



# PLANNING & ZONING COMMISSION

Thursday, October 1, 2020 - 7:00 pm

For more information, contact Brenda Cueller at 636-625-7936 or bcueller@lakesaintlouis.com.

This meeting will be conducted by video and teleconference only, via Zoom. The public may participate using the following information:

To join by computer or mobile application (video and/or audio): <https://www.zoom.us/> or <https://us02web.zoom.us/j/89278086254?pwd=MTZ2NG5JQ1lQM1pJcWNUSzZ1aWJGdz09>

To join by telephone (audio only): +1 312 626 6799

Meeting ID: 892 7808 6254

Password: 87454293

## AGENDA

### I. CALL TO ORDER

### II. ROLL CALL

	Present	Absent
Pearson Buell, Chairman	_____	_____
Tom Mispagel, Vice Chairman	_____	_____
Rhonda Ferrett	_____	_____
Glen Heiman	_____	_____
Tom O'Connor	_____	_____
Ken Spoden	_____	_____
Dominique Stoddard	_____	_____
Mayor Kathy Schweikert	_____	_____
Alderman John Pellerito	_____	_____

Also present: Louis Clayton, AICP, Director of Community Development  
Matthew Kuelker, Senior Project Manager  
Brenda Cueller, Recording Secretary

### III. APPROVAL OF AGENDA

### IV. APPROVAL OF MEETING MINUTES

Regular meeting of September 3, 2020

### V. PUBLIC COMMENT

## **VI. PUBLIC HEARING – TABLED BUSINESS**

### **1. Text Amendment – Church Facilities**

Text amendments to Municipal Code Title IV: Land Use, to allow permanent church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices in the “LI” Light Industrial Zoning District.

## **VII. PUBLIC HEARING - NEW BUSINESS**

### **1. 8676 Orf Road – St. Louis Bridge Church**

Site Plan Review and Special Use Permit: Consideration of a request by Steve Thacker, applicant on behalf of MG Keeven Properties LLC, owner, for the following:

1. Continued operation of an existing 5,600-square-foot church known as St. Louis Bridge Church.
2. Operation of a daycare facility.
3. Installation of a 2,946-square-foot enclosed children’s play area.
4. Construction of a 364-square-foot storage building.

### **2. Highway N – Tidal Wave Express Car Wash**

Site Plan Review: Consideration of a request by Edison Real Estate Twelve, LLC, applicant, on behalf of JDN Enterprises, LLC, owner, for the construction of an approximately 5,300-square-foot car wash to be known as Tidal Wave Express Car Wash.

## **VIII. OTHER BUSINESS**

Election of a Planning and Zoning liaison for the Development Review Board (DRB).

## **IX. COMMISSION AND STAFF COMMENTS**

## **X. ADJOURNMENT**

**CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 3, 2020**

The City of Lake Saint Louis Planning and Zoning Commission met on Thursday, September 3, 2020, 5:00 p.m. at Lake Saint Louis Civic Center, Lake Saint Louis, Missouri.

**ROLL CALL:**

Chairman Pearson Buell called the meeting to order. Present: Commissioners Glen Heiman, Tom Mispagel, Dominique Stoddard, Alderman John Pellerito and Alderman Gary Torlina in lieu of Mayor Schweikert. Absent: Commissioners Rhonda Ferrett and Tom O'Connor. Also present: Louis Clayton, Director of Community Development, and Brenda Cueller, acting as recording secretary.

Chairman Buell wanted to acknowledge Bill Fridley's service on the Commission

**PUBLIC COMMENT:**

There were no comments made, the meeting continued.

**APPROVAL OF AGENDA:**

**MOTION TO APPROVE AGENDA:**

Vice Chairman Mispagel made a motion to approve the September 3, 2020 regular meeting agenda. The motion was seconded by Alderman Pellerito and the motion carries.

**MOTION TO APPROVE THE SEPTEMBER 3, 2020 REGULAR MEETING AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**APPROVAL OF MINUTES:** August 6, 2020

Commissioner Heiman stated he voted in favor of the Hawk Ridge Senior Living project because of the following statement made in the meeting:

There was a builder who presented a seven-story building on the parcel next to this site approximately 15 years ago. The seven-story building was attractive with turrets that made it very

distinctive. The builder was turned down by the Planning and Zoning Commission because those turrets made the total height 74 feet. The City's requirements were for no more than 70 feet. The builder came back with a second proposal without the turrets, resulting in an ugly seven-story building. The surrounding property owners, at that time, could accept a five-story building. For whatever reason, the project did not go forward. Now there are three-story buildings proposed for senior living. The surrounding property owners are against the approval of this project, even though it meets all of the City's guidelines.

**MOTION TO APPROVE MINUTES:**

Vice Chairman Mispagel made a motion to approve the amended minutes from the August 6, 2020 Planning and Zoning Commission regular meeting and approve as amended. The motion was seconded by Alderman Pellerito and the motion carries.

THE AMENDED MINUTES FROM THE AUGUST 6, 2020 PLANNING AND ZONING COMMISSION REGULAR MEETING ARE HEREBY APPROVED, AS NOTED ABOVE.

**PUBLIC COMMENT:**

There were no comments, the meeting continued.

**PUBLIC HEARING – NEW BUSINESS:**

**1. 8676 Orf Road – St. Louis Bridge Church**

Site Plan Review and Special Use Permit: Consideration of a request by Steve Thacker, applicant on behalf of MG Keeven Properties LLC, owner, for the following:

1. Renewal of a Special Use Permit to allow the continued operation of an existing 5,600-square-foot church known as St. Louis Bridge Church.
2. Installation of a 2,946-square-foot enclosed children's play area.
3. Construction of a 364-square-foot storage building.

Chairman Buell stated staff requested this item be removed from the agenda.

**MOTION TO REMOVE FROM AGENDA:**

Vice Chairman Mispagel made a motion to remove the Site Plan Review and Special Use Permit for St. Louis Bridge Church at 8676 Orf Road from the agenda. The motion was seconded by Alderman Pellerito and the motion passes.

**MOTION TO REMOVE SITE PLAN REVIEW AND SPECIAL USE PERMIT FOR ST. LOUIS BRIDGE CHURCH AT 8676 ORF ROAD FROM THE AGENDA IS HEREBY APPROVED, AS NOTED ABOVE.**

**2. Text Amendment – Church Facilities**

Text amendments to Municipal Code Title IV: Land Use, to allow permanent church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices in the “LI” Light Industrial Zoning District.

**MOTION TO TABLE:**

Vice Chairman Mispagel made a motion to table the Text Amendment regarding church facilities until the October 1, 2020 meeting. The motion was seconded by Alderman Pellerito and the motion passes.

**MOTION TO TABLE THE TEXT AMENDMENT REGARDING CHURCH FACILITIES UNTIL THE OCTOBER 1, 2020 MEETING IS HEREBY APPROVED, AS NOTED ABOVE.**

**3. Text Amendment – Business Associations**

Text amendments to Municipal Code Title IV: Land Use, regarding business associations.

Chairman Buell opened the meeting to a public hearing as duly advertised in a legal publication on the above noted topic.

Louis Clayton, Director of Community Development, stated it came to the City's attention that the business association for Hawk Ridge Business Park was not active and not maintaining the common amenities, which includes a landscaped island on Hawk Ridge Circle. Mr. Clayton discussed the proposed text amendments to establish minimum requirements for business associations.

Public Hearing closed

The Commission discussed the proposed text amendment.

**MOTION TO RECOMMEND APPROVAL:**

Vice Chairman Mispagel made a motion to recommend approval of the proposed Text Amendments to the Board of Aldermen as submitted. The motion was seconded by Commissioner Heiman and the motion passes.

**MOTION TO RECOMMEND APPROVAL OF THE PROPOSED TEXT AMENDMENTS TO THE BOARD OF ALDERMEN AS SUBMITTED IS HEREBY APPROVED, AS NOTED ABOVE.**

**COMMISSION DISCUSSION & COMMENTS FROM STAFF:**

1. Louis Clayton stated the projects received for the October meeting.
2. Louis Clayton stated Commissioner Ferrett is unable to attend the Planning and Zoning meetings at 5:00 p.m. and asked the Commission what time they would prefer for their meetings.
3. Commissioner Heiman stated he does not want his amendment to the minutes to reflect on Brenda. He stated she does an excellent job taking the minutes for the Commission.

**ADJOURNMENT:**

There was no further business to come before the Planning and Zoning Commission, the meeting was, on motion duly made, seconded and unanimously voted on, adjourned at 5:30 p.m.

CITY OF LAKE SAINT LOUIS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
SEPTEMBER 3, 2020  
(JOURNAL & MINUTES)

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Brenda Cueller  
Serving as recording secretary of the meeting

DRAFT



# PLANNING & ZONING COMMISSION

## STAFF REPORT

<b>MEETING DATE</b>	October 1, 2020
<b>APPLICANT</b>	City of Lake Saint Louis
<b>APPLICATION TYPE</b>	Text Amendment
<b>SUMMARY</b>	Consideration of text amendments to Municipal Code Title IV: Land Use, to allow permanent church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices in the "LI" Light Industrial Zoning District.
<b>STAFF</b>	Louis Clayton, AICP, Director of Community Development

### BACKGROUND & SUMMARY

In 2006, the St. Gianna Catholic Church requested permission to operate a temporary church facility at 8676 Orf Road. At the time, church facilities, whether temporary or permanent, were prohibited in the "LI" Light Industrial District. In association with this request, the Board of Aldermen approved a text amendment (Ordinance 2304) to allow the following as a special permit use in the "LI" Light Industrial Zoning District: "Church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices for a period of time not to exceed thirty-six (36) months."

On May 19, 2014, the Board of Aldermen granted a special use permit to the St. Louis Bridge Church allowing the operation of a temporary church facility at 8676 Orf Road. The special use permit expired on May 19, 2017; however, the church remained in operation. The applicant now requests permission to operate the church facility permanently. In association with this request, staff proposes a text amendment to allow permanent church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices in the "LI" Light Industrial Zoning District.

## TEXT AMENDMENTS

Title IV: Land Use

Chapter 410 Zoning Districts and Regulations

Article VIII "LI" Light Industrial District

Section 410.410 Special Use Permit

A. The following uses shall be permitted in the "LI" District if deemed appropriate by the Board of Aldermen under the provisions of Special Use Permits, Chapter 420, Article II, Sections 420.060 et seq.

13. Church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices ~~for a period of time not to exceed thirty-six (36) months.~~

## CONCLUSION

Temporary church facilities have been an allowable special use in the "LI" Light Industrial Zoning District since 2006, and the St. Louis Bridge Church located at 8676 Orf Road has been in operation since 2014. Staff is not aware of any issues associated with its operation, and staff is of the opinion that permanent church facilities are an appropriate special use in the "LI" Light Industrial District.

## STAFF RECOMMENDATION

To ***recommend approval*** of the proposed text amendments to the Board of Aldermen.

## MOTION

Staff recommends the following motion which can be read verbatim or modified as desired:

*"I move to recommend approval of the proposed Text Amendments to the Board of Aldermen as submitted."*



# PLANNING & ZONING COMMISSION

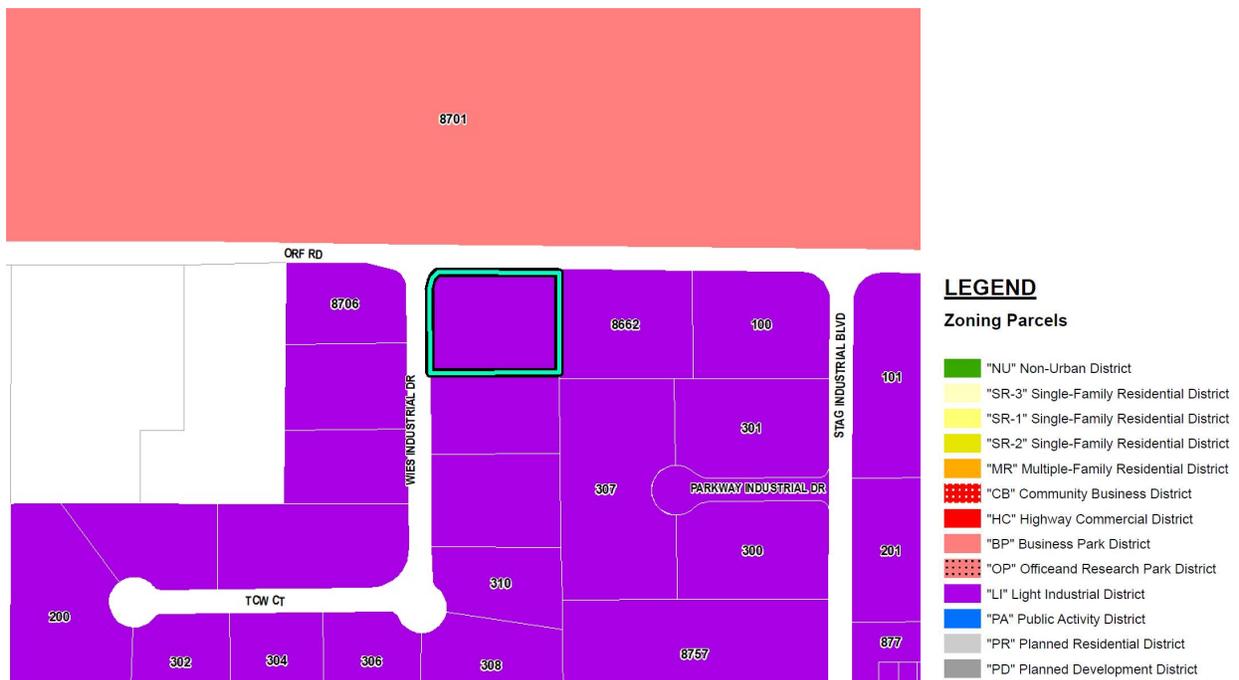
## STAFF REPORT

<b>MEETING DATE</b>	October 1, 2020
<b>PROJECT LOCATION</b>	<p>8676 Orf Road (Lot 1 Wies Keeven Industrial Subdivision)</p>
<b>APPLICANT</b>	Steve Thacker
<b>OWNER</b>	MG Keeven Properties LLC
<b>LOT SIZE</b>	1.408 acres
<b>ZONING</b>	"LI" Light Industrial
<b>APPLICATION TYPE</b>	Site Plan Review and Special Use Permit
<b>PROPOSAL</b>	<ol style="list-style-type: none"> <li>1. Continued operation of an existing 5,600-square-foot church known as St. Louis Bridge Church.</li> <li>2. Operation of a daycare facility.</li> <li>3. Installation of a 2,946-square-foot enclosed children's play area.</li> <li>4. Construction of a 364-square-foot storage building.</li> </ol>
<b>STAFF</b>	Louis Clayton, AICP, Director of Community Development

## BACKGROUND

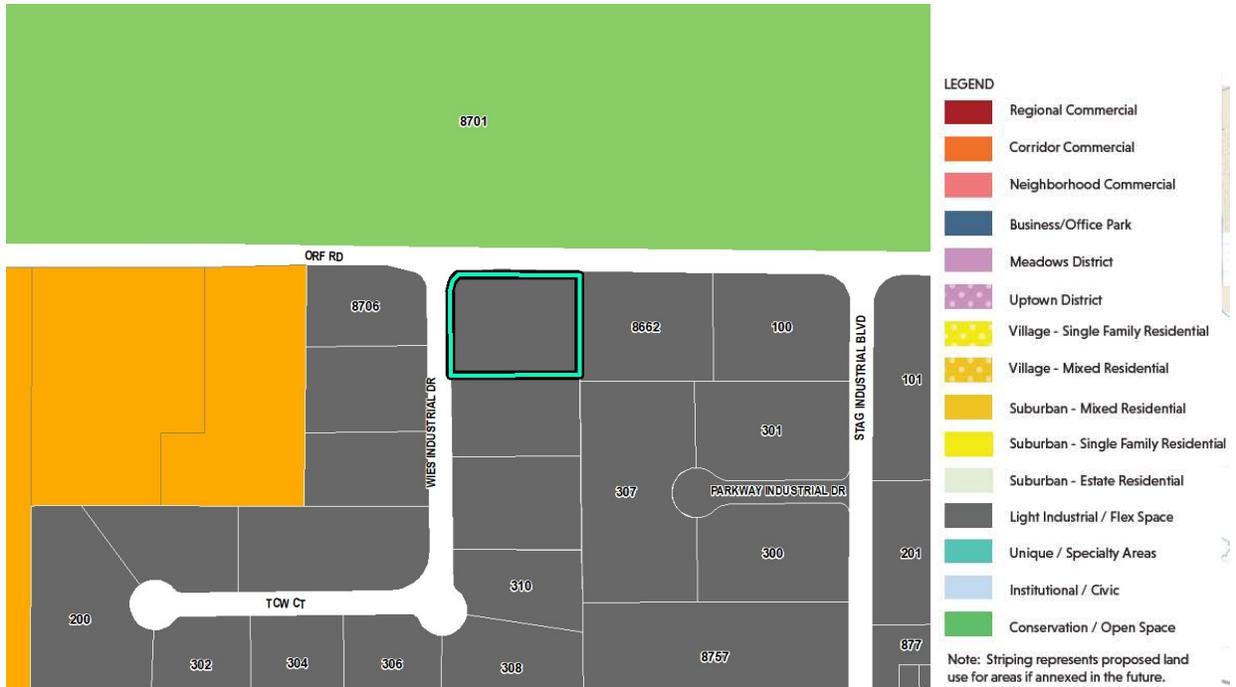
The subject property is located at the southeast corner of Orf Road and Wies Industrial Drive. The property contains a 16,000-square-foot multi-tenant commercial building that was constructed in 2005. The building is currently occupied by St. Louis Bridge Church, CrossFit Trenches, VROBI (sporting goods), and H&A Mechanical Services. Adjacent land uses and zoning designations are summarized in the following map and chart:

Direction	Land Use	Name	Zoning
North	Cemetery	Calvary Cemetery	"BP" Business Park
East	Industrial	Charter Communications	"LI" Light Industrial
Southeast	Government	Lake Saint Louis Public Works	"LI" Light Industrial
South	Commercial (under construction)	NA	"LI" Light Industrial
Southwest	Vacant	NA	"LI" Light Industrial
West	Commercial	Armstrong Plumbing	"LI" Light Industrial



# COMPREHENSIVE PLAN

The Comprehensive Plan's Future Land Use Map designates the subject property as "Light Industrial/Flex Space". Excerpts from the Comprehensive Plan are included below.



## Light Industrial / Flex Space

Light Industrial / Flex Space are locations meant to accommodate light industrial manufacturing, research, warehouse, and flex office space. Employment density may not be high as other commercial or office uses and may require less employee parking. While buildings may not always be highly visible, individual building should have massing variation, modulation, and horizontal and vertical articulation. Light Industrial / Flex Space locations are generally in the existing light industrial area along Stag Industrial Boulevard and West Industrial Drive.



### Design Expectations

- Extensive landscape buffering between adjacent uses.
- Individual building should have massing variation, modulation, and horizontal and vertical articulation.

### Details

Building Placement	■ Moderate to large front setbacks. Minimum 50'.
Building Height	■ 50' max.
Density	■ Minimum 1 acres site. 1.0 FAR. Higher densities allowed if public amenities are provided.
Parking	■ Off-street. Shared parking is encouraged.
Landscape	■ Extensive landscape buffering between adjacent uses.

## PROJECT DESCRIPTION

The applicant proposes the following:

- Continued operation of an existing 5,600-square-foot church known as St. Louis Bridge Church.
- Operation of a daycare facility.
- Installation of a 2,946-square-foot enclosed children's play area.
- Construction of a 364-square-foot storage building.

No changes to the site access, circulation, parking, loading, landscaping, lighting or building design are proposed. The project requires approval of a Site Plan Review and a Special Use Permit.

### Special Use Permit

#### Church Facility

The "LI" Zoning District lists the following as an allowable special use: "Church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices for a period of time not to exceed thirty-six (36) months."

On May 19, 2014, the Board of Aldermen granted a special use permit to the applicant allowing the operation of a 5,600-square-foot temporary church facility at the subject location for three years. The special use permit expired on May 19, 2017, however the church remained in operation. The applicant now requests permission to operate the church facility permanently. According to the applicant, typical worship services start at 11 AM on Sundays, the church has one employee, and a seating capacity of 300.

In association with this request, staff is proposing a text amendment to allow permanent church, mosque, synagogue, tabernacle, temple or other similar church facility used for congregational gathering along with related administrative and support offices in the "LI" Light Industrial Zoning District.

#### Daycare Facility

Daycare facilities are not a permitted use in the "LI" Zoning District; however, Section 410.405(A)(1)(x) of the Municipal Code states: "Any proposed use that is not listed above shall be reviewed by the Planning and Zoning Commission and forwarded with a recommendation to the Board of Aldermen for final determination and approval."

The proposed daycare facility will share the same space as the church facility but the two will not operate at the same time. According to the applicant, the proposed hours of operation are 6:30 AM to 6 PM; capacity is 56 to 80 children ages 6 weeks to 12 years; and, the facility will have 6 to 8 employees. A 2,946-square-foot children's play area is proposed at the rear of the building, and will be enclosed by a six-foot tall white vinyl semi-private fence.

According to the approved site plan for the property, there are 27 parking spaces on site. The parking requirements for daycare centers are "one (1) space for each staff member or employee plus convenient and safe opportunities for the pickup and discharge of children from autos or

buses.” Because the parking requirements for daycare facilities are less than church facilities, and the two won’t operate at the same time, no additional parking spaces are required.

### Criteria for Approval

Approval or denial of a special use permit shall be based upon the following criteria found in Section 405.340.D of the Municipal Code:

1. The proposed special use complies with all applicable provisions of this Code, the City’s Comprehensive Plan and good planning practice.
2. The proposed special use at the specified location will contribute to and promote the general welfare, health, safety and convenience of the public.
3. The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the real property with respect to streets giving access to it are such that the special use will not adversely affect the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will adversely affect the immediate neighborhood, consideration shall be given to:
  - a. The location, nature and height of buildings, structures, walls and fences on the real property; and
  - b. The nature and extent of proposed landscaping and screening on the real property.
4. Off-street parking and loading areas will be provided in accordance with the standards set forth in this Code.
5. Adequate utilities, drainage and other such necessary facilities have been or will be provided on the real property.
6. Adequate access roads, entrances and exit drives shall be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion on public streets and alleys.

### **Site Plan**

#### Storage Building

Construction of a 364-square-foot storage building is proposed at the rear of the building. 420.100(A)(6) of the Municipal Code states that “Except as restricted elsewhere in the Municipal Code, structures for storage incidental to a permitted use will be permitted by Site Plan approval...” The proposed structure is +/- 10 feet tall, and will be covered in vinyl lap siding to match the exiting building color.

#### Children’s Play Area

A 2,946-square-foot children’s play area is proposed at the rear of the building, and will be enclosed by a six-foot tall white vinyl semi-private fence.

### **CONCLUSION**

#### Church Facility

The existing church facility has been in operation since 2014 and staff is not aware of any issues associated with its operation. Staff is of the opinion that the proposed use meets the criteria of approval for special use permits specified in Section 405.340.D of the Municipal Code.

### Daycare Facility

The proposed daycare facility, while not listed as a permitted use in the “LI” Light Industrial District, may be allowed at the discretion of the Board of Aldermen. Staff is of the opinion that the proposed use is appropriate at the subject location for the following reasons:

- The daycare will be operated by the St. Louis Bridge Church which is an existing allowable use, and the two facilities will share the same building space.
- The other building tenants are commercial, not industrial uses, which are compatible with a daycare use.
- The building fronts on Orf Road and is located at the periphery of the industrial subdivision (as opposed to the interior).
- In addition to church facilities, nonindustrial uses that are permitted in the “LI” District include “Recreational uses (enclosed or open), including tennis, handball or paddle-ball, swimming, skating, gymnasiums or health club, bowling, etc., but excluding outdoor theatres.”
- Daycare facilities are an allowable special use in other nonresidential districts with including “CB” Community Business, “HC” Highway Commercial and “PA” Planned Activity Zoning Districts, and a permitted use in the “BP” Business Park Zoning District.
- Two daycare facilities are located within a ½ mile radius: Learning Lodge West (5101 Lake Saint Louis Boulevard) and The Bright Start Academy (1000 Wyndgate Ridge Drive).

Staff is of the opinion that the proposed use meets the criteria of approval for special use permits specified in Section 405.340.D of the Municipal Code.

### Storage Building & Children’s Play Area

The proposed storage building and children’s play area comply with the applicable requirements of the Municipal Code.

## **STAFF RECOMMENDATION**

To ***recommend approval*** of the Site Plan and Special Use Permit to the Board of Aldermen as submitted.

## **MOTION**

The following motion can be read verbatim or modified as desired:

*“I move to recommend approval of the Site Plan and Special Use Permit to the Board of Aldermen as submitted”.*



# PLANNING AND ZONING APPLICATION

## APPLICATION SUBMITTAL REQUIREMENTS

The following shall be submitted at least 35 days before the scheduled meeting date of the Planning and Zoning Commission. The meetings are held the first Thursday of each month. Submittals lacking any one of the submittal requirements will be considered incomplete and will not be accepted.

Submittal Requirements	Format	Details
Application	PDF <sup>[1]</sup>	Completed applications are required 35 days in advance of the meeting date. The meetings are held the 1st Thursday of each month.
Plans	PDF <sup>[1]</sup>	
Certified list of adjacent property owners <sup>[3]</sup>	PDF <sup>[1]</sup>	List may be obtained from the St. Charles County Assessor's Office and shall include a list of property owner names and addresses within 300 feet (residential applications) or 1,000 feet (nonresidential applications) of the subject property.
Mailing Labels <sup>[3]</sup>	Hard Copy	The mailing labels should include all property owners on the certified list. List shall be placed on letter-size mailing labels and submitted with original certified list.
Application Fee <sup>[3]</sup>	Check or Online <sup>[2]</sup>	Refer to fee schedule on page 3.
Mailing Fee <sup>[3]</sup>	Check or Online <sup>[2]</sup>	The fee is \$5 plus \$0.62 per letter.
Advertising Fee <sup>[3]</sup>	Check or Online <sup>[2]</sup>	The fee is \$400. Once the advertisements have been placed, the applicant will be notified regarding any balance due or refund owed. There will be no refund of overpayments that are less than \$3.00.

### Notes

[1] Email PDFs to [bcueller@lakesaintlouis.com](mailto:bcueller@lakesaintlouis.com).

[2] Pay online at with Official Payments. Email confirmation to [bcueller@lakesaintlouis.com](mailto:bcueller@lakesaintlouis.com).

[3] Not required for conceptual review.



# PLANNING AND ZONING APPLICATION

Updated June 25, 2020

Application is hereby made to the Planning and Zoning Commission of the City of Lake Saint Louis to approve the following request as described below.

## Applicant

Name	Steve Thacker
Address	8676 Orf Rd. Lake Saint Louis, MO 63367
Email	steve.m.thacker@gmail.com
Phone Number	636 219-3535
Interest in Property	Pastor - Bridge Church

## Property Owner

Name	MG Keeven Properties LLC
Address	1 Brookview Ct O'fallon, Mo. 63366
Email	mfkeeven@yahoo.com
Phone Number	636 926-9988
Name, address, and title of all officers, partners, or control persons who have any interest in the application	Mark Keeven - General Partner (see above for address)

## Property Information

Property Address or General Location	8676 Orf Rd Lake Saint Louis, Mo 63367
Legal Description	Lot 1 Wels Keeven Industrial Subdivision
Size	1.408 acres
Zoning	LI
Deed Restrictions. Attach a copy if applicable.	None



# PLANNING AND ZONING APPLICATION

Updated June 25, 2020

## Requested Action

Application Type	Fee	
Subdivisions		
Preliminary Subdivision Plat - Resubdivision	\$200	
Preliminary Subdivision Plat - Residential	\$250.00 + \$25.00 per lot	
Preliminary Subdivision Plat - Nonresidential	\$75.00 per sheet + \$10.00 per acre	
Final Subdivision Plat	\$250.00 + \$25.00/lot	
Development Plans		
Preliminary Development Plan - Residential	\$250.00 + \$25.00 per lot	
Preliminary Development Plan - Nonresidential	\$75.00 per sheet + \$10.00 per acre	
Other		
Site Plan Review	\$100	✓
Special Use Permit	\$100	✓
Zoning Amendment	\$200	
Conceptual Review	No Fee	

## Description of Proposed Project

*Renew Special Use Permit.*

*To add a 6' vinyl semi-private fence to allow children from the church daycare to play safely.*

*To add a 14' x 26' storage shed for storing items.*

I, Steve Thacker, Agent, hereby certify that the information given above is true and accurate and that I have reviewed the applicable land development regulations.

*Steve Thacker, Agent*

8/12/20

Name of Owner/Agent

Signature of Owner/Agent

Date



**PLANNING AND ZONING APPLICATION**

Updated June 25, 2020

**REAL ESTATE OWNER AFFIDAVIT**

I, Mark F. Keever <sup>Steve Thacker, Agent</sup> MG Keever Properties LLC am the owner or authorized agent of the owner of the parcel, which is the subject matter of the above application, and swears upon my oath that:

1. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to the parcel, which is the subject matter of this application.
2. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels in the City of Lake Saint Louis, owned by the same owner of the parcel of land which is the subject matter of this application.
3. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels of land owned by the control entities of the owner of the parcels which are the subject matter of this application.
4. All taxes and fees due and assessed by the City of Lake Saint Louis have been paid with regard to all parcels in the City of Lake Saint Louis owned by affiliates of the owner of the parcels which are the subject matter of this application, including those entities which are controlled by owner.

MG Keever Properties, LLC *Mark F. Keever*  
 Mark F. Keever, owner  
 Steve Thacker, Agent *Steve Thacker*

*8/12/20*

8/12/20

Name of Owner/Agent

Signature of Owner/Agent

Date



PLANNING AND ZONING APPLICATION

Updated June 25, 2020

Owner

STATE OF MISSOURI )
COUNTY OF ST. CHARLES )

On this 12th day of August, 2020, before me, a notary public in and for the State of Missouri, personally appeared Mark F. Keever for MG Properties LLC known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 12th day of August, 2020, in the County of St. Charles, State of Missouri.

STACY L KOENIG
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: January 29, 2024
Commission #12297483

Stacy L. Koenig
Notary Public

My Commission Expires: 1-29-24

\*\*\*\*\*

Authorized Agent

STATE OF MISSOURI )
COUNTY OF ST. CHARLES )

On this 12th day of August, 2020, before me, a notary public in and for the State of Missouri, personally appeared Steve Thacker, who stated that he/she is the pastor of STL BRIDGE CHURCH Position Corporation, Partnership, Association, etc.

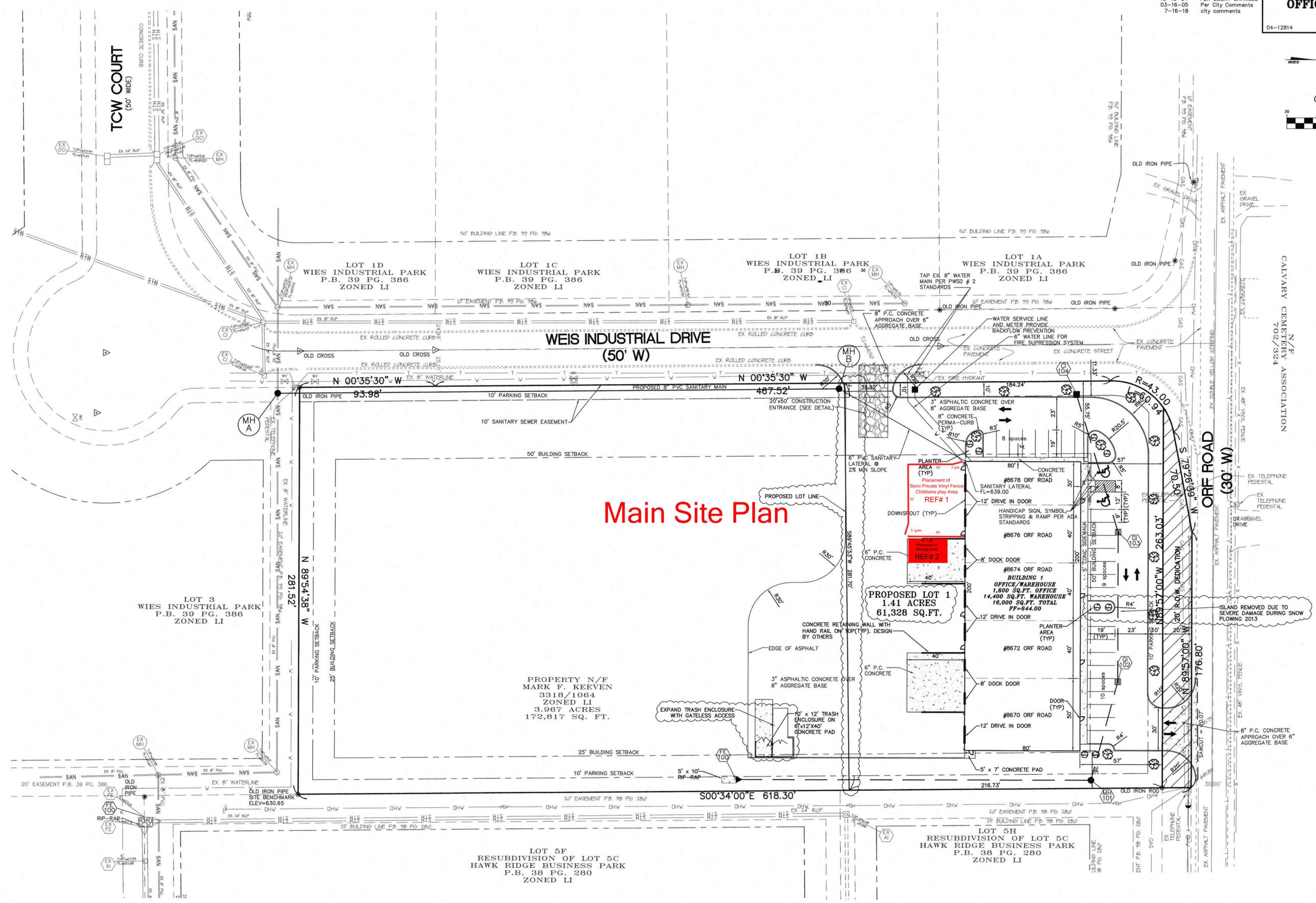
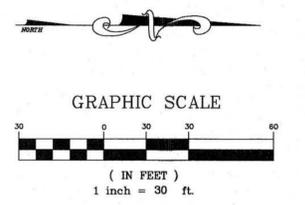
and that he/she has been authorized to make this application, and is further known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 12th day of August, 2020, in the County of St. Charles, State of Missouri.

STACY L KOENIG
Notary Public - Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: January 29, 2024
Commission #12297483

Stacy L. Koenig
Notary Public

My Commission Expires: 1-29-24



PROPERTY N/F  
 MARK F. KEEVEN  
 3318/1064  
 ZONED LI  
 3.967 ACRES  
 172,817 SQ. FT.



7-16-19

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.

# REF #1 - Semi Private Vinyl Fencing Info

Basic Fence >>>  
pic & Info



MORE VIEWS

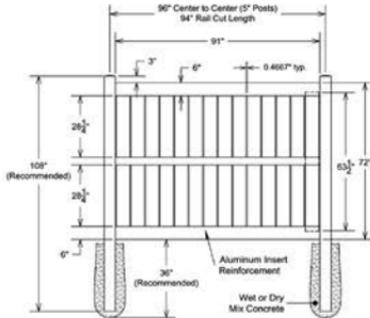


## 6' Tall Semi-Private Fence

### Details

- 6' tall x 8' wide panels
- 3/4" x 6" X 63.5" pickets with .4667" gap
- 2" x 6" top & bottom rails 2" x 3.5" Mid Rail
- 5" x 5" posts and 96" centers
- Stiffener in bottom rail for added support

Detail Fence >>>  
Info



Material per 8' section	
Qty./Rail	1 Picket/Post
4 1/2" Rail	1 C x 3.125" x 36"
1 1/2" Picket	1 C x 6.0" x 63"
34 1/2" Posts	2 C x 4.0" x 63.125"
1 Aluminum Insert 8'x	

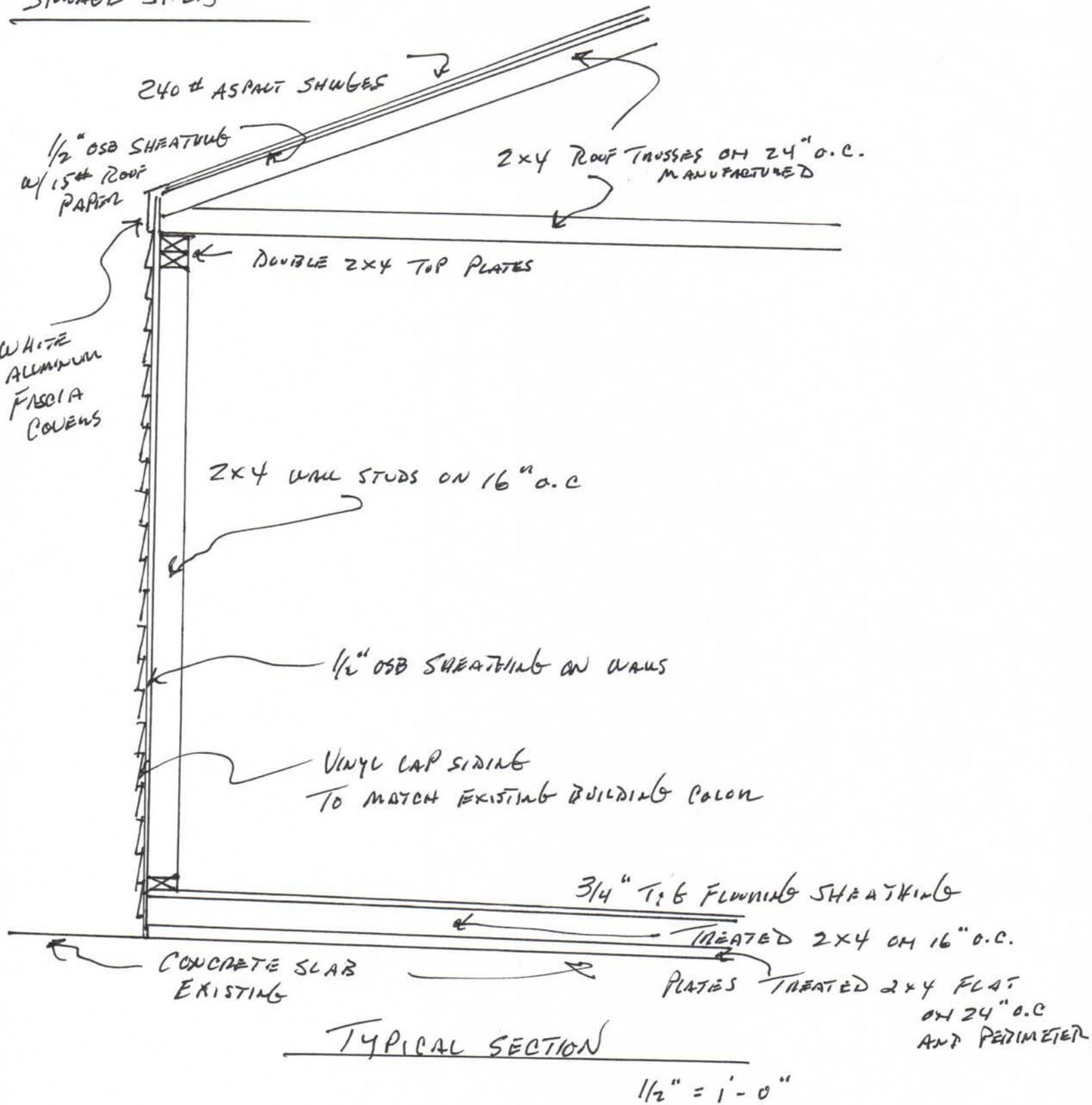


**6' H x 8' W = 6" SEMI-PRIVACY**  
(72" HIGH)

Example Pic below

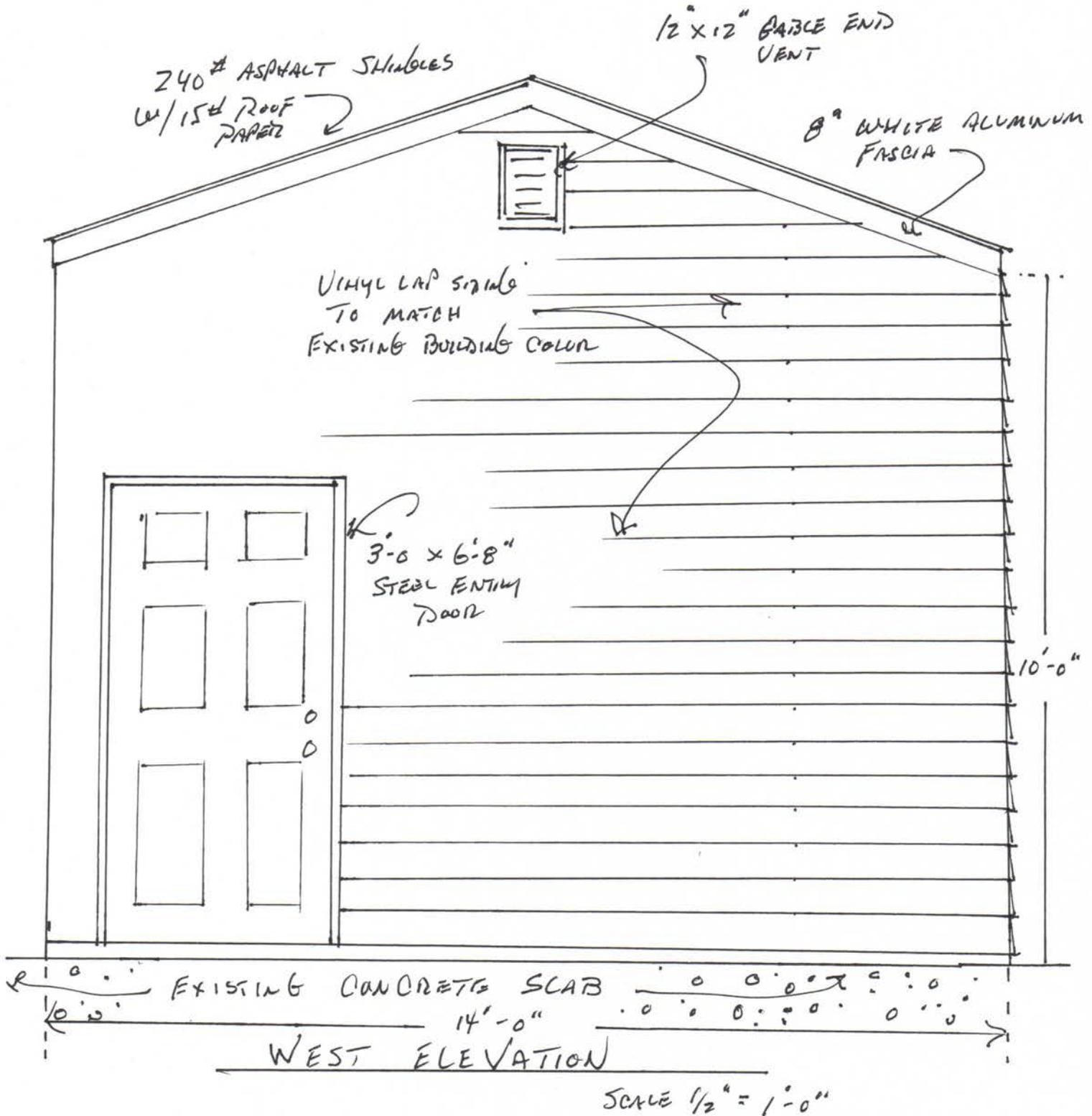


STORAGE SHEET



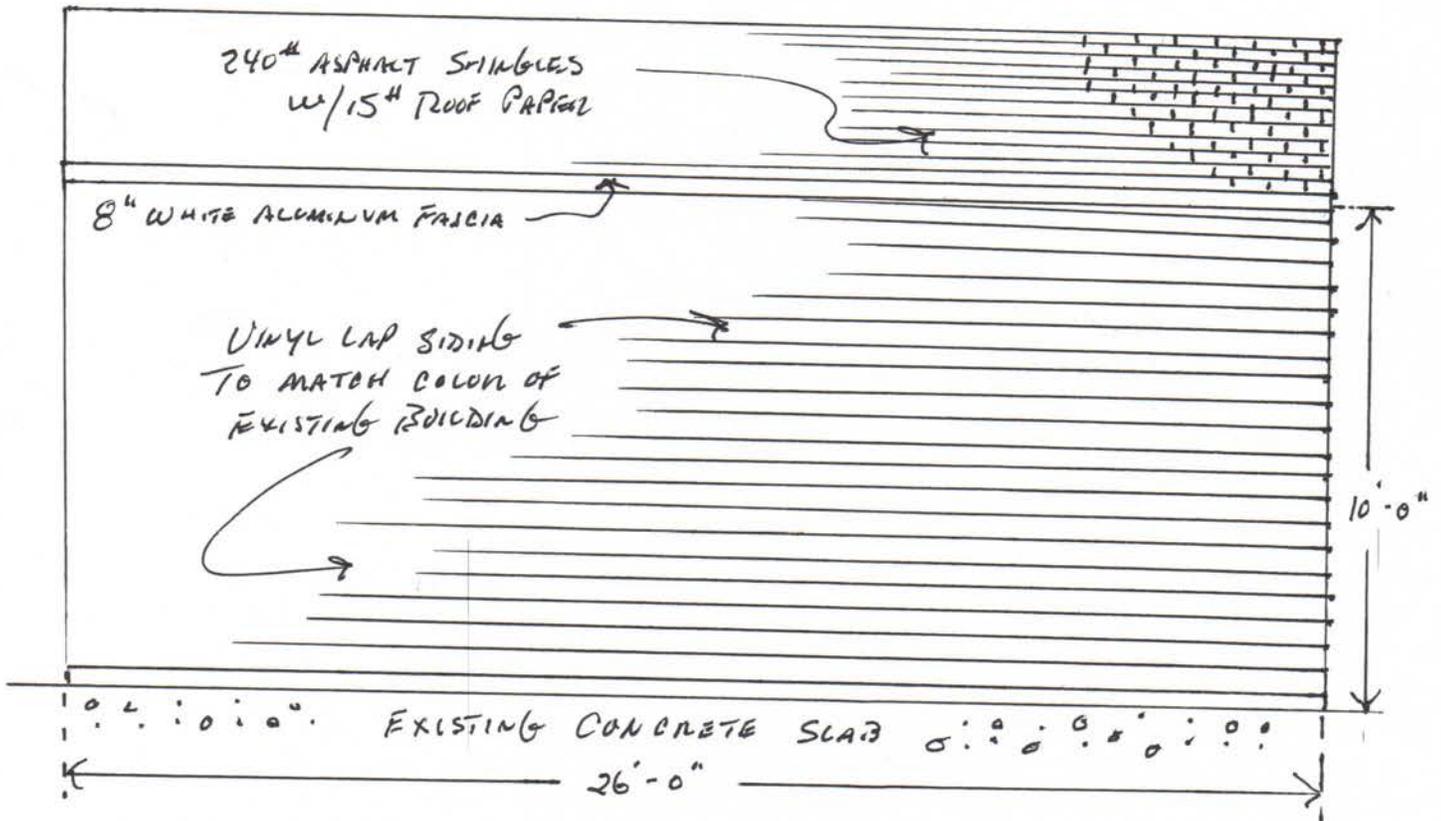
ST. LOUIS BRIDGE CHURCH  
8676 ORF RD.  
LAKE ST. LOUIS, MO. 63367

STONE SHED



ST. LOUIS BRIDGE CHURCH  
8676 ORF RD.  
LAKE ST. LOUIS, MO. 63367

# STORAGE SHED



## SOUTH ELEVATION

SCALE 1/4" = 1'-0"

ST. LOUIS BRIDGE CHURCH  
8676 ORF RD  
LAKE ST. LOUIS, MO. 63367

Ref. #2  
page 3 of 3



# PLANNING & ZONING COMMISSION

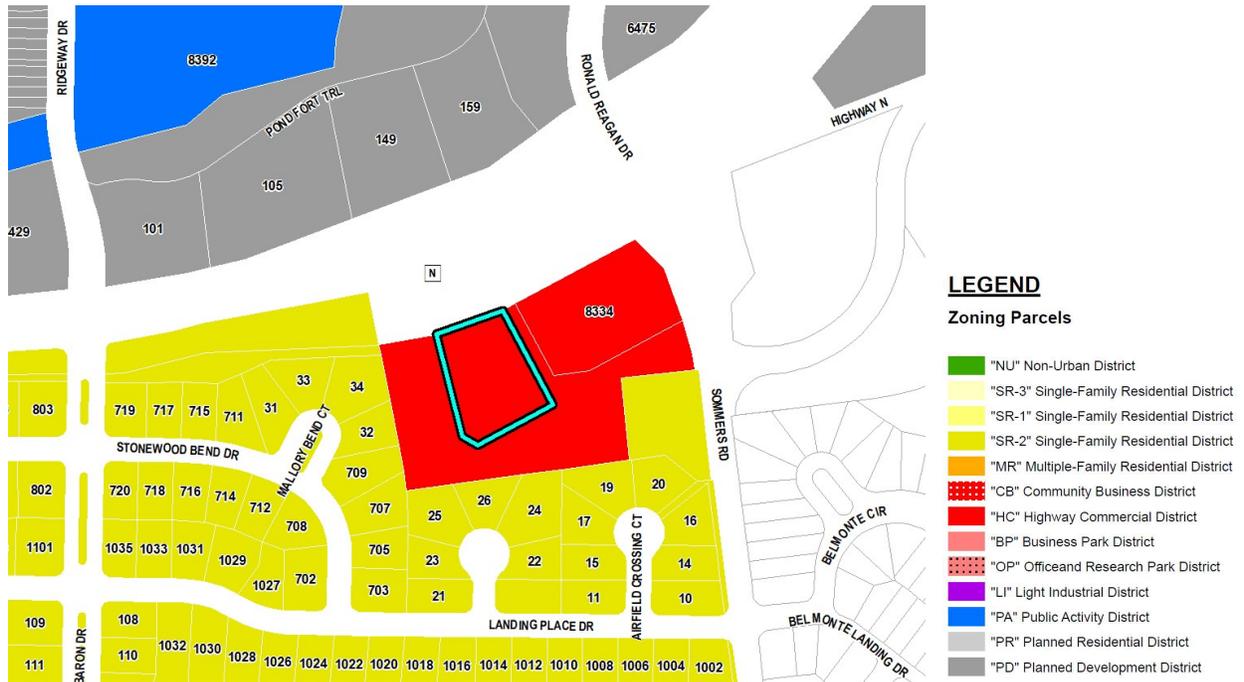
## STAFF REPORT

<b>MEETING DATE</b>	October 1, 2020
<b>PROJECT LOCATION</b>	<p>Southwest corner of Highway N and Sommers Road (Lot 1 of Sommers &amp; Highway N Subdivision)</p> 
<b>APPLICANT</b>	Edison Real Estate Twelve, LLC
<b>PROPERTY OWNER</b>	JDN Enterprises, LLC
<b>LOT SIZE</b>	1.01 acres (proposed)
<b>ZONING</b>	"HC" Highway Commercial
<b>APPLICATION TYPE</b>	Site Plan Review
<b>PROPOSAL</b>	Construction of an approximately 5,300-square-foot car wash to be known as Tidal Wave Express Car Wash.
<b>STAFF</b>	Louis Clayton, AICP, Director of Community Development

## BACKGROUND

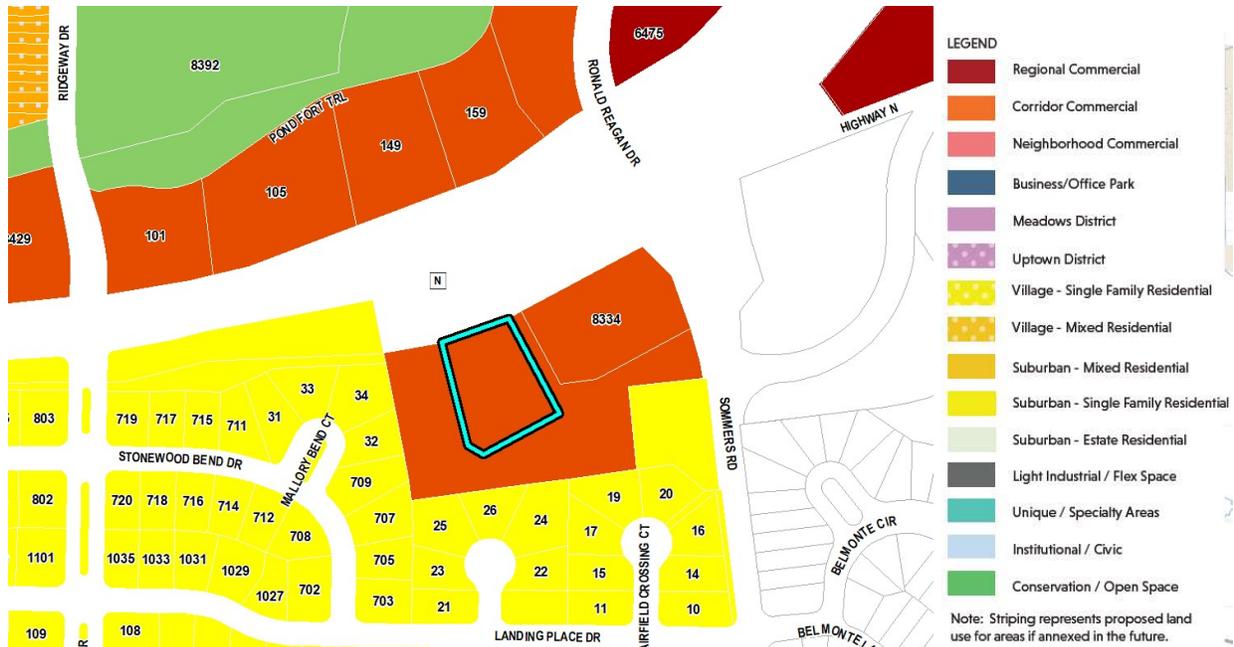
The subject property is located on the south side of Highway N between Ronald Reagan Drive/Sommers Road and Ridgeway Drive. The property is currently vacant and has a zoning designation of "HC" Highway Commercial District. Adjacent land uses and zoning designations are summarized in the following map and chart:

Direction	Land Use	Name	Zoning
North	Commercial	Hawk Ridge Village	"PD" Planned Development
East	Commercial	QuikTrip	"HC" Highway Commercial
South	Common Ground		"HC" Highway Commercial
West	Common Ground		"HC" Highway Commercial



# COMPREHENSIVE PLAN

The Comprehensive Plan's Future Land Use Map designates the subject property as "Corridor Commercial". Excerpts from the Comprehensive Plan are included below.



## Corridor Commercial

Corridor Commercial are locations intended to provide retail and commercial businesses along high traffic corridors such as arterials. While single uses may be applicable, typical Corridor Commercial will primary have multiple businesses including retail, restaurants, grocery, and office. While there may be flexibility in the type of businesses, aesthetics of the buildings and the site should be of key importance.

The speed and volume of automobile traffic may necessitate building setbacks from adjacent roadways. When buildings are setback from streets, pedestrian and bicycle connections should be provided from the street.

### Design Expectations

- Building, signage, streetscape, and amenity design is coordinated between sites as part of the same development.
- When buildings are setback from streets, pedestrian and bicycle connections should be provided from the street.
- Extensive landscaping in parking areas, near buildings, and buffer areas.
- Development should have a distinct and high aesthetic design style using quality materials such as stone, glass, and brick. Individual building should have massing variation, modulation, horizontal and vertical articulation, and architectural detailing to harmonize the scale of a building.

### Details

Building Placement	■ Front setback limited to one parking bay. Additional parking along side or rear.
Building Height	■ 35 feet max. Taller structures may be allowed in areas not impacting residential.
Density	■ 1.25 FAR. Higher densities allowed if public amenities are provided.
Parking	■ Off-Street. Sidewalk, street trees, and landscaping between parking and street.
Landscape	■ Extensive landscaping, including street trees along internal drives and adjacent streets.



**PROJECT DESCRIPTION**

The applicant proposes to the construction of an approximately 5,300-square-foot car wash to be known as Tidal Wave Express Car Wash. "Automobile wash services" are a permitted use in the "HC" Highway Commercial District. The project requires approval of a Site Plan Review.

**Dimensional Standards**

The proposed building complies with the following dimensional standards of the "HC" Highway Commercial Zoning District.

	<b>Required (Section 410.600)</b>	<b>Proposed (+/-)</b>
<b>Height</b>	35 feet (maximum)	31 feet
<b>Front Yard Setback</b>	42 feet (minimum)	72 feet
<b>Side Yard Setback</b>	9 feet (minimum)	14 feet (west) 103 feet (east)
<b>Rear Yard Setback</b>	20 feet (minimum)	37 feet

**Access & Circulation**

The site has access from Highway N and Sommers Road via an existing driveway shared with QuikTrip. No additional curb cuts on Highway N or Sommers Road are proposed. Sidewalks are not required or proposed for this development.

**Parking**

For this use, one parking space is required per 165 square feet of gross leasable floor area. For this project, 23 parking spaces are required and 24 parking spaces are proposed. One loading space is required and provided at the southwest corner of the site. Twenty-three vacuum arches are located in the parking lot, and each is +/- 12 feet tall.

**Stormwater Management**

Stormwater runoff from the site will be piped to an existing regional retention pond to the south of the site. The Public Works Department finds the stormwater plan acceptable.

**Landscaping**

The proposed landscaping complies with and/or exceeds the minimum planting requirements for street trees, parking lot trees and building foundation landscaping found in Section 245.030 of the Municipal Code. The City's contracted arborist has reviewed the landscape plan and is of the opinion that the landscape design and plant selection is acceptable.

In 2008, the City approved the site plan for QuikTrip which included a 6-foot privacy fence and landscape buffer in the common area between QuikTrip, the subject property, and the adjacent single-family properties in the Sommers Landing Subdivision. Staff has requested that the applicant verify that the existing landscape buffer is in general conformance with approved landscape plan or submit justification that the existing vegetation provides a landscape buffer of equal or better quality to that which is shown on the approved landscape plan from 2008.

According to the applicant's landscape architect, 31 trees were either never planted or have been removed, and very few of the specified plant types were planted per the approved plan. In staff's opinion, the applicant has not submitted sufficient justification that the existing vegetation provides a landscape buffer of equal or better quality to that which is shown on the

approved landscape plan from 2008. Staff recommends that the City's Arborist visit the site, at the expense of the applicant, to evaluate the condition and suitability of the existing landscape buffer and recommend the placement of any additional trees or landscaping to fill in gaps in the existing vegetation. Any new trees or landscaping shall be shown on a revised landscape plan.

### **Lighting**

Five single-headed pole lights and two double-headed pole lights are proposed in the parking lot and driveways. The LED fixtures will be mounted on 14-foot poles on two-foot bases. All light fixtures shall be shielded or constructed so that no light rays are emitted by the installed fixture at angles above the horizontal plane. The light levels measured at the adjacent residential property lines do not exceed 0.0 footcandles. Building lighting is subject to approval by the Development Review Board.

### **Building Design**

The Development Review Board will consider the building's appearance to ensure compatibility in volume, height, material and color with the site, surrounding existing structures, and the established general character of design in the City.

## **CONCLUSION**

Staff is of the opinion that the proposed development complies with the applicable requirements of the Municipal Code and that the proposed development is compatible with adjacent land uses. In staff's opinion, the applicant has not submitted sufficient justification that the existing vegetation provides a landscape buffer of equal or better quality to that which is shown on the approved landscape plan from 2008. Staff recommends that the City's Arborist visit the site, at the expense of the applicant, to evaluate the condition and suitability of the existing landscape buffer and recommend the placement of any additional trees or landscaping to fill in gaps in the existing vegetation. Any new trees or landscaping shall be shown on a revised landscape plan.

## **STAFF RECOMMENDATION**

To ***recommend approval*** of the Site Plan to the Board of Aldermen with the following condition:

1. The City's Arborist will visit the site, at the expense of the applicant, to evaluate the condition and suitability of the existing landscape buffer and shall recommend the placement of any additional trees or landscaping to fill in gaps in the existing vegetation. Any new trees or landscaping shall be shown on a revised landscape plan.

The following motion can be read verbatim or modified as desired:

*"I move to recommend approval of the Site Plan to the Board of Aldermen with the condition(s) listed in the staff report."*



# PLANNING AND ZONING APPLICATION

## APPLICATION SUBMITTAL REQUIREMENTS

The following shall be submitted at least 35 days before the scheduled meeting date of the Planning and Zoning Commission. The meetings are held the first Thursday of each month. Submittals lacking any one of the submittal requirements will be considered incomplete and will not be accepted.

Submittal Requirements	Format	Details
Application	PDF <sup>[1]</sup>	Completed applications are required 35 days in advance of the meeting date. The meetings are held the 1st Thursday of each month.
Plans	PDF <sup>[1]</sup>	
Certified list of adjacent property owners <sup>[3]</sup>	PDF <sup>[1]</sup>	List may be obtained from the St. Charles County Assessor's Office and shall include a list of property owner names and addresses within 300 feet (residential applications) or 1,000 feet (nonresidential applications) of the subject property.
Mailing Labels <sup>[3]</sup>	Hard Copy	The mailing labels should include all property owners on the certified list. List shall be placed on letter-size mailing labels and submitted with original certified list.
Application Fee <sup>[3]</sup>	Check or Online <sup>[2]</sup>	Refer to fee schedule on page 3.
Mailing Fee <sup>[3]</sup>	Check or Online <sup>[2]</sup>	The fee is \$5 plus \$0.62 per letter.
Advertising Fee <sup>[3]</sup>	Check or Online <sup>[2]</sup>	The fee is \$400. Once the advertisements have been placed, the applicant will be notified regarding any balance due or refund owed. There will be no refund of overpayments that are less than \$3.00.

### Notes

[1] Email PDFs to [bcueller@lakesaintlouis.com](mailto:bcueller@lakesaintlouis.com).

[2] Pay online at with [Official Payments](#). Email confirmation to [bcueller@lakesaintlouis.com](mailto:bcueller@lakesaintlouis.com).

[3] Not required for conceptual review.



# PLANNING AND ZONING APPLICATION

Updated June 25, 2020

Application is hereby made to the Planning and Zoning Commission of the City of Lake Saint Louis to approve the following request as described below.

## Applicant

Name	EDISON REAL ESTATE TWELVE, LLC
Address	158 Long Road Chesterfield, MO 63005
Email	mnosovitch@hotmail.com
Phone Number	636-236-9946
Interest in Property	Developer

## Property Owner

Name	JDN ENTERPRISES, LLC
Address	120 S CENTRAL, STE 500, ST LOUIS MO 63105
Email	MKORNFELD@SANSONEGROUP.COM
Phone Number	
Name, address, and title of all officers, partners, or control persons who have any interest in the application	

## Property Information

Property Address or General Location	Hwy N, MO 63367 (West of Hwy N and Sommers Rd.)
Legal Description	Lot 2, Sommers and Hwy N Subdivision
Size	1.01 AC.
Zoning	Highway Commercial District
Deed Restrictions. Attach a copy if applicable.	



# PLANNING AND ZONING APPLICATION

Updated June 25, 2020

## Requested Action

<i>Application Type</i>	<i>Fee</i>	
<b>Subdivisions</b>		
Preliminary Subdivision Plat - Resubdivision	\$200	
Preliminary Subdivision Plat - Residential	\$250.00 + \$25.00 per lot	
Preliminary Subdivision Plat - Nonresidential	\$75.00 per sheet + \$10.00 per acre	
Final Subdivision Plat	\$250.00 + \$25.00/lot	
<b>Development Plans</b>		
Preliminary Development Plan - Residential	\$250.00 + \$25.00 per lot	
Preliminary Development Plan - Nonresidential	\$75.00 per sheet + \$10.00 per acre	
<b>Other</b>		
Site Plan Review	\$100	✓
Special Use Permit	\$100	
Zoning Amendment	\$200	
Conceptual Review	No Fee	

## Description of Proposed Project

The project consists of a proposed Tidal Wave Express Car Wash facility on Lot 2 in the Sommers and Highway N Subdivision, located on the south side of Highway N, west of Sommers Road in the City of Lake St. Louis, MO 63367. Lot 2 is 1.01 acres in size and is currently a vacant lot. The proposed development will consist of the construction of an approximately 5,300 s.f. car wash building and associated site parking lot and drive aisles. Approximately 0.53 acres of pavement is proposed to be added to the site. Total proposed impervious surfacing is 65 percent.

No rezoning is proposed for the project. The site is located to the west of an existing QuiKTrip convenience store and has a common ground lot located on the west and south sides, serving as a buffer between the nearby residential areas. The common ground also has a stormwater detention basin which serves the overall subdivision.

The car washing operations utilize state of the art technology both in terms of the mechanical systems and the detergents and chemicals used. The car wash tunnel has a trench drain system that collects the used water and prevents soapy runoff from entering the storm sewer system.

I, Mace Nosovitch, hereby certify that the information given above is true and accurate and that I have reviewed the applicable land development regulations.

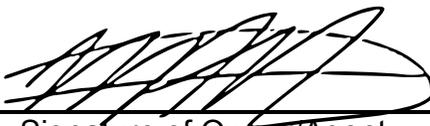
Mace Nosovitch		08-27-2020
Name of Owner/Agent	Signature of Owner/Agent	Date



**REAL ESTATE OWNER AFFIDAVIT**

I, Mace Nosovitch, am the owner or authorized agent of the owner of the parcel, which is the subject matter of the above application, and swears upon my oath that:

1. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to the parcel, which is the subject matter of this application.
2. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels in the City of Lake Saint Louis, owned by the same owner of the parcel of land which is the subject matter of this application.
3. All taxes, fees and assessments, due and assessed by the City of Lake Saint Louis, have been paid with regard to all parcels of land owned by the control entities of the owner of the parcels which are the subject matter of this application.
4. All taxes and fees due and assessed by the City of Lake Saint Louis have been paid with regard to all parcels in the City of Lake Saint Louis owned by affiliates of the owner of the parcels which are the subject matter of this application, including those entities which are controlled by owner.

Mace Nosovitch		08-27-2020
Name of Owner/Agent	Signature of Owner/Agent	Date



PLANNING AND ZONING APPLICATION

Updated June 25, 2020

Owner

STATE OF MISSOURI )
COUNTY OF ST. CHARLES )

On this \_\_\_ day of \_\_\_, 20\_\_\_, before me, a notary public in and for the State of Missouri, personally appeared \_\_\_, known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this \_\_\_ day of \_\_\_, 20\_\_\_, in the County of St. Charles, State of Missouri.

Notary Public

My Commission Expires: \_\_\_\_\_

\*\*\*\*\*

Authorized Agent

STATE OF MISSOURI )
COUNTY OF ST. CHARLES )

On this 27 day of August, 2020, before me, a notary public in and for the State of Missouri, personally appeared Mace Nosovitch, who stated that he/she is the Owner of Edison Real Estate Twelve, LLC

and that he/she has been authorized to make this application, and is further known to me to be the person who executed the within Real Estate Owner Affidavit and acknowledged to me that he/she executed the same for the purpose stated therein and as his/her free act and deed.

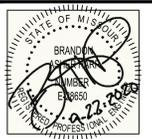
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal this 27 day of August, 2020, in the County of St. Charles, State of Missouri.

Notary Public (Signature)

My Commission Expires: 9.15.2022



REBECCA L. TONEY
My Commission Expires
September 15, 2022
Franklin County
Commission #14394073



BRANDON A. HARP, P.E. E-28650  
PROFESSIONAL ENGINEER  
REC. LICENSE NO. 2003004674

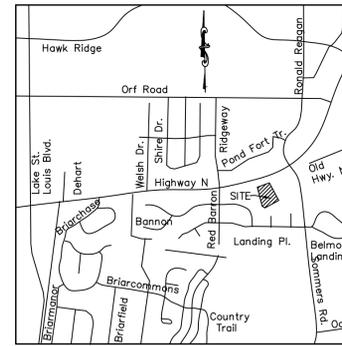
# SITE DEVELOPMENT PLAN

for a

# TIDAL WAVE EXPRESS

# CAR WASH

LOT 2, SOMMERS & HIGHWAY "N" SUBDIVISION  
CITY OF LAKE ST. LOUIS  
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP  
(NOT TO SCALE)

## GENERAL NOTES

- ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- ALL ELEVATIONS ARE BASED ON BENCHMARK SHOWN.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF LAKE ST. LOUIS.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF LAKE ST. LOUIS.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE SUBCONTRACTOR SHALL CONTACT THE GENERAL CONTRACTOR FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED AS DIRECTED BY THE CITY OF LAKE ST. LOUIS.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF LAKE ST. LOUIS.
- SIDEWALKS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1":20". SLOPES GREATER THAN 1":20" MUST BE DESIGNED AS A RAMP. SIDEWALKS TO BE CONSTRUCTED TO ST. LOUIS COUNTY ADA STANDARDS.
- SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADA GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADA GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- NO GRADE SHALL EXCEED 3(H):1(V) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT THAT HAS BEEN APPROVED BY THE CITY OF LAKE ST. LOUIS.
- STORM WATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
- ALL LANDSCAPED AREAS TO BE FILLED WITH A MINIMUM OF 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS DISTURBED BY OFF-SITE WORK SHALL BE IMMEDIATELY SEEDDED OR SODDED, AS DIRECTED BY THE CITY OF LAKE ST. LOUIS UPON COMPLETION OF WORK IN THE AREA AFFECTED.
- ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.

### REQUIRED PARKING:

1. Retail/Commercial - one (1) parking space for each one hundred sixty five (165) square feet of gross leasable floor area.

GROSS LEASABLE FLOOR AREA (EXCLUSIVE OF EQUIPMENT ROOM) = 3,700 s.f.  
TOTAL SPACES REQUIRED = 3,700 s.f./165 = 23 SPACES

PARKING PROVIDED = 24 SPACES (INCLUDES 1 ADA SPACE)

- LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF LAKE ST. LOUIS.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF LAKE ST. LOUIS STANDARDS.
- ALL LIGHT FIXTURES SHALL BE SHIELDED OR CONSTRUCTED SO THAT NO LIGHT RAYS ARE EMITTED BY THE INSTALLED FIXTURE AT ANGLES ABOVE THE HORIZONTAL PLANE.

## LEGEND

EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	--- [Symbol] ---
PROPOSED STORM SEWER	--- [Symbol] ---
EXISTING SANITARY SEWER	--- [Symbol] ---
PROPOSED SANITARY SEWER	--- [Symbol] ---
RIGHT-OF-WAY	--- [Symbol] ---
EASEMENT	--- [Symbol] ---
CENTERLINE	--- [Symbol] ---
EXISTING TREE	[Symbol]
EXISTING SPOT ELEVATION	433.28
PROPOSED SPOT ELEVATION	433.28
SWALE	[Symbol]
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	--- W ---
GAS MAIN	--- G ---
UNDERGROUND TELEPHONE	--- T ---
OVERHEAD WIRE	--- O.H. ---
UNDERGROUND ELECTRIC	--- E ---
SILTATION CONTROL	[Symbol]
FIRE HYDRANT	[Symbol]
POWER POLE	[Symbol]
WATER VALVE	[Symbol]
LIGHT STANDARD	[Symbol]

## BENCHMARK

F 149 (PID JC0547) Elev. 542.80' (NAVD 88) - Benchmark Disk set in top of concrete monument stamped F 149 1935. At O'Fallon, St. Charles County, on the Weibach Railroad, 1 block East of the Station, in the Southeast corner of the St. Mary Institute Yard, 40 feet East of the center of a street crossing, and 45 feet North to the centerline of the main track.

## SITE BENCHMARK

Elev. 595.51' - "Square" cut in concrete curb near SE property corner, as shown on these plans.

## ZONING NOTES

Zoned: "HC" Highway Commercial

Existing site conditions may fall within permitted uses as listed in the City of Lake St. Louis zoning regulations. Zoning regulations are subject to change, interpretation and exception, for further information contact the City of Lake St. Louis planning and zoning department.

Minimum Lot Requirements: Lot Area 0.5 acres. Lot Width 150 feet and Lot depth 150 feet. Minimum Lot Width along a Lake: Lots adjacent to or within 100 feet of a Lake St. Louis (the large lake) shall be a minimum lot width along the lake of 200 feet. Maximum Structure Height: 30 feet. Buildings of greater height may be specially permitted by site plan review and approval.

Minimum Right of Way Setback: 20 feet, unless front yard parking is provided, in which case 42 feet shall be required.

Minimum Setback Requirements from Lake: Buildings on lots which are adjacent to or within 100 feet of Lake St. Louis (the large lake) shall be setback a minimum of 150 feet from the lot line closest to the lake, regardless of whether said lot line is a front, side or rear lot line.

Rear Yard Setback: 20 feet

Side Yard Setback: 9 feet

Off-Street Parking and Load Regulations: See Chapter 430, Article II.

Zoning information has been collected by the Land Surveyor and considered to be accurate, however this should be verified by the client. See Item 6A under Table A.

## FLOOD ZONE NOTES

By graphic plotting only, this property does not lie within any special flood zone areas according to the flood insurance rate map panel number 29183C02206 and community number 290868 (City of Lake St. Louis) which bears an effective date of 01/20/2016. The property lies within unshaded zone x (Area of Minimal Flood Hazard).

## LAND DESCRIPTION

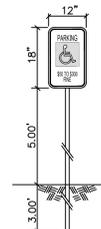
LOT 2 OF SOMMERS & HIGHWAY "N" SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 46, PAGE 84 OF THE ST. CHARLES COUNTY, MISSOURI, RECORDS.

## PROPERTY DATA

CURRENT OWNER	= JDN ENTERPRISES, LLC
ADDRESS	= HWY N LAKE ST. LOUIS, MO 63367
LOCATOR NUMBER	= 4-0037-A669-00-0002.0000000
ZONING	= HC - HIGHWAY COMMERCIAL
AREA (TOTAL)	= 1.01± ACRES
FIRE DISTRICT	= WENTZVILLE FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= WENTZVILLE SCHOOL DISTRICT
ELECTRIC COMPANY	= CUIVRE RIVER ELECTRIC COOPERATIVE
GAS COMPANY	= SPIRE
PHONE COMPANY	= CENTURYLINK
WATER COMPANY	= PUBLIC WATER SUPPLY DISTRICT NO. 2
SANITARY SEWER	= DUCKET CREEK SANITARY DISTRICT 3550 Hwy K, O'Fallon, MO 63368. PH: (636)441-1244

## INDEX OF SHEETS

CO1	TITLE SHEET
CO2	SITE DEVELOPMENT PLAN



## ACCESSIBLE PARKING SIGN

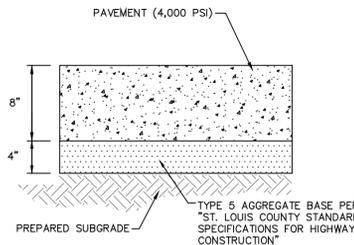
- STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT OR CITY STREET DEPARTMENT GAUGE
- LETTERS AND BORDERS ARE GREEN
- HANDICAP LOGO SQUARE IS BLUE AND THE BACKGROUND IS WHITE
- GALVANIZED U CHANNEL POST 7'-0" LONG, SET 3'-0" INTO GRADE



## ADA SIGN

(n.t.s.)

NOTE:  
ADA GRAPHIC SHALL BE WHITE OR PER LOCAL CODE



## CONCRETE PAVEMENT DETAIL

### NOTE:

The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.



MISSOURI ONE CALL TICKET NUMBER 202331280  
The utilities contacted by Missouri One Call were CTCLC-Centurylink, Charter communications, Cuivre River Electric COOP, City of Lake St. Louis, Spire Mo East, St. Charles County PWS 2 and Duckett Creek.

PREPARED FOR:  
TIDAL WAVE LUXURY WASH  
C/O EDISON REAL ESTATE TWELVE, LLC

PREPARED BY:  
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS  
10820 Sunset Office Drive  
Suite 200  
St. Louis, Missouri 63127  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

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Saint Louis, Missouri 63127  
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Fax: 314.729.1404  
www.cedc.net

**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Site Development Plan for  
**TIDAL WAVE EXPRESS CAR WASH**  
HWY N  
LAKE ST. LOUIS, MISSOURI 63367

Proj. #	2043
No. Description	Date
P&Z SITE PLAN	08-27-2020
REVISION #1	09-10-2020
REVISION #2	09-22-2020

TITLE SHEET

DRAWING NO.  
**C01**

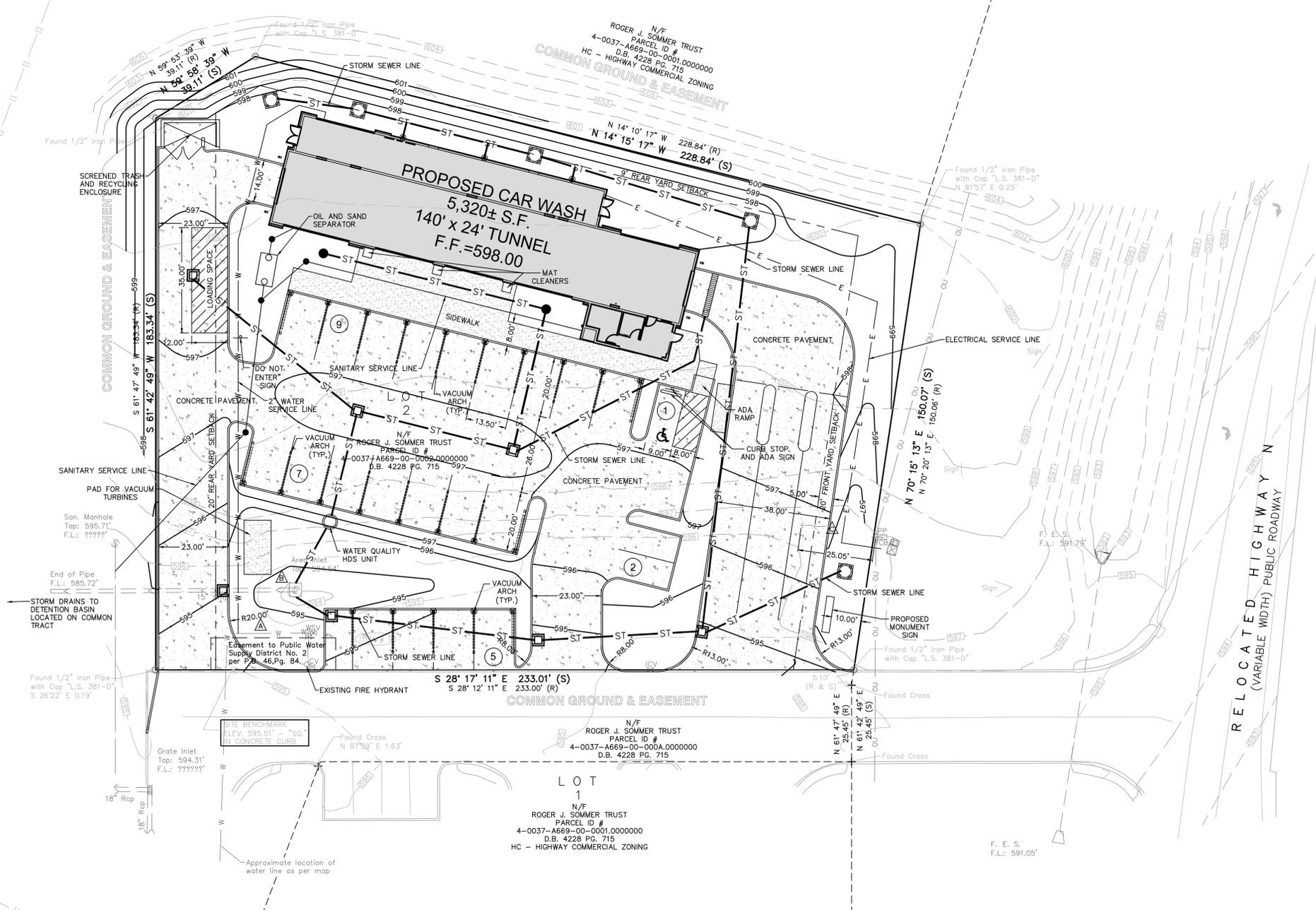
**NOTES OF INTEREST**

- ⚠ Existing waterline as marked by Missouri One Call lies outside the water line easement as shown on this survey.
- ⚠ Existing storm sewer does not lie within an easement listed in the title commitment provided.
- ⚠ Existing guy wires do not lie within an easement listed in the title commitment provided.

**SCHEDULE "B" TITLE EXCEPTION NOTES**

This survey is based on a title report prepared by First American Title Insurance Company File No. NCS-1014179A-STLO, dated May 29, 2020 at 8:00 A.M. Items not listed below are standard exceptions and/or are not matters or issues that pertain to this survey.

- ① - ⑥ Standard exceptions, not land survey related.
- ⑦ Easements, restrictions and setback lines as per plat, recorded in Plat Book 46, Page 84. (Easement to Public Water Supply Dist. No. 2 as shown on this survey, no building lines shown for Lot 2 on said plat, restrictions are not land survey related items)
- ⑧ Easements granted to the State of Missouri according to instrument recorded in Book 326, Page 78. (Does not encumber the subject parcel)
- ⑨ Limitations of abutter's rights of direct access Missouri State Highway "N" and Sommers Road in Book 3218, Page 46. (All abutter's rights of direct access between the highway known as Missouri State Highway N and Sommers Road, and Grantor's abutting land, except a that there is reserved and excepted to grantor, its successors and assigns the usual right of direct access to proposed Missouri State Highway N on the South from a point 158.8 feet perpendicular distance South of centerline station 16+582.0 meters to point 146.4 feet perpendicular distance South of centerline station 16+675.4 meters, encumbers the parent parcel)
- ⑩ Declaration of Easements, Covenants and Restrictions, recorded December 4, 2009, in Book DE5305, but deleting any covenant, condition or restriction indicating a preference, limitation or Discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42USC 3604(c) or any similar state statute or local ordinance. (Grants Access Easements, A perpetual, non-exclusive reciprocal easement over, across and through the Access Areas is hereby declared and granted to the Owners and their respective agents, customers, invitees, licensees, tenants and employees, for ingress and egress to, from and between Lot 1 and Lot 2, and other conditions and restrictions that are not land survey related items)
- ⑪ Terms and provisions of an unrecorded lease dated August 25, 2006, by and between Saab Auto Sales & Leasing, Inc as lessor and Quiktrip Corporation, an Oklahoma corporation as lessee, as disclosed by an Initial Short Form Lease recorded December 13, 2006 in Book DE4643, Page 1938 of Official Records. (Initial short form lease approximately 78,000 square feet at the Southwest corner of State Route N and Sommers Road, not a land survey related item)
- ⑫ Terms and provisions of an unrecorded lease dated June 12, 2008, by and between Roger J. Sommer Trust as lessor and Quiktrip Corporation, an Oklahoma corporation as lessee, as disclosed by an Initial Short Form Lease recorded August 27, 2008 in Book DE5041, Page 364 of Official Records. (Initial short form lease by and between Roger J. Sommer Trust and Quiktrip Corporation, not a land survey related item)



BRANDON A. HARP, P.E. E-28650  
PROFESSIONAL ENGINEER  
CEDC LICENSE NO.: 2003004674

10820 Sunset Office Drive  
Suite 200  
Saint Louis, Missouri 63127  
314-729-1400  
314-729-1404  
www.cedc.net

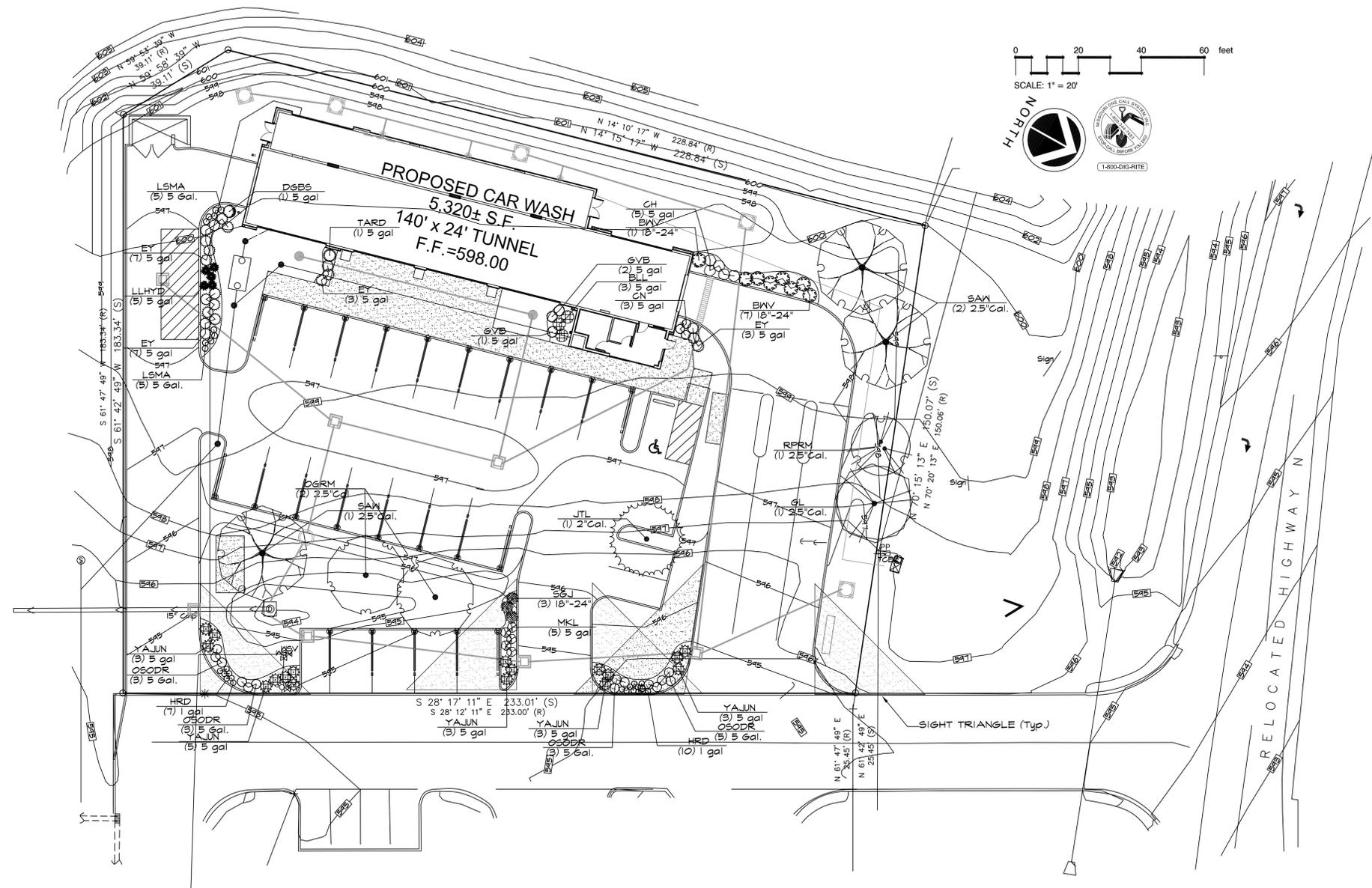
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

Site Development Plan for  
**TIDAL WAVE EXPRESS CAR WASH**  
HWY N  
LAKE ST. LOUIS, MISSOURI 63367

Proj. #	2043
No. Description	Date
P&Z SITE PLAN	08-27-2020
REVISION #1	09-10-2020
REVISION #2	09-22-2020

**SITE DEVELOPMENT PLAN**

DRAWING NO.  
**C02**



**LANDSCAPE REQUIREMENTS:**

**STREET TREES** - One 2.5" Cal. tree per 40 LF of frontage  
 Total street frontage: 150.07 LF @ Relocated Highway N  
 requiring four (4) trees, 4 trees are provided

**PARKING LOTS:**  
 One 2.5" Cal. tree per 7 parking spaces  
 27 parking spaces; therefore, 4 trees are required / 1 provided

27 parking spaces X 162 SF = 4,374 SF X 5% = 218.70 SF  
 landscape area required; however, 15,387.18 SF (35%) pervious  
 green area throughout the site is proposed

**BUFFER SCREEN PLANTING:**  
 None required

**FOUNDATION PLANTING:**  
 One shrub per ten (10') lineal feet of wall  
 398.77 LF total perimeter; therefore, 40 shrubs  
 are required, 85 provided

**IRRIGATION GUIDELINE SPECS:**

**GENERAL:**

- 1.) System shall be designed for 30 gpm @ 80 PSI. Contractor to field verify actual conditions.
- 2.) Exact tap, backflow and controller location to be coordinated with owner or owner's representative.
- 3.) All control wiring to be 14 ga. Minimum 3 extra strands to be installed in each direction from the controller to the end of the mainline.
- 4.) All piping to be sleeved in SCH40 PVC when passing under hardscape. PVC Sleeve to be a minimum of twice the size of pipe(s) running through.
- 5.) Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the irrigation contractor's responsibility to determine or verify the existence of and exact location of the above (Call 1-800-DIG-RITE).
- 6.) It shall be the irrigation contractor's responsibility to:
  - A.) Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - B.) Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.

REVISIONS	BY
4/10/2020	RJM
4/24/2020	RJM



PLANTING PLAN FOR THE PROPOSED  
**Tidal Wave Express Car Wash**  
 HIGHWAY N LAKE SAINT LOUIS, MO 63367

REGISTERED LANDSCAPE ARCHITECT  
 RANDALL W. MARDIS  
 NUMBER 019  
 DATE 4/10/2020

DRAWN R. MARDIS
CHECKED RJM
DATE 8/25/2020
SCALE 1"=20'-0"
JOB NO. 2020-161
SHEET 1-1

**LANDSCAPE GUIDELINE SPECS:**

**GENERAL:**

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public.
- The landscape contractor shall be responsible for any coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of work to be done.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine or verify the existence of and exact location of the above (Call utility location services in municipality).
- Plant material are to be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cultivated to 6" depth minimum and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
  - Verify all existing and proposed features shown on the drawings prior to commencement of work.
  - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect immediately for a decision.
  - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect ten (10) days prior to installation.
- Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this plan. No substitutions of types or size of plant materials will be accepted without written approval from the landscape architect.
- Provide single-stem trees unless otherwise noted in plant schedule.
- All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standards for Nursery Stock".
- It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
- All bids are to have unit prices listed. The Owner has the option to delete any portion of the contract prior to signing the contract or beginning work. This will be a unit price contract; quotes shall be valid for 12 months.
- Should auger equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished side walls" prior to plant material installation.
- All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
- Keep all plant material (except turf) a minimum of 36" clear of fire hydrants.
- Landscape contractor shall kill & remove all existing weeds within the project site.
- All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
- Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
- All substitutions of plant material shall be submitted to landscape architect for approval.

**PRUNING:**

- Lightly prune trees at time of planting. Prune only the crossover limbs, intermingled leaders and/or any broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

**INSURANCE:**

- The landscape contractor shall submit certificates of insurance for workmen's compensation and general liability.

**MULCH:**

- All mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds. Lap fabric 6" over adjacent coverages.
- Edge all beds with spade-cut edge unless otherwise noted.

**TOPSOIL:**

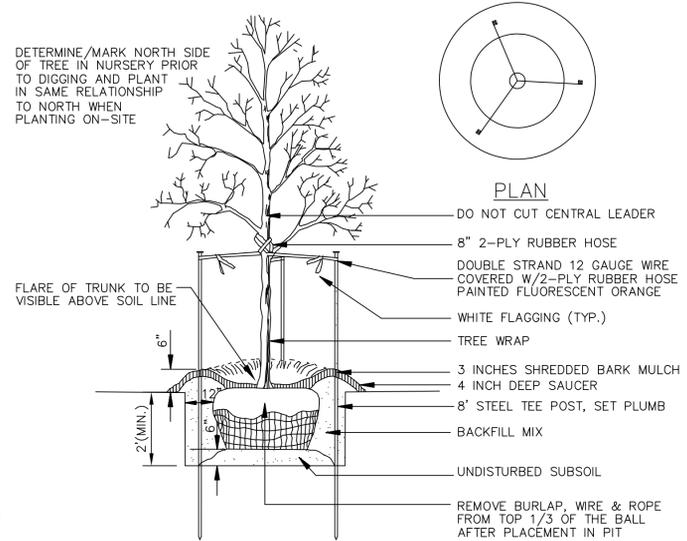
- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" minimum and grade smooth.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, weeds, brush, stones (larger than 1"), litter or any other extraneous or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor as part of this task.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

**TURF:**

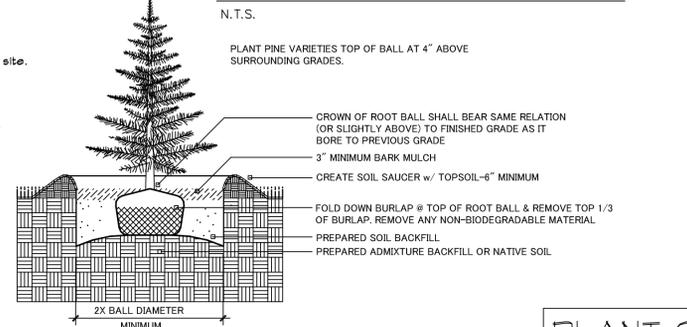
- All disturbed lawn areas to be seeded with a mixture of Turf-Type fescue (300# per acre) and bluegrass (18# per acre). Lawn areas shall be unconditionally warranted for a period of 90 days from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Seed and fertilization operations shall occur between May 1 and June 15th or between September 1 and October 15th unless directed by others in writing AND irrigation system is operating.
- Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade, restore and repair any erosion or water damage and obtain owners' approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No broken pieces, irregular pieces or torn pieces will be accepted. Any points carrying concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawn areas damaged by Contractor's operations including equipment/material storage and movement of vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved area elevations to allow for proper drainage.

**WARRANTY:**

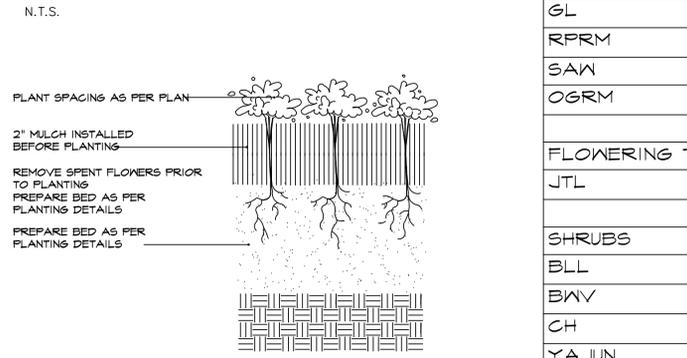
- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Only one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- Lawn establishment period will be in effect once the lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.



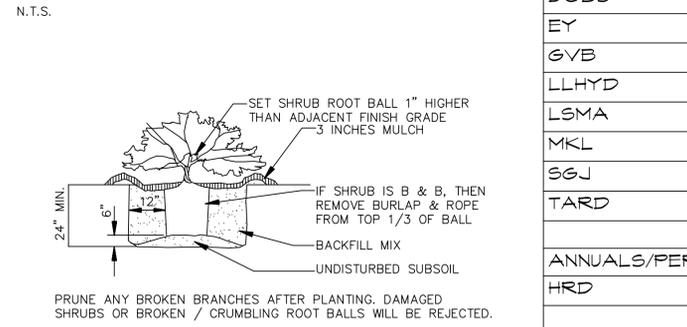
**DECIDUOUS TREE PLANTING**



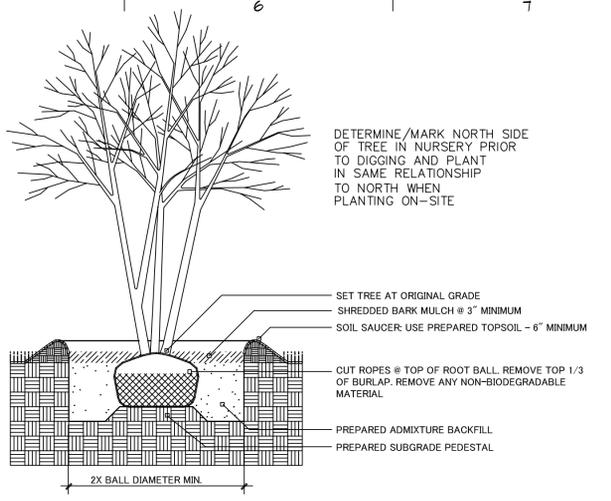
**EVERGREEN TREE PLANTING**



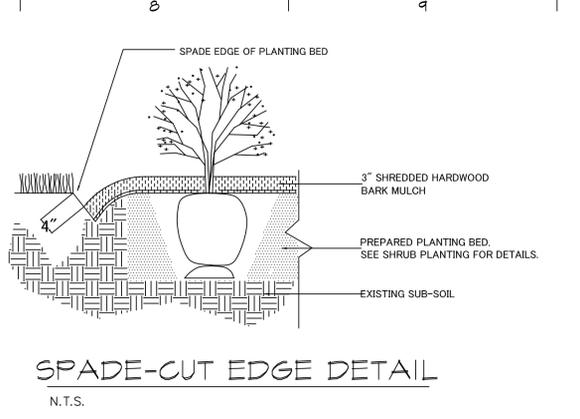
**PERENNIAL / ANNUAL PLANTING**



**SHRUB PLANTING**



**MULTI-STEM TREE PLANTING**



**SPADE-CUT EDGE DETAIL**

**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
GL	1	Greenspire Littleleaf Linden / <i>Tilia cordata</i> 'Greenspire'	2.5" Cal.
RPRM	1	Redpointe Red Maple / <i>Acer rubrum</i> 'Redpointe'	2.5" Cal.
SAW	3	Santooth Oak / <i>Quercus acutissima</i>	2.5" Cal.
OGRM	2	'October Glory' Maple / <i>Acer rubrum</i> 'October Glory'	2.5" Cal.
FLOWERING TREES	QTY	COMMON / BOTANICAL NAME	SIZE
JTL	1	Ivory Silk Japanese Tree Lilac / <i>Syringa reticulata</i> 'Ivory Silk'	2" Cal.
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
BLL	3	Blooming Lilac / <i>Syringa</i> x 'Penda'	5 gal
BWV	8	Brandywine Viburnum / <i>Viburnum nudum</i> 'Brandywine'	18"-24"
CH	5	China Boy/Girl Holly / <i>Ilex meserveae</i> 'China Boy/Girl' TM	5 gal
YAJUN	17	Compact Youngstown Andorra Juniper / <i>Juniperus horizontalis</i> 'Youngstown'	5 gal
CN	3	Coppertina Ninebark / <i>Physocarpus opulifolius</i> 'Coppertina'	5 gal
DGBS	1	Dwarf Globe Blue Spruce / <i>Picea pungens</i> 'Globosa'	5 gal
EY	20	Everlow Yew / <i>Taxus x media</i> 'Everlow'	5 gal
GVB	3	Green Velvet Boxwood / <i>Buxus</i> 'Green Velvet'	5 gal
LLHYD	5	Little Lime Hydrangea / <i>Hydrangea paniculata</i> 'Little Lime'	5 gal
LSMA	10	Low Scape Mound Chokeberry / <i>Aronia melanocarpa</i> 'Low Scape Mound'	5 Gal.
MKL	5	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'	5 gal
SGJ	3	Sea Green Juniper / <i>Juniperus chinensis</i> 'Sea Green'	18"-24"
TARD	1	Tardiva Hydrangea / <i>Hydrangea paniculata</i> 'Tardiva'	5 gal
ANNUALS/PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE
HRD	17	Happy Returns Daylily / <i>Hemerocallis hybrid</i> 'Happy Returns'	1 gal
ROSES	QTY	COMMON / BOTANICAL NAME	SIZE
OSODR	14	OSO Easy Double Rose / <i>Rosa</i> x 'OSO Easy Double Rose'	5 Gal.

REVISIONS	BY
4/10/2020	RJM
4/24/2020	RJM

**Landscape Technologies**  
 67 Jacobs Creek Drive  
 Missouri, MO 63004  
 MO Landscape Architectural Compensation #0000000002

**REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT**  
 RANDALL W. HARRIS  
 LICENSE NUMBER 019  
 REGISTERED 10/23/2018  
 EXPIRES 10/23/2023  
 RANDALL W. HARRIS, LICENSE #0000014  
 MISSOURI LANDSCAPE ARCHITECT #0000014  
 DATE: 4/10/2020

**PLANTING PLAN FOR THE PROPOSED**  
**Tidal Wave Express Car Wash**  
 HIGHWAY N LAKE SAINT LOUIS, MO 63367

**L-2**  
 OF TWO SHEETS

Sequence of Tree Protection Measure

**BEFORE CONSTRUCTION STARTS**

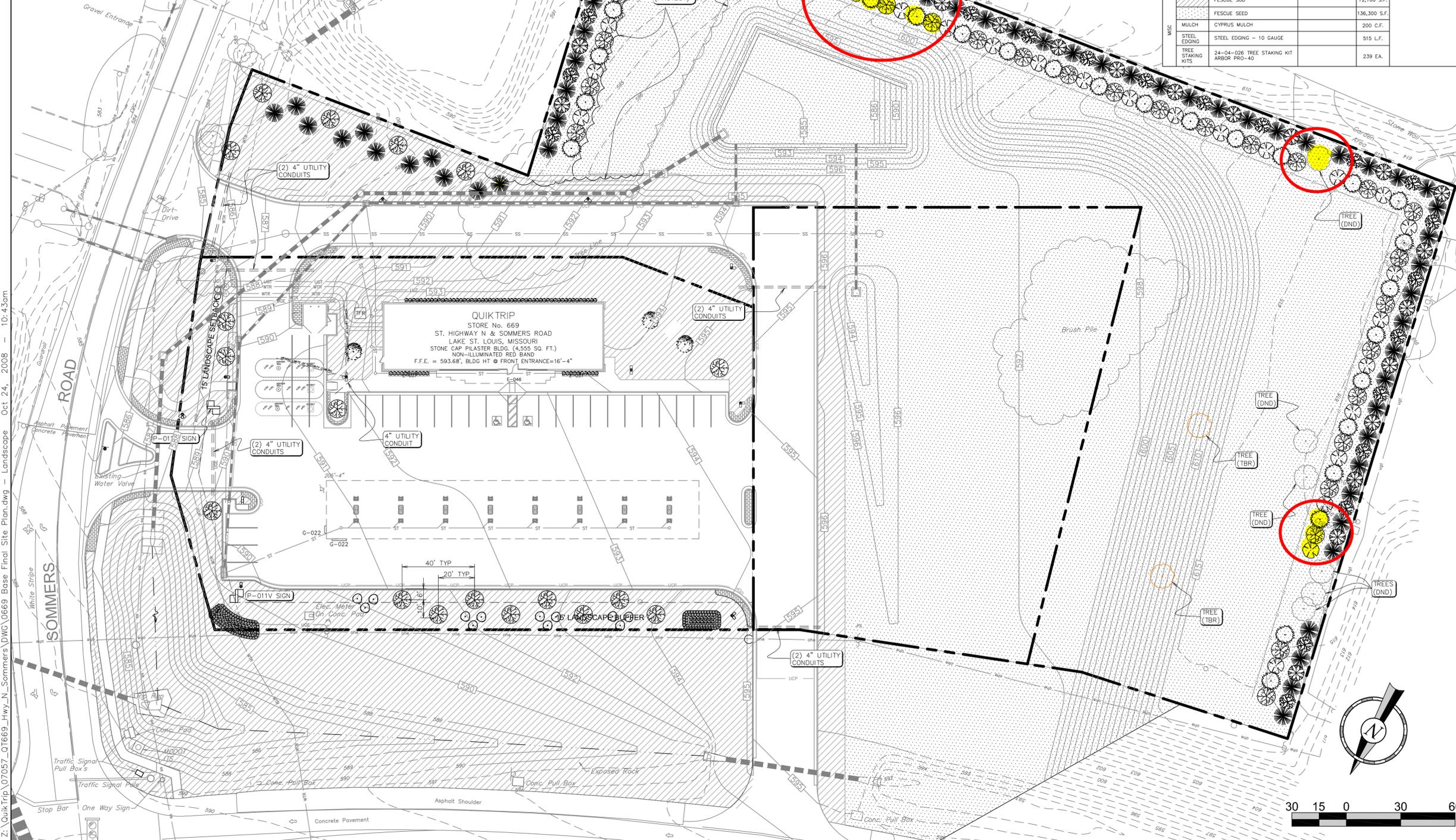
1. Determine location of Limit of Disturbance near tree preservation areas
2. Cut trench along Limit of Disturbance around all trees to be preserved, at least 18 inches deep, to sever tree roots before any excavation starts
- \*Use a trenching machine similar to those used to install underground cable
3. Prune branches which overhang into area that will be disturbed
4. Install permanent fence along Limit of Disturbance
5. Install erosion control fencing if trees to be preserved are lower than grading area

**DURING CONSTRUCTION**

6. Fence must remain in good condition throughout the construction process to prevent any movement of equipment, or material storage, near preserved trees
7. Prune additional branches to prevent damage by large equipment or construction activity

**AFTER CONSTRUCTION IS COMPLETED**

- B. Remove fences
9. Prune any damaged branches from preserved trees



City of Lake St. Louis, MO Ordinance

SECTION 425.480:  
 A - LANDSCAPE / TREE PROTECTION ORDINANCE  
 ONE (1) TREE SHALL BE PLANTED FOR EVERY FORTY (40) FEET OF FRONTAGE.  
 B - NEW TREES TO BE A MINIMUM OF TWO AND ONE-HALF (2½) INCH CALIPER.

**ST LOUIS LANDSCAPE SCHEDULE**

USE	SYMBOL	COMMON NAME Botanical Name	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS	
SHRUBS	●	CRIMSON PYGMY BARBERRY <i>Barberis thunbergii</i>	3 GAL. 15" x 15" HT MIN	151 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING	
	●	WINTERGREEN BOXWOOD <i>Microphylla korera</i>	5 GAL. 24" x 24" HT MIN	111 EA.		
	○	ROSE OF SHARON <i>Hibiscus syriacus</i>	3" CALIPER (TOTAL) 6' HT	13 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT AND PLANTING SPECIFICATIONS	
FRONTAGE TREES	⊙	SKYLINE HONEY LOCUST <i>Gleditsia triacanthos (Skyline)</i>	3" CALIPER 12' HT	39 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH OT REPRESENTATIVE PRIOR TO INSTALLATION	
	⊙	ARISTOCRAT PEAR <i>Pyrus calleryana</i>	3" CALIPER 12' HT	3 EA.		
	⊙	Austrian Pine <i>Pinus nigra</i>	3" CALIPER 12' HT	65 EA.		
	⊙	Baldypress <i>Taxodium distichum</i>	3" CALIPER 12' HT	33 EA.		
	⊙	White Oak <i>Q. alba</i>	3" CALIPER 12' HT	30 EA.		
	⊙	Black oak <i>Q. velutina</i>	3" CALIPER 12' HT	29 EA.		
	⊙	Shagbark Hickory <i>Carya ovata</i>	3" CALIPER 12' HT	30 EA.		
	MISC.		FESCUE SOD		72,700 S.F.	
			FESCUE SEED		136,300 S.F.	
			MULCH CYPRIUS MULCH		200 C.F.	
		STEEL EDGING - 10 GAUGE		515 L.F.		
		TREE STAKING KITS ARBOR PRO-40		239 EA.		



**QuikTrip**

2255 Bluestone Drive  
 St. Charles, MO 63303  
 (636) 916-5706

**GENERAL NOTES**

1. A SEPARATE IRRIGATION PLAN WILL BE SUBMITTED TO THE CITY FOR REVIEW WITH THE FINAL CONSTRUCTION DRAWINGS. THIS PLAN WILL INCLUDE IRRIGATING AND MAINTAINING THE LAWN AREA OF MODOT'S RIGHT OF WAY ADJACENT TO THE SITE.
2. ALL DISTURBED AREAS THAT ARE NOT SHOWN TO BE SODED SHALL BE SEEDED.

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No.	Revision	Date

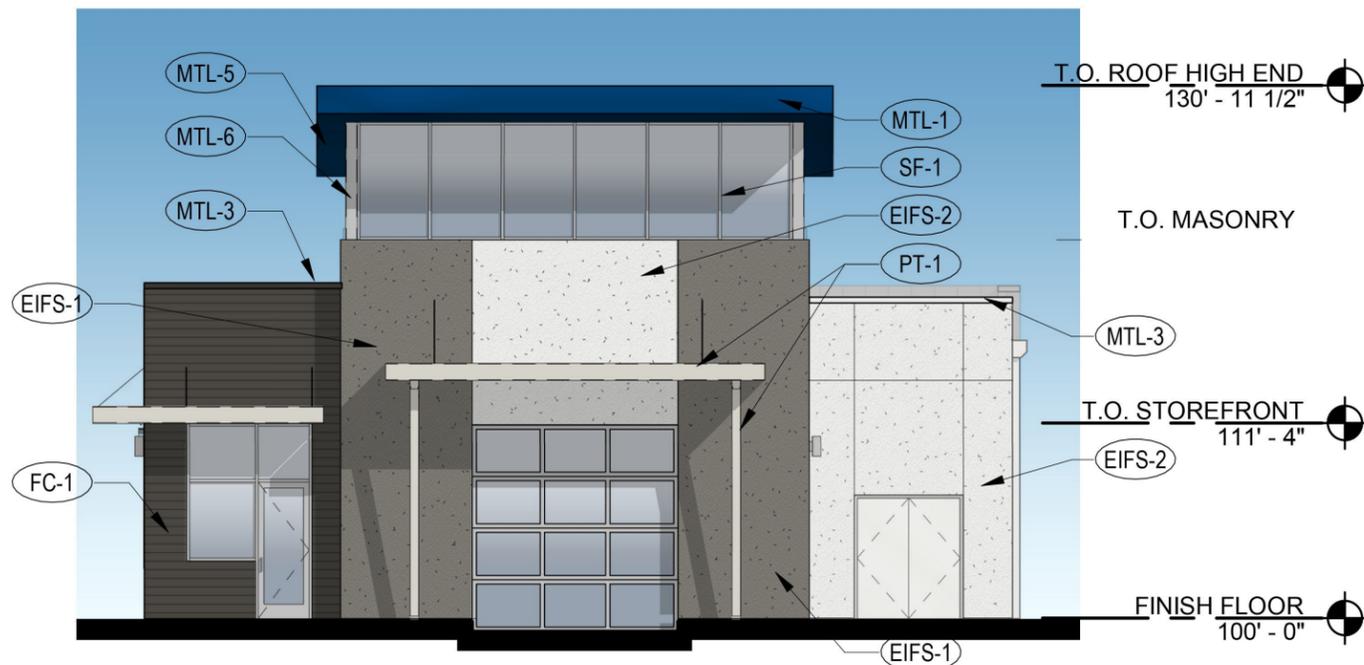
**EFK•Moen, LLC**  
 Civil Engineering Design  
 13523 Barrett Parkway Dr. Suite 250  
 St. Louis, MO 63021  
 Phone (314)729-4100 Fax (314)729-4199

**LANDSCAPE & TREE PRESERVATION PLAN**

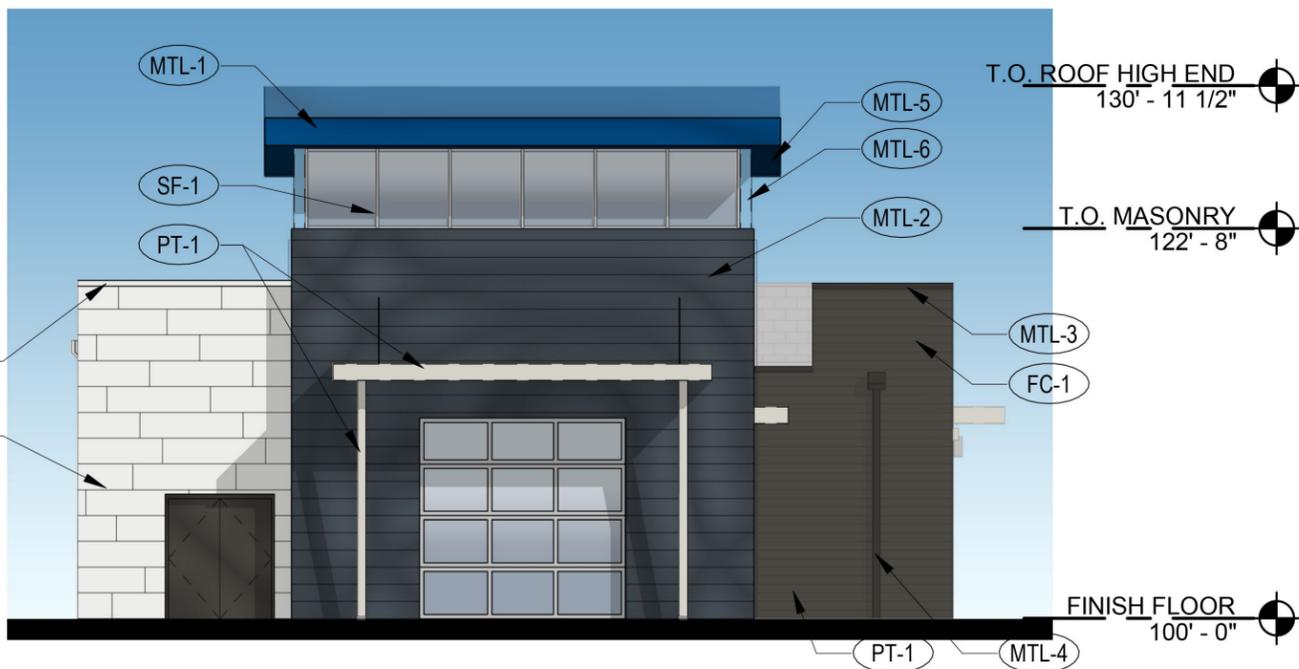
DRAWN BY: JAA	SHEET <b>4</b> OF 4
DESIGNED BY: CDL	
CHECKED BY: PJK	
ISSUE DATE: 10/10/08	

Z:\QuikTrip\07057\_07669\_Hwy\_N\_Sommers.DWG 0669 Base Final Site Plan.dwg Oct 24, 2008 - 10:43am

QuikTrip Store No. : 669 HIGHWAY N & SOMMERS ROAD LAKE ST. LOUIS, MISSOURI

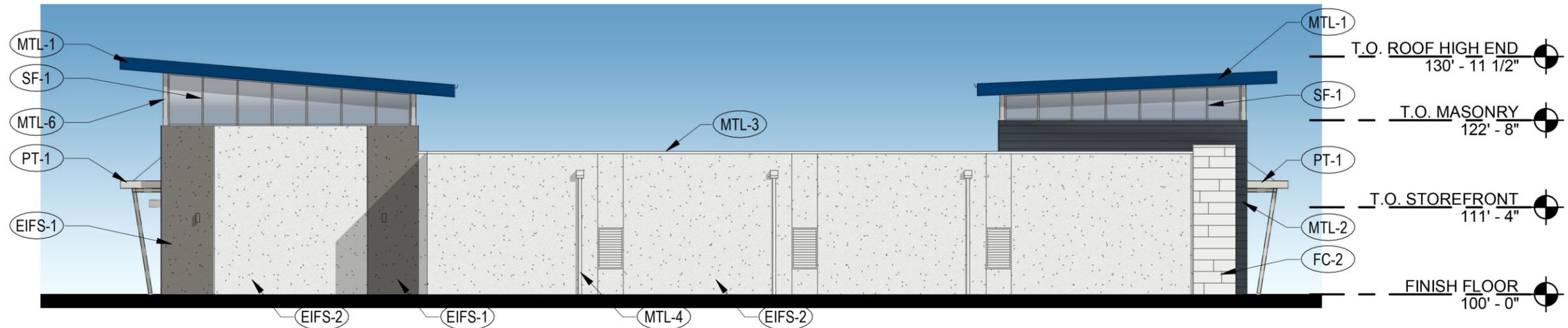


**1 NORTH ELEVATION SD**  
SCALE: 3/32" = 1'-0"



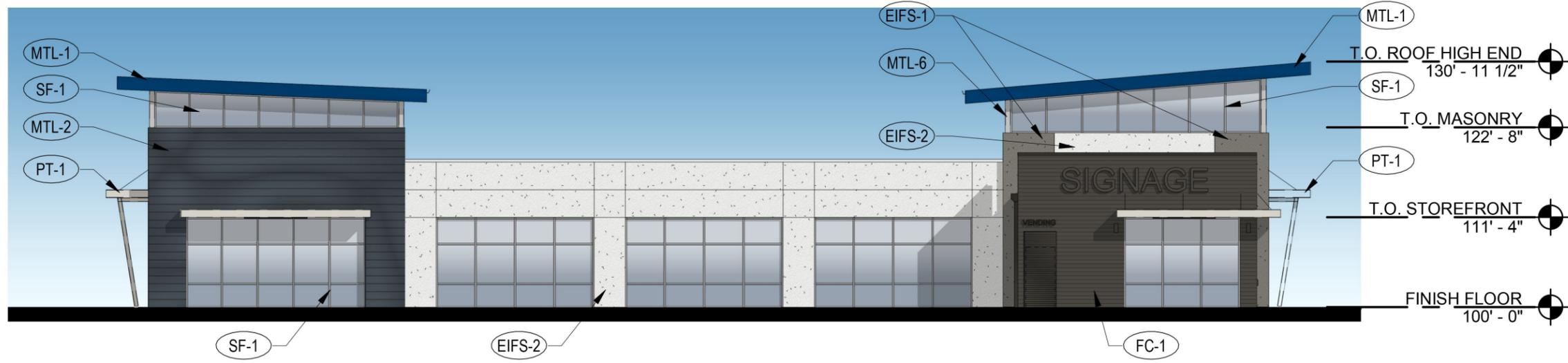
**2 SOUTH ELEVATION SD**  
SCALE: 3/32" = 1'-0"

MATERIALS LIST		
CODE	MATERIAL	TYPE/COLOR
EIFS-1	EIFS	617A WINTER EVE
EIFS-2	EIFS	612 MOONLIGHT
FC-1	FIBER CEMENT	NICHIHA VINTAGE WOOD, BARK
FC-2	FIBER CEMENT	NICHIHA ILLUMINATION SERIES, COLOR: TO MATCH MTL-2
MTL-1	METAL	PRE-FINISHED METAL FASCIA, COLOR: AWARD BLUE
MTL-2	METAL	PAC CLAD M36 PANEL, WEATHERED ZINC
MTL-3	METAL	PREFINISHED METAL COPINGS AND TRIMS TO MATCH ADJACENT SURFACE
MTL-4	METAL	PREFINISHED GUTTERS AND DOWNSPOUTS TO MATCH ADJACENT SURFACE
MTL-5	METAL	PAC CLAD FLUSH SOFFIT PANEL, COLOR: AWARD BLUE
MTL-6	METAL	BREAK METAL WRAP TO MATCH STOREFRONT
PT-1	PAINT	SHERWIN WILLIAMS SUPER PAINT, SW 7647 CRUSHED ICE
SF-1	ALUMINUM	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM



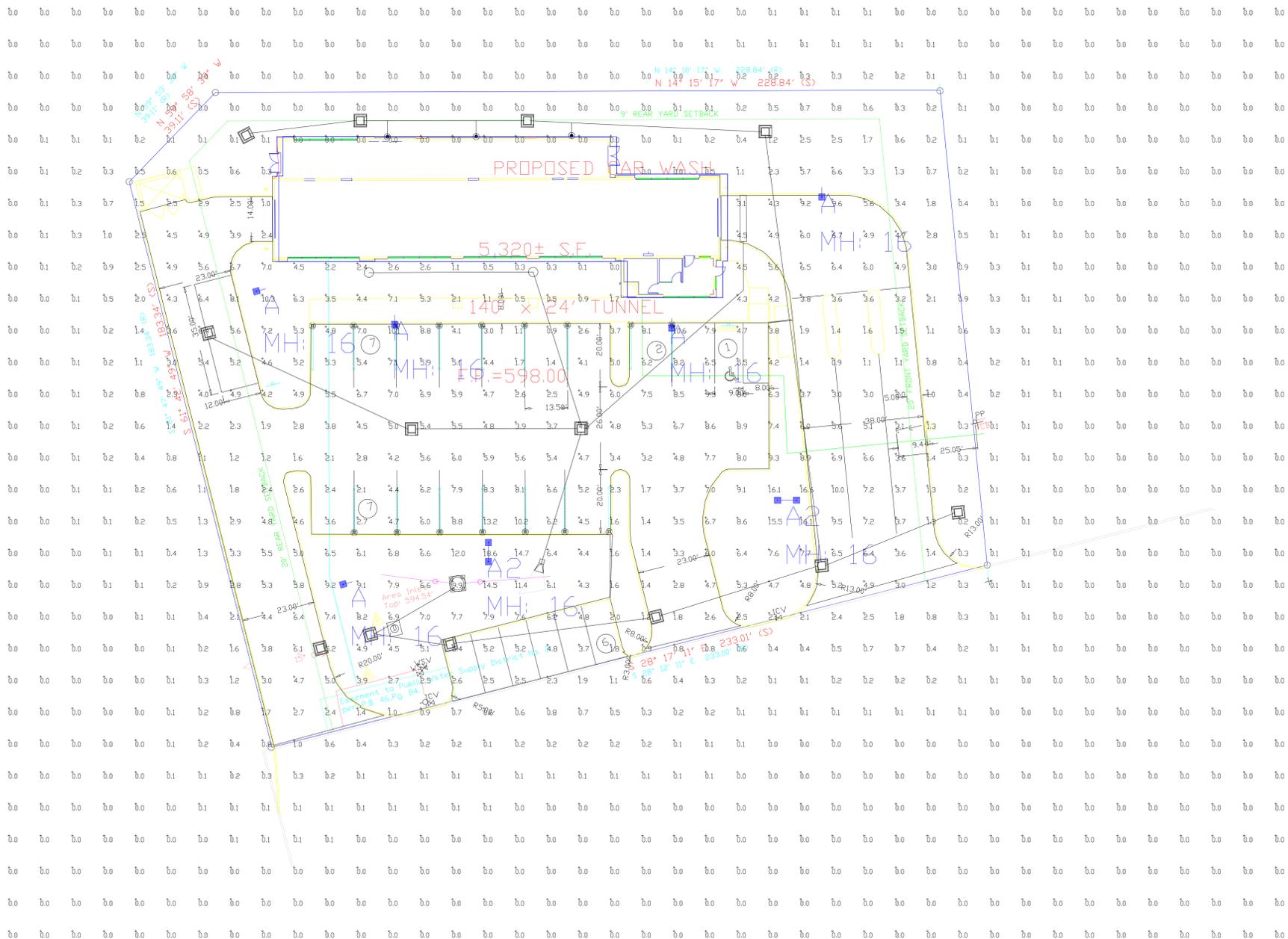
**1 WEST ELEVATION SD**

SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION SD**

SCALE: 1/16" = 1'-0"



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL POINTS AT GRADE 10'X10'	Illuminance	Fc	1.44	18.6	0.0	NA.	NA.
INSIDE CURB	Illuminance	Fc	4.69	13.2	0.9	5.21	14.67

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.

Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
[Symbol]	5	A	SINGLE	SLM-LED-18L-SIL-FT-50-70CRI-14" POLE + 2" BASE	1.000	1.000	1.000	19664	148.5
[Symbol]	2	A2	D180*	SLM-LED-18L-SIL-FT-50-70CRI-D180-14" POLE + 2" BASE	1.000	1.000	1.000	39328	297

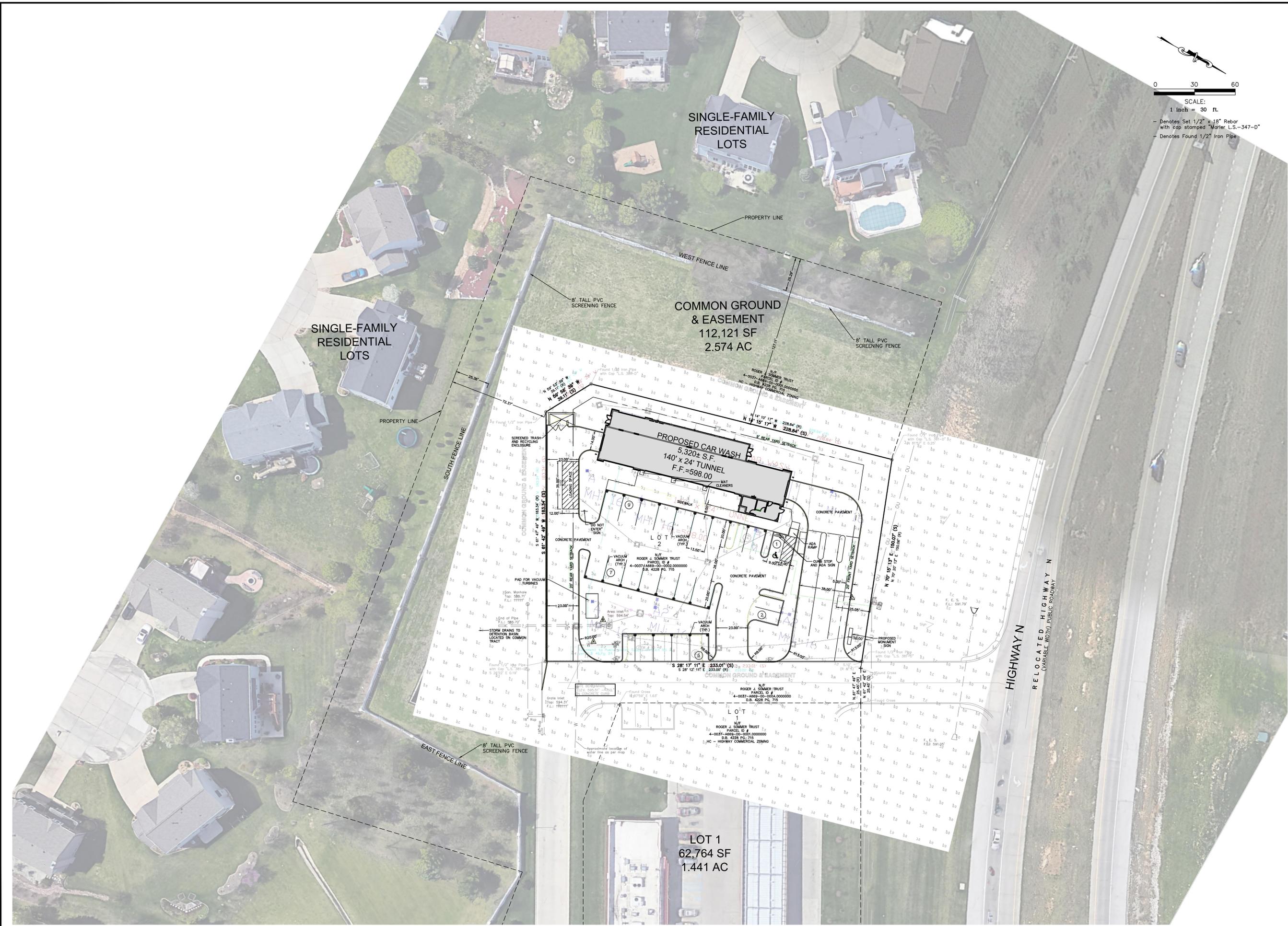
Total Project Watts  
Total Watts = 1336.5

LIGHTING PROPOSAL LO-152094-1

TIDAL WAVE EXPRESS  
ST. LOUIS, MD

BY/GEF DATE: 8/27/2020 REV: 9/11/2020 SHEET 1 OF 1

SCALE: 1"=20'



0 30 60  
 SCALE:  
 1 inch = 30 ft.  
 - Denotes Set 1/2" x 18" Rebar  
 with Exp stamped "Warler L.S.-347-D"  
 - Denotes Found 1/2" Iron Pipe

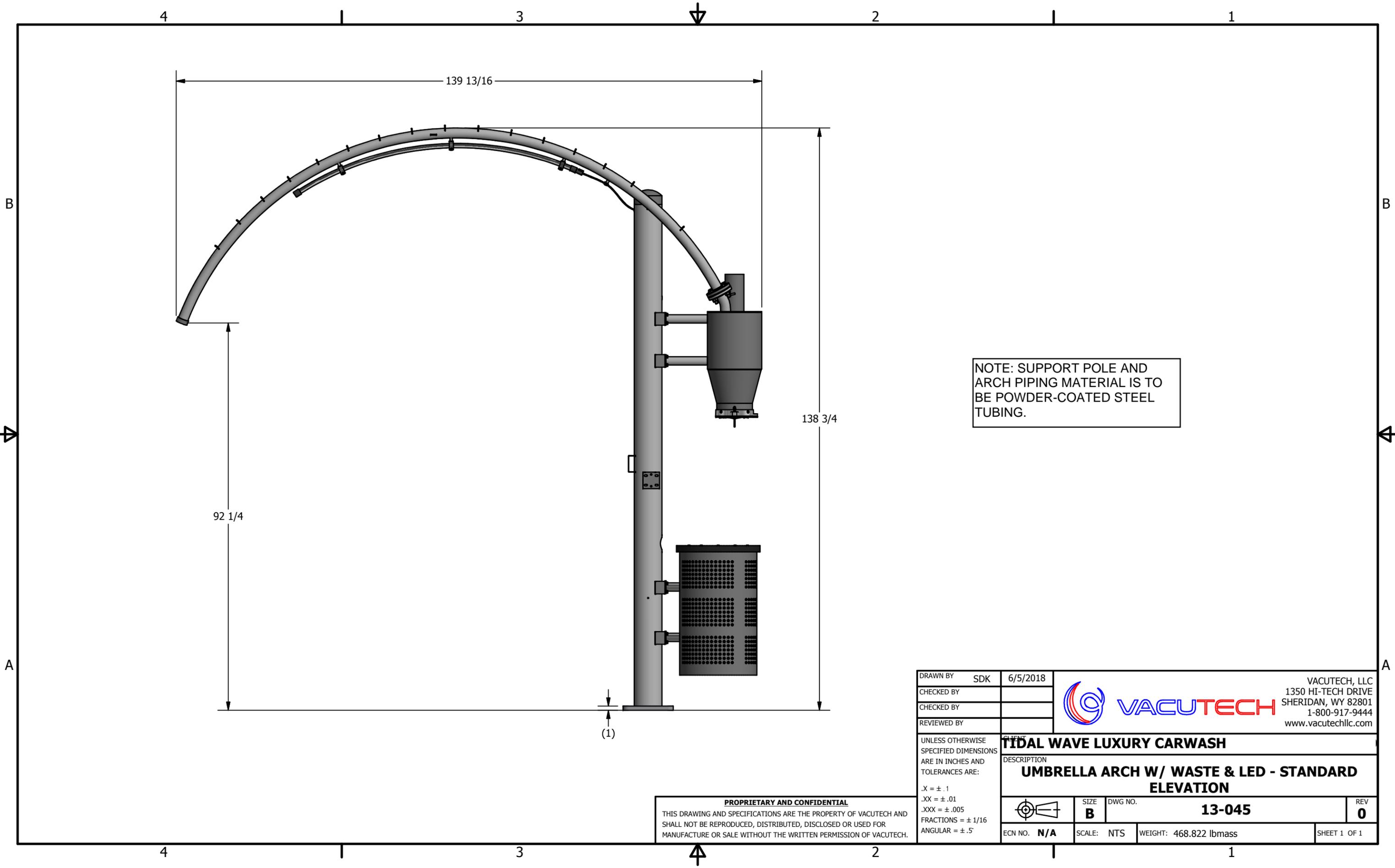
PHOTOMETRICS SITE PLAN  
**TIDAL WAVE EXPRESS CAR WASH**  
 HWY N  
 LAKE ST. LOUIS, MISSOURI 63367

Proj. #	2043
No. Description	Date
PHOTO SITE PLAN	09-23-2020

PHOTOMETRICS  
 SITE PLAN

DRAWING NO.

**FIG-A**



NOTE: SUPPORT POLE AND ARCH PIPING MATERIAL IS TO BE POWDER-COATED STEEL TUBING.

DRAWN BY	SDK	6/5/2018
CHECKED BY		
CHECKED BY		
REVIEWED BY		



VACUTECH, LLC  
 1350 HI-TECH DRIVE  
 SHERIDAN, WY 82801  
 1-800-917-9444  
 www.vacutechllc.com

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES AND TOLERANCES ARE:  
 .X = ± .1  
 .XX = ± .01  
 .XXX = ± .005  
 FRACTIONS = ± 1/16  
 ANGULAR = ± .5°

DESCRIPTION			
<b>TIDAL WAVE LUXURY CARWASH</b>			
<b>UMBRELLA ARCH W/ WASTE &amp; LED - STANDARD ELEVATION</b>			
ECN NO.	SCALE:	WEIGHT:	REV
N/A	NTS	468.822 lbmass	0
DWG NO. <b>13-045</b>		SHEET 1 OF 1	

**PROPRIETARY AND CONFIDENTIAL**  
 THIS DRAWING AND SPECIFICATIONS ARE THE PROPERTY OF VACUTECH AND SHALL NOT BE REPRODUCED, DISTRIBUTED, DISCLOSED OR USED FOR MANUFACTURE OR SALE WITHOUT THE WRITTEN PERMISSION OF VACUTECH.

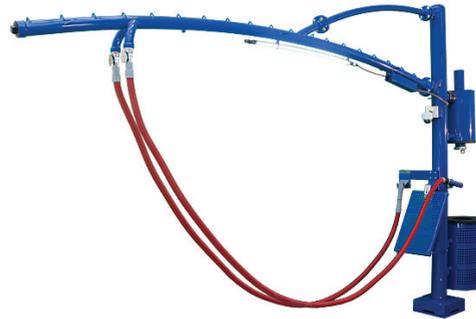
# VACUUM DELIVERY ARCH

A VACUTECH ORIGINAL

Appealing appearance. Ultra convenient customer experience.



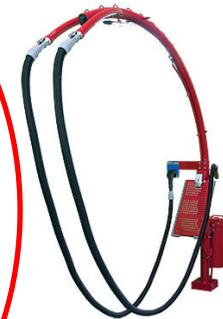
Stainless Palm Arch



Palm Arch\*\*



Umbrella Arch\*\*



Underground Arch\* \*\*

\* Not available with overhead piping.  
\*\* Powder coated steel finish.

- Attract customers with a unique, custom look for your car wash

- Perfectly positions the vacuum hose for customer convenience

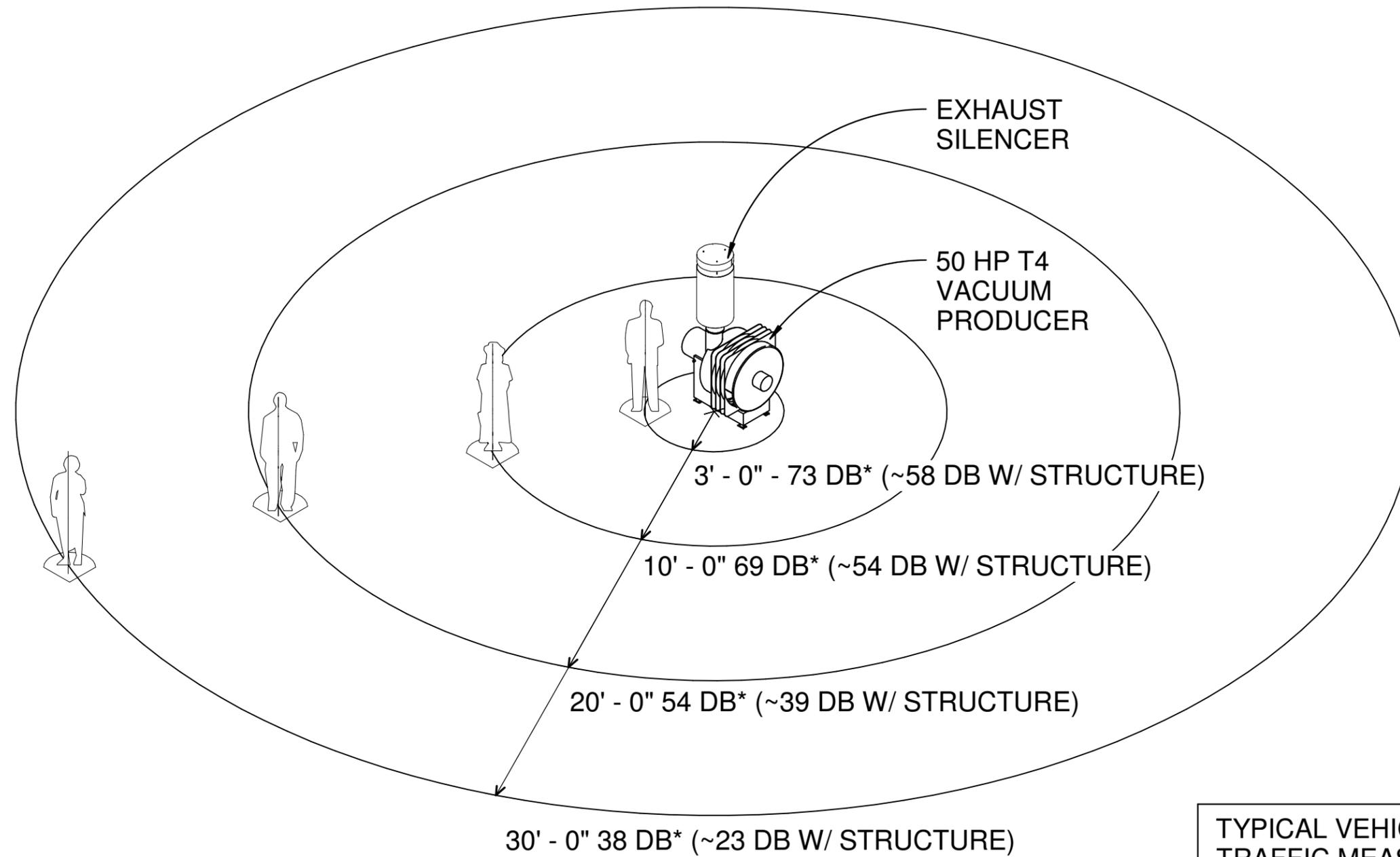
- Full line of accessories available including:
  - Trash receptacles, mat racks, LED lighting, canopies, and more

- Easily retrieve large debris from the primary separator such as:
  - Keys, jewelry, coins, pens and pencils

- All arches available in custom powder coated finish or stainless steel

- Overhead or underground piping options

- Engineered and manufactured in Wyoming, USA



TYPICAL VEHICULAR TRAFFIC MEASURES 60-75 DB ON MOST CITY STREETS

\*BASED ON READINGS TAKEN OUTDOORS, UNOBSTRUCTED, ON A CONCRETE SURFACE

**TURBINE SOUND INTENSITY - 50 HP**



VPM60100  
REV.: 0  
BY: AS

3/21/2018 6:14:47 PM



**SOUND LEVEL METER READINGS**

**MODEL:** FT-DD-T340HP4 (40hp VACSTAR TURBINE VACUUM PRODUCER)

**READING ONE:** 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING TWO:** 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING THREE:** 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**READING FOUR:** 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE  
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

**NOTE:** THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

**SOUND LEVEL METER USED:**

SIMPSON MODEL #40003 – MSHA APPROVED.  
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.  
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

*Vacutech*  
**1350 Hi-Tech Drive, Sheridan WY, 82801**  
**PHONE: (800) 917-9444 FAX: (303) 675-1988**  
**EMAIL: [info@vacutechllc](mailto:info@vacutechllc)**  
**WEB SITE: [vacutechllc.com](http://vacutechllc.com)**