

GENERAL NOTES

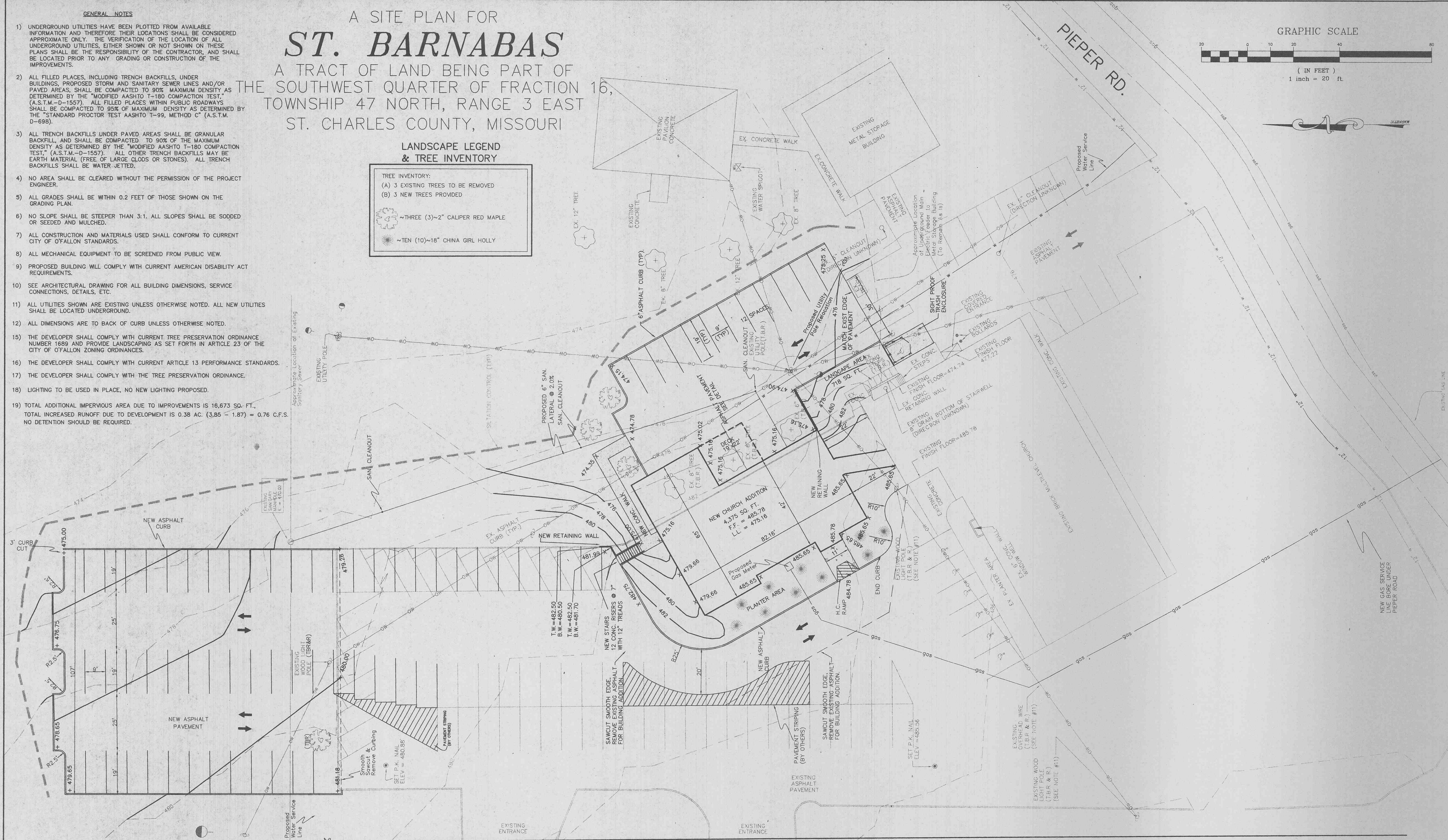
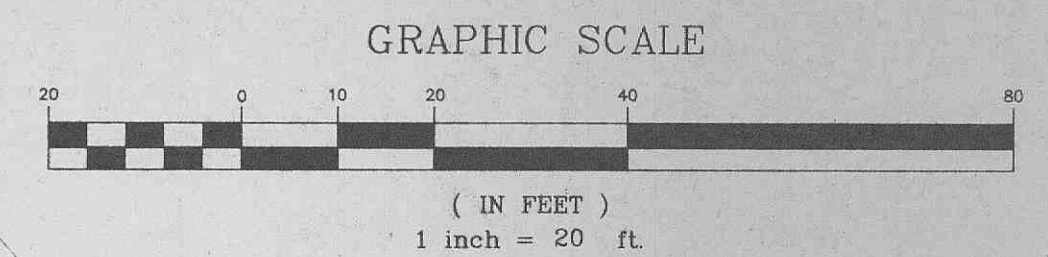
- UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE 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.
- NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
- ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS.
- ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1659 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF O'FALLON ZONING ORDINANCES.
- THE DEVELOPER SHALL COMPLY WITH CURRENT ARTICLE 13 PERFORMANCE STANDARDS.
- THE DEVELOPER SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
- LIGHTING TO BE USED IN PLACE, NO NEW LIGHTING PROPOSED.
- TOTAL ADDITIONAL IMPERVIOUS AREA DUE TO IMPROVEMENTS IS 16,673 SQ. FT., TOTAL INCREASED RUNOFF DUE TO DEVELOPMENT IS 0.38 AC. (3.85 - 1.87) = 0.76 C.F.S. NO DETENTION SHOULD BE REQUIRED.

A SITE PLAN FOR
ST. BARNABAS
 A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF FRACTION 16, TOWNSHIP 47 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MISSOURI

LANDSCAPE LEGEND & TREE INVENTORY

TREE INVENTORY:
 (A) 3 EXISTING TREES TO BE REMOVED
 (B) 3 NEW TREES PROVIDED

~THREE (3)~2" CALIPER RED MAPLE
 ~TEN (10)~18" CHINA GIRL HOLLY

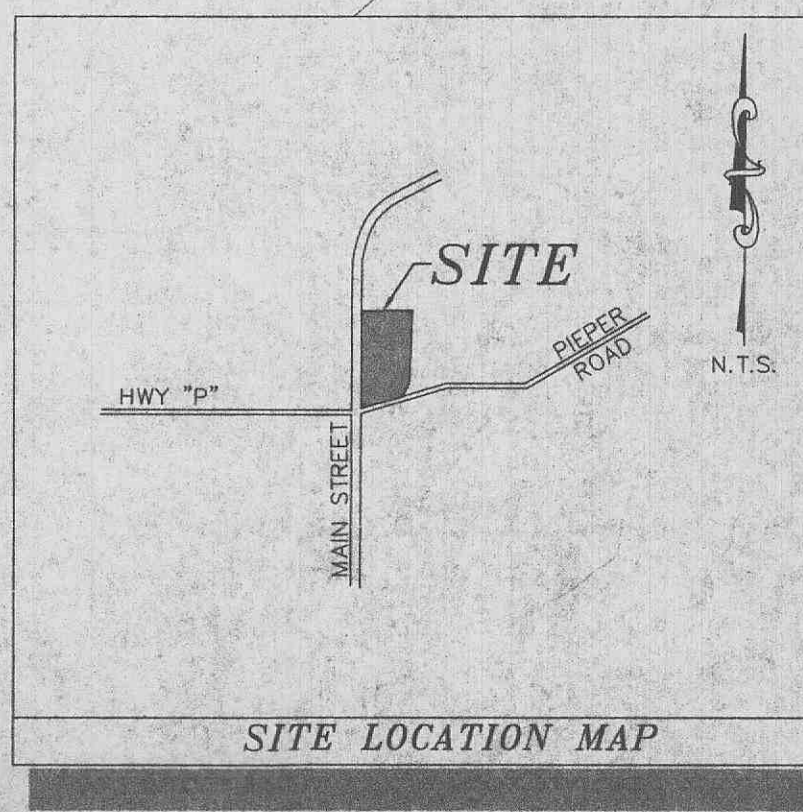


DEVELOPMENT NOTES

- Area of Tract: 8.78 Acres
- Existing Zoning: R-1 SINGLE FAMILY RESIDENTIAL ADDITION TO CHURCH
- Proposed Use: 4,375 SQ. FT.
- Area of Building: 4,375 SQ. FT.
- The required height and building setbacks are as follows:
 Minimum Front Yard: 25 feet
 Minimum Side Yard: 6 feet
 Minimum Rear Yard: 25 feet
- OWNER OF PROPERTY: Justin F. Rigali, Archbishop of St. Louis, 4445 Lindell Blvd, St. Louis, Mo. 63108
- Site is served by:
 Union Electric Company
 St. Charles Gas Company
 City of O'Fallon water and sewer
 GTE Telephone Company
 Fort Zumwalt School District
 O'Fallon Fire Protection District
- No Flood Plain exists on this tract per F.I.R.M. #29183 C 0230 E, dated Aug. 2, 1996.
- Topographic information is per Topographic Survey By Bax Engineering.
- PARKING CALCULATIONS:
 One (1) space per three seats
 360 seat capacity = 120 spaces required
 5 handicap spaces required
 Existing parking = 144 regular spaces and 12 handicap spaces
 72 existing spaces to be removed for addition
 56 new spaces to be added
 131 regular parking spaces provided
 9 handicap spaces provided
 140 parking spaces total provided

GRADING QUANTITIES:
 1,782 C.Y. CUT
 293 C.Y. FILL
 (INCLUDES 15% SHRINKAGE)

1,489 C.Y. EXCESS
 THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR



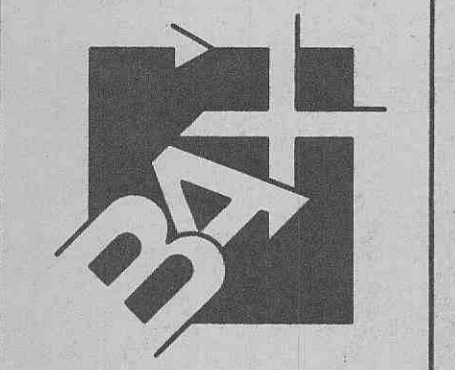
LEPIQUE & ORNE ARCHITECTS
 423 JACKSON STREET
 ST. CHARLES, MO 63301
 (314) 947-0099

PREPARED FOR:

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 I hereby certify that this document is intended to be authorized by my seal 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	
4/1/98	REVISIONS



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1-9-98
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 97-9657
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 9657CON.DWG
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