

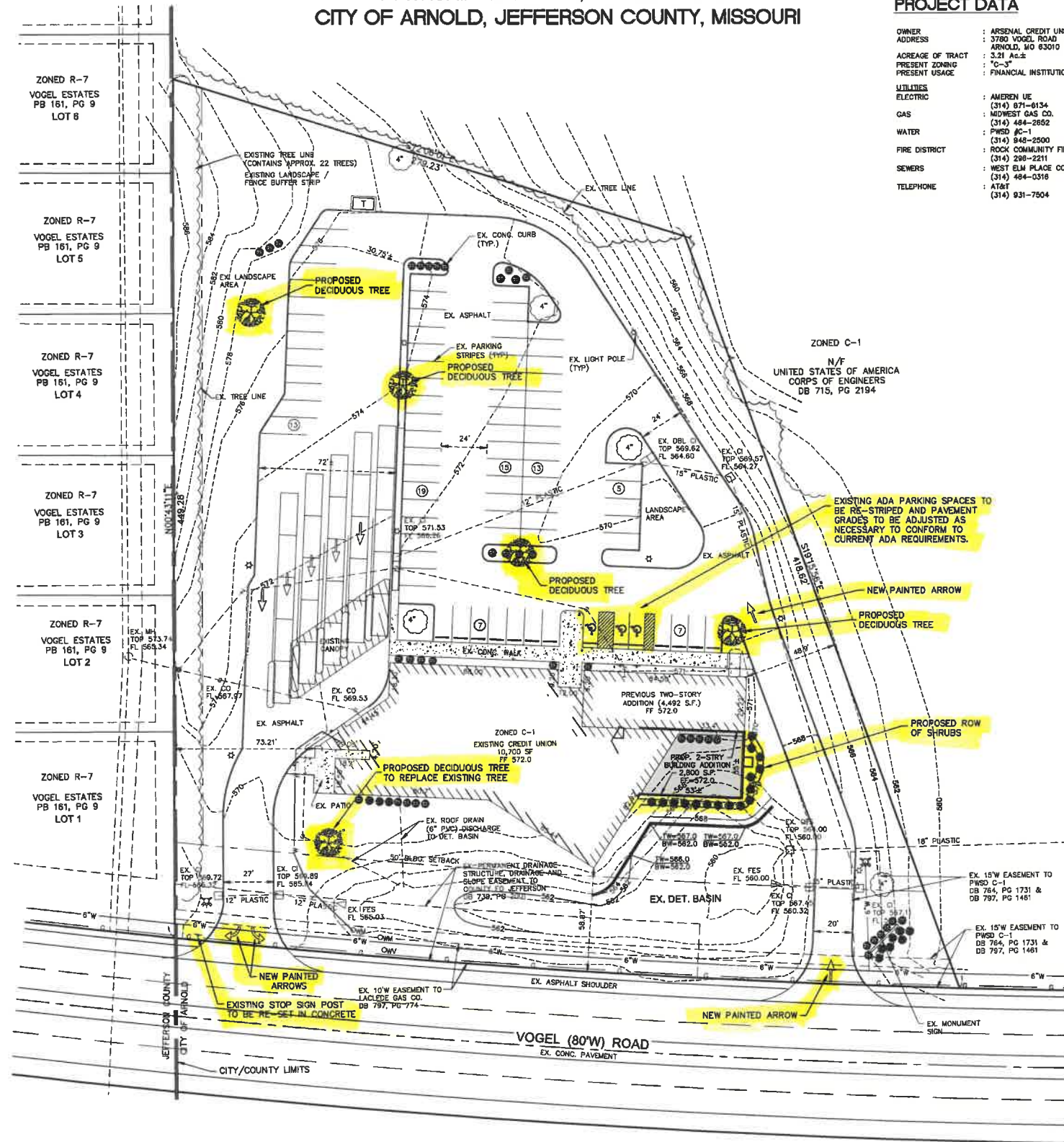
# ARSENAL CREDIT UNION

A TRACT OF LAND LOCATED IN FRACTIONAL SECTION 31,  
TOWNSHIP 43 NORTH, RANGE 6 EAST  
CITY OF ARNOLD, JEFFERSON COUNTY, MISSOURI

## LEGEND

DESCRIPTION	SYMBOL
EXISTING MAJOR CONTOUR	—500—
EXISTING MINOR CONTOUR	—502—
PROPOSED MAJOR CONTOUR	—504—
PROPOSED MINOR CONTOUR	—502—
PROPOSED SPOT ELEVATION	+502.00
EXISTING SANITARY SEWER	—○—
EXISTING STORM SEWER	—□—
PROPOSED SANITARY SEWER	—●—
PROPOSED STORM SEWER	—■—
EXISTING WATERLINE	—W—
EXISTING FIRE HYDRANT	⊗
EXISTING GAS LINE	—G—
EXISTING OVERHEAD UTILITY	—OU—
USE IN PLACE	(U.I.P.)
ADJUST TO GRADE	(A.T.G.)
TO BE REMOVED	(T.B.R.)
TO BE REMOVED AND REPLACED	(T.B.R.&R.)
TO BE REMOVED AND RELOCATED	(T.B.R.&REL.)

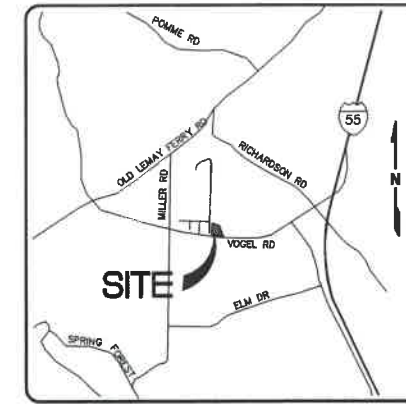
FF = FINISHED FLOOR ELEVATION  
TF = TOP OF FOUNDATION  
BF = BASEMENT FLOOR ELEVATION  
TW = FINISHED GRADE AT TOP OF WALL  
BW = FINISHED GRADE AT BOTTOM OF WALL  
CO = CLEAN OUT  
DS = DOWNSPOUT  
P-570.0 (PROPOSED GRADE)  
E-570.0 (EXISTING GRADE)



## PROJECT DATA

OWNER : ARSENAL CREDIT UNION  
ADDRESS : 3780 VOGEL ROAD  
ARNOLD, MO 63010  
ADREAGE OF TRACT : 3.21 AC±  
PRESENT ZONING : "C-1"  
PRESENT USAGE : FINANCIAL INSTITUTION

UTILITIES  
ELECTRIC : AMEREN UE (314) 871-6154  
GAS : MIDWEST GAS CO. (314) 484-2652  
WATER : PWSO #C-1 (314) 848-2500  
FIRE DISTRICT : ROCK COMMUNITY FIRE PROTECTION (314) 298-2211  
SEWERS : WEST ELM PLACE CORP. (314) 484-0318  
TELEPHONE : AT&T (314) 931-7504



LOCATION MAP  
N.T.S.

## GENERAL NOTES

- THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION. ANY PROPOSED SITE GRADING OR IMPROVEMENTS SHOWN HEREON SHALL BE DULY DESIGNED, APPROVED, AND PERMITTED BY THE APPROPRIATE ENTITIES PRIOR TO CONSTRUCTION.
- BOUNDARY AND TOPOGRAPHIC SURVEY FROM AVAILABLE INFORMATION.
- LIGHTING SHALL COMPLY WITH THE CITY OF ARNOLD REGULATIONS.
- PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND HAVE BEEN PLOTTED FROM AVAILABLE RECORDS.
- SUBSURFACE INFORMATION WAS NOT AVAILABLE AT THE TIME THIS PLAN WAS PREPARED AND THEREFORE HAS NOT BEEN INCLUDED.
- THE LANDSCAPING SHOWN ON THIS PLAN IS APPROXIMATE. ANY NEW OR ADDITIONAL LANDSCAPING SHALL CONFORM WITH THE CITY OF ARNOLD REGULATIONS.
- NO CHANGES IN EXISTING STORM WATER DRAINAGE PATTERNS ARE PROPOSED.
- PREVIOUS SITE PLAN APPROVED BY THE FIRE PROTECTION DISTRICT JAN. 12, 1999. EXISTING FIRE LANES NOT SHOWN.

## LOT COVERAGE

TOTAL LOT AREA = 3.21 AC  
EXISTING/PROPOSED BUILDING = 0.33 AC (10.28%)  
EXISTING/PARKING/DRIVES/WALKS = 1.34 AC (41.74%)  
EXISTING DETENTION AREA = 0.23 AC (7.17%)  
EXISTING LANDSCAPING AREA = 1.23 AC (38.19%)  
3.21 AC (100.0%)

## PARKING CALCULATIONS

REQUIRED PARKING:  
EXISTING BUILDING (15,192 SF) + ADDITION (2,800 SF)  
FINANCIAL INSTITUTIONS: 4 SPACES / 1,000 SF GROSS FLOOR AREA  
17,992 SF / 1,000 SF X 4 SPACES = 72 SPACES REQUIRED

PROVIDED PARKING:  
79 EXISTING SPACES (INCLUDES THREE (3) ACCESSIBLE SPACES)

LOADING SPACES:  
1 - 10'x60' LOADING SPACE REQUIRED/PROVIDED

NOTE: NO EMPLOYEES TO BE ADDED AS PART OF THE PROPOSED ADDITION. UP TO FIVE (5) EMPLOYEES MAY BE ADDED IN THE FUTURE.

## STORM WATER FACILITY NOTE

RETAINING WALLS WILL BE CONSTRUCTED AND THE EXISTING DETENTION BASIN WILL BE RE-GRADED TO CREATE THE NECESSARY INCREASE IN DETENTION VOLUME TO ACCOMMODATE THE INCREASE IN SITE RUNOFF GENERATED BY THE PROPOSED BUILDING ADDITION. IN ACCORDANCE WITH THE CURRENT CITY OF ARNOLD REGULATIONS.

## PRELIMINARY PLAN DISCLAIMER

THIS PLAN WAS PREPARED USING RECORD/AVAILABLE SURVEYS, PROPERTY DESCRIPTIONS, TOPOGRAPHIC INFORMATION, UTILITY MAPS/MARKINGS, AERIAL PHOTOS, ETC. AS SUCH, THE DESIGN OF IMPROVEMENTS SHOWN HEREON IS TO BE CONSIDERED STRICTLY PRELIMINARY AND SUBJECT TO REVISION AS A RESULT OF ACTUAL BOUNDARY SURVEYS, FINAL ENGINEERING DESIGN AND AGENCY(S) REVIEW/APPROVAL.

I HEREBY CERTIFY THAT I HAVE PREPARED OR DIRECTED THE PREPARATION OF THIS PLAN BASED ON THE INFORMATION. IT IS TO BE CONSIDERED STRICTLY PRELIMINARY, AND IS NOT TO BE USED FOR CONSTRUCTION.

MICHAEL CLAY VANCE, PE-25616  
VANCE ENGINEERING, INC.



## EXISTING UTILITIES NOTE

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THEREFORE, THE LOCATIONS OF ANY UNDERGROUND FACILITIES SHOWN HEREON MUST BE CONSIDERED APPROXIMATE. PRIOR TO BEGINNING WORK ON THE SITE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF THESE FACILITIES, ALONG WITH ANY IN EXISTENCE THAT ARE NOT SHOWN; TO VERIFY THEIR LOCATION BOTH HORIZONTALLY AND VERTICALLY (IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY/FACILITY OWNERS); AND TO VERIFY THAT MINIMUM CLEARANCES AND COVER REQUIREMENTS BETWEEN THE EXISTING FACILITIES AND THE PROPOSED WORK WILL BE MET.



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St. Louis, MO 63114  
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ARSENAL CREDIT UNION

SITE PLAN

PRELIMINARY

MICHAEL CLAY VANCE, P.E.  
E-25616  
REVISED

19078

08/14/19

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