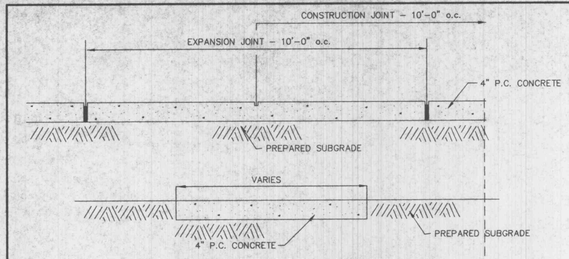
A SET OF CONSTRUCTION PLANS FOR

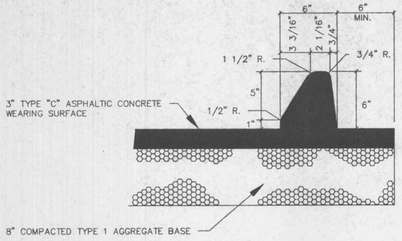
HOLY CROSS LUTHERAN CHURCH

A TRACT OF LAND IN U.S. SURVEY 55, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

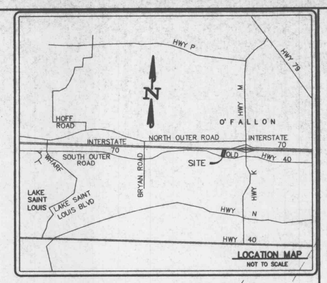


CONCRETE SIDEWALK DETAIL
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



ASPHALT CURB & PAVEMENT DETAIL
NOT TO SCALE



PROPERTY N/F
THOMAS & DALLAS SERMON
1097/1976
ST. CHARLES COUNTY
ZONED R-1E

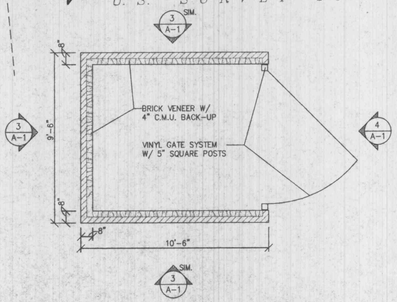
PROPERTY N/F
CURTIS DILDAY
1644/16
CITY OF O'FALLON
ZONED C-2

PROPERTY N/F
THOMAS & CAROL OSCHSIVER
406/42
ST. CHARLES COUNTY
ZONED R-1E

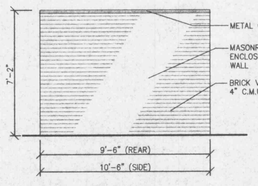
FOUND IRON PIPE

120' | 230' | 435.20' | S07°33'00"W | 785.20' | 11.99' | 29.79'

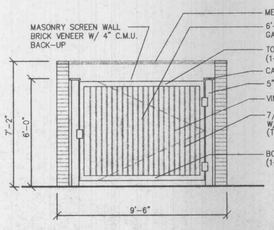
PROPOSED 6' W. LANDSCAPED ISLAND
PROPOSED 6" ASPHALT CURB
PROPOSED ASPHALT PVMT.
SAWCUT SMOOTH EDGE
RESTRIPE PAVEMENT
PROPOSED 6' W. LANDSCAPED ISLAND
PROPOSED 6" ASPHALT CURB
EXISTING LIGHTPOLE
PROPOSED ADDITION 2,157 S.F. F.F. TO MATCH EXISTING
CANOPY
SITE BENCHMARK
F.F.=605.97
F.F.=605.96
8' CONC. WALK
5' CONC. WALK
MATCH EXISTING CURB
EXISTING ASPHALT
RESTRIPE PAVEMENT TO EXPAND H.C. SPACES TO 12' WIDE PER CITY OF O'FALLON
PROPOSED 9' SPACES
EXISTING 9' SPACES
16 EXISTING SPACES
17 PROPOSED SPACES
17 EXISTING SPACES
19 PROPOSED SPACES
25 EXISTING SPACES
TRASH ENCLOSURE (6' SIGHT PROOF)
EXISTING TRASH CONTAINER
EXISTING WALK CONCRETE
PLANTER AREA
SAWCUT SMOOTH EDGE
PROPOSED 6" ASPHALT CURB
EXISTING ASPHALT
EXISTING WALL
MATCH EXISTING CURB
REMOVE & REPLACE EXISTING WALK
NEW 6" P.V.C. LATERAL @ 2% MIN.
REMOVE & REPLACE EXISTING WALK AS REQUIRED
SANITARY CONNECTION (CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION)
EX. 6" SAN. LATERAL
EXISTING 2-STORY BRICK BUILDING 4,897.40 S.F.
EXISTING BUILDING 1-STORY 4,316 S.F.
NEW DOUBLE 400 WATT METALHALIGHT (BY OTHERS)
14 EXISTING SPACES
9 EXISTING SPACES
9 EXISTING SPACES
9 EXISTING SPACES
EXISTING ASPHALT
EXISTING LIGHTPOLE
EXISTING BRICK WALL
25' BUILDING SETBACK
PROPOSED 10' W. UTILITY EASEMENT
PROPOSED 10' R.O.W. DEDICATION
EDGE OF ASPHALT
CENTERLINE
FOUND IRON PIPE
1.8' NORTH
1.6' WEST
11.98'
34.61'
PROPOSED ROAD DEDICATION
N50°11'06"W
180.70'
N48°59'00"W
292.89'(S)
293.42'(R)
x 591.65
x 587.15
x 588.45
VETERANS MEMORIAL PARKWAY (40' W.)
INTERSTATE 70
S88°05'00"E
245.25'
PROPERTY N/F
HOLY CROSS LUTHERAN CHURCH
652/859
PROPOSED 10' W. UTILITY EASEMENT
FRACTIONAL SECTION 29
U.S. SURVEY 55
S07°37'00"W
599.66'(S)
599.44'(R)
PROPERTY N/F
NEAL E. SMITH & MARCELLA J. SMITH
1603/1691
CITY OF O'FALLON
ZONED C-2
PROPOSED 10' W. UTILITY EASEMENT
69.88'
46.89'
37.5'
83'
52'
17'
21.67'
F.F.=605.88
39.45'
18.76'
124.98'
602



2 / A-1 ELEV. AT TRASH ENCLOSURE GATE
N.T.S.



3 / A-1 REAR & SIDE VIEW OF TRASH ENCLOSURE
N.T.S.



4 / A-1 ELEV. AT TRASH ENCLOSURE GATE
N.T.S.

DIFFERENTIAL RUNOFF CALCULATIONS

EXISTING, 0.06 Ac. @ 2.64 P.I. = 0.16 C.F.S.
PROPOSED 0.06 Ac. @ 3.85 P.I. = 0.23 C.F.S.

TOTAL INCREASE = 0.07 C.F.S.

DUE TO THE SMALL AMOUNT OF DIFFERENTIAL RUNOFF INCREASE, DETENTION WILL NOT BE NEEDED.

LANDSCAPE LEGEND

INDICATES PROPOSED EVERGREEN SHRUB & RELOCATED EXISTING SHRUBS (mugho pines, yews, junipers, hollies, boxwoods)

INDICATES EXISTING EVERGREEN SHRUB

INDICATES EXISTING TREES RELOCATED

INDICATES EXISTING TREES

LANDSCAPING AS DEPICTED IS SUBJECT TO FINAL DESIGN BY A QUALIFIED LANDSCAPE DESIGNER

DEVELOPMENT NOTES

1. Area of Tract: 3.885 Acres
2. Existing Zoning: Church Addition
3. Proposed Use: Gathering Area
4. Area of Addition: 2,157 sq.ft.
5. The required height and building setbacks are as follows:
   - Minimum Front Yard: 25 feet
   - Minimum Side Yard: 0 feet
   - Minimum Rear Yard: 0 feet
   - Maximum Height of Building: 50 feet
6. Site is served by:
   - Duckett Creek Sanitary Sewer District
   - AmerenUE Company
   - Laclede Gas Company
   - Missouri American Water Company
   - Southwestern Bell Telephone Company
7. According to the Flood Insurance Rate Map of the City of O'fallon, (Community Panel number 29183C 0237 E dated August 2, 1996) this property lies within zone X. Zone X is defined as an area of minimal flood hazard.
8. The building addtion proposed will be used for storage, bridal conference cry room, coats and bathrooms. No additional parking has been proposed for the new building addition.
9. Plants in area of construction shall be removed and relocated on site.
10. Basis of bearings for this survey adopted from the deed recorded in Book 1603, Page 1691 in the ST. Charles County Records Office.
11. This property is currently vested in the name of THE HOLY CROSS LUTHERAN CHURCH by a deed Recorded in Book 652 Page 859 of the ST. Charles County Records.
12. This property is currently listed under Parcel Locator Number 2-057D-5029-00-24 in the ST. Charles County Assessors Office.
13. Parking Required: Total seats = 300
    1 space per 3 seats
    300/3 = 100 spaces
    Total Parking Required: 100 spaces
    Total Parking Provided: 109 spaces (including 4 handicap space)
14. Site Coverage Calculations:
    Building = 11,370 sq.ft.
    Pavement = 59,180 sq.ft.
    Green Space = 98,762 sq.ft.
15. Water service for building addition to be piped from existing building.
16. (T.B.R.) = To Be Removed
    (T.B.REL.) = To Be Relocated
17. The existing trash dumpster shall be screened by a 6 ft. high solid wall with a sight proof gate consistent with the architectual theme of the primary structure. (see detail)

BENCHMARK

SITE BENCHMARK: ELEVATION 605.39, " " SQUARE CUT AT THE NORTHEAST CORNER OF CONCRETE PAD AT ENTRANCE TO CHURCH.

PREPARED FOR:
HOLY CROSS LUTHERAN CHURCH
503 HIGHWAY 175
O'FALLON, MISSOURI 63366
636-272-4505

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.

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REVISIONS

3-22-00	CITY COMMENTS
4-14-00	CITY COMMENTS
5-18-00	CITY COMMENTS

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

3-3-00 *DATE*
00-10933 *PROJECT NUMBER*
2 OF 2 *SHEET OF*
10933CON.DWG *FILE NAME*
GJD *DRAWN* RLF *CHECKED*

F:\dwg\at\c5006\ps\10933con.dwg Thu May 18 08:30:21 2000 station 34 RLJ