

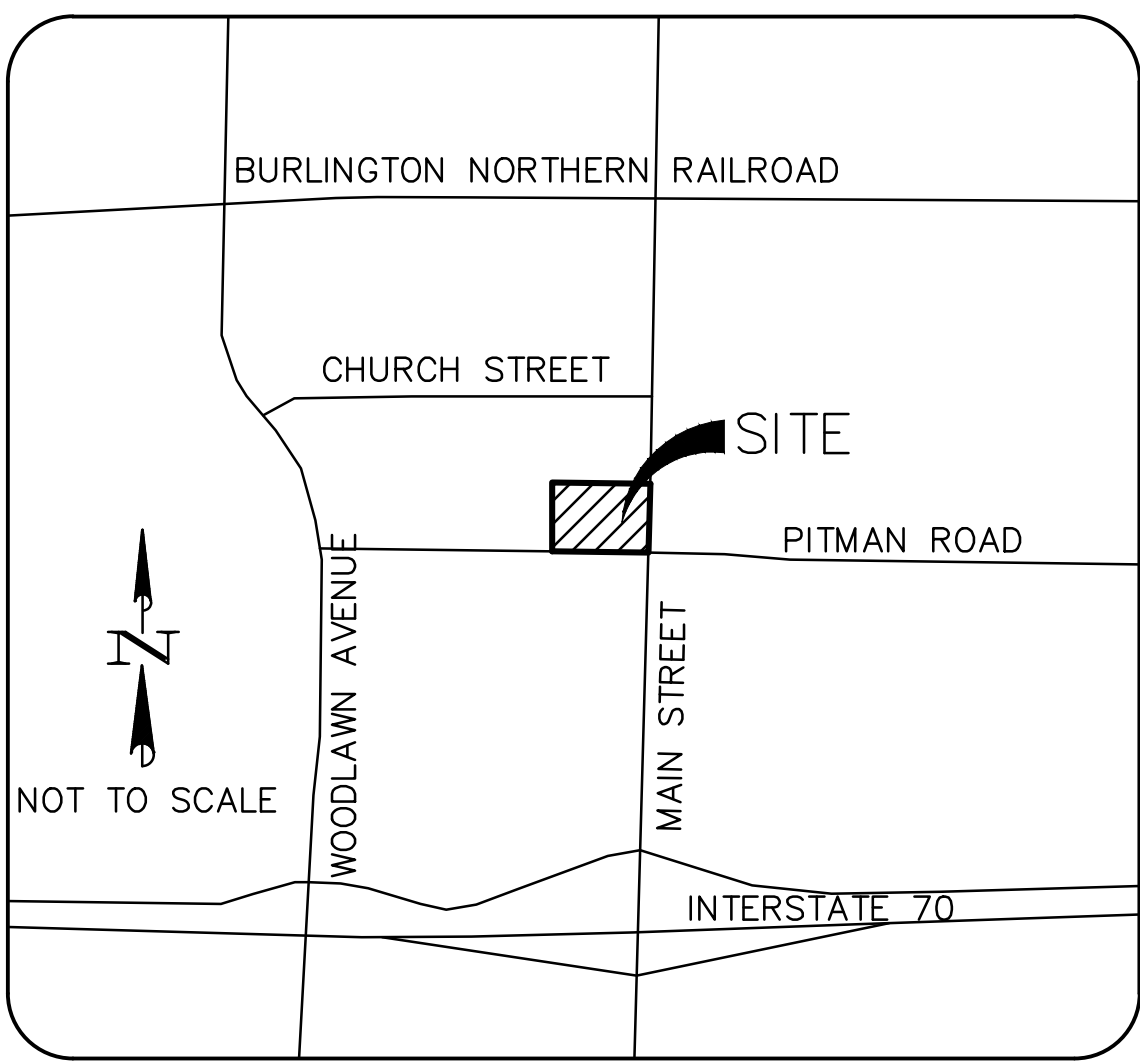
No.	Description	Date

Sheet Title:  
**COVER SHEET**

Date:	06/04/2019
Project Number:	2018355-00
Designed By:	MJM
Drawn By:	TJR
Checked By:	MJM

Sheet Number:  
**C1**

# A SITE PLAN for CENTRAL BANK OF ST. LOUIS



Locator Map

### Property Data

OWNER	=	CENTRAL BANK OF ST. LOUIS
SITE ADDRESS	=	321-327 SOUTH MAIN STREET
PARCEL ID NUMBER	=	2-057A-S029-00-71
PARCEL ID NUMBER	=	2-057A-S029-00-75
PARCEL ID NUMBER	=	2-057A-S029-00-76
ZONING	=	C2
SITE AREA	=	1.34 ACRES
DISTURBED AREA	=	0.37 ACRES
EXISTING USE	=	BANK
FIRM PANEL	=	2913C0237G, EFFECTIVE DATE JANUARY 20, 2016
COMMUNITY	=	CITY OF OFALLON
NUMBER	=	290316
PANEL	=	0237
SUFFIX	=	G

### Utility Contacts

<b>Sanitary Sewers</b> Duckett Creek Sanitary District 3550 Highway K O'Fallon, MO, 63368 636-441-1244	<b>Gas</b> Spire Gas 6400 Graham Road St. Louis, MO, 63134 314-522-2297
<b>Water</b> Public Water Supply District No. 2 P.O. Box 967 O'Fallon, MO, 63366 636-561-3737 Ext. 131	<b>Telephone</b> AT&T 12851 Manchester Road, 2-E-214 Des Peres, MO, 63131 314-894-4003
<b>Storm Sewer</b> City of O'Fallon 100 N. Main St. O'Fallon, MO, 63366 636-240-2000	<b>CenturyLink</b> 1151 Century Tel Dr. Wentzville, MO, 63385 636-332-7261
<b>Electric</b> Ameren Missouri 200 Callahan Road Wentzville, MO, 63385 636-639-8312	<b>Fire District</b> Wentzville Fire District 209 West Pearce Blvd. Wentzville, MO, 63385

EXISTING	PROPOSED	DESCRIPTION
		MSD MANHOLE DESCRIPTOR
		MSD INLET DESCRIPTOR
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		TELEPHONE
		GAS
		STREET LIGHTING UTILITY
		WATER
		SEWER (PIPE 6" THRU 18")
		SEWER (PIPE 21" THRU 108")
		MANHOLE
		GRATED MANHOLE
		CURB INLET / INLET MANHOLE
		GRATE INLET
		YARD DRAIN
		IRRIGATION CONTROL VALVE
		FIRE HYDRANT
		PHONE CABLE BOX
		ELECTRIC MANHOLE
		POWER POLE W/GUY WIRE
		STREET LIGHT
		DOWNSPOUT
		TREE
		POST
		CONTROL POINT AND NUMBER
		FENCE
		PROPERTY LINE
		CONSTRUCTION LIMITS
		CONTOUR
		ELEVATION

### FLOOD ZONE NOTES

SEE ALTA SURVEYS LOCATED ON SHEETS C3 AND C4.

### Benchmarks

SEE "CONTROL DATUM NOTES" ON THE ALTA SURVEY LOCATED ON SHEET C4.

### SITE COVERAGE

EXISTING SITE COVERAGE (ALL 3 PARCELS)			
	AREA (S.F.)	AREA (AC.)	PERCENTAGE
BUILDING	2000	0.05	3.73%
PAVEMENT	43560	1.00	74.63%
GRASS	12840	0.29	21.64%
TOTAL	58386	1.34	100.00%
PROPOSED SITE COVERAGE			
	AREA (S.F.)	AREA (AC.)	PERCENTAGE
BUILDING	2000	0.05	3.73%
PAVEMENT	33997	0.78	58.21%
GRASS	22389	0.51	38.06%
TOTAL	58386	1.34	100.00%

### Drawing Index

- C1 COVER SHEET
- C2 CIVIL GENERAL NOTES
- C3 ALTA SURVEY PARCEL 1 AND 2
- C4 ALTA SURVEY PARCEL 3
- C5 DEMOLITION PLAN
- C6 SITE IMPROVEMENT AND GRADING PLAN
- C7 DETAILS
- C8 DETAILS

### Legal Description

SEE SHEETS C3 AND C4 FOR PARCEL INFORMATION

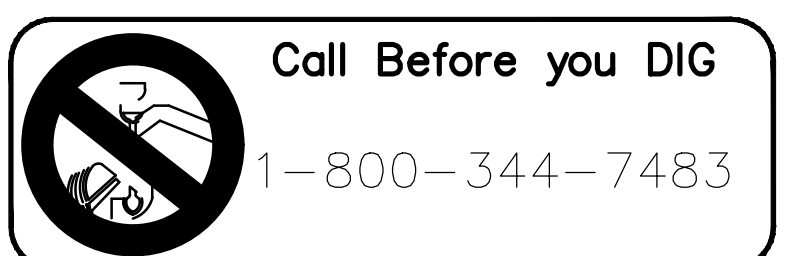
### ADA Parking Space Calculations

EXISTING SPACES	=	37
PROPOSES SPACES	=	0
TOTAL SPACES	=	37
ADA SPACES REQUIREMENT, 26-50	=	2
TOTAL ADA SPACES PROVIDED	=	4 (INCLUDES 2 VAN SPACES)

**APPROVED**

Jeannie Greenlee 06/05/2019

NOTE:  
The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.



MISSOURI ONE CALL TICKET NUMBER 133611243  
The utilities contacted by Missouri One Call were Ameren Missouri Electric, ATT Distribution, MODOT St. Louis District, Laclede Gas Company, Windstream Communications, Missouri American Water Company, St. Louis Metropolitan Sewer District and Sprint Nextel.