

PLAN VIEW

1" = 60'

Legend

LEGEND	
	UTILITY POLE
	EXISTING UTILITY POLE
	EX. WATER VALVE
	WATER METER VAULT
	CLEAN OUT
	EX SANITARY SEWER MH
	SIGN
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	EX STORM SEWER
	EX SANITARY SEWER
	EX ELECTRIC VAULT
	EX TRAFFIC SIGNAL MAST ARM
	EX UNDERGROUND CONDUIT
	EX OVERHEAD WIRES
	EX GAS MAIN
	EX CONTOUR LINE
	PROP CONTOUR LINE
	EX WATER MAIN

General Notes

- CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

OCTOBER 1 THROUGH MAY 31
7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY
JUNE 1 THROUGH SEPTEMBER 30
6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY
7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

- THE AREA OF THIS PHASE OF DEVELOPMENT IS 2.00 ACRES. THE AREA OF LAND DISTURBANCE IS 2.46 ACRES. NUMBER OF PROPOSED LOTS IS 1. BUILDING SETBACK INFORMATION:

FRONT YARD 30 FEET
SIDE YARD 20 FEET
REAR YARD 35 FEET

- THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS UNCHANGED

- PARKING CALCULATIONS:
REQUIRED PARKING:
1 SPACE PER THREE (3) SEATS OR SIX (6) FEET OF BENCH LENGTH
156 SEATS * 1 SPACE / 3 SEATS = 52 SPACES REQUIRED

PROVIDED PARKING:
9' x 19' 31 SPACES (EXISTING)
ADA 4 SPACES (EXISTING)
9' x 19' 23 SPACES (PROPOSED)
TOTAL 58 SPACES

Site Coverage Calculations

Existing Impervious Area
0.50 Acres of Pavement and Building
Existing Green Space
0.57 Acres
Existing percent of Impervious Area Coverage = 46.7%

Proposed Impervious Area Parking Lot and Building
0.67 Acres of Parking Area and Building
Proposed Green Space
0.40 Acres

Proposed percent of Impervious Area Coverage = 62.6%

This site plan proposes an increase of 0.17 ac. in Impervious Area Coverage, with an increase of 0.53 cfs to the 100 year storm run-off.

CITY APPROVAL OF ANY CONSTRUCTION SITE PLAN DOES NOT MEAN THAT ANY BUILDING CAN BE CONSTRUCTED ON THE LOTS WITHOUT MEETING THE BUILDING SETBACKS AS REQUIRED BY THE ZONING CODES.

ALL INSTALLATIONS AND CONSTRUCTION SHALL CONFORM TO THE APPROVED ENGINEERING DRAWINGS. HOWEVER, IF THE DEVELOPER CHOOSES TO MAKE MINOR MODIFICATIONS IN DESIGN AND/OR SPECIFICATIONS DURING CONSTRUCTION, THEY SHALL MAKE SUCH CHANGES AT THEIR OWN RISK, WITHOUT ANY ASSURANCE THAT THE CITY ENGINEER WILL APPROVE THE COMPLETED INSTALLATION OR CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER OF ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT THE INSTALLED IMPROVEMENTS SO AS TO CONFORM TO THE APPROVED ENGINEERING DRAWINGS. THE DEVELOPER MAY REQUEST A LETTER FROM THE CONSTRUCTION INSPECTION DIVISION REGARDING ANY FIELD CHANGES APPROVED BY THE CITY INSPECTOR.

LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

A SET OF CONSTRUCTION PLANS FOR



A TRACT OF LAND BEING IN PART OF U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI

PARKING IMPROVEMENTS
835 WEST TERRA LANE
O'FALLON, MISSOURI

ST. CHARLES COUNTY ID# 2-0141-0055-00-0006.2000000

ONSITE DISTURBED AREA = 0.22 ACRES

Project Directory

OWNER
Light House United Pentecostal Church
835 West Terra Lane
O'Fallon, MO 63366
636-272-2946
Contact: Brandon Buford

CIVIL ENGINEER
Premier Civil Engineering, LLC
308 TCW Court
Lake Saint Louis, MO 63367
314-925-7452
Contact: Matt Fogarty

SURVEYOR
Premier Civil Engineering, LLC
308 TCW Court
Lake Saint Louis, MO 63367
314-925-7456
Contact: David Maxwell

MUNICIPALITY
City of O'Fallon
100 North Main Street
O'Fallon, MO 63366
636-379-5486
Contact: Steve Stricklan

UTILITY CONTACTS

Water and Sewer
City of O'Fallon
100 North Main Street
O'Fallon, MO 63366
636-379-7605

Electric
Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-327-6203

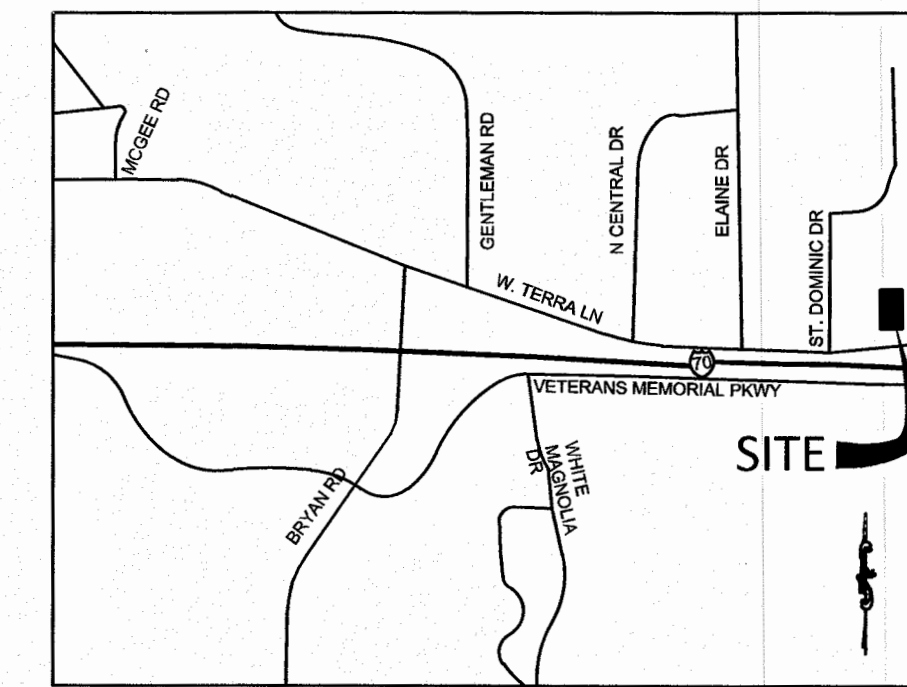
Gas
Spire (formerlyaclede Gas Company)
1999 Trade Center Drive East
St. Peters, MO 63376
314-342-0694

Telephone
CenturyLink
1151 Century Tel Dr.
Wentzville, MO 63385
636-949-1331

Fire Department
O'Fallon Fire Protection District
111 Laura K Drive
O'Fallon, MO 63366
636-272-3493

Property Data

Owner LIGHT House United Pentecostal Church
Address 835 West Terra Lane
Parcel ID 2-0141-0055-00-0006.2000000
Acreage 1.07 Acres
Present Zoning C-2 General Business
FEMA Map 29183C0240G



Legal Description

A TRACT OF LAND BEING IN PART OF US SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID U.S. SURVEY NO. 55, AN OLD IRON PIPE; THENCE SOUTH 83 DEGREES 35 MINUTES EAST 555.7 FEET TO A POINT, WHICH IS DISTANT NORTH 83 DEGREES 35 MINUTES WEST 110.80 FEET FROM AN OLD IRON PIN DRIVEN ON THE DIVISION LINES OF SECTION NO. 29 AND 30, SAID TOWNSHIP AND RANGE; THENCE SOUTH 108.90 FEET TO AN IRON PIPE, WHICH IRON PIPE MARKS THE BEGINNING POINT OF TRACT OF LAND HEREIN DESCRIBED; THENCE CONTINUING SOUTH 269.13 FEET TO AN IRON PIPE DRIVEN ON THE NORTHERN LINE OF U.S. HIGHWAY 40; THENCE ALONG THE NORTHERN LINE OF SAID HIGHWAY, SOUTH 80 DEGREES 48 MINUTES WEST 167.19 FEET TO AN IRON PIPE; THENCE NORTH 296.10 FEET TO AN IRON PIPE; THENCE EAST 165 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE SURVEY MADE BY CHARLES W. RUFF, SURVEYOR, ON MARCH 6, 1964 RECORDED IN BOOK 1890, PAGE 1693.

Drawing Index

- C1.0 COVER SHEET
- C1.1 CITY OF O'FALLON NOTES
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- C3.0 GRADING AND UTILITY PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 EXISTING DRAINAGE AREA MAP
- C5.1 POST DEVELOPED DRAINAGE AREA MAP
- C6.0 CONSTRUCTION DETAILS
- C7.0 LANDSCAPE PLAN

Benchmark

MISSOURI DEPARTMENT OF TRANSPORTATION
VRS NETWORK, NAVD 88.

Site Benchmark

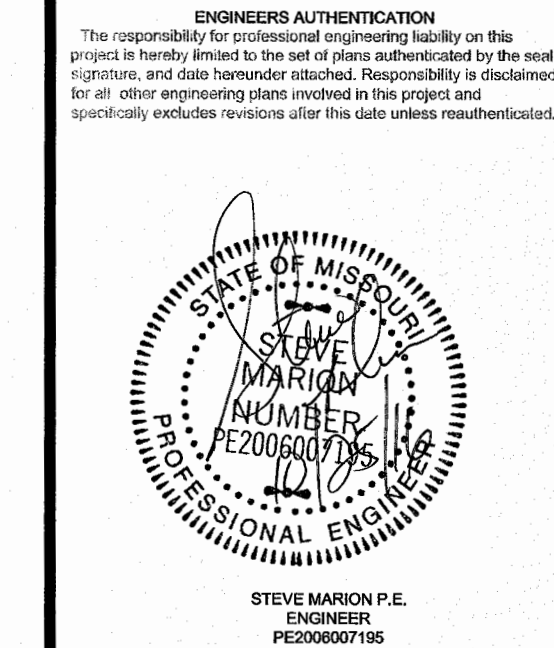
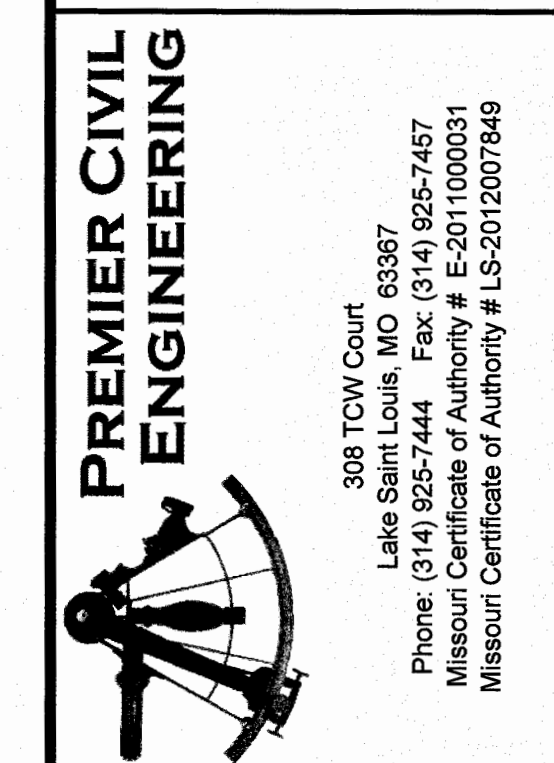
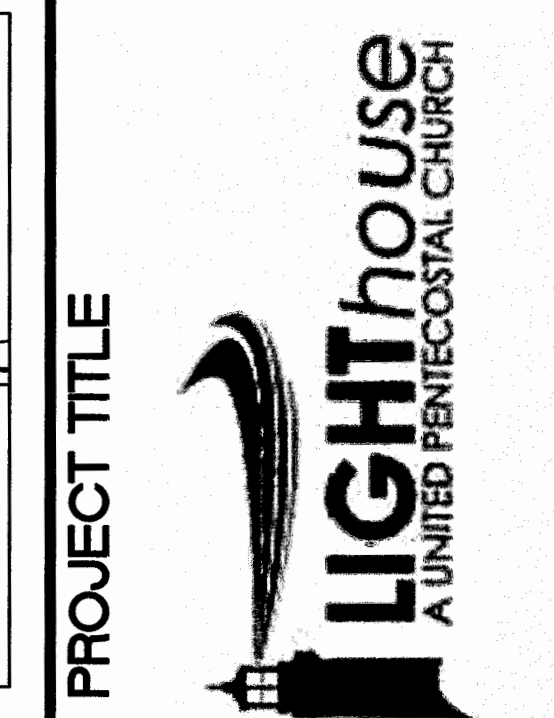
PK NAIL LOCATED IN THE NORTHEAST CORNER OF THE ASPHALT PAVING APPROXIMATELY 6.5' SOUTH OF AN EXISTING CLEANOUT. ELEV. 608.83'

PCE PROJECT NO. 162201

REVISIONS:			
NO.	DESCRIPTION	INITIALS:	DATE:
1	PER COMMENTS BY CITY OF O'FALLON.	DDS	9.08.16
2	PER COMMENTS BY CITY OF O'FALLON.	DDS	10.25.16

CITY OF O'FALLON STANDARD COMMERCIAL NOTES AND DETAILS - JUNE 2010

SITE ADDRESS: 835 WEST TERRA LANE
O'FALLON, MISSOURI 63366



Developer / Owner Information
LIGHT HOUSE PENTECOSTAL CHURCH
835 WEST TERRA LANE
O'FALLON, MO 63366

P+Z No. APPROVED: JULY 7, 2016

City No. 08-11.03

Sheet Number:

C1.0

PCE PROJECT NO. 162201

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY *Jamie Donk* DATE: 05/09/2017
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

FEMA FIRM 29183C0240G PANEL 240 OF 525, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS DATED JANUARY 20, 2016 - THE PROPERTY IS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.



NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.).