

PROPERTY N/F
YOUNG MEN'S CHRISTIAN ASSOCIATION OF
GREATER ST. LOUIS
2182/1456
PARCEL ID: 2-0128-8101-00-0004.0000000
CITY OF O'FALLON
ZONING: C-2 GENERAL BUSINESS DISTRICT

LOT 4
"PHEASANT POINT CENTER"
P.B. 35 PG. 248-249

PROPERTY N/F
MBR HIGHWAY K PROPERTIES LLC
2449/1336
PARCEL ID: 2-0128-8604-00-0033.0000000
CITY OF O'FALLON
ZONING: C-2 GENERAL BUSINESS DISTRICT

LOT 3B
"A RESUBDIVISION OF
LOT 3 OF
PHEASANT POINT CENTER"
P.B. 37 PG. 248-249

PROPERTY N/F
HWY K R & C INVESTORS LLC
4281/0114
PARCEL ID: 2-0070-5016-00-0005.1000000
CITY OF O'FALLON
ZONING: C-3 HIGHWAY COMMERCIAL DISTRICT

LOT 1
"KEEVEN HIGHWAY K SUBDIVISION"
P.B. 42 PG. 169
PROPERTY N/F
FUSZ LOU PROPERTIES LLC
4579/1692
PARCEL ID: 2-0128-9856-00-0001.0000000
CITY OF O'FALLON
ZONING: C-2 GENERAL BUSINESS DISTRICT

PROPOSED BUILDING
3470 HIGHWAY K
27,958 SQ. FT.
F.F. = 486.75
186'

LANDSCAPE LEGEND		
QTY. (43) WHITE PINE	PINUS STROBUS 'FASTIGIATA'	MINIMUM 2" CALIPER (MATURE HEIGHT = 30-40 FT.)
QTY. (10) PINK PRINCESS CRABAPPLE	MALUS 'PINK PRINCESS'	MINIMUM 2" CALIPER (MATURE HEIGHT = 6-8 FT.)
QTY. (16) BOXWOOD	BUXUS 'GREEN GEM'	18" MINIMUM (5 GALLON) (MATURE HEIGHT = 1.5-2 FT.)

ALL TREES SHALL BE DECIDUOUS AT MIN. CALIPER MEASURED 1 FOOT ABOVE GRADE AT 2 INCHES.
ALL SHRUBS SHALL BE 5 GALLON CONTAINER AND NOT LESS THAN 18 INCHES IN HEIGHT.
LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

3" ASPHALT OVER 8" ROCK	6" CONCRETE OVER 4" ROCK
4" ASPHALT OVER 8" ROCK	8" CONCRETE OVER 4" ROCK

PROJECT TITLE:
Construction Plans for
Lou Fusz Jeep
3470 Highway K
O'Fallon, MO 63368

ENGINEERING
PLANNING
SURVEYING

221 Point View Blvd.
St. Charles, MO 63081
636-928-5662
FAX 636-928-1718

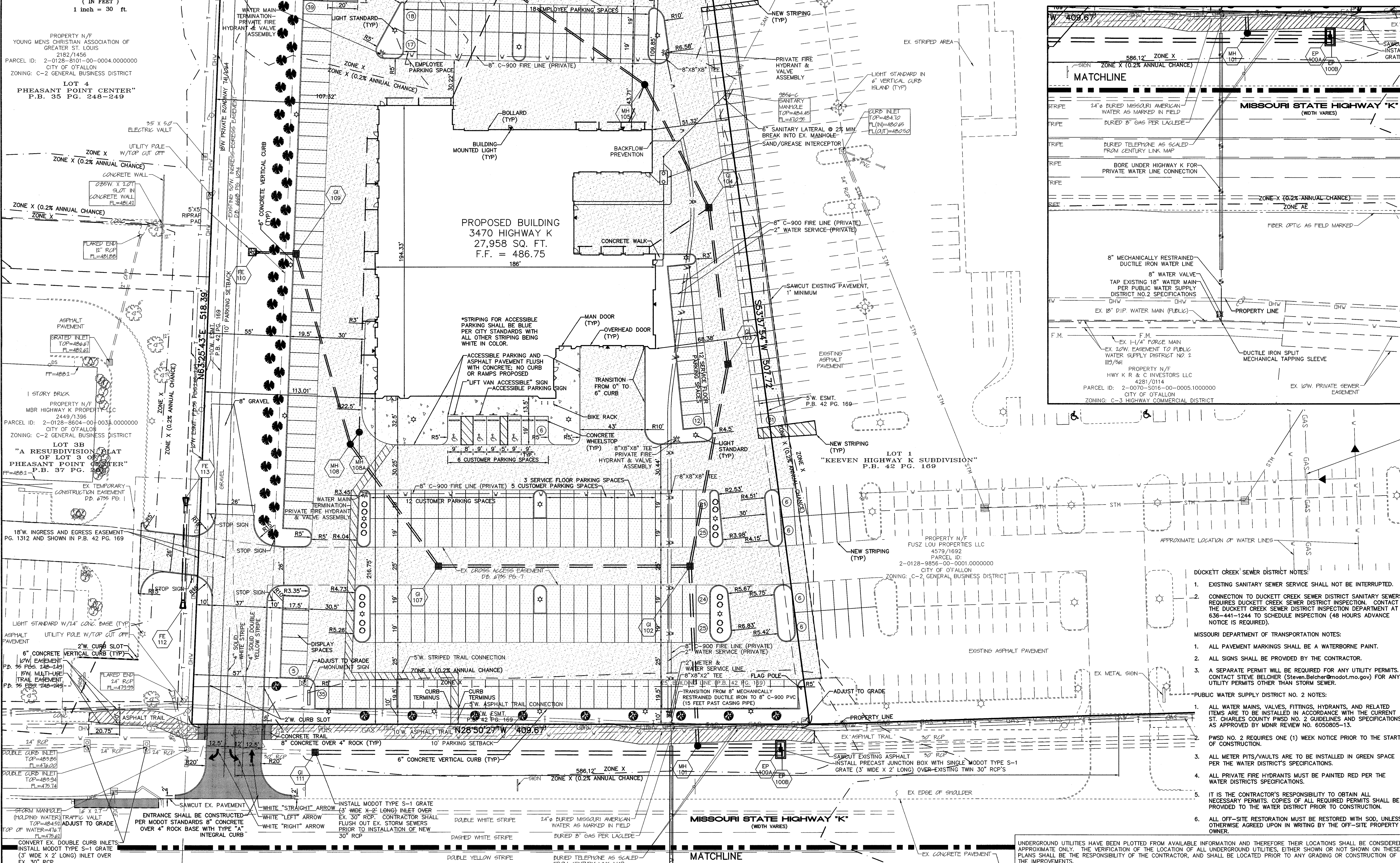
DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be
authenticated by my seal are limited to this sheet,
and I hereby disclaim any responsibility for all other
drawings, specifications, estimates, reports or other
documents or instruments relating to or intended to
be used for any part or parts of the architectural or
engineering project or survey.

LARRY DAVID
LAWRENCE
NUMBER
PS 200702343
PROFESSIONAL ENGINEER

07/25/17

Larry D. Walker
Civil Engineer
Engineers License No. 2007020343
Box Engineering Company, Inc.
Missouri State Certificate of Authority
Engineering #000655
Missouri State Certificate of Authority
Surveying #00144

REVISIONS	
06-23-17	CITY COMMENTS
06-28-17	MODOT COMMENTS
07-20-17	CITY COMMENTS



REVISIONS

DATE	DESCRIPTION
06-23-17	CITY COMMENTS
06-28-17	MODOT COMMENTS
07-20-17	CITY COMMENTS

Developer / Owner:
Lou Fusz Chrysler
3480 Highway K
O'Fallon, Missouri 63368
636-442-8100

P+Z No. #00-16.05.01
Approved 02-02-17

City No. #

Page No. 4 of 13

SITE PLAN