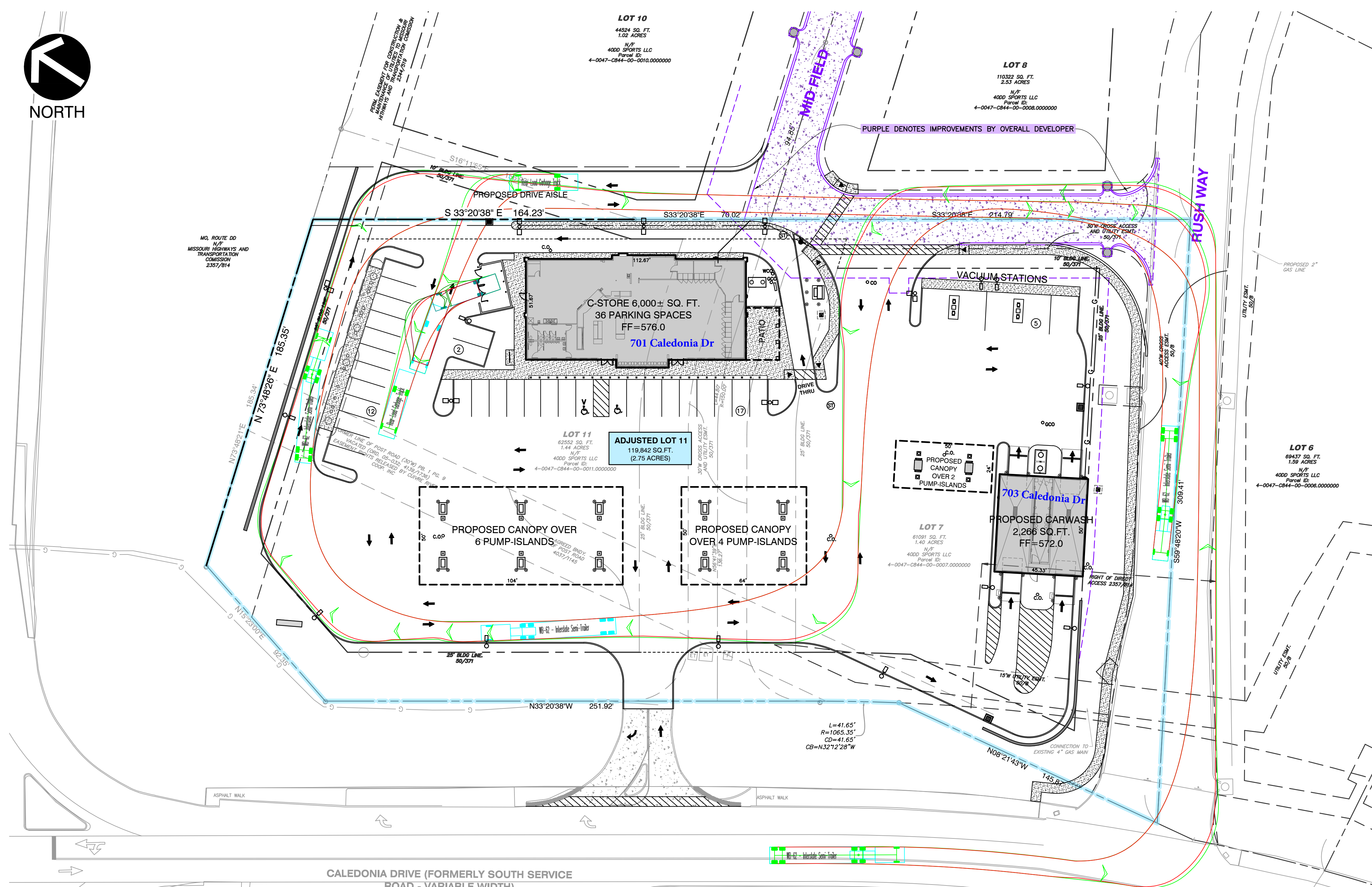
**OWNER/DEVELOPER**  
 WALLIS COMPANIES  
 106 EAST WASHINGTON  
 CUBA, MO 65453  
 CONTACT: MARK JORDAN  
 PHONE: (636) 549-1600  
 EMAIL: m.jordan@wallisco.com

# SITE PLAN FOR PROPOSED C-STORE AND CAR WASH

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13,  
 TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MO

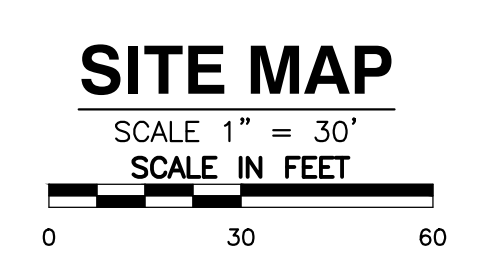


**SITE USGS AND LOCATION MAP**  
 U.S.G.S. 7.5 TOPOGRAPHIC MAP, WELDON SPRINGS QUADRANGLE, MO, DATED 2015  
 SCALE 1" = 4000'



- DEVELOPMENT NOTES:**
- AREA OF TRACT: 119,837 SQ.FT. (2.75 ACRES)
  - SITE ADDRESS: ADJUSTED LOT 11 CALEDONIA DRIVE O'FALLON, MO 63368
  - CURRENT ZONING: GENERAL BUSINESS DISTRICT, C-2 (CITY OF O'FALLON)
  - USE: EXISTING USE- VACANT PROPOSED USE- CONVENIENCE STORE WITH FUEL SALES & CAR WASH
  - PARKING: REQUIRED CONVENIENCE STORE WITH FUEL SALES 1 SPACE PER 250 SQ.FT. OF FLOOR AREA = 6,000/250 = 24 SPACES PLUS 1 SPACE FOR EACH 2 GAS PUMPS = 12 SPACE TOTAL PARKING REQUIRED = 36 SPACES PROVIDED TOTAL PARKING PROVIDED = 36 SPACES (INCLUDING 2 ADA SPACES) BICYCLE PARKING SPACES = 4 SPACES
  - OPEN SPACE CALCULATIONS: LOT SIZE = 123,642 SQ.FT. (2.84 ACRES) GREEN SPACE PROVIDED = 22,974 SQ.FT. (0.53 ACRES) = 19% GREEN SPACE
  - FLOOD PLAIN NOTE: ACCORDING TO THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C 0410G WITH AN EFFECTIVE DATE JANUARY 20, 2016, THIS PROPERTY LIES COMPLETELY WITHIN ZONE X. ZONE 'X' IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
  - ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW BY A PARAPET WALL THAT EXTENDS AROUND THE ENTIRE PERIMETER OF THE BUILDING WITH A MINIMUM HEIGHT THAT IS AT LEAST A TALL AS THE TALLEST UNIT MOUNTED ON THE ROOF OR GROUND.
  - ALL SIGNS SHALL REQUIRE A SEPARATE PERMIT BY THE CITY OF O'FALLON. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGN SIZE OR LOCATION.
  - A SEPARATE AMENDED PLAT FOR THE ADJUSTMENT OF LOT 11 SHALL BE UNDER SEPARATE COVER AND SUBMITTAL BY COLE & ASSOCIATES.

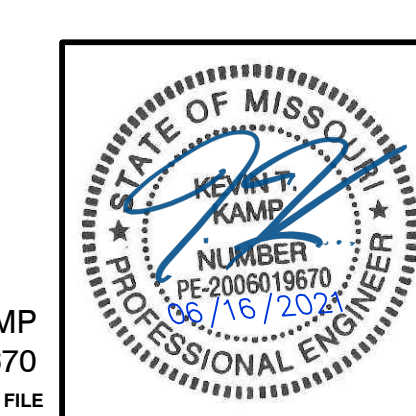
- UTILITY CONTACTS**
- SANITARY SEWERS**  
 DUCKETT CREEK SANITARY DISTRICT  
 3550 HIGHWAY K  
 O'FALLON, MO. 63368  
 PH: 636-441-1244
- WATER**  
 PUBLIC WATER SUPPLY DISTRICT NO. 2  
 P.O. BOX 967  
 O'FALLON, MO. 63366  
 PH: 636-561-3737
- STORM SEWER**  
 CITY OF O'FALLON  
 100 N. MAIN ST.  
 O'FALLON, MO. 63366  
 PH: 636-240-2000
- ELECTRIC**  
 CUIVRE RIVER ELECTRIC CO.  
 P.O. BOX 160  
 TROY, MO. 63379-0160  
 PH: 1-800-392-3709
- 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**  
 WENTZVILLE FIRE DISTRICT  
 209 WEST PEARCE BLVD.  
 WENTZVILLE, MO. 63385



**Sheet List Table**

#	NAME	TITLE
01	C000	COVER SHEET
02	C200	SITE & UTILITY PLAN
BY OTHERS:		
03-05	LA01-LA03	LANDSCAPE PLAN
06	LIGHTING	LIGHTING PLAN

CITY OF O'FALLON  
 ENGINEERING DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN



**SUBMITTAL RECORD**

NO	DATE	DESCRIPTION
1	09/16/2021	PLANNING & ZONING SUBMISSION
2	09/16/2021	RE-SUBMITTAL FOR JULY 1, 2021 PLANNING AND ZONING COMMISSION MEETING

**Civil & Environmental Consultants, Inc.**  
 CERTIFICATION/LICENSE NO. 2002013942  
 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
 314-656-4566 · 866-250-3679  
 www.cccinc.com

**WALLIS COMPANIES**  
 PROPOSED C-STORE AND CAR WASH  
 LOT 11 CALEDONIA CENTER  
 O'FALLON, MO 63368

**COVER SHEET**

DRAWING NO.: **C000**

SHEET 01 OF 02

DATE: MAY 2021  
 DRAWN BY: JGM  
 CHECKED BY: CAN  
 PROJECT NO.: 305-666.0002  
 APPROVED BY: KTK

\* 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 2.75 ACRES  
 THE AREA OF LAND DISTURBANCE IS 2.75 ACRES  
 BUILDING SETBACK INFORMATION:  
 FRONT 25 FEET  
 SIDE NONE (ADJACENT TO C-2 ZONE)  
 REAR NONE (ADJACENT TO C-2 ZONE)

\* TREE PRESERVATION CALCULATIONS: NO EXISTING TREES ON SITE

P:\1300-0001\305-666-0002\Drawings\0200-Cover\0200-Cover.dwg (2/20) LS (6/15/2021 10:59 AM) LF: 6/16/2021 10:59 AM  
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811 or 1-800-DIG-RITE  
 https://www.mo1call.com/





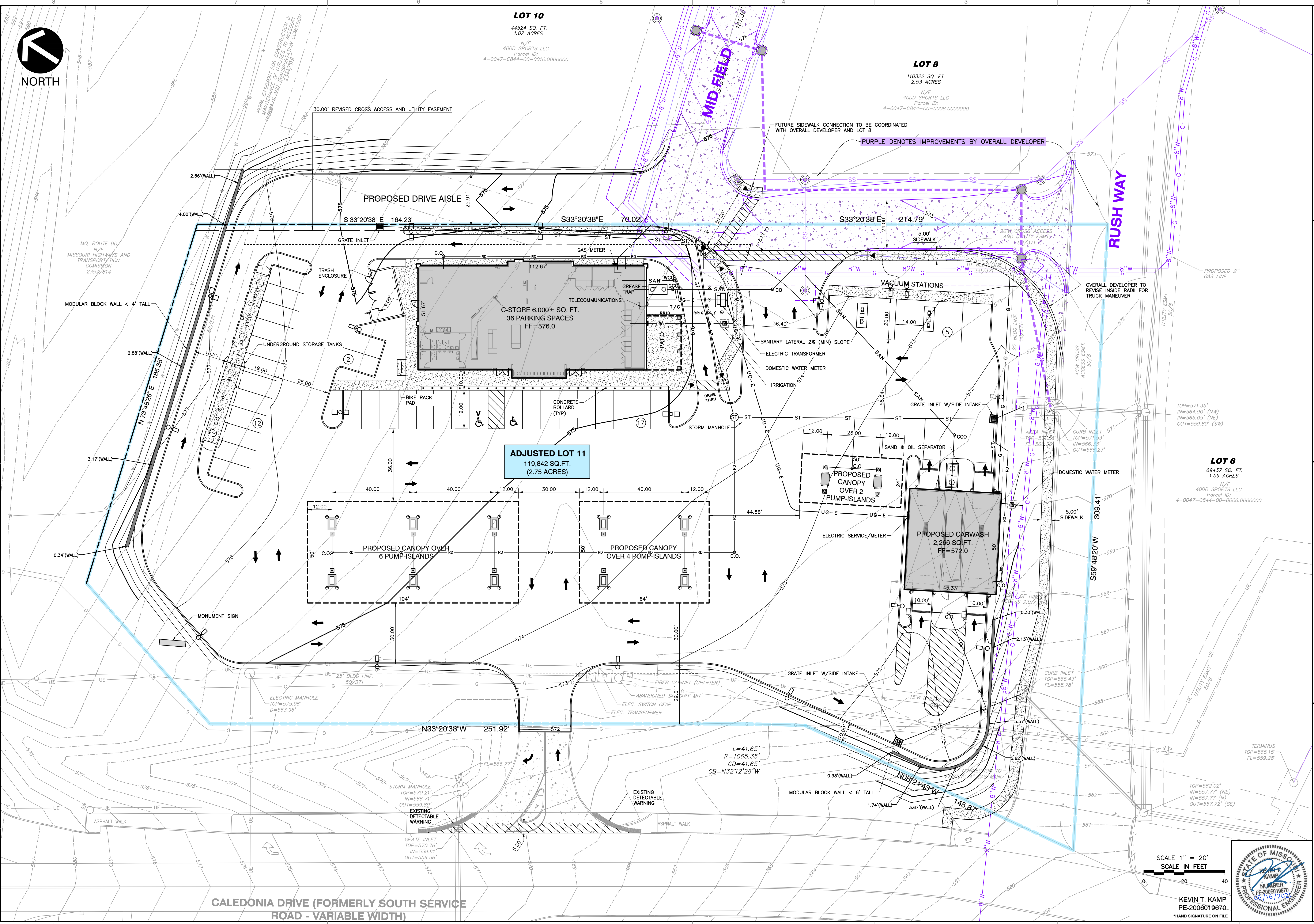
**LOT 10**  
 44524 SQ. FT.  
 1.02 ACRES  
 N/F  
 400D SPORTS LLC  
 Parcel ID:  
 4-0047-CB44-00-0010.0000000

**LOT 8**  
 110322 SQ. FT.  
 2.53 ACRES  
 N/F  
 400D SPORTS LLC  
 Parcel ID:  
 4-0047-CB44-00-0008.0000000

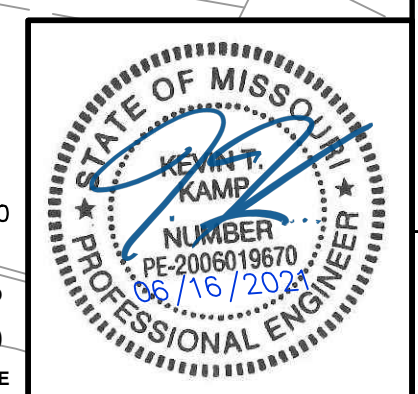
**LOT 6**  
 69437 SQ. FT.  
 1.59 ACRES  
 N/F  
 400D SPORTS LLC  
 Parcel ID:  
 4-0047-CB44-00-0006.0000000

**ADJUSTED LOT 11**  
 119,842 SQ. FT.  
 (2.75 ACRES)

**CALEDONIA DRIVE (FORMERLY SOUTH SERVICE ROAD - VARIABLE WIDTH)**



SCALE 1" = 20'  
 SCALE IN FEET



KEVIN T. KAMP  
 PE-2006019670  
 \*HAND SIGNATURE ON FILE

SUBMITTAL RECORD	
NO	DESCRIPTION
1	PLANNING & ZONING SUBMISSION
2	RE-SUBMITTAL FOR JULY 1, 2021 PLANNING AND ZONING COMMISSION MEETING

**Civil & Environmental Consultants, Inc.**  
 CERTIFICATION/LICENSE NO. 2020213942  
 3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63031  
 314-656-4566 · 866-250-3679  
 www.cecinc.com

**WALLIS COMPANIES**  
**PROPOSED C-STORE AND CAR WASH**  
**LOT 11 CALEDONIA CENTER**  
**O'FALLON, MO 63368**

SITE & UTILITY PLAN	
DATE:	MAY 2021
DRAWN BY:	JGM
CHECKED BY:	CAN
DWG SCALE:	AS SHOWN
PROJECT NO.:	305-866.0002
APPROVED BY:	KTK

DRAWING NO.: **C200**  
 SHEET 02 OF 02

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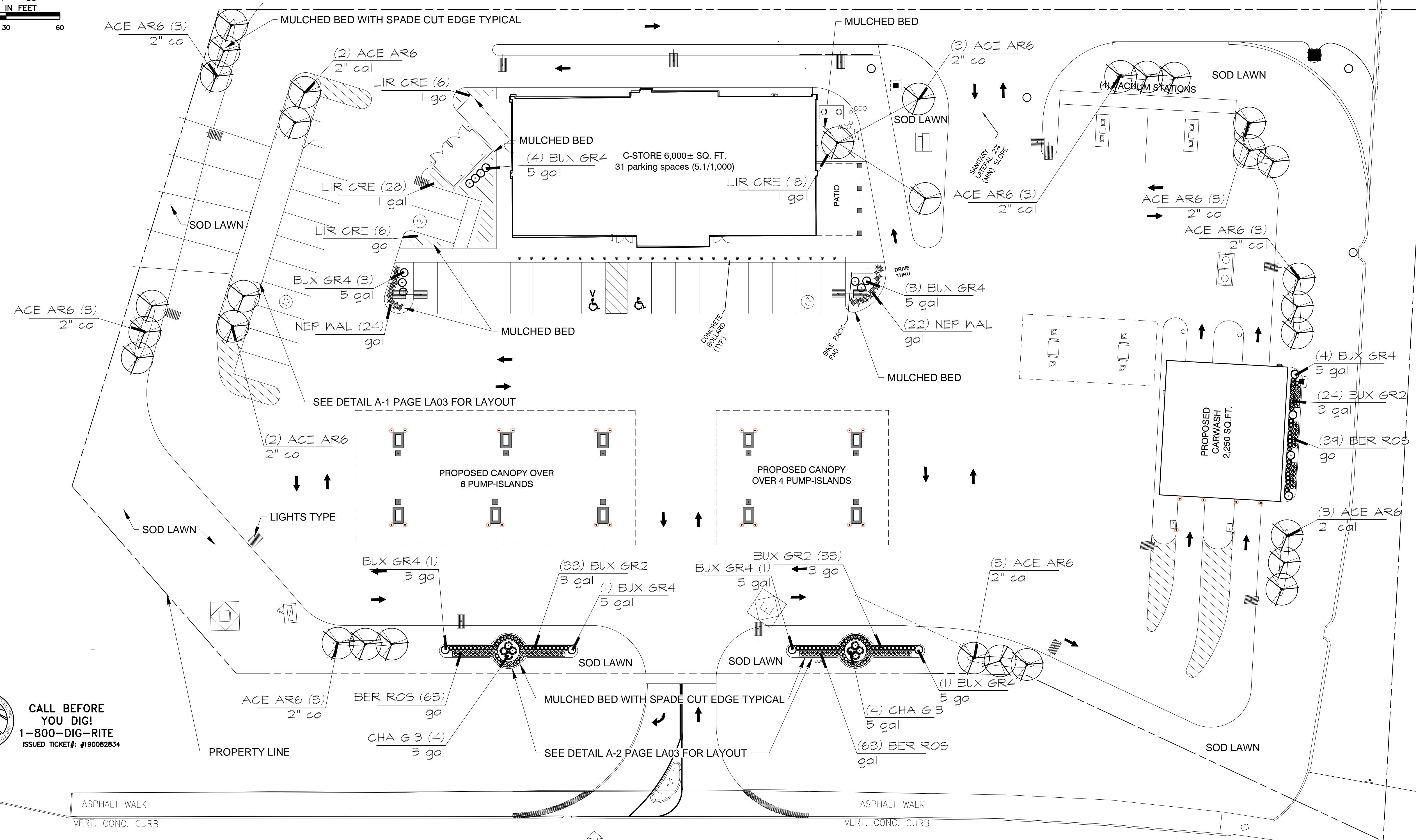




# LANDSCAPE PLAN

SCALE 1" = 30'  
SCALE IN FEET

STATE HIGHWAY DD (VARIABLE WIDTH)



**CALL BEFORE YOU DIG!**  
1-800-DIG-RITE  
ISSUED TICKET#: #190082834

## CALEDONIA DRIVE (FORMERLY SOUTH SERVICE ROAD - VARIABLE WIDTH)

<b>TREE CALCULATIONS</b>	
STREET TREES REQUIREMENTS = 1 TREE PER 40' ROAD FRONTAGE ACTUAL ROAD FRONTAGE = 992LF DIVIDED BY 40 = 24 STREET TREES REQUIRED	
NUMBER OF STREET TREES PROVIDED = 24 REQUIREMENT MET = YES	
ADDITIONAL TREES REQUIRED REQUIREMENTS = 1 TREE PER 3000SF GREENSPACE GREENSPACE = APPROX 22860 DIVIDED BY 3000 = 7 ADDITIONAL TREES REQUIRED	
NUMBER OF ADDITIONAL TREES PROVIDED = 7 REQUIREMENT MET = YES	

**NOTES:**

SEE PAGE LA02 AND LA03 FOR PLANT LIST, PLANTING MEDALLION LAYOUTS, SPECIFICATIONS, DETAILS AND NOTES

SEE CIVIL AND ARCHITECTURAL FOR EVERYTHING EXCEPT PLANTING LAYOUTS - BASE INFORMATION USED FOR REFERENCE ONLY, CONFIRM ALL BASE INFORMATION WITH CIVIL DRAWINGS.

**CIVIL ENGINEER**  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
4848 PARK 370 BLVD., SUITE F  
HAZELWOOD, MO 63042  
PH: (314) 656-4566  
FX: (314) 656-4595  
CONTACTS: KEVIN KAMP, PE



SUBMITTAL RECORD	
NO	DATE
1	5/29/2021
	PLANNING & ZONING SUBMISSION

**Civil & Environmental Consultants, Inc.**  
CERTIFICATION/LICENSE NO. 2002013942  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63011  
314-656-4566 · 866-250-3679  
www.cecinc.com

**WALLIS COMPANIES**  
PROPOSED C-STORE AND CAR WASH  
LOT 11 CALEDONIA CENTER  
O'FALLON, MO 63368







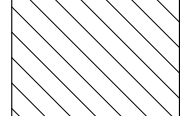
<b>LANDSCAPE PLAN</b>	
DATE: MAY 2021	DRAWN BY: MFD
DWG SCALE:	CHECKED BY:
PROJECT NO:	APPROVED BY:
DRAWING NO.: <b>LA01</b>	
SHEET 01	OF 02

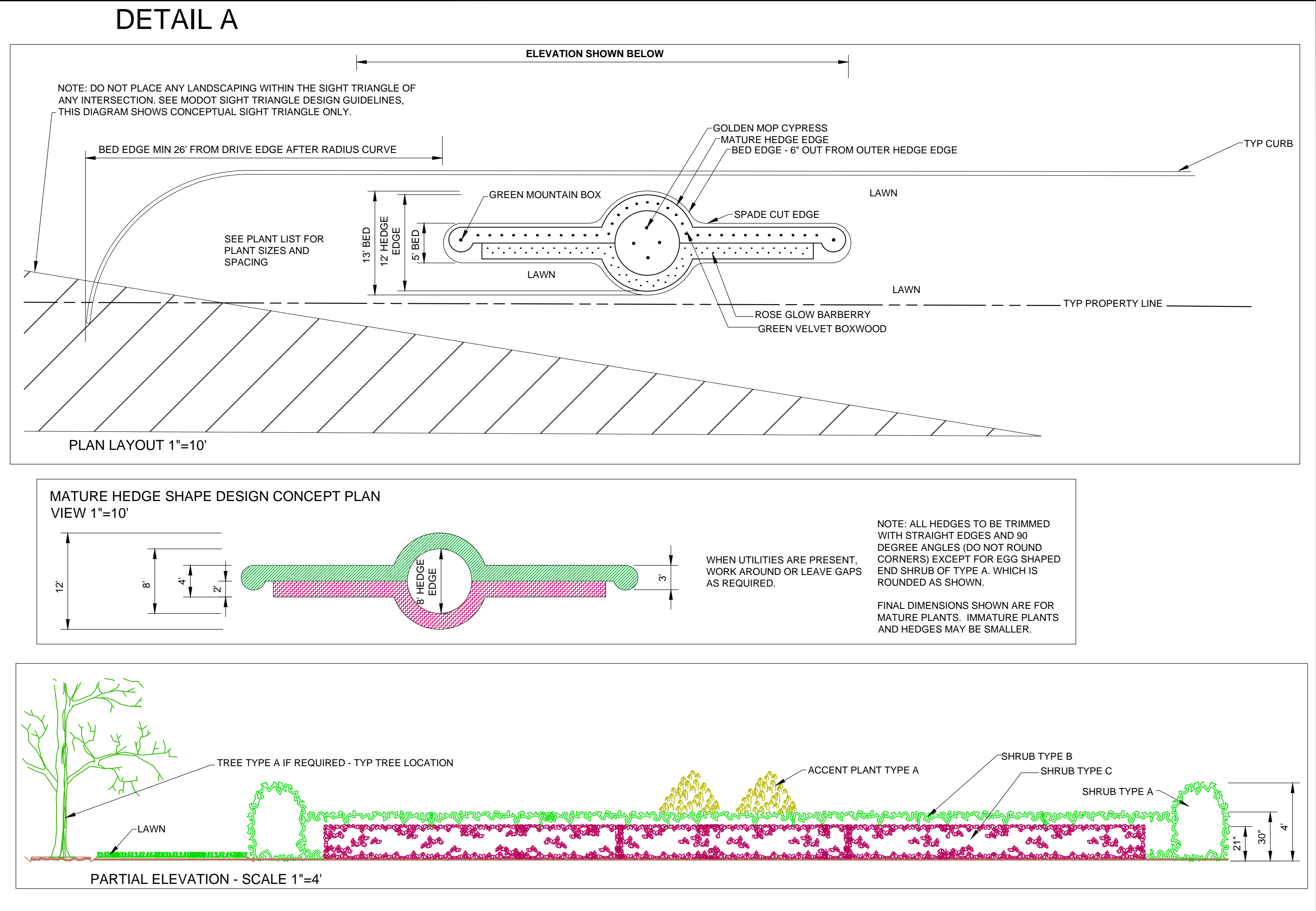






**PLANT SCHEDULE PLANT LIST**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	ACE AR6	Acer x freemanii 'Armstrong' / Armstrong Freeman Maple	2" cal	31	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	BER ROS	Berberis thunbergii 'Rose Glow' / Rosy Glow Barberry 1 GAL BERBERIS THUNBERGII 'ROSE GLOW' / ROSY GLOW BARBERRY - PLANTED 17" O.C. WITH SECOND ROW OFFSET 7" AND TRIMMED AS A CONTINUOUS HEDGE 24" WIDE X 21" TALL.	gal	228	
	BUX GR4	Buxus x 'Green Mountain' / Boxwood TRIMMED AS AN EGG SHAPE 4' TALL X 3' WIDE. IF AN INDIVIDUAL PLANT IS USED IN A LAWN SETTING IT SHOULD HAVE A 3' DIAMETER MULCH RING	5 gal	20	
	BUX GR2	Buxus x 'Green Velvet' / Boxwood PLANTED 18" O.C. AS A CONTINUOUS HEDGE TRIMMED 30" TALL X 24" WIDE.	3 gal	120	
	CHA G13	Chamaecyparis pisifera 'Golden Map' / Golden Map Threadleaf False Cypress SHOULD BE PRUNED ONLY ON TOP TO KEEP IT 5' TALL OR LESS.	5 gal	10	
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	NEP WAL	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint SPACED 24" - 30" O.C. WITH TRIANGULAR SPACING (ROWS OFFSET)	gal	46	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	LIR CRE	Liriope spicata / Creeping Lily Turf NOTE: DO NOT USE LIRIOPE MUSCARI. SPACE 15" O.C. IF USING 2.5" POTS, 18" O.C. FOR 4" POTS, 24" O.C. IF USING QUARTS, 30" O.C. IF USING GAL. QUANTITY SHOWN CORRELATES TO GAL POTS SO INCREASE QUANTITY IF USING SMALLER SIZES WITH ASSOCIATED SPACING	1 gal	30" o.c.	58



NOTE: ALL HEDGES TO BE TRIMMED WITH STRAIGHT EDGES AND 90 DEGREE ANGLES (DO NOT ROUND CORNERS) EXCEPT FOR GREEN MOUNTAIN BOXWOOD, WHICH IS ROUNDED AS SHOWN.

FINAL DIMENSIONS SHOWN ARE FOR MATURE PLANTS. IMMATURE PLANTS AND HEDGES MAY BE SMALLER.

**NOTES:**

SEE CIVIL AND ARCHITECTURAL FOR EVERYTHING EXCEPT PLANTING LAYOUTS - BASE INFORMATION USED FOR REFERENCE ONLY, CONFIRM ALL BASE INFORMATION WITH CIVIL DRAWINGS.



CALL BEFORE YOU DIG!  
1-800-DIG-RITE  
ISSUED TICKET#: #190082834

**CIVIL ENGINEER**  
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.  
4848 PARK 370 BLVD., SUITE F  
HAZELWOOD, MO 63042  
PH: (314) 656-4566  
FX: (314) 656-4595  
CONTACTS: KEVIN KAMP, PE

**ACORN**  
LANDSCAPES  
MARY F. DEWEESE - LANDSCAPE ARCHITECT  
13 FORRESTER DR. Manchester, MO 63011  
636-394-0255 www.acornlandscapes.com

**SUBMITTAL RECORD**

NO	DATE	DESCRIPTION
1	5/29/2021	PLANNING & ZONING SUBMISSION

**Civil & Environmental Consultants, Inc.**  
CERTIFICATION/LICENSE NO. 2002013842  
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301  
314-656-4566 · 866-250-3679  
www.cecinc.com

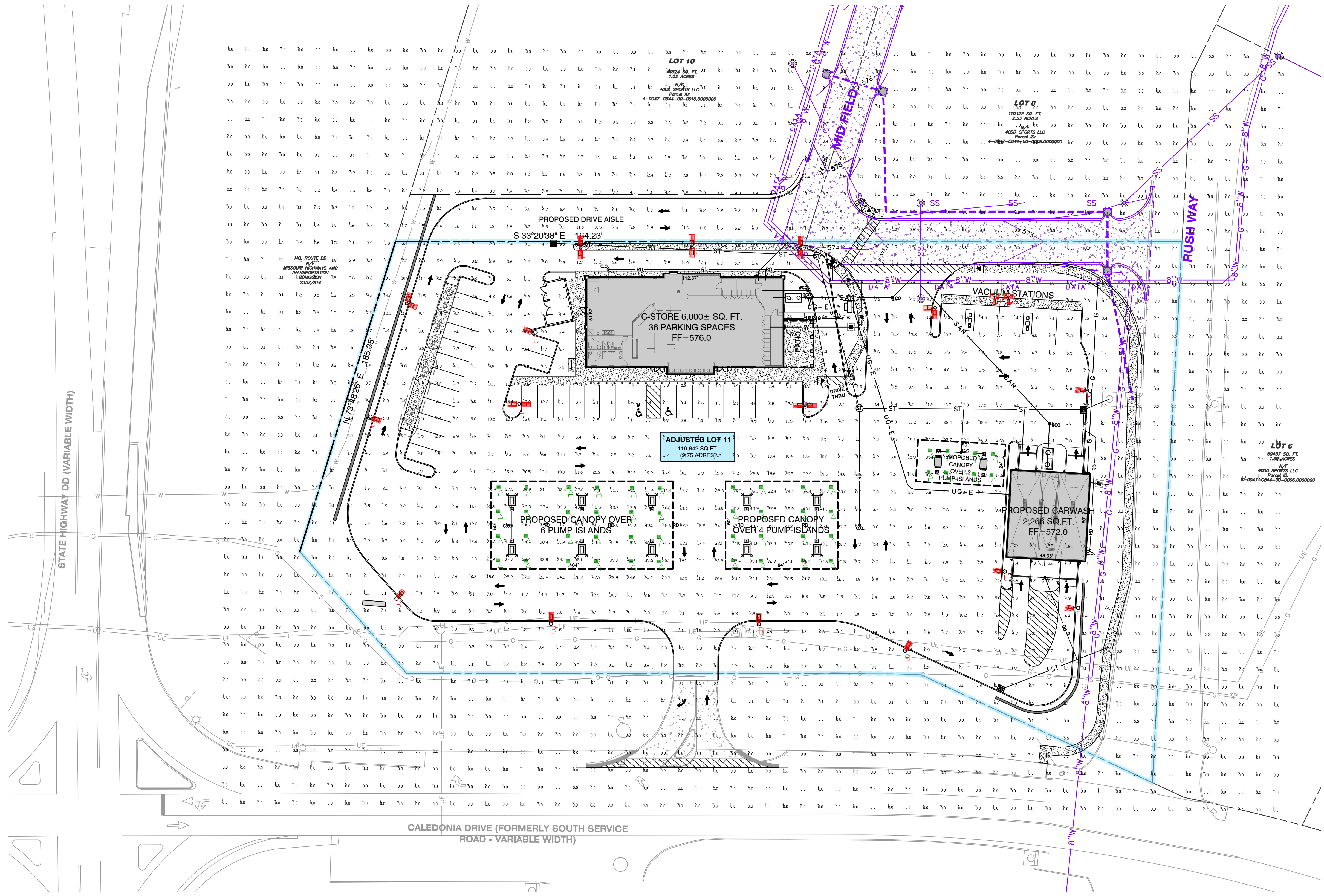
**WALLIS COMPANIES**  
PROPOSED C-STORE AND CAR WASH  
LOT 11 CALELONDA CENTER  
O'FALLON, MO 63368

**LANDSCAPE SPECIFICATIONS/DETAILS**

DATE:	MAY 2021	DRAWN BY:	MFD
DWG SCALE:		CHECKED BY:	
PROJECT NO.:		APPROVED BY:	305-666-0002

DRAWING NO.: **LA03**  
SHEET 01 OF 02





Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ GRADE	Illuminance	Fc	3.81	52.5	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	1.54	12.3	0.0	N.A.	N.A.
DIESEL CANOPY	Illuminance	Fc	40.57	52.5	30.4	1.33	1.73
GAS CANOPY LRG	Illuminance	Fc	40.50	51.6	26.4	1.53	1.95
GAS CANOPY SM	Illuminance	Fc	39.56	48.7	32.3	1.22	1.51
INSIDE CURB	Illuminance	Fc	7.82	34.1	0.4	19.55	85.25

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
[Symbol]	48	A	SINGLE	SCV-LED-13L-SC-50-UNV-DIM-WHT-15' GAS, 18' DIESEL	1.000	1.000	1.000	13444	90
[Symbol]	7	B	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-IL-SINGLE-16' POLE+2'	1.000	1.000	1.000	12043	135
[Symbol]	2	C	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-SINGLE-16' POLE+2' BAS	1.000	1.000	1.000	18904	135
[Symbol]	1	D	2 @ 90°	SLM-LED-18L-SIL-FT-50-70CRI-IL-D90-16' POLE+2' BAS	1.000	1.000	1.000	24086	270
[Symbol]	1	E	2 @ 90°	SLM-LED-18L-SIL-FT-50-70CRI-D90-16' POLE+2' BASE	1.000	1.000	1.000	37808	270
[Symbol]	1	F	D180° 2RTD	SLM-LED-18L-SIL-FT-50-70CRI-IL-(1)FT-L;(1)FT-R-D180 R	1.000	1.000	1.000	24086	270
[Symbol]	5	G	D180°	SLM-LED-18L-SIL-FT-50-70CRI-D180-16' POLE+2' BASE	1.000	1.000	1.000	37808	270

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts\_1  
Total Watts = 7695

Lighting Proposal LD-153839-1

WALLIS OIL  
CALENDONIA CENTER  
D'FALLON, MS

BY: GEF DATE: 5/20/21 REV: 6/15/21 SHEET 1 OF 1

SCALE: 1"=30'