

ST. DOMINIC HIGH SCHOOL

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

**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

PRIS PROJECT NO.: 19002.SDHS.008

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

ENGINEER'S AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless re-authenticated.

PICKETT, RAY & SILVER, INC.

WILLIAM SCHIEDT, P.E.
PE-2018007869

Cover Sheet

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

City of O'Fallon Improvement Plans

P+Z No.: SP19-000018
Approval Date: 6/6/2019

City No.: 19-005347

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COVER
1 of 11

*** 08/13/19 IMPROVEMENT PLANS SUBMITTAL ***

GENERAL NOTES

- PRESENT ZONING: C-2 GENERAL BUSINESS
- PROPOSED ZONING: R-1 SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: ACCESS DRIVE AND PARKING LOT
- AREA OF TRACT: 4.57 ACRES
- SITE ADDRESS: 909 WEST TERRA LANE
915 WEST TERRA LANE
921 WEST TERRA LANE
34 ELAINE DR
- 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: 6 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. #29183C0240C JANUARY 20, 2016, THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
- 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 50B2.

* 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.



LOCATION MAP

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P and Z Approval

SITE PLAN CASE NUMBER 19-000666 WAS APPROVED ON JUNE 6TH 2019.

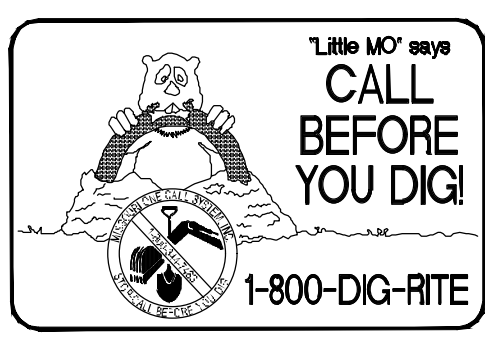
CONDITIONS FOR APPROVAL:

- PROVIDE A SEPARATE DEMOLITION PLAN PAGE TO SHOW THE EXISTING AND PROPOSED CONDITIONS.
- PROVIDE A SIDEWALK ALONG THE NEW PRIVATE DRIVE.
- SHOW A MINIMUM OF 5' WIDE SIDEWALK ALONG THE ENTRANCE DRIVE ON THE EAST SIDE TO THE POINT WHERE IT INTERSECTS THE PARKING LOT NORTH OF THE TENNIS COURT.
- PROVIDE MODOT APPROVAL FOR THE PRIVATE DRIVE.
- PROVIDE DIFFERENTIAL RUNOFF CALCULATIONS USING THE CURRENT MSD PI FACTORS FOR THE 100 YEAR STORM. DETENTION WILL BE REQUIRED FOR THESE IMPROVEMENTS.
- A 10' WIDE TRAIL SHALL BE REQUIRED ALONG WEST TERRA FOR THE ENTIRE FRONTAGE WHEN LOTS 1 & 2 DEVELOP.
- A SIDEWALK SHALL BE REQUIRED ALONG THE FRONTAGE OF ST. DOMINIC WHERE IT ADJOINS YOUR PROPERTY WHEN LOTS 1 & 2 DEVELOP.
- PROVIDE SIGNAGE TO PREVENT DRIVERS FROM ENTERING THE EXIT ON ELAINE DRIVE.
- BUILD THE ENTRANCE DRIVE IN PREPARATION FOR THE 10' WIDE TRAIL TO BE BUILT ALONG WEST TERRA LANE IN THE FUTURE. PROVIDE RAMPS AND A BREAK IN THE MEDIAN ON THE ENTRANCE DRIVE.
- PROVIDE INFORMATION ON HOW STORM WATER DETENTION SHALL BE ACCOMPLISHED FOR THE PARKING AND DRIVE ADDITION.
- THE APPLICANT SHALL WORK WITH STAFF DURING CONSTRUCTION PLAN REVIEW ON THE CONFIGURATION OF THE SIDEWALK LOCATED AT THE CORNER OF ST. DOMINIC DRIVE AND SAN JOSE DRIVE. STAFF HAS CONCERNS ABOUT DIRECTING PEDESTRIANS TO A CORNER WHERE DRIVER'S VISIBILITY OF PEDESTRIANS MAY BE REDUCED.
- COORDINATION WILL BE REQUIRED BETWEEN DEVELOPER AND WATER AND SEWER DIVISION TO INSPECT WATER AND SEWER TAP DESTROYS OF THE PROPOSED STRUCTURES TO BE REMOVED.

PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
0 (0%)	64,417 (32%)	134,642 (68%)	199,059

BENCH MARK:
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
STATION NAME: SC-54
N=329839.944 (M)
E=228140.711 (M)
GRID FACTOR=0.9999175
ELEVATION = 170.1 (M) = 558.07 FEET

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: Jeannie Greenlee DATE 08/15/2019
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



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.