

# LANDMARK BANK - O'FALLON

A TRACT OF LAND BEING PART OF U.S. SURVEY 55,  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
ST. CHARLES COUNTY, MISSOURI

DROP MANHOLE  
T=574.78  
FL=565.23 IN N.  
FL=560.58 IN E.  
FL=560.48 IN E. (STUB)  
FL=560.48 OUT W.

GRAPHIC SCALE

( IN FEET )  
1 inch = 30 ft.

N/F  
DAVENPORT  
1143/1842  
ZONED C-2

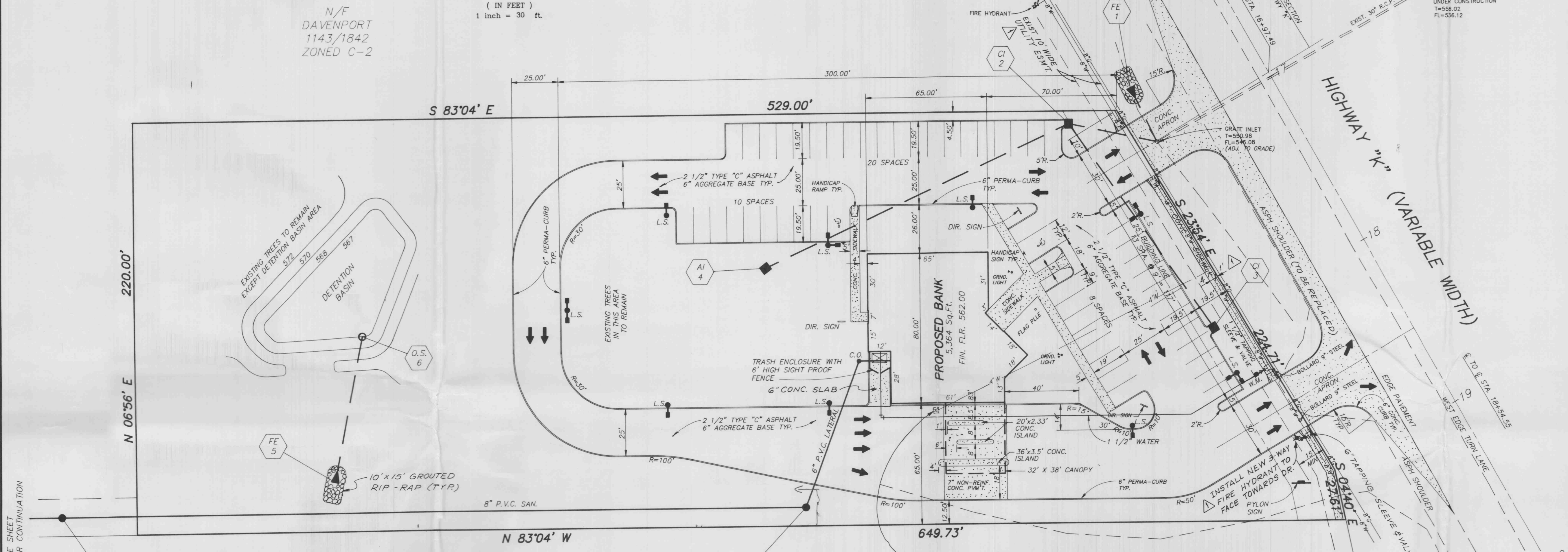
### GENERAL NOTES

- Present Zoning: C-2, Commercial
- Total Area: 3.00 Acres
- Building Use: Bank Facility
- This tract is in or served by:
  - Electric - Union Electric
  - Water - City of O'Fallon
  - Sewer - City of O'Fallon
  - Gas - O'Fallon Gas Services, Inc.
  - Telephone - Continental Telephone
  - Fire - O'Fallon Fire District
  - R-2 Fort Zumwalt School District
- Total Parking: 53 spaces, includes 2 handicap spaces.  
Parking Required:  
One space per 2 employees + 1 space per 300 square foot  
10 + 5364 sq. ft. ÷ 300 = 27.88 spaces required.
- Setback and Yard Requirements:  
Front - 25 Feet
- Detention basin shown has been designed differential runoff for entire site.
- All landscaping shall be in conformance with City of O'Fallon Zoning Ordinance requirements as set forth in Article 23.
- All utilities will be available, functioning and usable at time project is ready for occupancy.

A tract of land being part of U.S. Survey 55, Township 47 North, Range 3 East, St. Charles County, (City of O'Fallon), Missouri, said tract being more particularly described as follows:

COMMENCING at an iron pipe at the Northeast corner of "Fort Zumwalt Heights" a subdivision on file in Plat Book 5, Page 40, of the St. Charles County Missouri Recorder's Office; thence South 07°30' West, along the East line of "Fort Zumwalt Heights" 733.31 feet; thence leaving said East line, South 83°04' East, 531.88 feet to the POINT OF BEGINNING of the tract herein described; thence North 06°56' East, 220.00 feet; thence South 83°04' East, 529.00 feet; thence along the West right-of-way line of State Highway K, South 23°54' East, 224.71 feet and South 04°40' East, 27.61 feet; thence leaving said West right-of-way line, North 83°04' West, 649.73 feet to the POINT OF BEGINNING, said tract containing 3.00 acres.

According to Emmons Title Company commitment number 17044, dated December 13, 1989, this tract of land is subject to a 10 foot wide utility easement being 10 feet west of, adjacent, and parallel to, the West right-of-way line of Highway K, and also a temporary construction easement along and adjacent to the West line of the aforementioned 10 foot wide utility easement.



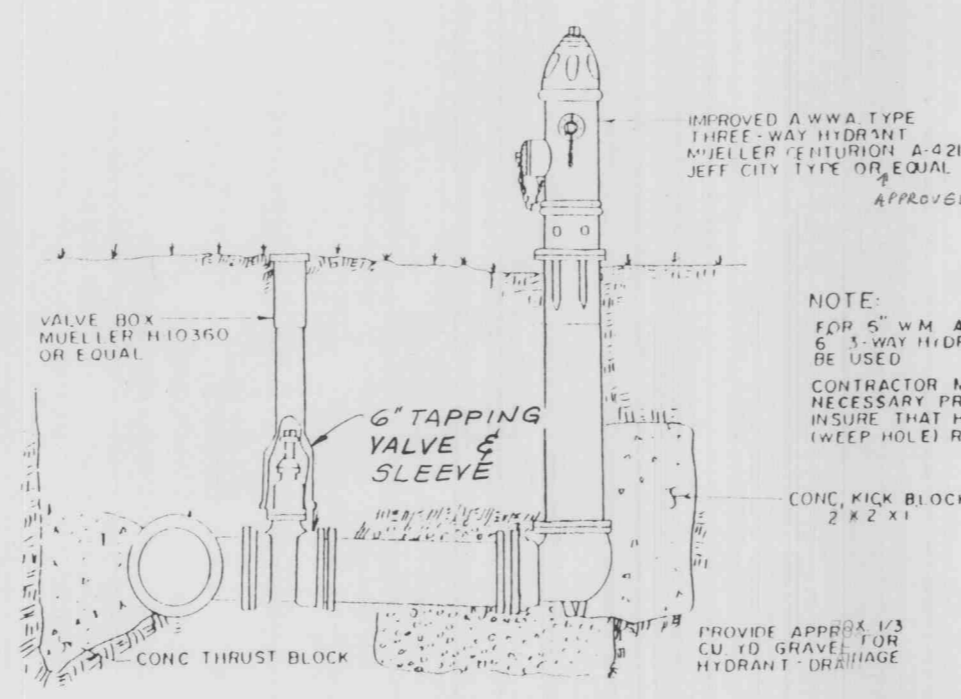
SEE SHEET FOR CONTINUATION

N/F  
HAROLD H. & MARY HILL  
695/194  
679/1606  
ZONED C-2

NOTE: EXIST. 4" WATER VALVE, VALVE BOX & 4" WATER LINE TO BE REMOVED TO EXIST. 8" MAIN & CAPPED. MMET SHALL BE NOTIFIED PRIOR TO CAPPING OF 4" WATER LINE, AND THEY SHALL INSPECT AND APPROVE.

### NOTES:

- All radius information is to the back of curb unless otherwise noted.
- All radii are 2.5' to back of curb unless otherwise noted.
- All disturbed areas not receiving plantings, pavement or structures shall be sodded or seeded/mulched as directed by the owner.
- Landscaping shall be provided on Architectural plans.
- Contractor shall sawcut existing pavements prior to removal to provide a smooth clean joint.
- Contractor shall apply a tack coat to all contact surfaces abutting new asphalt to provide a well bonded joint.
- All construction and materials pertaining to site paving shall conform to current City of O'Fallon standards and specifications.
- Parking lot and driveway shall have a minimum 6" concrete vertical curb.
- Trash enclosure shall be screened with a material matching or compatible with the building as required.
- Contractor shall notify the engineer immediately concerning any discrepancies in the plans.



FIRE HYDRANT INSTALLATION DETAIL

**NOTE:**  
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractor to verify the location of all utilities and structures before construction.

6-21-90 REV PER CITY OF O'FALLON COMMENTS + FIRE CHECK COMMENTS J.E.S.

**PICKETT RAY & SILVER**

Civil Engineers 333 Mid Rivers Mall Dr.  
Planners St. Peters, MO 63376  
Land Surveyors 441-1211 278-1211

Prepared For:  
**LANDMARK BANK**  
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St. Charles, MO. 63301  
(314) 946-6616

|            |        |             |        |
|------------|--------|-------------|--------|
| DRAWN      | J.E.S. | DATE        | 5-1-90 |
| CHECKED    | D.W.B. | DATE        | 5-1-90 |
| FIELD BOOK | 450    | PROJECT #   | 89-137 |
|            |        | JOB ORDER # | 18479  |

**SITE PLAN**

APPROVED FOR CONSTRUCTION