

T.R. HUGHES BOULEVARD
(WITH VARIES)

CONC CURB

CONC CURB

10' W. UTILITY EASEMENT
P.B. 44 PGS. 269-274

20' X 50' CONSTRUCTION ENTRANCE
ALL TRUCKS SHALL BE WASHED DOWN
PRIOR TO LEAVING THE SITE.
CONTRACTOR SHALL KEEP ADJACENT
ROADS CLEAN AND FREE OF DEBRIS.

GRAVEL CONSTRUCTION
ACCESS

PT. OF FUTURE DEVELOPMENT "F"
"CROSSINGS INDUSTRIAL"
P.B. 44 PG. 269-274

PROPERTY N/F
LIVING WORD CHRISTIAN SCHOOL
D.B. 6187 PG. 1259
ZONED: I-1 PUD

SANITARY
MANHOLE
(TERMINAL)
TOP=497.20
FL=478.68

10' W. UTILITY EASEMENT
P.B. 44 PGS. 269-274

PT. OF FUTURE DEVELOPMENT "F"
"CROSSINGS INDUSTRIAL"
P.B. PAGE 44, PG. 269-274

PROPERTY N/F
ST. CHARLES COUNTY GOVERNMENT
D.B. 6146 PG. 931
ZONED: I-1 PUD

10' W. UTILITY EASEMENT
P.B. 44 PGS. 269-274

10' PARKING SETBACK

35' BUILDING SETBACK

20' W. UTILITY EASEMENT
P.B. 44 PGS. 269-274

LOT 5A
"CROSSINGS INDUSTRIAL"
P.B. 44 PGS. 269-274

PROPERTY N/F
LIVING WORD CHRISTIAN SCHOOL
D.B. 3749 PG. 201
CITY OF ST. O'FALLON
ZONED: R-1

10' W. UTILITY EASEMENT
P.B. 44 PGS. 269-274

30' X 30'
CONSTRUCTION PARKING

20' BUILDING SETBACK
10' PARKING SETBACK

10' W. UTILITY EASEMENT
P.B. 44 PGS. 269-274

~WEST BASIN
INFLOW~

10' W. WATER
LINE EASEMENT
P.B. 44 PGS. 269-274

PROPOSED BUILDING
33,020 SQ. FT.
FF=492.50

MAN DOOR
(TYP)

MAN DOOR
(TYP)

LOT 5A
"CROSSINGS INDUSTRIAL"
P.B. 44 PGS. 269-274

PROPERTY N/F
LIVING WORD CHRISTIAN SCHOOL
D.B. 3749 PG. 201
CITY OF ST. O'FALLON
ZONED: R-1

LOT 5A
"CROSSINGS INDUSTRIAL"
P.B. 44 PGS. 269-274

PROPERTY N/F
LIVING WORD CHRISTIAN SCHOOL
D.B. 3181 PG. 1458
CITY OF ST. O'FALLON
ZONED: R-1

2 STORY METAL
AND CONCRETE
BLOCK BUILDING

SANITARY
MANHOLE
TOP=485.25
DROP FL=484.48
FL=476.27

LOT 6
"CROSSINGS INDUSTRIAL"
P.B. 44 PGS. 269-274

PROPERTY N/F
CORNERSTONE UNITED METHODIST CHURCH OF OFALLON
CITY OF ST. O'FALLON
ZONED: I-1



CALL BEFORE
YOU DIG!
1-800-DIG-RITE

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

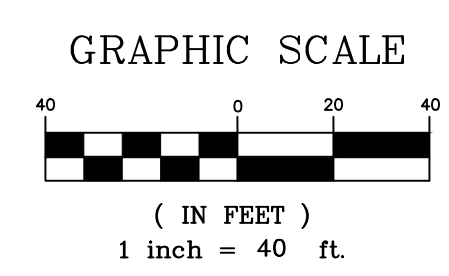


DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be
authenticated by my seal are limited to this sheet,
and I hereby disclaim any responsibility for all other
drawings, Specifications, Estimates, Reports or other
documents or instruments relating to or intended to
be used for any part or parts of the architectural or
engineering project or survey.

STATE OF MISSOURI
LARRY D. WALKER
Professional Engineer
No. PE-2007020343
22

Larry D. Walker
Civil Engineer
2007020343
Copyright 2022
Box Engineering Company, Inc.
Authority No. 000655
All Rights Reserved

REVISIONS	
10-18-22	CITY COMMENTS
11-01-22	CITY COMMENTS
11-16-22	SNOUT DETAIL



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

CONSTRUCTION PARKING AREA

P+Z No. 22-005741

Approved: 07-07-22

City No. #

Page No.

8 of 14

Box Project # 97-92037 Issue Date: 09/19/2022