



MOBIL ON THE RUN SITE DEVELOPMENT PLAN

MISSOURI STATE HIGHWAY C
MOSCOW MILLS, MO 63362

DEVELOPER/OWNER

WALLIS COMPANIES
106 EAST WASHINGTON
CUBA, MO
PHONE: (636) 257-7483
CONTACT: CURTIS RODGERAY

CIVIL ENGINEER & LANDSCAPE ARCHITECT

DVL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY, SUITE 102
ST. CHARLES, MO 63301
OFFICE: (314) 654-6078
CELL: (314) 435-7413
CONTACT: KEVIN T. KAMP, P.E.

ARCHITECT

OSM, INC.
2150 S. MASON ROAD, STE 202
ST. LOUIS, MISSOURI 63131
PHONE: 314-394-2210
CONTACT: STEWART MACGREGOR



LOCATION MAP
U.S.G.S. 7.5 TOPOGRAPHIC MAP, TROY QUADRANGLE DATED 2021.
SCALE: 1" = 200'

KEY NOTES

1. PROPOSED VERTICAL CONCRETE CURB (TYP).
2. PROPOSED CONCRETE PAVEMENT (TYP).
3. PROPOSED CONCRETE SIDEWALK.
4. PROPOSED ADA ACCESSIBLE PARKING.
5. PROPOSED 8" SOLID VINYL FENCE.
6. PROPOSED FENCE ENCLOSURE TO BE SIX FEET IN HEIGHT AND OF MASONRY CONSTRUCTION THAT COMPLIMENTS THE PRIMARY BUILDING.
7. PROPOSED INTERIOR LANDSCAPE AREAS.
8. PROPOSED UNDERGROUND ELECTRIC SERVICE.
9. PROPOSED PAD MOUNTED TRANSFORMER AND PAD PER UTILITY COMPANY STANDARDS.
10. PROPOSED DOMESTIC WATER PER UTILITY COMPANY STANDARDS.
11. PROPOSED WATER METER.
12. PROPOSED SANITARY LATERAL.
13. PROPOSED GREASE INTERCEPTOR.
14. PROPOSED STORMWATER SEWER.
15. CONVERT EXISTING INLET TO A GRATE INLET.
16. PROPOSED LOT LIGHT. REFER TO PHOTOMETRIC PLAN BY OTHERS.
17. PROPOSED GAS LINE.
18. PROPOSED TELEPHONE LINE.
19. PROPOSED UNDERGROUND STORAGE TANKS.
20. PROPOSED RAISED CONCRETE ISLAND.
21. PROPOSED VACUUM.
22. PROPOSED DRIVE THRU ELEMENTS.
23. PROPOSED SMALL MODULAR BLOCK RETAINING WALL (4 FOOT TALL MAX).
24. PROPOSED DIVIDING ISLAND W/ "ONE-WAY" AND "RIGHT TURN ONLY" SIGNAGE.

DEVELOPMENT NOTES:

1. PARCEL ID: 20300400000010005
2. SITE ADDRESS: MISSOURI STATE HIGHWAY C, MOSCOW MILLS, MO 63362 (TO BE ADDRESSED WITH COUNTY)
3. TOTAL AREA OF TRACT: 117,811 SQ.FT. (2.70 ACRES)
4. PROPOSED ZONING: C-3 (GENERAL COMMERCIAL DISTRICT)
5. BUILDING SETBACKS:
FRONT: 50 FEET
SIDE: 15 FEET
REAR: 30 FEET ADJACENT TO RESIDENTIAL DISTRICTS
*PER SECTION 46.145(A)(3) THE MINIMUM DISTANCE OF AN ACCESSORY BUILDING OR STRUCTURE FROM ANY SIDE OR REAR PROPERTY LINE SHALL BE SIX FEET.
6. LANDSCAPE REQUIREMENTS (PER SECTION 46.340 & 46.120)
INTERIOR: A MINIMUM OF 10 SQUARE FEET OF LANDSCAPING SHALL BE PROVIDED FOR EACH SPACE WITHIN THE PARKING AREA OR LOT (REQUIRED = 310 SQ.FT. (31 SPACES PROVIDED) PROPOSED = 800 SQ.FT.)
DISCREET LINES: 4 FOOT BUFFER BETWEEN PROPERTY LINE AND OFF-STREET PARKING AREAS.
10 FOOT BUFFER WHERE A C-3 GENERAL COMMERCIAL DISTRICT IS ADJACENT TO ANY RESIDENTIAL ZONING DISTRICT AND SHALL CONSIST OF SCREENING WITH A MINIMUM FENCE HEIGHT OF EIGHT FEET ABOVE GRADE.
ALL YARDS UNOCCUPIED WITH BUILDINGS OR MERCHANDISE OR USED AS TRAFFICWAYS SHALL BE LANDSCAPED WITH GRASS AND SHRUBS.
7. PARKING REQUIREMENTS:
RETAIL = 3 SPACES PER 1,000 SQ.FT. GROSS FLOOR AREA = 6,000 / 1,000 * 5 = 30 SPACES
CAR WASH = LINE UP AREA OF 5 SPACES
TOTAL PARKING REQUIRED = 30 SPACES
TOTAL PARKING PROVIDED = 31 SPACES (INCLUDING 2 ADA ACCESSIBLE)
TOTAL CARWASH LINE UP = 5 CARS
8. MONUMENT AND Pylon/COMMERCIAL SIGNS SHALL BE UNDER SEPARATE SUBMITTAL.

UTILITIES LOCATED WITHIN THE WORK LIMITS OF THIS PROJECT

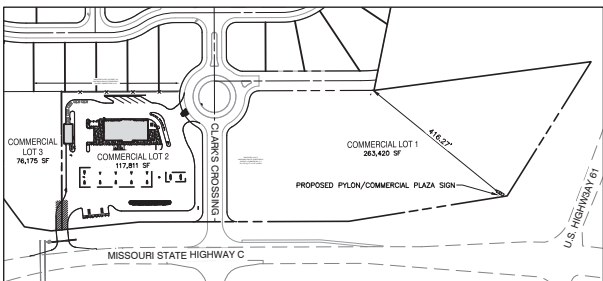
ELECTRIC
AMEREN MISSOURI ELECTRIC
(877) 426-3736

GAS
SPRING
ONE ENERGY PLAZA
DETROIT, MI 48226
(314) 621-6960

CABLE
SPECTRUM
(844) 973-0112

SANITARY SEWER
CITY OF MOSCOW MILLS
925 MAIN STREET
MOSCOW MILLS, MO 63362
CONTACT: BOB WALKER
PHONE: (636) 354-4220

WATER
CITY OF MOSCOW MILLS
925 MAIN STREET
MOSCOW MILLS, MO 63362
CONTACT: BOB WALKER
PHONE: (636) 354-4220



OFF-SITE SIGN LOCATION
SCALE: 1"=150'

REFERENCE

1. TOPOGRAPHIC INFORMATION BASED UPON PROPOSED ORCHARD GROVE IMPROVEMENT PLANS BY PICKETT RAY & SILVER, DATED 08/19/2021 AND REISED 08/04/2022.



SUBMITTAL & REVISION RECORD

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |

MOBIL ON THE RUN
MISSOURI STATE HIGHWAY C
MOSCOW MILLS, MO 63362
LINCOLN COUNTY

SITE DEVELOPMENT PLAN
DATE: OCTOBER 21, 2022 (DRAWN BY: JKH)
DWG SCALE: 1"=30' (CHECKED BY: JKH)
PROJECT NO: 2022-010
PROJECTED DATE: 11/15/2022

DRAWING NO: **SP01**
SHEET 01 OF 02



3 HIGHWAY C
20-30-05-000-000-010-003
ZONING: COMMERCIAL C-3

P:\130-000-000-001\2022\10-21-2022\Mobil On The Run\MOBILE ON THE RUN SITE DEVELOPMENT PLAN.dwg - 10/17/2022 12:02 PM