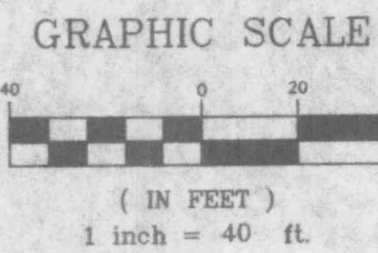


FIRST BAPTIST CHURCH OF O'FALLON

A SITE PLAN OF THE
A TRACT OF LAND BEING PART OF
FRACTIONAL SECTION 29 AND U.S. SURVEY 55
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

KEYED NOTES

- EXIST. ASPHALT PAVEMENT TO REMAIN
- EXIST. CONCRETE WALK TO REMAIN
- EXIST. PAINTED STRIPES
- EXIST. LANDSCAPE ISLAND TO BE REMOVED AND PAVED
- EXIST. DUMPSTER PAD & ENCLOSURE TO REMAIN
- SAWCUT & REMOVE EXISTING ASPHALT PAVEMENT & CURB
- EXIST. RETAINING WALL TO REMAIN
- NEW CONCRETE SIDEWALK
- NEW ASPHALTIC CONCRETE PAVEMENT
- NEW PARKING STRIPES
- NEW PAINTED HANDICAP RAMP
- PLAYGROUND AREA
- EXISTING CANOPY TO REMAIN
- EXISTING TREES TO REMAIN
- NEW HANDICAP PARKING SIGN
- NEW 10' W. RIGHT OF WAY DEDICATION STRIP
- STRIPED ISLAND
- RESTRIPE EXISTING PARKING.
- EXIST. GAS METER
- ASSUMED LOCATION EXIST. GAS LINE
- EXIST. WATER LINE
- EXIST. WATER METER
- EXIST. CURB INLET, 514.42, E 508.71
- EXIST. STORM MANHOLE, TOP 515.05, E 509.17
- EXIST. STORM MANHOLE, TOP 514.93, E 508.13
- EX. SANITARY MANHOLE, TOP 521.78, E 503.96
- SITE BENCHMARK: EXIST. DOUBLE CURB INLET, TOP 523.67, E 517.30
- EXIST. GRATE INLET
- EXIST. CURB INLET
- EXIST. AREA INLET
- EXIST. IMPROVEMENTS TO BE REMOVED IN AREA OF NEW BUILDING AND PAVEMENT.
- BORE AND SLEEVE A NEW 8" WATER MAIN UNDER ROADWAY. CONNECT TO O'FALLON 12" WATER MAIN PER WATER CO. REQUIREMENTS. VERIFY BORING REQUIREMENTS WITH MO. HIGHWAY DEPARTMENT.
- NEW CLEANOUT
- TEE FOR 4" FIRE SERVICE & FLOW DETECTOR VALVE & BOX, ETC. PER FIRE DEPT. REQUIREMENTS.
- TEE FOR 3" DOMESTIC WATER SERVICE AND METER BOX. VALVE BOX PER WATER CO. REQUIREMENTS.
- NEW SEDIMENT BARRIER



PROPERTY N/F
MARK RATTERMAN
1156/858
ZONED C-2

PROPERTY N/F
RICHARD L. & DELORES CEGLINSKI
413/77
ZONED R1E

PROPERTY N/F
CHURCH OF CHRIST
650/618
ZONED C-2

PROPERTY N/F
TVH PARTNERSHIP
740/1047
ZONED C-2

PROPERTY N/F
MUSA COMPANY LP.
1649/1685
ZONED C-2

DEVELOPMENT NOTES

- AREA OF TRACT, 11.40 ACRES
- PRESENT ZONING: C-2 GENERAL BUSINESS
- PROPOSED USE: 1 STORY BUILDING ADDITION STORAGE WAREHOUSE
- SITE IS LOCATED IN/SERVED BY:
CITY OF O'FALLON SEWER
CITY OF O'FALLON WATER
GTE TELEPHONE
UNION ELECTRIC COMPANY
ST. CHARLES GAS COMPANY
O'FALLON FIRE PROTECTION DISTRICT
- MINIMUM BUILDING SETBACKS:
FRONT YARD - 25 FEET
SIDE YARD - 0 FEET
REAR YARD - 10 FEET
- PARKING REQUIRED: 1 SPACE PER 3 SEATS
653/3 = 218 SPACES REQUIRED
- PARKING PROVIDED: EXISTING SPACES 378 SPACES
NET INCREASE 35 SPACES
TOTAL 413 SPACES INCLUDES 6 HANDICAP SPACES
- ALL LANDSCAPING SHALL CONFORM TO THE CITY OF O'FALLON TREE PRESERVATION ORDINANCE.
- PROPERTY OWNER:
FIRST BAPTIST CHURCH OF O'FALLON
302 HIGHWAY 175
O'FALLON, MO. 63366

LANDSCAPE LEGEND

- MUGHO PINE 2 EA.
- DENSE YEW 8 EA.
- REDBUD 1 EA.
- RED SUNSET MAPLE 5 EA.

GENERAL NOTES

- 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.
- All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D-1557). All filled places within public roadways shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.D.-698).
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test," (A.S.T.M.-D.-1557). All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- All construction and materials used shall conform to current City of O'Fallon Standards.
- All P.V.C. sanitary sewer is to be SDR-35 or equal with clean 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to the springline of the pipe. Immediate backfill over pipe shall consist of same size "clean" or minus stone from springline of pipe to 6" above the top of pipe.
- All PVC water pipe 6" and larger in size shall be Class C-900 per City of O'Fallon Specifications. All other mains shall have a minimum pressure rating of PR-200 or SDR-21.
- All water hydrants and valves shall be ductile iron and installed in accordance with plans and details. All ductile iron pipe for water mains shall conform to A.W.W.A. Specifications C-106 and/or C-108. The ductile iron fittings shall conform to A.W.W.A. Specification CC-110. All rubber gasket joints for water ductile iron pressure pipe and fittings shall conform to A.W.W.A. Specification C-111.
- Brick will not be used in the construction of sanitary sewer manholes.
- All pipes shall have positive drainage through manholes. No flat base structures are allowed.
- SITE BENCHMARK: (U.S.G.S.) ELEVATION=523.67 THIS ELEVATION IS FOR SITE PLAN PURPOSES ONLY AS IT IS 450' BELOW U.S.G.S. DATUM. TOP OF DOUBLE CURB INLET 65 AS SHOWN A SITE PLAN BY ZAVRADINOS ENGINEERING & SURVEYING.
- All new utilities to be underground.
- All dimensions are to back of curb, unless otherwise noted.
- Any additional electric service will be handled through existing service.
- A protective barrier shall be placed to protect existing trees to remain.
- Additional lighting to be placed on building. See architectural plans for location and details for all lighting.

PLACKEMEIER (40'W) DRIVE

N 01'07'00" W 131.23'

S 82'20'00" E 198.15'

N 09'06'46" E 257.71'

N 82'20'00" W 564.35'

N 07'31'22" E 101.36'

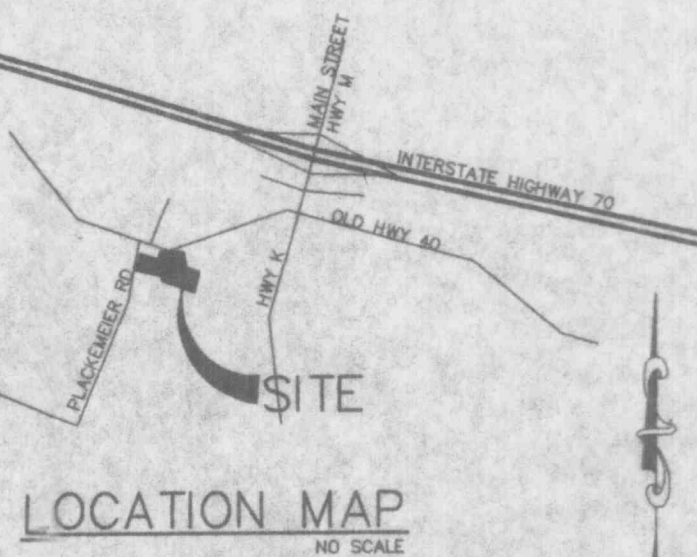
N 83'05'41" W 577.53'

N 83'59'42" E 254.28'

S 03'40'32" W 229.46'

LEGEND

- EXIST. LIGHT STANDARD
- EXIST. UTILITY POLE & TELEPHONE BOX
- EXIST. ELECTRIC TRANSFORMER
- NEW LIGHT STANDARD
- KEYED NOTE INDICATOR
- OVERHEAD WIRES
- NEW ASPHALT PAVEMENT
- NEW FIRE HYDRANT
- NEW WATER LINE



DISCLAIMER OF RESPONSIBILITY
I hereby certify that the documents intended to be authorized 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.



REVISIONS	
6-11-96	ADD NEW SEWER
6-18-96	REVISE SEWER
6-28-96	REVISE SEWER

BATE
ENGINEERING
PLANNING
SURVEYING
1052 South Cloverleaf Drive
St. Peters, MO. 63376-6445
314-928-5552
FAX 928-1718

10-16-95	DATE
93-4007A	PROJECT NUMBER
1 of 3	SHEET OF
4007CON.DWG	FILE NAME
PJS	DRAWN
	CHECKED

APPROVED
7/12/96
Colleen Kramme

PREPARED FOR:
FIRST BAPTIST CHURCH OF O'FALLON
302 HIGHWAY 175
O'FALLON MO. 63366