

PROPERTY N/F OF
CITY OF O'FALLON, MO
D.B. 5086 PG. 633
ZONED: R-1

LOT 5
"FALLON PARKWAY - PLAT TWO"
P.B. 43 PG. 311

PROPERTY N/F OF
KAPLAN LUMBER CO.
(1/2 INTEREST)
LEONARD KAPLAN TRUST
DATED OCTOBER 31, 1991
(1/2 INTEREST)
D.B. 1413 PG. 264

TOTAL AREA
52,157 SQ. FT.
(1.197 ACRES)

FALLON LOOP ROAD
(50' WIDE)
P.B. 43 PG. 311

ZONED: C-2
LOT 4
"FALLON PARKWAY - PLAT TWO"
P.B. 43 PG. 311

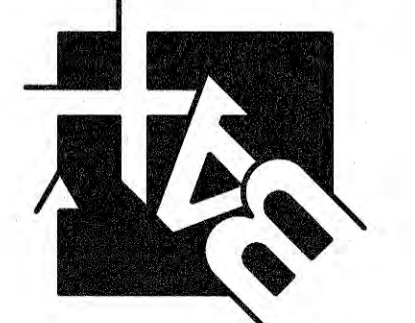
LEGEND

	FLARED END SECTION		TREE
	CURB/AREA INLET		BUSH
	SANITARY SEWER MANHOLE		ROW MARKER
	ELECTRIC BOX		BENCHMARK
	TELEPHONE CABLE PEDESTAL		FOUND MONUMENT
	TELEPHONE BOX		SET MONUMENT
	ELECTRIC METER		CONCRETE
	WATER METER		OHW - OVERHEAD UTILITIES
	FIRE HYDRANT		GAS - BURIED GAS
	SIGN		W - BURIED WATER
	POWER POLE		SAN - SANITARY SEWER
	LIGHT STANDARD		TEL - TELEPHONE VAULT

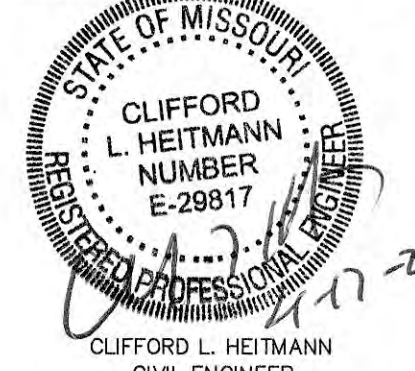
UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

PROJECT TITLE:
TOMMY'S EXPRESS CAR WASH
101 FALLON LOOP RD.
O'FALLON MISSOURI 63368

**ENGINEERING
PLANNING
SURVEYING**
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 636-1718



DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authorized by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or projects.



CLIFFORD L. HEITMANN
CIVIL ENGINEER
E29817
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REVISIONS

4-17-20	city, dcsd, pwsd2 & fire comments

Developer / Owner:
DOWLING ENTERPRISES LLC - BILL DOWLING
5 BRIDLE LANE
FRONTENAC, MISSOURI 63131
314-614-4294

DEMOLITION PLAN

P+Z No. #19-009654
Approval Date: 11-7-19
City No. #

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Box Project # 96-0791H Issue Date: 1/24/2020