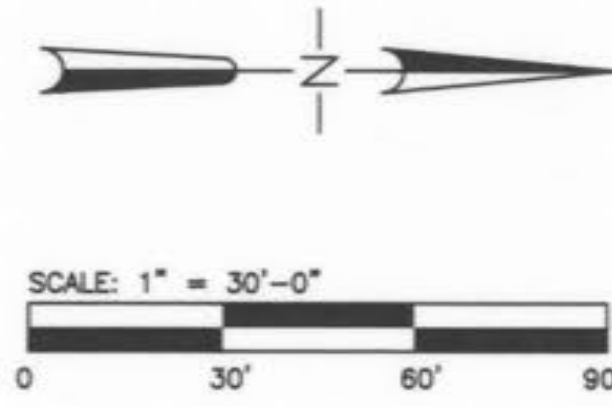




SITE PLAN

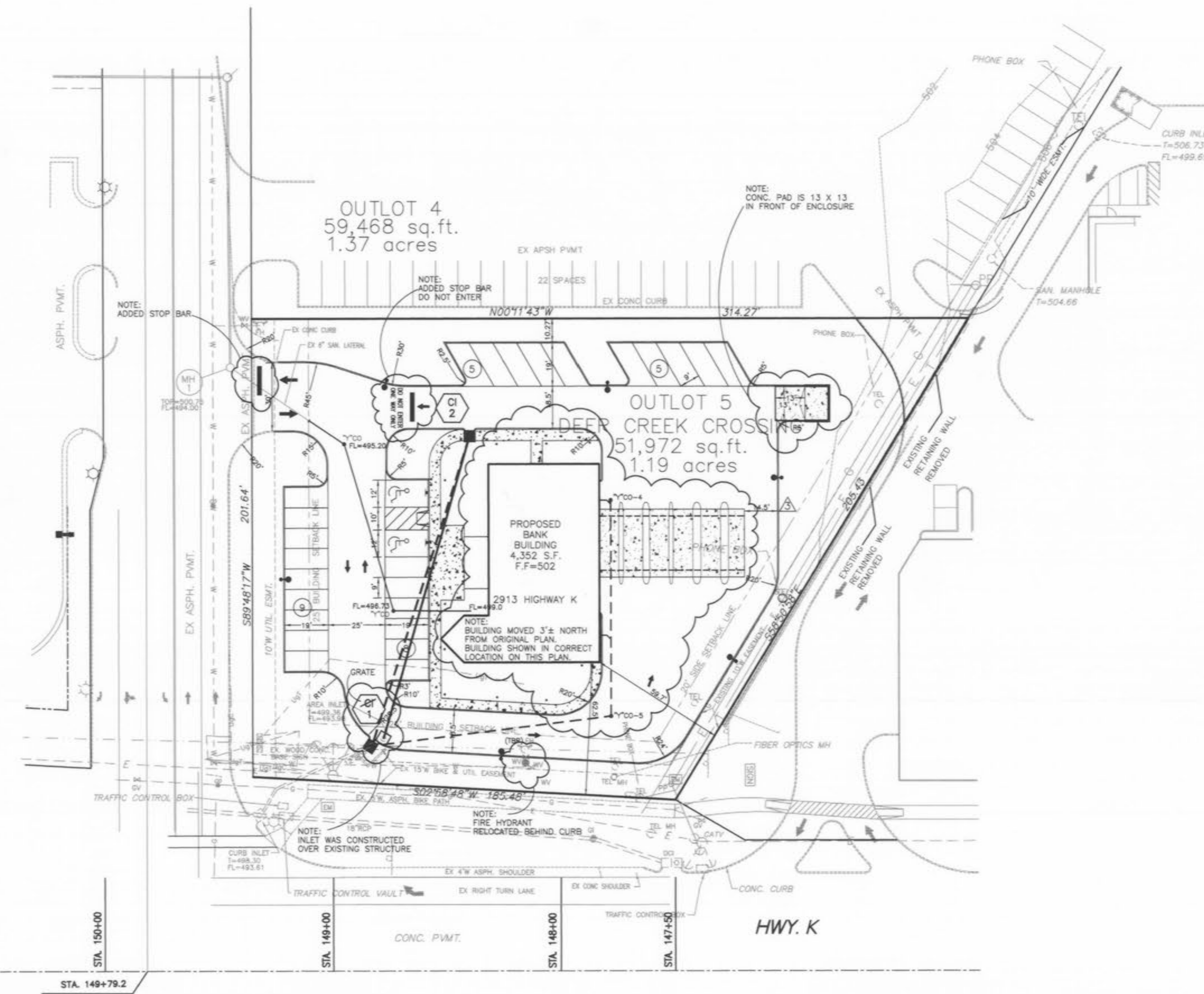


DEVELOPMENT NOTES:

- Area of Tract: 1.19 Acres
- Existing Zoning: C-2
- Proposed Use: Commercial
- Area of Building: 4,352 Sq.Ft.
- The required height and building setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: None
Minimum Rear Yard: None
Maximum Height of Building: 50 feet
- Current Owner and Developer of Property: Commerce Bankshares Inc.
8000 Forsyth Blvd.
Suite 1300
St. Louis, MO 63105
(314) 746-8976
- Site is served by:
Duckett Creek Sanitary District
Union Electric Company
Laclede Gas Company
Missouri American Water Company
GTE Telephone Company
Fort Zumwalt School District
O'Fallon Fire Protection District
- Topographic information is per Topographic Survey by Pickett Ray & Silver
- Flood information is from F.I.R.M. #29183 C 0239 E., dated Aug. 2, 1996.
No Flood Plain exists on this tract per the C-LDMAR (Conditional Letter of Map Revision) dated 9/17/96, Case No. 96-07-302R, on file with FEMA.
No floodplain exists on Lot 5, floodplain contained within drainage area as shown on plot of DEER CREEK CROSSING as recorded in plot book 37, page 371.
- Parking zone Requirements:
Parking Required: 1 space per 300 s.f. of building area plus 1 for every 2 employees.
4,352/300 + 12 employees/2 = 20.5
Required spaces = 21
Parking Provided: 27 spaces
- Site coverage calculations:
Building: 4,352 S.F.
Pavement: 28,641 S.F.
Green Space: 18,979 S.F.

LEGEND

---	STRUCTURES
---	SPOT ELEVATION
---	CONTOURS
---	BUILDING LINE
---	PROPERTY LINE
---	CENTER LINE
---	SMALL
---	STORM SEWER
---	SANITARY SEWER
---	GAS MAIN
---	WATER MAIN
---	OVERHEAD TELEPHONE
---	FIBER OPTIC
---	CABLE TELEVISION
---	OVERHEAD ELECTRIC
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELEPHONE
---	FLOW LINE ELEVATION
---	INVERT ELEVATION
---	FLOW LINE ELEV. AT GUTTER
---	TOP OF CURB ELEV.
---	CURB INLET/AREA INLET
---	GRATED INLET
---	MANHOLE
---	DOUBLE CURB INLET/AREA INLET
---	CLEANOUT
---	PLUMBED END SECTION
---	WATER VALVE OR METER
---	GAS VALVE OR METER
---	FIRE HYDRANT #/VALVE
---	UTILITY OR POWER POLE
---	GUY WIRE
---	LIGHT STANDARD
---	TELEPHONE BOX OR PEDESTAL
---	SIGNAL BOX
---	SIGN (NOTE TYPE OF SIGN)
---	HANDICAPPED
---	BENCHMARK
---	OLD IRON PIPE (DPI)/REBAR
---	OLD CROSS
---	TO BE REMOVED
---	SOIL BORING
---	RAILROAD
---	FENCE (NOTE TYPE OF FENCE)
---	TREE



GENERAL NOTES:

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THIS PLAN, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO EXCAVATION, GRADING OR CONSTRUCTION.

THE CONTRACTOR SHALL PERSONALLY INSPECT THE PREMISES TO DETERMINE THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE AND THE KIND AND AMOUNT OF MATERIALS TO BE REMOVED. THE CONTRACTOR WILL ACCEPT THE PREMISES AS FOUND.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE ALL SURVEY STAKES DURING CONSTRUCTION. THE CONTRACTOR SHALL INCLUDE THE COST OF ALL CONSTRUCTION STAKING IN HIS BASE BID.

THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED TO PROTECT THE ADJOINING PROPERTY, STREETS, SIDEWALKS, CURBS, ETC. FROM DAMAGE.

ALL MATERIALS AND WORKMANSHIP FOR PAVEMENTS, SIDEWALKS, AND OTHER MISCELLANEOUS ITEMS SHALL BE PERFORMED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CITY OF OTTAWA, MISSOURI.

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

ALL ELEVATIONS SHOWN ARE TO FINISHED SURFACE OF PAVEMENT OR DIRT AND SHALL BE WITHIN +/- 0.10 FEET OF THOSE SHOWN ON THE GRADING PLAN.

SEE ELECTRICAL PLANS FOR SITE LIGHTING.

SEE LANDSCAPE PLAN FOR PLANTINGS AND VEGETATION ESTABLISHMENT TABLE.

BENCHMARK:
ELEVATION = 486.37
RM-42 (INDV 1929) CHISELED SQUARE ON EAST END OF CONCRETE PIER ON SOUTH BANK OF SANDSTONE CREEK AT HENNING ROAD BRIDGE.

NOTE: BUILDING MOVED 3' N NORTH FROM ORIGINAL PLAN. BUILDING SHOWN IN CORRECT LOCATION ON THIS PLAN.

NOTE: INLET WAS CONSTRUCTED OVER EXISTING STRUCTURE.

NOTE: FIRE HYDRANT RELOCATED BEHIND CURB.

VEGETATIVE ESTABLISHMENT

For Urban Development Sites

APPENDIX A

SEEDING RATES:

Permanent:
Tall Fescue - 30 lbs./ac.
Smooth Brome - 20 lbs./ac.
combined: Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per square foot)
Oats - 120 lbs./ac. (2.75 lbs. per square foot)

Seeding Periods:
Fescue or Brome - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

Mulch Rates: 100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)

Fertilizer Rates: Nitrogen 30 lbs./ac.
Phosphorus 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

RECORD PLAN

KUHLMANN DESIGN GROUP, INC.
AT THE REQUEST OF COMMERCE BANK, KUHLMANN DESIGN GROUP, INC. HAS PERFORMED A FIELD OBSERVATION OF THE SITE IMPROVEMENT AND PLAN CHANGES ARE NOTED HEREON. ALL OTHER IMPROVEMENTS APPEAR TO BE CONSTRUCTED PER THE APPROVED PLAN.

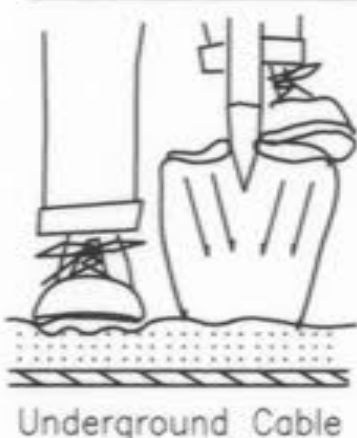
SALM V. ELKOTT P.E.
3/17/04
VALID THROUGH 12/31/09
E 22452
VALID THROUGH 12-31-04

HEAVY DUTY ASPHALTIC PAVEMENT. SEE DETAIL, SHEET C3.1.
LIGHT DUTY ASPHALTIC PAVEMENT. SEE DETAIL, SHEET C3.1.

SHEET INDEX

SITE PLAN.....	C0.1
UTILITY, GRADING AND SILTATION CONTROL PLAN.....	C1.1
DRAINAGE AREA MAP.....	C2.1
DETAILS.....	C3.1

HOLD IT! CALL BEFORE YOU DIG!



Phone DIG RITE

Contractor to contact Utilities prior to any excavation or demolition for the location of any pipes, cables, lines or mains. The Contractor shall also coordinate any disconnection required with the various utility companies and/or governmental agencies serving the site.

Toll Free 800/344-7483
800-DIG-RITE

Commerce Bank
OUTLOT #5 DEER CREEK CROSSING
O'FALLON, MISSOURI

Kuhlmann design group, inc.
#6 Westbury Dr.
St. Charles, Missouri 63301
Tel: (314) 946-5586

KdG

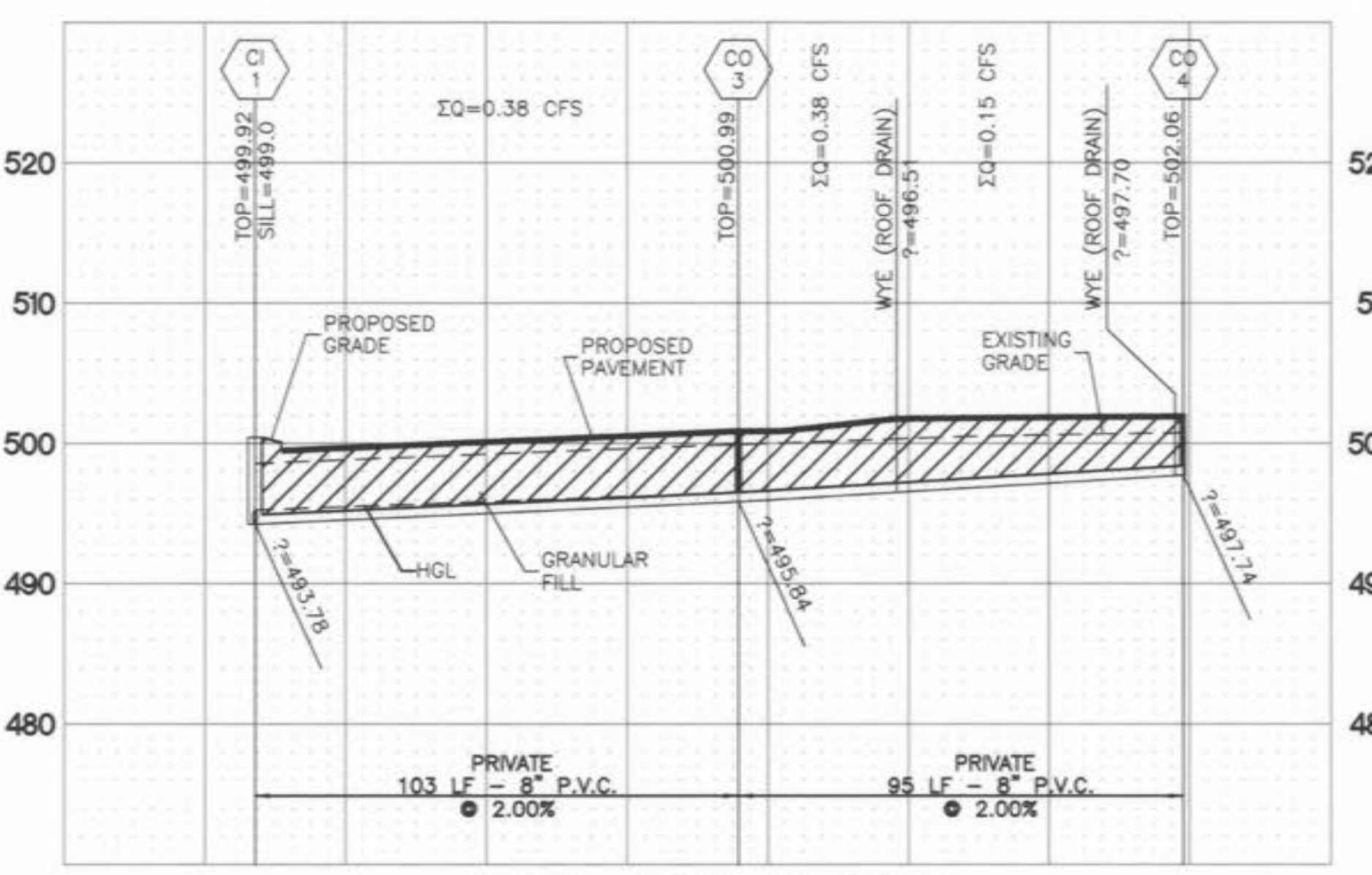
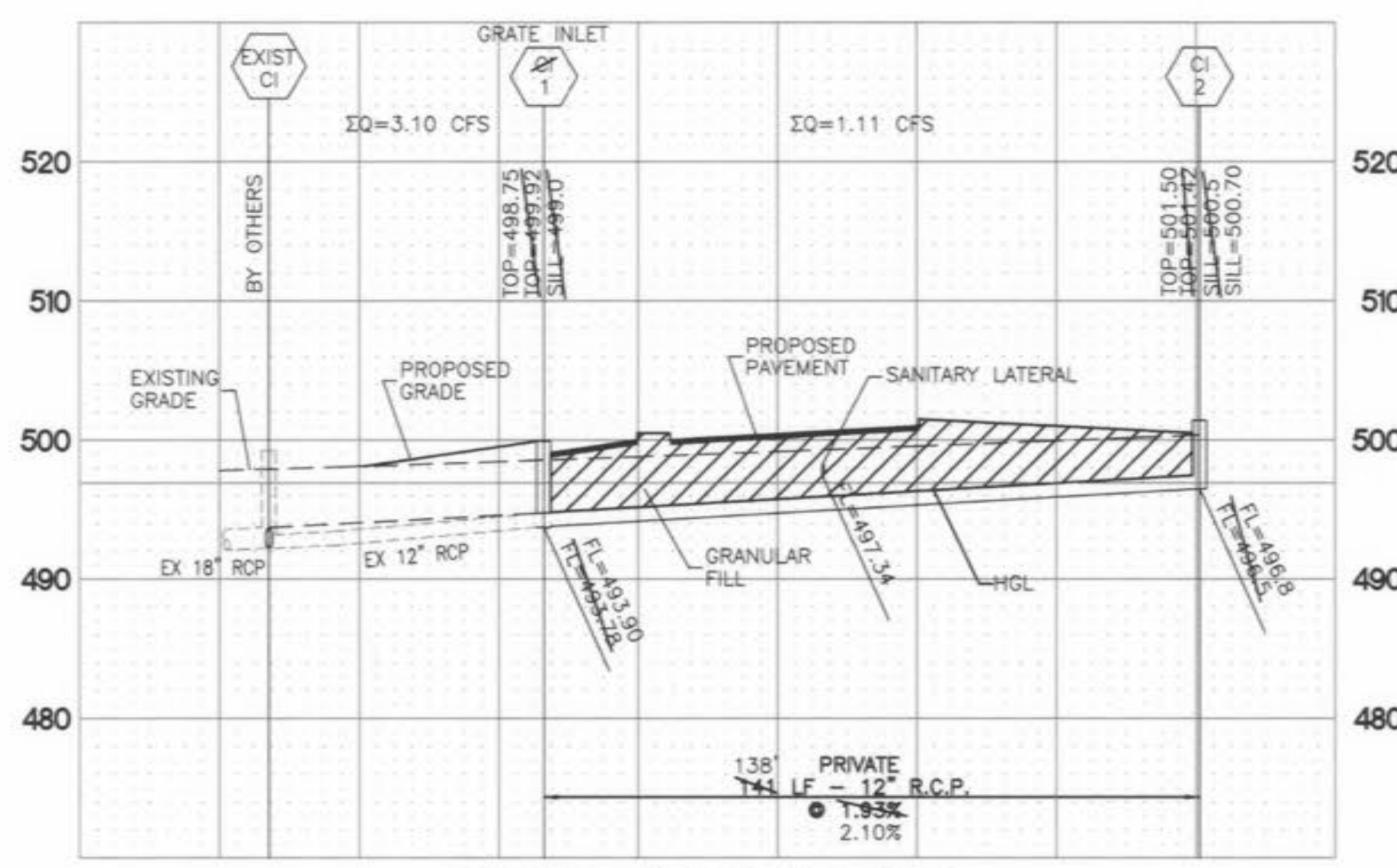
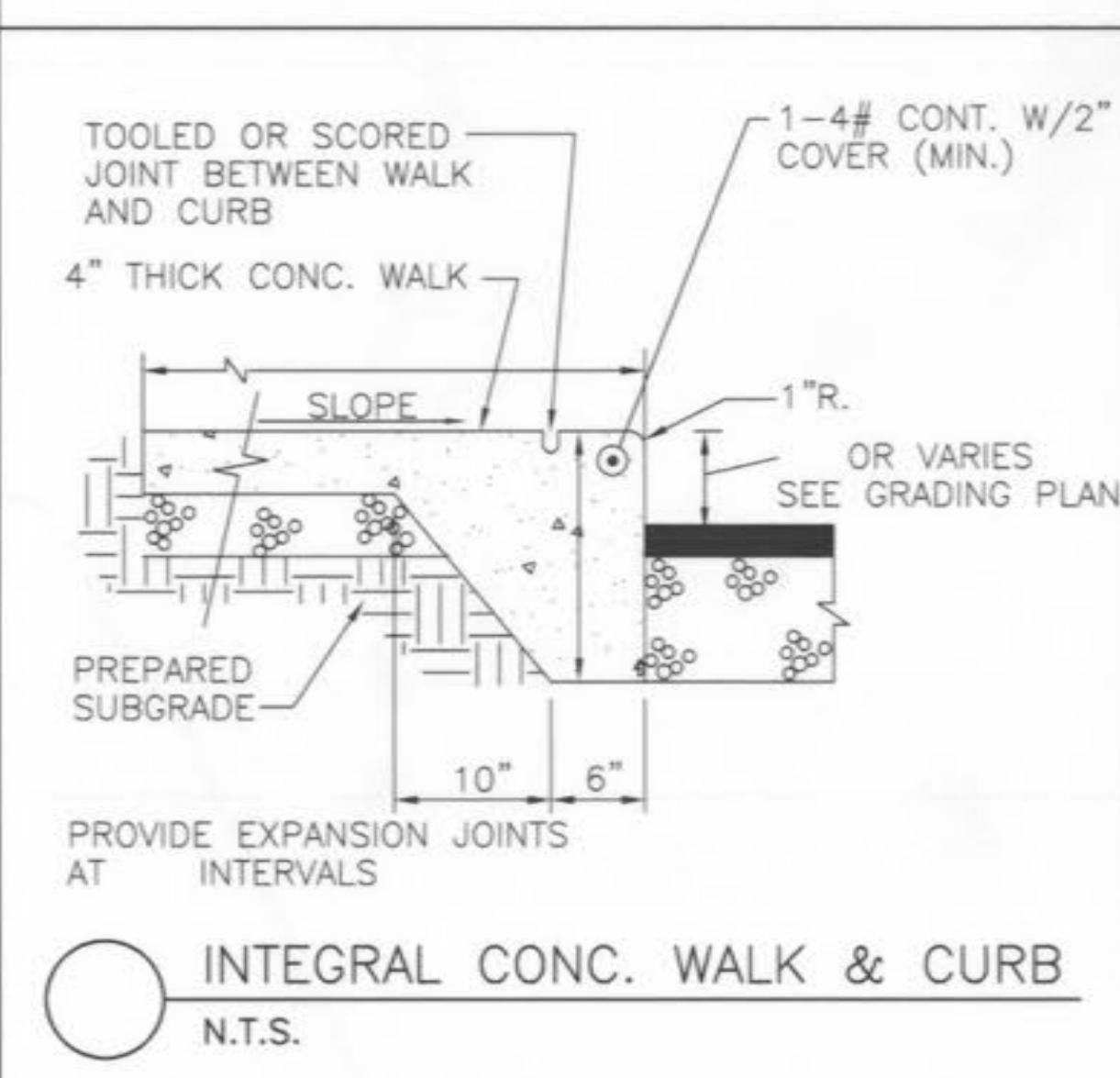
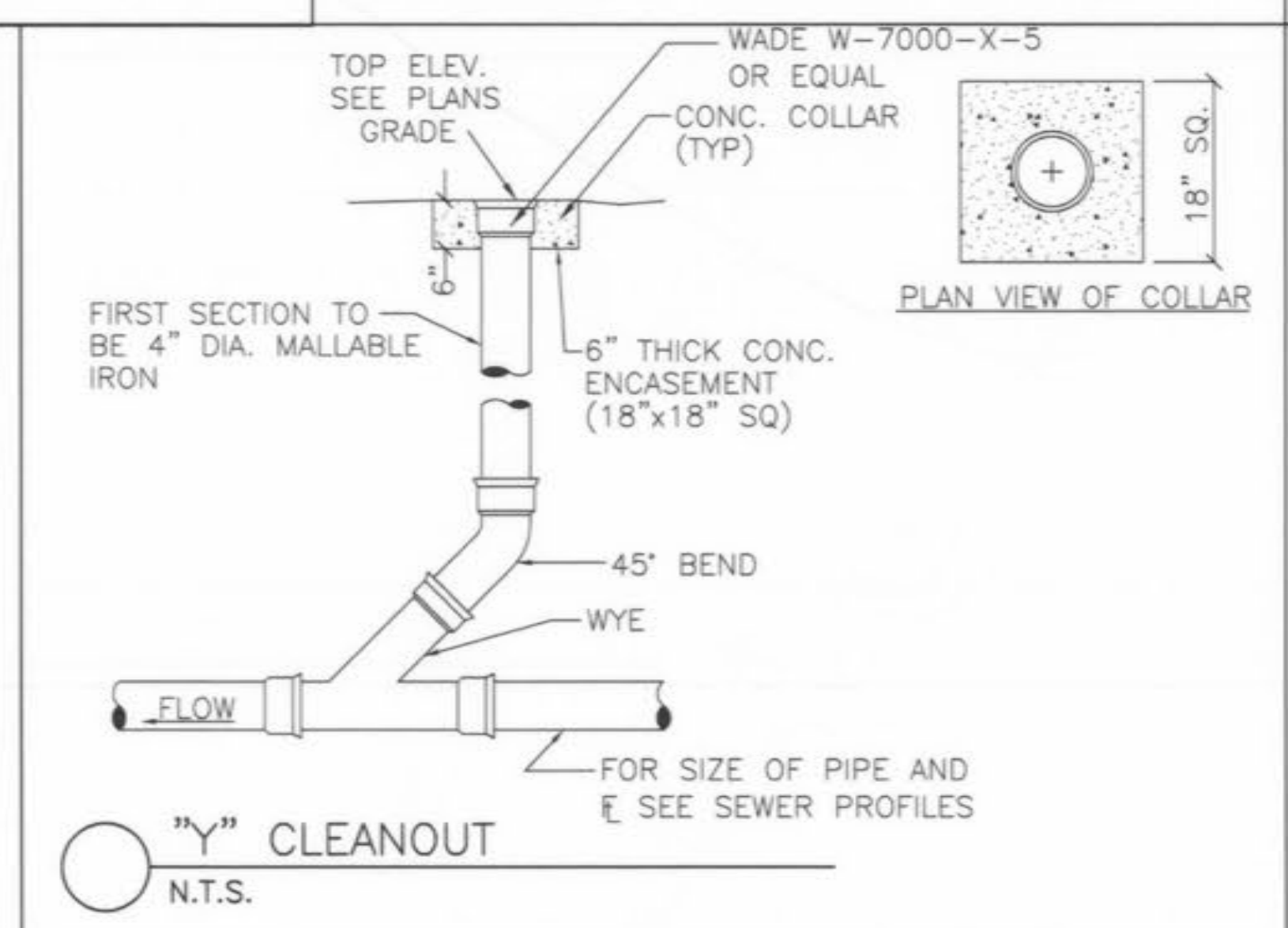
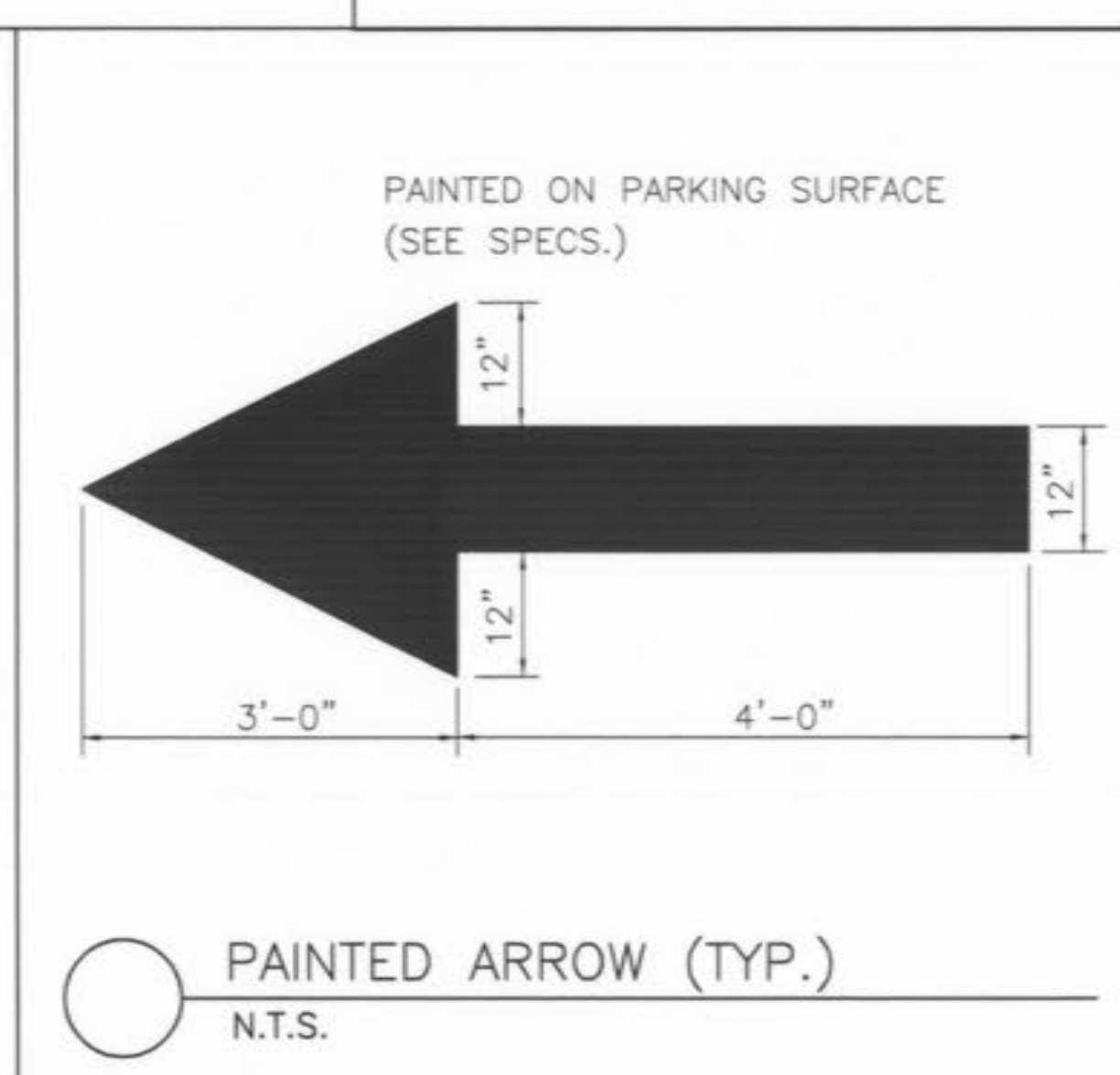
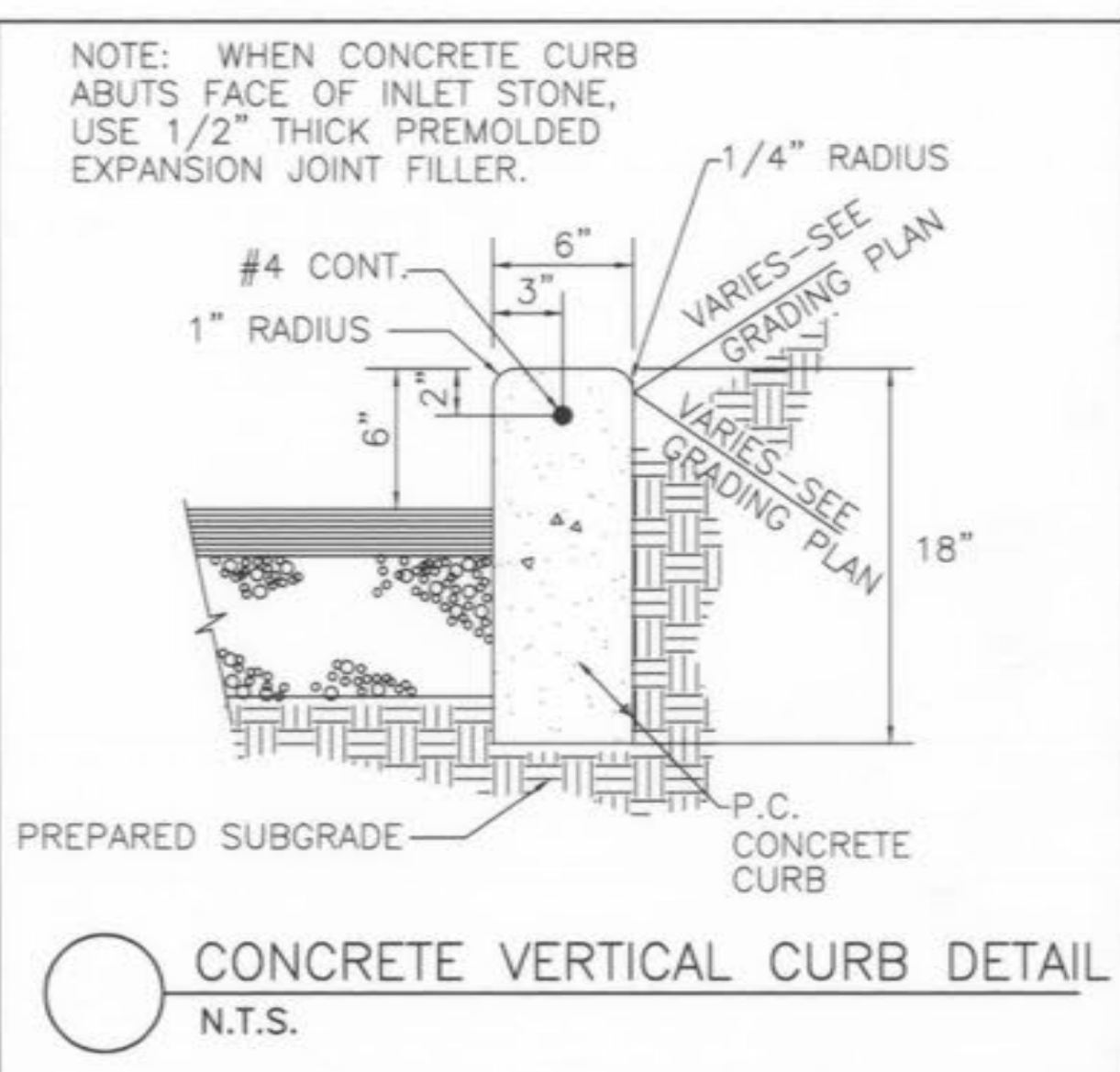
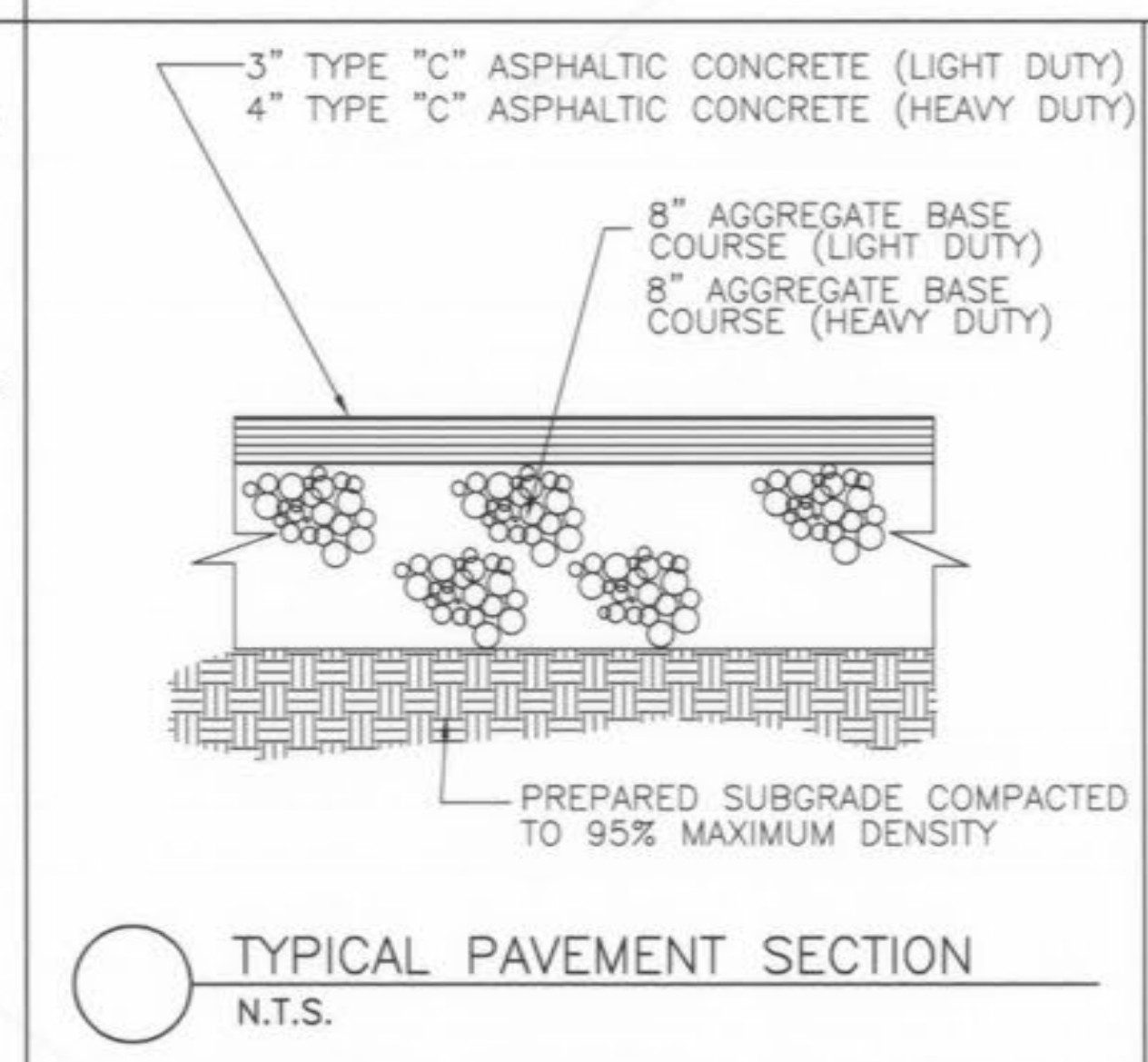
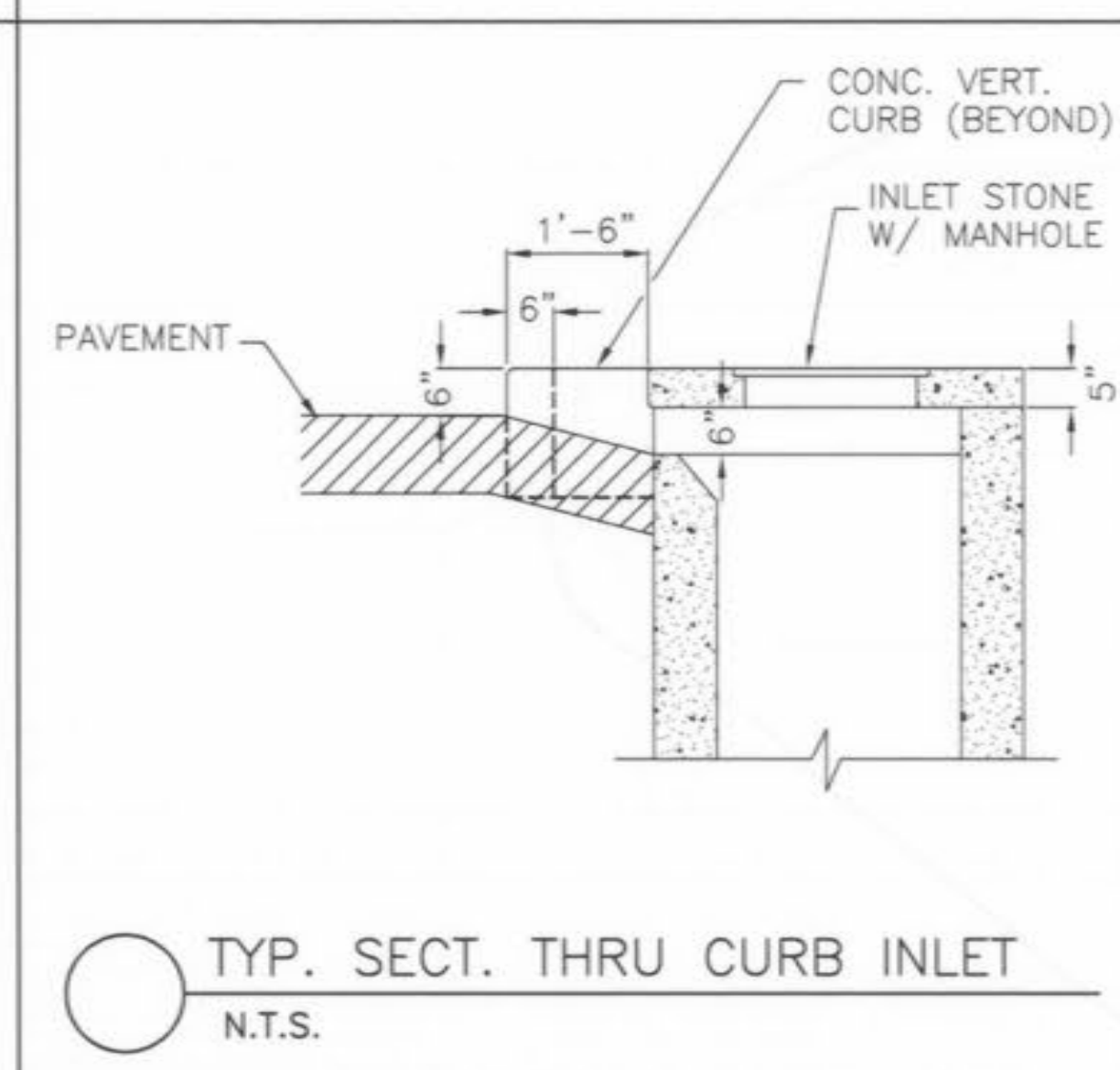
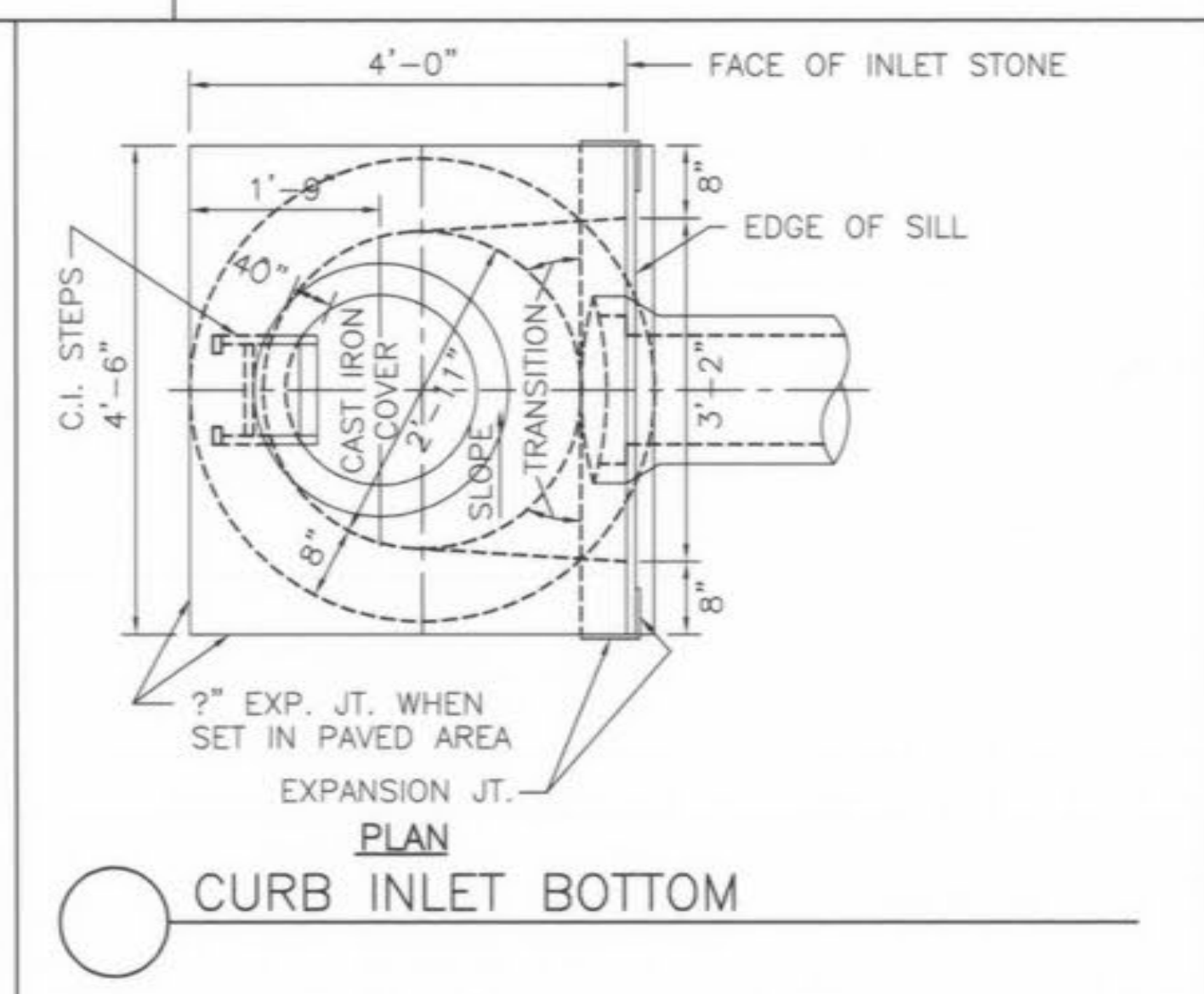
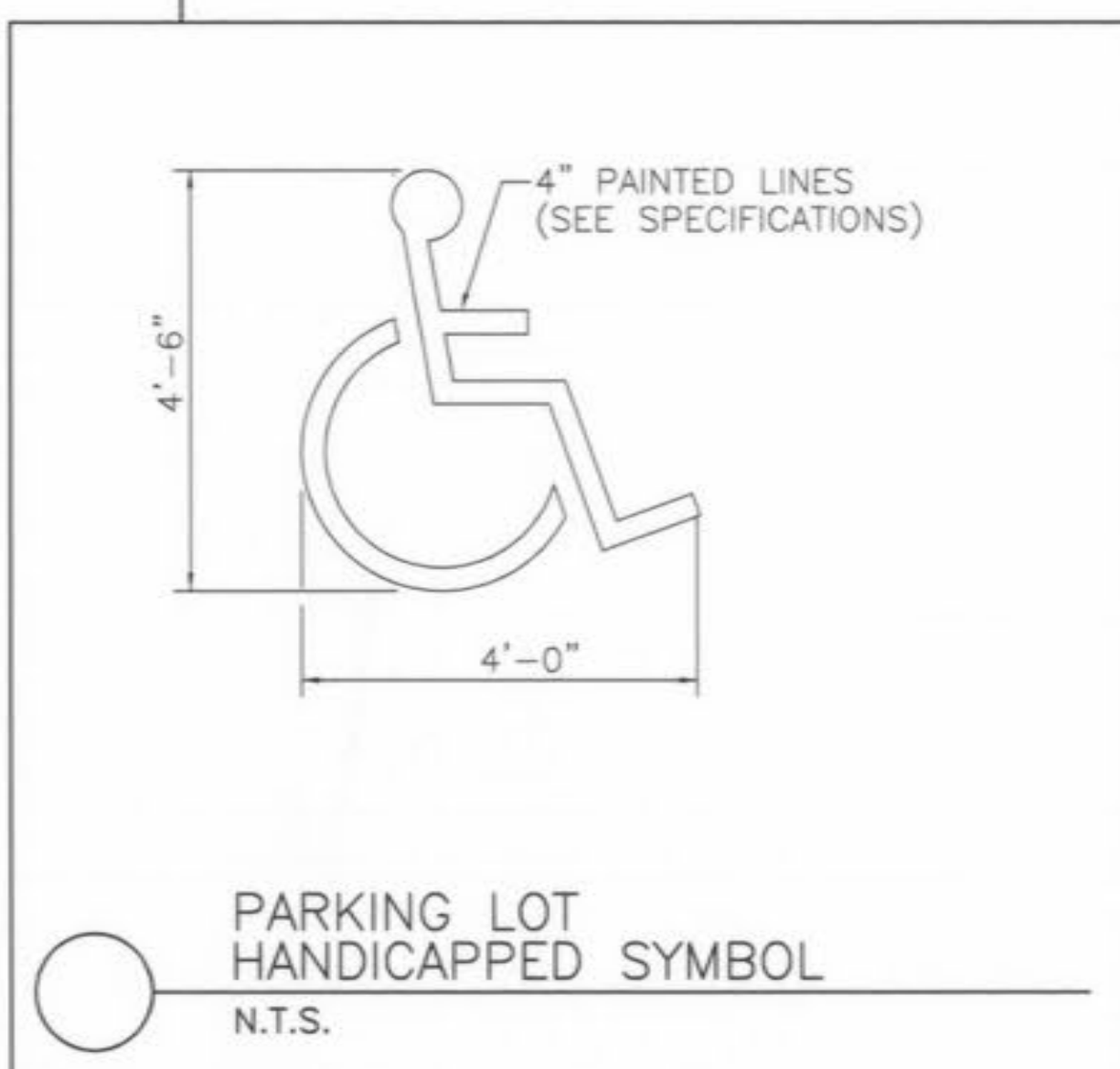
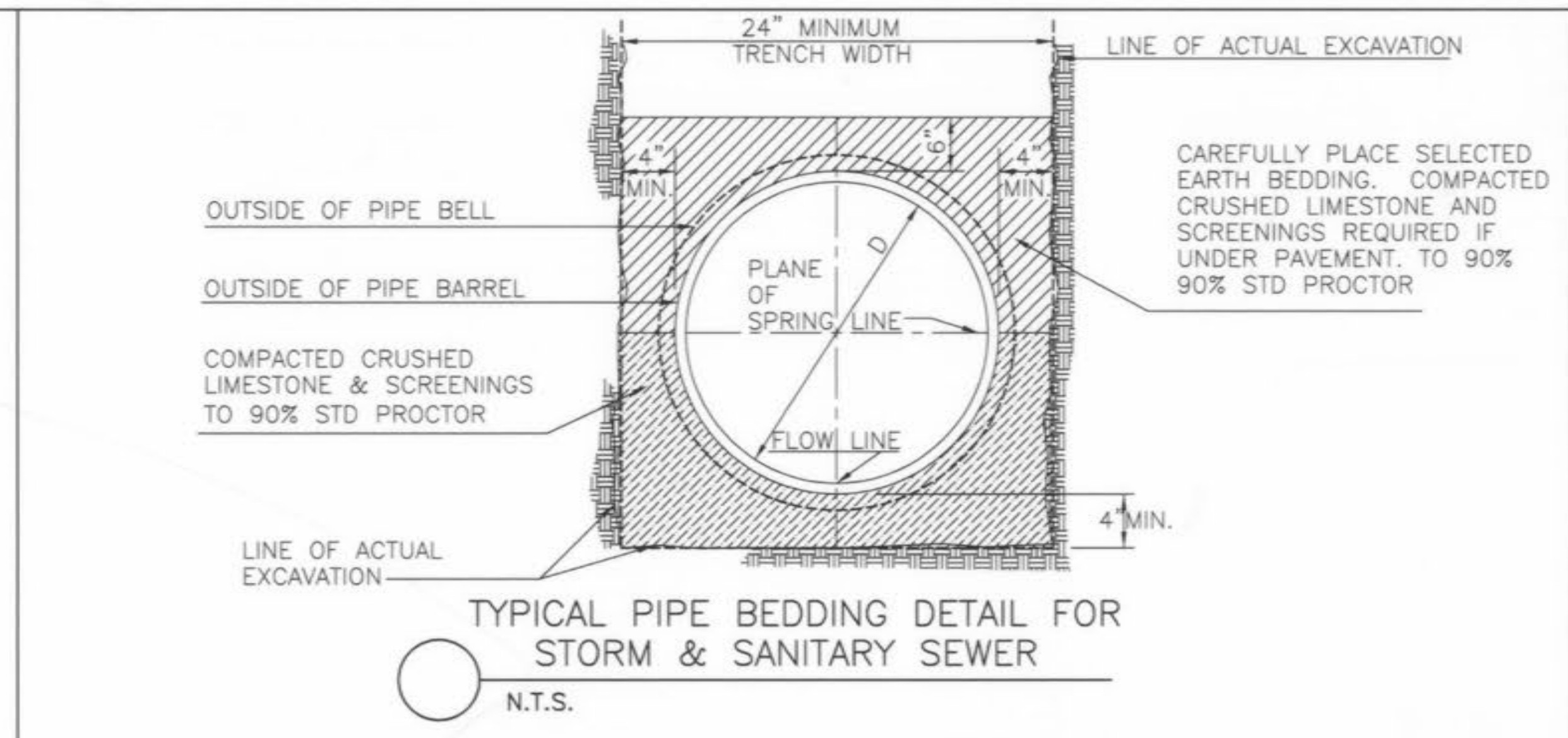
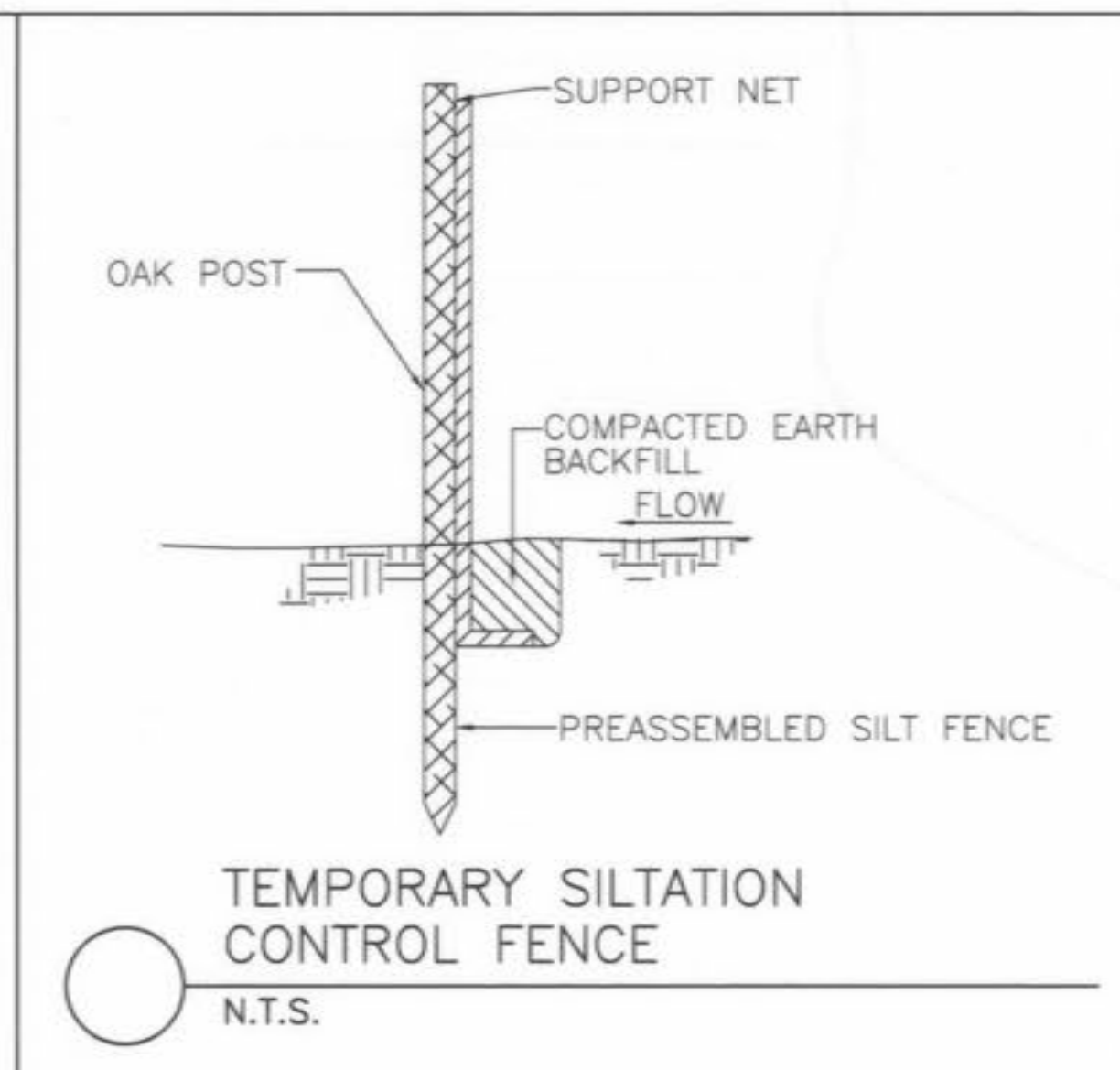
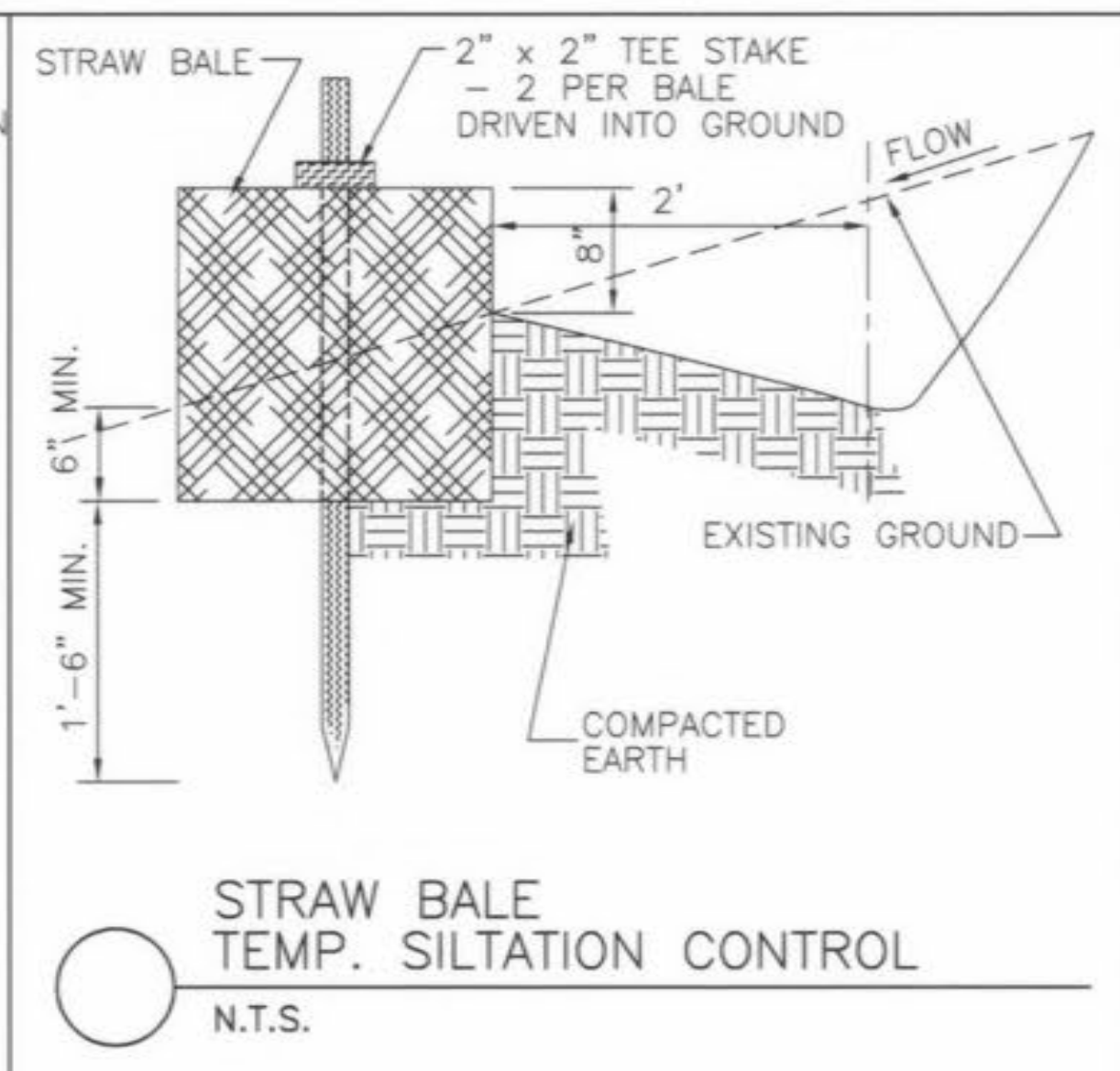
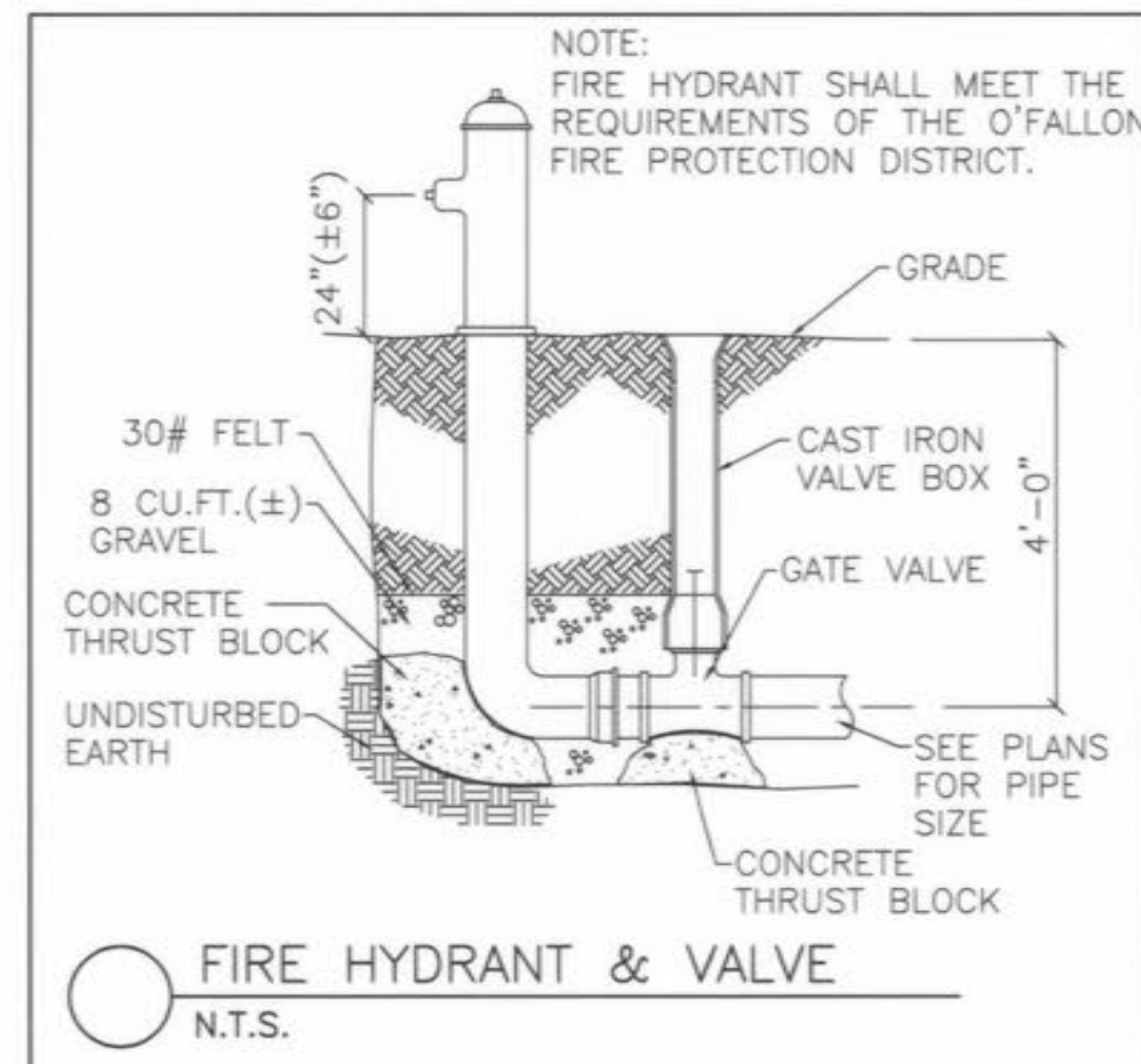
DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authenticated by my seal are limited to the site shown, and I hereby disclaim any responsibility for all other drawings, specifications, calculations, reports or other documents or instruments relating to or intended to be used for any part of the construction or engineering project or survey.

NO.	DATE	DESCRIPTION
1	8/13/01	OTFALLON COMMENTS
2	9/14/01	OTFALLON COMMENTS
3	5/23/02	BLOG LOCATION
4	3/16/03	RECORD PLAN

PROJECT NO. 000064 CONTRACT NO. 0001
DRAWN AMH CHECKED RPM
DATE 4/12/01

SITE PLAN
SHEET 1 OF 4
C0.1

Deer Creek Crossing outlot #5 1/2



HYDRAULIC CALCULATIONS

Pipe	Up Node	Dn Node	Up Invert (ft)	Dn Invert (ft)	Length (ft)	S (ft/ft)	Roughness	Size	V avg (ft/s)	Q (cfs)	Cap (cfs)	Up Gr Elev (ft)	Up HGL (ft)	Up Depth (ft)	Down Gr Elev (ft)	Dn HGL (ft)	Dn Depth (ft)
P-6	CD-4	RD-1	497.74	497.70	1.77	0.02260	0.010	8 inch	0.00	0.00	2.36	502.06	497.91	0.17	502.00	497.91	0.21
P-5	RD-1	RD-2	497.70	496.51	59.50	0.02000	0.010	8 inch	1.48	0.15	2.22	502.00	497.88	0.18	501.88	496.85	0.34
P-4	RD-2	CO-3	496.51	495.84	33.73	0.01988	0.010	8 inch	2.41	0.38	2.21	501.88	496.80	0.29	500.99	496.19	0.35
P-1	CI-2	CI-1	496.50	493.78	141.00	0.01929	0.013	12 inch	2.22	1.11	5.52	500.50	496.94	0.44	499.00	494.74	0.96
P-3	CO-3	CI-1	495.84	493.78	103.00	0.02000	0.010	8 inch	1.97	0.38	2.22	500.99	496.13	0.29	499.00	494.74	0.96
P-2	CI-1	EXIST CI	493.78	492.22	58.73	0.02656	0.013	12 inch	4.07	3.10	6.47	499.00	494.53	0.75	497.38	493.22	1.00

NOTES:
ALL STORM SEWER JOINTS SHALL BE GASKETED O-RING TYPES.
PROVIDE 0.2' DROP ACROSS ALL STORM SEWER STRUCTURES.

Commerce Bank
OUTLOT #5 DEER CREEK CROSSING
OF FALLON, MISSOURI

Kuhlmann design Group, Inc.
#6 Weathersby Dr.
St. Charles, Missouri 63301
Tel: (314) 946-5566

KdG

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents attached to this submittal are the work of my firm and are not to be used for any other project without the written consent of the engineer. Reports or other documents or instruments used in or intended to be used for any part or parts of the architectural or engineering project or survey.

NO.	DATE	REVISION	BY
1	8/13/08	OFFALON COMMENTS	
2	3/14/09	RECORD PLAN	

PROJECT NO. 000064 CONTRACT NO. 0001
DRAWN AMH CHECKED PRB
DATE 4/12/01

STORM SEWER PROFILE AND DETAILS

SHEET 4 OF 4
C3.1

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[Signature]
3/17/03
ELIOTT P.E. 18110 Through 12/31/04
VALID THROUGH 12-31-04