


# HOLY CROSS LUTHERAN CHURCH ANNEXATION NO.1 SUPPLEMENTAL PARKING PLANS



PREPARED FOR:  
HOLY CROSS LUTHERAN CHURCH ANNEXATION NO. 1  
8935 VETERANS MEMORIAL DRIVE  
O'FALLON, MO 63366

HOLY CROSS LUTHERAN CHURCH  
ANNEXATION NO. 1  
SUPPLEMENTAL PARKING

ACCESS ENGINEERING, LLC  
10504 Manchester Road  
Kirkwood, MO 63122  
(314) 965-5657  
(Fax) 966-2151

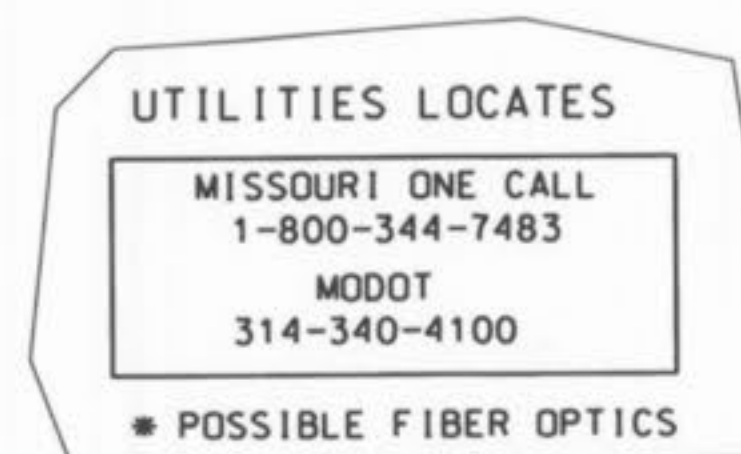


SHEET 1 OF 6

DATE: 12/1/03  
REV: 1/2/04  
REV: 1/16/04  
AB: 11/9/04

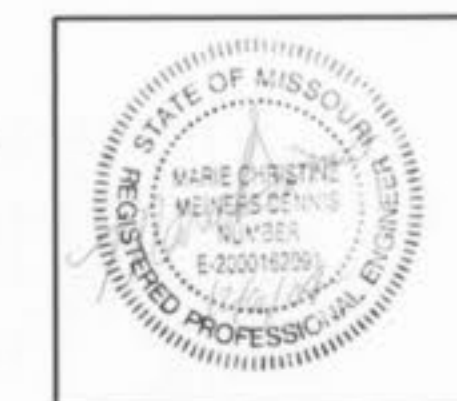
## NOTES:

- Area of Tract: 2.00 Acres
- Site is served by:  
City of O'Fallon Water and Sewer  
AmerenUE Co.  
Laclede Gas Co.  
SBC Telephone Co.
- Required building setbacks:  
Minimum Front Yard: 25 feet  
Minimum Side yard on west side: 0 feet  
Minimum Side Yard on east side: 7 feet  
Rear Yard: 10 feet
- According to the Flood Insurance Rate Map of the City of O'Fallon, (Community Panel number 29183C 0237 E dated 8/2/96) this property lies within zone X. Zone X is defined as an area of minimal flood hazard.
- Property data based on Ferguson Surveying, LLC survey of 8/13/03.
- Basis of bearings adopted from the deed recorded in Book 1644, Page 16 parcel ID# 2-057D-S029-00-23 in St. Charles County Records Office.
- This property is currently vested in the name of HOLY CROSS LUTHERAN CHURCH ANNEXATION #1 by a deed recorded in Book 3592 Page 329 of the St. Charles County Records.
- This property is currently listed under Parcel Locator Number 2-057D-S029-00-23 in the St. Charles County Assessors Office.
- A net additional 54 parking spaces will be added in this supplemental parking lot. The existing parking includes 109 spaces (4 of which are accessible.)
- Lighting in parking expansion area shall provide a minimum of 0.4 foot candles coverage with less than 0.5 foot candles at the property line. Fixtures shall be shielded.
- Parking requirements:  
Total seat = 300  
1 space per 3 seats  
300/3 = 100 spaces  
Total parking required = 100 spaces  
Total spaces provided = 163 spaces  
with 4 accessible spaces
- Developer must supply City Construction inspectors with soil reports prior to or during site soil testing.
- 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 (possible methods of control are detailed in the plan.) 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 MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT 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 MoDOT.
- All filled places under proposed storm and sanitary sewer, proposed roads and/or paved areas shall be compacted to 90% of the 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 filled places 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 back filling operations.
- No slopes shall be steeper than 3 (horizontal) to 1 (vertical.)
- Brick shall not be used in the construction of storm sewer structures.
- Joints on storm sewers shall be casketed D-ring type.
- Lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- Graded areas that are to remain bare for over 2 weeks shall be seeded and mulched.
- All proposed fencing requires a separate permit through the Planning Division.
- Planning and Zoning # 0048.02 approved 11/6/03.
- 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.  
Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the 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 paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All utilities to be located under ground.



## AS-BUILT PLANS

DISCLAIMER  
THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) SPECIFICATION, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.



PLANNING AND ZONING FILE NUMBER 48.02

PART OF THE SOUTH HALF  
OF SECTION 29.  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
ST. CHARLES COUNTY, MISSOURI

LOT 1  
N/F  
SWINGER, LEWIS E.  
430/600  
ZONED R1

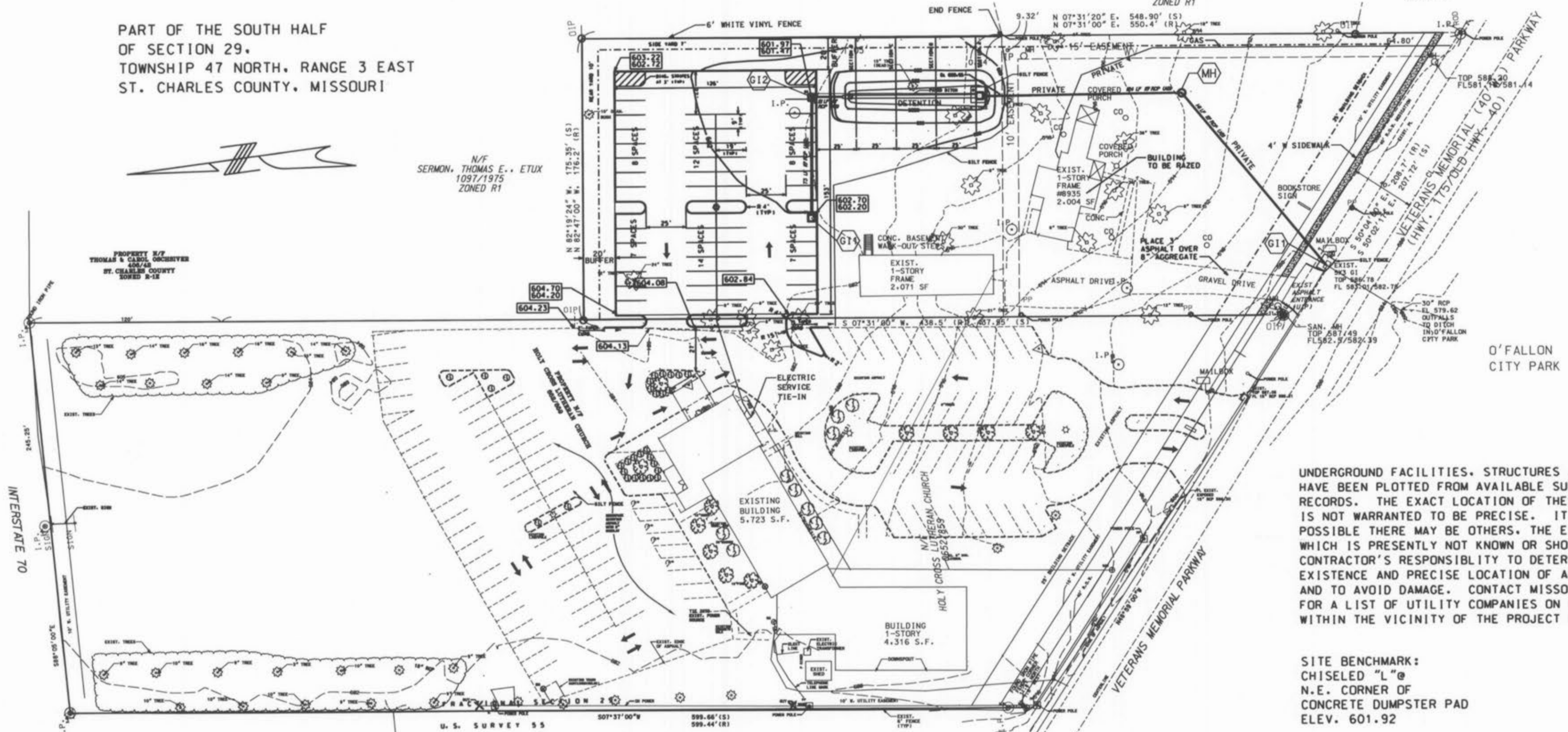
PLAT BOOK 10, PAGE 28  
CRESTVIEW ACRES

LOT 2  
N/F  
STRODER, JERRY  
AND KATHRINE  
2307/37  
ZONED R1

N/F  
PRIZE, GILBERT J.  
AND MAE ROSE  
2223/1288  
ZONED R1

N/F  
SERMON, THOMAS E., ETUX  
1097/1975  
ZONED R1

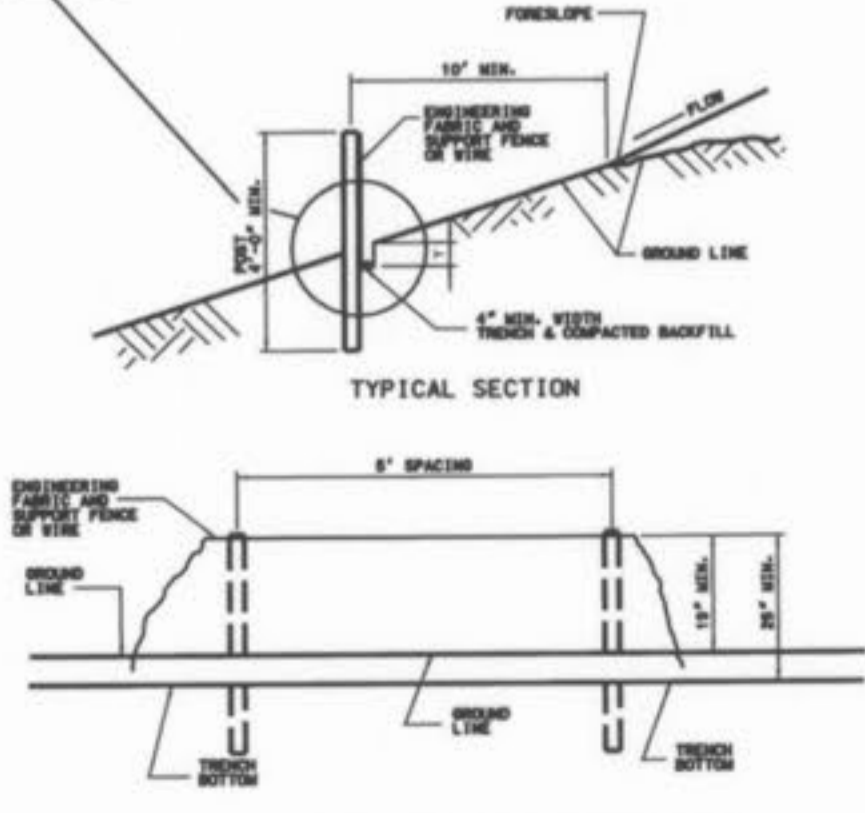
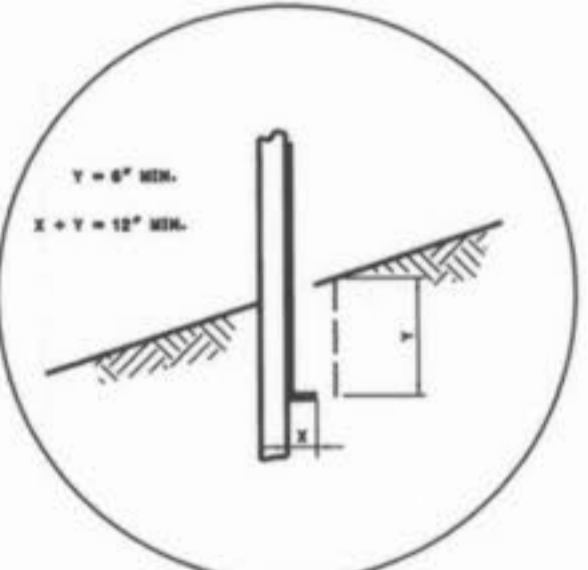
PROPERTY OF  
THOMAS & CAROL OSBORN  
487/48  
ST. CHARLES COUNTY  
ZONED R-12



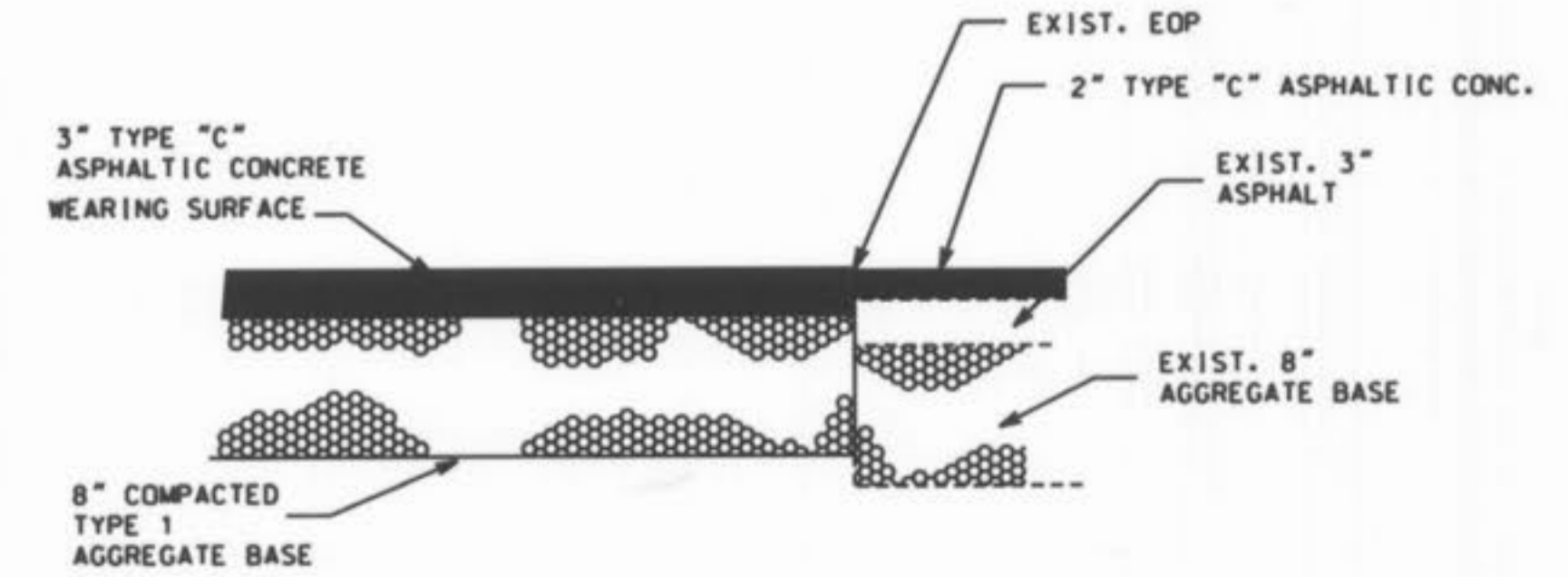
UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEY AND RECORDS. THE EXACT LOCATION OF THESE FACILITIES IS NOT WARRANTED TO BE PRECISE. IT IS POSSIBLE THERE MAY BE OTHERS. THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND PRECISE LOCATION OF ALL FACILITIES AND TO AVOID DAMAGE. CONTACT MISSOURI ONE CALL FOR A LIST OF UTILITY COMPANIES ON OR WITHIN THE VICINITY OF THE PROJECT LIMITS.

SITE BENCHMARK:  
CHISELED "L" @  
N.E. CORNER OF  
CONCRETE DUMPSTER PAD  
ELEV. 601.92

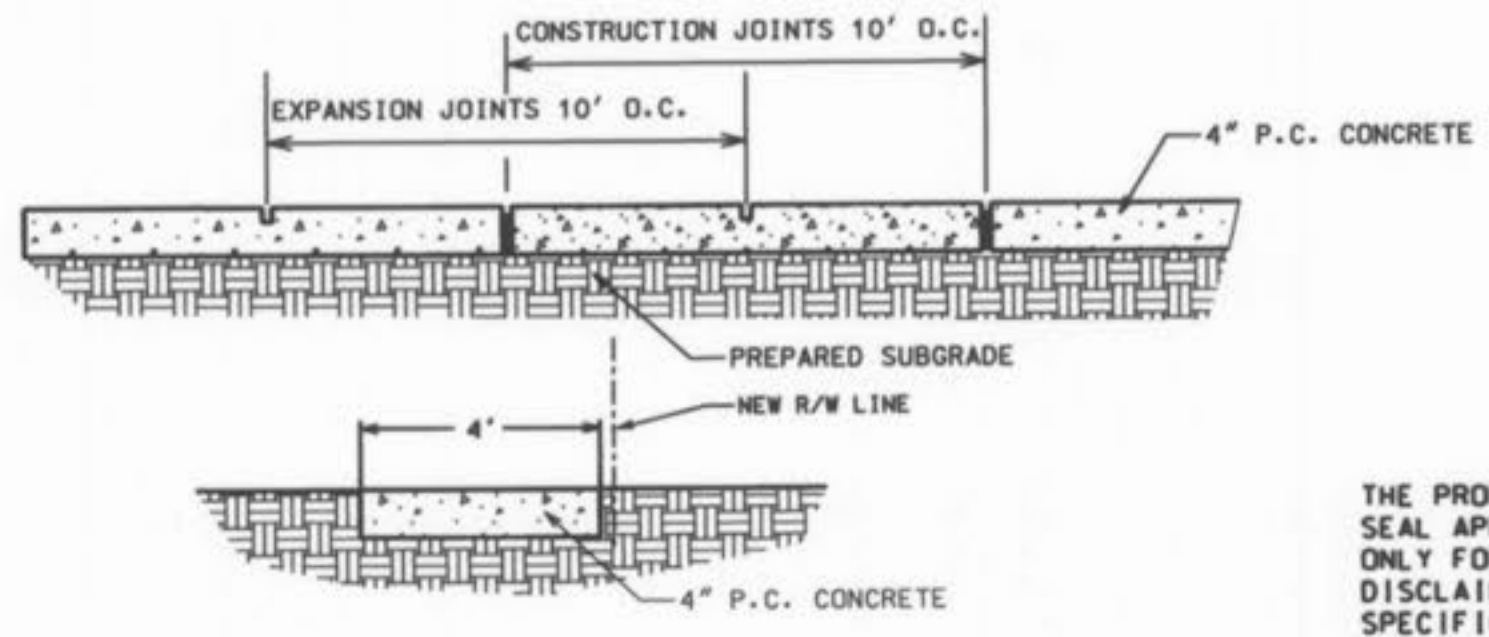
ELEVATION DATA BASED ON:  
NGS - E 149  
PID - JC0546  
STATE/COUNTY - MO/ST. CHARLES  
USGS QUAD - O'FALLON (1994)



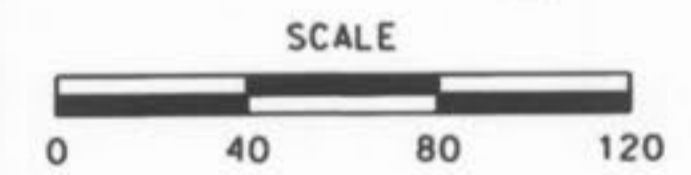
DETAILS OF SILT FENCE



PAVEMENT DETAIL  
NOT TO SCALE



CONCRETE SIDEWALK DETAIL  
NOT TO SCALE



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8935 VETERANS MEMORIAL DRIVE  
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HOLY CROSS LUTHERAN CHURCH  
ANNEXATION NO. 1  
SUPPLEMENTAL PARKING  
SITE PLAN

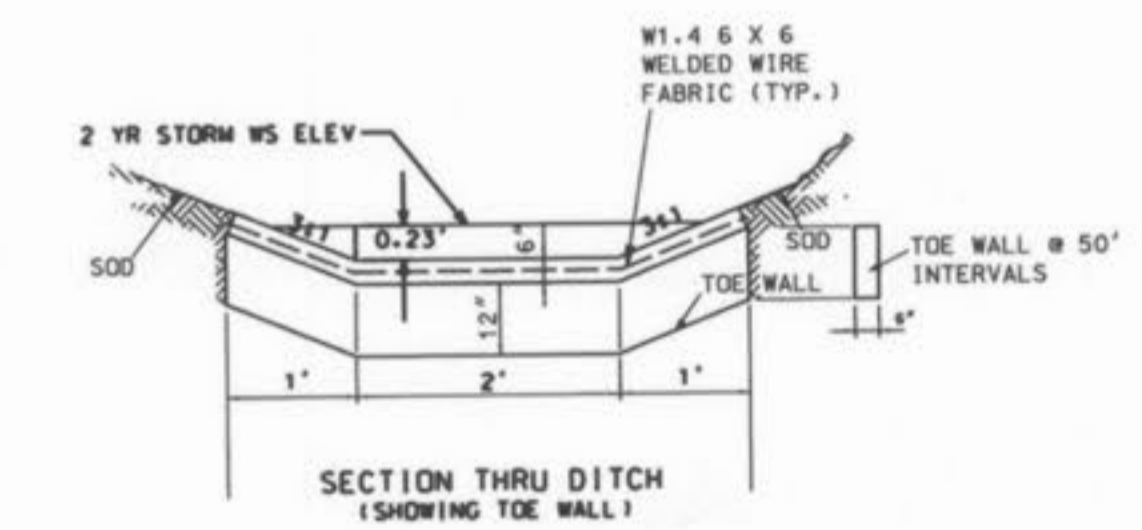
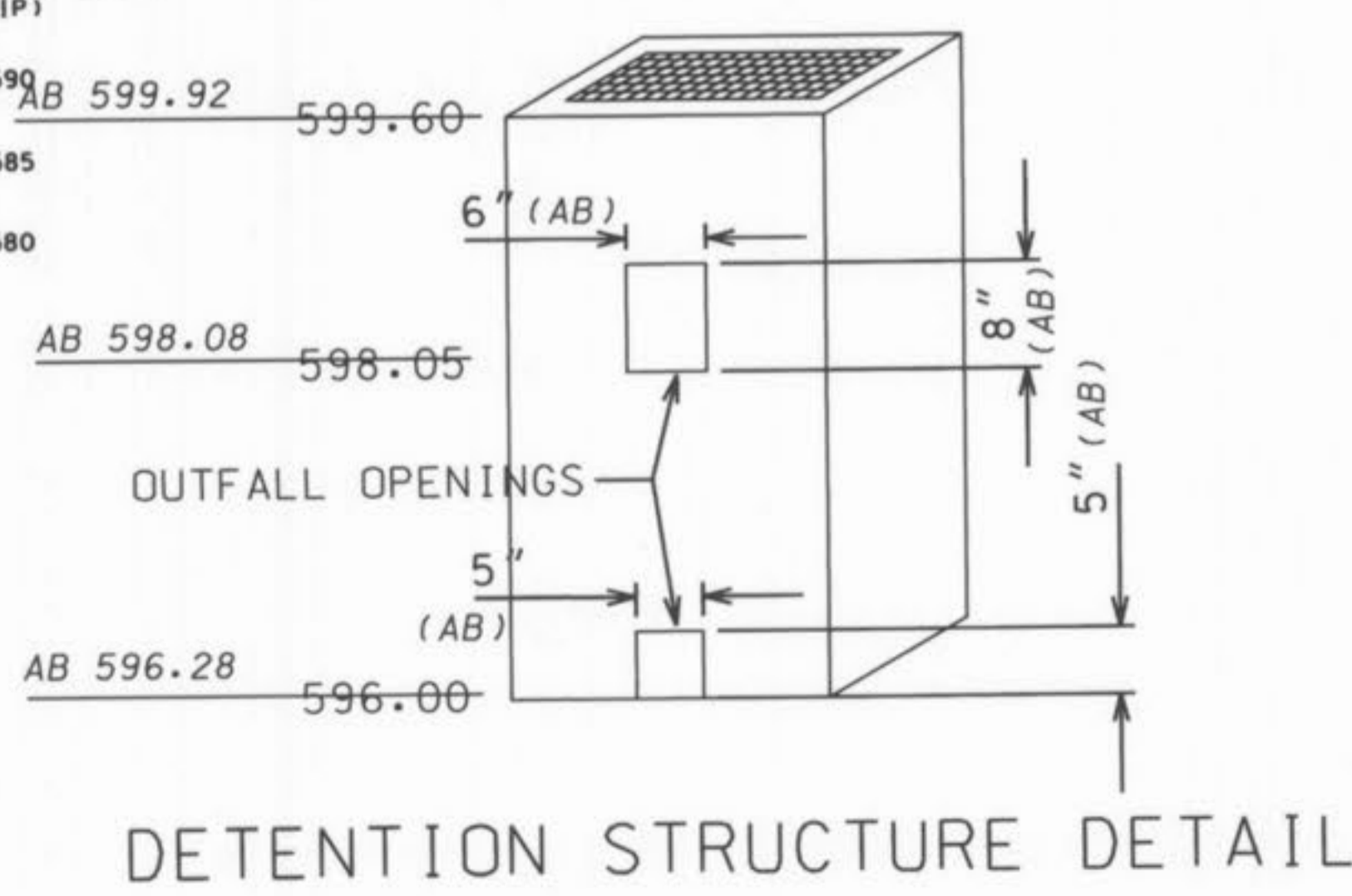
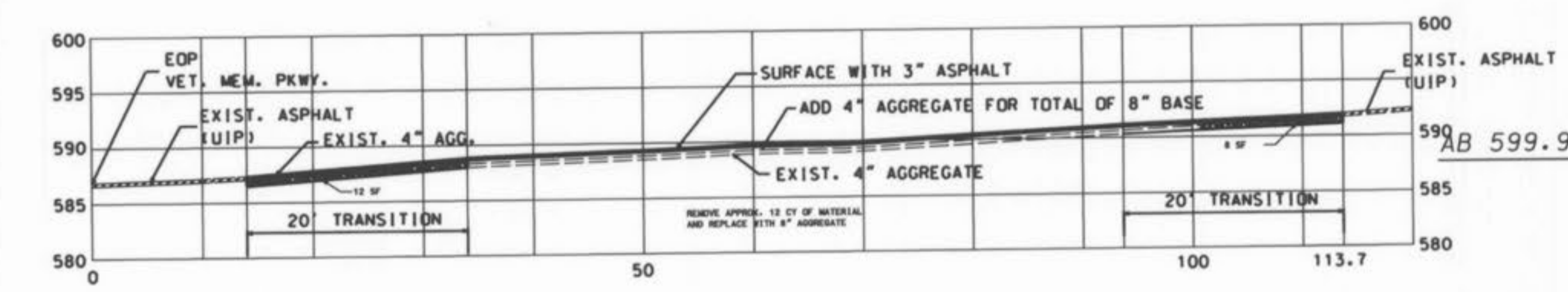
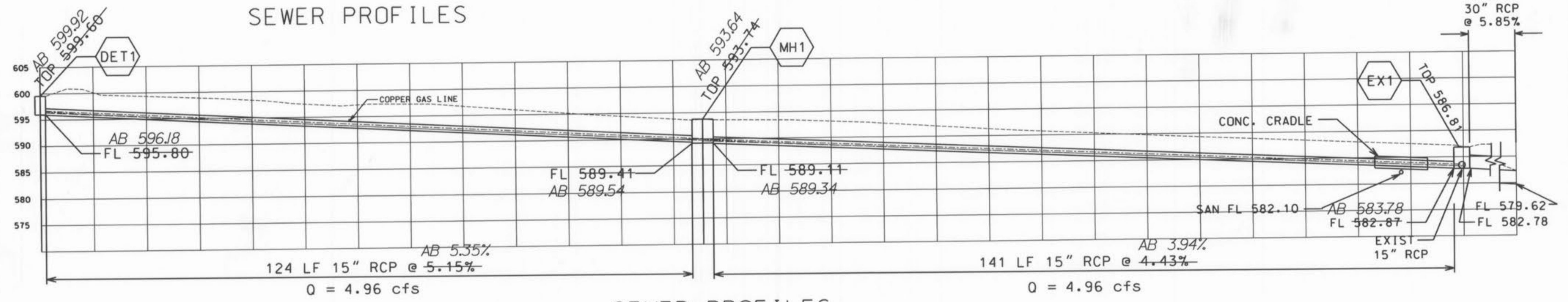
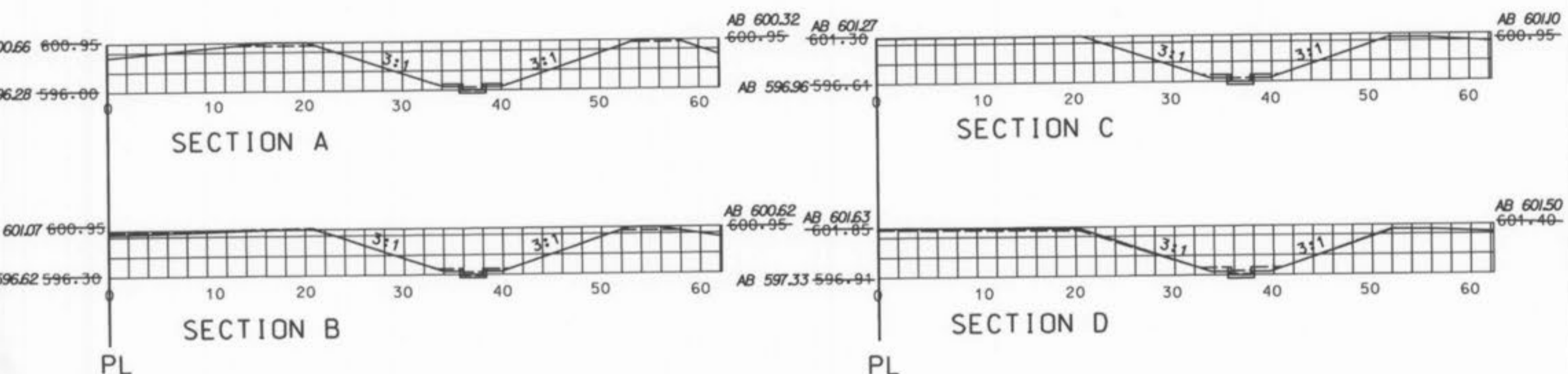
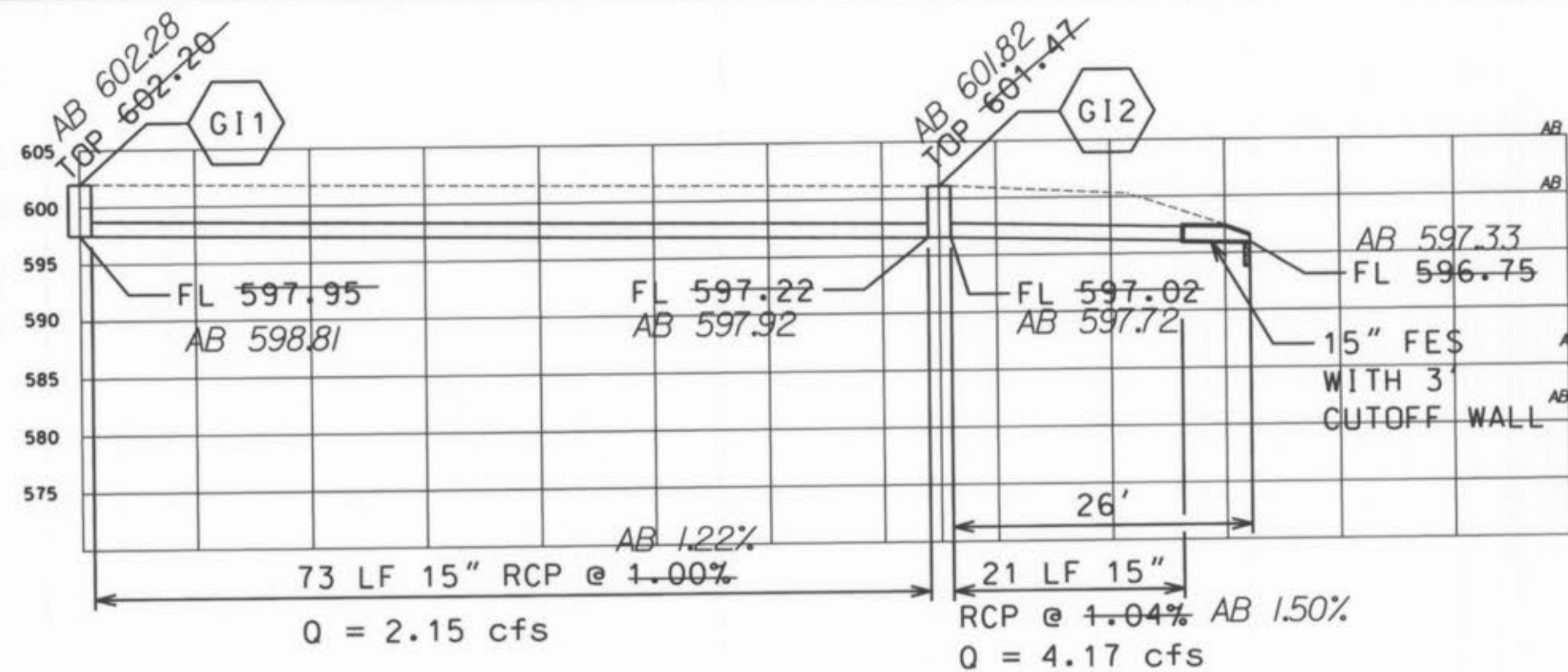
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SHEET 2 OF 6

DATE: 12/1/03  
REV: 1/2/04  
REV: 1/16/04  
AB: 11/9/04

Holy Cross Lutheran Church  
Annex 1  
-Asbuilts



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PREPARED FOR:  
HOLY CROSS LUTHERAN CHURCH  
8945 VETERANS MEMORIAL DRIVE  
O'FALLON, MD 63366

HOLY CROSS LUTHERAN CHURCH  
LUTHERAN CHURCH  
PARKING LOT EXPANSION  
PROFILES AND DETAILS

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10504 Manchester Road  
Kirkwood, MO 63122  
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(fax) 966-2151



SHEET 5 OF 6

DATE: 12/1/03  
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