

IMPROVEMENT PLANS

FOR A PROPOSED

American Eagle Credit Union

RESUBDIVISION OF LOT 1 OF
HIGHWAY K CENTER
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
(NOT TO SCALE)

PROPERTY DATA

OWNER UNDER CONTRACT = AMERICAN EAGLE CREDIT UNION
ADDRESS = 2531 HIGHWAY K
LOCATOR NO. = NOT YET ASSIGNED
ACREAGE = 0.759 ACRES
EXISTING ZONING = C2 CITY OF O'FALLON
PROPOSED USE = CREDIT UNION
FIRE DISTRICT = O'FALLON FIRE PROTECTION DIST.
SCHOOL DISTRICT = FORT ZUMWALT
SEWER DISTRICT = CITY OF O'FALLON
WATER SHED = DARDENNE CREEK
FEMA MAP = 2903160239
ELECTRIC COMPANY = AMERENUE
GAS COMPANY = LACLEDE GAS COMPANY
PHONE COMPANY = CENTURY TEL.
WATER COMPANY = P.W.S.D. NO. 2

UTILITIES AND REVIEW AGENCIES

ELECTRIC COMPANY = AMERENUE - ST. CHARLES DISTRICT
200 NORTH CALLAHAN ROAD
WENTZVILLE, MO 63385
PH. (636) 639-8311
CONTACT: JEFF BUTLER

PHONE COMPANY = CENTURYTEL
1151 CENTURYTEL DRIVE
WENTZVILLE, MO 63385
PH. (636) 332-7030
CONTACT: ENGINEERING

GAS COMPANY = LACLEDE GAS COMPANY
1999 TRADE CENTER DRIVE
ST. PETERS, MO 63376
PH. (636) 978-2863, X-103
CONTACT: MIKE LANGAN

CABLE TELEVISION = CHARTER COMMUNICATIONS
MAPPING AND DESIGN DEPARTMENT
941 CHARTER COMMONS
TOWN & COUNTRY COMMONS, MO 63017-0609
CONTACT: LARRY SAAFR

WATER COMPANY = PUBLIC WATER SUPPLY DISTRICT
NO. 2 OF ST. CHARLES COUNTY
100 WATER DRIVE
O'FALLON, MO 63368
PH. (636) 561-3737
CONTACT: BRIAN PIEPER

SEWER DISTRICT = CITY OF O'FALLON
100 WATER DRIVE
O'FALLON, MO 63368
PH. (636) 561-3737
CONTACT: ENGINEERING

FIRE DISTRICT = O'FALLON FIRE PROTECTION DISTRICT
119 EAST ELM STREET
O'FALLON, MO 63368
PH. (636) 327-8239
CONTACT: FIRE MARSHAL

INDEX OF SHEETS

C1	TITLE SHEET
C2	SPECIFICATION SHEET
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	SITE & GRADING PLAN
C5	SITE GEOMETRY & UTILITY PLAN
C6	SEWER PROFILES, DETAILS & HYDRAULIC CALCS.
C7	SITE & PAVEMENT DETAILS
C8	DRAINAGE AREA PLAN
C9	STORM WATER POLLUTION PREVENTION PLAN & DETAILS

BENCH MARK

U.S.G.S. BENCHMARK
(PER P.B. 44, PG. 381)

ELEVATION: 568.69'
"50" CUT ON WEST SIDE OF A 2 FOOT DIAMETER CONC. BASE OF FLASHING YELLOW LIGHT WITH PEDESTRIAN CROSSING SIGN ON THE EAST SIDE OF HIGHWAY K, 106 1/2 FEET NORTH OF BABLE CREEK LANE.

SITE BENCHMARK

ELEVATION: 565.68'
FOUND IRON PIPE AT THE SOUTHWEST CORNER OF LOT B.

NOTE:

CIVIL ENGINEERING DESIGN CONSULTANTS, 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, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, 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.

UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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 TO CONTRACTOR:

CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO, OR CROSSINGS OF THEIR FACILITIES, WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS, INSPECTIONS AND ASSOCIATED MONETARY CHARGES, AND/OR SPECIAL BACKFILL REQUIREMENTS. SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.

THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.

THE DISCONNECT AND REMOVAL OF EXISTING OVERHEAD AND UNDERGROUND SERVICE LINES CALLED OUT TO BE REMOVED SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANIES.

THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.

LEGEND

EXISTING CONTOURS	--- 433 ---	WATER MANHOLE	WMH ()
PROPOSED CONTOURS	--- 433 ---	TELEPHONE MANHOLE	TMH ()
EXISTING STORM SEWER	== [] ==	BRUSH & SHRUB LINE	()
PROPOSED STORM SEWER	== [] ==	TREE & SIZE	(+ 36)
EXISTING SANITARY SEWER	== [] ==	BUSH & SIZE	(96)
PROPOSED SANITARY SEWER	== [] ==	BOLLARD	(•)
RIGHT-OF-WAY	--- ---	SIGN	(-)
EASEMENT	--- ---	ELECTRIC YARD LIGHT	(X)
CENTERLINE	--- ---	BORING LOCATION	(•)
EXISTING TREE	(12)	MAIL BOX	MB ()
EXISTING SPOT ELEVATION	x 433.28	ELECTRIC BOX	EB ()
PROPOSED SPOT ELEVATION	433.28	CLEAN OUT	CO ()
SWALE/DRAINAGE PATH	()	GAS VALVE	GV ()
TO BE REMOVED	T.B.R.	GAS METER	GM ()
TO BE REMOVED & RELOCATED	T.B.R. & R.	GAS DRIP	GD ()
TO BE USED IN PLACE	U.I.P.		
ADJUST TO GRADE	A.T.G.		
BACK OF CURB	B.C.		
FACE OF CURB	F.C.		
WATER MAIN	--- W --- W ---		
GAS MAIN	--- G --- G ---		
UNDERGROUND TELEPHONE	--- T --- T ---		
OVERHEAD WIRE	--- O.H. --- O.H. ---		
UNDERGROUND ELECTRIC	--- E --- E ---		
FIRE HYDRANT	()		
POWER POLE	()		
WATER VALVE	()		

ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CONC	CONCRETE
ASPH	ASPHALT
PB	PLAT BOOK
DB	DEED BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
ELEV	ELEVATION
FF	FINISH FLOOR
FL	FLOWLINE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
STM	STORM
SAN	SANITARY
(S)	SAVE
(R)	REMOVE
(T.B.R.)	TO BE REMOVED

LAND DESCRIPTION

PARCEL 1:
LOT B OF THE RESUBDIVISION OF LOT 1 OF HIGHWAY K CENTER, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44 PAGE 381 OF THE ST. CHARLES COUNTY RECORDS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED BY INSTRUMENT RECORDED IN BOOK 1720 PAGE 1395, BOOK 1720 PAGE 1397 AND BOOK 1794 PAGE 70.

PARCEL 3:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE PLAT OF THE RESUBDIVISION OF LOT 2 OF HIGHWAY K CENTER RECORDED IN PLAT BOOK 35 PAGE 399 OF THE ST. CHARLES COUNTY RECORDS.

DEVELOPER/OWNER UNDER CONTRACT

AMERICAN EAGLE CREDIT UNION
1001 LYNCH STREET
ST. LOUIS, MISSOURI 63118
314-657-9660

PREPARED FOR:

Archimages
143 West Clinton Place
St. Louis, Missouri 63122
(314) 965-7445

PREPARED BY:

CEDC
CIVIL ENGINEERING
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MISSOURI ONE CALL TICKET NUMBER 72211142



Planning and Development No. 2507
Planning and Zoning Commission
Approval - October 4, 2007

BRANDON A. HARP, P.E. E-28650

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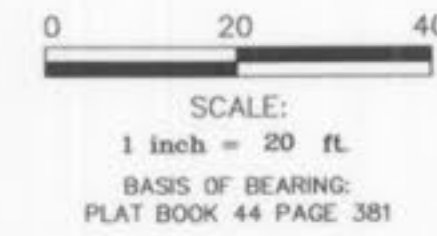
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Improvement Plans
American Eagle Credit Union
2531 Highway K
O'Fallon, Missouri 63368

Proj. #	0708
No. Description	Date
City Submittal	10/08/07
per City	11/14/07
Permit Set	01/23/08

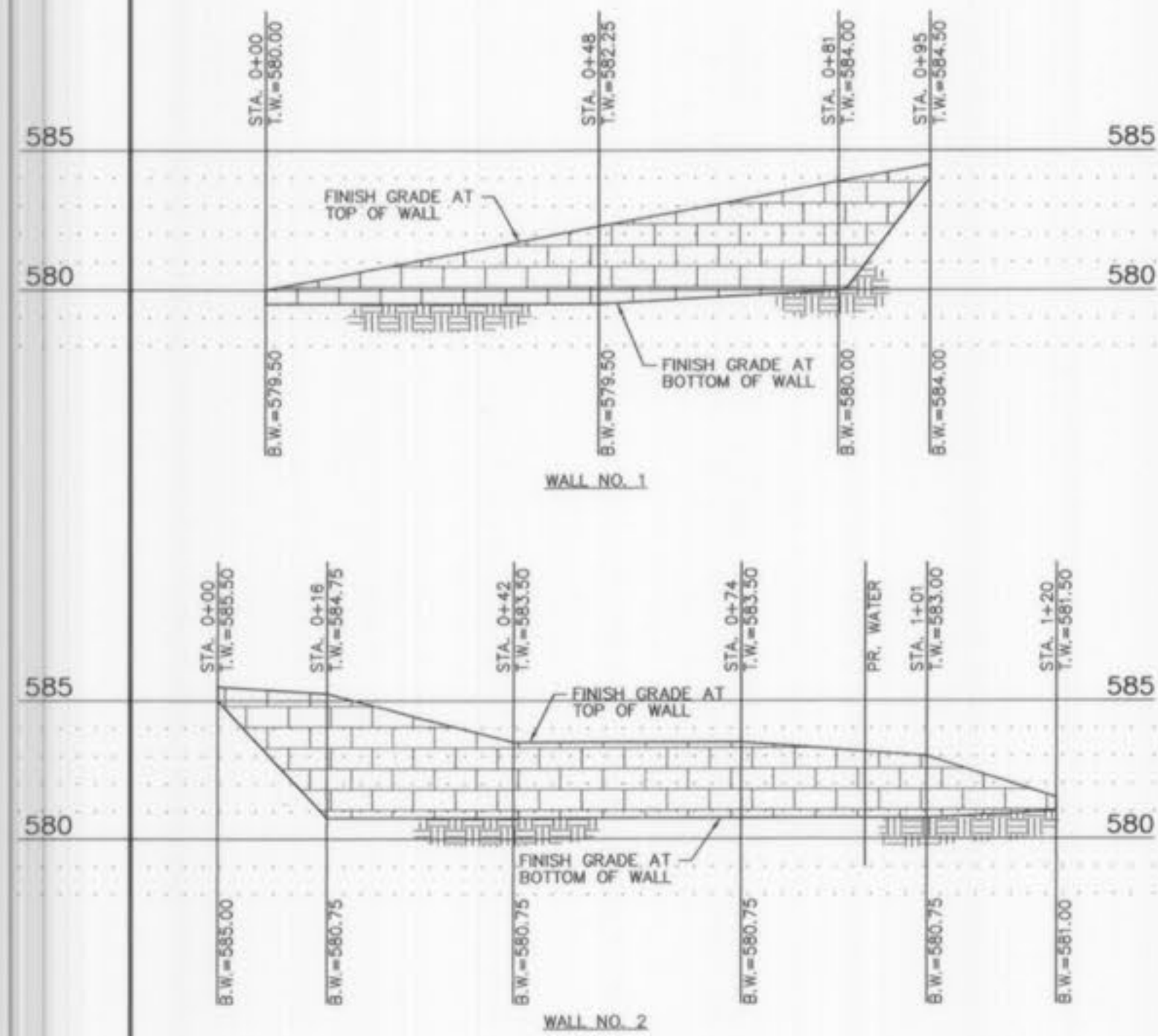
Title Sheet

C1



GENERAL NOTES

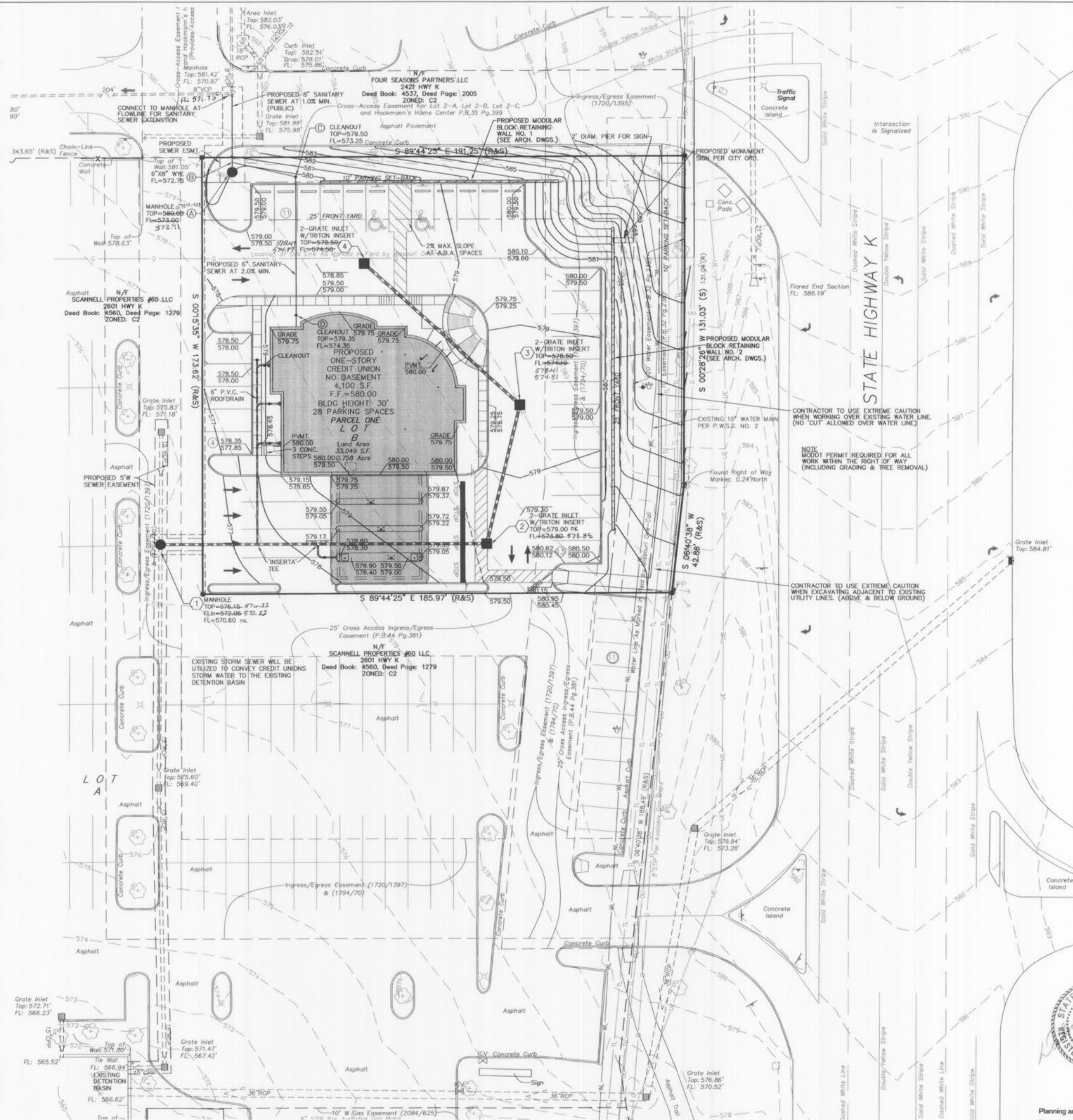
- 1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.
- 2. CONTRACTOR SHALL SCHEDULE A UTILITY MEETING WITH REPRESENTATIVES OF ALL UTILITY COMPANIES PRIOR TO BIDDING AND CONSTRUCTION.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING CONSTRUCTION ACTIVITIES WITH POTENTIAL CONFLICTS AND/OR DISRUPTION OF SERVICE WITH THE RESPECTIVE UTILITY COMPANIES, FOR SEWER AND UTILITY INSTALLATIONS AND ALL OTHER ON-SITE ACTIVITIES.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING CONSTRUCTION PARKING WITH THE CITY OF OTTAWON AND WITH THE OWNER.
- 5. CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
- 6. PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
- 7. PROTECT IMPROVEMENTS ON ADJOINING PROPERTIES AND ON OWNER'S PROPERTY.
- 8. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION AND GRADES, AS ACCEPTABLE TO PROPERTY OWNERS.
- 9. CONTRACTOR SHALL COORDINATE ALL PAVEMENT/HARDSCAPE INSTALLATION WITH PROPOSED UTILITY INSTALLATIONS TO AVOID THE CONDITION WHERE NEW PAVEMENT IS SAWCUT OR REMOVED FOR A REQUIRED UTILITY INSTALL. CONDUIT LOCATIONS AND UTILITY SERVICES SHALL BE REVIEWED BY CONTRACTOR, PRIOR TO PAVEMENT/HARDSCAPE INSTALLATIONS.
- 10. WALKWAYS ALONG THE ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1"V.20'H. SLOPES GREATER THAN 1"V.20'H MUST BE DESIGNED AS A RAMP.
- 11. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
- 12. TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD WHICHEVER IS MORE STRINGENT.
- 13. OCCUPANCY PERMIT CANNOT BE OBTAINED UNTIL THE SITE IS CONNECTED TO THE CITY'S SEWER SYSTEM OR ANOTHER SEWAGE DISPOSAL SYSTEM AS APPROVED BY THE CITY.



RETAINING WALL

SCALE: H:1"=20', V:1"=5'
 LEGEND:
 TW = GRADE AT TOP OF WALL
 BW = GRADE AT BOTTOM OF WALL

- NOTES:
- 1.) REFER TO THIS DRAWING FOR WALL PROFILE AND HEIGHT ONLY. DESIGN OF WALL SHALL BE BY OTHERS.
 - 2.) TYPE OF WALL TO BE DETERMINED BY OWNER AND ARCHITECT. RAILING TYPE, COLOR/STYLE, ETC. TO BE COORDINATED WITH ARCHITECT.
 - 3.) STRUCTURAL CALCULATIONS TO BE PROVIDED BY WALL MANUFACTURER OR STRUCTURAL ENGINEER. PERMITS FOR WALL TO BE OBTAINED BY CONTRACTOR.
 - 4.) THE WALL MANUFACTURER SHALL OBTAIN A COPY OF THE GEOTECHNICAL REPORT IF ONE HAS BEEN PREPARED FOR THIS PROJECT AND COMPLY WITH THE REQUIREMENTS OUTLINED IN REPORT.



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No.	Description	Date
City Submittal	10/08/07	
per City	11/14/07	
Permit Set	01/23/08	
per City	04/25/08	
per City	06/30/08	
Coordination Ret. Wall 2	06/06/08	
per City	08/28/08	
	09/16/08	

Site & Grading Plan

C4

