

# A SET OF CONSTRUCTION PLANS FOR The Crossings Church

A TRACT OF LAND BEING ALL OF PROPOSED LOT 5A-2  
OF "CROSSINGS INDUSTRIAL"  
PLAT BOOK 44 PAGES 269-274  
TOWNSHIP 47 NORTH, RANGE 3 EAST  
OF THE FIFTH PRINCIPAL MERIDIAN  
CITY OF O'FALLON  
ST. CHARLES COUNTY, MISSOURI

## Conditions of Approval From Planning and Zoning

- Staff Recommendations
1. Provide a photometric lighting plan.
  2. Clarify the material in the elevations. It says there is a metal panel with a stucco finish making up the majority of the facades, but the elevations look like metal siding. The front facade cannot exceed 25% metal.
  3. Provide Storm Water Cleansing for the site.
  4. Provide CC&Rs for the shared infrastructure & maintenance.
  5. Basin modifications may need to be done to provide adequate detention.

## Development Notes:

1. THIS PROPERTY IS A PART OF THE PROPERTY REFERENCED AS PARCEL I.D. NUMBER 2-0140-A345-00-005A.0000000 OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE.
2. AREA OF TRACT: EXISTING LOT 5A 13.82 ACRES  
PROPOSED LOT 5A-1 10.75 ACRES (EXISTING SCHOOL)  
PROPOSED LOT 5A-2 3.07 ACRES (PROPOSED CHURCH)
3. EXISTING ZONING: "R-1" SINGLE-FAMILY RESIDENTIAL (CITY OF O'FALLON)
4. PROPOSED ZONING: "I-1" LIGHT INDUSTRIAL (CITY OF O'FALLON) (LOT 5A-2 ONLY)
5. SITE ADDRESS: 1147 TOM GINNEVER AVENUE  
O'FALLON, MO 63366
6. PROPOSED USE: CHURCH
7. OWNER: THE CROSSINGS CHURCH  
1145 TOM GINNEVER AVENUE  
O'FALLON, MO 63366  
(636) 497-6909
8. LOT 5A-2 SITE COVERAGE:  
SITE = 133,635 SQ. FT. (3.07 ACRES)  
PROPOSED BUILDING = 33,020 SQ. FT. = 21%  
PROPOSED PAVEMENT = 37,794 SQ. FT. = 28%  
PROPOSED GREENSPACE = 62,821 SQ. FT. = 47%
9. TO DETERMINE THE LOCATION OF FLOOD DESIGNATIONS AND BOUNDARIES, WE DETERMINED THE HORIZONTAL LOCATION OF THIS TRACT OF LAND BY SCALING THE FOLLOWING FLOOD INSURANCE RATE MAP (FIRM): ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS, MAP NUMBER 29183C0235G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.  
COMMUNITY: CITY OF O'FALLON

## Utility Contacts

Water City of O'Fallon 100 N. Main St. O'Fallon, MO 63366 636-281-2858	Telephone Centurylink 1151 Century Tel Dr. Wentzville, MO 63385 636-332-7261	Sanitary Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO 63366 636-281-2858
Gas Spire Gas Company 6400 Graham Road St. Louis, MO 63134 314-522-2297	Charter Communications 941 Charter Commons Town & Country, MO 63017 888-438-2427	Electric Ameren UE 200 Callahan road Wentzville, MO 63385 636-639-6312
	Fire Department O'Fallon Fire Protection District 119 E. Elm St. O'Fallon, MO 63366 636-272-3493	

## Developer

CONTACT: LIVING WORD CHRISTIAN SCHOOL  
1145 TOM GINNEVER AVENUE  
O'FALLON, MO 63366  
636-978-1880

## Benchmarks: Project

REFERENCE BENCHMARK: THE OBSERVED VERTICAL CHECK STATION UTILIZED IS LISTED ON WWW.NGA.AOV.GOV AS DESIGNATION "SC-06" WITH A PID OF AA8597 AND A PUBLISHED ELEVATION OF 529.00 (NAVD88).

### DESCRIPTION:

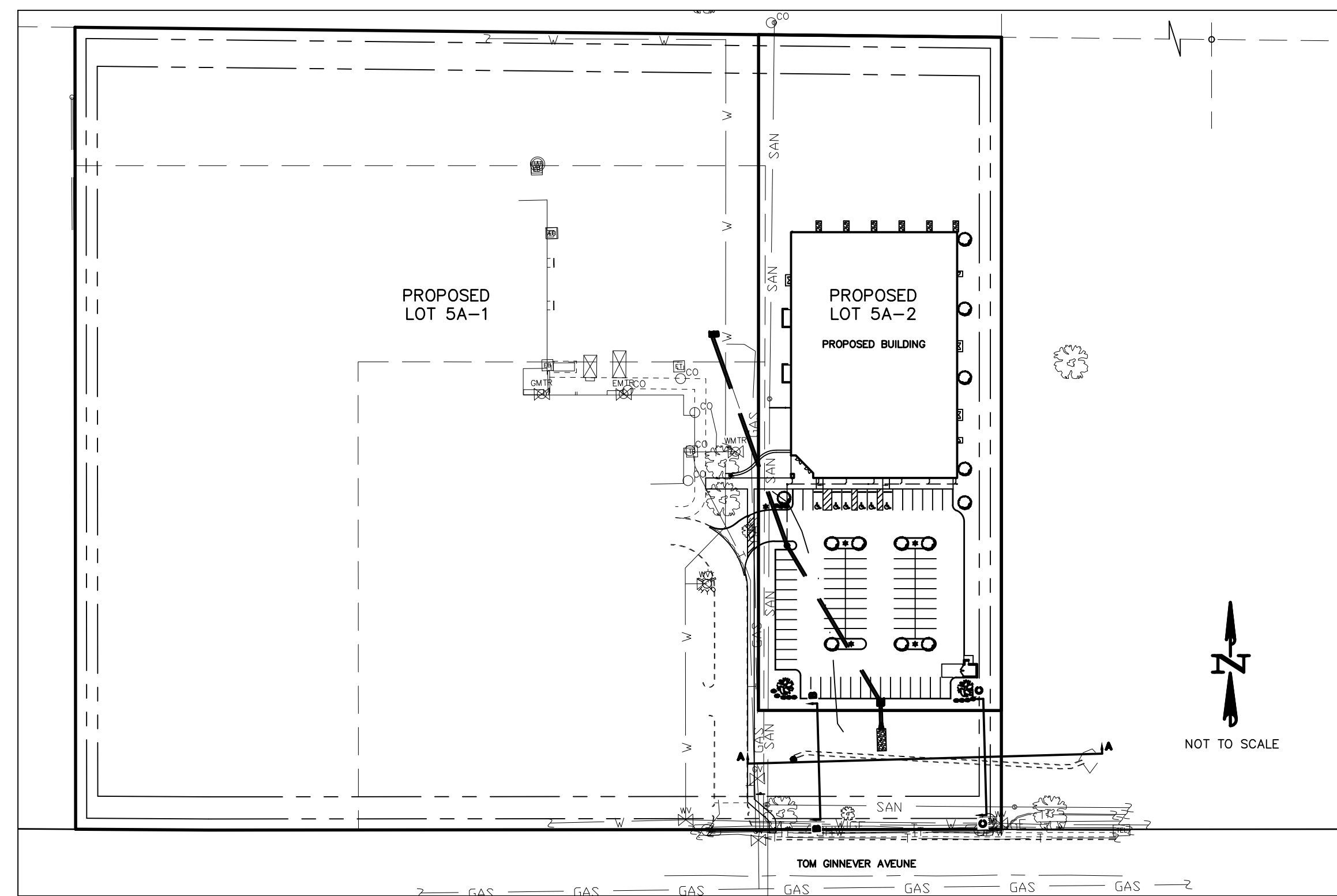
DESCRIPTION BY MISSOURI DEPARTMENT OF NATURAL RESOURCES 1990: STATION, AZIMUTH MARKS AND REFERENCE TIES THE STATION IS LOCATED ON THE EAST SHOULDER OF THE NORTH BOUND LANE OF MISSOURI HIGHWAY 79 ABOUT 1/2 MILE NORTH OF I-70 IN ST CHARLES COUNTY. IT IS 280 FT NORTH OF THE NORTH END OF THE RAILROAD OVERPASS AT APPROXIMATE HIGHWAY 79 STATION 53762 AND ON A LINE EXTENDED FROM THE NORTHERLY FENCE ENCLOSING THE LOADING DOCKS OF WAINWRIGHT INDUSTRIES, INC., 14.82 FT (4.52 M) SE OF A COTTON PICKER SPINDLE IN THE JOINT OF THE PAVEMENT AND SHOULDER, 14.72 FT (4.49 M) NE OF ANOTHER, 12.40 FT (3.78 M) EASTERLY OF THE JOINT BETWEEN THE PAVEMENT AND SHOULDER AND 2.06 FT (0.63 M) SOUTH OF A CARSONITE WITNESS POST THE AZIMUTH MARK, SC-06 A 2, 1994 IS ABOUT 0.3 MILE (0.5 KM) SE OF THE STATION AND ON THE WEST RIGHT-OF-WAY FOR THE I-70 NORTH OUTER ROAD EAST. IT IS 57.6 FT (17.6 M) WEST OF A TRAFFIC SIGN NEAR THE END OF THE CONCRETE MEDIAN, 1.6 FT (0.5 M) WEST OF THE WEST EDGE OF PAVEMENT, 1.6 FT (0.5 M) EAST OF A RIGHT-OF-WAY MARKER, AND 2 FT (0.6 M) NORTH OF A CARSONITE WITNESS POST STATION AND AZIMUTH MARK TO REACH TO REACH THE STATION FROM THE CENTER OF I-70 EXIT 220 (MISSOURI HWY 79 AND SALT LICK RD.) GO NORTH ON HWY 79 FOR 0.5 MILES (0.8 KM) TO THE STATION SITE ON RIGHT (EAST) AS DESCRIBED. TO REACH THE AZIMUTH MARK FROM THE CENTER OF I-70 EXIT 220, GO NORTH ON HWY 79 FOR 0.25 MILES (0.40 KM) TO THE I-70 NORTH OUTER ROAD EAST (TURNER AVE), TURN RIGHT AND GO EAST FOR 0.05 MILES (0.08 KM) TO POINT WHERE OUTER ROAD EAST TURNS SOUTH, TURN RIGHT AND GO SOUTH ON NORTH OUTER ROAD EAST FOR 0.05 MILES (0.08 KM) TO POINT WHERE ROAD MAINTENANCE CHANGES FROM STATE TO COUNTY AND AZIMUTH MARK ON RIGHT AS DESCRIBED. THE 1990 AZIMUTH IS STILL IN PLACE, BUT THE LINE OF SIGHT TO THE STATION IS BLOCKED BY A BUILDING. DATE OF REPORT 6-06-1995.

### Site

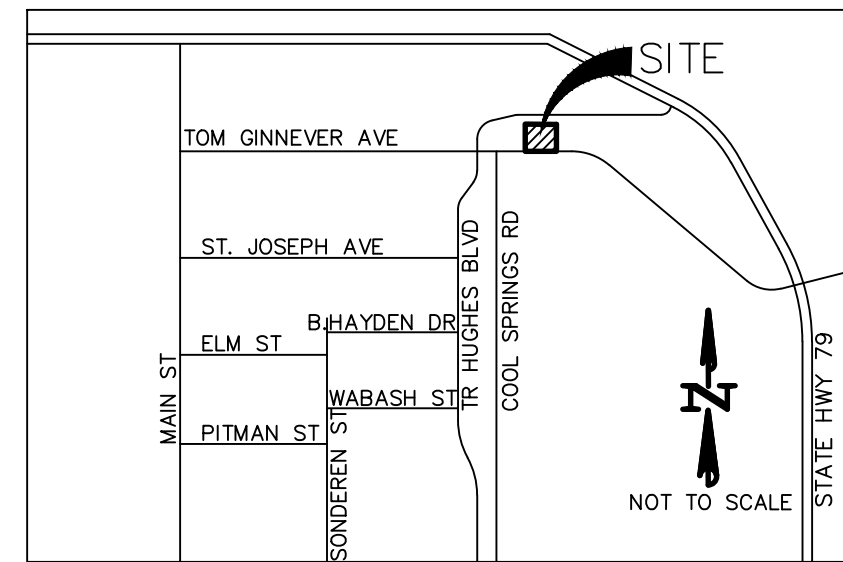
SITE BENCHMARK (NAVD 88)- CUT "X" IN SQUARE ON TRANSFORMER PAD LOCATED NEAR NORTHEAST CORNER OF BUILDING (ELEVATION=494.49').

## Fire Protection District Notes:

1. EACH FIRE HYDRANT SHALL NOT HAVE LESS THAN TWO 2-1/2 INCH OUTLETS AND ONE 4-1/2 INCH OUTLET, A 5-1/4 INCH VALVE, A 6 INCH BARREL AND SHALL BE OF THE BREAKAWAY DESIGN, FROST FREE WITH CHAIN, LEFT HAND OPEN DESIGN AND HAVE NATIONAL STANDARD THREADS.
2. FIRE HYDRANT SHALL BE PROVIDED WITH A CONTROL VALVE IN THE HYDRANT CONNECTION SUCH THAT THE HYDRANT CAN BE REMOVED FROM SERVICE WITHOUT SHUTTING OFF WATER SUPPLY TO OTHER FIRE HYDRANTS.
3. IN SETTING HYDRANTS, DUE REGARD SHALL BE GIVEN TO FINAL GRADE LINE. THE CENTER OF A HOSE NOZZLE OUTLET SHALL NOT BE LESS THAN (18) INCHES ABOVE GRADE AND THE OUTLETS MUST FACE THE STREET OR ACCESS DRIVE.
4. THERE SHALL BE NO OBSTRUCTION, I.E. PLANTING, BUSHES, TREES, SIGNS, LIGHT STANDARDS, MAILBOXES, ETC. WITHIN SIX (6) FEET OF ANY FIRE HYDRANT, AND/OR FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC SPRINKLER SYSTEM.
5. A FIRE HYDRANT IS REQUIRED TO BE WITHIN 150 FEET OF A FIRE DEPARTMENT CONNECTION TO AN AUTOMATIC FIRE SUPPRESSION SYSTEM.
6. ALL TEES, PLUGS, BENDS AND HYDRANT BRANCHES SHALL BE RESTRAINED AGAINST MOVEMENT IN ACCORDANCE WITH SECTION 8-6 OF THE NFPA 24.
7. THE FLUSHING AND TESTING OF THE UNDERGROUND PIPING, ETC. FOR PRIVATE SERVOCE MAINS SHALL COMPLY WITH CHAPTER 9 OF NFPA 24 AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE FIRE DISTRICT.
8. FIRE DEPARTMENT CONNECTION SHALL BE ACCESSIBLE AND INSTALLED ON ACCORDANCE TO SECTION 912 OF THE 2021 I.F.C.



Plan View



Locator Map

## Legend

400.00	EXISTING LABELS	[Symbol]	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	[Symbol]	EXIST. AREA INLET
CI	SINGLE CURB INLET	[Symbol]	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	[Symbol]	PROPOSED AREA INLET
AI	AREA INLET	[Symbol]	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	[Symbol]	EXIST. SANITARY MANHOLE
GI	GRATE INLET	[Symbol]	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	[Symbol]	PROPOSED MANHOLE
MH	MANHOLE	[Symbol]	POWER POLE
FE	FLARED END SECTION	[Symbol]	GUY WIRE
EP	END PIPE	[Symbol]	LIGHT STANDARD
CP	CONCRETE PIPE	[Symbol]	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	[Symbol]	WATER METER
CMP	CORRUGATED METAL PIPE	[Symbol]	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	[Symbol]	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	[Symbol]	TELEPHONE PEDESTAL
CO	CLEAN OUT	[Symbol]	SIGN
.....	SLOPE LIMITS	[Symbol]	TREE
---	DRAINAGE SWALE	[Symbol]	
---STM---	EXISTING STORM SEWER	[Symbol]	
---SAN---	EXISTING SANITARY SEWER	[Symbol]	
---	EXISTING WATER LINE	[Symbol]	
---F---	EXISTING FIBER OPTIC LINE	[Symbol]	
---GAS---	EXISTING GAS LINE	[Symbol]	
---UG---	EXISTING UNDERGROUND ELECTRIC	[Symbol]	
---OHW---	EXISTING OVERHEAD ELECTRIC	[Symbol]	
---CTV---	EXISTING CABLE TV LINE	[Symbol]	
---	EXISTING TELEPHONE LINE	[Symbol]	
---	PROPOSED STORM SEWER	[Symbol]	
---	PROPOSED SANITARY SEWER	[Symbol]	
-x-x-	FENCE LINE	[Symbol]	
---	SAWCUT LINE	[Symbol]	

## Drawing Index

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\* 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 3.07 ACRES TOTAL  
THE AREA OF LAND DISTURBANCE IS 3.59 ACRES NUMBER OF PROPOSED LOTS IS ONE.  
BUILDING SETBACK INFORMATION: FRONT = 30 FEET  
SIDE = 20 FEET  
REAR = 35 FEET

\* THE ESTIMATED SANITARY FLOW IN GALLONS PER DAY IS 2,400

\* PARKING CALCULATIONS:  
CHURCHES: 1 SPACE FOR EVERY 3 SEATS OR 6 FT. OF BENCH LENGTH  
460/3 SEATS X 1 SPACE = 154 SPACES  
REQUIRED PARKING SPACES = 154 SPACES  
PROVIDED PARKING SPACES = 77 SPACES ONSITE (INCLUDING 6 ACCESSIBLE SPACES)

\* TREE PRESERVATION CALCULATIONS: 20% OF EXISTING TREES OR 15 TREES PER ACRE (WHICHEVER IS GREATER) SHALL BE PRESERVED  
NO TREES ARE BEING REMOVED THEREFORE NO TREE PRESERVATION REQUIRED.

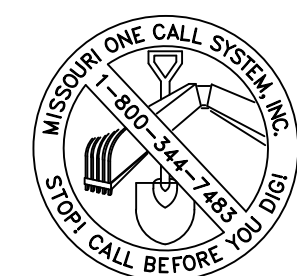
\* LANDSCAPE CALCULATIONS:  
1 TREE PER 4,000 SQ. FT. OF LANDSCAPED OPEN SPACE  
62,821/4,000 SQ. FT. X 1 TREE = 16 TREES REQUIRED

INTERIOR LANDSCAPE AREA = 6% MINIMUM INTERIOR PARKING LOT  
0.06(77 SPACES X 270 SQ. FT.) = 1,247 SQ. FT. INTERIOR LANDSCAPE AREA REQUIRED  
TOTAL INTERIOR LANDSCAPE AREA PROVIDED = 1,262 SQ. FT.

## Grading Quantities:

7,200 C.Y. CUT (INCLUDES SUBGRADE)  
4,500 C.Y. FILL (INCLUDES 8% SHRINKAGE)  
2,700 C.Y. HEAVY

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY,  
NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY  
QUANTITIES PRIOR TO CONSTRUCTION.

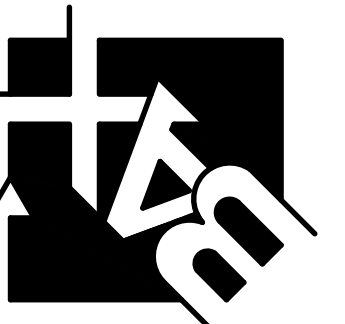


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UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE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

PROJECT TITLE:  
CONSTRUCTION PLANS FOR  
The Crossings Church  
1147 Tom Ginnever Avenue  
O'Fallon, MO 63366

ENGINEERING  
PLANNING  
SURVEYING  
221 Point View Blvd.  
St. Charles, MO 63301  
636-928-5662  
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY  
I hereby specify that the documents intended to be  
authenticated by my seal are limited to this sheet.  
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 work.



Larry S. Walker  
Civil Engineer  
2007020343  
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REVISIONS	
10-18-22	CITY COMMENTS
11-01-22	CITY COMMENTS
11-16-22	SNOOUT DETAIL

Developer / Owner:  
The Crossings Church  
1145 Tom Ginnever Avenue  
O'Fallon, MO 63366  
(636) 497-6909

P+Z No. 22-005741  
Approved: 07-07-22

City No. #

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COVER SHEET

Box Project # 97-92039X Issue Date: 09/19/2022