

LABOURE' CENTRE

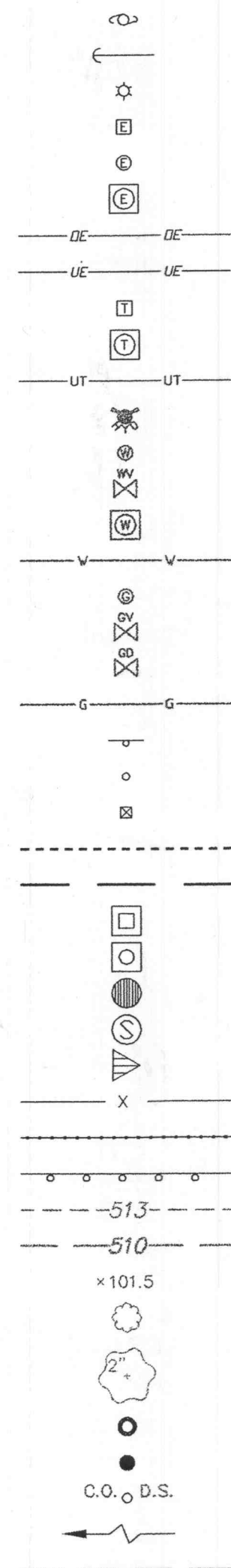
ALL OF LOT 4 OF WILLIAM H. ERKER SUBDIVISION, PLAT BOOK 40 PAGE 150,
IN U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 3 EAST
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

RECEIVED
NOV - 8 2007
BUILDING DEPT.

SITE IMPROVEMENT PLANS

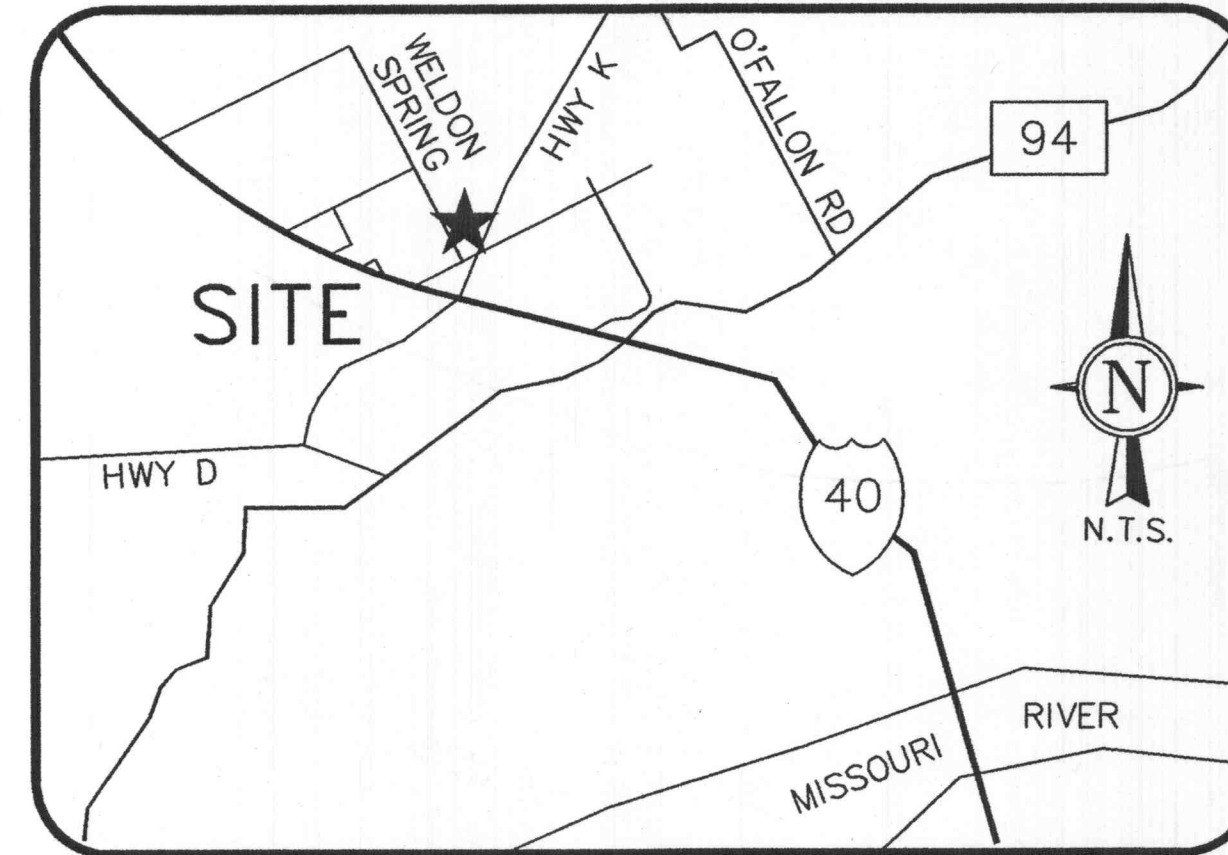
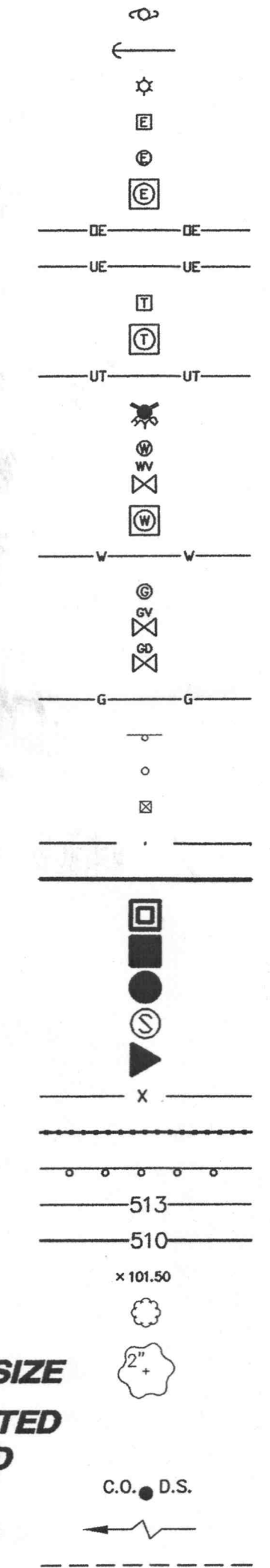
LEGEND

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.

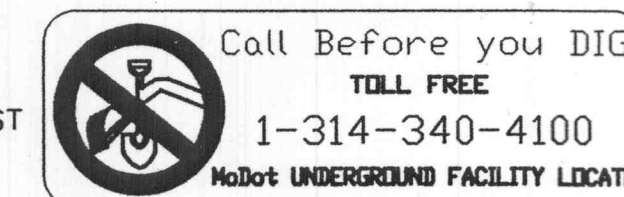
SITE ADDRESS

**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

NOTE-FIBER OPTICS ARE PRESENT
WITHIN THE LIMITS OF THIS PROJECT



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.

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.

FLOOD NOTE

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, 1996

1-24-05
APPROVED

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.

PREPARED FOR:
WILLIAM H. ERKER
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ST. LOUIS, MO 63105
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FAX: (314) 863-6146

P&Z FILE # 0704/0704.01

GENERAL CONTRACTOR
ARCHITECT
STRUCTURAL ENGINEER
GEOTECHNICAL ENGINEER
CIVIL ENGINEER

ARCO CONSTRUCTION CO., INC.
THOMAS ROOF INC. ARCHITECTS
IBRAHIM ENGINEERING CORP.
GEOTECHNOLOGY
J.R. GRIMES CONSULTING ENGINEERS

STATE OF MISSOURI
LEON J. MEYER
REGISTERED PROFESSIONAL ENGINEER
E-24

LABOURE' CENTRE

TRI
Architects of the Possibilities

THOMAS ROOF INC. ARCHITECTS
8251 Merriam Ave., Suite 200
St. Louis, Missouri 63105
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DATE:
REVISIONS:
PER CITY COM
PER MODOT C
PER MODOT C
PER SEWER CO
PER MODOT C
PER FIELD CHA

DWG. BY
PROJECT NO.
SHEET NO.

CC
TITLE

Bldg Inspect