

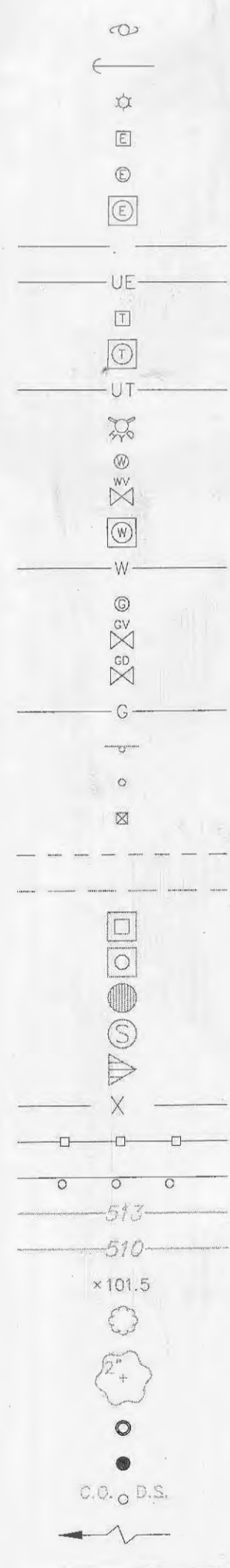
SUNTRUP VOLVO

A TRACT OF LAND BEING...
 LOT 'D' OF THE PROPOSED O'FALLON AUTO MALL
 SUBDIVISION IN 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 CO, MISSOURI

SITE IMPROVEMENT PLANS

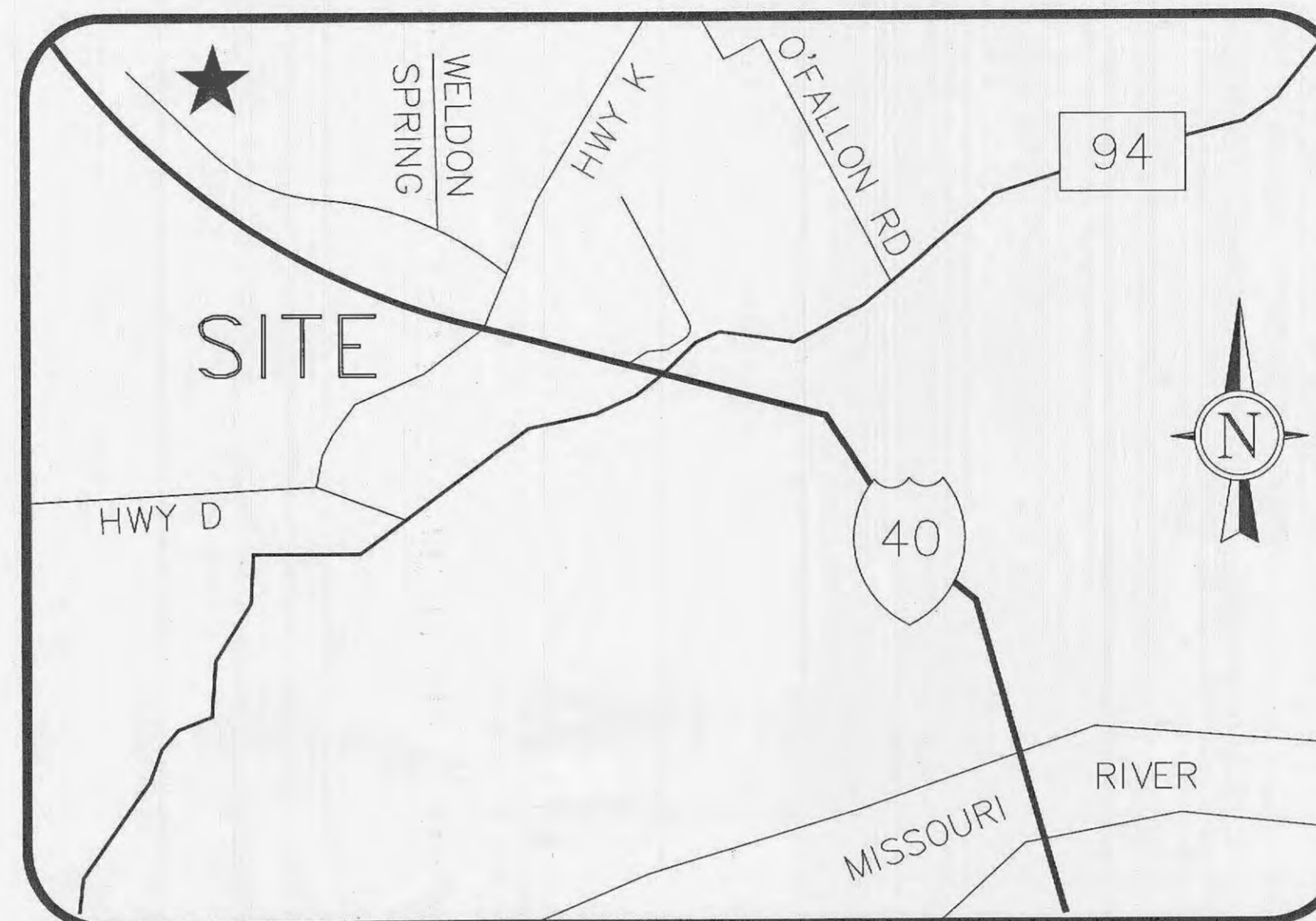
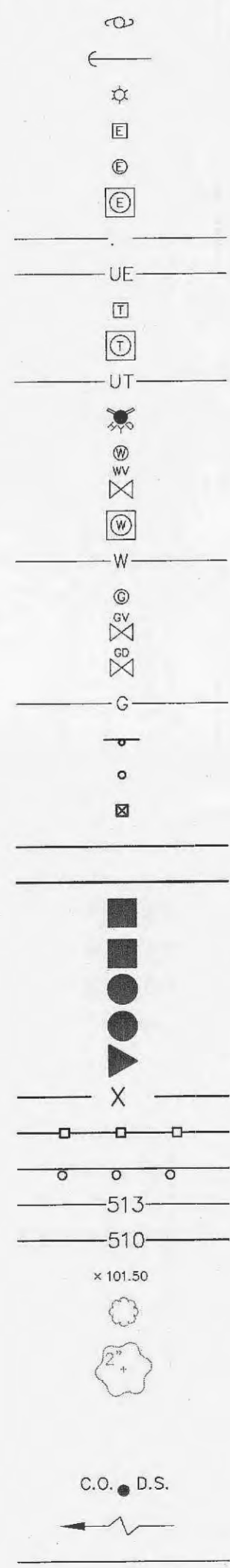
LEGEND

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 SUNTRUP VOLVO
EXISTING ZONING C-2/PUD
SITE ACREAGE 4.00 AC.
SITE ADDRESS 521 AUTO MALL DRIVE
 O'FALLON, MO 63303

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

BENCH MARK

USGS-NGVD DATUM
 RM57; (548.01 PER FLOOD INSURANCE MAP COMMUNITY PANEL NO. 29183C 0430 C
 CHISELED SQUARE ON THE SOUTHWEST END OF THE SOUTH HEADWALL
 OF CULVERT LOCATED AT JUNCTION OF U.S. HIGHWAY 40 AND COUNTY
 HIGHWAY K.

SITE BENCH MARK

EL. 553.29 - CHISELED SQUARE AT THE SOUTHWEST CORNER OF THE CONCRETE
 BASE OF QUICKTRIP SIGN LOCATED AT THE SOUTHWEST CORNER
 OF THE QUICKTRIP PROPERTY

INDEX

- C1 TITLE SHEET
- C2 SPECIFICATIONS
- C3 EXISTING SITE
- C4 SITE PLAN
- C5 GRADING PLAN
- C6 GEOMETRICS
- C7 SITE DETAILS
- C8 PROFILES
- C9 DRAINAGE AREA MAP

FLOODPLAIN NOTE

NOTE: THE SURVEYED TRACT AS SHOWN HEREON LIES WITHIN FLOOD
 ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR
 FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP
 29183C0430 E. EFFECTIVE DATE: AUGUST 2, 1996

RECEIVED
 FEB 14 2006

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.

- 6 02/10/06 PER CITY COMMENTS
- 5 01/23/06 PER CITY COMMENTS
- 4 12/19/05 PER CITY COMMENTS
- 3 10/18/05 PER FIRE MARSHAL COMMENTS
- 2 10/11/05 PER CITY COMMENTS
- 1 09/12/05 PER DUCKETT CREEK SANITARY DISTRICT COMMENTS

2-22-06
 APPROVED
 AS NOTED

SUNTRUP VOLVO
 TITLE SHEET

J. R. GRIMES
CONSULTING ENGINEERS, INC.

12300 OLD TESSON ROAD
 SUITE 3000
 ST. LOUIS, MO. 63128
 PH. (314) 849-6100
 FAX (314) 849-6010

PREPARED FOR:
 SUNTRUP AUTOMOTIVE GROUP
 CONTACT: CHRIS SUNTRUP
 14410 MANCHESTER RD.
 MANCHESTER, MO 63011
 PH: (636) 227-8303
 FAX: (636) 227-6209

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
JSK	08/05/05	LJM	08/05/05	1499	C1

Bldg Inspector