REVISIONS:
12-10-07 Per City Comments
12-11-07 Addendum B
12-14-07 Addendum D
1-18-08 Revision 1
2-11-08 Revision 2/City Comments

A SITE PLAN FOR
COMMERCE BANK

98-10195CA | 10-23-07

LOT 1
O'FALLON TOWN CENTER
P.B. 39 PG. 213

PROPERTY N/F
MICHAEL T. STEINIGER
REVOCABLE TRUST
3153/1896

(ADOPTED BEARING)
N88°59'07"W 98.00'

LOT 2
O'FALLON TOWN CENTER
P.B. 39 PG. 213
ZONED C-3

PROPERTY N/F
H & C PARTNERSHIP
3172/597

PROPERTY N/F
125 JOSEPH TRUST
4482/479
ZONED C-3

PROPE
131 JOSI
448

JOSEF

SITE BENCHMARK:
FOUND IRON ROD (BENT)
ELEV. 618.97

FOUND IRON ROD
3.8' SOUTH
.03' WEST

S00°14'33"E
26.00'

SET IRON PIPE

N89°43'01"W
32.00'

N89°22'27"E 200.27'

S00°14'33"E 249.38'

PROPERTY N/F
O'FALLON FIRE
PROTECTION DISTRICT
1101/721

PROPERTY N/F
O'FALLON FIRE
PROTECTION DISTRICT
237/1368

LOT 3
O'FALLON TOWN CENTER
P.B. 39 PG. 213
PROPERTY N/F
B.R. DEVELOPMENT AND
FUTURA FINANCIAL
2266/234

N00°14'33"W
88.24'

S89°50'00"E 134.95'

FOUND CROSS
.35' EAST

FOUND
R.R. SPIKE

(PROPOSED) S89°21'44"W
78.94'

N00°00'15"E 89.78'

N00°30'00"E
40.96'

SECTION 21
SECTION 28

BRICK BUILDING

FF=634.70

CUT CROSS

CONC. PAD

CONC. PAD
FREEZER

CONC. FOUNDATION

2.23'

AREA
1.647 ACRES

LOT 3A
0.904 Acres
39,379.98 s.f.

LOT 3B
0.743 Acres
32,350.06 s.f.

101 EAST ELM
PROPOSED BANK
4,746 SQ.FT.
EXTENDED F.F.=636.58
FOUNDATION

(PROPOSED) N00°00'00"E
185.23'

N89°43'01"W
90.11'

N89°43'01"W 304.02'

PROPERTY N/F
CITY OF O'FALLON
FIRE PROTECTION DISTRICT
913/2000
ZONED C-3

PROPERTY N/F
THE O'FALLON VOLUNTEER
FIRE DEPARTMENT
332/142

ZONED C-3

SOUTH MAIN STREET
(VARIABLE WIDTH)

EAST ELM STREET
(60' WIDE)

SECTION 27
SECTION 28

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

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.

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