

BANK MIDWEST

PART OF LOT 3 OF WILLIAM H. ERKER SUBDIVISION, PLAT BOOK 40 PAGE 150
 & PART OF LOT 25 JOHN COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT
 IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST
 CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

SITE IMPROVEMENT PLANS

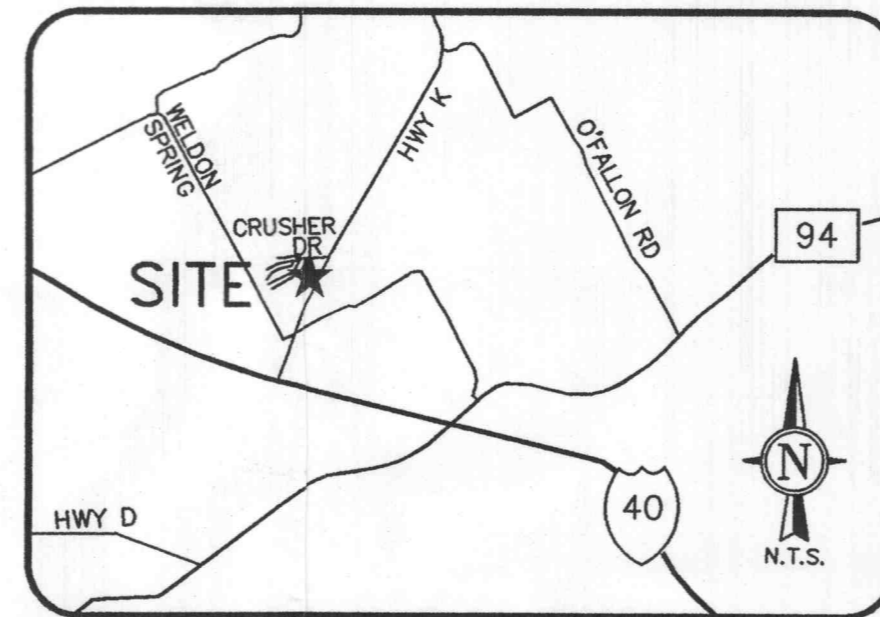
LEGEND

INDEX

EXISTING

PROPOSED

	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 DRP		
	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		



LOCATOR MAP

PROPERTY OWNER
(UNDER CONTRACT)

BANK MIDWEST
1100 MAIN STREET
KANSAS CITY, MO 64105

EXISTING ZONING

C-2

SITE ACREAGE

1.00 Ac.

SITE ADDRESS

**4521 STATE HIGHWAY K
O'FALLON, MO 63304**

PARKING CALCULATIONS

LOT 3:	
BANK:	
1 PER 300 S.F.	3,470 S.F. = 12 SPACES
1 PER 2 EMPLOYEES	6 EMPLOYEES = 3 SPACES
	TOTAL REQUIRED = 15 SPACES
	TOTAL PROPOSED = 20 SPACES
H.C. ACCESSIBLE:	
	TOTAL REQUIRED = 1 SPACES
	TOTAL PROPOSED = 1 SPACES

UTILITIES

WATER DISTRICT	PUBLIC WATER DISTRICT NO. 2 100 WATER DR. O'FALLON, MO 63303
SEWER DISTRICT	DUCKETT CREEK 3550 HIGHWAY K ST. CHARLES, MO 63304
GAS SERVICE	LACLEDE GAS CO. 1999 TRADE CENTER DRIVE EAST ST. PETERS, MO 63376
ELECTRIC SERVICE	AMEREN UE 2100 BLUESTONE ST. CHARLES, MO 63303
PHONE SERVICE	SOUTHWESTERN BELL 402 N. 3RD ST. GRND FLOOR ST. CHARLES, MO 63301
CABLE SERVICE	CHARTER COMMUNICATIONS 4160 OLD MILL PARKWAY ST. PETERS, MO 63576

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 2916SC0430 E. EFFECTIVE DATE: AUGUST 2, 1996

SITE BENCHMARK:

(553.29) - CHISELED SQUARE AT THE SOUTHWEST CORNER OF THE CONCRETE BASE OF THE QUIK TRIP SIGN LOCATED AT THE SOUTHWEST CORNER OF THE QUIK TRIP PROPERTY.

BENCHMARK:

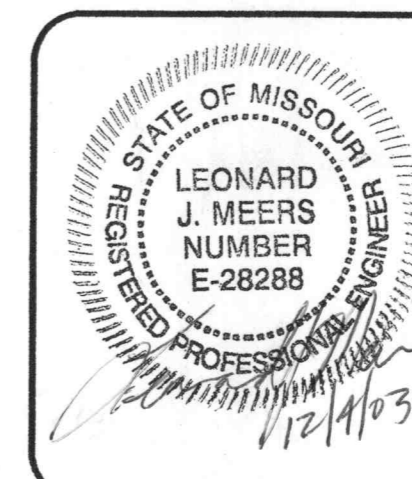
RM 57: (548.01 PER FLOOD INSURANCE MAP COMMUNITY PANEL NO. 29183(0430 E) - (AUGUST 2, 1996) CHISELED SQUARE ON SOUTHWEST END OF SOUTH HEADWALL OF CULVERT LOCATED AT JUNCTION OF U.S. HIGHWAY 40 AND COUNTY HIGHWAY K

C0	TITLE SHEET
C1	EXISTING SITE PLAN
C2	SITE PLAN
C3	SITE GEOMETRICS
C4	SITE GRADING
C5	PAVEMENT WARPING
C6	DETAILS
C7	SEWER PROFILES
C8	STORM DETAILS
C9-C14	SANITARY DETAILS
C15-C16	SPECIFICATIONS
C17	DRAINAGE AREA MAP

12-8-03 *gjb*
APPROVED

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.

12/2/03 PER SEWER DIST. COMMENTS
11/20/03 PER CITY COMMENTS



BANK MIDWEST

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
E-MAIL: jrgeng@inlink.com

PREPARED FOR:
AEDIS, INC.
6317 CLAYTON ROAD
CLAYTON, MO 63117
PH: (314) 862-1101
FAX: (314) 862-8001

DEVELOPER:
W. H. ERKER REALTY AND BUILDING CO.
35 NORTH CENTRAL, SUITE 400
ST. LOUIS, MO 63105
PH: (314) 863-6061
FAX: (314) 863-6146

PLANNING & ZONING #: 4703

DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
GJG	10/28/03	LJM	10/28/03	1132	C0

Bldg. Inspector