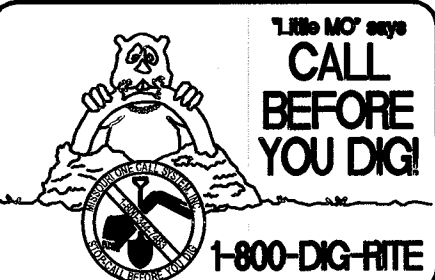
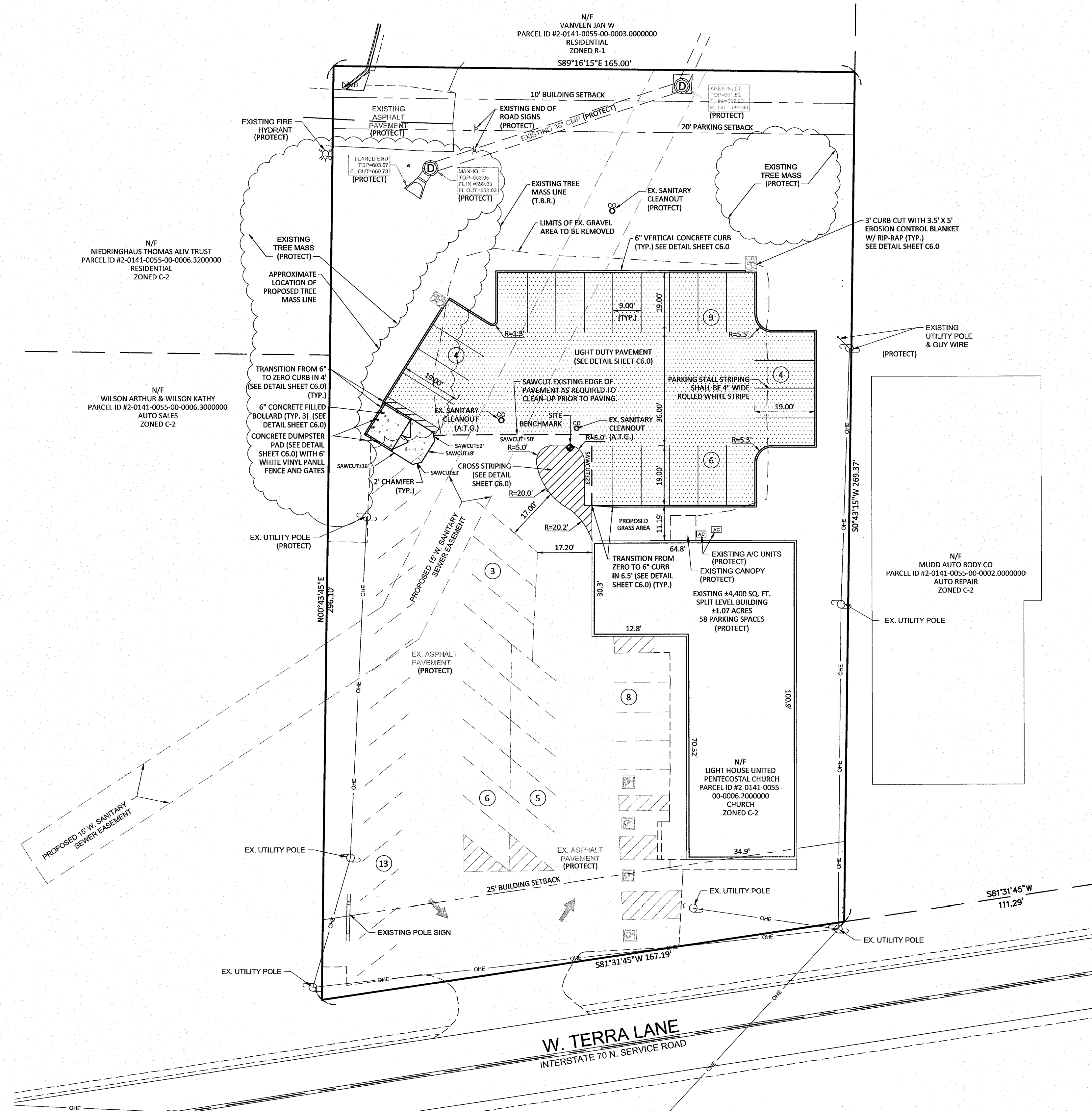


\\pce\p\proj\162201\162201-1-LIGHTHOUSE CHURCH\COMMERCIAL\CONSTRUCTION DRAWINGS\SITE PLAN.dwg



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.).



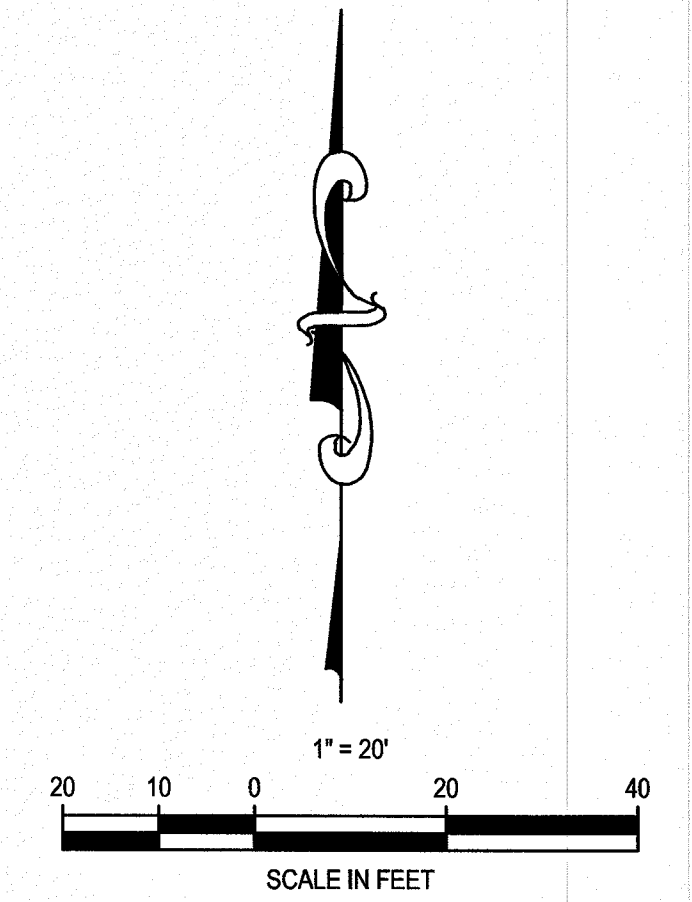
- SITE PLAN NOTES:**
1. BASIS OF BEARINGS: ADOPTED FROM THE MISSOURI COORDINATE SYSTEM NAD 1983-EAST ZONE.
 2. BENCHMARK: MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK, NAVD 88.
 3. ZONING: CURRENT: R-1 / SINGLE FAMILY RESIDENTIAL
 4. SITE AREA = 1.07 ACRES
 5. FRONT YARD - MINIMUM REQUIRED SETBACK, BUILDING: THIRTY (30) FEET
 6. SIDE YARD - MINIMUM REQUIRED SETBACK, BUILDING: TWENTY (20) FEET
 7. REAR YARD - MINIMUM REQUIRED SETBACK, BUILDING: THIRTY FIVE (35) FEET
 8. IMPERVIOUS COVERAGE - SITE = 62.6% .67 ACRES IMPERVIOUS
 9. REQUIRED PARKING - 1 SPACE PER THREE SEATS OR 6 FEET OF BENCH LENGTH = 156 CHAIR * 1 SPACE / 3 CHAIRS. TOTAL REQUIRED = 52 SPACES
- | PROVIDED PARKING - | 9'X19' | 31 SPACES (EXISTING) |
|--------------------|----------------------|----------------------|
| ADA | 4 SPACES (EXISTING) | |
| W/ RIP-RAP (TYP.) | 23 SPACES (PROPOSED) | |
| TOTAL | | 58 SPACES |
11. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT LIE WITHIN ANY SPECIAL FLOOD ZONE AREAS ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 29253C0240G, PANEL 240 OF 525, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREA DATED JANUARY 20, 2016. - THE PROPERTY IS IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
 12. SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON REQUIREMENTS.
 13. PROPOSED CONTOURS SHOWN ARE ARE SHOWN AT FINISHED GRADE.
 14. SIDEWALKS ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS RAMPS, SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
 15. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
 16. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON.
 17. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL) UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/ APPROVED BY THE CITY OF O'FALLON.
 18. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF O'FALLON.
 19. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE CITY OF O'FALLON SPECIFICATIONS.
 20. SEEDING, SODDING, MULCHING, AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
 21. ALL EXISTING IMPROVEMENTS NOT SHOWN ON THIS SITE PLAN ARE TO BE REMOVED. ALL GRAVEL PARKING AREAS THAT ARE EXISTING WILL BE REMOVED AS PART OF THIS SITE PLAN.

- PAVEMENT NOTES:**
1. ASPHALT PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
 4.0" TYPE "C" SURFACE COURSE
 8.0" MODOT TYPE 5 AGGREGATE BASE
- OR ALTERNATE CONCRETE PAVEMENT
2. CONCRETE PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
 8.0" PORTLAND CEMENT CONCRETE
 4.0" MODOT TYPE 5 AGGREGATE BASE
3. THE CONTRACTOR SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION

PROPERTY DATA

Owner	LIGHT House United Pentecostal Church
Address	835 West Terra Lane
Parcel ID	2-0141-0055-00-0006.2000000
Acres	1.07 Acres
Present Zoning	C-2 General Business
Fire District	O'Fallon Fire Protection District
Electric Company	Ameren UE
Gas Company	Laclede Gas Company
Sewer District	City of O'Fallon
Telephone Company	Century Link
Cable TV Company	Charter Communication
Water Company	City of O'Fallon
FEMA Map	29183C0240G

REVISER PER CITY OF O'FALLON COMMENTS DATED 10/25/2016



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

PROJECT TITLE

LIGHTHOUSE
A UNITED PENTECOSTAL CHURCH

PREMIER CIVIL ENGINEERING

308 TCW Court
 Lake Saint Louis, MO 63387
 Phone: (314) 925-7444 Fax: (314) 925-7457
 Missouri Certificate of Authority # E-2011000031
 Missouri Certificate of Authority # LS-2012007849

Developer / Owner Information

LIGHT HOUSE PENTECOSTAL CHURCH
 835 WEST TERRA LANE
 O'FALLON, MO 63366

SITE PLAN

P+Z No. APPROVED: JULY 7, 2016

City No. 08-11.03

Sheet Number: C2.0

PCE PROJECT NO. 162201