



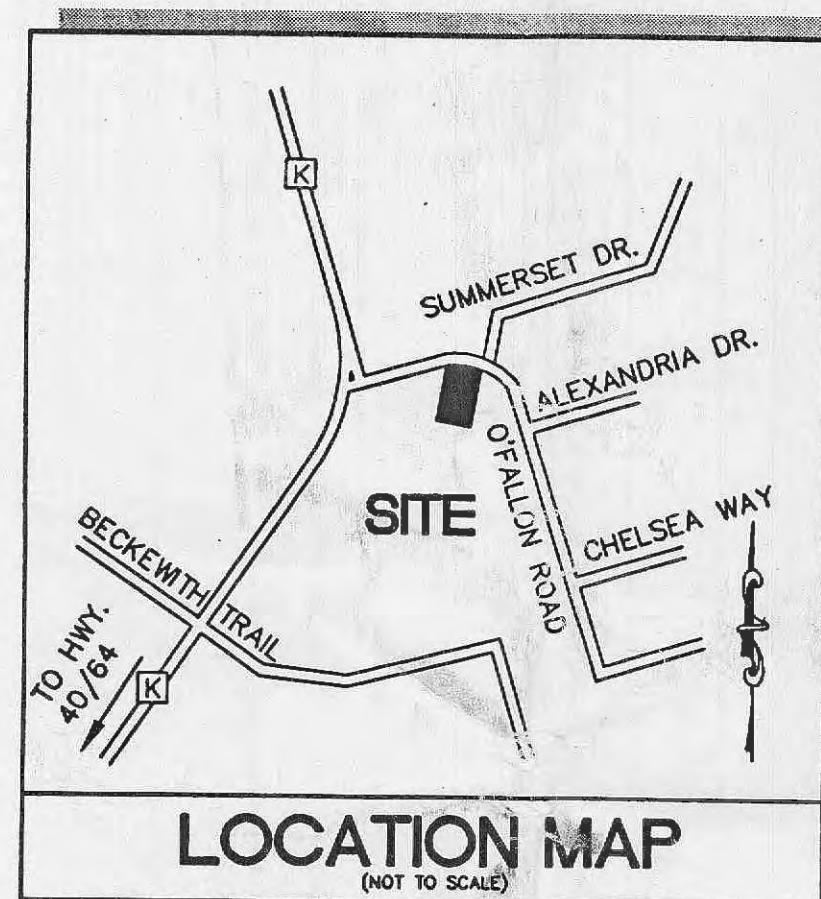
VALVOLINE INSTANT OIL CHANGE

A TRACT OF LAND BEING A RESUBDIVISION OF LOT 2 OF MONTICELLO PLAZA, AS RECORDED IN PLAT BOOK 38, PAGES 264-265, LOCATED IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5th PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI.

LEGEND

EXISTING CONTOURS	--- 120 ---
PROPOSED CONTOURS	— 120 —
EXISTING SANITARY SEWERS	— ○ —
EXISTING STORM SEWERS	— □ —
PROPOSED SANITARY SEWERS	— ● —
PROPOSED STORM SEWERS	— ■ —
PROPOSED RIGHT-OF-WAY CENTERLINE	— — — — —
EASEMENT	— — — — —
NON-REINFORCED CONCRETE PAVEMENT	[Pattern]
EXISTING SPOT ELEVATION	+ Ex. 120.15
PROPOSED SPOT ELEVATION	+ 120.10
SWALE	— — — — —
TO BE REMOVED	(T.B.R.)
TO BE REMOVED & RELOCATED	(T.B.R. & R.)
TO BE ABANDONED & FILLED	(T.B.A. & F.)
TO BE USED IN PLACE	(U.I.P.)
BACK OF CURB	B.C.
FACE OF CURB	F.C.
PROPOSED INFORMATION	PR.
GAS MAIN	— G —
WATER MAIN	— W —
UNDERGROUND TELEPHONE	— T —
FIRE HYDRANT	⊕
POWER POLE	⊙
PROPOSED FENCE	— x —
SILTATION CONTROL	— — — — —

IMPROVEMENT PLANS



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- C7 SEWER AND WALL PROFILES AND DETAILS
- C8 SITE LANDSCAPE PLAN
- C9 DRAINAGE AREA PLAN
- C10 LIGHTING PLAN

PERTINENT DATA

SITE OWNER	=	MONTICELLO PLAZA, L.L.C.
SITE ADDRESS	=	3702 MONTICELLO PLAZA O'FALLON, MO. 63304
SITE ACREAGE	=	0.533 Acres ±
ZONING	=	"C-2" (GENERAL BUSINESS DISTRICT)
SEWER DISTRICT	=	Duckett Creek Sewer District 3550 Highway K O'Fallon, Mo. 63304-8616 Attn: Mike O'Brien Ph. 636-441-1244 / Fax 636-498-8150
FIRE SERVICE	=	Cottleville Fire Protection District P.O. Box 385 1385 Motherhead Road Cottleville, Mo. 63338 Attn: Fire Marshall, Mark Boehle Ph. 636-447-6655 / Fax 636-441-1742
WATER SERVICE	=	St. Charles Public Water District #2 P.O. Box 967 O'Fallon, Mo. 63366 Attn: Jeff Bleckman Ph. 636-561-3737 / Fax 636-625-3712
GAS SERVICE	=	St. Charles Gas Company 1 Westbury Square, Building D St. Charles, Mo. 63301 Attn: Mike Langan Ph. 636-946-0352
ELECTRIC SERVICE	=	AmerenUE - Wentzville District 200 Callahan Road Wentzville Mo. 63385 Attn: Susan Mehta Ph. 636-639-8307
TELEPHONE SERVICE	=	Southwestern Bell Telephone Company 402 North 3rd Street St. Charles, Mo. 63301 Attn: Debbie Estes Ph. 636-949-1320
SCHOOL DISTRICT WUNNENBERG'S	=	Francis Howell School District Page 56, Grid RR-22

FLOOD INSURANCE RATE MAP

Subject property lies within Flood Zone "X" (areas determined to be outside the 500-year floodplain) according to the National Flood Insurance Program Flood Insurance Rate Map for St. Charles County, Missouri and Incorporated Areas. The map is identified as Map No. 29183C0430 E, map revised August 2, 1996.

U.S.G.S. BENCHMARK

ELEV=667.596
ORF TRI. STA., 3.5 MI S.W. OF O'FALLON, 0.5 MI. N.E. OF DARDENNE CHURCH, IN CONC. POST-U.S.C.&S. STD. DISK STAMPED "ORF 1931"

SITE BENCHMARK

ELEV=542.51
SPIKE SET IN S.E. SIDE MAIN POWER POLE AT ELECTRIC CROSSING HIGHWAY K AND N.W. CORNER OF PROPOSED HIGHWAY K AND O'FALLON RD.

STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. STOCK AND ASSOCIATES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

Building
01/19/03 File
APPROVED
Frank Johnson

- ▲ CITY 05/22/2003
- ▲ REVISED PER CITY COMMENTS 04/01/2003
- ▲ REVISED PER ARCHITECTS COMMENTS 02/27/2003
- ▲ REVISED PER ARCHITECTS COMMENTS 02/11/2003

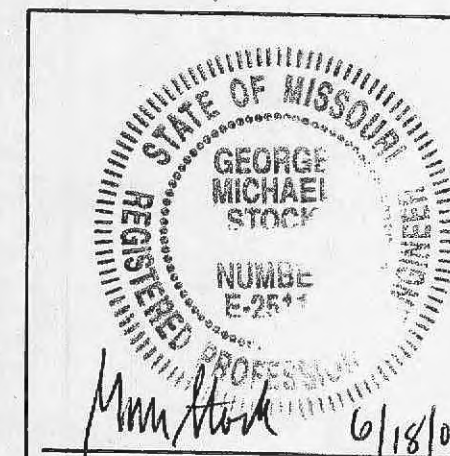
CITY FILE: #98-74.04-3

VALVOLINE INSTANT OIL CHANGE - O'FALLON, MISSOURI

TITLE SHEET

STOCK & ASSOCIATES
CONSULTING ENGINEERS, INC.

425 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO. 63141
PH. (314) 432-8100
FAX (314) 432-8171
e-mail: general@stockassoc.com



DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
B.O.S.	01/07/03	C.A.M.	01/07/03	202-2821	C1 of 10

RECEIVED
JUN 18 2003
ENGINEERING DEPARTMENT



PREPARED FOR:
VALVOLINE INSTANT OIL CHANGE
6666 GLENGARRY AVE. N.W.
CANTON, OHIO 44718
PH. (330) 244-8868, FAX (330) 244-9001
CONTACT: MR. LARRY BRADSHAW

PROPERTY OWNER:
MONTICELLO PLAZA, L.L.C.
401 N. LINDBERGH BLVD., SUITE 300
ST. LOUIS, MO 63141
PH. (314) 432-3088, FAX (314) 432-7776
CONTACT: STEVE GOLDENBERG

