

PROPERTY N/F  
YOUNG MENS CHRISTIAN ASSOCIATION OF  
GREATER ST. LOUIS  
2132/1456  
PARCEL ID: 2-0128-8101-00-0004.0000000  
CITY OF 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  
2449/1396  
PARCEL ID: 2-0128-8604-00-0003.0000000  
CITY OF FALLON  
ZONING: C-2 GENERAL BUSINESS DISTRICT

LOT 3B  
"A RESUBDIVISION PLAT  
OF LOT 3 OF  
PHEASANT POINT CENTER"  
P.B. 37 PG. 246

EX TEMPORARY  
CONSTRUCTION EASEMENT  
DD. 6795 PG. 1

18'W. INGRESS AND EGRESS EASEMENT  
PG. 1312 AND SHOWN IN P.B. 42 PG. 169

PROPERTY N/F  
FUSZ LOU PROPERTIES LLC  
4579/1692  
PARCEL ID: 2-0128-9856-00-0001.0000000  
CITY OF FALLON  
ZONING: C-2 GENERAL BUSINESS DISTRICT

LOT 1  
"KEEVEN HIGHWAY K SUBDIVISION"  
P.B. 42 PG. 169

EXISTING ASPHALT PAVEMENT

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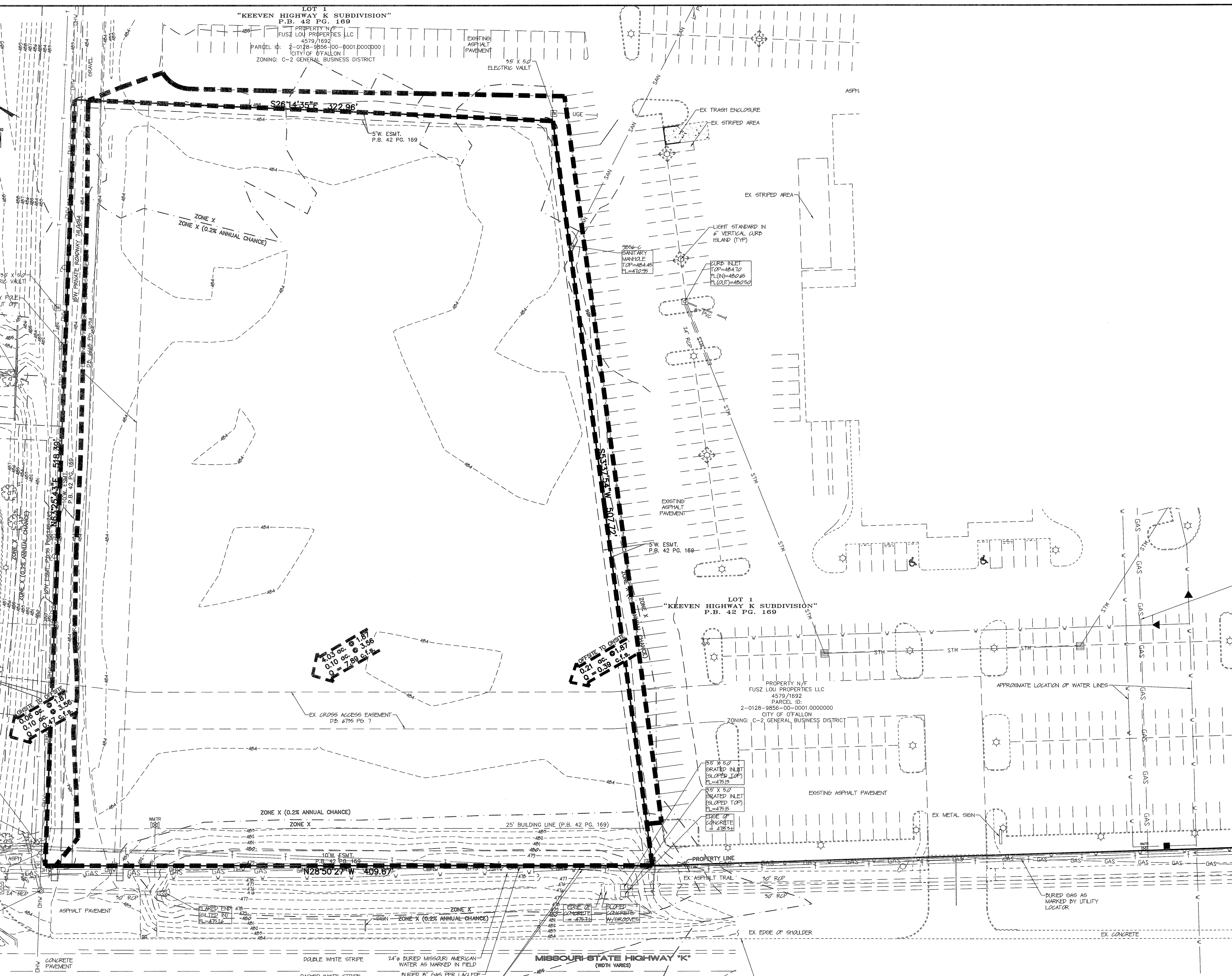
EXISTING ASPHALT PAVEMENT

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EXISTING ASPHALT PAVEMENT



**THIS SHEET FOR DRAINAGE AREA PURPOSES ONLY. NOT FOR CONSTRUCTION.**

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

**ENGINEERING  
PLANNING  
SURVEYING**  
221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5562  
FAX 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 survey.

Larry D. Walker  
Civil Engineer  
Engineers License No. 2007020343  
Sex Engineering Company, Inc.  
Missouri State Certificate of Authority  
Engineering #000655  
Missouri State Certificate of Authority  
Surveying #000144

**REVISIONS**

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.** #

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**EXISTING DRAINAGE AREA MAP**