

# IMPROVMENT PLANS

for a  
**PROPOSED RETAIL DEVELOPMENT**  
**"Belleau Creek Plaza"**

A TRACT OF LAND IN  
 PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND  
 PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4  
 OF SECTION 34, TOWNSHIP 47 NORTH, RANGE 3 EAST.  
 ST. CHARLES COUNTY, MISSOURI

## LEGEND

EXISTING CONTOURS	--- 433 ---	WATER MANHOLE	WMH
PROPOSED CONTOURS	--- 433 ---	TELEPHONE MANHOLE	TMH
EXISTING STORM SEWER	--- S ---	BRUSH & SHRUB LINE	BS
PROPOSED STORM SEWER	--- S ---	TREE & SIZE	T
EXISTING SANITARY SEWER	--- S ---	BUSH & SIZE	B
PROPOSED SANITARY SEWER	--- S ---	BOLLARD	B
RIGHT-OF-WAY	--- R ---	SIGN	S
EASEMENT	--- E ---	ELECTRIC YARD LIGHT	EYL
CENTERLINE	--- C ---	BORING LOCATION	B
EXISTING TREE	T	MAIL BOX	MB
EXISTING SPOT ELEVATION	433.28	ELECTRIC BOX	EB
PROPOSED SPOT ELEVATION	433.28	CLEAN OUT	CO
SWALE/DRAINAGE PATH	S	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.		
TO BE ADJUSTED	T.B.A.		
BACK OF CURB	B.C.		
FACE OF CURB	F.C.		
WATER MAIN	W		
GAS MAIN	G		
UNDERGROUND TELEPHONE	T		
OVERHEAD WIRE	O.H.		
UNDERGROUND ELECTRIC	E		
FIRE HYDRANT	FH		
POWER POLE	PP		
WATER VALVE	WV		

## ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
CNOC	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



**LOCATION MAP**  
 NOT TO SCALE

## PROPERTY DATA

OWNER	= LAUBER LAND DEVELOPERS, L.L.C. 8 PARKLAND AVE. ST. LOUIS, MO 63122 314-821-8999
ADDRESS	= 8097 MEXICO ROAD
ACREAGE	= 2.06 AC±
EXISTING ZONING	= C2, COMMUNITY COMMERCIAL (ST. PETERS)
FIRE DISTRICT	= ST. PETERS FIRE PROTECTION DISTRICT
SCHOOL DISTRICT	= FORT ZUMWALT
SEWER DISTRICT	= CITY OF ST. PETERS
FEMA MAP	= 29183C0241 E AUGUST 2, 1996
ELECTRIC COMPANY	= AMERENUE
GAS COMPANY	= ST. CHARLES GAS COMPANY
PHONE COMPANY	= CENTURY-TEL
WATER COMPANY	= CITY OF ST. PETERS

## INDEX OF SHEETS

- C1 TITLE SHEET
- C2 SPECIFICATION SHEET
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- C7 CONSTRUCTION DETAILS
- C8 DRAINAGE AREA PLAN

RECEIVED  
 10/1/00  
 BUILDING DEPT.

## PROJECT BENCHMARK

ST. CHARLES GEOGRAPHIC REFERENCE SYSTEM STATION SC-08  
 ELEV. = 556.21' - THE STATION IS LOCATED ABOUT 2 MILES  
 SOUTH SOUTHWEST OF I-70 EXIT 220 (MO HWY 79 & SALT LICK  
 ROAD) ON THE EAST SIDE OF BIRDIE HILLS RD. 180± FT NORTH  
 OF ITS INTERSECTION WITH DAKRIDGE WEST DR. (WEST) AND  
 OHMES RD. (EAST).

## SITE BENCHMARK

ELEV. = 553.27' "U" ON THE EAST SIDE OF THE TRAFFIC SIGNAL  
 BASE AT THE SOUTHEAST CORNER OF THE INTERSECTION OF  
 KNAUST & MEXICO ROADS, AS SHOWN ON SURVEY.

## LAND DESCRIPTION

COMBINED PARCEL  
 A TRACT OF LAND IN SECTION 34, TOWNSHIP 47 NORTH, RANGE 3 EAST, IN ST. CHARLES COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ROUND CONCRETE MONUMENT, BEING THE NORTHWEST CORNER OF LOT 14 OF DAKRIDGE ESTATES PLAT ONE, A SUBDIVISION RECORDED IN PLAT BOOK 19 PAGES 5 & 6 OF THE ST. CHARLES COUNTY LAND RECORDS OFFICE IN ST. CHARLES COUNTY, MISSOURI; THENCE NORTH 77 DEGREES 21 MINUTES 00 SECONDS WEST A DISTANCE OF 52.28 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF KNAUST ROAD (VARIABLE WIDTH); THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE OF KNAUST ROAD A LONG A CURVE TO THE LEFT HAVING A RADIUS OF 980.00 FEET, AN ARC LENGTH OF 189.79 FEET, A DELTA OF 10 DEGREES 59 MINUTES 03 SECONDS AND A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 31 MINUTES 03 SECONDS EAST A DISTANCE OF 189.79 FEET TO A POINT; THENCE NORTH 06 DEGREES 01 MINUTES 32 SECONDS EAST A DISTANCE OF 81.08 FEET TO A POINT AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY LINE OF KNAUST ROAD AND THE SOUTHERN RIGHT-OF-WAY LINE OF MEXICO ROAD (VARIABLE WIDTH); THENCE ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF MEXICO ROAD, NORTH 87 DEGREES 38 MINUTES 36 SECONDS EAST A DISTANCE OF 70.17 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, SOUTH 83 DEGREES 28 MINUTES 53 SECONDS EAST A DISTANCE OF 77.52 FEET TO A POINT; THENCE SOUTH 83 DEGREES 20 MINUTES 22 SECONDS EAST A DISTANCE OF 32.46 FEET TO A POINT; THENCE SOUTH 77 DEGREES 21 MINUTES 00 SECONDS EAST A DISTANCE OF 85.58 FEET TO A POINT, SAID POINT BEING NORTH 01 DEGREES 41 MINUTES 34 SECONDS WEST A DISTANCE OF 20.50 FEET FROM THE NORTHWEST CORNER OF LOT 1 OF DAKRIDGE ESTATES PLAT ONE; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE WESTERN LINE AND THE EXTENSION THEREOF, SOUTH 01 DEGREES 41 MINUTES 34 SECONDS EAST A DISTANCE OF 341.94 FEET TO A POINT BEING THE SOUTHWEST CORNER OF LOT 4 OF THE AFOREMENTIONED DAKRIDGE ESTATES PLAT ONE; THENCE ALONG THE NORTHERN LINE OF LOTS 13 & 14 OF SAID SUBDIVISION, NORTH 77 DEGREES 21 MINUTES 00 SECONDS WEST A DISTANCE OF 263.91 FEET TO THE POINT OF BEGINNING CONTAINING 85,527 SQUARE FEET OR 2.06 ACRES.

## UTILITIES

ELECTRIC COMPANY	= AMERENUE - ST. CHARLES DISTRICT 200 N. CALLAHAN ROAD WENTZVILLE, MO 63385 PH. (636) 639-8316 ATTN: MR. JIM HOVE
PHONE COMPANY	= CENTURY TEL 1151 CENTURY TEL DRIVE WENTZVILLE, MO 63385 PH. (636) 332-7392 ATTN: CARL E. OWENS, JR.
GAS COMPANY	= LACLEDE GAS CO. 1999 TRADE CENTER DRIVE ST. PETERS, MO 63376 PH. (636) 978-2863, X-103 ATTN: MIKE LANGAN
WATER & SEWER COMPANY	= CITY ST. PETERS PUBLIC WORKS SERVICES ONE ST. PETERS CENTRE BLVD. P.O. BOX 9 ST. PETERS, MO 63376 PH. (636) 477-6600, EXT. 278 ATTN: JAMES GALVIN
FIRE DISTRICT	= CENTRAL COUNTY FIRE PROTECTION DISTRICT 1 TIMBERBROOK DRIVE ST. PETERS, MO 63376 PH. (636) 970-9700 ATTN: FIRE MARSHAL

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 318 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.

PREPARED FOR:  
 LAUBER LAND DEVELOPERS, L.L.C.  
 #8 PARKLAND AVENUE  
 SUITE 500  
 ST. LOUIS, MISSOURI 63122  
 MR. RON LAUBER

PREPARED BY:  
**CIVIL ENGINEERING  
 DESIGN CONSULTANTS, INC.**

11402 BRAYBIS ROAD SUITE 100 SAINT LOUIS MISSOURI 63126  
 314.729.1400 FAX 314.729.1404 INFO@CECD.COM WWW.CECD.NET

Call Before you DIG  
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- Circles for entrances should not exceed 2% at walks, 4% from street and 10% overall. Typically 2% from back of curb through the right of way is desired.
- Follow MUTCD standards for traffic control during construction.

5-6-05  
 APPROVED  
 as noted

ISSUE FOR PERMIT  
 & BIDDING