

O'FALLON AUTO MALL

PART OF LOTS 23 & 24 OF JOHN COALTER'S
SUBDIVISION OF HOWELL'S PRAIRIE TRACT IN U.S.
SURVEY 1669, T. 46 N., R. 3 E.,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

SITE IMPROVEMENT PLANS

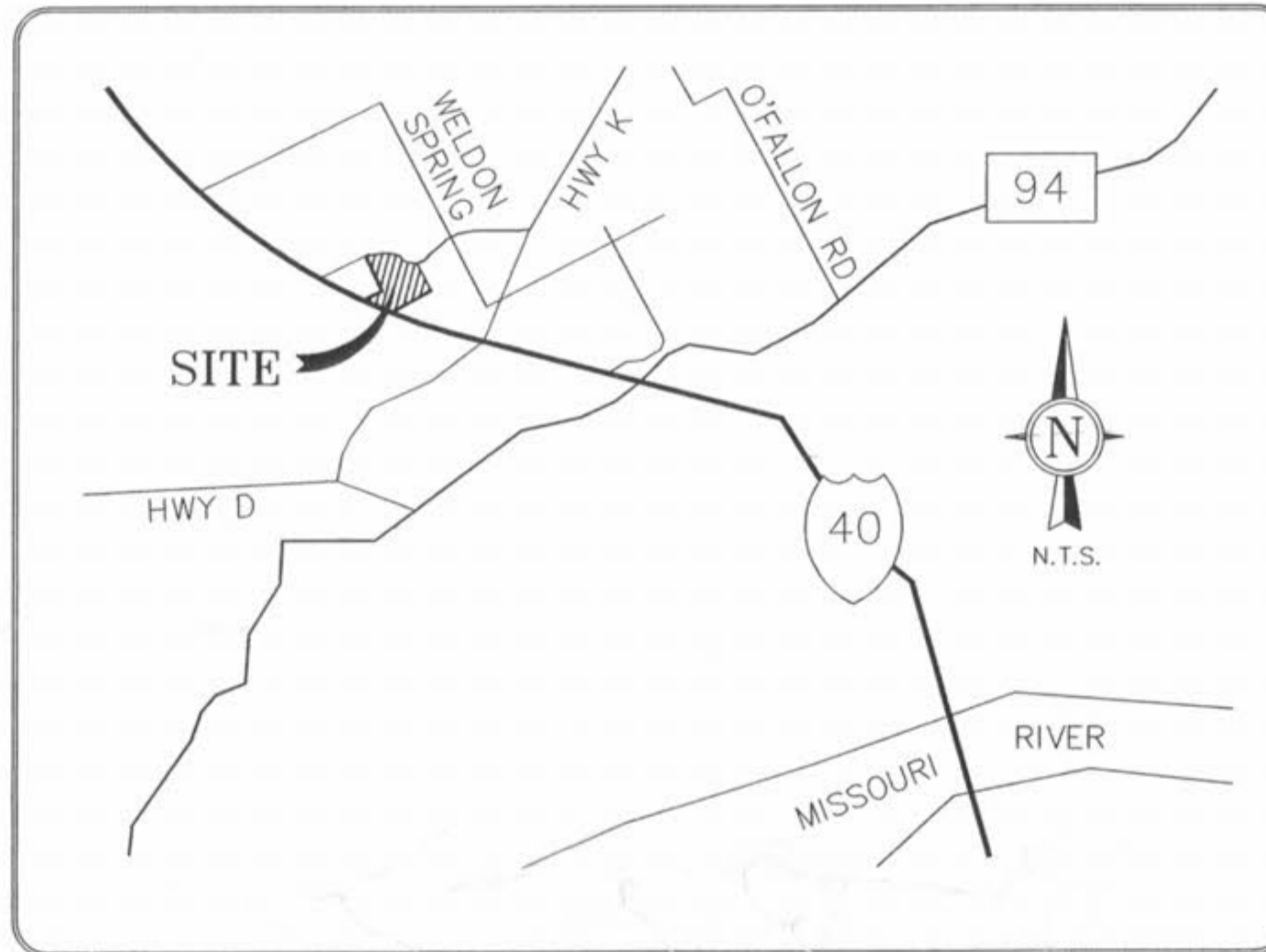
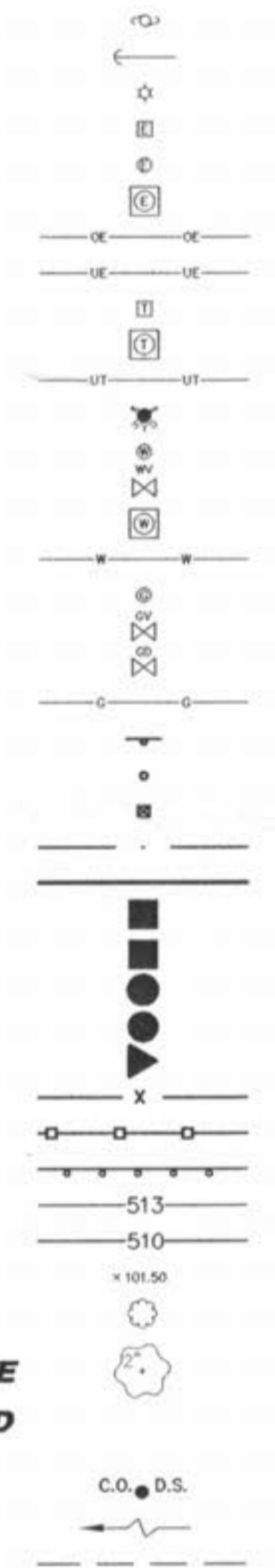
LEGEND

EXISTING



UTILITY POLE
GUY WIRE
LIGHT STANDARD
ELECTRIC BOX
ELECTRIC METER
ELECTRIC MANHOLE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
TELEPHONE BOX
TELEPHONE MANHOLE
UNDERGROUND TELEPHONE LINE
FIRE HYDRANT
WATER METER
WATER VALVE
WATER MANHOLE
WATER LINE
GAS METER
GAS VALVE
GAS DRIP
GAS LINE
STREET SIGN
BOLLARD OR POST
MAILBOX
SANITARY SEWER
STORM SEWER
STORM DRAIN GRATE INLET
STORM DRAIN AREA INLET
STORM DRAIN MANHOLE
SANITARY SEWER MANHOLE
FLARED END SECTION
FENCE: CHAIN LINK OR WIRE
FENCE: WOOD CONSTRUCTION
GUARDRAIL
MINOR CONTOUR INTERVAL
MAJOR CONTOUR INTERVAL
SPOT ELEVATION
BUSH OR SHRUB
TREE W/APPROXIMATE DIAMETER SIZE
FOUND SURVEY MONUMENT AS NOTED
SET SURVEY MONUMENT AS NOTED
CLEAN-OUT/DOWN-SPOUT
SWALE
UTILITY EASEMENT

PROPOSED



LOCATOR MAP

PROPERTY OWNER 64K, L.L.C.
165 NORTH MERAMEC
SUITE 500
ST. LOUIS, MO 63105

EXISTING ZONING "C-2" GENERAL BUSINESS

SITE ACREAGE 33.34 ACRES

SITE ADDRESS 1048 HWY 40/61

FLOOD DATA

FLOOD MAP # 29183C0430 E
ZONE "X"

REVISION DATE AUGUST 2, 1996

ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY, DATED JUNE, 2004 AND APPROVED BY MDNR UNDER REVIEW NO. 61996-04.

BENCH MARK

RM 57: ELEVATION 548.01 PER FLOOD MAP COMMUNITY PANEL NO. 29183C 0430 E, A CHISELED SQUARE ON SOUTHWEST END OF SOUTH HEADWALL OF A CULVERT LOCATED AT THE JUNCTION OF U.S. HIGHWAY 40 AND COUNTY HIGHWAY K.

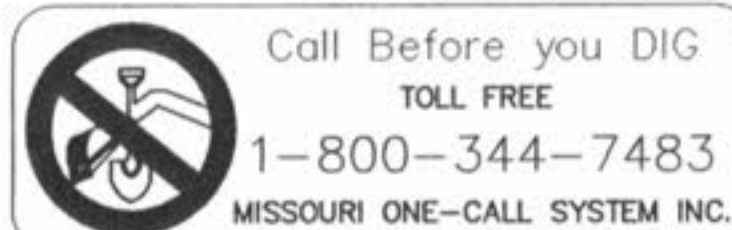
UTILITIES

WATER DISTRICT	PUBLIC WATER DISTRICT NO. 2 100 WATER DR. O'FALLON, MO 63303	ELECTRIC SERVICE	AMEREN UE 2100 BLUESTONE ST. CHARLES, MO 63303
SEWER DISTRICT	DUCKETT CREEK 3550 HIGHWAY K ST. CHARLES, MO 63304	PHONE SERVICE	SOUTHWESTERN BELL 402 N. 3RD ST. GRND FLOOR ST. CHARLES, MO 63301
GAS SERVICE	LACLEDE GAS CO. 720 OLIVE RM. 1409 ST. LOUIS, MO 63101	CABLE SERVICE	CHARTER COMMUNICATIONS 4160 OLD MILL PARKWAY ST. PETERS, MO 63576

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J. R. GRIMES 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. J. R. GRIMES 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.



PREPARED FOR:
BRINKMANN CONSTRUCTORS
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Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



7-26-05
APPROVED

O'FALLON AUTO MALL			
TITLE SHEET			
J. R. GRIMES		12300 OLD TESSON ROAD SUITE 3000 ST. LOUIS, MO. 63128 PH. (314) 849-8100 FAX (314) 849-8010	
CONSULTING ENGINEERS, INC.			
DRAWN BY: JLW	DATE: 04/08/05	CHECKED BY: LJM	DATE: 04/08/05
		JOB NUMBER: 675N	SHEET: C1

P&Z FILE # 3101.05.03

File