

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  
ZONED: R-1

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

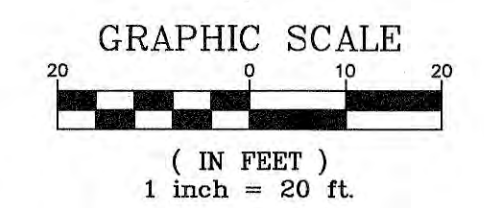
ZONED: C-2  
LOT 4  
"FALLON PARKWAY  
- PLAT TWO"  
P.B. 43 PG. 311

MISSOURI STATE HIGHWAY K

FALLON LOOP ROAD  
(50' WIDE)

**LEGEND**

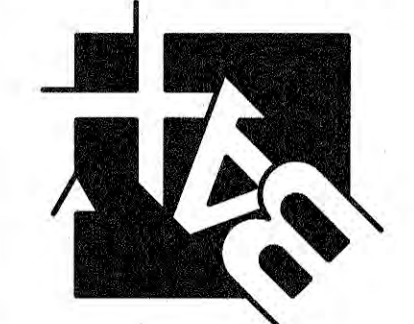
	FLARED END SECTION		TREE
	CURB/AREA INLET		BUSH
	SANITARY SEWER MANHOLE		ROW MARKER
	ELECTRIC BOX		BENCHMARK
	TELEPHONE CABLE PEDESTAL		FOUND MONUMENT
	TELEPHONE BOX		SET MONUMENT
	ELECTRIC METER		CONCRETE
	WATER METER		OVERHEAD UTILITIES
	FIRE HYDRANT		BURIED GAS
	SIGN		BURIED WATER
	POWER POLE		SANITARY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



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

ENGINEERING  
DRAWING  
SURVEYING

281 Point West Blvd.  
St. Charles, MO 63301  
636-928-6662  
FAX 636-928-1718



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  
REGISTERED PROFESSIONAL ENGINEER  
CLIFFORD L. HEITMANN  
CIVIL ENGINEER  
E29817

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**REVISIONS**

4-17-20	city, dcds, pswd2 & fire comments

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

**POST DEVELOPED DRAINAGE AREA MAP**

P+Z No. #19-009654

Approval Date: 11-7-19

City No. #

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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.