

# 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) 978-2663, X-103  
 CONTACT: MIKE LANGAN

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

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 63366  
 PH. (636) 327-6239  
 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'  
 "SQ" 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± FEET NORTH OF BABBLER CREEK LANE.

### SITE BENCHMARK

ELEVATION: 565.66'  
 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 ---
- PROPOSED CONTOURS --- 433 ---
- EXISTING STORM SEWER = = = =
- PROPOSED STORM SEWER = = = =
- EXISTING SANITARY SEWER = = = =
- PROPOSED SANITARY SEWER = = = =
- RIGHT-OF-WAY - - - -
- EASEMENT - - - -
- CENTERLINE - - - -
- EXISTING TREE (12")
- EXISTING SPOT ELEVATION x 433.28
- PROPOSED SPOT ELEVATION 433.28
- SWALE/DRAINAGE PATH
- TO BE REMOVED T.B.R.
- TO BE REMOVED & RELOCATED T.B.R. & R.
- 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

- WATER MANHOLE WMH
- TELEPHONE MANHOLE TMH
- BRUSH & SHRUB LINE
- TREE & SIZE (36")
- BUSH & SIZE (96")
- BOLLARD
- SIGN
- ELECTRIC YARD LIGHT
- BORING LOCATION
- MAIL BOX MB
- ELECTRIC BOX EB
- CLEAN OUT CO
- GAS VALVE GV
- GAS METER GM
- GAS DRIP GD

### 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:

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

### PREPARED BY:

**CEDC**  
 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

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 CIVIL ENGINEERING  
 DESIGN CONSULTANTS

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

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

Title Sheet

C1

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 BY: gjh DATE: 7-15-08  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN



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