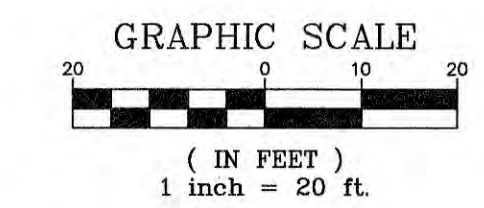


**LEGEND**

[Symbol]	FLARED END SECTION	[Symbol]	TREE
[Symbol]	CURB/AREA INLET	[Symbol]	BUSH
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	ROW MARKER
[Symbol]	ELECTRIC BOX	[Symbol]	BENCHMARK
[Symbol]	TELEPHONE CABLE PEDESTAL	[Symbol]	FOUND MONUMENT
[Symbol]	TELEPHONE BOX	[Symbol]	SET MONUMENT
[Symbol]	ELECTRIC METER	[Symbol]	CONCRETE
[Symbol]	WATER METER	[Symbol]	OHW
[Symbol]	FIRE HYDRANT	[Symbol]	GAS
[Symbol]	SIGN	[Symbol]	W
[Symbol]	POWER POLE	[Symbol]	BURIED GAS
[Symbol]	LIGHT STANDARD	[Symbol]	BURIED WATER
		[Symbol]	SANITARY SEWER
		[Symbol]	TELEPHONE VAULT



PROPERTY N/F OF  
CITY OF O'FALLON, MO  
D.B. 5086 PG. 633  
ZONED: R-1

PROPERTY N/F OF  
KAPLAN LUMBER CO.  
(1/2 INTEREST)  
LEONARD-KAPLAN TRUST  
DATED OCTOBER 31, 1991  
(1/2 INTEREST)  
D.B. 1413 PG. 264  
ZONED: R-1

ZONED: C-2  
LOT 4  
"FALLON PARKWAY  
- PLAT TWO"  
P.B. 43 PG. 311

**GRADING QUANTITIES:**  
1,585 C.Y. CUT (INCLUDES SUBGRADES)  
2,345 C.Y. FILL (INCLUDES 8% SHRINKAGE)  
760 C.Y. SHORT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO 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:**  
TOMMY'S EXPRESS CAR WASH  
101 FALLON LOOP RD.  
O'FALLON MISSOURI 63368

**ENGINEERING  
PLANNING  
SURVEYING**  
221 Point West Blvd.  
St. Charles, MO 63301  
636-928-5552  
FAX 636-1718



**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.

**STATE OF MISSOURI**  
CLIFFORD L. HEITMANN  
NUMBER E-29817  
REGISTERED PROFESSIONAL ENGINEER

CLIFFORD L. HEITMANN  
CIVIL ENGINEER  
E29817

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Authority No. 000655  
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**REVISIONS**

NO.	DATE	DESCRIPTION
4-17-20	city, dcsd, pwsd2 & fire comments	

**Developer / Owner:**  
DOWLING ENTERPRISES LLC - BILL DOWLING  
5 BRIDLE LANE  
FRONTENAC, MISSOURI 63181  
314-614-4294

**GRADING PLAN**

**P+Z No.** #19-009654  
**Approval Date:** 11-7-19  
**City No.** #

**Page No.**  
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Box Project # 96-0791H Issue Date: 1/24/2020