

PROPOSED FACILITY FOR HEARTLAND BANK AT LOT 2 OF TERRA RETAIL SUBDIVISION

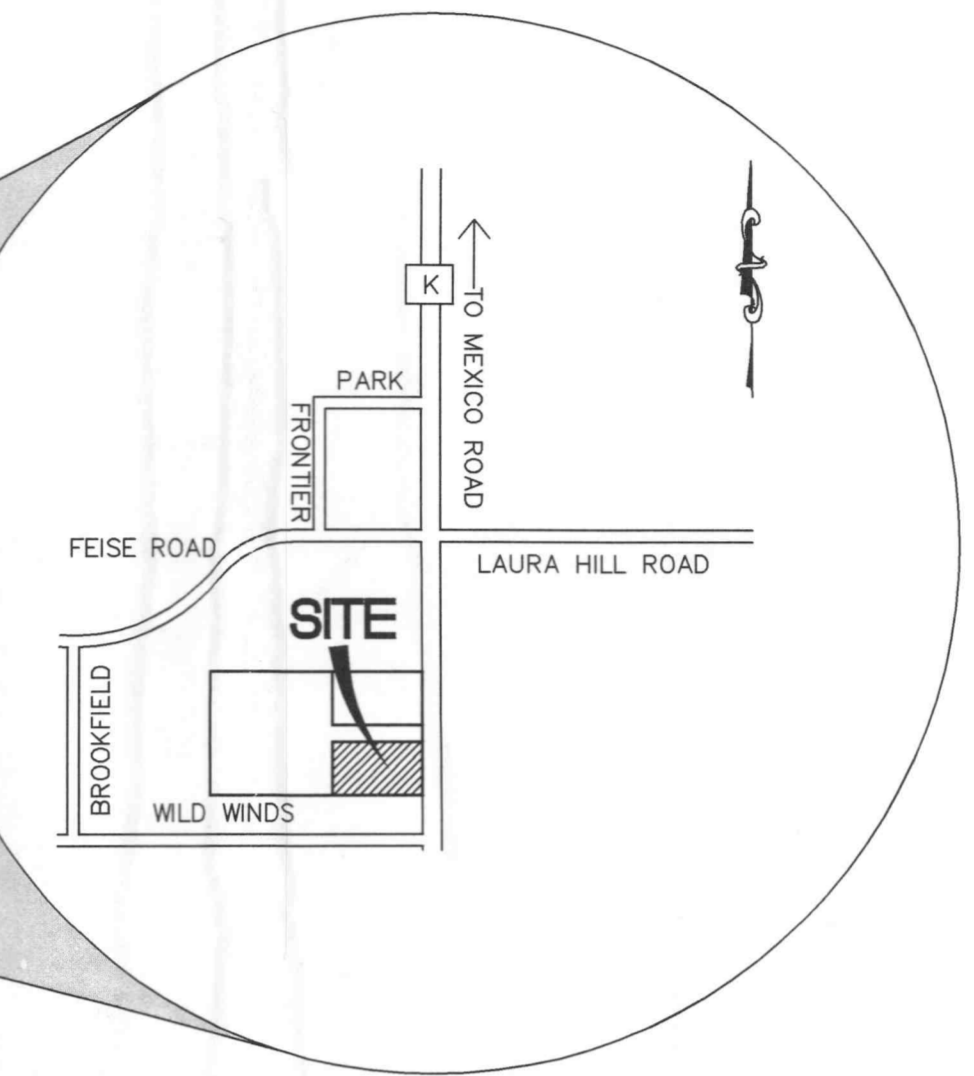
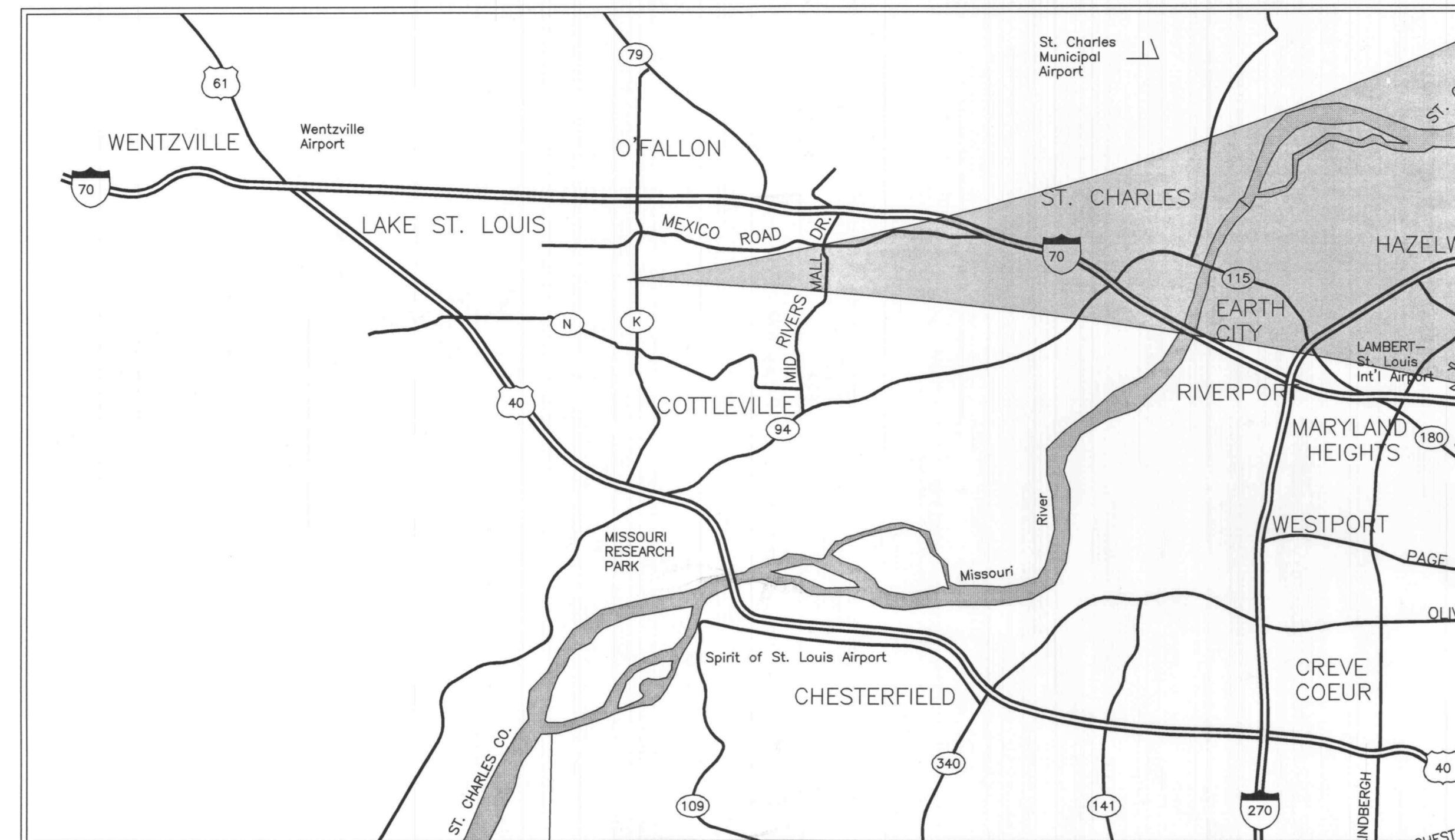
RECEIVED
FEB 09 2007
ENGINEERING DEPARTMENT

A TRACT OF LAND BEING PART OF TERRA RETAIL SUBDIVISION
AS RECORDED IN PLAT BOOK 41 PAGES 393 AND 394, TOWNSHIP 46 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

LEGEND

EXISTING CONTOURS	_____ 120 _____
PROPOSED CONTOURS	_____ 120 _____
EXISTING SANITARY SEWERS	_____ ○ _____
EXISTING STORM SEWERS	_____ □ _____
PROPOSED SANITARY SEWERS	_____ ● _____
PROPOSED STORM SEWERS	_____ ■ _____
EXISTING RIGHT-OF-WAY	_____
PROPOSED RIGHT-OF-WAY	_____
CENTERLINE	_____
EASEMENT	_____
NON-REINFORCED CONCRETE PAVEMENT	_____
EXISTING SPOT ELEVATION	+ EX. 120.15
PROPOSED SPOT ELEVATION	* 120.10
SWALE	_____
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
TRASH ENCLOSURE	⊗
LIGHT STANDARD	⊙
GAS MAIN	_____ G _____
WATER MAIN	_____ W _____
UNDERGROUND TELEPHONE	_____ T _____
FIRE HYDRANT	⊗
POWER POLE	⊙
HAY BALE	⊗
SILTATION CONTROL	_____
PROPOSED	PR



ABBREVIATIONS

C.O.	- CLEANOUT
DB.	- DEED BOOK
E	- ELECTRIC
FL	- FLOWLINE
FT	- FEET
FND.	- FOUND
G	- GAS
M.H.	- MANHOLE
N/F	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
D.I.P.	- DUCTILE IRON PIPE
SO.	- SQUARE
T	- TELEPHONE CABLE
V.C.P.	- VETRIFIED CLAY PIPE
W	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
N.T.S.	- NOT TO SCALE

INDEX

- C1 TITLE SHEET
- C2 SPECIFICATION SHEET
- C3 EXISTING/OVERALL CONDITIONS
- C4 SITE AND GRADING PLAN
- C5 UTILITY PLAN
- C6 SITE GEOMETRICS PLAN
- C7 STORM SEWER PROFILES, DETAILS AND HYDRAULICS
- C8 PAVEMENT AND MISC. DETAILS
- C9 DRAINAGE AREA MAP
- C10 EROSION AND SEDIMENT CONTROL
- C11 EROSION CONTROL DETAILS
- C12 EROSION CONTROL AND WARPING DETAILS

PERTINENT DATA

OWNER	= HIGHWAY K INVESTMENTS, L.L.C.
ZONING	= "C-2" COMMERCIAL DISTRICT
SITE ACREAGE	= 1.313 ± Acres
SITE ADDRESS	= 2341 HIGHWAY K O'FALLON, MISSOURI 63366
FIRE DISTRICT	= O'FALLON FIRE PROTECTION DISTRICT
SEWER DISTRICT	= CITY OF O'FALLON
WATER SHED	= DARDENNE CREEK
WATER SERVICE	= ST. CHARLES WATER NO. 2
GAS SERVICE	= LACLEDE GAS COMPANY
ELECTRIC SERVICE	= AmerenUE ELECTRIC COMPANY
PHONE SERVICE	= CENTURY-TEL TELEPHONE
DEED BOOK	= DB. 3280 PG. 1135
PARCEL ID#	= 2-0067-S005-00-2
F.I.R.M. MAP	= 29183C0239 E (REVISED AUGUST 2, 1996)
WUNNENBERG'S	= PG. 45, GRID SS-18

CURRENT PROPERTY OWNER:
HEARTLAND BANK
212 SOUTH CENTRAL, SUITE 200
CLAYTON, MO 63015
(314) 512-8500
(314) 512-8501 (fax)

U.S.G.S. BENCHMARK
ELEV. 588.69 CHISLED SQUARE ON THE WEST SIDE OF
2 FOOT DIAMETER CONCRETE BASE OF FLASHING YELLOW
LIGHT WITH PEDESTRIAN CROSSING SIGN ON THE EAST
SIDE OF HIGHWAY K, 106± NORTH OF BABBLE CREEK.

SITE BENCHMARK
ELEV.=615.12
IRON PIPE AT SOUTHEAST CORNER OF RICHARD AND
DOROTHY WOLF PROPERTY AS DESCRIBED IN DEED BOOK
404 PAGE 418; 5.8' WEST OF DOUBLE UTILITY POLE.

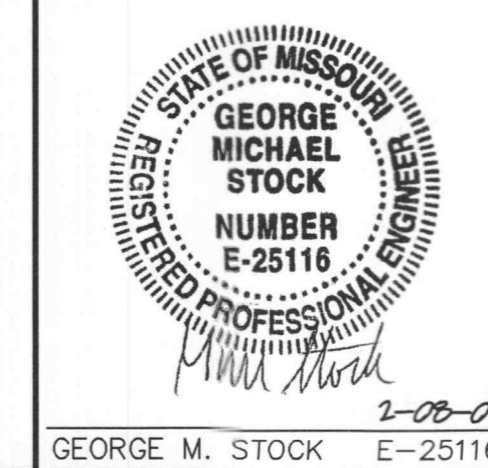
UTILITY NOTE:
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE
SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE
ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES,
STRUCTURES AND UTILITIES. THE CONTRACTOR 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.



STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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 AND METHODS ARE
THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR.
STOCK AND ASSOCIATES CONSULTING ENGINEERS, 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.

MoDOT 314-340-4100

P&Z NOS: 98-126.06



CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 2-14-07
PROFESSIONAL ENGINEER'S SEAL

- △ 02-08-07 ADDED WATER LINE EXHIBITS TO SHEET C5
- △ 01-22-07 REVISED GRADES AND WATER LINE AT NORTHEAST CORNER
- △ 10-09-06 RELOCATED LIGHT FIXTURES
- △ 06-28-06 REVISED PER CITY COMMENTS DATED 6-15-06
- △ 05-31-06 REVISED PER CITY COMMENTS FROM PLANNING AND ZONING MEETING ON 5-18-06
- △ 03-16-06 REVISED PER CITY COMMENTS-ADDED PEDESTRIAN ACCESS WALK/STAIR NEAR MONUMENT SIGN
- △ 02-09-06 ADDENDUM #1 COORDINATION-REVISED WATER LINE, ROOF DRAIN, SPOT ELEVATIONS
- △ 02-06-06 BID SET
- △ 01-23-06 REVISED BUILDING FOOTPRINT PER ARCHITECT
- △ 11-18-05 REVISED PER CITY COMMENT LETTER DATED 10-19-05

TITLE SHEET	
TERRA RETAIL DEVELOPMENT/HEARTLAND BANK	
STOCK & ASSOCIATES	257 Chesterfield Business Parkway St. Louis, MO 63005 PH. (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com
Consulting Engineers, Inc.	DRAWN BY: J.P.P. DATE: 9/27/05 CHECKED BY: G.M.S. DATE: 9/27/05 SHEET: 205-3584 C1 of 12

Bldg. Inspector