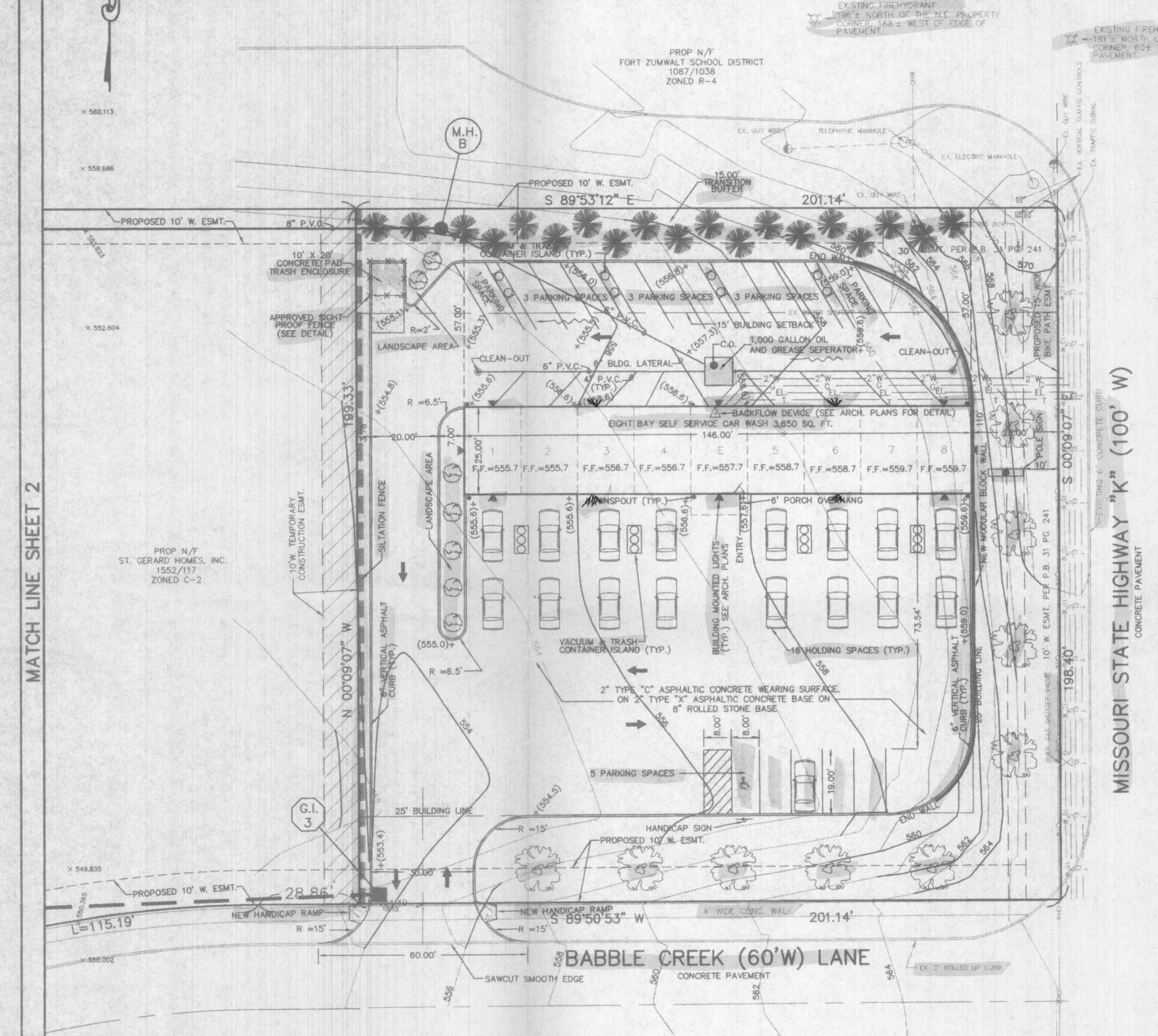
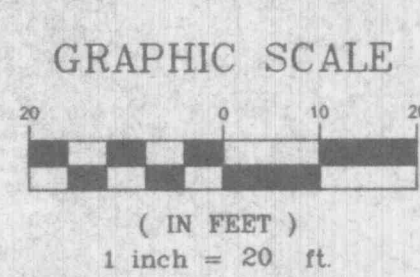


Ron Albert

A SITE PLAN OF
CLEAN N CRUISE CAR WASH
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 5
AND PART OF U.S. SURVEY 3180 TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY MISSOURI



MATCH LINE SHEET 2

GENERAL NOTES

1. 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.
2. ALL MANHOLES AND INLET TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
3. STORM SEWERS 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C-14 UNLESS OTHERWISE SHOWN ON THE PLANS.
4. 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-180 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).
5. 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-180 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.
6. NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
7. ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
8. ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE PLANS.
9. ALL GRADING PERFORMED SHALL BE DONE IN COMPLIANCE WITH CITY OF O'FALLON.
10. ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
11. THERE ARE NO EXISTING TREES ON SITE.
12. THE DEVELOPER SHALL COMPLY WITH THE CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCE.
13. PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
14. NO FLOOD PLAIN EXISTS ON THIS SITE PER F.I.R.M. #29183 01160.
15. SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
16. ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL UTILITIES TO BE LOCATED UNDERGROUND.
17. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB.
18. CONTRACTOR TO NOTIFY THE CITY OF O'FALLON 48 HOURS PRIOR TO ANY CONSTRUCTION.
19. PRIOR TO CONSTRUCTION PLAN APPROVAL, OWNER AND CONTRACTOR TO PROVIDE APPROPRIATE LIGHTING INFORMATION SUCH AS DOWNCASTING, WATTAGE, SPREAD, AND TYPE OF SCREENING.
20. ALL EXISTING IMPROVEMENTS TO BE REMOVED.
21. ALL PEDESTRIAN WALKWAYS TO BE HANDICAPPED ACCESSIBLE.
22. CONTRACTOR AND OWNER SHALL COMPLY WITH ARTICLE 26 OF THE CITY OF O'FALLON ZONING ORDINANCE.
23. ALL SIGNS MUST BE LOCATED AT LEAST 10' AWAY FROM ALL PROPERTY LINES.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH OR OBTAINING A SOILS ANALYSIS.
25. STORM WATER DETENTION HAS BEEN PROVIDED BY ADJOINING SUBDIVISION.
26. NO FLOOD PLAIN EXISTS ON THIS SITE PER F.I.R.M. #29183 01160.
27. OWNER SHALL MAKE A MONETARY CONTRIBUTION TO THE CITY OF O'FALLON OF \$10.00/L.F. AND PROVIDE AN EASEMENT ALONG HWY. "K" FOR THE PURPOSE OF A BIKE PATH.
28. SITE BENCHMARK: CENTERLINE P.C. CROSS 30.08' SOUTH, 28.78' WEST OF SOUTHWEST CORNER OF SITE. ELEVATION = 552.45'
29. CONTRACTOR TO ASSURE THE MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE SITE AND IN RELATION TO ACCESS STREETS SHALL BE SAFE AND CONVENIENT.
30. OWNER TO ASSURE THAT PROVISIONS ARE MADE SO THAT THE PROPOSED DEVELOPMENT WILL NOT BE HARMFUL TO THE EXISTING AND FUTURE USES IN THE IMMEDIATE AREA AND THE VICINITY.
31. GRADING MUST BE IN COMPLIANCE WITH THE MODEL SEDIMENT & EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOIL AND WATER CONSERVATION DISTRICT.
32. MODULAR BLOCK WALL TO BE VERSA-LOCK OR EQUIVALENT.

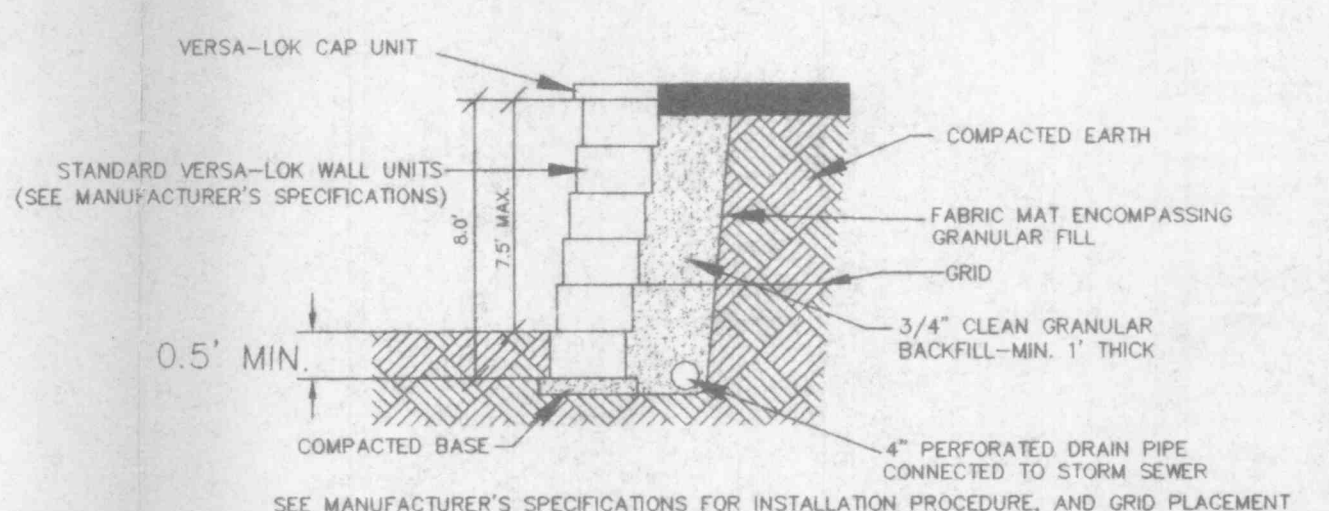
DEVELOPMENT NOTES

1. AREA OF TRACT: 0.918 AC.
2. PRESENT ZONING: C-2 GENERAL BUSINESS DISTRICT
3. PROPOSED USE: SELF SERVICE AUTO WASH
4. SITE IS LOCATED IN/SERVED BY:
 - DUCKETT CREEK SEWER DISTRICT
 - PUBLIC WATER DISTRICT # 2
 - OTE TELEPHONE
 - UNION ELECTRIC COMPANY
 - LACLEDE GAS COMPANY
 - O'FALLON FIRE PROTECTION DISTRICT
5. MINIMUM BUILDING SETBACKS:
 - FRONT YARD - 25'
 - SIDE YARD - 0' TO THE WEST AND 15' TO THE NORTH
6. PARKING REQUIRED: 2 HOLDING SPACES AND 2 DRYING SPACES FOR EACH CAR WASHING STALL. 8 WASHING STALLS X 4 = 32 SPACES
7. ALL LANDSCAPING SHALL CONFORM TO THE CITY OF O'FALLON TREE PRESERVATION ORDINANCE.
8. TREE REQUIREMENTS:
 - 1 TREE FOR 40 FT. ROAD FRONTAGE
 - 400 FT. FRONTAGE/40 FT. = 10 TREES
 - 10 TREES PROPOSED
 - 1 TREE FOR 3000 SQ.FT. OPEN SPACE
 - 12278 SQ.FT./3000 = 4 TREES
 - 4 TREES PROPOSED
 - TOTAL 14 TREES PROVIDED
9. PROPERTY OWNER: ST. GERARD HOMES, INC.
#11 SOUTH MERAMEC SUITE 1002
CLAYTON, MISSOURI 63105
10. DEVELOPER: BOB MOCHEL
407 WATERWAY
ST. CHARLES, MO. 63304
11. ALL EXISTING EASEMENTS HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION.

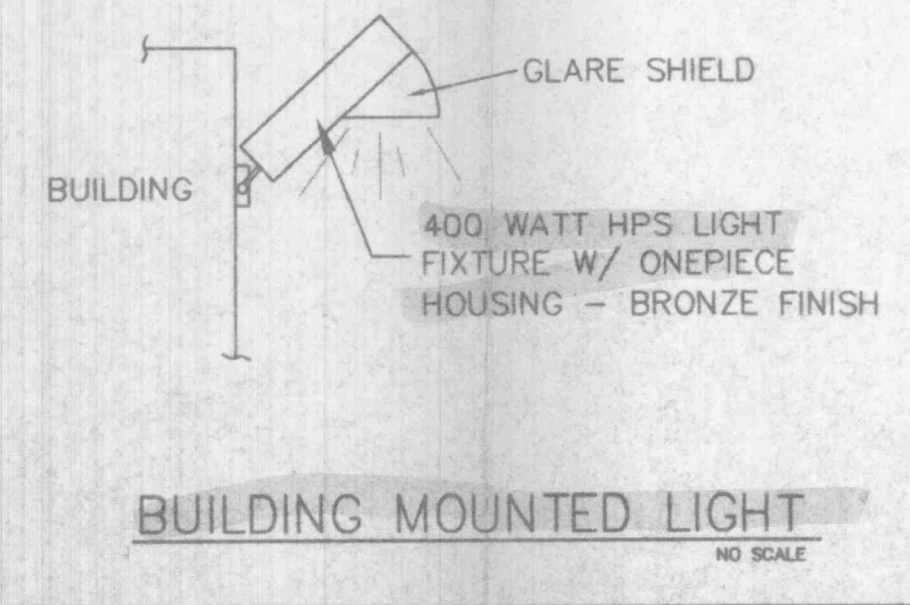
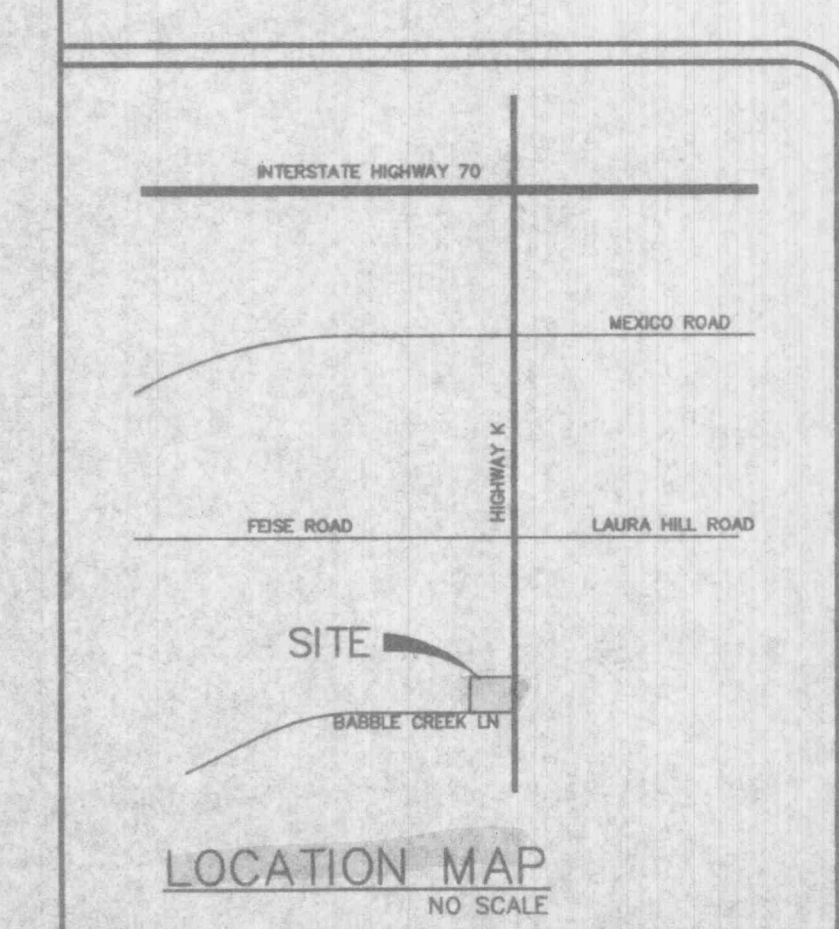


WALL NOTES

1. CONTRACTOR MAY SUBSTITUTE AN EQUIVALENT WALL BY OWNER APPROVAL AT HIS OWN RISK.
2. LASE LEVELING PAD SHALL BE 6" OF WELL COMPACTED DRAINING GRANULAR FILL (i.e. sand, 1/2" to 3/4" crushed stone or gravel) AT 95% STANDARD PROCTOR COMPACTION OR EQUAL.
3. BACKFILL WALL IN 6' LIFTS.
4. AVOID HEAVY TRACKED OR WHEELED EQUIPMENT WITHIN 3' OF WALL.
5. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION PROCEDURE, AND GRID PLACEMENT.

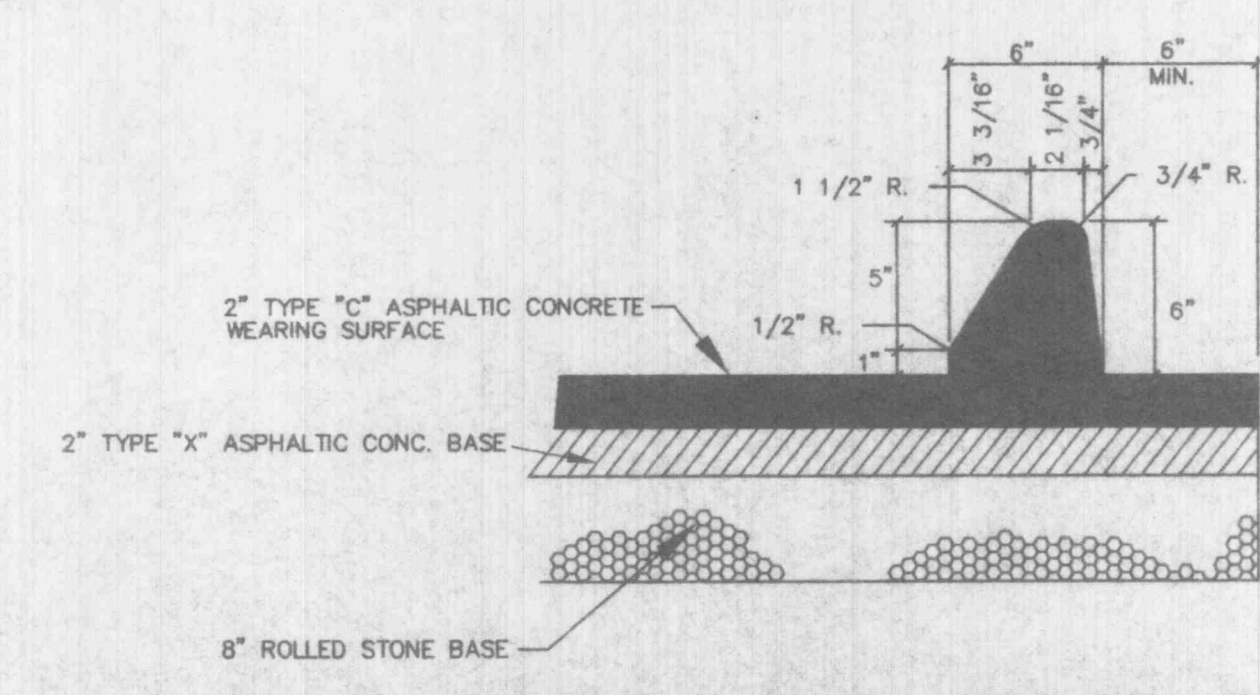


VERSA-LOK WALL OR EQUIVALENT DETAIL
N.T.S.



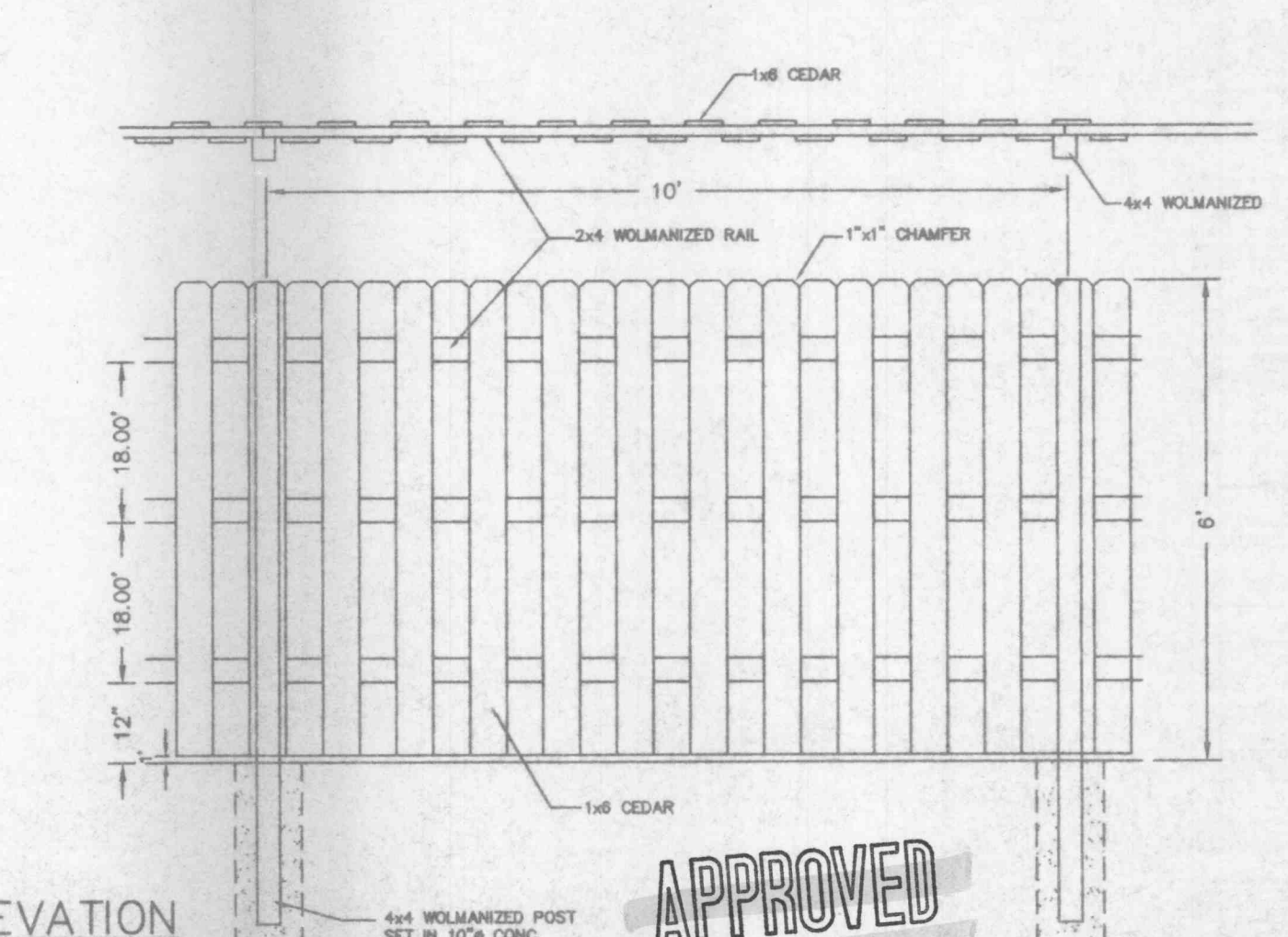
- NOTES:
1. STRAW BALES, NOT HAY BALES SHALL BE USED
 2. BUTT ENDS OF BALES TIGHTLY TOGETHER.
 3. INSTALL BALES WITH BINDING AROUND SIDES, NOT TOP AND BOTTOM.
 4. FILL ANY GAP BETWEEN BALES BY WEDGING LOOSE STRAW BETWEEN THEM.

SEDIMENT BARRIER
NO SCALE



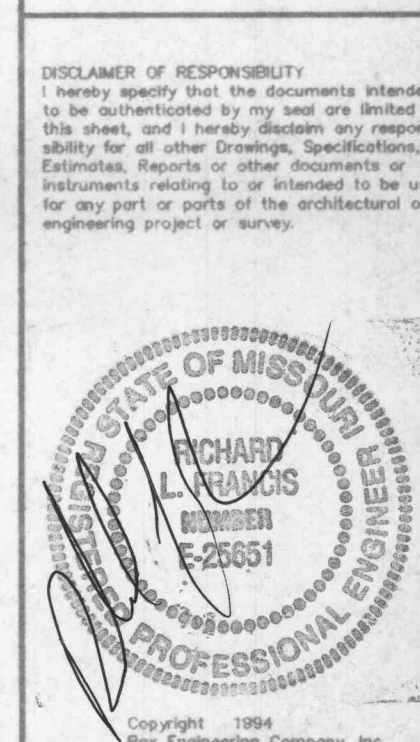
ASPHALT CURB & PAVEMENT DETAIL
N.T.S.

ELEVATION
SCREEN FENCE DETAIL
SCALE: 1" = 20' HORIZ.



APPROVED
Contingent upon
Fire Chiefs Approval
Colleen Rummel
3/6/96

PREPARED FOR:



REVISIONS

DRK	3-4-96

ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

12-13-95
DATE
95-7725
PROJECT NUMBER
1 OF 3
SHEET OF
7725.DWG
FILE NAME
D.R.K.
DRAWN CHECKED

03-96-BU-175