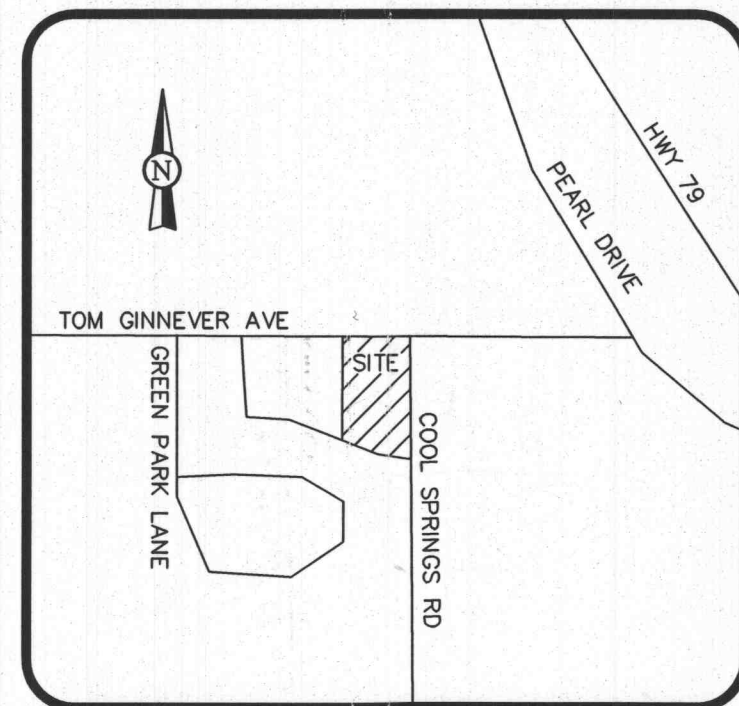


COOL SPRINGS PLAZA ATM IMPROVEMENT PLANS

A tract of land situated in U.S. Survey 3070,
Township 47 North, Range 3 East, in the
City of O'Fallon, St. Charles County, Missouri



Location Map

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE & GRADING PLAN
3	DETAILS & LANDSCAPE PLAN

SITE COVERAGE CALCULATIONS:

EX. BUILDING.....	18,749 SF/0.43 AC (~15%)
EX. PAVEMENT, WALKS.....	42,216 SF/0.97 AC (~33%)
PR. IMPERVIOUS AREA.....	4,466 SF/0.10 ac (~4%)
GREENSPACE.....	61,329 SF/1.41 AC (~48%)
TOTAL.....	126,760 SF/2.91 AC (100%)

GENERAL NOTES:

- THE TOTAL DEVELOPMENT AREA IS 2.91 AC. (126,760 s.f.)
- ZONED C-2 (GENERAL BUSINESS DISTRICT).
- PROPOSED USE: DRIVE-UP AUTOMATED BANKING FACILITY
- ACCOUNT# T990300011 PARCEL ID: 2-0140-3070-00-411
- THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS AS SET FORTH IN ORDINANCES BY THE CITY OF O'FALLON, ST. CHARLES COUNTY AND THE STATE OF MISSOURI.
- PROJECT BENCHMARK: FIRM REF. MARK 69 (ELEV. 456.02) - CHISELED "L" ON TOP OF WING WALL IN NORTHEAST CORNER OF OLD HIGHWAY 79 BRIDGE OVER BELLEAU CREEK.
SITE BENCHMARK: SANITARY MANHOLE 218 AT THE SOUTHEAST CORNER OF THE PARKSIDE VILLA PROPERTY WITH TOP ELEVATION 471.33.
- PROPERTY BOUNDARY INFORMATION TAKEN FROM BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY ZAVRADINOS & POLK, INC. IN NOVEMBER, 2003 AND UPDATED IN AUGUST, 2007.
- UTILITIES/DISTRICTS:
WATER: CITY OF O'FALLON
GAS: LACLEDE GAS CO.
TELEPHONE: CENTURY-TEL TELEPHONE
ELECTRIC: AMEREN UE
SANITARY SEWER: CITY OF O'FALLON
SCHOOL DISTRICT: FORT ZUMWALT SCHOOL DISTRICT
FIRE DISTRICT: O'FALLON FIRE PROTECTION DISTRICT
- TRACT IS LOCATED IN:
O'FALLON, MO USGS QUADRANGLE MAP
WINNEBURG MAP PAGE 31, SECTION 00-14
- SITE ADDRESS: 1110 TOM GINNEVER AVE., O'FALLON, MO 63366
- ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
- LANDSCAPE REQUIREMENTS: DEVELOPER WILL MEET OR EXCEED CITY'S LANDSCAPE ORDINANCE. REFERENCE LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES. CONTROL SHALL COMMENCE WITH GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR THE CITY OF O'FALLON AND/OR ST. CHARLES COUNTY. THE CONTRACTOR'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNERS AND/OR THE CITY OF O'FALLON AND/OR ST. CHARLES COUNTY, MAY AT THEIR OPTION, DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILTS OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN AND AFFECTED AREAS CLEANED TO THE SATISFACTION OF THE OWNER AND/OR THE CITY OF O'FALLON AND/OR ST. CHARLES COUNTY. ALL SITE CONTROL DEVICES SHALL FOLLOW ST. CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
- ALL UTILITIES WILL BE LOCATED UNDERGROUND.
- THE DEVELOPMENT LIES WITHIN FLOOD ZONE "X" AREA OF MINIMAL FLOODING, AND WAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PER FIRM COMMUNITY NUMBER 29183C0235, SUFFIX "E", EFFECTIVE DATE AUGUST 2, 1996.
- DETENTION FOR THE SITE WILL BE PROVIDED BY THE PARKSIDE VILLA DEVELOPMENT AS SHOWN IN THE IMPROVEMENT PLANS DATED JUN. 19, 1998 AND IN THE RECORD PLAT FOR PARKSIDE VILLAS DATED MAY 11, 1999.
- NO TREES CURRENTLY EXIST ON THE SITE, THEREFORE NO TREE PRESERVATION REQUIREMENTS EXIST FOR THE DEVELOPMENT.
- BUILDING HEIGHTS SHALL NOT EXCEED FIFTY (50) FEET.
- PARKING CALCULATIONS:
REQUIRED MINIMUM OFF-STREET VEHICLE STACKING SPACES:
AUTOMATED TELLER MACHINE
5 SPACES MEASURED FROM THE MACHINE
PROVIDED: 5 SPACES
- BUILDING SETBACKS:
FRONT YARD - 25'
SIDE YARD (LANDSCAPE BUFFER) - 20'
REAR YARD (LANDSCAPE BUFFER) - 20'
PARKING SETBACKS:
0' FROM NORTH PROPERTY LINE, PER VARIANCE BA-V-07-11
10' FROM ALL OTHER PROPERTY LINES
- NO SLOPES SHALL BE STEEPER THAN 3 (HOR) TO 1 (VER).
- IMPROVEMENTS ARE TO BE MADE TO THE ADJACENT RIGHT-OF-WAY OF ALL DEVELOPMENTS TO MEET CITY OF O'FALLON STANDARDS AND SPECIFICATIONS. ANY ADJUSTMENTS IN THE GRADING OF RIGHT-OF-WAY, WHETHER IT BE EXISTING CONDITIONS OR CAUSED BY THE CONSTRUCTION OF THE DEVELOPMENT, SHALL BE APPROVED BY THE CITY OF O'FALLON UPON INSPECTION OF THE SITE.
- CONTRACTOR TO NOTIFY THE CITY OF O'FALLON BLDG. DEPT. 48 HOURS PRIOR TO THE COMMENCEMENT OF GRADING AND/OR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS AND DETAILS ON PROPOSED BUILDING, LIGHTING, SIGNAGE FOR BUILDING, ETC.
- ALL DIMENSIONS ARE TO BACK OF CURB.
- DRIVE AISLES TO BE CONSTRUCTED PER O'FALLON SPECIFICATIONS.
- THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE CLEANED THROUGHOUT THE DAY.
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF SITE.
- DEBRIS AND FOUNDATION MATERIAL FROM ANY ON-SITE BUILDING OR STRUCTURE THAT IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
- PROPOSED STORM SEWER SYSTEM SHALL COMPLY WITH ALL CITY, COUNTY & STATE STORM WATER MANAGEMENT ORDINANCES.
- ALL NON-PAVED AREAS OF THIS DEVELOPMENT TO BE SEEDED OR COVERED WITH SOD.
- EXTERIOR LIGHTING TO COMPLY WITH SECTION 400.277 OF THE CITY OF O'FALLON CODES AND REGULATIONS. LIGHTING VALUES WILL BE REVIEW ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
- ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- ANY PROPOSED FENCING WILL REQUIRE A SEPERATE PERMIT FROM THE PLANNING DEPARTMENT.
- IN THE EVENT THE ATM IS REMOVED FROM SERVICE THE SITE WILL NEED TO BE RESTORED TO A NATURAL CONDITION OR A NEW SITE PLAN SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
- ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T -180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS. NOTE THAT THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTIVE EFFORT AS DEFINED BY THY STANDARD OR MODIFIED PROCTOR TEST OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
- ALL REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION HAVE BEEN ADDRESSED.
- GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER TWO WEEKS ARE TO BE SEEDED AND MULCHED.
- ALL EROSION CONTROL SYSTEMS ARE TO BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAIN EVENT RESULTING IN ONE-HALF INCH OF RAIN OR MORE.



Missouri One Call System, Inc.
Call Before You Dig!
1-800-DIG-RITE
(1-800-344-7483)

All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities. The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and all improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo. CALL MISSOURI ONE-CALL, 1-800-DIG-RITE.

LEGEND	
Existing	PROPOSED
	Storm Manhole
	Sanitary Manhole
	Cleanout
	Water Line
	Water Valve
	Water Meter
	Water Shut-Off
	Water Line Tee
	Water Line Marker
	Fire Hydrant
	Gas Line
	Gas Valve
	Gas Meter
	Gas Shut-Off
	Gas Line Marker
	Electric Line
	Electric Pedestal
	Electric Meter
	Electric Line Marker
	Telephone Line
	Telephone Pedestal
	Telephone Line Marker
	Cable TV Line
	Cable TV Pedestal
	Cable TV Line Marker
	Overhead Line
	Fence Line
	Wood Fence Line
	Fence Line Marker
	Bollard Pole
	Power Pole
	Telephone Pole
	Utility Pole
	Guy Wire
	Light Standard
	Sign
	Benchmark
	Tree Line
	Tree and Size
	Stump
	Contour

ABBREVIATIONS

CP	Concrete Pipe	AI	Area Inlet
RCP	Reinforced Conc. Pipe	DAI	Double Area Inlet
CMP	Corrugated Metal Pipe	GI	Grate Inlet
PVC	Polyvinyl Chloride Pipe	CC	Concrete Collar
CIP	Cast Iron Pipe	UIP	Use In Place
VCP	Vitrified Clay Pipe	TBR	To Be Removed
DIP	Ductile Iron Pipe	TBR&R	To Be Removed & Relocated/Replaced
EP	End Pipe	Set IR	Set Iron Rod w/ Cap
FE	Flared End Section	CM	Concrete Monument
VT	Vent Trap	OIP	Old Iron Pipe
MH	Manhole	OST	Old Stone
CI	Curb Inlet	OIR	Old Iron Rod
DCI	Double Curb Inlet		

The Professional Engineer and/or Professional Land Surveyor's responsibility is limited to plans and other documents prepared by him/herself. He/She is not responsible for the accuracy of data or information furnished to him/her by others. Unauthorized use of plans and other documents prepared by him/herself is prohibited. This sheet is a part of a set of plans and other documents associated with this project. Whether this statement appears on them or not.

No.	Date	Revision/Issue
1	11-28-07	Per City Comment LTR, dated 11-16-07

First Community Credit Union - ATM
Cover Sheet

Zavradinos & Polk inc.
engineers & surveyors

2045 S Old Highway 94, Saint Charles, MO 63093-3724
TEL: (636) 949-5555 FAX: (636) 949-0148 www.zavradinos.com

Client
First Community Credit Union
171 E1 Chestnutfield Airport Road
Chestnutfield, MO 63005
Tel: 636-537-4407
Fax: 636-537-4484
Attn: Rick Strutman
rstrutman@firstcommunity.com

RECEIVED
NOV 30 2007

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: SJA DATE: 12-19-07
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

City/County Job No:	904.02; Approved 10-18-07
MSD P--	BASEMAP
Proj Manager	R. Wischmann
	rich@zavradinos.com
CAD Filename	07077XR-TL.dwg
Original Issue Date	October 24, 2007
Project No.	Sheet
07077	1

Bldg Inspector