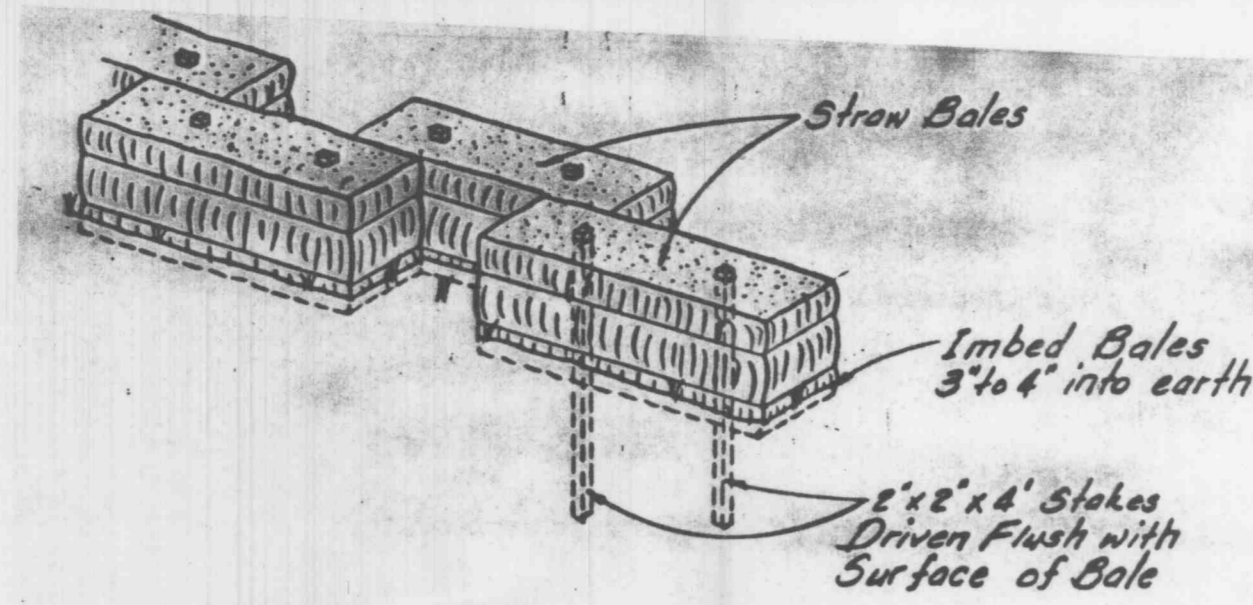
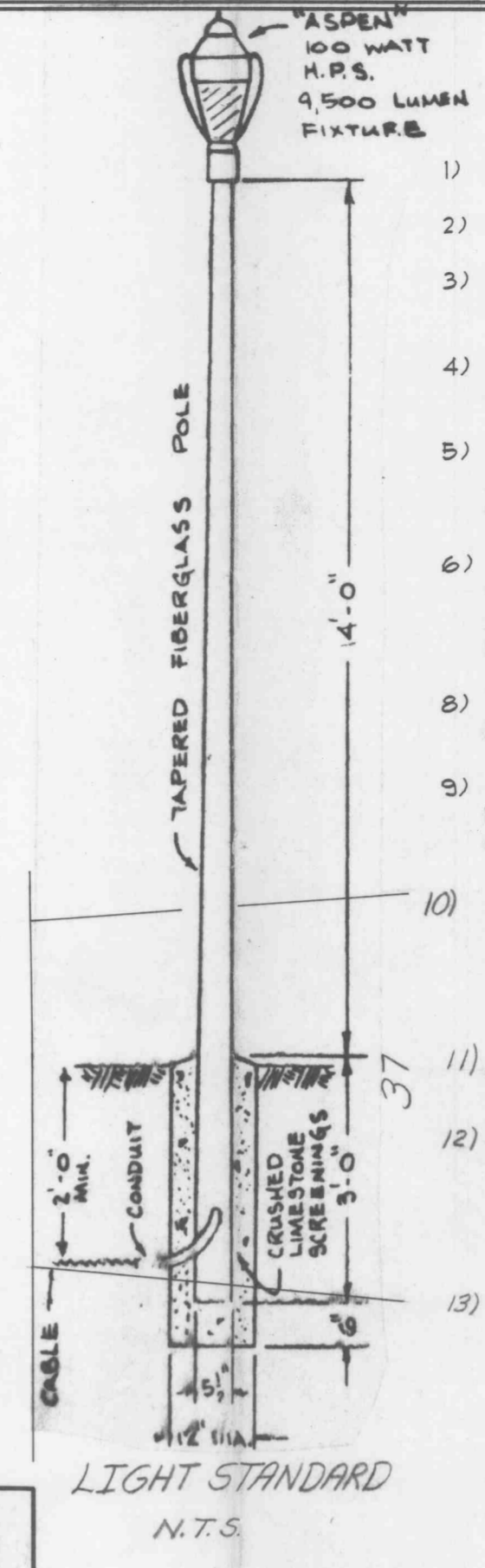


The underground utilities shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



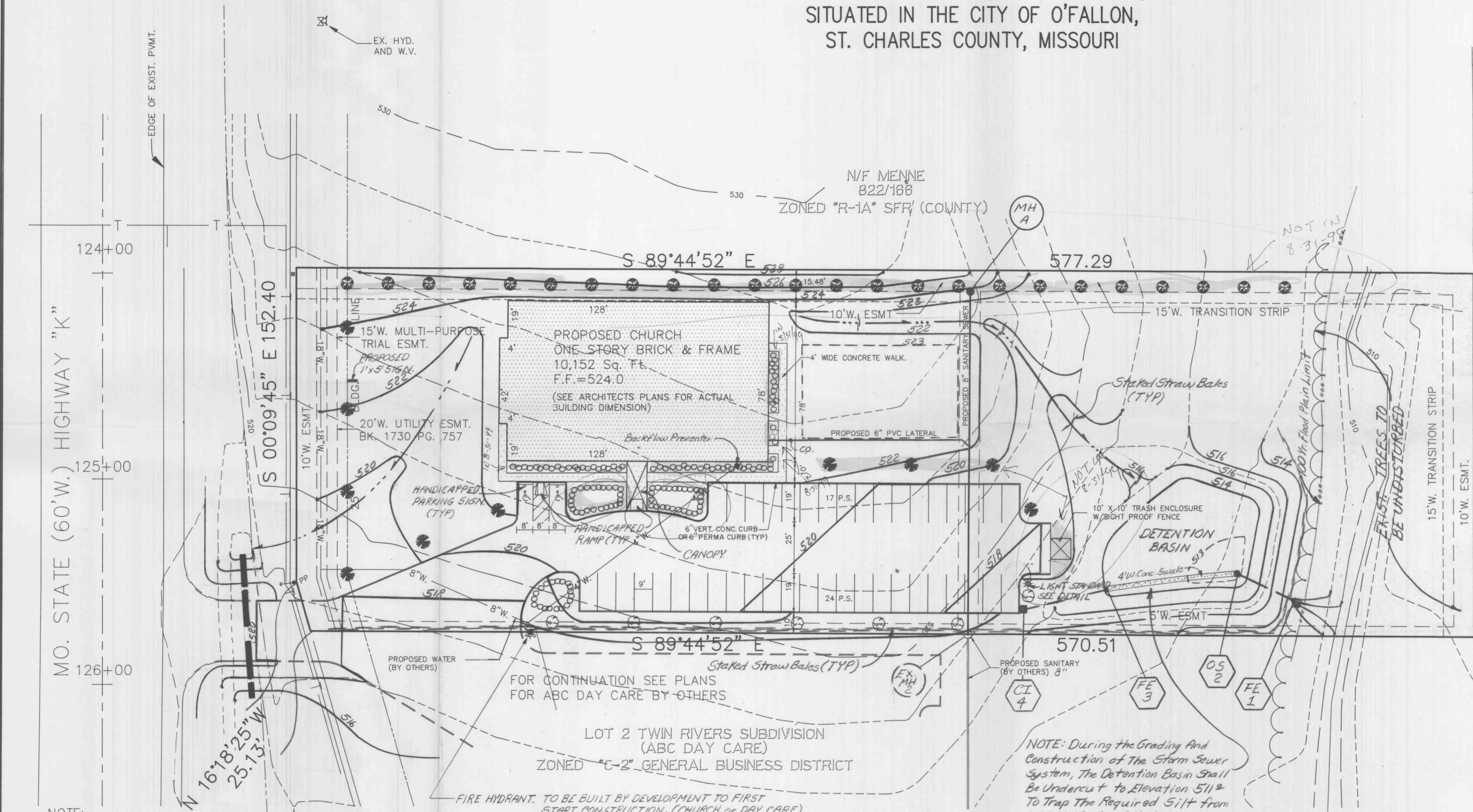
A SITE PLAN FOR TWIN RIVERS CONGREGATION

A TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 46 NORTH, RANGE 3 EAST, SITUATED IN THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES:

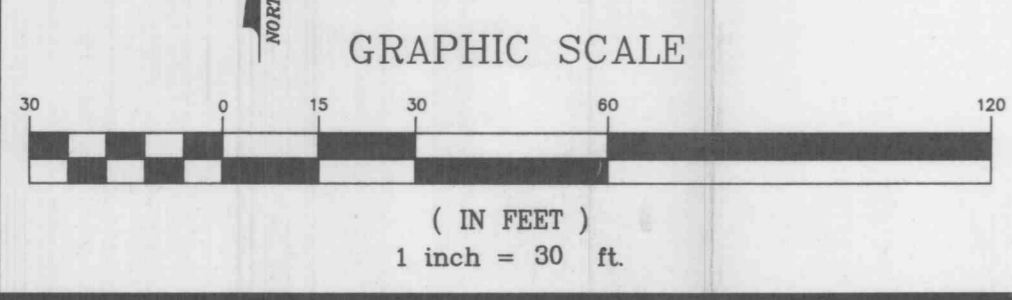
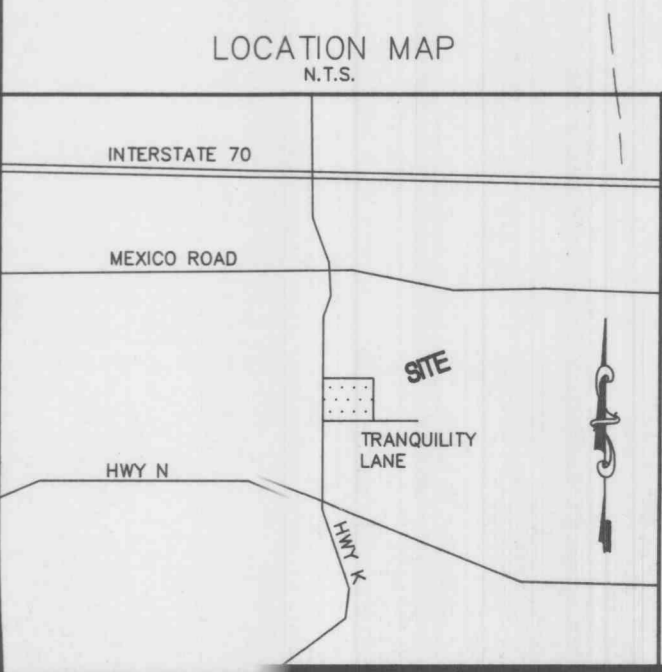
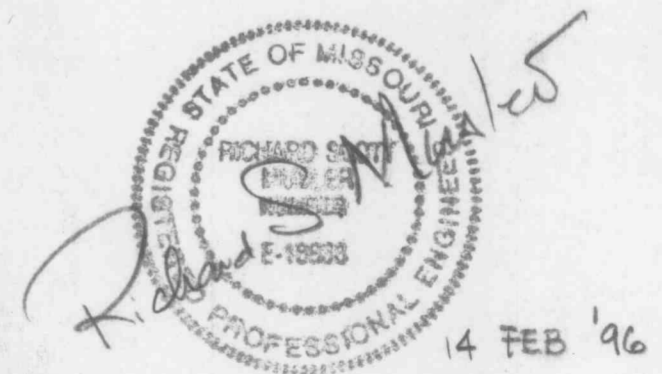
- THIS SITE CONTAINS 234 ACRES
- PROPOSED USE: CHURCH. (NO OTHER USES PLANNED)
- PRESIDENT ZONING: C-2 GENERAL BUSINESS DISTRICT
PROPOSED ZONING: C-2 GENERAL BUSINESS DISTRICT
- ALL CONSTRUCTION AND MATERIALS WILL CONFORM TO THE CURRENT CITY OF O'FALLON SPECIFICATIONS AND STANDARDS.
- SUFFICIENT LIGHTING WILL BE PROVIDED FOR THE AREA SO THAT ALL LOCATIONS WILL HAVE AT LEAST ONE QUARTER OF A FOOT CANDLE OF LIGHT.
- PARKING CALCULATIONS:
1 SPACE PER 3 SEATS OR 6 FEET OF BENCH LENGTH IN MAIN AUDITORIUM.
126 SEATS IN THE MAIN AUDITORIUM DIVIDED BY 3 = 42 SPACES.
PARKING PROVIDED = 43 SPACES INCLUDING 2 HANDICAP SPACES.
- THE PARKING AREA SHALL BE 2" ASPHALTIC CONCRETE ON 6" ROLLED STONE BASE, OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER.
- THIS SITE SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE NO. 1689 AND PROVIDED LANDSCAPING AS SET FORTH IN ARTICAL 23 OF THE O'FALLON ZONING ORDINANCE.
- SITE SETBACKS:
FRONT - 25 FEET.
REAR - 10 FEET.
SIDE - 20 FEET (ELIMINATED BY VARIANCE)
15' FEET SIDE TRANSITION STRIP
- LEGAL DESCRIPTION: LOT 2 TWIN RIVERS SUBDIVISION RECORDED IN P.B. 83 Pg. 126.
- EXISTING TREES ON THIS SITE, PRIOR TO DEVELOPMENT, CONSIST OF THE SHADED AREA DEPICTED ON THIS PLAN. THIS AREA IS TO BE LEFT UNDISTURBED, AND THE TREE MASS RETAINED; THEREBY EXCEEDING THE REQUIREMENTS OF ORDINANCE NO. 1689. (KNOWN AS THE "TREE PRESERVATION ORDINANCE")
- REQUIRED LANDSCAPING PER ARTICAL 23 OF THE ZONING ORDINANCE:
(A) ONE (1) TREE FOR EVERY FORTY (40) FEET OF STREET FRONTAGE. FRONTAGE = 177.53' = 5 TREES REQUIRED
(B) NO REQUIREMENT FOR PARKING AREA NO WIDER THAN 65 FEET IN WIDTH.
(C) PLANTING SCREEN FOR TRANSITION STRIPS ALONG NORTH AND EAST PROPERTY LINES.
- PROVIDED LANDSCAPING IS AS FOLLOWS:
(A) SIX (6) DECIDUOUS TREES IN FRONT OF BUILDING.
(B) ELEVEN (11) DECIDUOUS TREES ON PERIMETER OF PARKING FIELD.
FLOWING BEDS AND/OR LOW FOUNDATION PLANTINGS IN THREE (3) ISLANDS IN PARKING FIELD AND ALONG SIDE WALK SOUTH SIDE AND EAST SIDE OF BUILDING.
(C) TWENTY-FOUR (24) WHITE PINES (PLANTED AT 20' ON CENTER) ALONG NORTH PROPERTY LINE; PRESERVATION OF EXISTING TREE MASS ALONG EAST PROPERTY LINE.
- THIS SITE AND IT'S PROPOSED USE SHALL COMPLY WITH THE PERFORMANCE STANDARDS ENUMERATED IN ARTICAL 26 OF THE ZONING ORDINANCE.
- GRADING SHALL BE IN COMPLIANCE WITH THE MODEL SEDIMENT EROSION CONTROL REGULATIONS FOR URBAN DEVELOPMENT BY THE ST. CHARLES SOILS & WATER CONSERVATION DISTRICT.
THIS SITE IS SERVED BY:
UNION ELECTRIC CO. 272-6203
ST. CHARLES GAS CO. 946-8937
GTE TELEPHONE 332-7623
DUCKETT CREEK SANITARY DIST. 441-1244
ST. CHARLES CO. PWSD NO. 2 561-3737
O'FALLON FIRE PROTECTION DIST. 272-3493
FORT ZUMWALT SCHOOL DIST. 272-6620



SITE COVERAGE CALCULATIONS:
Total Area of Site = 2.34 A±
Building Area = 0.23 A±
Parking and Sidewalk Area = 0.48 A±
0.23 A± Plus 0.48 A± = 0.71 A±
0.71 Divided By 2.34 = 30% Lot Coverage.

- LANDSCAPE LEGEND**
- 24~ WHITE PINE 6 Ft. Height, Minimum
 - 10~ BRADFORD PEAR 2" Caliper, Minimum
 - 7~ PIN OAK 2" Caliper, Minimum
 - FLOWER BEDS & LOW FOUNDATION PLANTINGS

PREPARED FOR:
REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
ST. LOUIS STAKE
EAST CENTRAL STATES REGION
8312 NATURAL BRIDGE ROAD
ST. LOUIS, MISSOURI 63121
CONTACT PERSON: MR. GARY W. DODSON
TELEPHONE: (314) 381-9400



5/2/96	1	City Comments!	REVISION:
DATE:	NO.:		
MUSLER ENGINEERING COMPANY			
CIVIL ENGINEERING - PLANNING - LAND SURVEYING			
6240 Mexico Road, St. Peters, Missouri 63376			
Telephone: (314) 441-4555			
DATE:	DRAWN:	CHECKED:	PROJECT NO.:
APRIL '96	LEL	RSM	95-166
			SHEET NO.:
			1 of 2