

PROPOSED ITM AND DRIVE-THRU

PROJECT INFORMATION

SITE ADDRESS: #15491 CLAYTON RD.

OWNER: Claymont Company Llc
9966 Manchester Rd
ST. LOUIS, MO. 63122

CURRENT ZONING: C-1 COMMERCIAL

SITE AREA: 8.62 TOTAL AREA

PARCEL ID.: 21S111635

TOTAL DISTURBED AREA: 0.04 ACRES (±)

CURRENT USE: RETAIL SPACE

PROPOSED USE: BANK.

SCHOOL DISTRICT: ROCKWOOD

FIRE DISTRICT: METRO WEST

FLOOD MAP PANEL: 29189C0277K

TOPOGRAPHIC SURVEY PREPARED BY FRAZIER LAND SURVEYING SERVICES.

NO SLOPE SHALL BE GREATER THAN 3:1 (3' HORIZ., 1' VERT.) UNLESS JUSTIFIED BY GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY ST. LOUIS COUNTY.

SILTATION CONTROL DEVICES SUCH AS SWALES, SILTATION FENCE OR STRAW BALES AND INSTALLED PRIOR TO ANY GRADING OPERATIONS AND MAINTAINED BY THE CONTRACTOR.

SILTATION CONTROL DEVICES SHALL BE MAINTAINED AND KEPT IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ADEQUATE GROUND COVER PROVIDED. FILTER FABRIC FOR SILTATION CONTROL SHALL BE MIRAFI 100X.

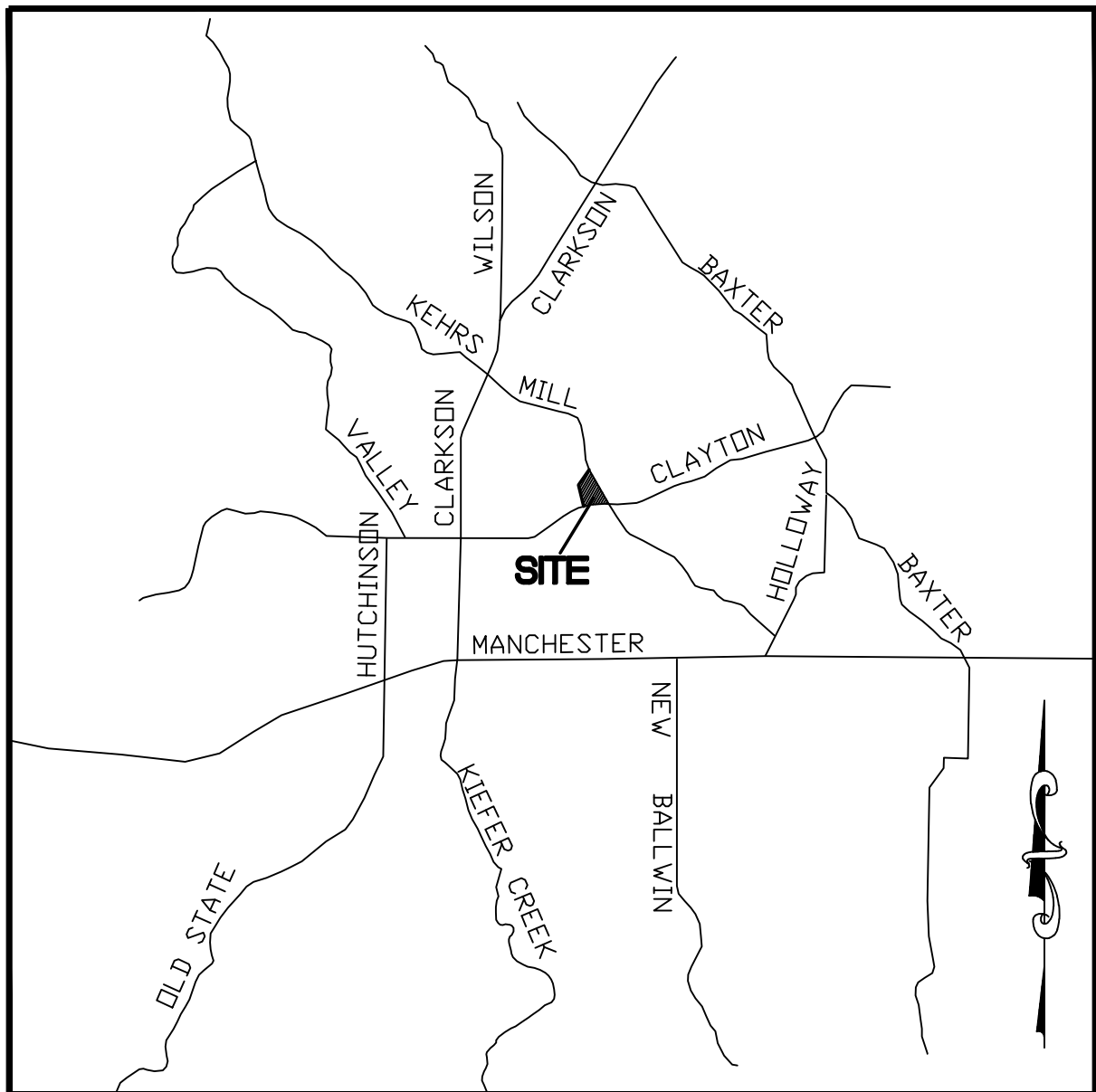
ANY LAND DISTURBANCE ACTIVITY INVOLVING ONE ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE (MLD) AND A LAND DISTURBANCE PERMIT FOR THE MLD MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. ANY LAND DISTURBANCE ACTIVITY INVOLVING LESS THAN ONE ACRE OF LAND IS AN ORDINARY LAND DISTURBANCE AND THE APPROPRIATE PERMIT(S) MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS.

ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. LOUIS COUNTY AND MSD STANDARDS.

AN ENTITY THAT PERFORMS WORK ON ST. LOUIS COUNTY MAINTAINED PROPERTY SHALL PROVIDE THE COUNTY WITH A CERTIFICATE OF INSURANCE EVIDENCING GENERAL LIABILITY COVERAGE (BODILY INJURY AND PROPERTY DAMAGE) IN THE AMOUNT SPECIFIED AS THE LIMITS OF LIABILITY SET BY THE STATE FOR PUBLIC ENTITIES. SUCH CERTIFICATE SHALL INCLUDE "ST. LOUIS COUNTY" AS AN ADDITIONAL INSURED AND SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF ANY PERMIT. CERTIFICATE SHALL PROVIDE A 30 DAY POLICY CANCELLATION NOTICE TO ST. LOUIS COUNTY. UPON REQUEST, THE COUNTY WILL PROVIDE THE SPECIFIC AMOUNT FOR BOTH PER PERSON AND PER OCCURRENCE LIMITS.

PREPARED FOR:

RPA CONSTRUCTION
10677 TRENTON AVE.
ST. LOUIS, MO. 63132
PH: 314-427-6633



LOCATION MAP

N.T.S.

SHEET INDEX

- | | |
|-----|--------------------------|
| C1. | COVER |
| C2. | TOPOGRAPHIC SURVEY |
| C3. | DEMOLITION AND SITE PLAN |
| C4. | TRAFFIC CIRCULATION PLAN |

UTILITY NOTE:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES AND SERVICE LINES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

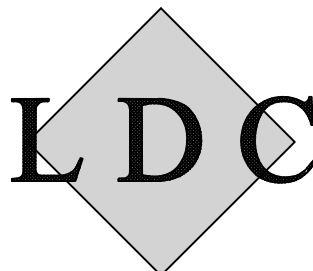
LDC ENGINEERING LLC. (LDC) CONSULTING ENGINEERS, AND UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. LDC, 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.

NOTICE TO CONTRACTOR:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE AND VERIFY ALL RELATED WORK AND ASSOCIATED DISPLINES DRAWINGS INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, ARCHITECTURAL, UTILITIES, GRADING, STRUCTURAL, PAVING, ETC. PRIOR TO CONSTRUCTION. THIS WILL INCLUDE ALL SECTIONS OF WORK FOR THIS PROJECT. IF THE CONTRACTOR INSTALLS ANY SITE RELATED WORK PRIOR TO VERIFICATION, IT WILL BE AT THE CONTRACTOR'S RISK AND EXPENSE.



PREPARED BY:



LDC ENGINEERING LLC.

LAND PLANNING – CIVIL ENGINEERING

4053D NORTH ST. PETERS PKWY.

ST. PETERS, MISSOURI. 63304

PH: (636) 477-6466

LIC. NO. 2019001202

GENERAL NOTES:

UTILITIES ARE PLOTTED FROM FIELD MEASUREMENTS AND AVAILABLE RECORD INFORMATION AND LOCATIONS SHOWN ARE TO BE CONSIDERED APPROXIMATE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE OF ALL UTILITIES WHETHER SHOWN OR NOT SHOWN ON THESE PLANS AND TO FIELD VERIFY THE LOCATION, ELEVATION AND SIZE PRIOR TO COMMENCING ANY WORK. CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE 72 HOURS IN ADVANCE TO FIELD LOCATE ALL UTILITIES PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.

CONTRACTOR TO INCUR ALL COSTS ASSOCIATED WITH UTILITIES CONNECTIONS, OR ABANDONMENT, INCLUDING BUT NOT LIMITED TO: PERMITS, CONNECTION FEES, REMOVAL, ETC..

ALL WARNING AND TRAFFIC SIGNS, LIGHTS, AND BARRICADES SHALL BE INSTALLED BY THE CONTRACTOR AS NECESSARY TO MAINTAIN A SAFE WORK SITE AND A SAFE SURROUNDING AREA FOR THE GENERAL PUBLIC. CONTRACTOR SHALL COORDINATE ALL TRAFFIC CONTROL AND SAFETY WORK WITH THE OWNER'S REPRESENTATIVE.

CONTRACTOR TO COORDINATE CONNECTION OF POTABLE WATER AND RELOCATION OR ABANDONMENT OF EXISTING WATER LINES WITH WATER CO.

COORDINATE ALL UTILITY DISCONNECTS WITH APPROPRIATE UTILITY COMPANIES.

CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

ALL EXISTING IMPROVEMENTS LOCATED WITHIN THE CONTRACT LIMITS SHALL BE REMOVED – PAVING, TREES, LANDSCAPING, CURBING, ETC.. CONTRACTOR TO FIELD INSPECT AND INCLUDE ALL ITEMS IN THE BID.

ALL ELECTRIC, TELEPHONE AND GAS SERVICE LINES TO BE DESTROYED ACCORDING TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY WORK TO BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

ENGINEERS NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL UTILITIES AND PIPING IN CONTRACT LIMITS.

THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL UTILITIES AND PIPING IN CONTRACT LIMITS.

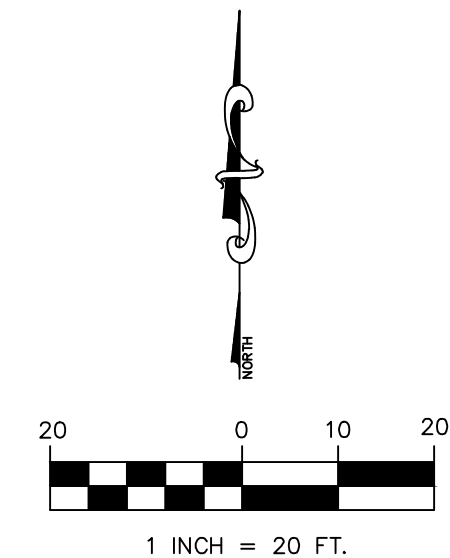
ALL EXISTING UTILITIES, PAVEMENT SEWERS, VISIBLE FOUNDATIONS, TREES AND SHRUBS LOCATED WITHIN THE GRADING LIMITS SHALL BE REMOVED (UNLESS NOTED OTHERWISE). COORDINATE ALL WORK WITH LOCAL UTILITY COMPANIES AND THE OWNER FOR REMOVALS AND ADJUSTMENTS.

LEGEND NEW IMPROVEMENTS

	PROP. CONTOUR		FOUNDATION DRAIN TILE
	SPOT ELEVATION		PROPOSED TREE LINE
	STORM SEWER		PAINTED H.C. SYMBOL
	SANITARY SEWER		PAINTED DIRECTIONAL ARROW (WHITE)
	MANHOLE		CONCRETE PAVEMENT
	AREA INLET		ASPHALT PAVEMENT
	GRATE INLET		SEGMENTAL CONC. UNIT RET. WALL
	PRIVATE YARD DRAIN		SWALE
	CLEAN OUT		SILTATION CONTROL (SILT FENCE)
	STORM STRUCTURE DESIGNATOR		TO BE REMOVED
	SANITARY STRUCTURE DESIGNATOR		TO BE ABANDONED
	WATER LINE		BACK OF CURB
	FIRE HYDRANT		TOP OF WALL
	SERVICE VALVE		BOTTOM OF WALL (AT LINE OF BACKFILL)
	WATER METER		

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SEAL
WILLIAM AUGUST HEYSE P.E. PROFESSIONAL ENGINEER E-24297
REVISION
DRAWN BY GMK
CHECKED BY JPT
DATE 4-18-2022
JOB. NO. 22.150
SCALE AS NOTED
SHEET C1



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C1

BY GMK

BY _____
JPT

4-6-202

22 150

1" = 30'

**PROPOSED ITM/DRIVE-THRU
ROYAL BANK
BALLWIN, MISSOURI**

LAN
LDC
ENGINEERING LLC.

4053 North St. Peters Pkwy. Ste D
St. Peters, MISSOURI. 63304
PH: (636) 477-6466

**RPA CONSTRUCTION
10677 TRENTON AVE.
ST. LOUIS, MO. 63132
PH: 314-427-6633**

SEAL



SEAL

WILLIAM AUGUST HEYDE P.E.

PROFESSIONAL ENGINEER E-24297

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MO. CERT. OF AUTHORITY FOR ENGINEERING

LIC. NO. 2019001202

LDC

ENGINEERING LLC

Consultants:

PROJECT

PROPOSED ITM/DRIVE-THRU ROYAL BANK

BALLWIN, MISSOURI

REVISION

DRAWN BY

GMK

CHECKED BY

JPT

DATE

4-18-2022

JOB. NO.

22.150

SCALE

1" = 20'

SHEET

C3

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PARKING CALCULATION

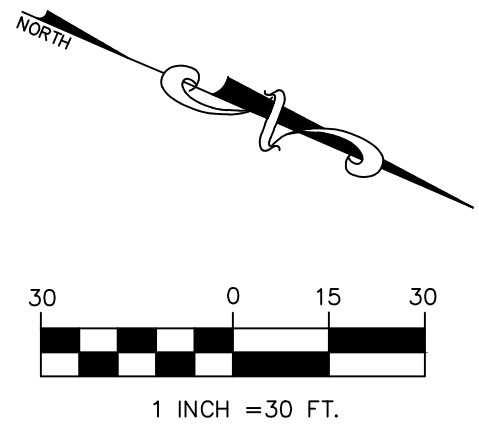
EXISTING BUILDINGS: 70,900± SF

REQUIRED PARKING PER ARTICLE XV, SECTION 1.2 #5 - MIXED USES
PARKING SPACES REQUIRED SHALL EQUAL THE SUM OF THE REQUIREMENTS OF THE VARIOUS USES COMPUTED SEPARATELY.

RETAIL STORE - 1 PER 200 SF.
RESTAURANT, CAFE - 1 PER 200 SF.
DENTAL CLINIC - 1 PER 250 SF.
STUDIO - 1 PER 250 SF.
SCHOOL - 1 PER 10 SEATS

CURRENT USES:	REQUIRED SPACES:
RETAIL - 5,200± SF	26
RESTAURANT, CAFE - 13,700± SF	69
DENTAL CLINIC - 1,250± SF	5
STUDIO - 5,250± SF	21
SCHOOL - 50 Seats ±	5
VACANT - 23,525± sf	118
	TOTAL = 244

TOTAL EXISTING PARKING = 287 SPACES



TRAFFIC CIRCULATION PLAN

SEAL

WILLIAM AUGUST MEYER P.E.
PROFESSIONAL ENGINEER E-24297

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SCALE

1" = 30'

SHEET

C4

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