GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PB. 38 PGS. 264-265

APPROXIMATE LOCATION OF BURIED TELEPHONE LINE

POLE W/ SIREN

ELECTRIC TRANSFORMER

APPROXIMATE LOCATION OF 8" WATER LINE

N/F MARIAN PROPERTIES

CURB INLET TOP=530.38 FL=526.20

TELEPHONE BOX

DEVELOPMENT LEARNING CENTER DB. 5542 PG. 070

4'w CONCRETE WALK

AREA INLET TOP=522.98 FL=519.54

8" P.V.C. 22.81' @ 0.33% 12"R.C.P.

8" P.V.C.

SAN. M.H. TOP=523.82 FL=518.82

CURB INLET TOP=523.03 FL=519.51

43.61' @ 0.73% 12" R.C.P.

UNNAMED PUBLIC STREET

SUMMERSEET DRIVE (PUBLIC)

CURB INLET TOP=522.94 FL=519.19

39.34' @ 0.85% 12" R.C.P.

CONCRETE PAVEMENT

F.F.E. FL=518.84

FND. 1/2" IRON PIPE

O'FALLON (60'w AND VARIABLE WIDTH) ROAD (PUBLIC)

CONCRETE PAVEMENT

49.90'

MISSOURI STATE HIGHWAY "K"

APPROXIMATE LOCATION OF 8" GAS LINE

6" VERTICAL CONCRETE CURB

123.52' @ 4.23% 12" R.C.P.

APPROXIMATE LOCATION OF BURIED ELECTRIC LINE NO EASEMENT PROVIDED **ENCROACHMENT**

DOUBLE CURB INLET TOP=527.34 BOTTOM=521.90

6" VERTICAL CONCRETE CURB

CROSSWALK

4'w CONCRETE SIDEWALK

N 62°55'56" E 64.11'

N62°55'56"E 168.42' BASIS OF BEARINGS

FND. 1/2" IRON ROD ADOPTED

ELECTRIC PULL BOX

CURB INLET TOP=532.57 FL=528.27

ELECTRIC TRANSFORMER (U.I.P.)

P.O.B.

10'w EASEMENT PB. 38 PGS. 264-265

FND. 1/2" IRON ROD ADOPTED

CONCRETE ISLAND

ELECTRIC PULL BOX

TRAFFIC SIGNAL

STORM M.H. TOP=521.21 FL=515.61

HANDICAP RAMP (TYPICAL)

TRAFFIC SIGNAL

CONCRETE PAVEMENT ELECTRIC MANHOLE

SIGNAL CONTROLLER

L=77.78' R=64.50'

117.09' @ 5.37% 12" R.C.P.

CROSSWALK

CURB INLET TOP=519.88 FL=514.82

TRAFFIC SIGNAL

ELECTRIC PULL BOX

47.51' @ 1.41% 18" R.C.P.

DOUBLE CURB INLET TOP=520.15 FL=514.15

4'w CONCRETE WALK

TOP OF WALL 527.23

LANDSCAPE AREA (U.I.P.)

BOTTOM OF WALL 524.98

TOP OF WALL 527.02

TOP OF WALL 527.24

FND. 1/2" IRON ROD

N 88°09'27" E 14.15'

79.76' @ 1.11% 18" R.C.P.

47.94' @ 1.81% 12" R.C.P.

TOP OF WALL 527.23

EXISTING CONCRETE BLOCK WALL (U.I.P.)

RADIAL BEARING S 42°01'27" E

FND. CROSS

CURB INLET TOP=521.48 FL=516.48

L=50.16' R=75.00'

CONCRETE PAVEMENT

CONCRETE ISLAND

CONCRETE PAVEMENT

N21°04'04"W 199.65'

"NO BUILDINGS"

25' BUILDING LINE (PER ZONING)

40' BUILDING LINE (AS DRAWN ON PLAT) PB. 38 PGS. 264-265

FND. CROSS

CURB INLET TOP=523.66 FL=519.66

ASPHALT PAVEMENT

15" R.C.P.

ELECTRIC PULL BOX

CURB INLET TOP=523.43 FL=518.38

25.91'

25.78'

56.99'

10' EASEMENT PB. 38 PGS. 264-265

S 01°50'33" E 68.13'

INGRESS/EGRESS AND UTILITY EASEMENT CALCULATED NO WIDTH GIVEN ON PB. 38 PG. 264 - 265 (57' ± WIDTH) PB. 38 PGS. 264-265 (PRIVATE)

N/F MONTICELLO PLAZA, L.L.C. DB. 2308 PG. 1589

VARIABLE WIDTH EASEMENT

81.38' @ 1.27% 15" R.C.P.

25' BUILDING LINE PB. 38 PGS. 264-265 (AS DRAWN ON PLAT)

VARIABLE WIDTH EASEMENT PB. 38 PGS. 264-265

SAN. M.H. #112 TOP=532.44 FL=524.23

157.12' @ 0.97% 8" P.V.C.

RADIAL BEARING S 45°57'52" E

CHORD BEARING S68°51'12"W 42.10'

L=42.18' R=400.50'

116.77' @ 0.98% 8" P.V.C.

L=63.68' R=49.50'

CHORD BEARING S30°00'46"E 63.38'

FND. 1/2" IRON ROD

SAN. M.H. #110 TOP=528.83 FL=521.56

STORM M.H. TOP=528.76 FL=517.21

APPROXIMATE LOCATION OF 8" WATER LINE

SET 1/2" IRON PIPE (TYPICAL)

25.65'

FND. CROSS

SAN. M.H. #111 TOP=530.05 FL=522.71

190.96' @ 0.98%

L=273.50' R=400.50

ASPHALT PAVEMENT

RADIAL BEARING S 45°57'52" E

INGRESS/EGRESS AND UTILITY (26'w) EASEMENT PB. 38 PG. 264 - 265 (PRIVATE)

ASPHALT PAVEMENT

3	CITY 05/22/2003
2	REVISED PER CITY COMMENTS 04/01/2003
1	REVISED PER ARCHITECTS COMMENTS 02/27/2003
0	REVISED PER ARCHITECTS COMMENTS 02/11/2003

CITY FILE: #98-74.04-3

VALVOLINE INSTANT OIL CHANGE - O'FALLON, MISSOURI

EXISTING CONDITIONS PLAN

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116

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	C3 of 10

D:\DRAWINGS\202821\1-PLANS\C03-EXIST.dwg Thu May 22 13:05:10 2003