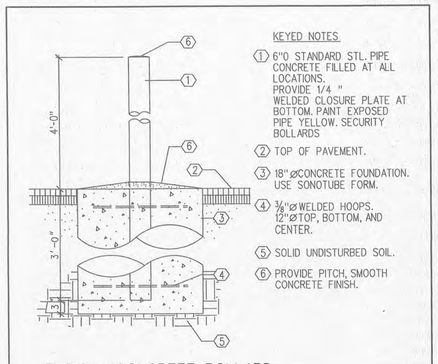
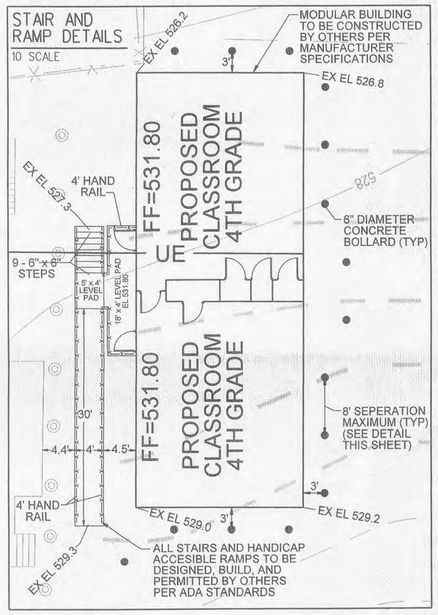


TYPICAL CONCRETE BOLLARD

NTS



SITE INFORMATION

Zoning: R-1
Municipality: City of O'Fallon

O'Fallon Fire Protection District
Fort Zumalt School District
City of O'Fallon Water District
City of O'Fallon Sanitary Sewer District

Proposed Use: Church
Area of site: 35.47 Ac.
Area of Buildings: Existing: 74,912 SF
Proposed Education Building: +13,141 SF
Proposed Temp Trailor: +1,400 SF
Total: 89,453 SF
Percentage of Buildings: 5.8%

Area of Pavement: Existing: 5.25 Ac.
Proposed: +0.17 Ac.
Total: 5.42 Ac.
Percentage of Pavement: 15.3%

Area of Green Space: Existing: 28.5 Ac.
Proposed: -0.5 Ac.
Total: 28.0 Ac.
Percentage of Pavement: 78.9%

Existing Parking Required: 410 P.S.

Additional Parking Required: 1 P.S. / 6 Pupils = 13 P.S.
1 P.S. / 6 Pupils = 13 P.S.
1 P.S. / 1 Employee = 6 P.S.

Total Parking Required: 429 P.S. (9 H.C.)

Parking Provided: Parking Area A: 338 P.S. (16 H.C.)
Parking Area B: 21 P.S. (4 H.C.)
Offsite Parking Area C: 40 P.S. (4 H.C.)
Offsite Parking Area D: 74 P.S.

Total Parking Provided: 473 P.S. (24 H.C.)

Owner: Robert, Carlson J. - Archbishop of St. Louis
4445 Lindel Blvd.
St. Louis, MO 63108
(314) 533-1887

202 WEST THIRD ST
PROPERTY N/F
KNIGHTS OF COLUMBUS
394/149
ZONING: R-2

123 WEST SECOND ST
PROPERTY N/F
ARCHDIOCESE OF
ST LOUIS
1660/407
ZONING: R-2

115 WEST THIRD ST
PROPERTY N/F
ARCHDIOCESE OF ST LOUIS
DB. 4910 PG. 822
PB. 39 PG. 395
ZONING: R-1

OLN ST
50' W.)

THIRD ST
(50' W.)

MARY ST
(50' W.)

ONE WAY

TO BE REMOVED UNDER SEPARATE PERMIT

EX 2-STORY BRICK CHURCH

EX 1 STORY BRICK SCHOOL BUILDING

EX 2 STORY BRICK HOME

EX 1 STORY BRICK GARAGE

EXISTING STONE CHURCH BUILDING

CONSTRUCTION EQUIPMENT ENTRANCE TO BE UTILIZED DURING OFF PEAK HOURS

PARKING ALONG THIRD STREET WILL NOT BE PERMITTED

CONTRACTOR TO BE RESPONSIBLE FOR CLEANING STREETS AT THE END OF EACH WORKING DAY PER THE CITY OF OFALLON STANDARDS

NO NEW WATER OR SEWER CONNECTIONS ARE PROPOSED. NO NEW SERVICE TO THE TRAILOR.

OVERHEAD ELECTRIC CONNECTION MUST BE REMOVED IMMEDIATELY AFTER TRAILER IS REMOVED.

CONSTRUCTION PARKING
NO CONSTRUCTION PARKING WILL BE ALLOWED ON ANY PUBLIC STREET

NO ADDITIONAL UTILITY POLES ARE NEEDED TO SERVICE THE PROPOSED MODULAR BUILDING

EX INTERIOR CONC BOLLARD TO BE REMOVED (TYP @ 8 PLACES)

EX EXTERIOR CONC BOLLARD TO REMAIN (TYP @ 5 PLACES)

SCHOOL TRAFFIC CIRCULATION ROUTE

6" DIAMETER CONCRETE BOLLARD (TYP @ 15 PLACES)

EX 4" WHITE STRIPING FROM BUSPORT TOWARD TRAILER TO BE REMOVED @ 5 PLACES

PROPOSED BUILDING TO UTILIZE CURRENT PICK UP / DROP OFF ROUTE

MAX 8' SEPARATION (TYP)

68.81'

23.33'

60.00'

21'

9'

PROPOSED CLASSROOM 4TH GRADE
FF=531.80

ELECTRIC DROP

48" HVAC SCREEN WALL

MODULAR BUILDING TO BE CONSTRUCTED BY OTHERS PER MANUFACTURER SPECS

PROPOSED UNDERGROUND ELECTRIC

EX ELECTRIC METER BOX

RAMP

4' HAND RAIL

EX STRIPING 4" WHITE (TYP)

EX STRIPING 12" SOLID WHITE

EX 4' CHAIN LINK

EDGE OF ASPHALT

ASPHALT PAVEMENT

ALL STAIRS AND HANDICAP ACCESIBLE RAMPS TO BE DESIGNED, BUILD, AND PERMITTED BY OTHERS PER ADA STANDARDS

DROP OFF / PICK UP

EX BUSPORT GREEN AIR ROOF ONLY

SCHOOL TRAFFIC CIRCULATION ROUTE

EX STRIPING 4" SOLID WHITE (TYP)

CONC. STEP

FF 530.97

EX 1 STORY BRICK SCHOOL BUILDING

CONCRETE

12" RCP (PRIVATE)

EX FIRE HYDRANT

MANHOLE W427-034 TOP-532.90 F.L.-524.50

ROW ESMT PER PB.39, PG.395

25' BUILDING LINE

25.55'

73.09'

30.5'

EX EL 529.0

EX EL 529.2

EX 8"

EX 15" RCP

EX 27" RCP

EX 4" IST IP

EX 12" RCP

EX 6" W

EX 8" W

EX 4" SAN

EX 6" SAN

EX 8" SAN

EX 6" FM

EX 8" FM

EX 4" FO

EX 8" FO

EX 4" GAS

EX 6" GAS

EX 8" GAS

EX 4" OE

EX 6" OE

EX 8" OE

EX 4" UE

EX 6" UE

EX 8" UE

EX 4" T

EX 6" T

EX 8" T

EX 4" OU

EX 6" OU

EX 8" OU

EX 4" CO

EX 6" CO

EX 8" CO

EX 4" W

EX 6" W

EX 8" W

EX 4" G

EX 6" G

EX 8" G

EX 4" R.D.

EX 6" R.D.

EX 8" R.D.

EX 4" TF

EX 6" TF

EX 8" TF

EX 4" TC

EX 6" TC

EX 8" TC

EX 4" TS

EX 6" TS

EX 8" TS

EX 4" TW

EX 6" TW

EX 8" TW

EX 4" TE

EX 6" TE

EX 8" TE

EX 4" TB

EX 6" TB

EX 8" TB

EX 4" TA

EX 6" TA

EX 8" TA

EX 4" TD

EX 6" TD

EX 8" TD

EX 4" TG

EX 6" TG

EX 8" TG

EX 4" TH

EX 6" TH

EX 8" TH

EX 4" TI

EX 6" TI

EX 8" TI

EX 4" TJ

EX 6" TJ

EX 8" TJ

EX 4" TK

EX 6" TK

EX 8" TK

EX 4" TL

EX 6" TL

EX 8" TL

EX 4" TM

EX 6" TM

EX 8" TM

EX 4" TN

EX 6" TN

EX 8" TN

EX 4" TO

EX 6" TO

EX 8" TO

EX 4" TP

EX 6" TP

EX 8" TP

EX 4" TQ

EX 6" TQ

EX 8" TQ

EX 4" TR

EX 6" TR

EX 8" TR

EX 4" TS

EX 6" TS

EX 8" TS

EX 4" TT

EX 6" TT

EX 8" TT

EX 4" TU

EX 6" TU

EX 8" TU

EX 4" TV

EX 6" TV

EX 8" TV

EX 4" TW

EX 6" TW

EX 8" TW

EX 4" TX

EX 6" TX

EX 8" TX

EX 4" TY

EX 6" TY

EX 8" TY

EX 4" TZ

EX 6" TZ

EX 8" TZ

THE UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, OR 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 IN THE FIELD, SHOWN OR NOT SHOWN, 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.

N

20 0 20 40
Scale in Feet
1" = 20'

H:\CAD\7400-7499\7499-9\ImpPlans\C4 Site 7499-9.dgn

ASSUMPTION OF THE BLESSED VIRGIN MARY CHURCH

403 N. MAIN STREET
O'FALLON, MO
63366

VOLZ Incorporated
ENGINEERS
LAND PLANNING
LAND SURVEYING
TRANSPORTATION
CONST. MANAGEMENT
10849 Indian Head Ind'l. Blvd.
St. Louis, Missouri 63132
314.426.6212 Main
314.890.1250 Fax
www.volzinc.com
Authority #203

STATE OF MISSOURI
JAMES R. PIPER, JR.
NUMBER PE-2012000797
PROFESSIONAL ENGINEER
5-22-12

James R. Piper Jr.
Professional Engineer
PE-2012000797

ASSUMPTION OF THE BLESSED VIRGIN MARY CHURCH 2ND TEMPORARY CLASSROOM

SITE PLAN

P&Z No. 1102.05.01
Approved: 3-01-12
City No.

Page No.
C4