

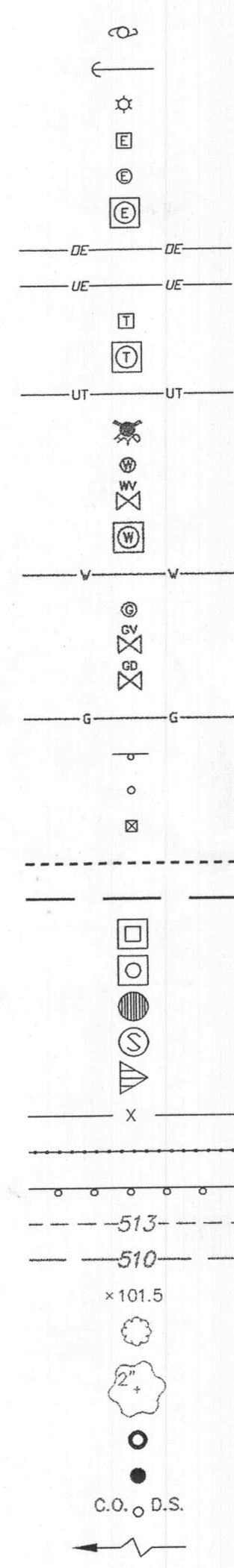
LABOURE' CENTRE

ALL OF LOT 4 OF WILLIAM H. ERKER SUBDIVISION, PLAT BOOK 40 PAGE 150,
IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

SITE IMPROVEMENT PLANS

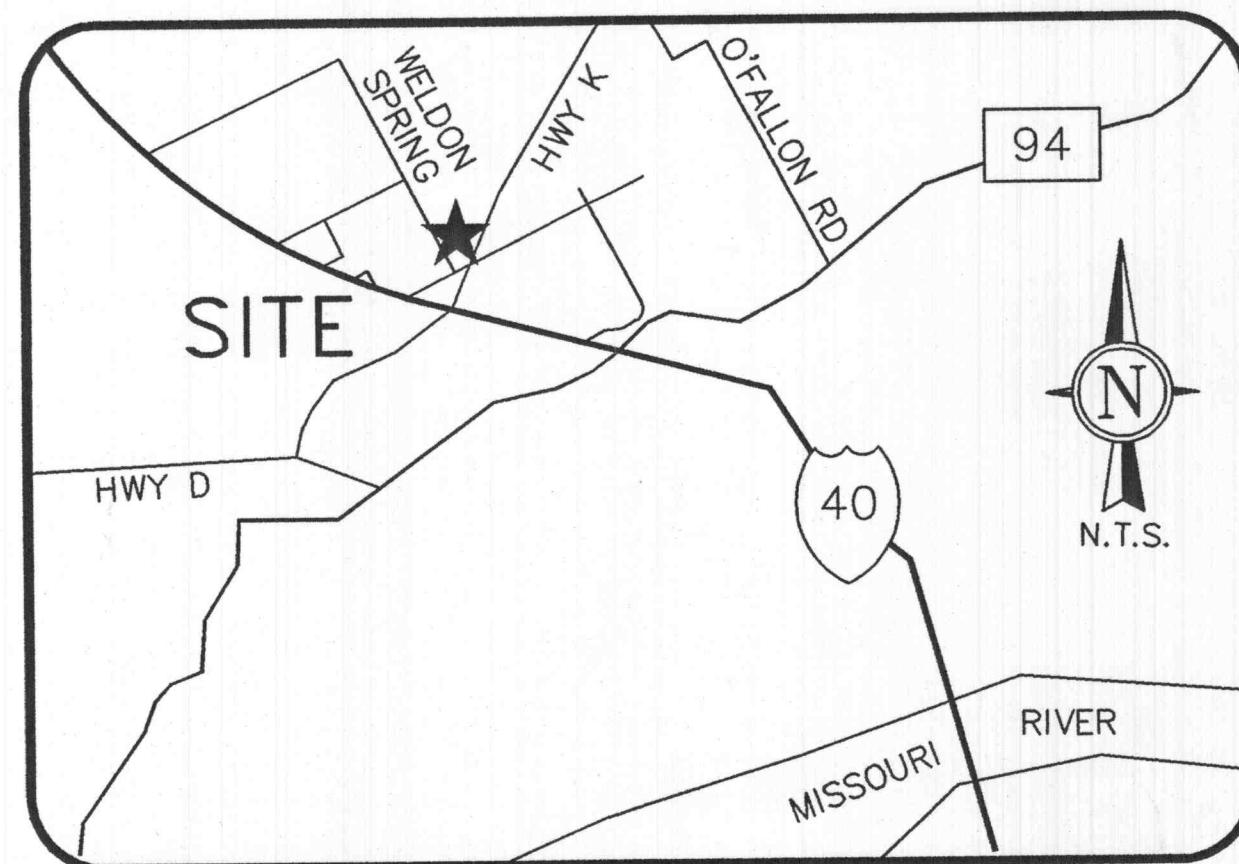
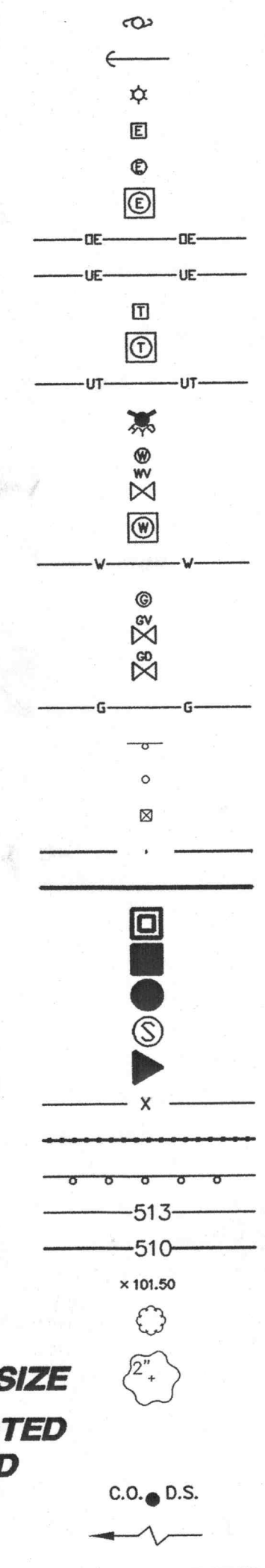
LEGEND

EXISTING



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 DRIP
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: 6' WHITE VINYL
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

PROPOSED



LOCATOR MAP

PROPERTY OWNER WILLIAM ERKER
35 N. CENTRAL, STE 400
ST. LOUIS, MO. 63105

EXISTING ZONING C-2

SITE ACREAGE 15.52 Ac.

SITE ADDRESS 4601 STATE HIGHWAY K
O'FALLON, MO 63304

UTILITIES

WATER DISTRICT PUBLIC WATER DISTRICT NO. 2
100 WATER DR., BOX 967
O'FALLON, MO 63303

SEWER DISTRICT DUCKETT CREEK
3550 HIGHWAY K
O'FALLON, MO 63304-8616

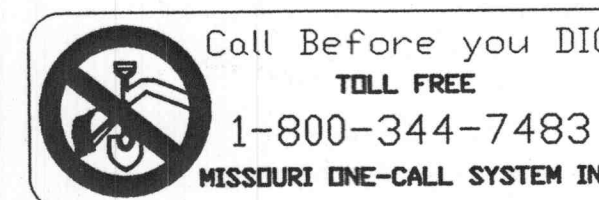
GAS SERVICE LACLEDE GAS CO.
1999 TRADE CENTER DRIVE EAST
ST. PETERS, MO 63376

ELECTRIC SERVICE AMEREN UE
200 N. CALLAHAN RD.
WENTZVILLE, MO 63385-1999

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

MoDOT
1-314-340-4100



Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.

NOTE: THE ENTIRE SURVEYED TRACT AS SHOWN HEREON LIES WITHIN FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 29183C0430 E. EFFECTIVE DATE: AUGUST 2, 1998

FLOOD NOTE

Traffic Control to be per MoDOT and MUTCD Standards

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.

5/10/04
APPROVED
as noted
File Copy

PARKING CALCULATIONS

RETAIL A:

PARKING:

5.5 PER 1,000 S.F.

17,780 S.F. = 98 SPACES

TOTAL REQUIRED = 98 SPACES
TOTAL PROPOSED = 98 SPACES

H.C. ACCESSIBLE:

TOTAL REQUIRED = 4 SPACES
TOTAL PROPOSED = 4 SPACES

RETAIL B:

PARKING:

5.5 PER 1,000 S.F.

58,250 S.F. = 320 SPACES

TOTAL REQUIRED = 320 SPACES
TOTAL PROPOSED = 322 SPACES

H.C. ACCESSIBLE:

TOTAL REQUIRED = 8 SPACES
TOTAL PROPOSED = 8 SPACES

RETAIL A:

LOADING:

1 FOR FIRST 5,000 S.F.
AND 1 FOR ADDITIONAL 20,000 S.F.

17,780 S.F. = 2 SPACES

TOTAL REQUIRED = 2 SPACES
TOTAL PROPOSED = 2 SPACES

RETAIL B:

LOADING:

1 FOR FIRST 5,000 S.F.
AND 1 FOR ADDITIONAL 20,000 S.F.

58,250 S.F. = 4 SPACES

TOTAL REQUIRED = 4 SPACES
TOTAL PROPOSED = 4 SPACES

RETAIL A:

BICYCLE:

1 FOR 15 PARKING SPACES

98 P.S. = 7 SPACES

TOTAL REQUIRED = 7 SPACES
TOTAL PROPOSED = 7 SPACES

RETAIL B:

BICYCLE:

1 FOR 15 PARKING SPACES

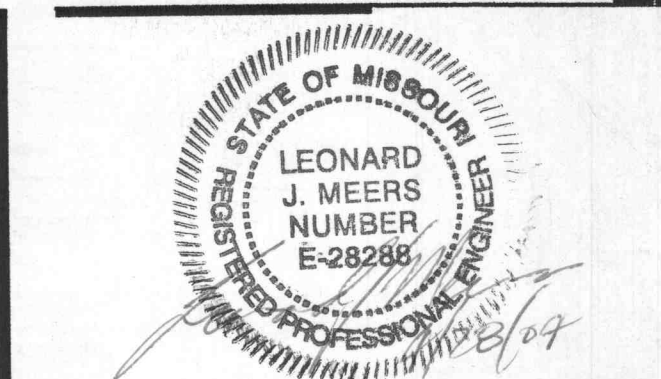
322 P.S. = 21 SPACES

TOTAL REQUIRED = 21 SPACES
TOTAL PROPOSED = 21 SPACES

NOTE: IN ACCORDANCE WITH THE FEB. 19, 2004 APPROVAL OF THE CURRENT SITE PLAN BY THE CITY OF O'FALLON PLANNING AND ZONING COMMISSION, THE OWNER/DEVELOPER UNDERSTANDS THAT IF PART OF SITE IS TO BE UTILIZED FOR A RESTAURANT OR BAR WITH DINE-IN SERVICE, THE OWNER/DEVELOPER MUST OBTAIN APPROVAL FROM THE PLANNING AND ZONING COMMISSION OF AN AMENDED SITE PLAN, WHICH WILL MEET THE CITY'S CURRENT PARKING REQUIREMENTS.

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C5.1-5.2	UTILITY PLANS
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C7.1-7.2	PAVEMENT DETAILS
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L1.2	PHOTOMETRICS PLAN



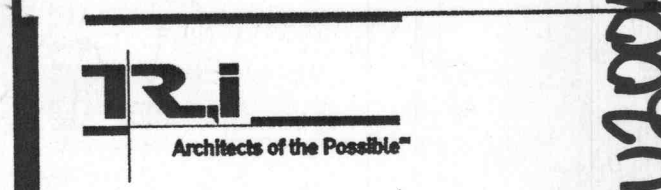
GENERAL CONTRACTOR
ARCHITECT
STRUCTURAL ENGINEER
GEOTECHNICAL ENGINEER
CIVIL ENGINEER
MECHANICAL ENGINEER
PLUMBING ENGINEER
ELECTRICAL ENGINEER
FIRE PROTECTION

ARCO CONSTRUCTION CO., INC.
THOMAS ROOF INC. ARCHITECTS
IBRAHIM ENGINEERING CORP.
GEOTECHNOLOGY
J.R. GRIMES CONSULTING ENGINEERS
JARRELL MECHANICAL CONTRACTORS
SYSTEM AIRE, INC.
PAYNE CREST ELECTRIC
BI-STATE FIRE PROTECTION



LABOURE' CENTRE
4601 HIGHWAY K
O'FALLON, MISSOURI
(Site Plan)

RECEIVED
APR 28 2004
ENGINEERING DEPARTMENT



THOMAS ROOF INC. ARCHITECTS
8251 Maryland Ave. Suite 300
St. Louis, Missouri 63105
www.triarchitects.com
314-728-9990
616-728-9991

DATE: 02/13/04

REVISIONS

PER CITY, DUCKETT CREEK	
& MODOT COMMENTS	04/06/04
PER CITY COMMENTS	01/28/04

DWG. BY: JLW

PROJECT NO.: 10048

SHEET NO.:

C0.0
TITLE SHEET

PREPARED FOR:
WILLIAM H. ERKER
35 N. CENTRAL, STE 400
ST. LOUIS, MO 63105
PH: (314) 863-6061
FAX: (314) 863-6146

P&Z FILE # 0704/0704.01

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