

Vicinity Map
Not to Scale

LAND DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 3 OF "THE PLAZA AT K & N" AS RECORDED IN PLAT BOOK 38 PAGES 145 AND 146 OF THE ST. CHARLES COUNTY RECORDS, IN U.S. SURVEY 67 AND FRACTIONAL SECTION 9, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

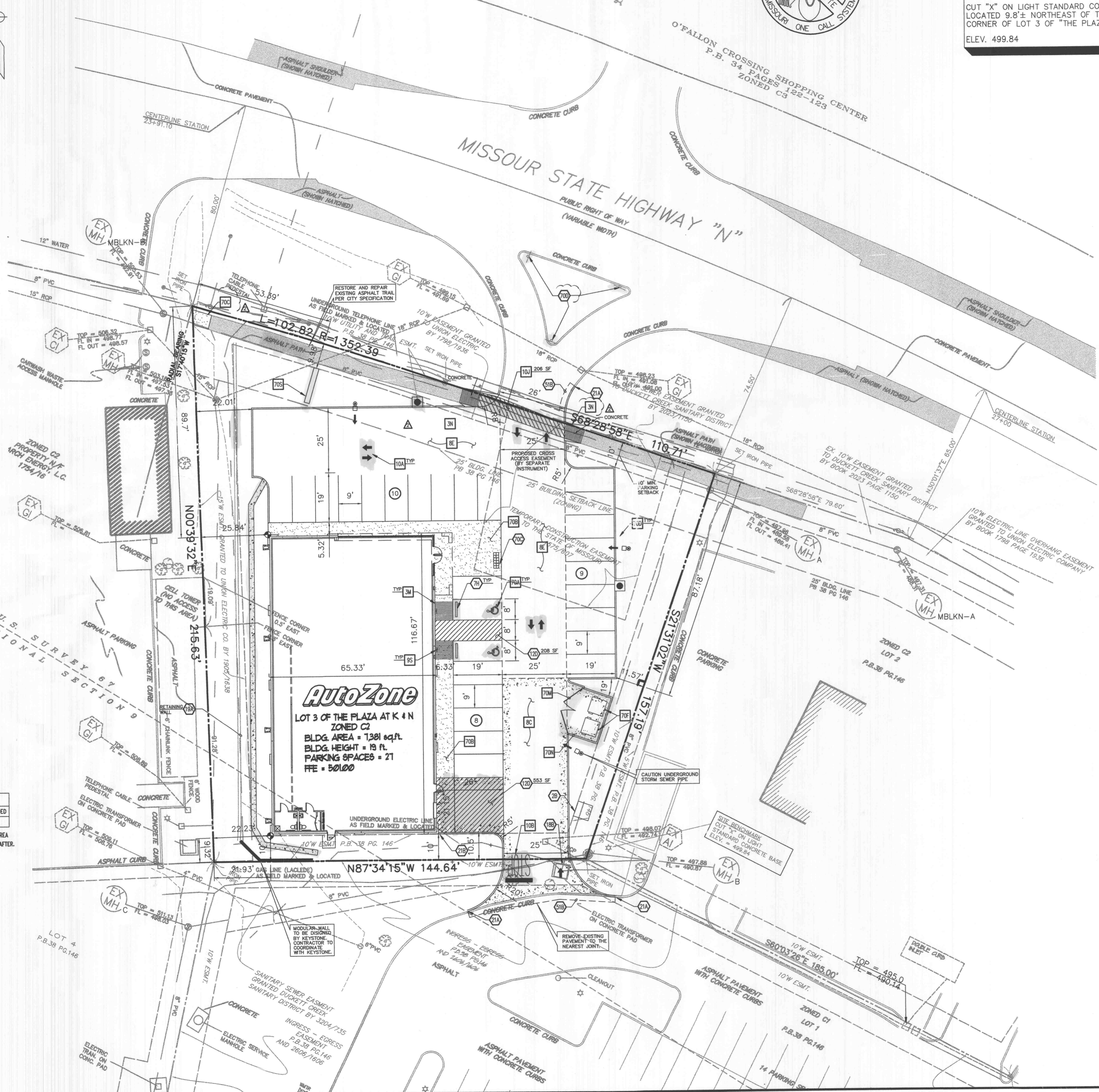
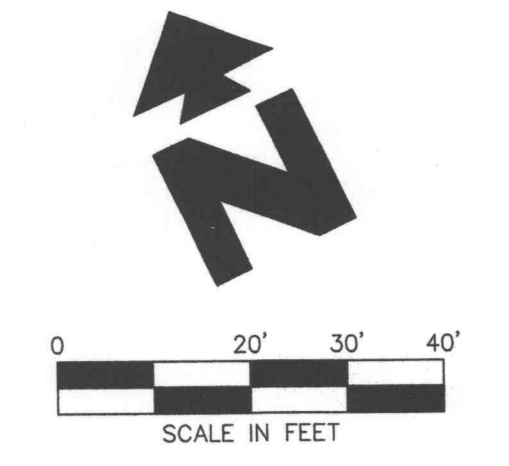
FLOOD CERTIFICATION: (PER SURVEY)

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, THIS CITY OF O'FALLON AREA (COMMUNITY PANEL NUMBER 290316 0239 E DATED AUGUST 2, 1996) IS WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN.



NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

SITE BENCHMARK:
CUT "X" ON LIGHT STANDARD CONCRETE BASE LOCATED 9.8'± NORTHEAST OF THE SOUTHEAST CORNER OF LOT 3 OF "THE PLAZA AT K & N".
ELEV. 499.84



AREA SUMMARY

| | In S.F. | In % |
|-----------------|---------|------|
| PAVED AREA | 13,897 | 43% |
| BUILDING AREA | 7,381 | 23% |
| LANDSCAPED AREA | 9,621 | 29% |
| SIDEWALK AREA | 1,898 | 5% |
| TOTAL AREA | 32,597 | 100% |

PARKING RATIO

| | BUILDING SQ.FT. | SPACES REQUIRED | SPACES PROVIDED |
|----------|-----------------|-----------------|-----------------|
| AUTOZONE | 7,381 | 23 | 27 |

PARKING REQUIREMENT: 10 SPACES FOR THE FIRST 2,000 s.f. OF FLOOR AREA AND 1 SPACE PER 400 s.f. OF FLOOR AREA THEREAFTER.

PROPERTY OWNER:
PLAZA KOL, INC.
DARRELL MUELLER
530 SALT RIVER ROAD
O' FALLON, MO
636-970-0330

DEVELOPER:
AUTOZONE, INC.
123 S. FRONT ST.
MEMPHIS, TN 38103
901-495-8712 PHONE
901-495-8969 FAX

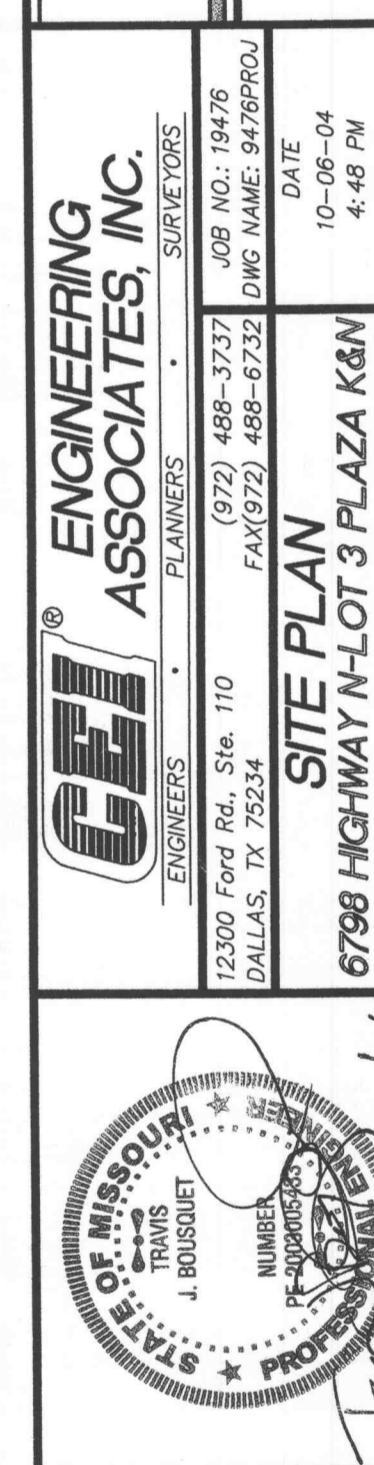
LEGEND

| EXISTING | | PROPOSED | |
|----------|-----------------------|----------|---------------------------------------|
| ⊙ | UTILITY POLE | --- | BOUNDARY LINE |
| ⊖ | IRON PIPE | --- | RIGHT OF WAY LINE |
| ⊕ | SANITARY MANHOLE | --- | CONCRETE CURB AND GUTTER. |
| --- | SANITARY SEWER | --- | SEE DETAIL 1A/1B. |
| --- | UNDERGROUND ELECTRIC | ⊙ | CURB INLET |
| --- | STORM SEWER | ⊙ | BUILDING CONTROL POINT |
| --- | OVERHEAD ELECTRIC | ⊙ | PROPOSED PARKING SPACES |
| --- | BURIED TELEPHONE | ⊙ | LIMITS OF SIDEWALKS & CONCRETE APRONS |
| --- | GAS LINE | --- | |
| --- | WATER LINE | --- | |
| --- | WATER VALVE | --- | |
| --- | FIRE HYDRANT | --- | |
| --- | REINFORCED CONC. PIPE | --- | |
| --- | FENCE | --- | |
| --- | TEST HOLE | --- | |
| --- | TOP OF BLOCK WALL | --- | |
| --- | BOTTOM OF BLOCK WALL | --- | |

- GENERAL SITE NOTES**
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
 - UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS:
 - ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 1A.
 - ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.
 - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH AUTOZONE DETAIL 4 OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT AND SUBGRADE RECOMMENDATIONS.
 - ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER AUTOZONE DETAIL 6 & 7. SEE SHEET C8.
 - ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12G.
 - ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 9S.
 - ALL PROPOSED ON SITE SIGNAGE SHALL BE APPROVED UNDER PERMIT.
 - NO VEHICLES OR VEHICLE PARTS MAY BE WORKED ON OUTSIDE OF THE BUILDING.
 - THE IMPOUNDING OR STORAGE OF VEHICLES IS PROHIBITED.
 - NO STORAGE OF ANY VEHICLES, PARTS, OR PRODUCTS, TEMPORARY OR OTHERWISE IS PERMITTED OUTSIDE OF THE BUILDING.
 - ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE PISTON PENETRATING SEALER 50 AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MODOOT.) SIGNS DESIGNATED STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.

- SITE DETAILS**
- 3M WHEELCHAIR RAMP IN SIDEWALK
 - 3N CONCRETE WHEELCHAIR RAMP IN SIDEWALK PER ADA REQUIREMENTS (TYPICAL AT EACH DRIVEWAY CURB RETURN)
 - 8C HEAVY DUTY CONCRETE PAVING (SEE DTL. 4 SHEET C8)
 - 8E REGULAR DUTY CONCRETE PAVING (SEE DTL. 4 SHEET C8)
 - 9S ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
 - 10A TRAFFIC FLOW ARROW (TYP.)
 - 10B STOP BAR (TYP.)
 - 10U CROSS WALK MARKING
 - 70A HANDICAP PAVEMENT SYMBOL (SEE DTL. 7 SHEET C8)
 - 70B SIDEWALK DETAIL (SEE DTL. 17 & 18 SHEET C8)
 - 70C ASPHALT SIDEWALK DETAIL (SEE SHEET MULTI-USE TRAIL DETAIL C7)
 - 70D TYPICAL LIGHT POLE (SEE DTL. 8 SHEET C8)
 - 70F TYPICAL BOLLARD SECTION (SEE DTL. 15 SHEET C8)
 - 70M GATE DETAIL FOR DUMPSTER ENCLOSURE (SEE DTL. 11 & 12 SHEET C8)
 - 70N DUMPSTER LAYOUT AND SECTION PER ARCH. DETAIL (SEE DTL. 9 & 10 SHEET C8)
 - 70S MONUMENT SIGN (SEE SHEET SN-2)
- SITE NOTES**
- 2B TRANSFORMER PAD (PER ELEC. CO. AND/OR ARCH. PLANS)
 - 7H PRECAST CONCRETE WHEEL STOP - SIZE PER LOCAL CODE, ANCHOR, WITH 18" BARS AT EACH END INTO PAVING
 - 12D 4" WIDE PAINTED YELLOW STRIPES, 2.0' O.C. @ 45' (SIZE INDICATED AT SYMBOL) (SEE DTL. 6 SHEET C8)
 - 18B EXISTING TO BE RELOCATED
 - 18D MATCH EXISTING PAVEMENT ELEVATIONS
 - 19A EXISTING TO REMAIN
 - 21A TAPER CURB TO MATCH EXISTING CURB
 - 21B TAPER CURB FROM 6" TO 10" OVER 2'
 - 51B LIMITS OF SAWCUT AND PAVEMENT REMOVAL
 - 70C BICYCLE RACK PER CITY OF O'FALLON STANDARDS.
 - 70D CONTRACTOR TO ENSURE THE EXISTING RIGHT IN/RIGHT OUT SIGNAGE IS IN COMPLIANCE WITH MUTED AND MODOOT REGULATIONS.

Autozone
ENGINEERING ASSOCIATES, INC.
PLANNERS SURVEYORS
12300 Ford Rd. Ste. 110 DALLAS, TX 75234
(972) 488-3737 FAX (972) 488-6732
JOB NO. 19476 DWG NAME: 9476PRC
DATE 10-06-04 4:48 PM REV-2
PHONE: (901) 495-8757
FAX: (901) 495-8901
STORE DEVELOPMENT
123 SOUTH FRONT ST., MEMPHIS, TENNESSEE 38103



SCALE: 1:20'

REVISIONS

| | |
|----|------------------------------------|
| 1. | REVISED PLANS PER CITY ON 9/22/04 |
| 2. | REVISED PLANS PER CITY ON 10/06/04 |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |

PRN: TJB
PM: LWY
DES: RK

BLDG TYPE: 7N2-RIGHT

C1