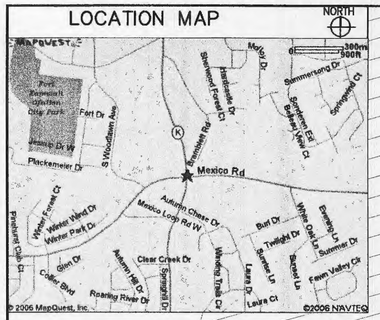
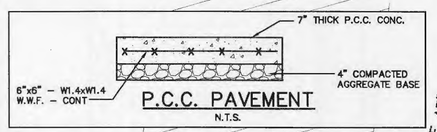
LOCATION MAP



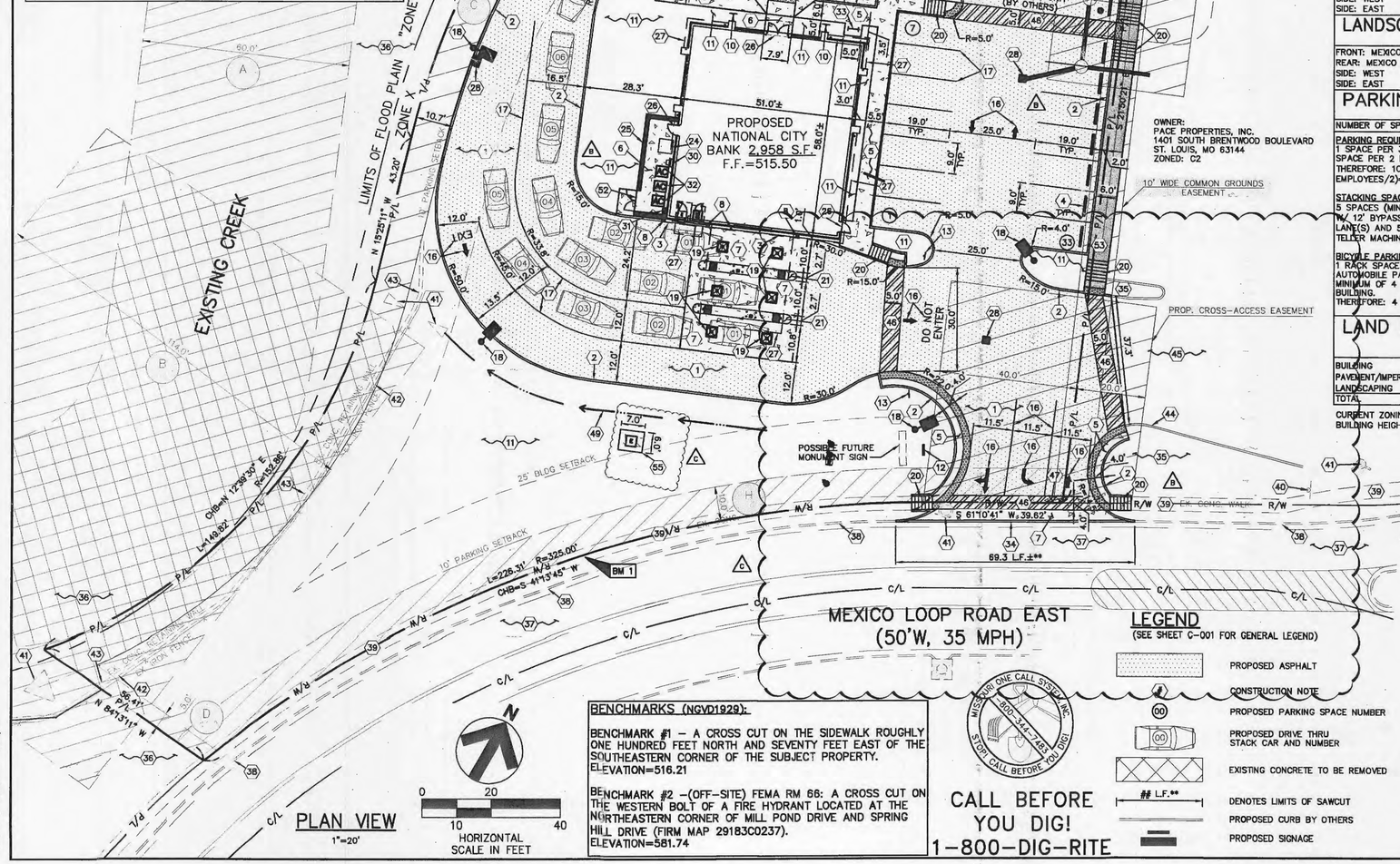
FLOOD ZONE INFORMATION

(ATTAINED FROM SURVEY PERFORMED BY FARNSWORTH GROUP DATED OCTOBER 10, 2006)

WE HAVE EXAMINED COMMUNITY PANEL NUMBER 290316-0237-E (MAP NUMBER 29183C0237 E, DATED AUGUST 2, 1996) OF THE FLOOD INSURANCE RATE MAPS, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FOR THE AREA CONTAINING THE SUBJECT PROPERTY. FROM A GRAPHIC PLOTTING THEREOF, SAID PROPERTY APPEARS TO BE LOCATED PARTLY IN ZONE "AE", WITH A BASE FLOOD ELEVATION OF APPROXIMATELY 507 FEET AND PARTLY IN ZONE "X", AREA DETERMINED TO BE OUTSIDE OF THE FIVE HUNDRED YEAR FLOODPLAIN LIMITS AS SHOWN ON THAT MAP. (IT SHOULD BE NOTED THAT THE FEMA MAPS ARE LARGE-SCALE MAPS AND WERE CONSTRUCTED WITH A RELATIVE ERROR OF FIVE TO TEN PERCENT. THAT MEANS THAT THE FLOOD-ZONE LIMIT LINE SHOWN HEREON, GRAPHICALLY TRANSCRIBED FROM SAID MAP, MAY CONTAIN AS MUCH AS A FIFTY FOOT RELATIVE ERROR.)



P.C.C. PAVEMENT
N.T.S.



PLAN VIEW
1"=20'

HORIZONTAL SCALE IN FEET (0, 10, 20, 40)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: MEXICO ROAD	25'	170.7'
REAR: MEXICO LOOP	25'	51.4'
SIDE: WEST	25'	62.6'
SIDE: EAST	0'	72.0'

PARKING SETBACKS	REQUIRED	PROVIDED
FRONT: MEXICO ROAD	10'	86.6'
REAR: MEXICO LOOP	10'	30.4'
SIDE: WEST	10'	10.0'
SIDE: EAST	0'	1.5'

LANDSCAPE SETBACKS	REQUIRED	PROVIDED
FRONT: MEXICO ROAD	0'	86.6'
REAR: MEXICO LOOP	0'	30.4'
SIDE: WEST	0'	10.0'
SIDE: EAST	0'	1.5'

PARKING REQMNTS.	REQUIRED	PROVIDED
NUMBER OF SPACES	13	33

PARKING REQUIREMENTS
1 SPACE PER 300 S.F. FLOOR AREA + 1 SPACE PER 2 EMPLOYEES.
THEREFORE: 10 (2,958 S.F./300) + 3 (6 EMPLOYEES/2)=13 SPACES REQUIRED.

STACKING SPACE REQUIREMENTS
5 SPACES (MIN. 20' LONG x 10'-12' WIDE W/ 12' BYPASS LANE) FOR BANK TELLER LANE(S) AND 5 SPACES FOR AUTOMATED TELLER MACHINE LANE(S).

BICYCLE PARKING REQUIREMENTS
1 RACK SPACE PER 15 REQUIRED AUTOMOBILE PARKING SPACES, WITH A MINIMUM OF 4 SPACES PER INDIVIDUAL BUILDING.
THEREFORE: 4 SPACES REQUIRED.

LAND USE DATA	PERCENTAGE OF SITE AREA	AREA PROVIDED
BUILDING	0.05%	0.07 AC.
PAVEMENT/IMPERVIOUS	0.44%	0.58 AC.
LANDSCAPING	0.51%	0.68 AC.
TOTAL	100%	1.33 AC.

CURRENT ZONING IS: C2
BUILDING HEIGHT IS: 21'-6"±

CONSTRUCTION NOTES

(1) PROPOSED ASPHALT PAVEMENT AS SPECIFIED:

NOTE: SOILS REPORT GOVERNS IF ANY DISCREPANCIES OCCUR.

MATERIAL	DEPTH	DOT SPECIFICATIONS ITEM
A.C. SURFACE COURSE	1.5"	SECTION 403, TYPE 1-C
A.C. INTERMEDIATE COURSE	3.5"	SECTION 403, TYPE 1-B
AGG. BASE COURSE	8"	SECTION 304, TYPE 5
SUBGRADE COMPACTION	PER SOILS REPORT	PER SOILS REPORT

APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT. SEE TYPICAL SECTION, DETAIL 1, SHEET C-501.

(2) PROPOSED 6" P.C.C. CURB PER DETAIL 2, SHEET C-501.
(3) PROPOSED CURB AT DRIVE THRU PER DETAIL 3, SHEET C-501.
(4) PROPOSED P.C.C. WHEEL STOP PER DETAIL 4, SHEET C-501.
(5) PROPOSED P.C.C. CURBED WALK PER DETAIL 5, SHEET C-501.
(6) PROPOSED P.C.C. WALK PER DETAIL 6, SHEET C-501.
(7) PROPOSED 7" P.C.C. PAVEMENT W/ W.W.F. 6" x 6"-W2.9 x W2.9 (CONTROL JTS. 12'-0" O.C.) OVER 4" CRUSHED AGGREGATE OR GRAVEL BASE. APPLY LIQUID ASPHALT AT ALL JOINTS BETWEEN CONCRETE AND ASPHALT. SEE P.C.C. PAVEMENT DETAIL ON THIS SHEET.
(8) PROPOSED BOLLARD IN CURB PER DETAIL 8, SHEET C-501.
(9) PROPOSED FLAGPOLE ASSEMBLY WITH GROUND MOUNTED LIGHT FIXTURES. SEE DETAIL 9, SHEET C-501 FOR FOUNDATION AND PROJECT SPECIFICATIONS, SECTION 10350.
(10) PROPOSED HANDICAP PARKING SIGN PER DETAIL 10, SHEET C-501. SEE SITE PLAN NOTE 6, SHEET C-001.
(11) PROPOSED LANDSCAPING AREA. SOD ALL DISTURBED AREAS EXCEPT WHERE PLANTING BEDS ARE INDICATED. SEE SHEET L-101.
(12) PROPOSED NON-ILLUMINATED DIRECTIONAL SIGN PER SIGN SUPPLIER SPECIFICATIONS. SIGNAGE MUST BE APPROVED BY THE CITY OF O' FALLON PLANNING DEPARTMENT. CONTRACTOR SHALL INSTALL FOUNDATION PER SIGN SUPPLIER DESIGN. SEE DETAIL 12, SHEET C-501.
(13) PROPOSED 'DO NOT ENTER' SIGN PER MODOT STANDARDS. SEE DETAIL 13, SHEET C-501.
(14) PROPOSED PAINTED TRANSVERSE STRIPING PER DETAIL 14, SHEET C-501.
(15) PROPOSED PAINTED INTERNATIONAL HANDICAP SYMBOL PER ADA SPECIFICATIONS. SEE SITE PLAN NOTE 6, SHEET C-001.
(16) PROPOSED DIRECTIONAL PAVEMENT MARKINGS – WHITE ON ASPHALT, YELLOW ON CONCRETE – PER DETAIL 16, SHEET C-501.
(17) PROPOSED PAINTED 4" WIDE SOLID STRIPE – WHITE ON ASPHALT, YELLOW ON CONCRETE.
(18) PROPOSED LIGHT POLE AND FOUNDATION. SEE ELECTRICAL DRAWINGS AND DETAIL 2, SHEET C-502 FOR SPECIFICATIONS.
(19) PROPOSED CANOPY LIGHTING FIXTURE (TYP. OF 8). SEE ELECTRICAL DRAWINGS FOR SPECIFICATIONS.
(20) PROPOSED HANDICAP ACCESSIBLE RAMP PER ADA SPECIFICATIONS AND DETAIL 4, SHEET C-502. SEE SITE PLAN NOTE 6, SHEET C-001.
(21) PROPOSED P.C.C. CONCRETE ISLAND WITH BOLLARDS PER ARCHITECTURAL DRAWINGS & DETAIL 6, SHEET C-502.
(22) PROPOSED 7'-0" O.A.H., 24 S.F. MONUMENT SIGN PER SIGN SUPPLIER SPECIFICATIONS AND DETAIL 10, SHEET C-502.
(23) TEMPORARY CONSTRUCTION SIGN TO BE CONSTRUCTED AND INSTALLED BY SIGN COMPANY. SIGNAGE MUST BE APPROVED BY THE CITY OF O'FALLON PLANNING DEPARTMENT. GC SHALL COORDINATE EXACT LOCATION WITH NATIONAL CITY BANK CONSTRUCTION/PROJECT MANAGER.
(24) INSTALL PROPOSED 4'W x 4'W x 6'H DOCUMENT BIN ON 4" P.C.C. PAD, SEE ARCHITECTURAL DRAWINGS. (COLOR TO MATCH BUILDING).
(25) PROPOSED SCREEN WALL. SEE ARCHITECTURAL DRAWINGS.
(26) PROPOSED FROST SLAB AT DOOR. SEE STRUCTURAL DRAWINGS.
(27) PROPOSED ARCHITECTURAL AWNING. SEE ARCHITECTURAL DRAWINGS.
(28) PROPOSED 2'x2' SQUARE GRATE INLET WITH MARKINGS SHOWN ON DETAIL 15, SHEET C-503. SEE DETAIL 6, SHEET C-503 FOR CATCH BASIN DETAIL.
(29) PROPOSED SANITARY SEWER DROP MANHOLE. SEE DETAIL 2, SHEET C-504.
(30) PROPOSED ELECTRIC METER PER ELECTRIC COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
(31) PROPOSED GAS METER PER GAS COMPANY SPECIFICATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
(32) PROPOSED CONDENSING UNIT. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
(33) PROPOSED BIKE RACK BY PW ATHLETIC MANUFACTURING CO., MODEL 1609-05, POWDERCOATED HUNTER GREEN. FASTEN TO CONCRETE SLAB PER MANUFACTURER RECOMMENDATIONS. SEE DETAIL 12, SHEET C-503.
(34) EXISTING CONCRETE CURB TO BE SAWCUT DOWN. MAINTAIN 1" LIP ALONG LENGTH OF PROPOSED APRON.
(35) LANDSCAPE AREA BY OTHERS.
(36) EXISTING LANDSCAPING (INCLUDING BUSHES, TREES, ETC.) TO REMAIN AND BE PROTECTED DURING DEMOLITION.
(37) EXISTING PAVEMENT TO REMAIN AND BE PROTECTED DURING DEMOLITION.
(38) EXISTING CURB AND GUTTER TO REMAIN AND BE PROTECTED DURING DEMOLITION.
(39) EXISTING WALK TO REMAIN AND BE PROTECTED DURING DEMOLITION. REMOVE AND REPLACE ANY DAMAGED WALK AREAS.
(40) EXISTING SIGNAGE TO REMAIN AND BE PROTECTED DURING DEMOLITION.
(41) EXISTING UTILITIES TO REMAIN AND BE PROTECTED DURING DEMOLITION.
(42) EXISTING FENCE TO REMAIN AND BE PROTECTED DURING DEMOLITION.
(43) EXISTING RETAINING WALL TO REMAIN AND BE PROTECTED DURING DEMOLITION.
(44) CURB BY OTHERS.
(45) PAVEMENT BY OTHERS.
(46) PROPOSED PAINTED CROSSWALK PER DETAIL 8, SHEET C-503.
(47) REMOVE AND REPLACE WALK PER CITY OF O'FALLON SPECIFICATIONS.
(48) APPROXIMATE LIMITS OF UNDERGROUND DETENTION FACILITY BY OTHERS.
(49) PROPOSED SWALE. SEE GRADING PLAN.
(50) PROPOSED 8" WIDE, 18" HIGH (MAX.) CURB PER DETAIL 4, SHEET C-503.
(51) PROPOSED CURB TAPER PER DETAIL 5, SHEET C-503.
(52) PROPOSED VINYL GATE. SEE ARCHITECTURAL DRAWING SHEETS A-101 & A-202 FOR DETAILS.
(53) PROPOSED 6'-0" WIDE, 4" THICK ASPHALT TRAIL PER CITY OF O'FALLON SPECIFICATIONS. SEE DETAIL 16, SHEET C-503.
(54) PROPOSED SEPTIC TANK MANHOLE. (55) PROPOSED ELECTRIC TRANSFORMER.

EXISTING EASEMENTS

- (A) 60'W UNDISTURBED DRAINAGE EASEMENT
- (B) DRAINAGE EASEMENT PB 190, PG 650
- (C) 10'W UTILITY EASEMENT PB 41, PG 387
- (D) 5'W UTILITY EASEMENT
- (E) 10'W STORM SEWER EASEMENT PB 41, PG 387
- (F) 10'W SEWER EASEMENT PB 32, PG 283
- (G) 10'W SIDEWALK EASEMENT PB 32, PG 283
- (H) 10'W SIDEWALK & UTILITY EASEMENT PB 41, PG 386-387

LEGAL DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 3 OF "PIDGEON PARK WEST PLAT 2", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 41, PAGES 386 AND 387 OF THE ST. CHARLES COUNTY RECORDS; SITUATED WITHIN SECTION 33, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN RIGHT OF WAY LINE OF MEXICO ROAD, VARIABLE WIDTH, AT THE NORTHWESTERN CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF O'FALLON BY DEED RECORDED IN BOOK 1161, PAGE 1202 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT BEING THE NORTHWESTERN CORNER OF SAID LOT 3, THENCE ALONG SAID SOUTHERN RIGHT OF WAY LINE, SOUTH 79 DEGREES 17 MINUTES 11 SECONDS EAST, 20.00 FEET TO A POINT; THENCE NORTH 84 DEGREES 53 MINUTES 32 SECONDS EAST, 44.74 FEET TO THE NORTHWESTERN CORNER OF PROPOSED LOT 3A; THENCE DEPARTING SAID SOUTHERN RIGHT OF WAY LINE, SOUTH 21 DEGREES 50 MINUTES 21 SECONDS EAST, 282.04 FEET TO A POINT ON THE NORTHERN LINE OF MEXICO LOOP ROAD, FIFTY FEET WIDE; THENCE ALONG SAID NORTHERN LINE, SOUTH 61 DEGREES 10 MINUTES 41 SECONDS WEST, 39.62 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTWARDLY 226.31 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 325.00 FEET AND A CHORD BEARING SOUTH 41 DEGREES 13 MINUTES 45 SECONDS WEST TO THE NORTHEASTERN CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE ALONG THE LINE BETWEEN LOTS 2 AND 3, NORTH 84 DEGREES 13 MINUTES 11 SECONDS WEST, 56.41 FEET TO A POINT ON THE EASTERN LINE OF THE TRACT OF LAND CONVEYED TO THE CITY OF O'FALLON AS AFOREMENTIONED; THENCE ALONG SAID EASTERN LINE, NORTHEASTWARDLY 149.82 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 152.86 FEET AND A CHORD BEARING NORTH 12 DEGREES 39 MINUTES 30 SECONDS EAST TO A POINT OF TANGENCY; THENCE NORTH 15 DEGREES 25 MINUTES 11 SECONDS WEST, 43.20 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARDLY 146.20 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 229.19 FEET AND CHORD BEARING NORTH 02 DEGREES 51 MINUTES 19 SECONDS EAST TO A POINT OF TANGENCY; THENCE NORTH 21 DEGREES 07 MINUTES 49 SECONDS EAST, 44.06 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTWARDLY 79.06 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 792.43 FEET AND A CHORD BEARING NORTH 18 DEGREES 16 MINUTES 20 SECONDS EAST TO THE POINT OF BEGINNING, CONTAINING 1.329 ACRES MORE OR LESS.

LEGEND

(SEE SHEET C-001 FOR GENERAL LEGEND)

- PROPOSED ASPHALT
- (#) CONSTRUCTION NOTE
- (00) PROPOSED PARKING SPACE NUMBER
- (00) PROPOSED DRIVE THRU STACK CAR AND NUMBER
- EXISTING CONCRETE TO BE REMOVED
- ## L.F.** DENOTES LIMITS OF SAWCUT
- PROPOSED CURB BY OTHERS
- PROPOSED SIGNAGE

BENCHMARKS (NGVD1929):

BENCHMARK #1 – A CROSS CUT ON THE SIDEWALK ROUGHLY ONE HUNDRED FEET NORTH AND SEVENTY FEET EAST OF THE SOUTHEASTERN CORNER OF THE SUBJECT PROPERTY. ELEVATION=516.21

BENCHMARK #2 –(OFF-SITE) FEMA RM 66: A CROSS CUT ON THE WESTERN BOLT OF A FIRE HYDRANT LOCATED AT THE NORTHEASTERN CORNER OF MILL POND DRIVE AND SPRING HILL DRIVE (FIRM MAP 29183C0237). ELEVATION=581.74

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP, CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG!
1-800-DIG-RITE

(A) CITY OF O'FALLON PLANNING AND DEVELOPMENT DEPARTMENT FILE NO.: 9987.06.01
(B) THE PLANNING AND ZONING COMMISSION APPROVED THE SITE PLAN ON DECEMBER 7, 2006

GLAUS PYLE SCHOMER BURNS & DEHAVEN, INC.
GPD ASSOCIATES
520 South Main Street, Suite 2531 Akron, Ohio 44311
330-572-2100 ; Fax 330-572-2101

National City

STATE OF MISSOURI DAVID B. BRIANT E-29472 REGISTERED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
	12-20-06	ORIGINAL ISSUE
A	1-17-07	ADDENDUM NO. 1
B	1-29-07	ISSUED FOR TECH. REVIEW-ADDENDUM 2
C	3-16-07	REVISED PER CITY COMMENTS / ADDENDUM NO. 3

NATIONAL CITY BANK
1400 MEXICO LOOP ROAD EAST
O'FALLON, MO 63366

SITE PLAN

	DATE
DESIGNED NJW	10-18-06
DRAWN TJW	10-18-06
CHECKED	

JOB NO. 2005090.55

C-111

Drawing file: 2005090.55_Civil_Construction_Documents_recover.dwg
Drawing name: G:\Civil\2005090\55\Dwg\Construction Documents\Civil\2005090.55_Civil_Construction_Documents_recover.dwg
Mar 16, 2007 – 4:44pm