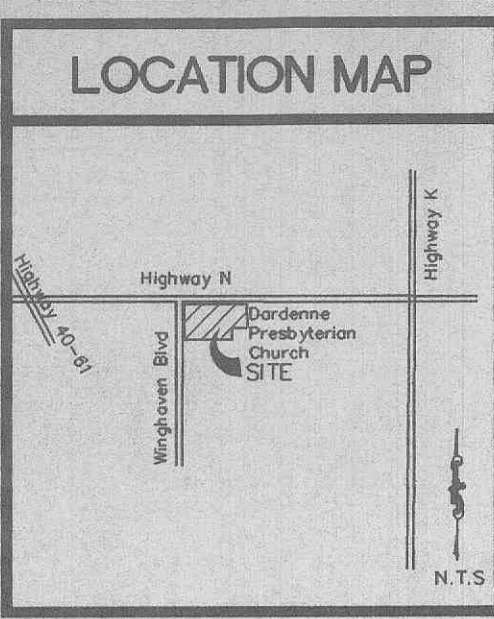


INSP
KALL



IMPROVEMENT PLANS for DARDENNE PRESBYTERIAN CHURCH

A TRACT OF LAND BEING PART OF LOTS 5 AND 6 OF
JOHN COALTERS "WALNUT GROVE TRACT" IN FRACTIONAL
SECTION 12, TOWNSHIP 46 NORTH, RANGE 2 EAST
TOWN OF DARDENNE PRARIE, ST. CHARLES COUNTY, MISSOURI

INDEX

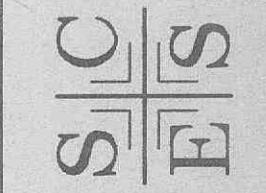
- C-1 COVER SHEET
- C-2 SANITARY/WATERMAIN NOTES
- C-3 FLAT PLAN
- C-4 FLAT PLAN
- C-5 GRADING PLAN
- C-6 GRADING PLAN
- C-7 STORM PROFILES
- C-8 DRAINAGE AREA MAP
- C-9 DRAINAGE AREA MAP
- C-10 DETAILS
- C-11 SANITARY DETAILS
- C-12 WATER DETAILS

REVISED
05/04/01
05/16/01
05/17/01

Revised as per GBA
Revised as per GBA

TITLE PAGE
DARDENNE PRESBYTERIAN CHURCH

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL:(636) 947-0607 FAX:(636) 947-3448



ORDER
20-1427-1
DATE
03/15/01
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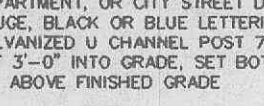
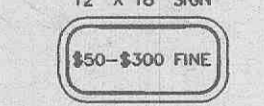
DEVELOPMENT NOTES:

1. Property Owners/Prepared for:
Dardenne Presbyterian Church
7900 Highway N
Dardenne Prairie, MO 63366
(636) 561-4347
Contact: Jim Mouser
2. Site is located in or served by:
Duckett Creek Sewer District
Public Water Supply District 2
St. Charles Gas Company
Quiver River Electric
GTE Telephone
Wentzville Fire Protection District
Wentzville School District
3. Building setback requirements:
Front - 35 feet
Side - 20 feet
Rear - 35 feet
4. Parking requirements:
620 Seats in Sanctuary
1 spot per three seats
207 Spots needed
166 existing spaces
206 new spaces = 372 total parking provided
5. Present Zoning: Single Family Residential
Proposed Use: Church parking and building addition
6. Area of Tract: 12.65 Acres
7. Sidewalk curb ramps, ramp 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 above information and the plans, the ADAAG guidelines shall take precedence and the Project Engineer shall be notified by the contractor prior to any construction. All handicapped parking spaces shall be 10' wide with a 5' wide access aisle.
8. 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 and/or construction of improvements.
9. According to the Flood Insurance Rate Map (FIRM) of St. Charles County, Missouri; Map No. 29183C0205E; effective August 6, 1996, this property is not in the 100 year Flood Plain.
10. All utility services to be installed underground
11. Stormwater detention will meet Dardenne Prairie guidelines.
12. Site lighting shall not exceed 0.5 foot candles at the property line and shall provide a minimum of 0.4 foot candles on parking spaces.
13. All HVAC and Mechanical equipment shall be screened from the public view.
14. All Curbing shall be 6" vertical concrete curb.
15. Trash area shall be enclosed by a 6' site proof wooden privacy fence.
16. Detention may be provided outside Dardenne Prairie limits, but will meet Dardenne Prairie requirements.
17. A solid panel, vinyl privacy fence shall be erected along the eastern property line from Highway N southward approximately 385 feet.
18. Landscaping Requirements:
Parking Area:
372 Spaces x 270 SF/space x 6% = 6,026 SF Interior Landscaping required.
6,500 SF provided.
Frontage:
1 tree/50 If frontage x 1,1015.45 = 20 trees required in the landscaping setback
20 trees provided.

GENERAL NOTES

1. All corrugated steel pipe shall conform to the requirements of AASHTO M-36 and shall be fully coated with bituminous material conforming to the requirements of AASHTO M-190. Corrugated steel pipe shall be helical pipe with reformed ends. Pipes shall be joined using either hugger bands with rubber o-ring gaskets or universal corrugated bands with sponge neoprene gaskets. All gasket materials shall conform to ASTM D-1056.
2. All standard curb inlets are to have front-of-inlet 2' (two feet) behind curb, within public right-of-way, unless otherwise noted.
3. Concrete Pipe Joints shall be M.S.D. Type "A" Approved Compression Joints and shall conform to the requirements of the Specification for Joints and Circular Concrete Sewer and Culvert Pipe, using flexible, watertight, rubber-type gaskets A.S.T.M. C-443. Band-Type Gaskets depending entirely on cement for adhesion and resistance to displacement during jointing shall not be used.
4. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
5. All trench backfills under paved areas shall be granular backfill, and water jetted. All other trench backfills may be earth material (free of large clods or stones) and shall be water jetted.
6. Easements shall be provided for storm sewers, sanitary sewers, and all utilities.
7. Gas, water, and other underground utilities shall not conflict with the depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
8. The contractor shall place all fire hydrants within (2') feet of the street curb.
9. The contractor shall place the "steamer" outlet of the fire hydrant toward the street.
10. Gas, water, and other underground utilities shall not conflict in depth or horizontal location of existing and proposed sanitary and storm sewers including house laterals.
11. Seeding and Mulching will be required if work is suspended for more than 30 days or if work is within 30 days of finished grading.
12. All Sanitary laterals to be installed must meet Duckett Creek Sanitary Sewer District guidelines.

Insp.
APPROVED
6/26/01
AS-NOTED
Frank Edwin



HANDICAP PARKING SIGN
STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, BLACK OR BLUE LETTERING, GALVANIZED U CHANNEL POST 7'-0" LONG, SET 3'-0" INTO GRADE, SET BOTTOM OF SIGN 4'-0" ABOVE FINISHED GRADE.

LEGEND

	SANITARY STRUCTURE	C.O.	CLEAN OUT
	STORM STRUCTURE	T.B.R.	TO BE REMOVED
	TEST HOLE	T.B.R.&R.	TO BE REMOVED & RELOCATED
	POWER POLE	T.B.P.	TO BE PROTECTED
	LIGHT STANDARD	T.B.A.	TO BE ABANDONED
	CURB INLET	B.C.	BASE OF CURB
	DOUBLE CURB INLET	T.C.	TOP OF CURB
	GRATE INLET (EXISTING)	T.W.	TOP OF WALL
	AREA INLET (EXISTING)	TYP.	TYPICAL
	DOUBLE AREA INLET	U.N.O.	UNLESS NOTED OTHERWISE
	FLARED END SECTION	U.I.P.	USE IN PLACE
	END PIPE		EXISTING CONTOUR
	ENERGY DISSIPATOR		PROPOSED CONTOUR
	MANHOLE		TREE LINE
	REINFORCED CONCRETE PIPE		SAN. SEWER (EXISTING)
	CORRUGATED METAL PIPE		SAN. SEWER (PROPOSED)
	CAST IRON PIPE		STORM DRAIN (EXISTING)
	PVC POLYVINYL CHLORIDE		STORM DRAIN (PROPOSED)
	VITRIFIED CLAY PIPE		PHONE BOX
	GUY WIRE		IRON PIPE
	SIGN		WATER LINE, SIZE
	POST		HYDRANT
	WATER METER		CONCRETE PAVEMENT
			PLACED RIP-RAP W/UNDERLAIN FABRIC

Legal Description - Tract 1 - Dardenne Presbyterian Church

A tract of land being part of Lots 5 and 6 of John D. Coalters "Walnut Grove Tract", in fractional Section 12, Township 46 North, Range 2 East of the Fifth Principal Meridian, St. Charles County, Missouri and being more particularly described as follows:

Beginning at the Northwest corner of Lot 7 of "The Cove at Dardenne Plat One", a subdivision according to the plat thereof recorded in Plat Book 33, Pages 44-46 of the St. Charles County records, said point being 35.00 feet perpendicularly distant South of Missouri State Highway N Centerline Station 81 and 87.52; thence along the West and North line of said "The Cove at Dardenne Plat One", and "The Cove at Dardenne Plat Two" as recorded in Plat Book 34, Pages 192-194 of the St. Charles County records, the following courses and distances, South 01 degrees 09 minutes 03 seconds West 385.95 feet; North 88 degrees 35 minutes 54 seconds West 220.00 feet; and South 01 degrees, 09 minutes 03 seconds West 200.93 feet to the Southeast corner of property conveyed to Dardenne Presbyterian Church by deed recorded in Book 927, Page 916 of the St. Charles County records; thence along the South line of said Presbyterian Church property and the South line of property conveyed to Dardenne Presbyterian Church by deed recorded in Book 1352, Page 1775 of the St. Charles County records, North 87 degrees 37 minutes 35 seconds West 795.21 feet to a point; thence North 01 degrees 07 minutes 32 seconds East 585.87 feet to a point being 35.00 feet perpendicularly distant South of Missouri State Highway N Centerline Station 71 and 72.07; thence along the South line of said Missouri State Highway N, South 88 degrees 40 minutes 39 seconds East 1,015.45 feet to the point of beginning and containing 12.652 acres.

Site Benchmark
Old Iron Rod at the northeast corner of subject property.
Elevation = 604.74

Reference Benchmark
RM 36 Elevation = 501.92
Top of the southwest wingwall at the east end of northbound highway 40/61 bridge over the Dardenne Creek.

DEVELOPER

DARDENNE PRESBYTERIAN CHURCH

7900 Highway N
Dardenne Prairie, MO 63366
(636) 561-4347

ENGINEERS AUTHENTICATION

The responsibility for the professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticated.