

ASBUILT PLANS FOR NEW LIFE CHURCH

LOT 1 OF COOL SPRINGS INDUSTRIAL PARK
P.B 36, PG. 44

SITE PLAN NOTES

- GROSS ACREAGE: 1.55 acres, 67,330 square feet.
- EXISTING ZONING: "I-1" LIGHT INDUSTRIAL.
- PROPOSED USE: CHURCH
- PARKING REQUIRED: 1 SPACE PER 3 SEATS OR 6 FEET OF BENCH LENGTH
- SEATING FOR 250 PROVIDED IN CHURCH
- 250/3 = 83 PARKS REQUIRED
BICYCLE PARKING: 1 SPACE PER 15 CAR PARKING SPACES OR MINIMUM OF 4 PER BUILDING
99/15 = 7 BICYCLE PARKING SPACES
- PROVIDED PARKING SPACES: 99 PARKING SPACES PROVIDED WHICH INCLUDES 5 HANDICAPPED PARKING STALLS
BICYCLE PARKING SPACES: 7 total
- SIGHT COVERAGE:
BUILDING - 10,000 sq.ft. - 14.8%
PARKING - 35,261 sq.ft. - 52.4%
LANDSCAPE - 22,069 sq.ft. - 32.8%
- SETBACKS
FRONT YARD: 30 FEET
SIDE YARD: 20 FEET
REAR YARD: 35 FEET
- THIS PROPERTY IS PROPOSED TO BE SERVED BY:
SANITARY SEWER: CITY OF O'FALLON
WATER: CITY OF O'FALLON
ELECTRIC: AMEREN UE
GAS: LACLEDE GAS COMPANY
TELEPHONE: CENTURY TEL
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
O'FALLON FIRE PROTECTION DISTRICT
FT. ZUMWALT SCHOOL DISTRICT
- THIS PROPERTY IS NOT AFFECTED BY ANY SPECIAL FLOOD HAZARD AREAS PER FIRM MAP NUMBER 29183C0235 E, DATED AUGUST 2, 1996.
- ALL NEWLY CONSTRUCTED UTILITIES SHALL BE LOCATED UNDERGROUND.
- MECHANICAL UNITS FENCE SCREENING TO BE AT LEAST AS TALL AS THE TALLEST UNIT BEING SCREENED.
- A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED WITH THE CONSTRUCTION PLANS.
- DOWN SPOUTS SPILLED ONTO SPLASH BLOCKS.
- BUILDING LOT COVERAGE WILL NOT EXCEED 50%.
- THIS SIGHT HAS NOT BEEN DEVELOPED SINCE SUBDIVISION IMPROVEMENTS WERE CONSTRUCTED AND THEREFORE HAS NO TREES ON IT TO QUALIFY FOR THE TREE PRESERVATION ORDINANCE.
- DETENTION REQUIREMENTS FOR THIS SITE WHERE PROVIDED FOR IN THE COOL SPRINGS INDUSTRIAL PARK SUBDIVISION IMPROVEMENT PLANS.



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.



- INDEX
~~SHEET 1: COVER SHEET~~
~~SHEET 2: NOTES AND SPECS~~
~~SHEET 3: FLAT PLAN~~
~~SHEET 4: GRADING PLAN~~
~~SHEET 5: PROFILES AND DETAILS~~
~~SHEET 6: DRAINAGE AREA PLAN AND DETAILS~~
~~SHEET 7: LIGHTING PLAN~~
~~SHEET 8: LANDSCAPE PLAN~~
~~SHEET CD1-CD2: CONSTRUCTION DETAILS~~

SITE BENCHMARK - TOP OF M.H. "C" NEAR S.W. CORNER OF LOT 1 OF "COOL SPRINGS INDUSTRIAL - PLAT 1" ON THE SOUTH SIDE OF COOL SPRINGS INDUSTRIAL DRIVE. ELEV.=478.19 (USGS)

* ALL EROSION CONTROL SYSTEMS ARE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.

CONSTRUCTION NOTES

DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.

THE CONTRACTOR SHALL ASSUME 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 MGDOT. 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 MGDOT MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT SHALL BE REMOVED IMMEDIATELY. ANY DEPOSITING OF SILTS OR MUD 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 MGDOT.

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 1-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO 1-99. 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 SOIL IN FILL AREAS IS TO CORRESPOND TO THE COMPACTION 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.

NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).

ALL PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.

SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER. AT LEAST ONE 8' WIDE HANDICAP ACCESS AISLE IS PROVIDED AND CURB RAMPS DO NOT PROJECT INTO HANDICAP ACCESS AISLE.

BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM AND/OR SANITARY SEWER STRUCTURES.

ALL INLETS TO HAVE A 5/8" DIAMETER TRASH BAR.

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.

ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.

ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.

ALL SIGN POST AND BACKS AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY CITY AND MGDOT). SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.

GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 2 WEEKS ARE SEEDED AND MULCHED.

THE CITY OF O'FALLON SHALL BE CONTACTED FOR UTILITY LOCATED UNDER ITS MAINTENANCE RESPONSIBILITY, INCLUDING TRAFFIC LOCATES.

GRADES FOR ENTRANCES SHOULD NOT EXCEED 2% AT WALKS, 4% FROM STREET AND 10% OVERALL. TYPICALLY 2% FROM BACK OF CURB THROUGH THE RIGHT OF WAY IS DESIRED.

SANITARY LATERALS TO BE A MINIMUM 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE

CITY WATER METERS ARE PLACED IN A DEDICATED EASEMENT OR HAVE THE LOCATION APPROVED BY ALLIANCE WATER RESOURCES PRIOR TO INCORPORATION INTO THE PLANS.

TRAFFIC CONTROL PER MUTCD OR MGDOT FOR THE ENTRANCE CONSTRUCTION.

VINYL PRIVACY FENCE WILL MATCH THE EXISTING FENCE ON ADJACENT PROPERTY.



PREPARED FOR:
 NEW LIFE CHURCH
 PASTOR BRYAN DAVIS
 P.O. BOX 804
 ST. PETERS, MISSOURI 63376
 TELEPHONE: 636.240.3567
 FAX: 636.272.1347

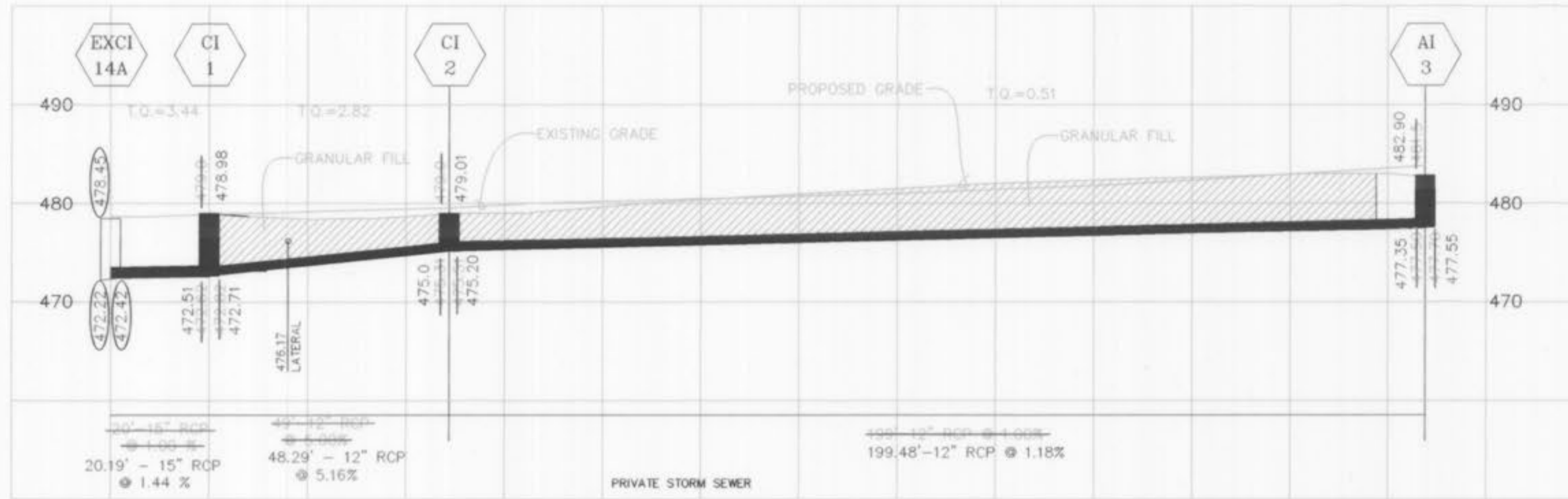
FILE NUMBER - 1604.02

DATE:	NO.:	REVISION:
MUSLER ENGINEERING COMPANY		
CIVIL ENGINEERING - PLANNING - LAND SURVEYING		
32 PORTWEST COURT, ST. CHARLES MISSOURI 63303		
Telephone: (636) 916-0444 FAX: (636) 916-3444		
DATE:	DRAWN:	CHECKED:
JAN. 2007	MWN	RSM
PROJECT NO.:	SHEET NO.:	
05-864	1 OF 3	

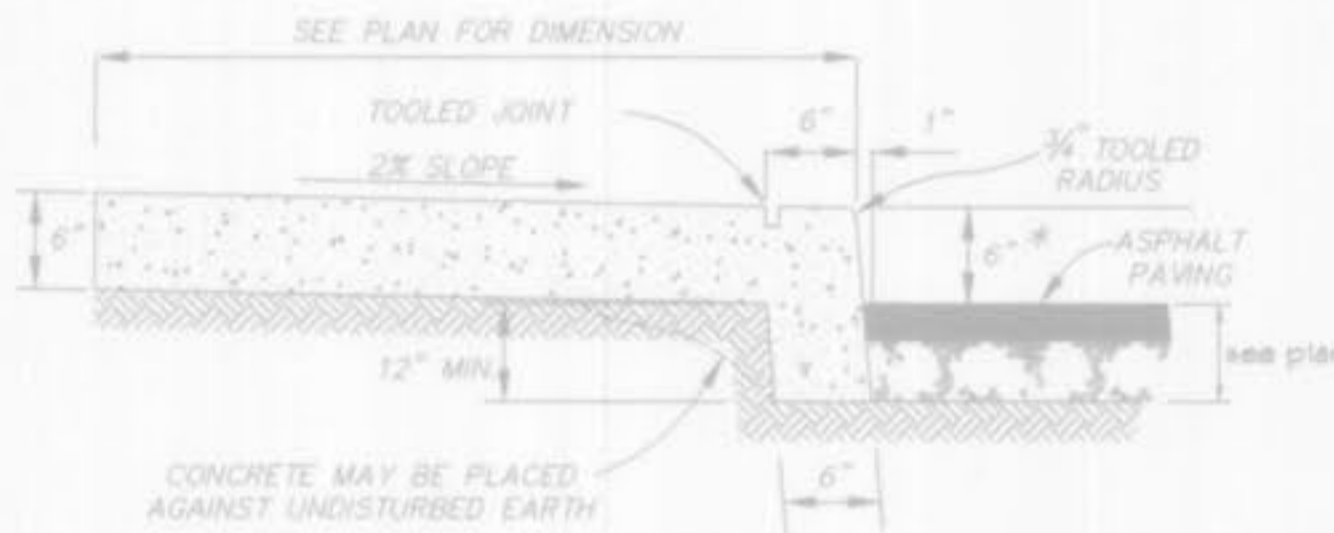
New Life Church 1/3 As built

STORM SEWER PROFILE - AS BUILT

PROFILE: HORIZONTAL 20 SCALE
VERTICAL 10 SCALE

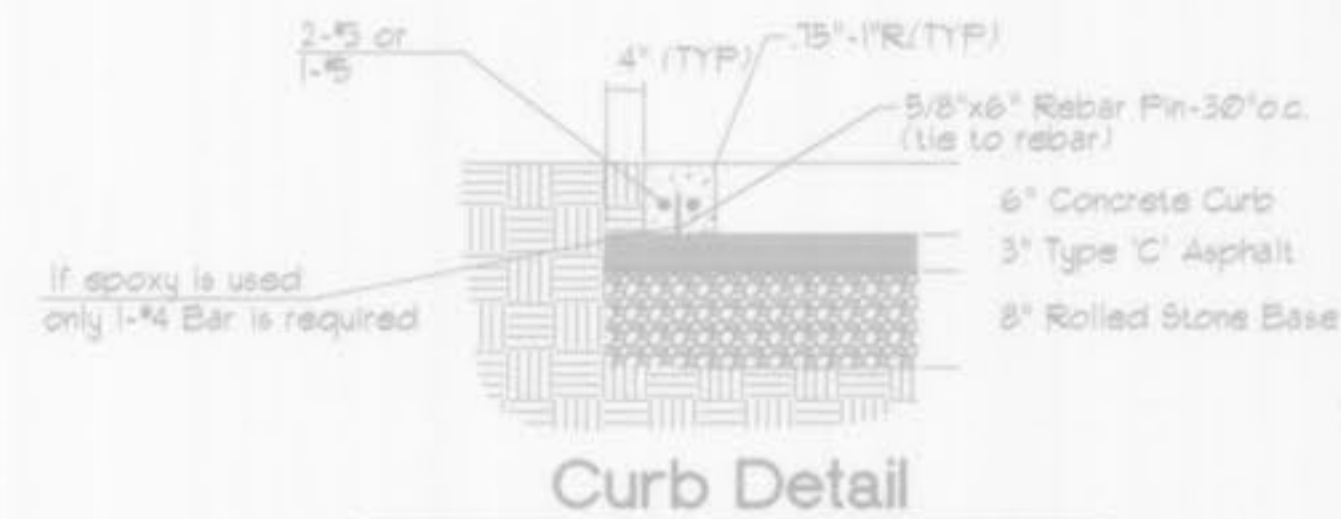


MARKING ON STORM SEWER INLETS:
ACP INTERNATIONAL STORM MARKER SD-W-CC "NO DUMPING-DRAINS TO WATERWAYS"
3 7/8" DIAMETER
EPOXY ADHESIVE TO ADHERE TO INLET
STYLE=CRYSTAL CAP



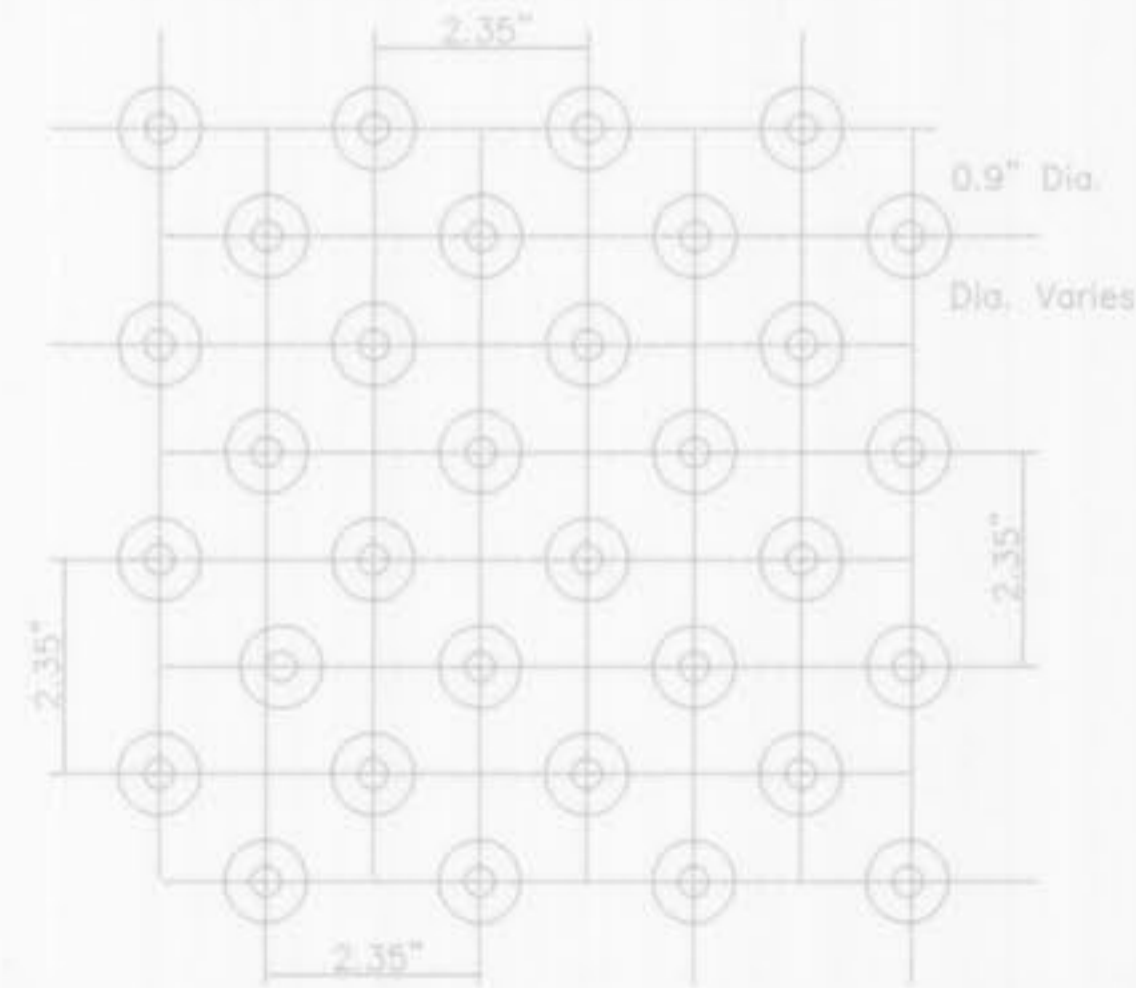
*6" UNLESS INDICATED OTHERWISE ON GRADING PLAN

INTEGRAL CONCRETE CURB & SIDEWALK

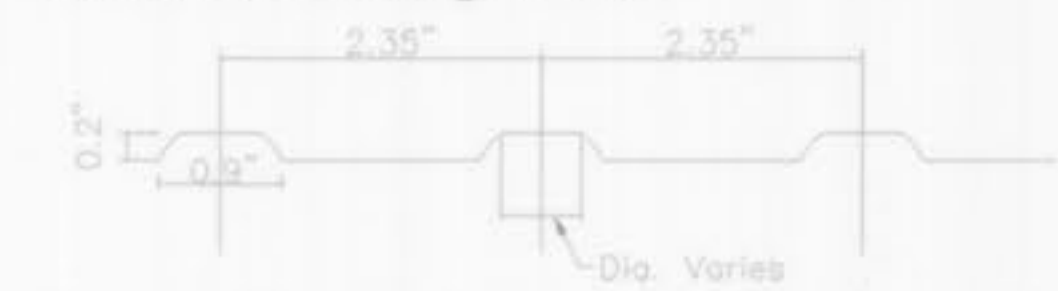


Curb Detail

TRUNCATED DOMES FOR HANDICAPPED RAMPS

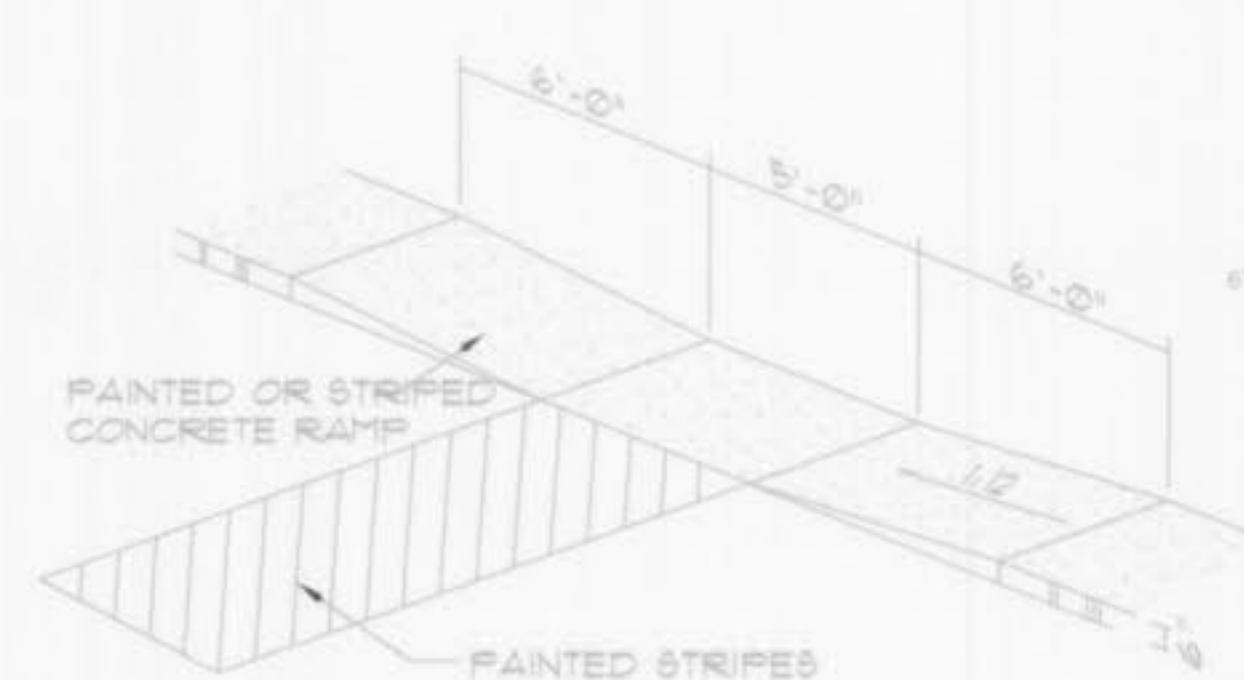


Detectable Warning: Pattern

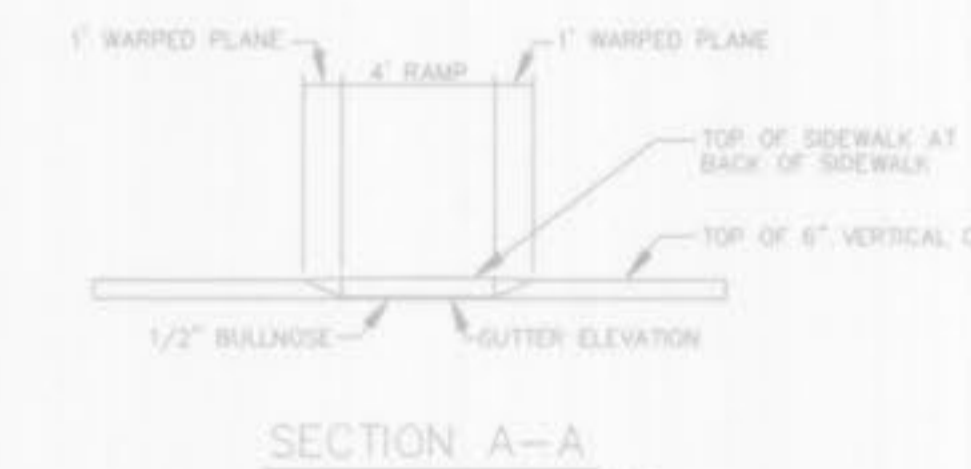


Detectable Warning: Section

Detectable Warnings to be stamped into concrete using "Symons Color Hardener in Brick Red" or equal.



HANDICAPPED RAMP DETAIL
NOT TO SCALE



SECTION A-A
N.T.S.

HANDICAP RAMP
N.T.S.



VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES APPENDIX A

SEEDING RATES:

Permanent:

Tall Fescue - 30 lbs./ac.
Smooth Brom - 25 lbs./ac.
Combined Fescue/Brom - 100 lbs./ac.

Temporary:

Wheat or Rye - 120 lbs./ac. (25 lbs. per 1000 sq. ft.)
Date March 15 to September 15

SEEDING PERIODS:

Fescue or Brom March 1 to June 1
August 1 to October 1
Wheat or Rye March 15 to November 1
Date March 15 to September 15

MULCH RATES: 100 lbs. per 1000 sq. ft. (1.25 lbs. per sq. yd.)

FERTILIZER RATES: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 20 lbs./ac.
Lime 600 lbs./ac. DMH

DMH = effective neutralizing material as per State evaluation of quarried rock.

Huntco SUPPLY, LLC
P.O. BOX 10200
PORTLAND, OREGON 97296-0385
1-800-441-2909
PHONE: (503) 224-8700
FAX: (503) 274-2055
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SELECT DESIGN BIKE RACK

MODEL/CAPACITY	LENGTH	HEIGHT	WIDTH
SALES 1	19'48" (M)	20.25' (14MM)	18.75' (12MM)
SALES 2	20' (T)	18.25' (12MM)	18.75' (12MM)
SALES 3	11.25' (12MM)	20.25' (14MM)	18.75' (12MM)

ONE SIDE LOADING

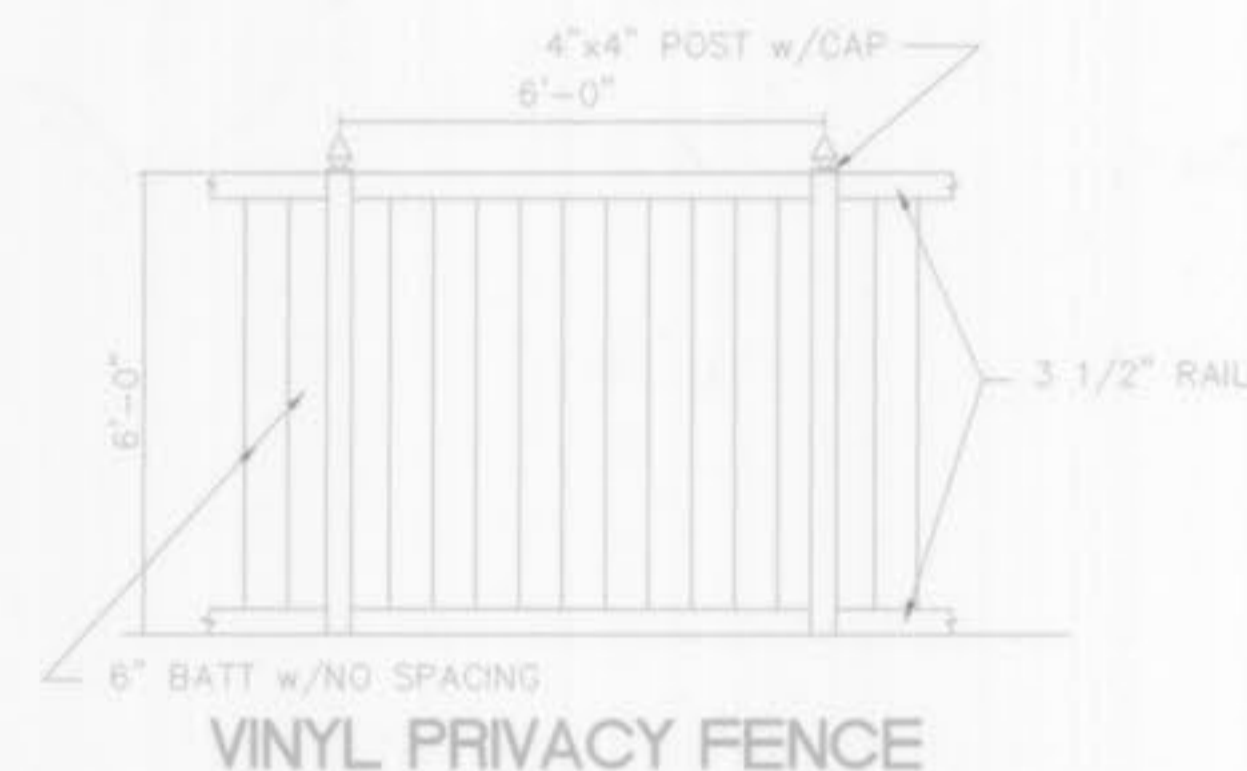
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
DO NOT SCALE DRAWINGS.
CONTRACTOR NOTE FOR PRODUCT AND PURCHASING INFORMATION VISIT www.PROJECTCHUCKSITE.COM
REFERENCE NUMBER 096-007

OLD SCHOOL BIKE RACKS
ANGLER SERIES - ONE SIDE AND BOTH SIDE LOADING

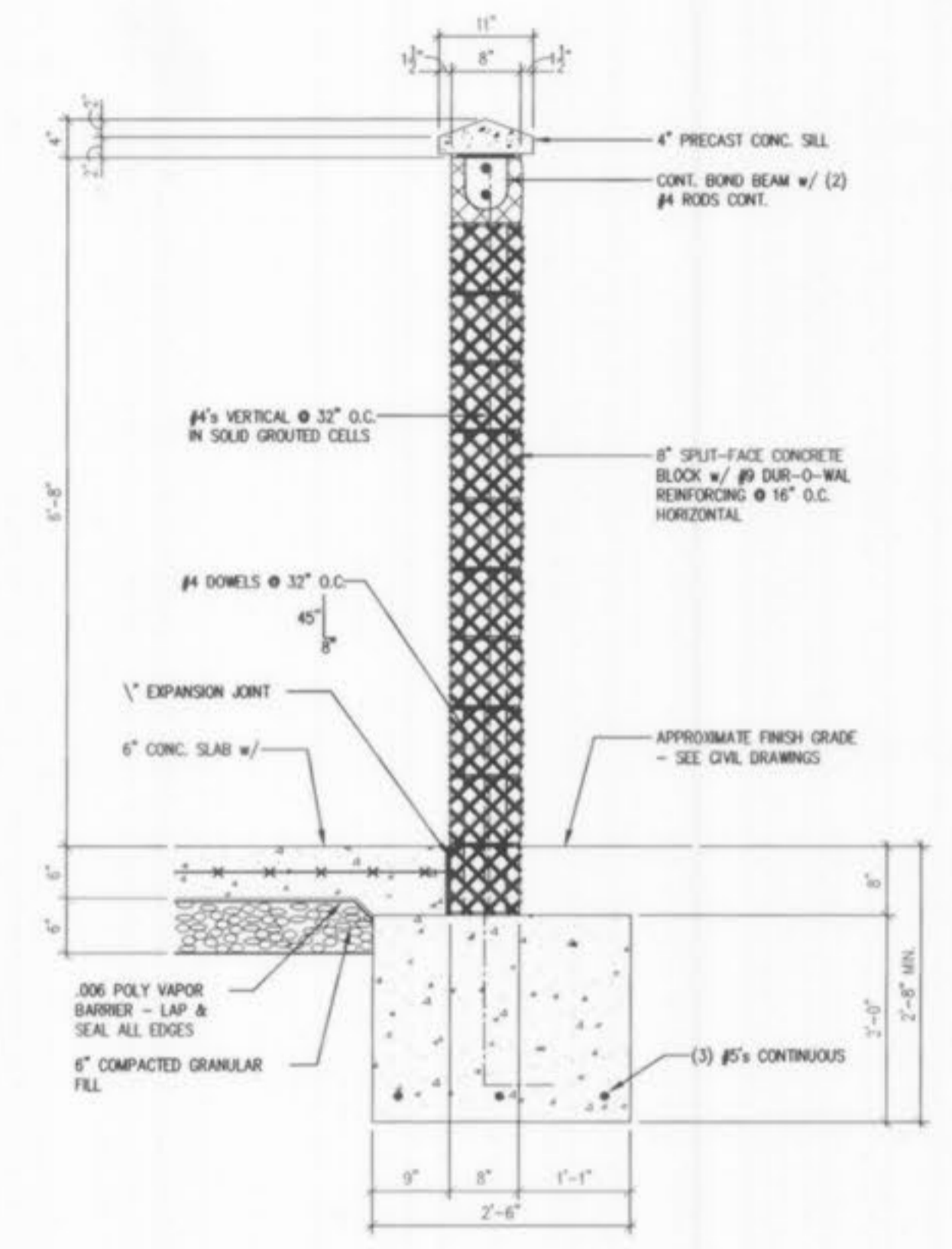
NEW LIFE CHURCH

PROFILE/DETAILS

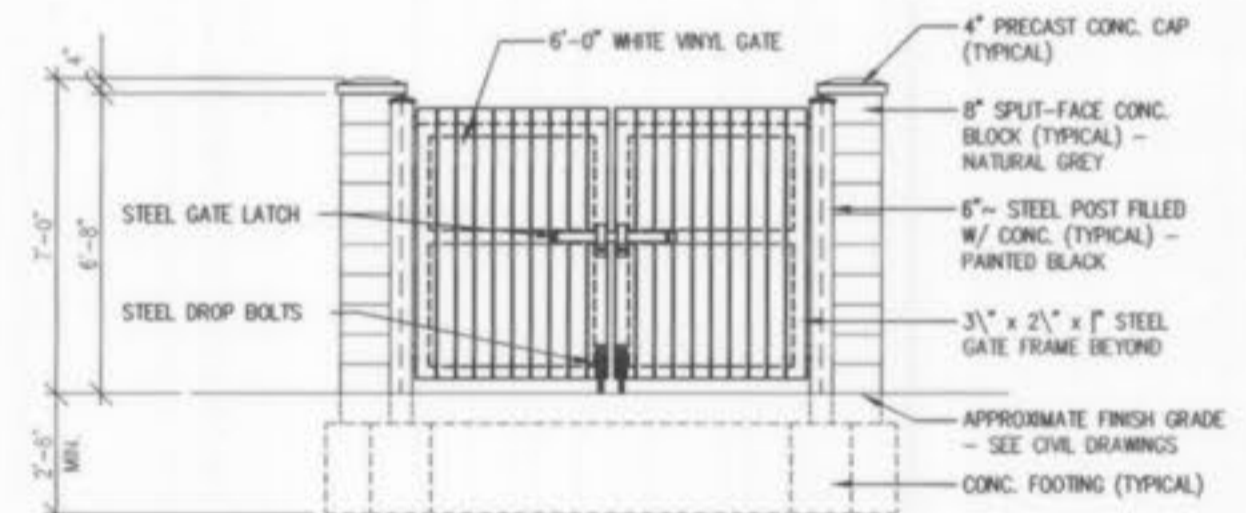
AS BUILT



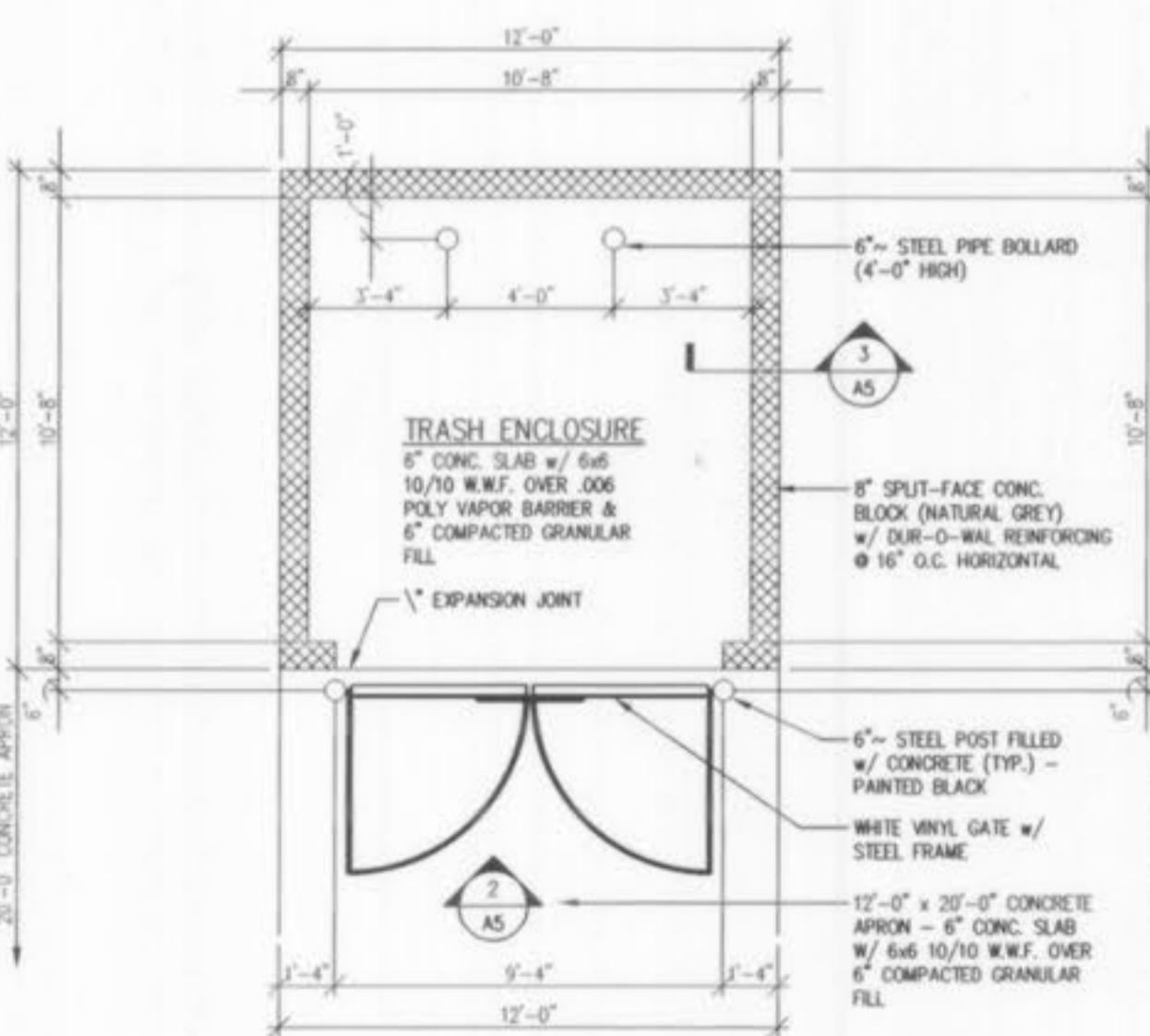
VINYL PRIVACY FENCE



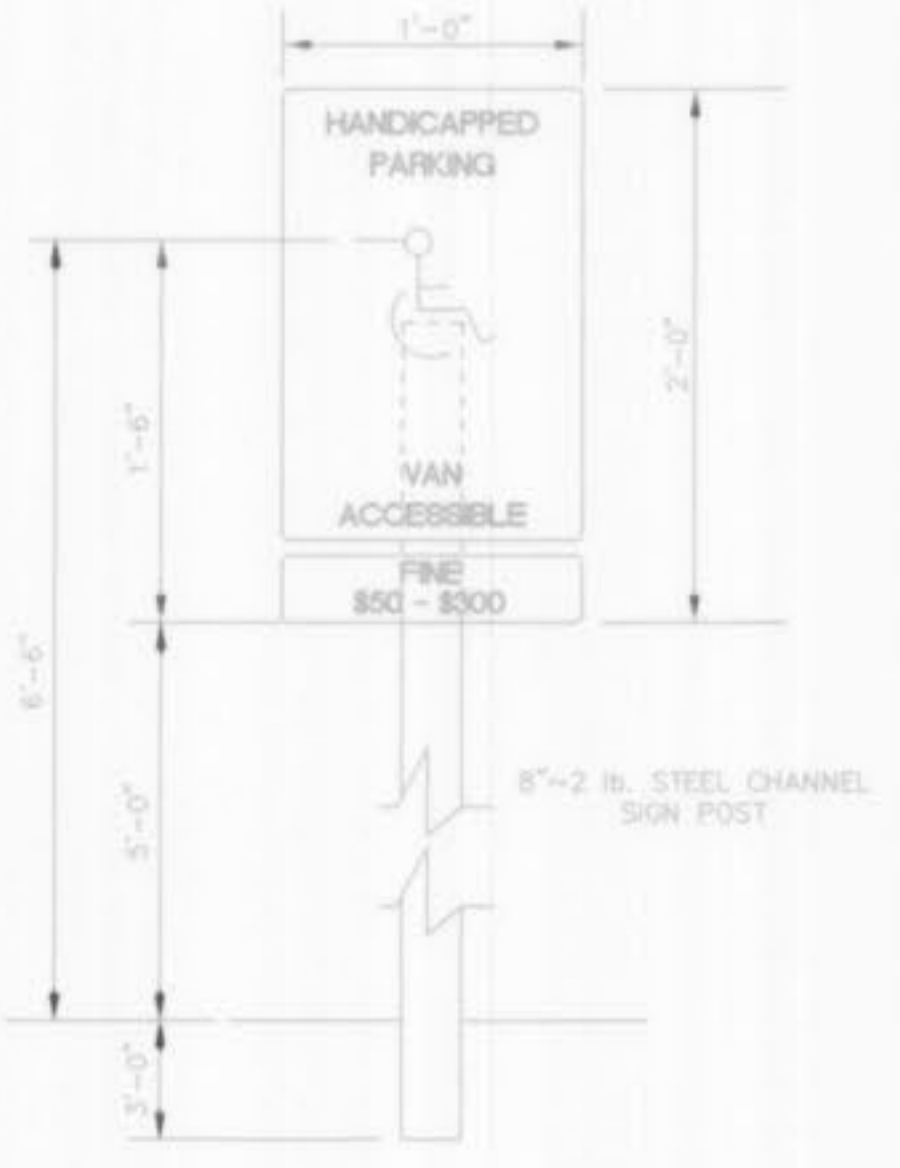
3 WALL SECTION
SCALE: 3/4" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



PROVIDE ONE SIGN PER HANDICAPPED SPACE.
NO STEPS AT BUILDING ENTRANCES.
PROVIDE RAMPS OR DROP CURBS AT HANDICAPPED SPACES.
PROVIDE 60" X 60" AREA OUTSIDE ENTRANCE FOR WHEELCHAIR MANEUVERABILITY.

HANDICAPPED PARKING SIGN