

N/F
KELLEN-BECK PROPERTIES, LLC
DB. 2476, PG. 1717
ZONED HTD
VACANT

FOR CONTINUATION OF
SANITARY SEWER
SEE SHEET C16

NOTE
SANITARY SEWER CONNECTION
NOT APPROVED FOR LOT 5

**WALL ON NORTH SIDE OF BASIN
TO BE DESIGNED TO A FINAL
WALL HEIGHT OF 560.00**

LOT 5
N/F
WILLIAM H. ERKER
DB. 845, PG. 633
ZONED C2
VACANT
1.26 ACRES

TAP PER WATER
DISTRICT NO 2
SPECIFICATIONS

WATER SERVICE TO BE BORED
UNDER TECHNOLOGY DRIVE
BORING TO BE ACCOMPLISHED
IN ACCORDANCE WITH MODOT &
WATER DISTRICT NO. 2 REQUIREMENTS

TECHNOLOGY DRIVE (WIDTH VARIES)
EXISTING CONCRETE

TECHNOLOGY DRIVE
EXISTING CONCRETE
(WIDTH VARIES)

STATE HIGHWAY K (WIDTH VARIES)
EXISTING CONCRETE

RETAIL/RESTAURANT
1120 TECHNOLOGY DR.
BUILDING HEIGHT = ±4.3'
TOWER HEIGHT = ±4.0'
FF = 567.00
33,800 S.F.

LOT 1
N/F
PERSIMMON POINTE
MARKET, L.L.C.
3.84 AC.±

LOT 2
N/F
PERSIMMON POINTE
MARKET, L.L.C.
0.85 AC.±

NOTE
SANITARY SEWER CONNECTION
NOT APPROVED FOR LOT 2

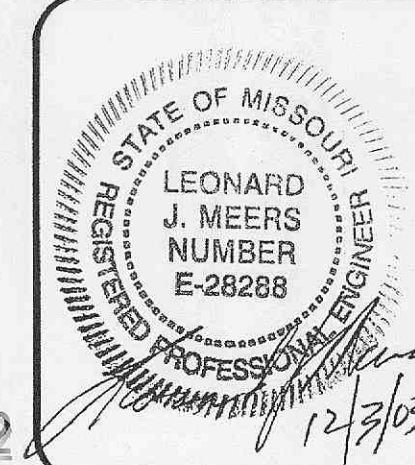
SEE SHEET C5 FOR DETAIL
OF INTERIOR PARKING AREA

PREPARED FOR:
PERSIMMON POINTE
MARKET, L.L.C.
165 N. MERAMEC AVE., STE. 500
ST. LOUIS, MO 63105
PH: (314) 721-3444
FAX: (314) 721-3071

INSTALL HYDRANT AT END OF WATER MAIN
EXTENSION FOR PURPOSE OF FLUSHING NEW
MAIN. THIS HYDRANT TO BE REMOVED AND
RELOCATED UPON FUTURE DEVELOPMENT AND
FURTHER EXTENSION OF WATER MAIN.

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.

- ▲ 11/20/03 PER MODOT COMMENTS
- ▲ 10/27/03 PER DESIGN REVISIONS
- ▲ 10/15/03 PER CITY OF OFALLON COMMENTS
- ▲ 10/03/03 PER D.C.S.D. COMMENTS



PERSIMMON POINTE MARKET		SITE PLAN	
J. R. GRIMES CONSULTING ENGINEERS, INC.			
12300 OLD TESSON ROAD SUITE 300-D ST. LOUIS, MO. 63128 PH. (314) 849-6100 FAX (314) 849-6010 E-MAIL: jrgeng@nlm1.com	DRAWN BY: DATE: CHECKED BY: DATE: JOB NUMBER: SHEET:		
KAN	09/12/03	LJM	09/12/03 6751

P&Z FILE # 3101.02

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