



A SET OF AS-BUILT PLANS FOR THE LIVING WORD CHRISTIAN SCHOOL

A TRACT OF LAND IN SECTION 21, 22, U.S.
SURVEY 63 AND 3070,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES

- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.
- ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90 % MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95 % OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-698).
- ALL TRENCH BACKFILLS SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST," (A.S.T.M.-D-1557). ALL TRENCH BACKFILLS UNDER PAVED AREAS INCLUDING SIDEWALKS SHALL BE GRANULAR FILL. ALL OTHER TRENCH BACK FILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES).
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- MINIMUM TREE REQUIREMENTS PER ZONING ORDINANCE:

STREET TREES:	1,170 L.F. FRONTAGE
	1 TREE / 40 L.F. = 30 TREES
ADDITIONAL TREES:	97,650 S.F. OPEN SPACE
	1 TREE / 4000 S.F. = 24 TREES
TOTAL TREES REQUIRED: 62 TREES	
- TOTAL TREES PROPOSED: 62 TREES (SEE TREE INVENTORY & LANDCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1689 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCES. (SEE TREE INVENTORY & LANDSCAPE LEGEND)
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 13 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
- THE ENTRANCES TO THE SCHOOL WILL DETERMINE THE LOCATION OF THE ENTRANCES TO THE COMMERCIAL ZONING TO THE SOUTH.
- ONE LANE OF ROADWAY SHALL REMAIN OPEN AT ALL TIMES AND TRAFFIC CONTROL SHALL MEET MISSOURI DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

DEVELOPMENT NOTES

- Area of Tract: 20 Acres
- Existing Zoning: R-1
- Proposed Use: School
- Area of Building: 24,312 SQ. FT.
- The required height and building setbacks are as follows:

Minimum Front Yard:	25 feet
Minimum Side Yard:	6 feet
Minimum Rear Yard:	25 feet
Maximum Height of Building:	35 feet
- Owner under contract: The Living Word Christian School
- Site is served by:
 - City of O'Fallon Sewer
 - Union Electric Company
 - St. Charles Gas Company
 - City of O'Fallon Water
 - GTE Telephone Company
 - Fort Zumwalt School District
 - O'Fallon Fire Protection District
- This tract is determined to be outside the 500 year flood plan per F.I.R.M. #29183 C 0235 E, dated Aug. 2, 1996.
- Topographic information is per Aerial Topographic Survey by Walker and Associates.
- Parking Required: One (1) space per three (3) students in day school, plus one (1) space per two (2) facility members.
 $(250/3) + (20/2) = 73$ required parking spaces
 Parking Provided: 125 spaces with 8 handicap spaces.
- Loading/Unloading Spaces Required: One (1) loading/unloading space if over 5,000 square feet of gross floor area. One (1) additional loading/unloading space shall be provided for every additional 20,000 square feet of gross floor space = 3 spaces.
 Loading/Unloading Spaces Provided: Three (3) spaces.
- SITE COVERAGE CALCULATIONS:

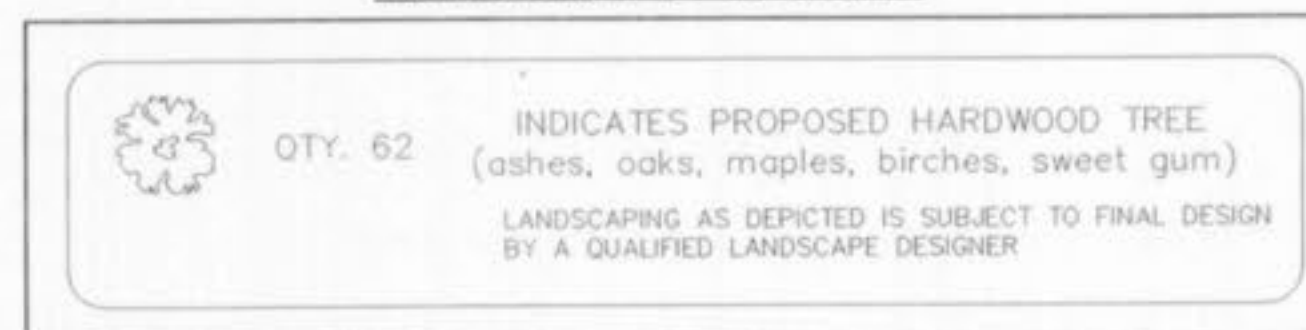
BUILDING =	24,312 SQ. FT.
PAVEMENT =	142,474 SQ. FT.
GREEN SPACE =	704,685 SQ. FT.
- LANDSCAPE CALCULATIONS:

REQUIRED:	270 S.F. X TOTAL NUMBER OF PARKING SPACES X 6% = TOTAL S.F. OF LANDSCAPING REQUIRED
	270 X 181 X 6% = 2,932 S.F. REQUIRED
PROVIDED:	21,788 S.F. OF LANDSCAPING PROVIDED

SHEET INDEX

- COVER SHEET
- SITE PLAN
- SANITARY SEWER PROFILE
- STORM SEWER PROFILE
- PROFILES AND CROSS SECTIONS

LANDSCAPE LEGEND



SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED: [Signature]
P.E./L.S. OAKLEY NUMBER 13-2285 DATE 8/25/04



AS-BUILTS ADDED FEBRUARY 2005

THE LIVING WORD CHRISTIAN SCHOOL
 PREPARED FOR: LEPIQUE AND ORNE
 423 JACKSON STREET
 ST. CHARLES, MO 63301
 314-947-0099

DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be submitted by my seal are limited to the sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

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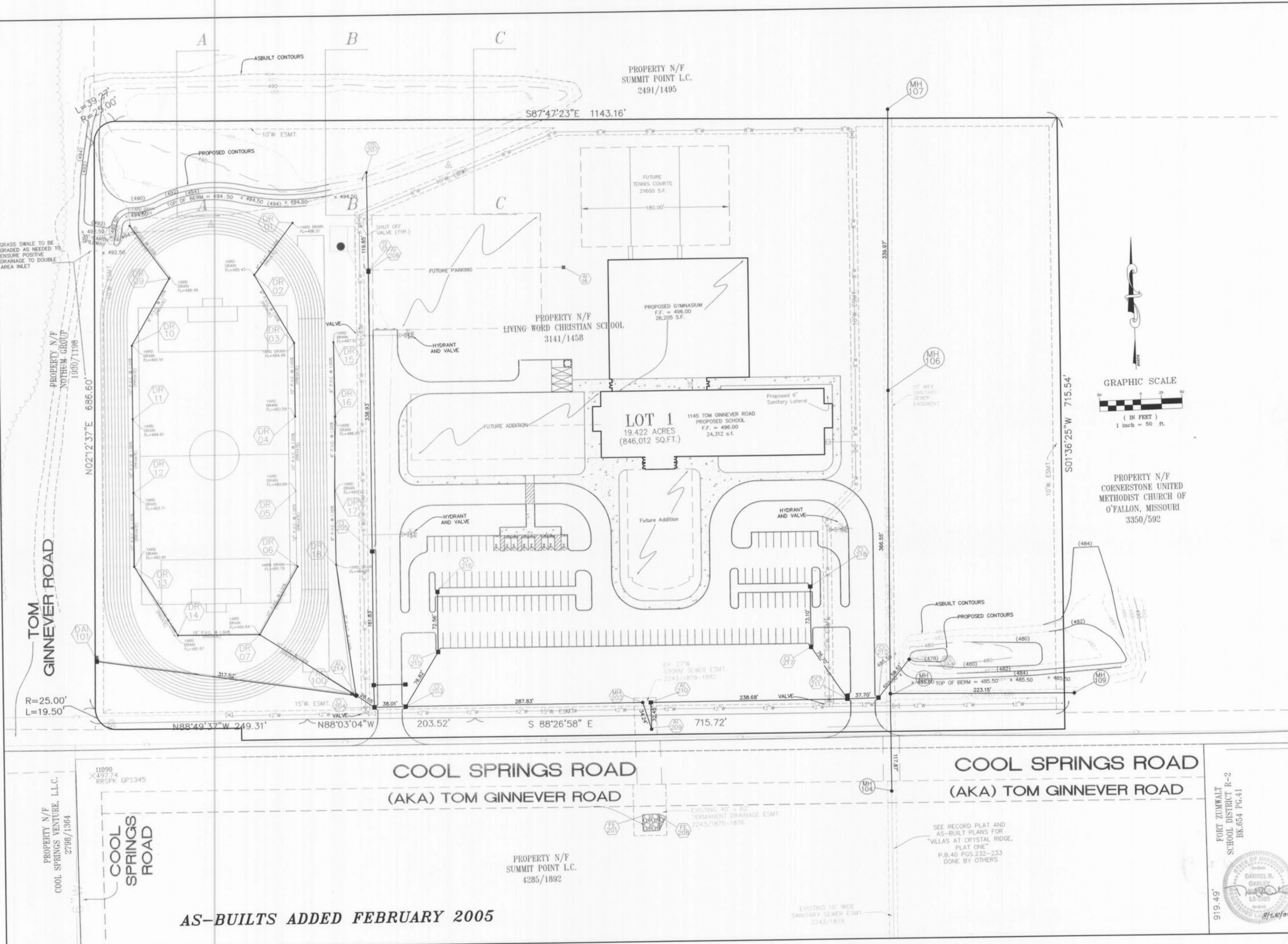
DATE	CITY COMMENTS
4/6/06	CITY COMMENTS
7/31/06	CITY COMMENTS



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221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

2-23-05
DATE
97-9203F
PROJECT NUMBER
1 OF 5
SHEET OF
9203F-ASB.DWG
FILE NAME
BGC
DRAWN
DRO
DESIGNED CHECKED



PROPERTY N/F
SUMMIT POINT L.C.
2491/1495

PROPERTY N/F
LIVING WORD CHRISTIAN SCHOOL
3141/1458

LOT 1
19.422 ACRES
(846,012 SQ.FT.)
1145 TOM GINNEVER ROAD
PROPOSED SCHOOL
F.F. = 496.00
24,312 s.f.

PROPERTY N/F
CORNERSTONE UNITED
METHODIST CHURCH OF
O'FALLON, MISSOURI
3350/592

COOL SPRINGS ROAD
(AKA) TOM GINNEVER ROAD

COOL SPRINGS ROAD
(AKA) TOM GINNEVER ROAD

PROPERTY N/F
SUMMIT POINT L.C.
4285/1892

AS-BUILTS ADDED FEBRUARY 2005



THE LIVING WORD CHRISTIAN SCHOOL
LEPIQUE AND ORNE
423 JACKSON STREET
ST. CHARLES, MO 63301
314-947-0099

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9203FASB.DWG
FILE NAME
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FORT ZUMWALT
SCHOOL DISTRICT R-2
BK.654 PG.41
919.49'

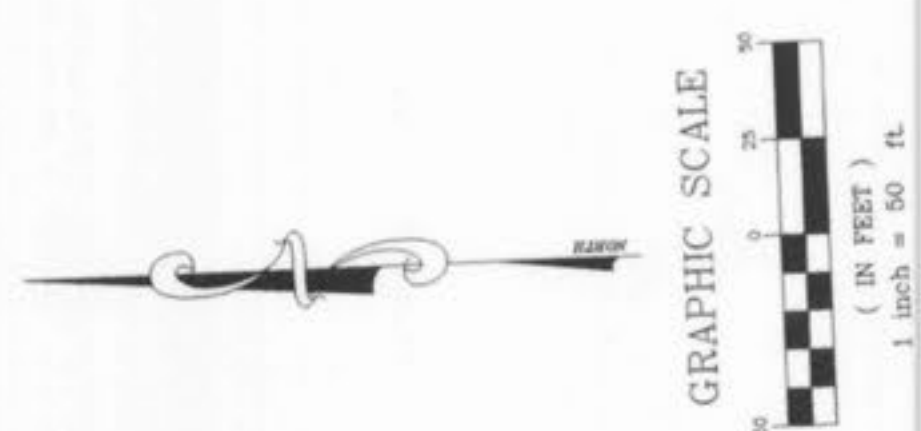
SEE RECORD PLAT AND
AS-BUILT PLANS FOR
"VILLAS AT CRYSTAL RIDGE"
PLAT ONE
P.B.40 PGS.232-233
DONE BY OTHERS

EXISTING 10' WIDE
SANITARY SEWER ESMT
2243/1876

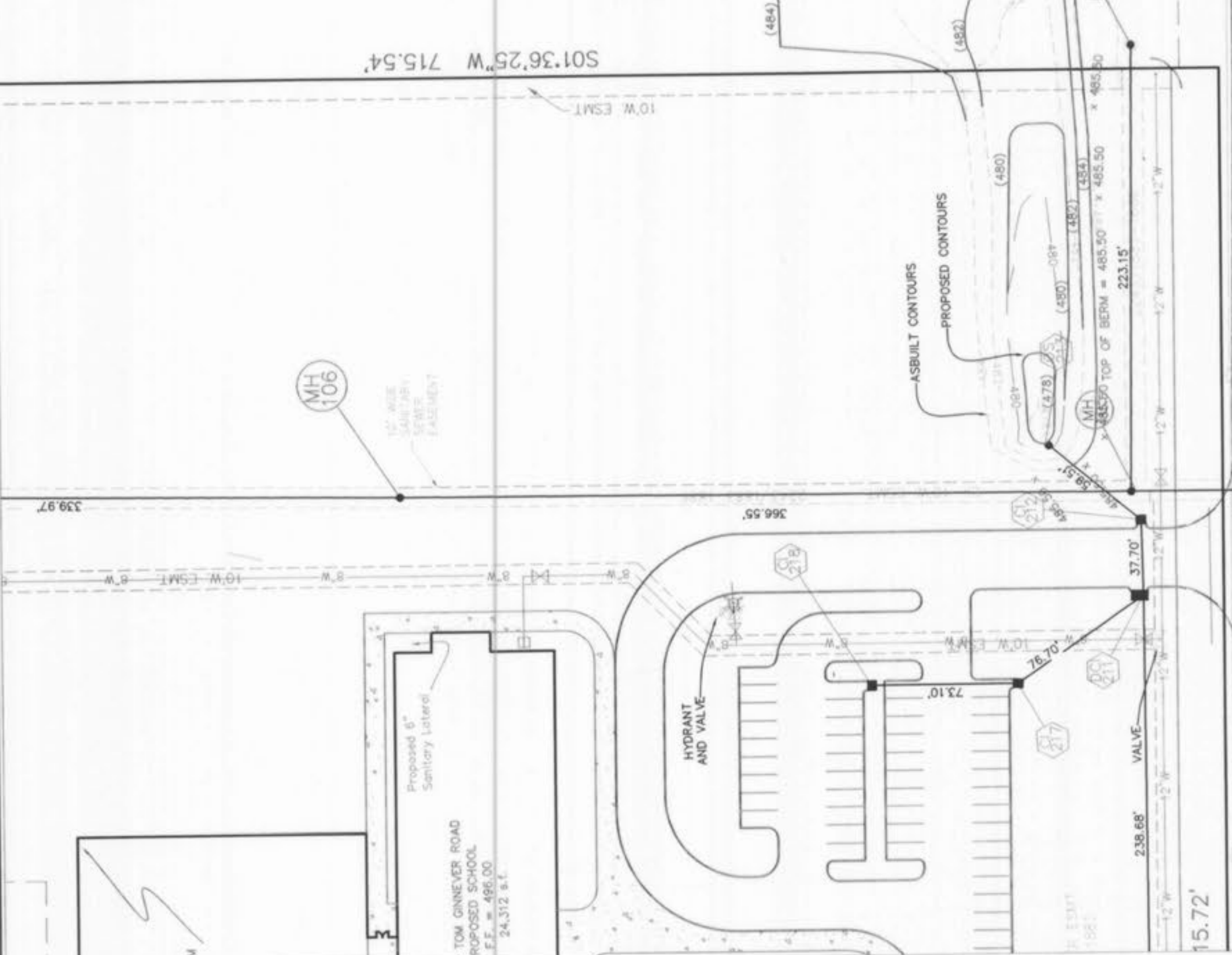
EXISTING 40' x 60'
PERMANENT DRAINAGE ESMT
2243/1875-1876

PROPERTY N/F
COOL SPRINGS VENTURE, L.L.C.
2798/1364

COOL SPRINGS
ROAD

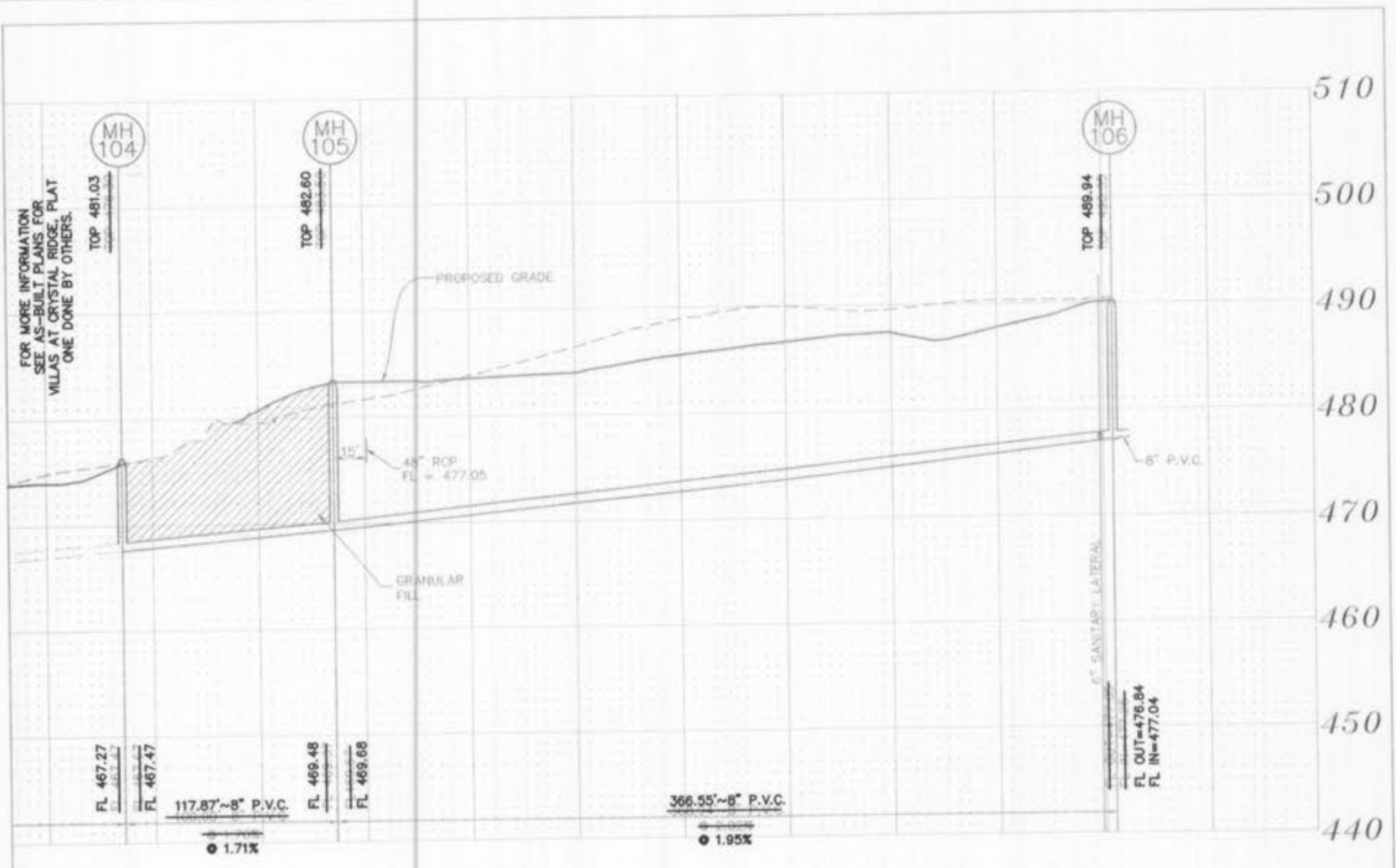


PROPERTY N/F
CORNERSTONE UNITED
METHODIST CHURCH OF
O'FALLON, MISSOURI
3350/592



**COOL SPRINGS ROAD
(AKA) TOM GINNEVER ROAD**

SEE RECORD PLAT AND
AS-BUILT PLANS FOR
"VILLAS AT CRYSTAL RIDGE,
PLAT ONE"
P.B. 40 PGS. 232-233
DONE BY OTHERS



PREPARED FOR:
LEPIQUE AND ORNE
423 JACKSON STREET
ST. CHARLES, MO 63301
636-947-0099

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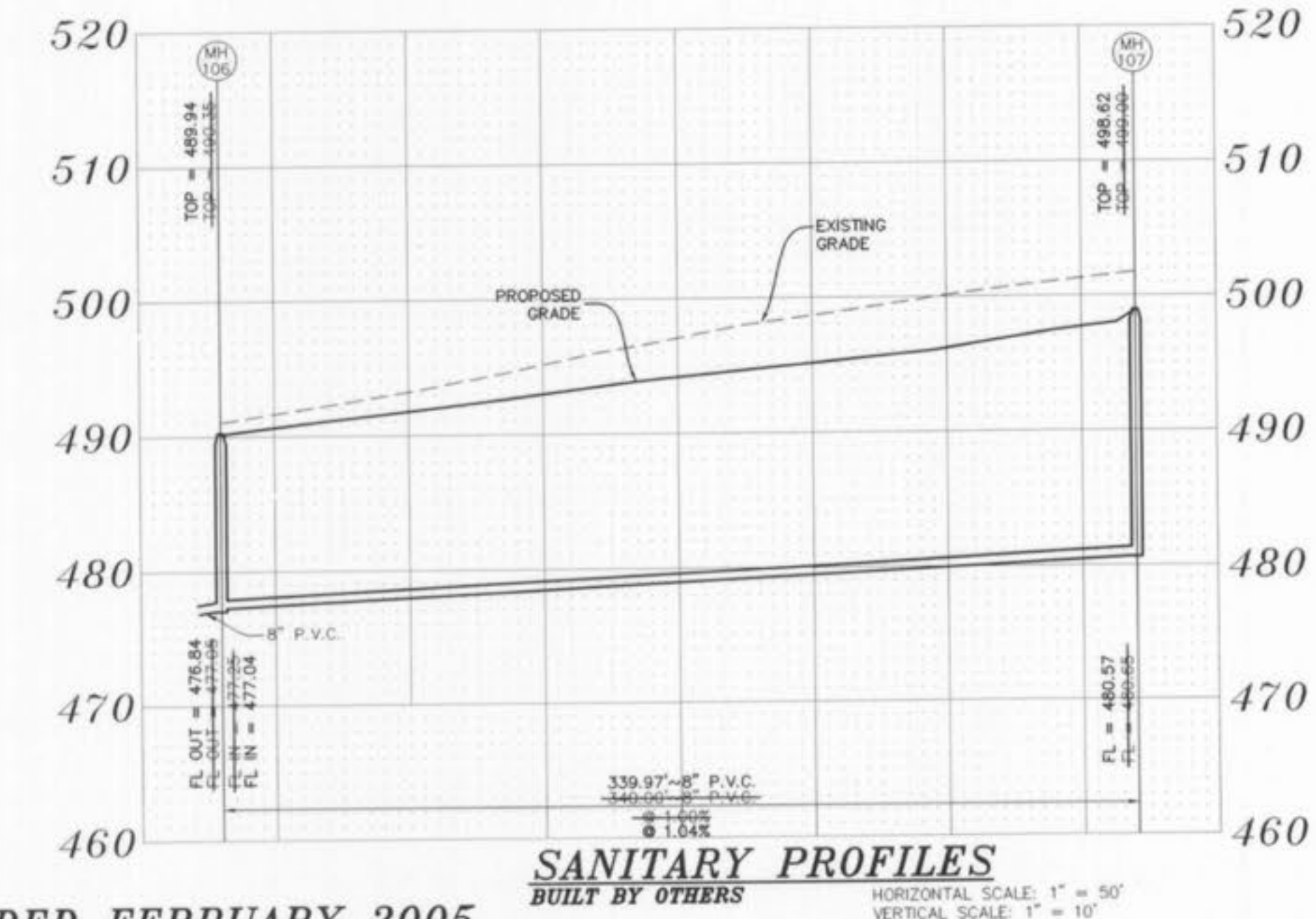
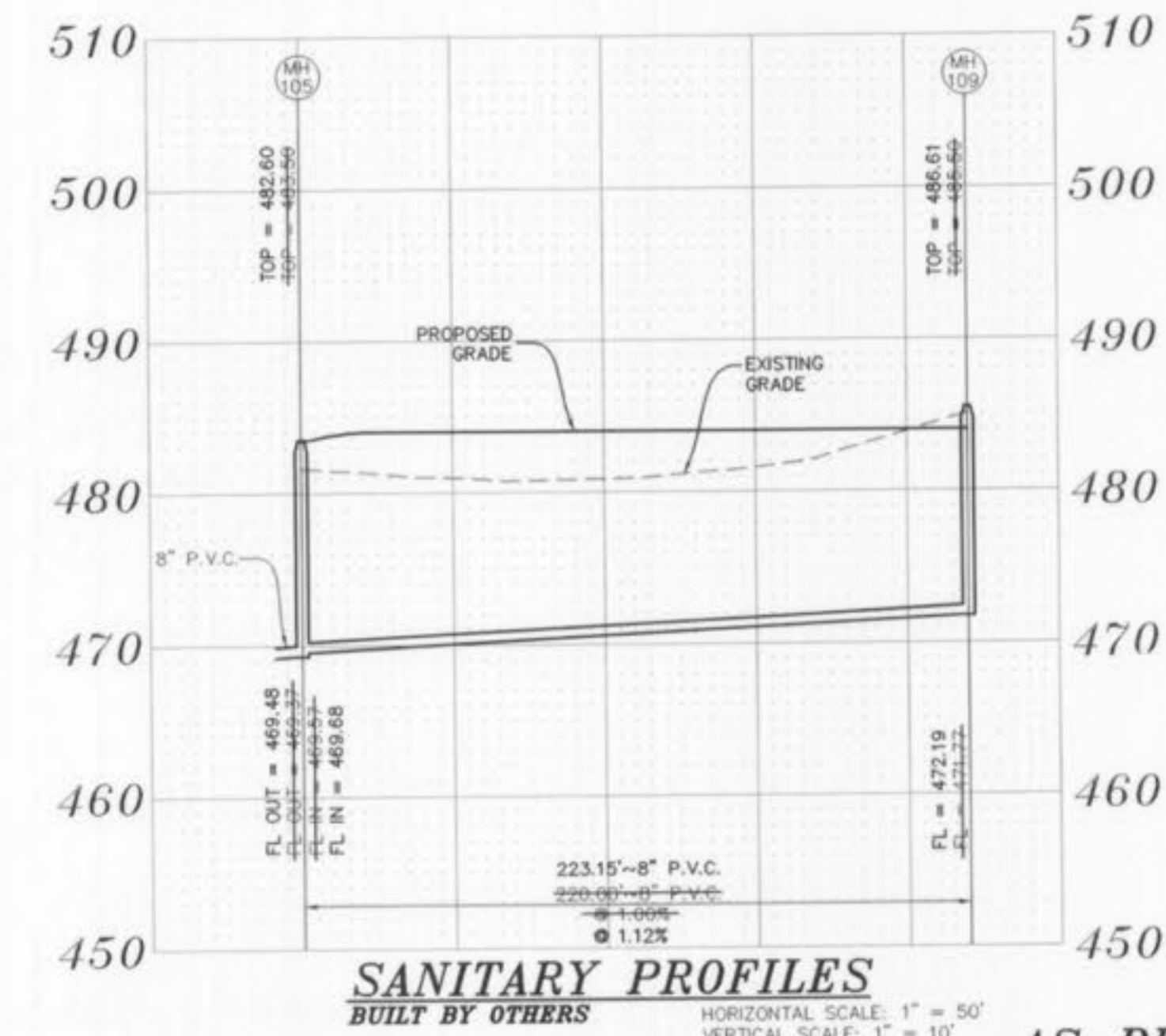
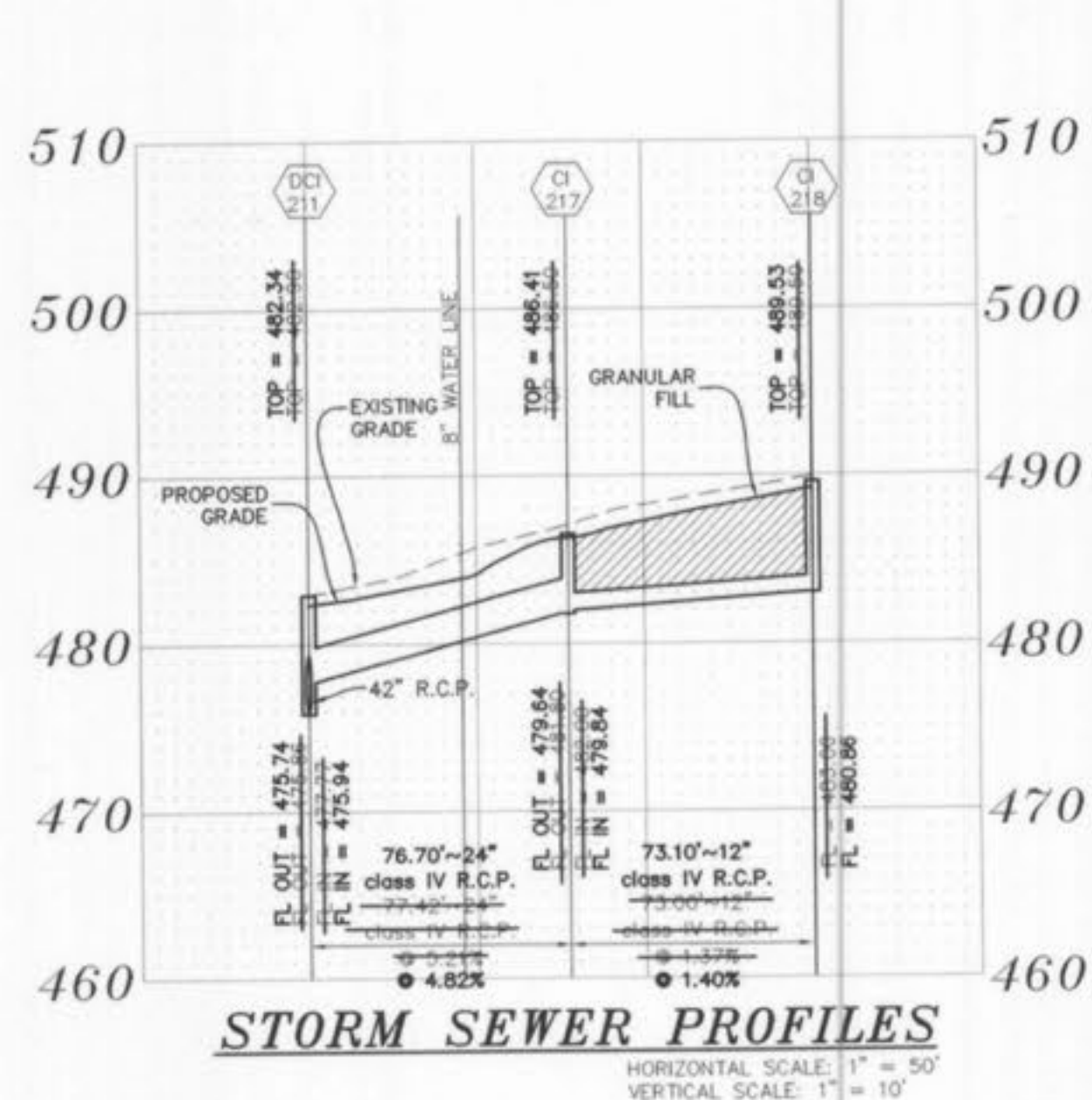
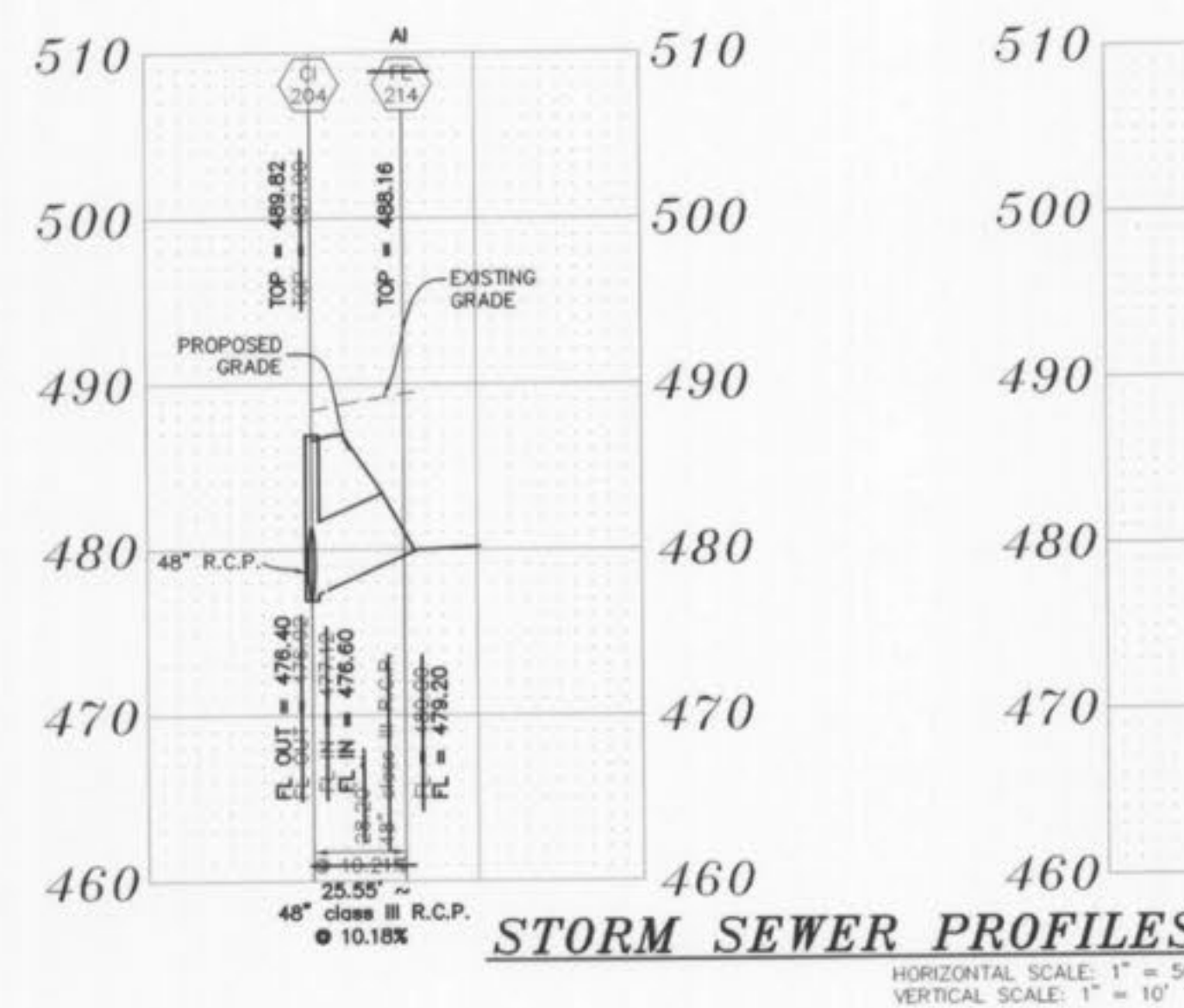
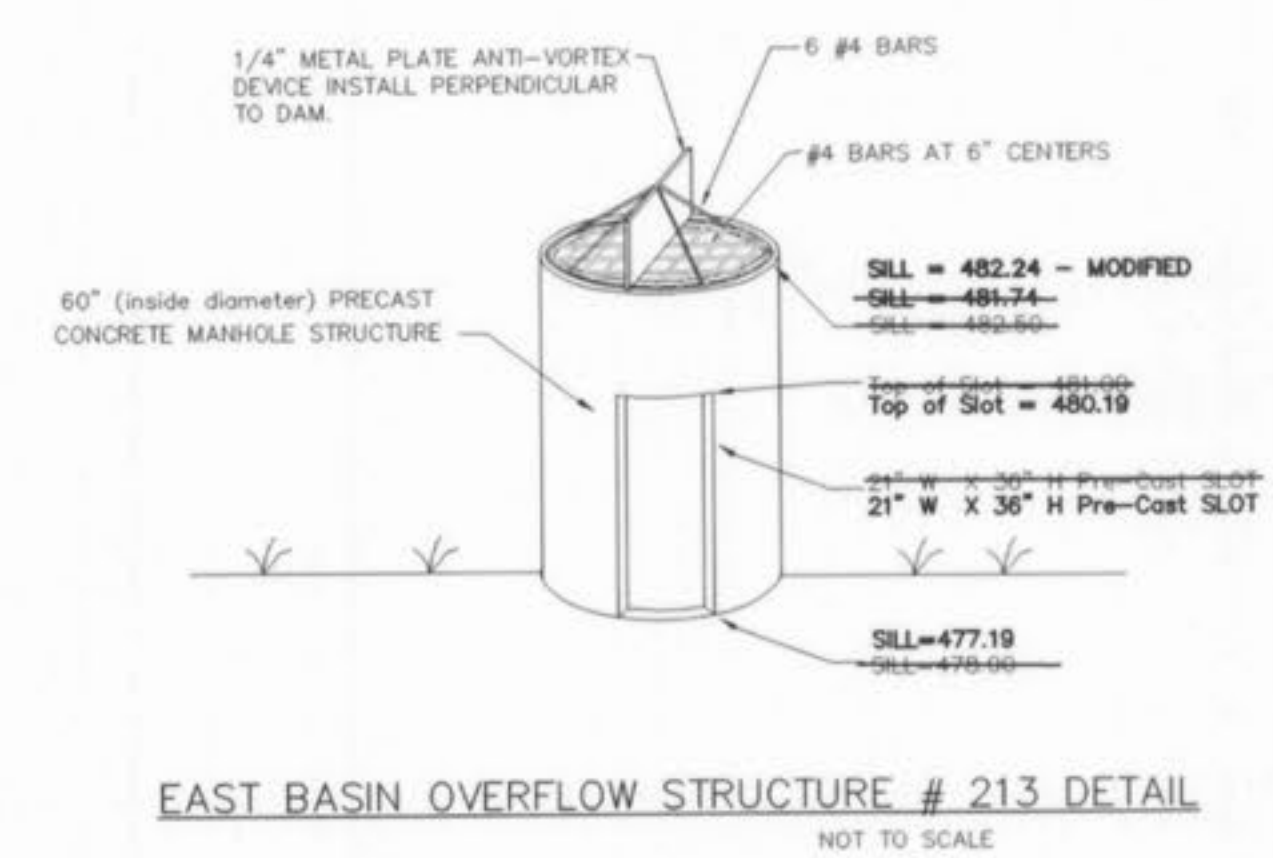
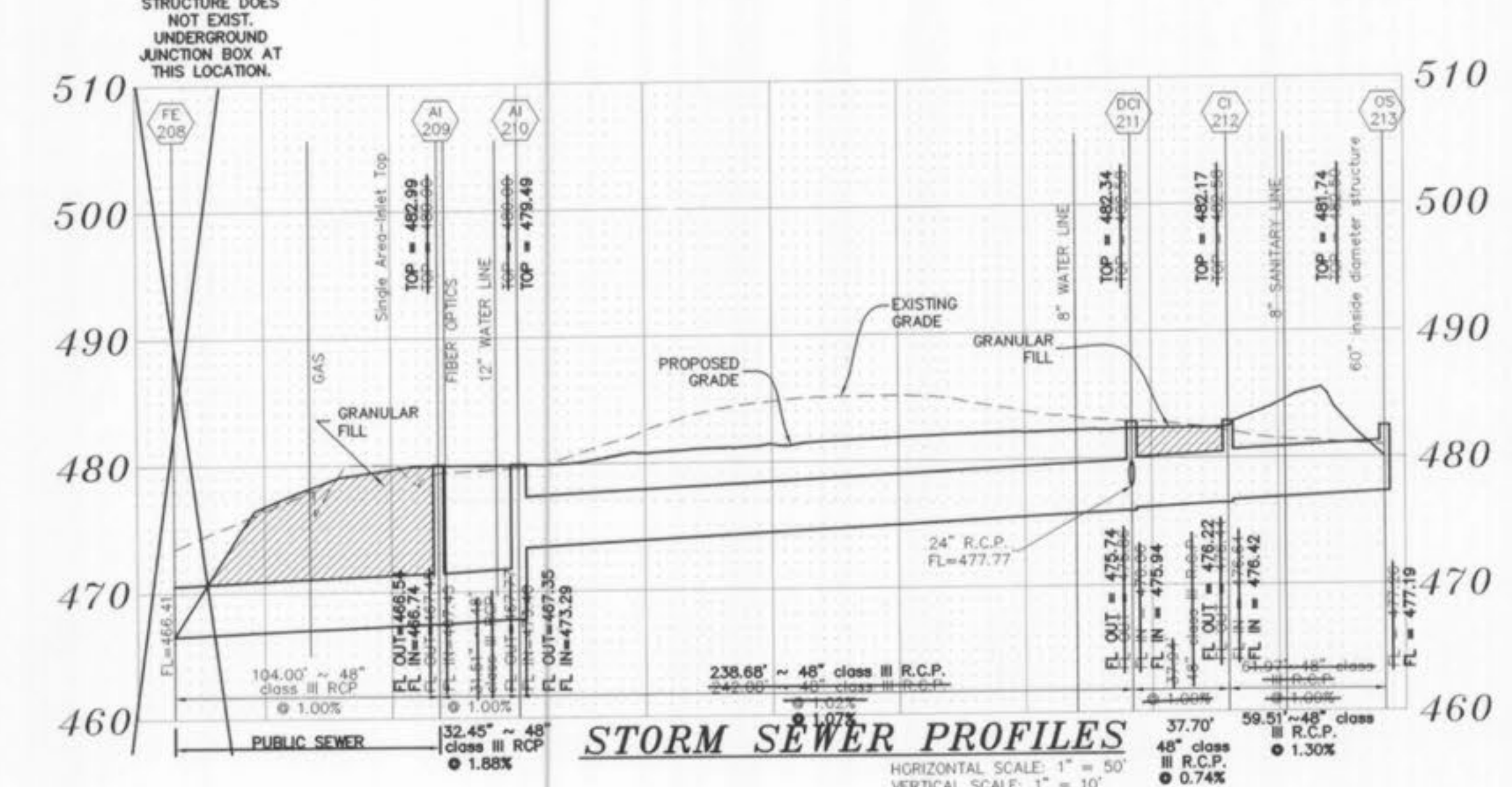
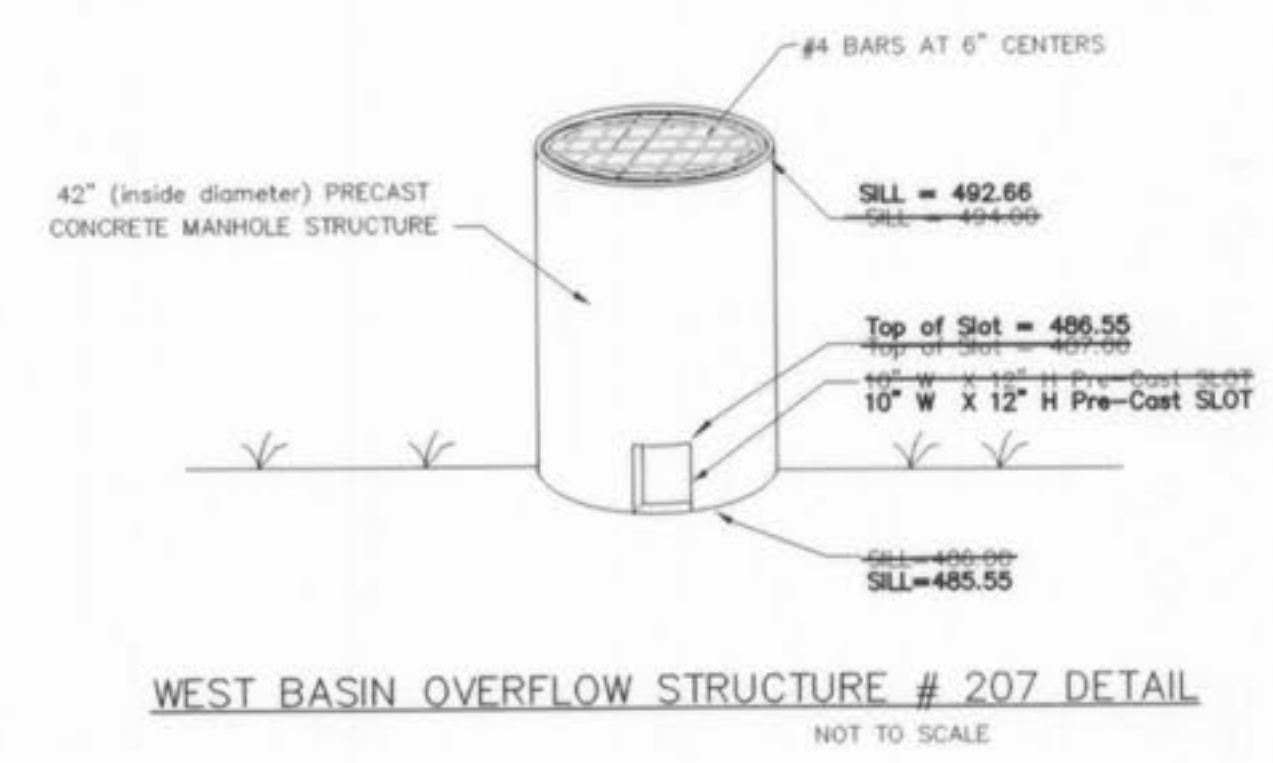
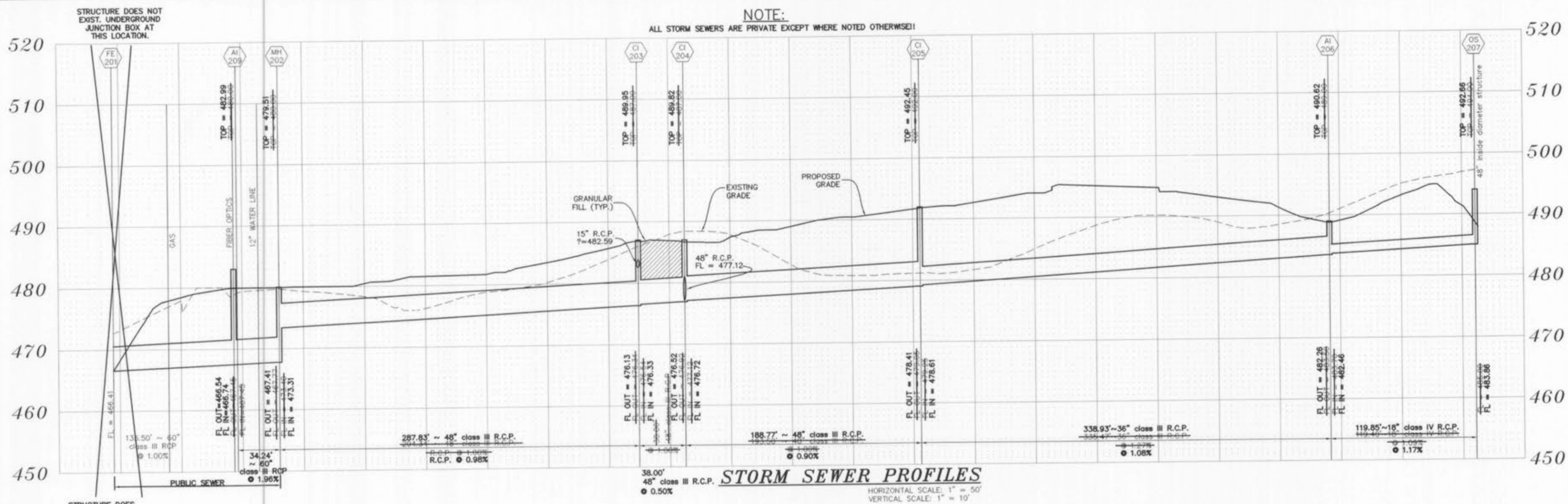
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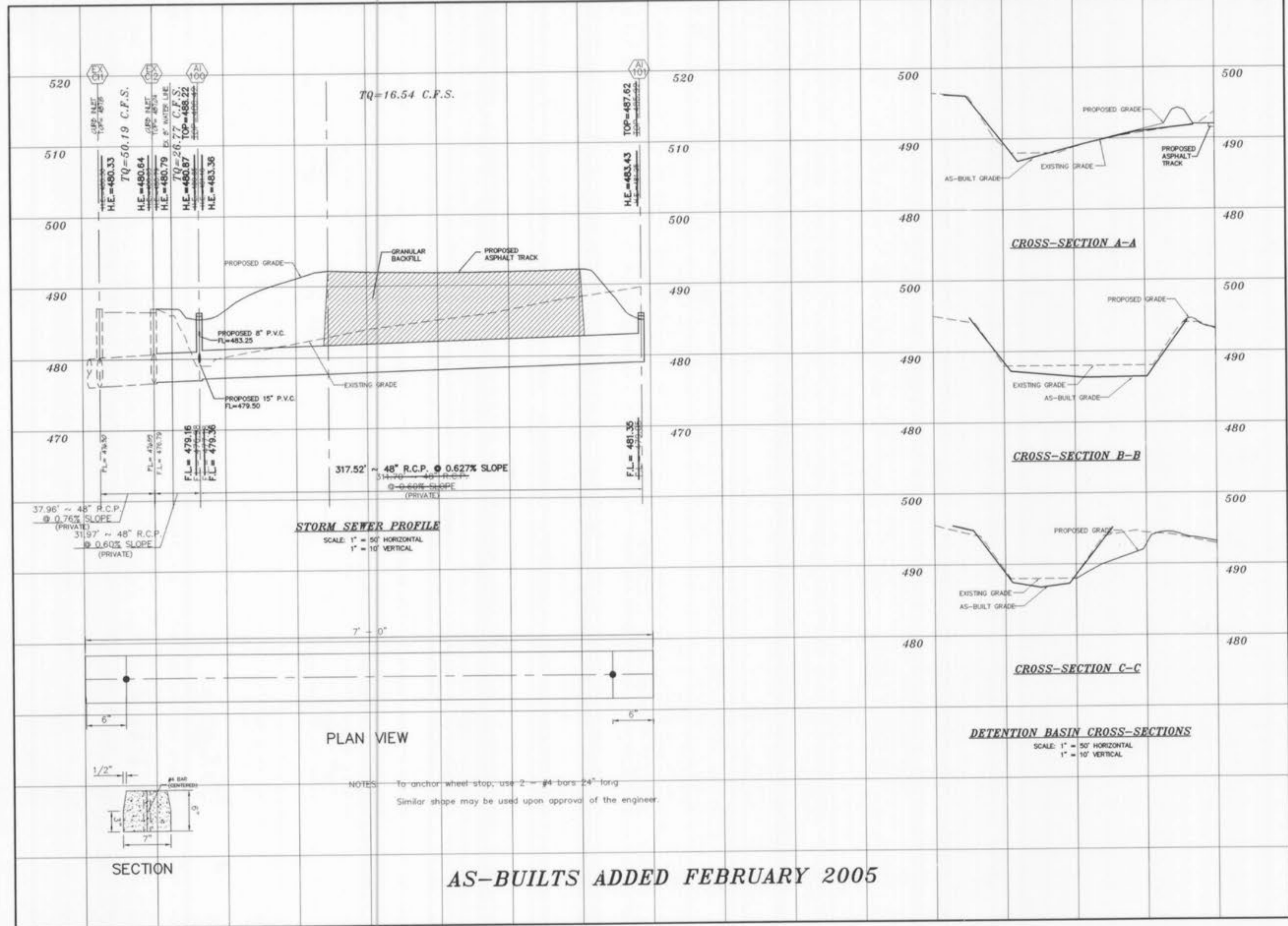
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SCALE: VERTICAL = 10
 HORIZONTAL = 50



STORM SEWER PROFILE
 SCALE: 1" = 10' HORIZONTAL
 1" = 10' VERTICAL

CROSS-SECTION A-A

CROSS-SECTION B-B

CROSS-SECTION C-C

DETENTION BASIN CROSS-SECTIONS
 SCALE: 1" = 50' HORIZONTAL
 1" = 10' VERTICAL

AS-BUILTS ADDED FEBRUARY 2005

BAX PROJECT NAME : LIVING WORD CHRISTIAN SCHOOL
 BAX PROJECT NO. : 97-9203F
 RUN DATE : 4-24-06
 RUN BY : ALJ
 FILENAME: 9203FE

UPP STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	REMARKS	
CI 218	CI 217	73	12	480.86	479.84	1.40	489.53	7.90	481.63	480.84	.00750	0.55	3.92	0.24	0.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.08	4.21	1	
CI 217	DCI211	77	24	479.64	475.94	4.78	485.41	6.33	480.08*	478.11	.00040	0.03	1.43	0.03	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	4.50	49.46	2	
OS 213	CI 212	60	48	477.19	476.42	1.29	481.74	0.74	481.00	480.44	.00210	0.13	5.25	0.43	0.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	66.02	163.39	3	
CI 212	DCI211	38	48	476.22	475.94	0.74	482.17	1.73	480.44	479.94	.00210	0.08	5.27	0.43	0.21	0.21	0.00	0.00	0.00	0.00	0.00	0.00	66.25	123.79	4	
DCI211	AI 210	23	48	475.74	473.29	1.03	483.34	4.23	478.11	477.29	.00260	0.62	5.82	0.53	0.15	0.05	0.00	0.00	0.00	0.00	0.00	0.00	73.14	145.53	5	
AI 210	AI 209	32	48	467.35	466.74	1.88	479.49	8.48	471.01	470.74	.00280	0.09	6.07	0.57	0.12	0.06	0.00	0.00	0.00	0.00	0.00	0.00	76.32	196.95	6	
AI 209	FE 208	104	48	466.54	466.41	0.13	482.99	12.25	470.74	470.41	.00290	0.30	6.17	0.59	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	77.53	50.79	7	HW=470.41

* INDICATES CRITICAL DEPTH

BAX PROJECT NAME : LIVING WORD CHRISTIAN SCHOOL
 BAX PROJECT NO. : 97-9203F
 RUN DATE : 5-3-06
 RUN BY : ALJ
 FILENAME: 9203FW

UPP STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	REMARKS	
AI 214	CI 204	26	48	479.20	476.60	10.18	489.16	7.54	480.62	480.60	.00010	0.00	1.15	0.02	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.43	458.22	1	
CI 216	CI 215	73	12	484.65	483.75	1.24	491.00	5.83	485.18*	484.75	.00360	0.26	2.74	0.12	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.15	3.97	2	
CI 215	CI 203	77	15	483.55	482.65	1.17	489.65	5.24	484.41	483.90	.00430	0.33	3.45	0.18	0.14	0.04	0.00	0.00	0.00	0.00	0.00	0.00	4.23	6.99	3	
OS 207	AI 206	120	18	483.86	482.46	1.17	492.66	7.10	485.56	483.96	.00920	1.10	5.69	0.50	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.05	11.35	4	
AI 206	CI 205	339	36	482.26	478.61	1.08	490.62	7.08	483.54*	481.61	.00150	0.52	3.70	0.21	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.87	135.91	6	
CI 205	CI 204	189	48	478.41	476.72	0.90	492.45	11.65	480.80	480.72	.00040	0.08	2.30	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	43.53	101.57	7	
CI 204	CI 203	38	48	476.52	476.33	0.50	489.82	9.23	480.59	480.33	.00090	0.03	3.46	0.19	0.17	0.06	0.00	0.00	0.00	0.00	0.00	0.00	43.53	101.57	7	
CI 203	MH 202	288	48	476.13	473.31	0.98	489.95	11.95	478.00	477.31	.00120	0.34	3.90	0.24	0.08	0.27	0.00	0.00	0.00	0.00	0.00	0.00	49.03	142.18	8	
MH 202	FE 201	136	60	467.41	466.41	0.74	479.51	7.85	471.66	471.41	.00040	0.05	2.50	0.10	0.03	0.17	0.00	0.00	0.00	0.00	0.00	0.00	49.03	223.74	9	HW=471.41

* INDICATES CRITICAL DEPTH

BAX PROJECT NAME : LIVING WORD CHRISTIAN SCHOOL
 BAX PROJECT NO. : 97-9203F
 RUN DATE : 5-3-06
 RUN BY : ALJ
 FILENAME: 9203FW2

UPP STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	REMARKS	
AI 101	AI 100	318	48	481.35	479.36	0.63	487.62	4.19	483.43	483.36	.00010	0.04	1.32	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16.54	113.72	1	
AI 100	EX C12	32	48	479.16	476.79	7.41	488.22	7.35	480.87	480.79	.00030	0.01	2.13	0.07	0.06	0.01	0.00	0.00	0.00	0.00	0.00	0.00	26.77	391.10	2	
EX C12	EX C11	38	48	476.59	476.30	0.76	487.04	6.40	480.64	480.33	.00120	0.05	3.99	0.25	0.23	0.03	0.00	0.00	0.00	0.00	0.00	0.00	30.19	125.55	3	HW=480.33

* INDICATES CRITICAL DEPTH

ALL SANITARY SEWER LATERAL TAKE ELEVATIONS HAVE BEEN DESIGNED FOR AN BASEMENT FLOOR IN HOMES WITH THE TOP OF FOUNDATION ELEVATION BEING SET A MINIMUM OF ABOVE THE TOP OF CURB ELEVATION AT THE DRIVEWAY.

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

SCALE: VERTICAL = 10
 HORIZONTAL = 50

