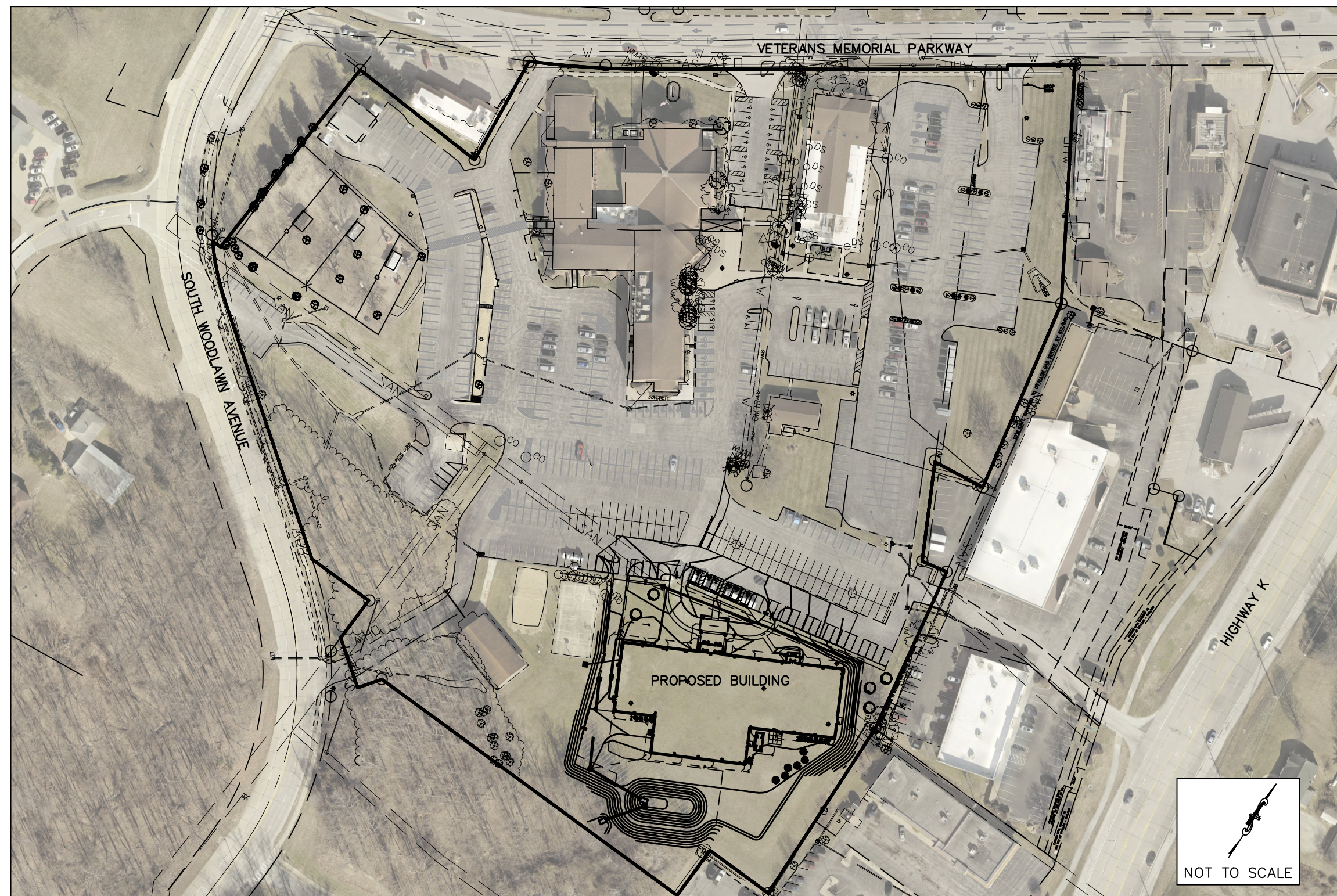


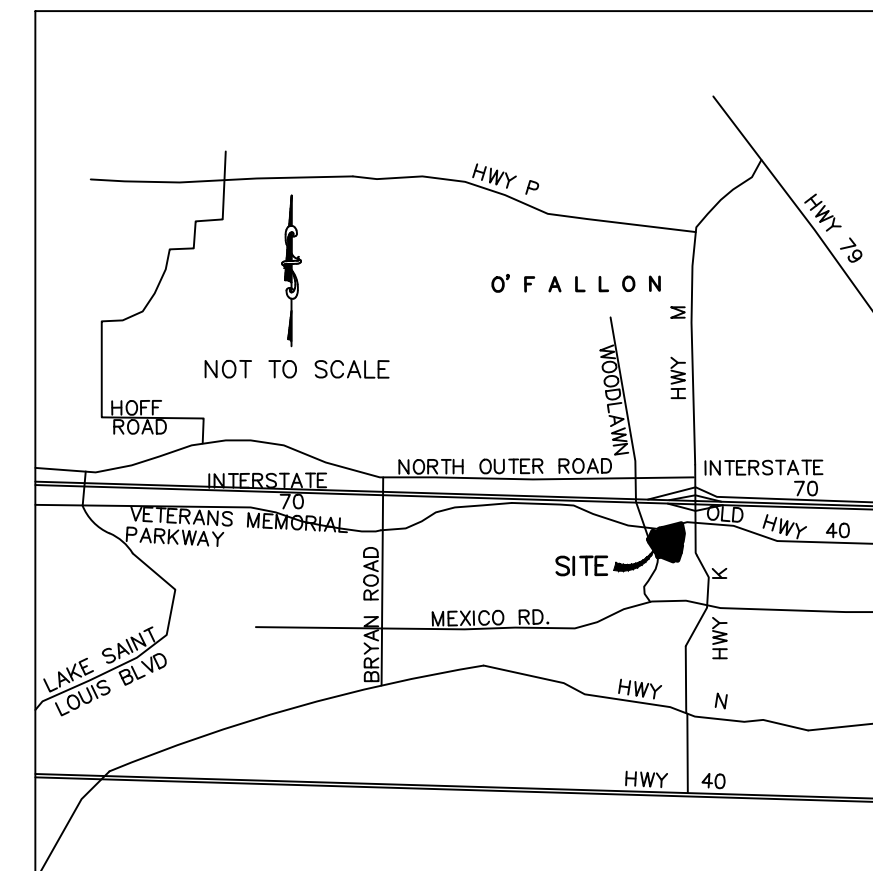
A SET OF CONSTRUCTION PLANS FOR FIRST BAPTIST CHURCH OF O'FALLON - MULTIPURPOSE BUILDING

A TRACT OF LAND BEING PART OF U.S. SURVEY 55
TOWNSHIP 47 NORTH, RANGE 3 EAST
OF THE FIFTH PRINCIPAL MERIDIAN

CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Conditions of Approval From Planning and Zoning

1. Provide a photometric lighting plan.
2. Provide a landscaping plan.
3. Verify the height of the proposed buildings.
4. Shorten the drop off lane island to allow for turning movements from adjacent parking spaces.
5. Vacate the existing water line easements over the line that will be private.
6. Staff needs to evaluate the lateral location at 1001 Hwy K to determine if additional manholes should be shifted.
7. Verify depth of new and existing sanitary lines for foundation zone of influence.
8. Provide a new easement over the sanitary sewer relocation.

Development Notes:

1. THIS PROPERTY IS REFERENCED AS THE FOLLOWING PARCEL I.D. NUMBERS OF THE ST. CHARLES COUNTY ASSESSOR'S OFFICE:
PARCEL ID: 2-0141-0055-00-0023.2111000
PARCEL ID: 2-0141-4274-00-0003.0000000
PARCEL ID: 2-0141-6812-00-0002.1000000
PARCEL ID: 2-0570-2028-00-0035.0000000
2. EXISTING ZONING: C-2 GENERAL BUSINESS DISTRICT, CITY OF O'FALLON
3. SITE ADDRESS: 8750 VETERANS MEMORIAL PARKWAY O'FALLON, MO 63366
4. PROPOSED USE: CHURCH
5. OWNER: FIRST BAPTIST CHURCH OF O'FALLON 8750 VETERANS MEMORIAL PARKWAY O'FALLON, MO 63366
6. BUILDING SETBACKS:
FRONT YARD = 25 FEET
SIDE YARD = 0 FEET
REAR YARD = 0 FEET OR 10 FEET ABUTTING RESIDENTIAL DISTRICT
MAXIMUM HEIGHT = 50 FEET
7. PARKING REQUIREMENTS:
CHURCH = 1 SPACE PER 3 SEATS OR 6 FEET OF BENCH LENGTH
OFFICE = 1 SPACE PER 300 SQ. FT. FLOOR AREA
ELEMENTARY SCHOOL = 2 SPACES PER CLASSROOM + 1 SPACE PER 2 FACULTY/STAFF OR 1 SPACE PER 5 SEATS
DAYCARE = 1 SPACE PER 6 PUPILS + 1 SPACE PER EMPLOYEE (BASED UPON THE MAXIMUM NUMBER OF PUPILS FOR WHICH THE FACILITY IS LICENSED BY THE STATE OF MISSOURI)
AUDITORIUM = 1 SPACE PER 3 SEATS OR 6 FEET OF BENCH LENGTH
8. EX. MAIN BUILDING (WEST): TOTAL PARKING REQUIRED = 69 SPACES
EX. CHURCH = 650/3 SEATS X 1 SPACE = 217 SPACES (SUNDAY PARKING REQUIREMENT ONLY)
EX. ELEMENTARY SCHOOL = (7 CLASSROOMS X 2 SPACES) + (12/2 FACULTY/STAFF X 1 SPACE) = 20 SPACES, OR
EX. DAYCARE = (125/6 PUPILS X 1 SPACE) + (20 EMPLOYEES X 1 SPACE) = 41 SPACES
9. EX. BUILDING (EAST): TOTAL PARKING REQUIRED = 65 SPACES
EX. OFFICE = 4,500/300 SQ. FT. X 1 SPACE = 15 SPACES
EX. AUDITORIUM = 150/3 SEATS X 1 SPACE = 50 SPACES
10. EX. MISSIONARY GUEST HOUSE (SOUTH): TOTAL PARKING REQUIRED = 2 SPACES
EX. SINGLE FAMILY DWELLING = 1 DWELLING UNIT X 2 SPACES = 2 SPACES
11. PROPOSED BUILDING: TOTAL PARKING REQUIRED = 182 SPACES
ELEMENTARY SCHOOL = (7 CLASSROOMS X 2 SPACES) + (12/2 FACULTY/STAFF X 1 SPACE) = 20 SPACES, OR
OFFICE = 7,852/300 SQ. FT. X 1 SPACE = 26 SPACES
AUDITORIUM = 380/3 SEATS X 1 SPACE = 127 SPACES
12. SUNDAY REQUIRED PARKING SPACES = 217 SPACES
SUNDAY PROVIDED PARKING SPACES = 579 SPACES
13. MONDAY-SATURDAY REQUIRED PARKING SPACES = 318 SPACES
MONDAY-SATURDAY PROVIDED PARKING SPACES = 598 EX. SPACES - 19 SPACES (NET LOSS) = 579 SPACES
14. SITE COVERAGE:
SITE = 676,487 SQ. FT. (15.53 ACRES)
EXISTING BUILDING = 54,444 SQ. FT. = 8%
PROPOSED BUILDING = 26,801 SQ. FT. = 4%
PAVEMENT = 325,784 SQ. FT. = 48%
GREENSPACE = 269,458 SQ. FT. = 40%
15. 9. BASIS OF BEARING ADOPTED FROM A SURVEY BY LANDMARK SURVEYING AND ENGINEERING DATED 08-19-94.
16. 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 29183C0237G, WITH AN EFFECTIVE DATE OF JANUARY 20, 2016.
17. COMMUNITY: CITY OF O'FALLON
NUMBER: 290316
PAGE: 0237
SUFFIX: G
18. BY EXPRESS REFERENCE TO THIS MAP AND ITS LEGEND, THIS TRACT OF LAND IS INDICATED TO BE WITHIN THE FOLLOWING ZONES:
ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ZONE AE - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE (BASE FLOOD ELEVATIONS DETERMINED.)
FLOODWAY AREAS IN ZONE AE.
19. THE EVALUATION PROVIDED IN THIS NOTE IS RESTRICTED TO SIMPLY INDICATING THE APPARENT HORIZONTAL LOCATION OF THE PROPERTY WITH RESPECT TO THE FEATURES DISPLAYED ON THE MAP. NO FIELD STUDY OF THE DRAINAGE CHARACTERISTICS TO WHICH THIS PROPERTY MAY BE SUBJECT TO HAS BEEN CONDUCTED AND NO REPRESENTATION CONCERNING THE INSURABILITY OF THIS PROPERTY OR THE POTENTIAL SUSCEPTIBILITY OF THIS PROPERTY TO FLOODING HAS BEEN MADE. BAX ENGINEERING MAKES NO REPRESENTATION CONCERNING THE ACCURACY OF THE ABOVE REFERENCED FIRM MAP WHICH INCLUDES A NOTE THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM". IT DOES NOT NECESSARILY IDENTIFY ALL AREA SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL DRAINAGE SOURCES OF SMALL SIZE.
20. THIS FLOOD ZONE DETERMINATION AND THE FLOOD ZONE LIMITS SHOWN HEREON, IF ANY, WERE MADE USING FEMA INFORMATION WHICH WAS AVAILABLE ON THE DATE.
21. ALL NEW LIGHTING SHALL BE DOWNCAST LIGHTS CONSISTENT WITH CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
22. ALL MECHANICAL EQUIPMENT SHALL BE ROOFTOP MOUNTED AND WILL BE SCREENED PER CITY OF O'FALLON ZONING CODE, SECTION 400.278.
23. 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.
24. ALL NEW UTILITIES ARE TO BE LOCATED UNDERGROUND.
25. ALL SITE CONSTRUCTION SHALL COMPLY WITH CITY OF O'FALLON STANDARDS. ALL CONSTRUCTION WITHIN STATE RIGHT OF WAY SHALL COMPLY WITH MODOT STANDARDS.
26. ALL SIGNAGE FOR THIS FACILITY SHALL REQUIRE SEPARATE PERMIT APPROVAL.
27. INCREASED DIFFERENTIAL CALCULATIONS: 0.88 AC. ADDITIONAL IMPERVIOUS AREA
0.88 AC. X (3.54-1.70) = 1.62 CFS INCREASED RUNOFF
28. LANDSCAPE CALCULATIONS:
NO PUBLIC STREET FRONTAGE TREES ARE REQUIRED.
5 TREES TO BE PLACED IN FRONT PARKING AREAS WHERE SHOWN.
ADDITIONAL A/C UNIT SCREENING IS SHOWN ON THE PLAN SET WHERE INDICATED..

Utility Contacts

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Gas
Spire Gas Company
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Electric
Ameren UE
200 Callahan road
Wentzville, MO 63385
636-639-8312

Telephone
Centurylink
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO 63017
888-438-2427

Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO 63366
636-272-3493

Developer

FIRST BAPTIST CHURCH OF O'FALLON
8750 VETERANS MEMORIAL PARKWAY
O'FALLON, MO 63366

Drawing Index

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- 7 PRE DEVELOPED DRAINAGE AREA MAP
- 8 POST DEVELOPED DRAINAGE AREA MAP
- 9 STORM WATER POLLUTION PREVENTION PLAN
- 10 SEDIMENT AND EROSION CONTROL DETAILS
- 11-15 PROFILES/DETAILS
- 16 WATER QUALITY DETAILS

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.

Benchmarks Project

REFERENCE BENCHMARK: RM 59 - ELEVATION 526.36 (UGSS)
CHISELED SQUARE ON THE EAST END OF ASPHALT STREET, AT THE SOUTHEAST CORNER OF PLACKMEIER DRIVE AND ERNST PLACE.

Site

SITE BENCHMARK: ELEVATION - 577.41 (UGSS) OLD IRON ROD AT THE SOUTHEAST CORNER OF SUBJECT PROPERTY.

Legend

600.00	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
— STM —	DRAINAGE SWALE	[Symbol]	
— SAN —	EXISTING STORM SEWER	[Symbol]	
— W —	EXISTING SANITARY SEWER	[Symbol]	
— FO —	EXISTING WATER LINE	[Symbol]	
— GAS —	EXISTING FIBER OPTIC LINE	[Symbol]	
— UGE —	EXISTING GAS LINE	[Symbol]	
— OHW —	EXISTING UNDERGROUND ELECTRIC	[Symbol]	
— CTY —	EXISTING OVERHEAD ELECTRIC	[Symbol]	
— T —	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]	

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Karl Ebert DATE 12/27/2022
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



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

**VEGETATION ESTABLISHMENT
For Urban Development Sites
APPENDIX A**

SEEDING RATES:

PERMANENT:
Tall Fescue - 150 lbs./ac.
Smooth Bromes - 100 lbs./ac.
Combined - Fescue @ 50 lbs./ac. AND
Bromes @ 50 lbs./ac.

TEMPORARY:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)

SEEDING PERIODS:
Fescue or Bromes - March 1 to June 1
August 1 to October 1
Wheat or Rye - March 15 to November 1
Oats - March 15 to September 15

MULCH RATES:
100 lbs. per 1000 sq. ft. (4,356 lbs. per ac.)

FERTILIZER RATES:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

* 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 2.26 acres.

The area of land disturbance is 2.26 acres.

Number of proposed lots is 1

Building setback information. Front 25'

Side 0'

Rear 0' (10' if abutting residential)

* The estimated sanitary flow in gallons per day is 2,730 GPD

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on the site prior to the final occupancy inspection.

PROJECT TITLE:
CONSTRUCTION PLANS FOR:
First Baptist Church of O'Fallon
8750 Veterans Memorial Pkwy
O'Fallon, MO 63366

Bax Project # 63-4007D Issue Date: XX/XX/2022

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5592
FAX 928-1718



DISCLAIMER OF RESPONSIBILITY
I hereby certify 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.



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REVISIONS

NO.	DATE	CITY COMMENTS
11-7-22		CITY COMMENTS
11-29-22		CITY COMMENTS
12-9-22		BLDG. UTILITIES
12-15-22		BID SET

Developer / Owner:
First Baptist Church of O'Fallon
8750 Veterans Memorial Pkwy
O'Fallon, MO 63366
Phone #

COVER SHEET

P+Z No. 22-005714
Approved: 07-07-22
City No. 22-010520

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