

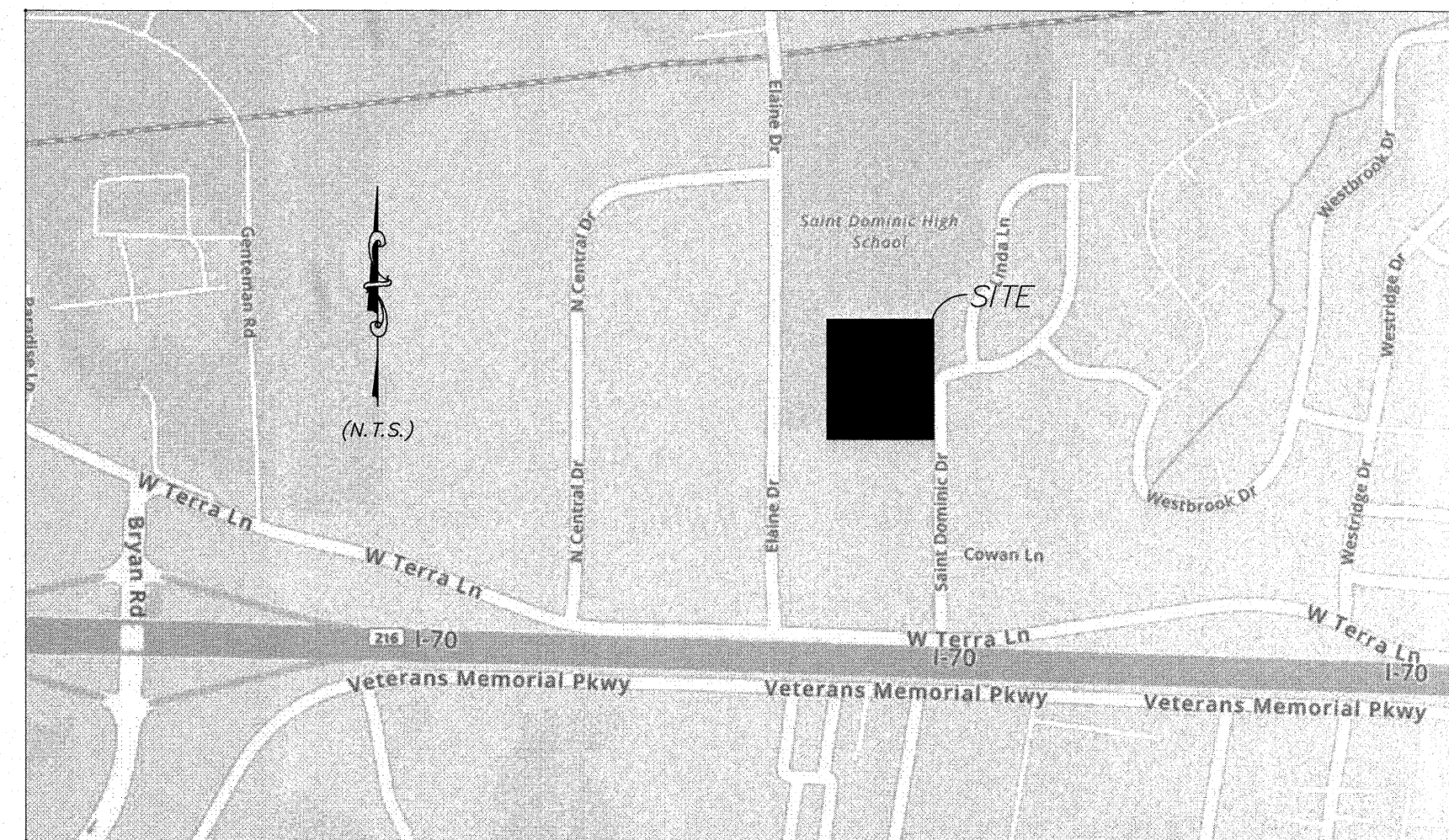
ST. DOMINIC HIGH SCHOOL ADDITION AS-BUILTS

REV. 02-08-22
(HC PARKING)

SEVERAL TRACTS OF LAND BEING PART OF SECTION 30,
TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI
IMPROVEMENT PLANS

GENERAL NOTES

- Present Zoning: R-1 Single Family Residential
- Proposed Zoning: R-1 Single Family Residential
- Proposed Use: Building Addition
- Area of Tract: 26.59 Acres
- Site Address: 31 St. Dominic Drive
- Project is Served By:
 - Water - City of O'Fallon
 - Gas - Spire Gas Company
 - Telephone - CenturyTel Telephone Company
 - Sanitary - City of O'Fallon Sewers
 - Electric - Ameren UE
 - Fire - O'Fallon Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- All dimensions taken from back of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's Requirements.
- Setback and yard requirements:
 - Front Yard Setback: 25 feet
 - Rear Yard Setback: 25 feet
 - Side Yard Setback: 06 feet
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183C0240G January 20, 2016, this site is located within Zone X (area of minimal flood hazard).
- Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
- All new utilities under City streets shall be bored.
- All handicap sidewalk ramps shall be concrete and shall meet the City of O'Fallon and ADA requirements.
- All proposed fencing requires a separate permit through the Planning Division.
- Utility contractor shall coordinate utility connections with general contractor.
- This site will be in compliance with Phase II Illicit Storm Water Discharge guidelines per Ordinance 5082.



LOCATION MAP

TREE PRESERVATION

EXISTING TREE MASS = 202,092 SQ FT
TREE MASS REMAINING = 195,349 SQ FT
PERCENT OF TREE MASS PRESERVED = 96.7%

PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
126,246 (11%)	70,289 (6%)	961,725 (83%)	1,158,260

BENCH MARK:
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
STATION NAME: SC-54
N=3296359.944 (M)
E=228140.711 (M)
GRID FACTOR=0.9999175
ELEVATION (NAVD 1988) = 170.1 (M) = 558.07 FEET
1 METER = 3.28083333 FEET

INDEX OF SHEETS:

01	COVER
02	NOTES
03	DEMO / EXISTING
04	SITE PLAN
05	GRADING PLAN
06	UTILITY PLAN
07	PROFILES
08	PRE-DEVELOPMENT DRAINAGE
09	POST-DEVELOPMENT DRAINAGE
10	EROSION CONTROL
11	DETAILS
12	DETAILS

* 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

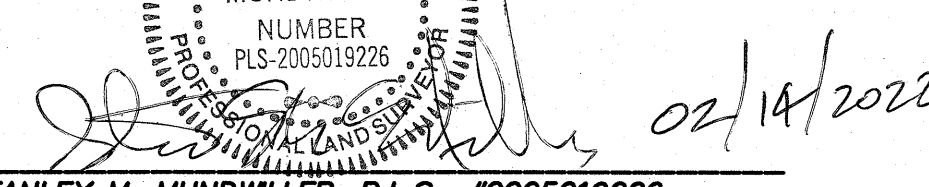
*** CONSTRUCTION OF CULVERT UNDER ST. DOMINIC DRIVE ***

9:00 A.M. TO 3:00 P.M. Monday Through Friday
Steel Plating will be required at the end of each work day to keep the roadway open during non construction hours.
No rock, soil, pipes or construction material shall be stored on St. Dominic Drive.



UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during DECEMBER 2021 & JANUARY 2022, and the results are shown hereon. Pickett, Ray & Silver is responsible only for the As Built measurements shown hereon.

By:  02/18/2022
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D
22 RICHMOND CENTER CT.
ST. PETERS, MO 63376
636-397-1211

P and Z Approval

SITE PLAN CASE NUMBER 20-001533 WAS APPROVED ON MAY 7, 2020.

- CONDITIONS FOR APPROVAL:
- PER CITY CODE SECTION 400.523, METAL SIDING IS NOT PERMITTED IN THIS ZONING DISTRICT. METAL SIDING WILL REQUIRE THE APPROVAL OF A VARIANCE.
 - PROVIDE ADDITIONAL INFORMATION ON THE LOCATION OF THE REQUIRED ADA PARKING SPACES. ONLY FOUR (4) OF THE FOURTEEN SPACES ARE DEPICTED ON THE SITE PLAN.

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

ST DOMINIC HIGH SCHOOL
SEVERAL TRACTS OF LAND BEING U.S. SURVEY 55,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF O'FALLON,
ST. CHARLES COUNTY, MISSOURI
IMPROVEMENT PLANS
PRJ PROJECT NO. 19402.SDMIS.01R

St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104
www.prs3.com

Pickett Ray & Silver
Civil Engineering & Land Surveying
Beyond Standard

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically includes revisions after the date unless reauthorized.
PICKETT, RAY & SILVER, INC.

WILLIAM SCHEDT, P.E.
PE-2018007889

Cover

Owner Information:
Archdiocese of St. Louis
20 Archbishop May Dr
St. Louis, MO 63119

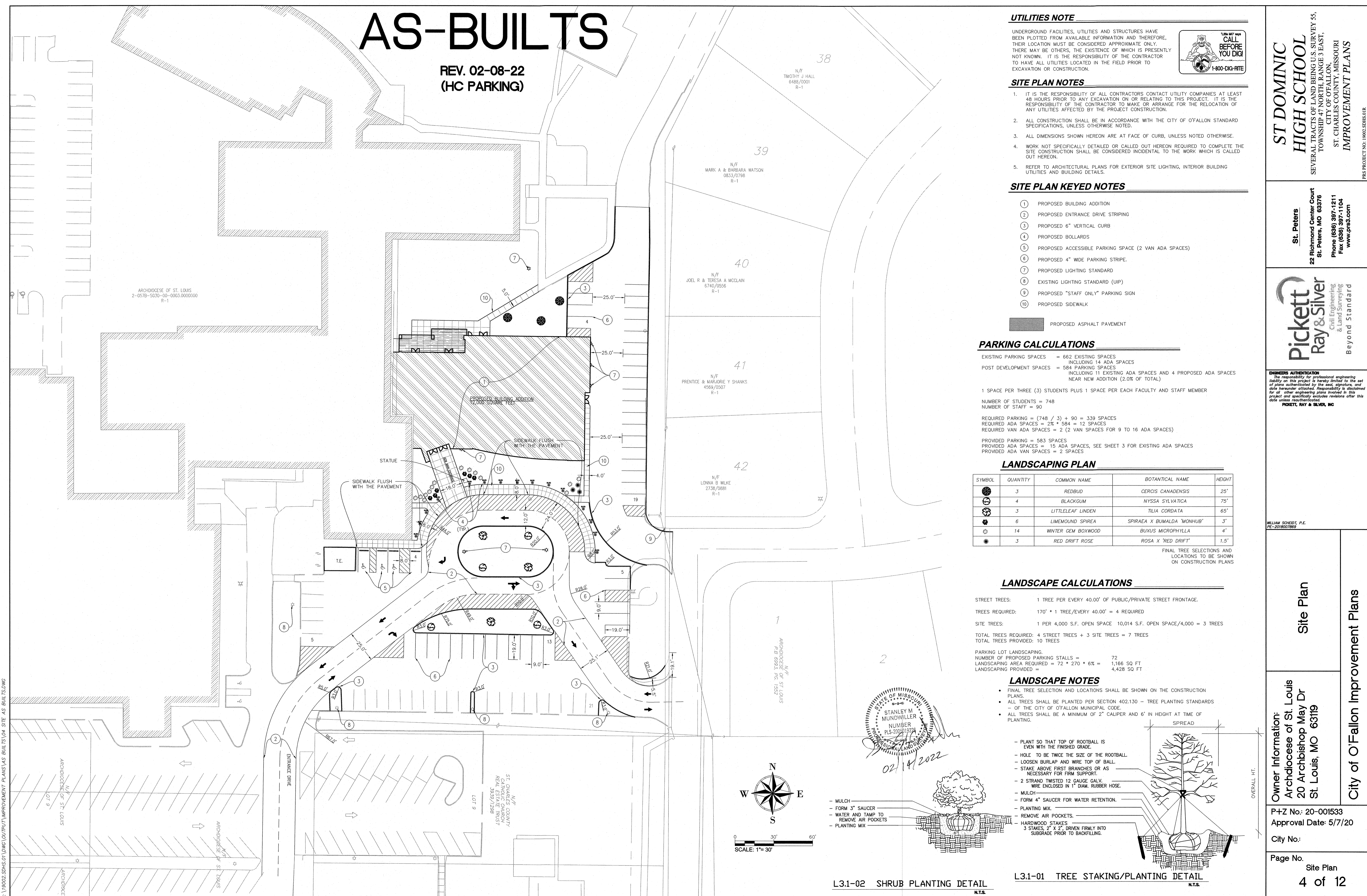
P+Z No.: 20-001533
Approval Date: 5/7/20
City No.:

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*** JAN. 2022 AS BUILT PLANS ***

AS-BUILTS

REV. 02-08-22
(HC PARKING)



UTILITIES NOTE

UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE, THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UTILITIES LOCATED IN THE FIELD PRIOR TO EXCAVATION OR CONSTRUCTION.



SITE PLAN NOTES

- IT IS THE RESPONSIBILITY OF ALL CONTRACTORS CONTACT UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR RELATING TO THIS PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE OR ARRANGE FOR THE RELOCATION OF ANY UTILITIES AFFECTED BY THE PROJECT CONSTRUCTION.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN HEREON ARE AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- WORK NOT SPECIFICALLY DETAILED OR CALLED OUT HEREON REQUIRED TO COMPLETE THE SITE CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THE WORK WHICH IS CALLED OUT HEREON.
- REFER TO ARCHITECTURAL PLANS FOR EXTERIOR SITE LIGHTING, INTERIOR BUILDING UTILITIES AND BUILDING DETAILS.

SITE PLAN KEYED NOTES

- PROPOSED BUILDING ADDITION
- PROPOSED ENTRANCE DRIVE STRIPING
- PROPOSED 6" VERTICAL CURB
- PROPOSED BOLLARDS
- PROPOSED ACCESSIBLE PARKING SPACE (2 VAN ADA SPACES)
- PROPOSED 4" WIDE PARKING STRIPE.
- PROPOSED LIGHTING STANDARD
- EXISTING LIGHTING STANDARD (UIP)
- PROPOSED "STAFF ONLY" PARKING SIGN
- PROPOSED SIDEWALK

PROPOSED ASPHALT PAVEMENT

PARKING CALCULATIONS

EXISTING PARKING SPACES = 662 EXISTING SPACES
 INCLUDING 14 ADA SPACES
 POST DEVELOPMENT SPACES = 584 PARKING SPACES
 INCLUDING 11 EXISTING ADA SPACES AND 4 PROPOSED ADA SPACES
 NEAR NEW ADDITION (2.0% OF TOTAL)

1 SPACE PER THREE (3) STUDENTS PLUS 1 SPACE PER EACH FACULTY AND STAFF MEMBER

NUMBER OF STUDENTS = 748
 NUMBER OF STAFF = 90

REQUIRED PARKING = (748 / 3) + 90 = 339 SPACES
 REQUIRED ADA SPACES = 2% * 584 = 12 SPACES
 REQUIRED VAN ADA SPACES = 2 (2 VAN SPACES FOR 9 TO 16 ADA SPACES)

PROVIDED PARKING = 583 SPACES
 PROVIDED ADA SPACES = 15 ADA SPACES, SEE SHEET 3 FOR EXISTING ADA SPACES
 PROVIDED ADA VAN SPACES = 2 SPACES

LANDSCAPING PLAN

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	HEIGHT
	3	REDBUD	CERCIS CANADENSIS	25'
	4	BLACKGUM	NYSSA SYLVATICA	75'
	3	LITTLELEAF LINDEN	TILIA CORDATA	65'
	6	LIMEMOUND SPIREA	SPIRAEA X BUMALDA 'MONHUB'	3'
	14	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA	4'
	3	RED DRIFT ROSE	ROSA X 'RED DRIFT'	1.5'

FINAL TREE SELECTIONS AND LOCATIONS TO BE SHOWN ON CONSTRUCTION PLANS

LANDSCAPE CALCULATIONS

STREET TREES: 1 TREE PER EVERY 40.00' OF PUBLIC/PRIVATE STREET FRONTAGE.

TREES REQUIRED: 170' * 1 TREE/EVERY 40.00' = 4 REQUIRED

SITE TREES: 1 PER 4,000 S.F. OPEN SPACE 10,014 S.F. OPEN SPACE/4,000 = 3 TREES

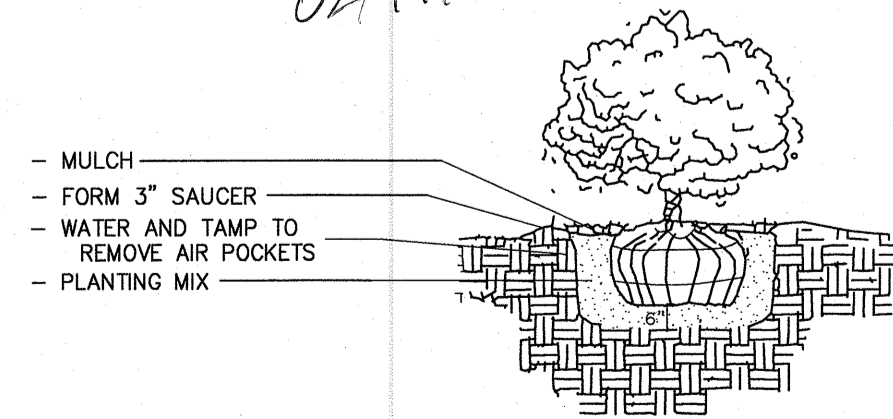
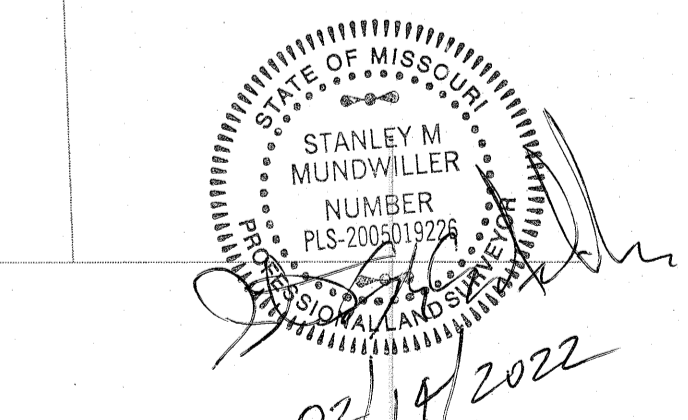
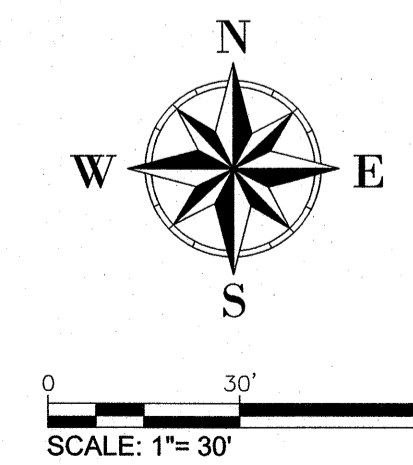
TOTAL TREES REQUIRED: 4 STREET TREES + 3 SITE TREES = 7 TREES
 TOTAL TREES PROVIDED: 10 TREES

PARKING LOT LANDSCAPING:
 NUMBER OF PROPOSED PARKING STALLS = 72
 LANDSCAPING AREA REQUIRED = 72 * 270 * 6% = 1,166 SQ FT
 LANDSCAPING PROVIDED = 4,428 SQ FT

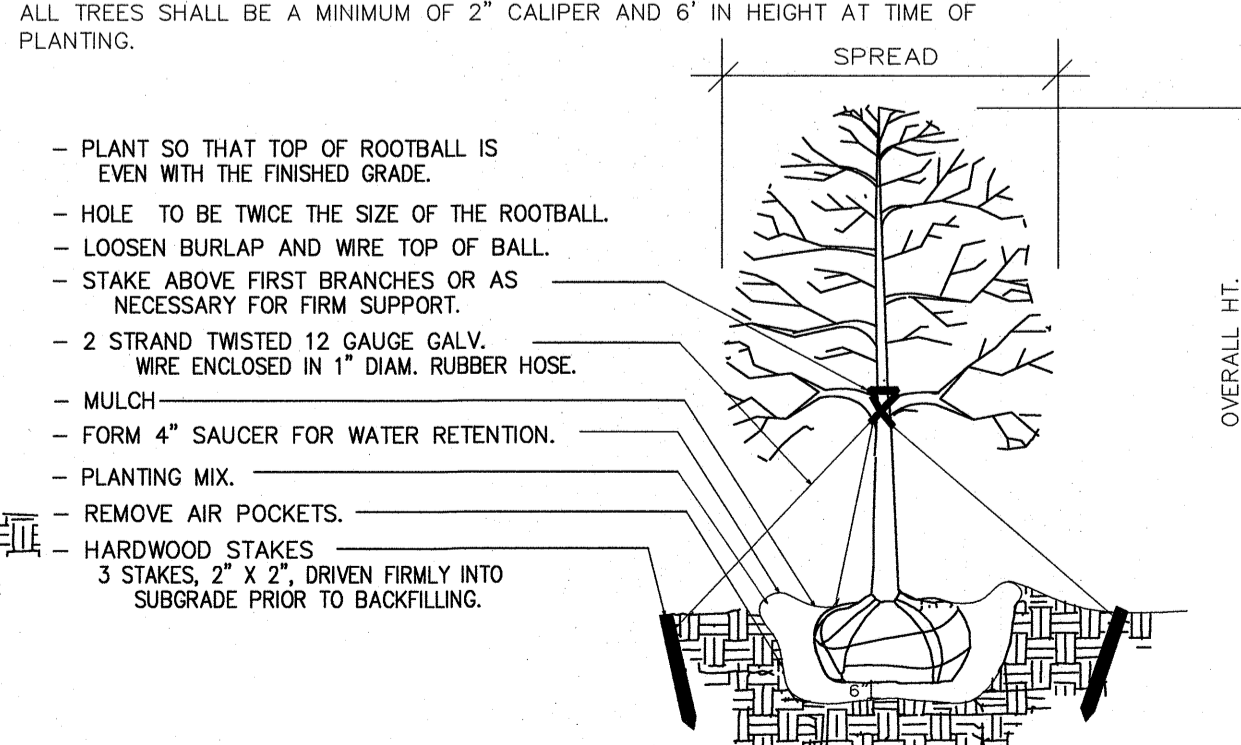
LANDSCAPE NOTES

- FINAL TREE SELECTION AND LOCATIONS SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- ALL TREES SHALL BE PLANTED PER SECTION 402.130 - TREE PLANTING STANDARDS - OF THE CITY OF O'FALLON MUNICIPAL CODE.
- ALL TREES SHALL BE A MINIMUM OF 2" CALIPER AND 6' IN HEIGHT AT TIME OF PLANTING.

- PLANT SO THAT TOP OF ROOTBALL IS EVEN WITH THE FINISHED GRADE.
- HOLE TO BE TWICE THE SIZE OF THE ROOTBALL.
- LOOSEN BURLAP AND WIRE TOP OF BALL.
- STAKE ABOVE FIRST BRANCHES OR AS NECESSARY FOR FIRM SUPPORT.
- 2 STRAND TWISTED 12 GAUGE GALV. WIRE ENCLOSED IN 1" DIAM. RUBBER HOSE.
- MULCH
- FORM 4" SAUCER FOR WATER RETENTION.
- PLANTING MIX.
- REMOVE AIR POCKETS.
- HARDWOOD STAKES 3 STAKES, 2" X 2", DRIVEN FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING.



L3.1-02 SHRUB PLANTING DETAIL
N.T.S.



L3.1-01 TREE STAKING/PLANTING DETAIL
N.T.S.

ST DOMINIC HIGH SCHOOL
 SEVERAL TRACTS OF LAND BEING U.S. SURVEY 55,
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 CITY OF O'FALLON,
 ST. CHARLES COUNTY, MISSOURI
IMPROVEMENT PLANS
 PRS PROJECT NO. 19002.SDRS.01R

St. Peters
 22 Richmond Center Court
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104
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Pickett Ray & Silver
 Civil Engineering
 & Land Surveying
 Beyond Standard

ENGINEER'S AUTHENTICATION
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 PICKETT, RAY & SILVER, INC.

WILLIAM SCHEDT, P.E.
 PE-2018007869

Site Plan

Owner Information:
 Archdiocese of St. Louis
 20 Archbishop May Dr
 St. Louis, MO 63119

P+Z No.: 20-001533
 Approval Date: 5/7/20

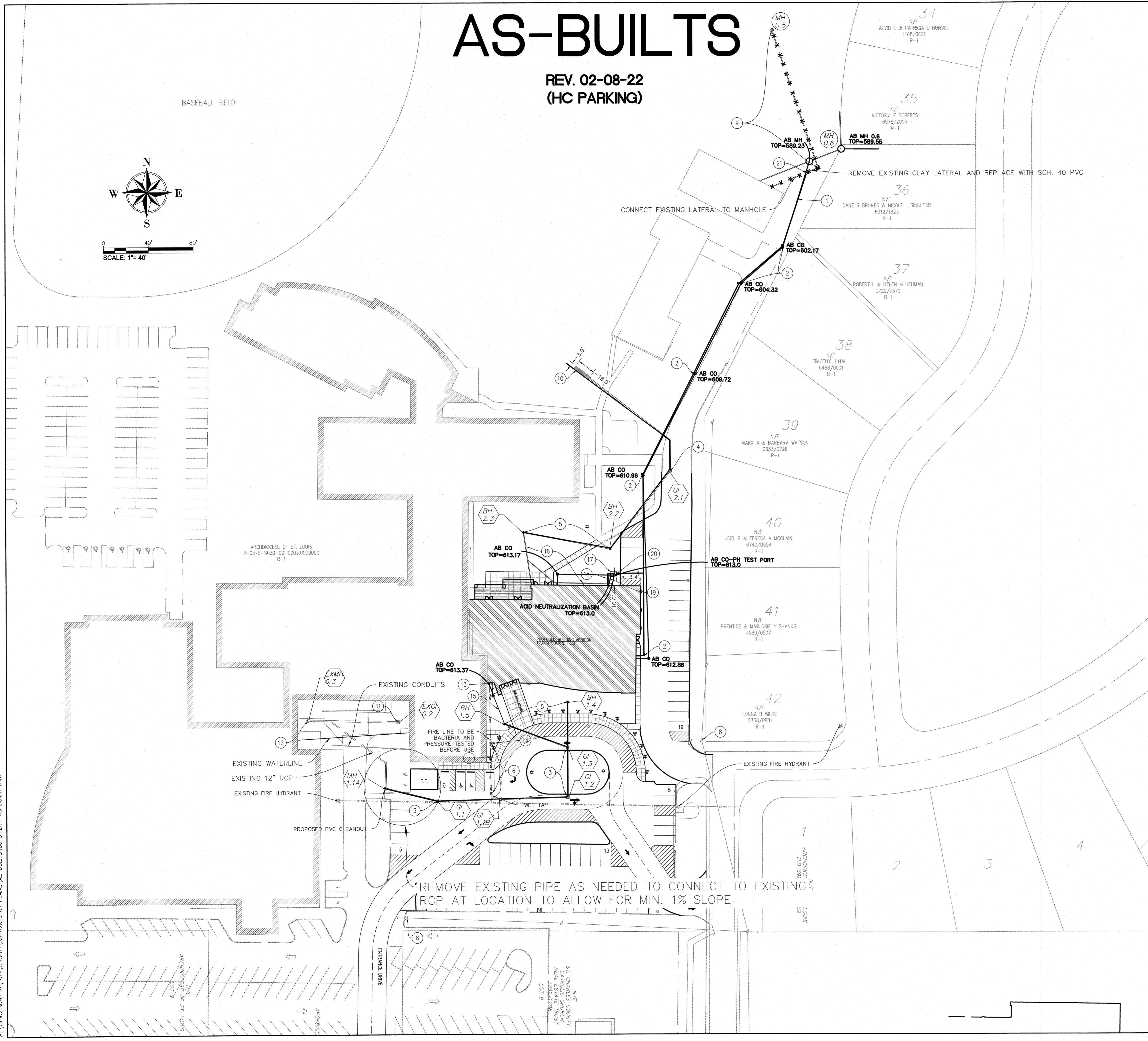
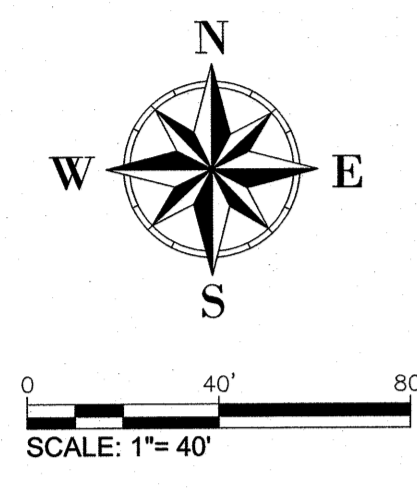
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*** JAN. 2022 AS BUILT PLANS ***

AS-BUILTS

REV. 02-08-22
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- ESTIMATED SANITARY SEWER EFFLUENT = 3,900 GALLONS PER DAY (AVERAGE)
11,700 GALLONS PER DAY (PEAK)

UTILITY PLAN KEYED NOTES

- PROPOSED 6" SANITARY LATERAL, 2% MINIMUM SLOPE, SCHEDULE 40 PVC.
- PROPOSED SANITARY CLEAN OUTS
- PROPOSED NYLOPLAST 2' X 3' ROAD & HIGHWAY STRUCTURE
- PROPOSED NYLOPLAST 2' X 2' ROAD & HIGHWAY STRUCTURE
- PROPOSED NYLOPLAST 15" DRAIN BASIN W/ 15" DOME GRATE
- PROPOSED 6" WATER VALVE
- PROPOSED 6" FIRE LINE
- EXISTING UTILITY POLES, TO BE PROTECTED, NEW GUY WIRES TO BE INSTALLED IF NECESSARY.
- EXISTING SANITARY SEWER
- PROPOSED 9" DIA. RIP RAP APRON
- EXISTING GRATE INLET
- EXISTING MANHOLE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED 4" UNDERGROUND CONNECTION W/ BUILDING DOWNSPOUT
- PROPOSED 6" UNDERGROUND CONNECTION W/ BUILDING DOWNSPOUT
- PROPOSED ACID NEUTRALIZATION BASIN
- PROPOSED 4" ACID WASTE LINE
- PROPOSED 2" ADMITTANCE VALVE
- PROPOSED PH TESTING PORT
- PROPOSED MANHOLE

SANITARY SEWER EFFLUENT

250 STUDENTS X 15 GPD/STUDENT = 3,750 GPD
ESTIMATED SANITARY SEWER EFFLUENT INCREASE = 3,750 GALLONS PER DAY

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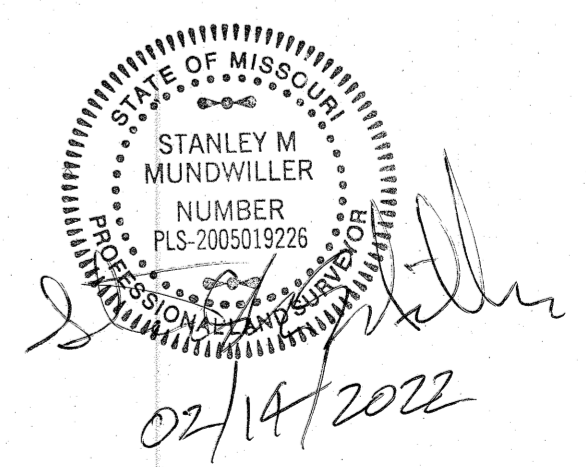
Utility Plan

Owner Information:
Archdiocese of St. Louis
20 Archbishop May Dr
St. Louis, MO 63119

P+Z No: 20-001533
Approval Date: 5/7/20

City No:

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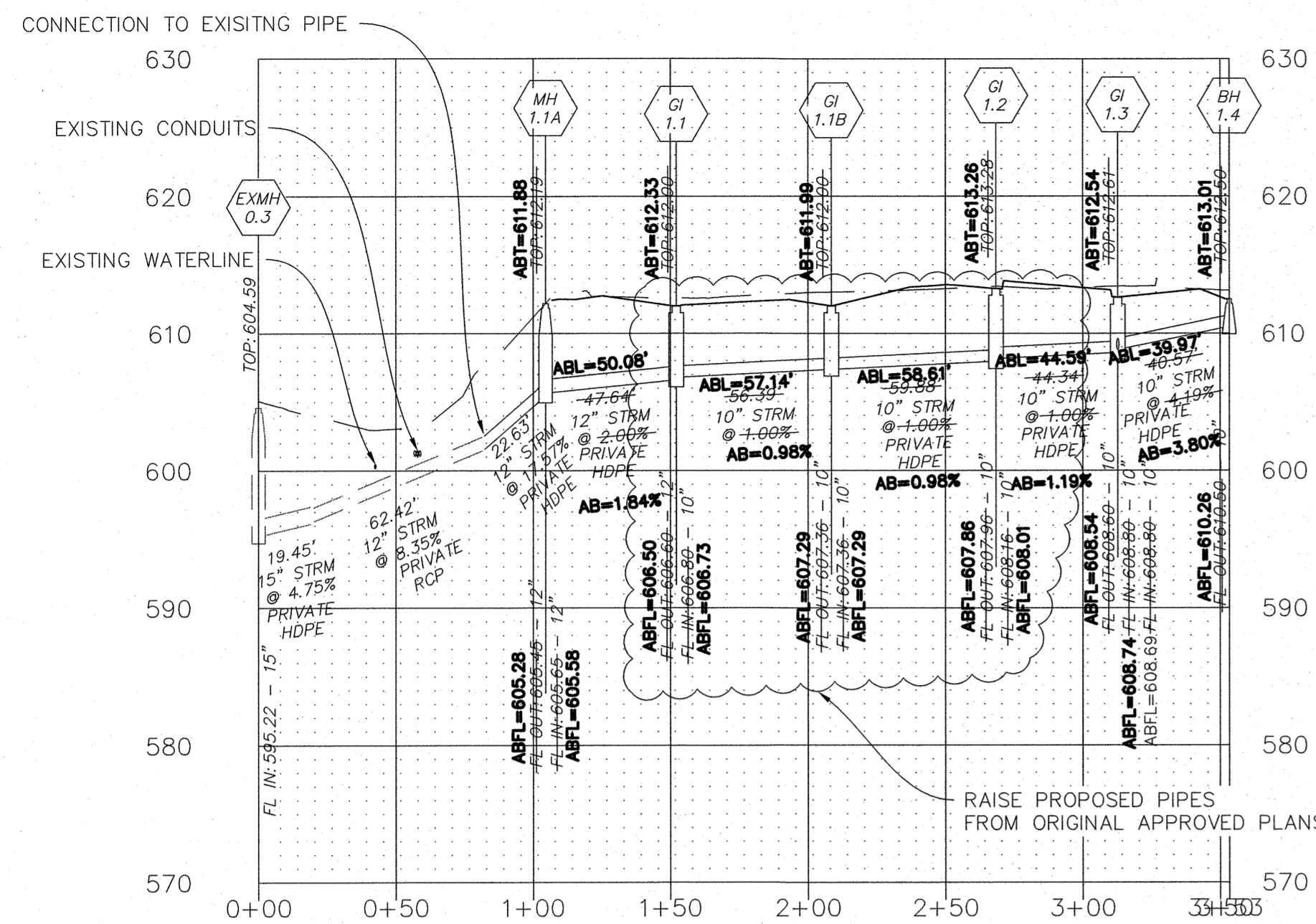


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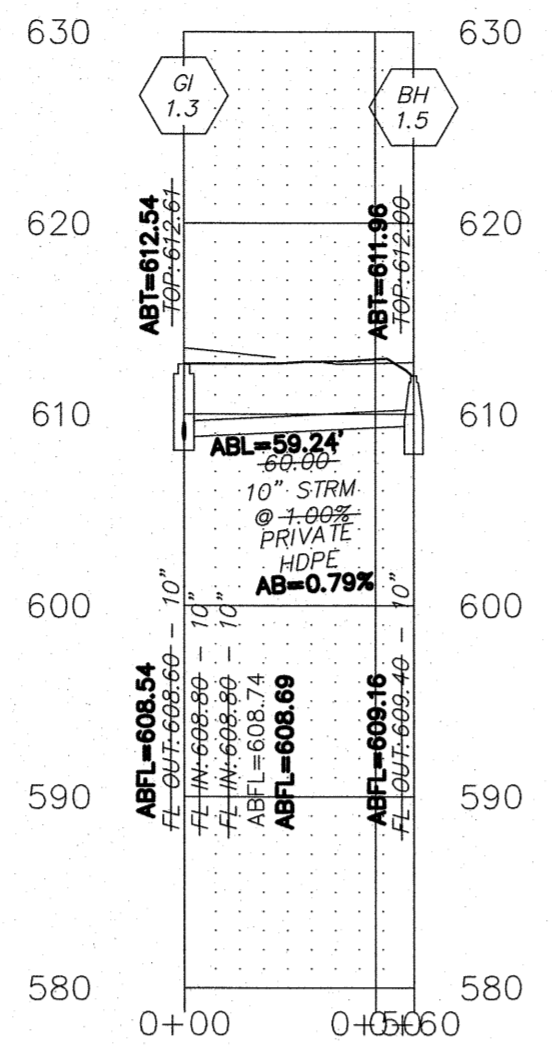
*** JAN. 2022 AS BUILT PLANS ***

AS-BUILTS

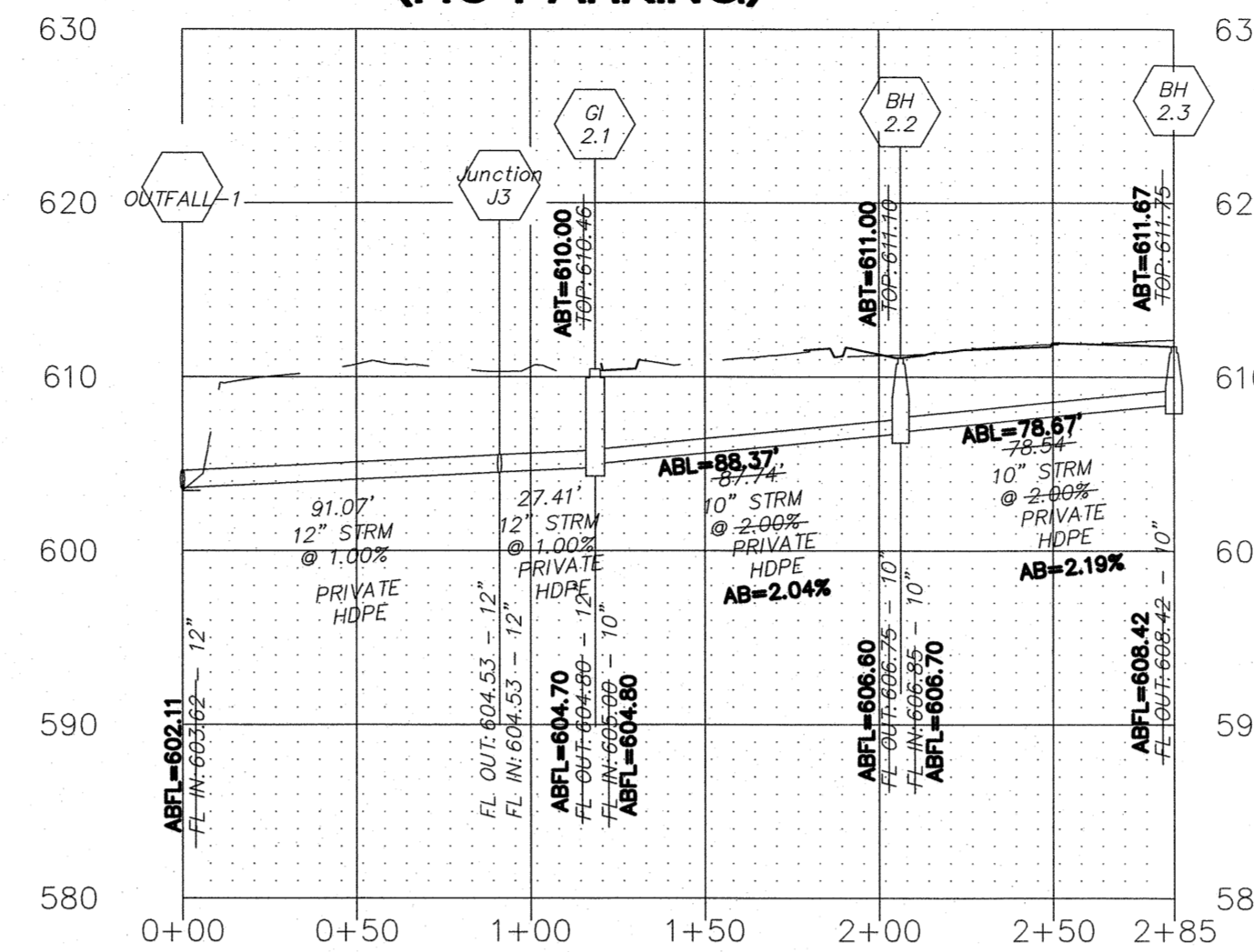
REV. 02-08-22
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PR STORM 1 (PRIVATE)



PR STORM 2 (PRIVATE)



PR STORM 3 (PRIVATE)

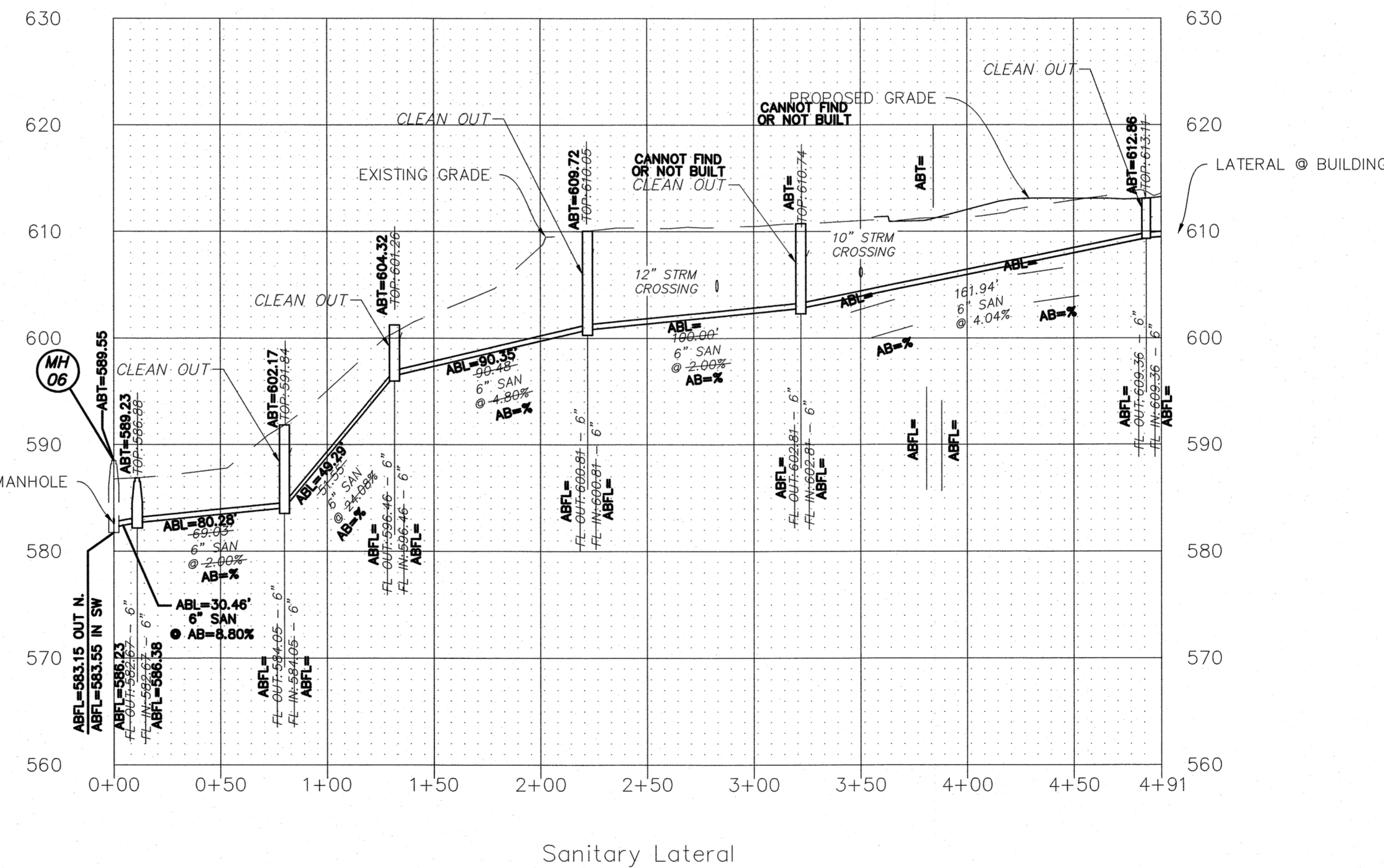
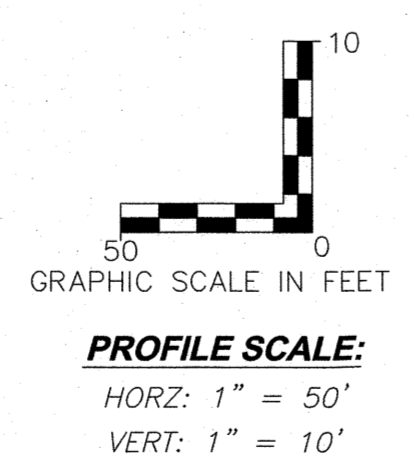
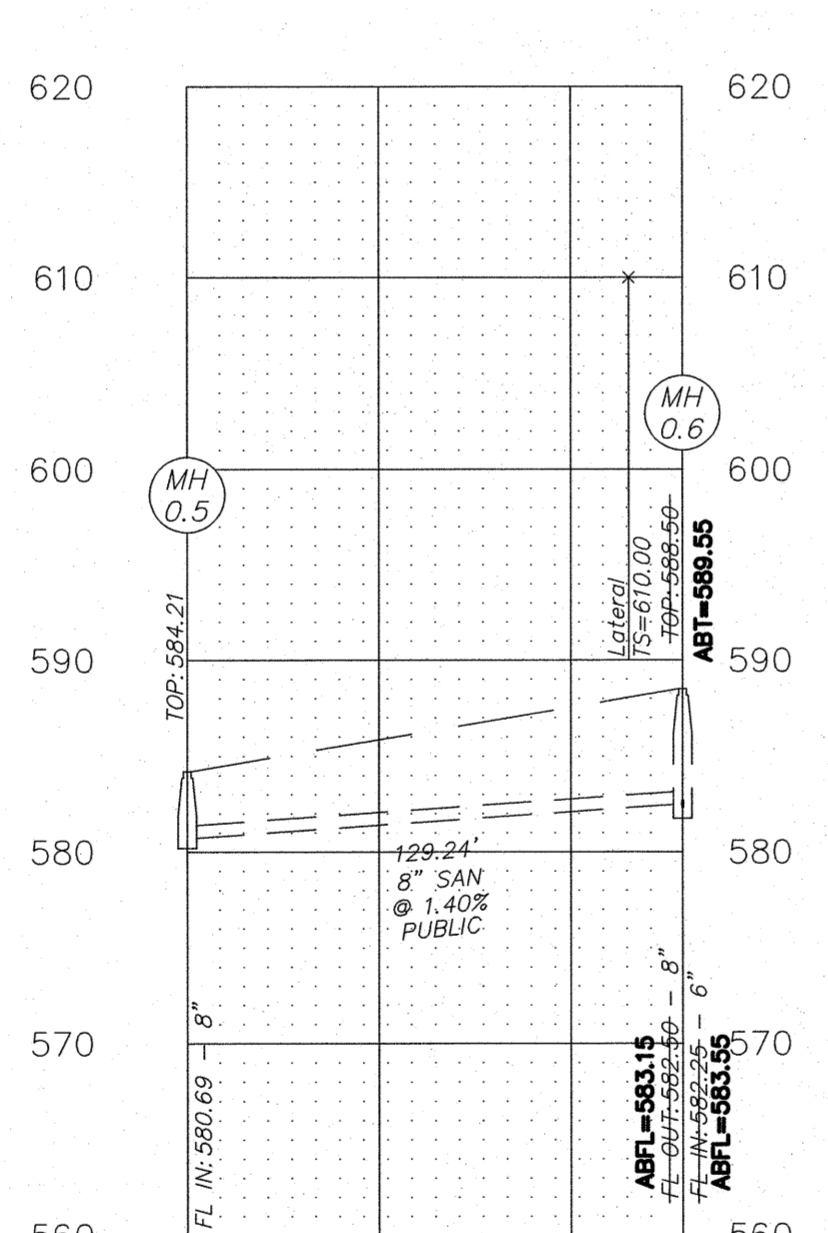
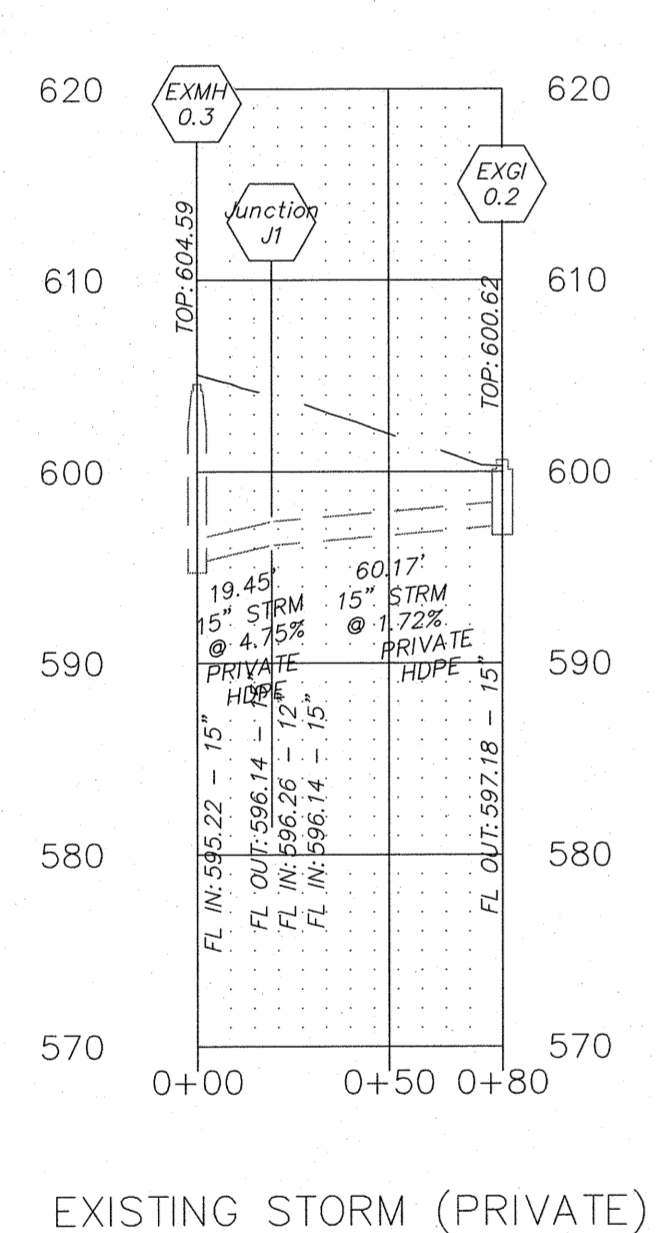
HYDRAULIC CALCULATIONS

Link Summary

SN Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Average Slope (%)	Diameter (in)	Manning's n	Peak Design Flow (cfs)	Peak Design Flow Velocity (ft/s)	Peak Flow Depth (ft)	Peak Flow Total Depth (ft)	Peak Flow Surcharged Condition	Total Time Reported (min)				
1 0.2-Junct1	Pipe	0.2	Junct1	45.98	597.18	596.69	2.4600	15.000	0.0120	2.23	9.90	0.23	7.40	0.40	0.32	0.00	Calculated		
2 1.2-1.1	Pipe	1.2	1.1	116.27	607.96	606.80	1.0000	10.000	0.0120	2.06	2.37	0.87	4.99	0.60	0.72	0.00	Calculated		
3 1.3-1.2	Pipe	1.3	1.2	44.34	608.60	608.16	0.9000	10.000	0.0120	0.88	2.36	0.37	4.03	0.35	0.42	0.00	Calculated		
4 1.4-1.3	Pipe	1.4	1.3	40.38	610.50	608.80	4.2100	10.000	0.0120	0.22	4.87	0.05	5.44	0.12	0.14	0.00	Calculated		
5 1.5-1.3	Pipe	1.5	1.3	60.00	610.00	609.80	2.0000	10.000	0.0120	0.37	3.36	0.11	5.43	0.19	0.22	0.00	Calculated		
6 2.1-Junct3	Pipe	2.1	Junct3	27.41	608.60	604.63	0.9900	12.000	0.0120	4.12	3.83	1.08	5.72	0.95	0.00	> CAPACITY	0.00	Calculated	
7 2.2-2.1	Pipe	2.2	2.1	87.74	608.75	605.00	1.9800	10.000	0.0120	2.42	3.35	0.72	6.75	0.52	0.63	0.00	Calculated		
8 2.3-2.2	Pipe	2.3	2.2	78.54	608.42	608.65	2.0000	10.000	0.0120	1.54	3.36	0.46	7.00	0.40	0.47	0.00	Calculated		
9 Junct1-0.3	Pipe	Junct1	0.3	33.66	598.05	595.22	2.4600	15.000	0.0120	7.72	12.30	0.63	10.59	0.72	0.57	0.00	Calculated		
10 Junct3-Outlet1	Pipe	Junct3	Outlet1	86.07	604.53	603.82	0.9600	12.000	0.0120	4.06	3.76	1.08	5.66	0.94	0.94	0.00	> CAPACITY	0.00	Calculated
11 Link02	Pipe	1.1	Junct1	124.23	609.34	598.26	10.5300	12.000	0.0120	5.49	12.52	0.44	15.48	0.46	0.46	0.00	Calculated		

Node Summary

SN Element ID	Element Type	Elevation (ft)	Invert Elevation (ft)	Ground Elevation (ft)	Initial Water Elevation (ft)	Surcharge Water Elevation (ft)	Ponded Area (sq-ft)	Peak Inflow (cfs)	Max HGL (ft)	Surcharge Depth (ft)	Max Depth (ft)	Min Depth (ft)	Time of Occurrence (days)	Total Time Flooded (min)	Total Time Surcharged (min)
1 0.2	Junction	597.18	603.62	597.18	600.62	0.00	2.23	597.58	0.00	3.93	0.00	0.00	0.00	0.00	0.00
2 1.1	Junction	605.80	612.00	605.80	612.00	0.00	5.49	609.80	0.00	2.20	0.00	0.00	0.00	0.00	0.00
3 1.2	Junction	607.96	613.26	607.96	613.26	0.00	2.05	608.86	0.00	4.72	0.00	0.00	0.00	0.00	0.00
4 1.3	Junction	608.60	612.81	608.60	612.81	0.00	0.88	609.38	0.00	3.63	0.00	0.00	0.00	0.00	0.00
5 1.4	Junction	610.50	613.00	610.50	613.00	0.00	0.22	610.62	0.00	2.38	0.00	0.00	0.00	0.00	0.00
6 1.5	Junction	610.00	612.44	610.00	613.00	0.00	0.37	610.19	0.00	2.95	0.00	0.00	0.00	0.00	0.00
7 2.1	Junction	608.60	610.46	610.46	0.00	4.32	610.46	0.00	0.00	0.00	0.00	0.12	18.00	0.00	0.00
8 2.2	Junction	608.75	612.12	608.75	612.12	0.00	2.41	607.27	0.00	4.85	0.00	0.00	0.00	0.00	0.00
9 2.3	Junction	608.42	612.25	608.42	612.25	0.00	1.54	608.82	0.00	3.43	0.00	0.00	0.00	0.00	0.00
10 Junct1	Junction	598.26	597.26	597.26	0.00	7.73	598.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
11 Junct3	Junction	604.53	603.82	603.82	0.00	4.12	605.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
12 0.3	Outlet	595.22						7.72	595.94						
13 Outlet1	Outlet	602.43						4.06	604.56						



Sanitary Lateral

ST DOMINIC HIGH SCHOOL
SEVERAL TRACTS OF LAND BEING U.S. SURVEY 55,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF FALLON,
ST. CHARLES COUNTY, MISSOURI
IMPROVEMENT PLANS

St. Peters
25 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104
www.prs3.com

Pickett Ray & Silver
Civil Engineering & Land Surveying
Beyond Standard

OWNER'S AUTHORIZATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in the project and specifically excludes revisions after this date unless reauthenticating.
PICKETT, RAY & SILVER, INC.

WILLIAM SCHEDT, P.E.
PE-2018007869

Owner Information:
Archdiocese of St. Louis
20 Archbishop May Dr
St. Louis, MO 63119

City of O'Fallon Improvement Plans

P+Z No: 20-001533
Approval Date: 5/7/20

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Professional Engineer Seal for Stanley M. Mundwiller, Missouri License Number PLS-2005019226, dated 02/14/2022.

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*** JAN. 2022 AS BUILT PLANS ***