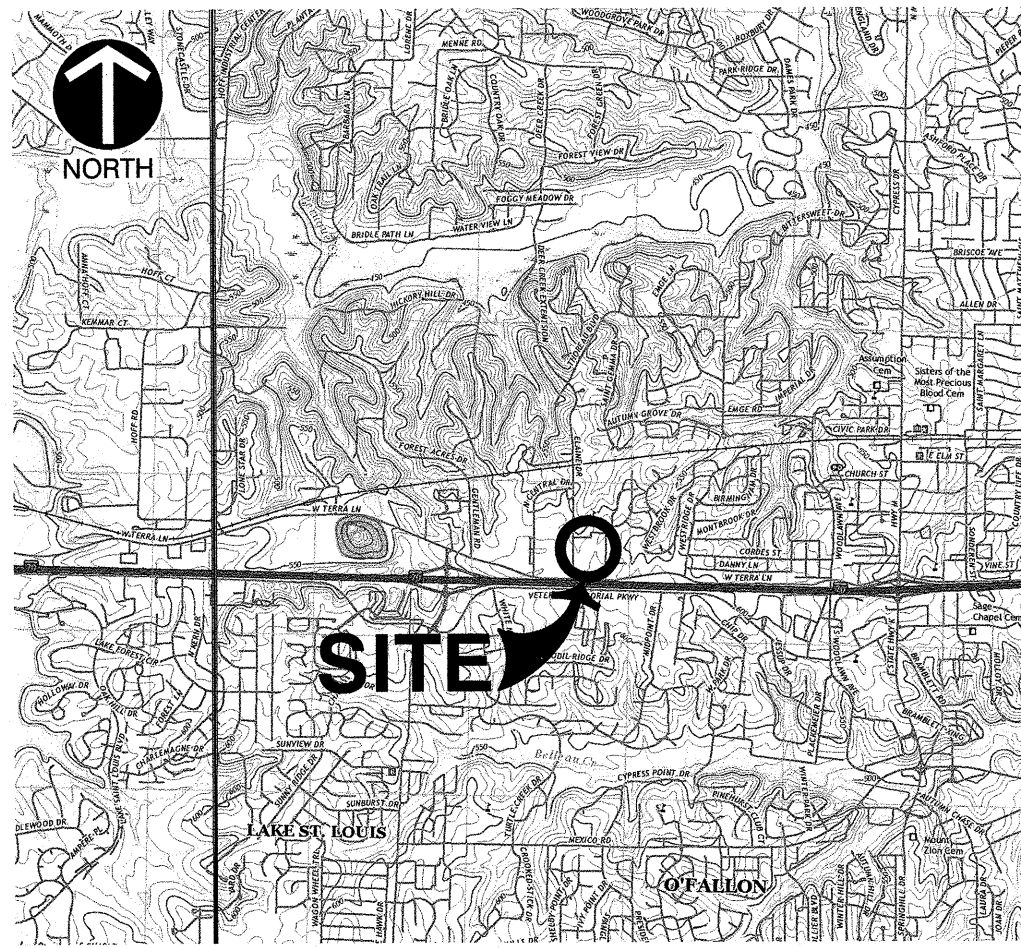


AS-BUILTS

ST. DOMINIC HIGH SCHOOL CONSTRUCTION PLAN

LOTS 3-6 OF HOAGLAND ACRES, BEING PART OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



SITE USGS AND VICINITY MAP
U.S.G.S. 7.5 TOPOGRAPHIC MAP, "WENTZVILLE" QUADRANGLE, "MQ", DATED "2021"
SCALE 1" = 4000'

Index Table		
SHEET NUMBER	Sheet Title	Sheet Description
1	C000	COVER SHEET
2	C001	NOTES
3	C100	EXISTING CONDITIONS & DEMO PLAN
4	C200	SITE PLAN
5	C201	LIGHTING PLAN
6	C300	GRADING PLAN
7	C301	SWPPP
8	C400	DRAINAGE AREA MAPS
9	C600	ENTRANCE PLAN
10	C800	DETAILS
11	C900	EROSION CONTROL DETAILS

OWNER/TEAM INFORMATION

CIVIL ENGINEER & LAND SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3000 LITTLE HILLS EXPRESSWAY, SUITE 102
ST. CHARLES, MO 63301
PH: (314) 656-4566

DEVELOPER

ST. DOMINIC HIGH SCHOOL
31 ST. DOMINIC DRIVE
O'FALLON, MO 63366
PH: (636) 240-8303

OWNER

ARCHDIOCESE OF ST LOUIS
20 ARCHBISHOP MAY DRIVE
ST. LOUIS, MO 63119

UTILITY COMPANIES

SANITARY SEWER SERVICE

CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO 63366
PH: 636-240-2000

ELECTRIC SERVICE

AMEREN MISSOURI
200 CALLAHAN ROAD
WENTZVILLE, MO. 63385
PH: 636-639-8312

TELEPHONE SERVICE

CENTURYLINK
1151 CENTURY TEL DR.
WENTZVILLE, MO. 63385
PH: 636-332-7261

STORM WATER FACILITIES

CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO 63366
PH: 636-240-2000

GAS SERVICE

SPIRE GAS
6400 GRAHAM ROAD
ST. LOUIS, MO. 63134
PH: 314-522-2297

WATER SERVICE

CITY OF O'FALLON
100 N. MAIN ST.
O'FALLON, MO 63366
PH: 636-240-2000

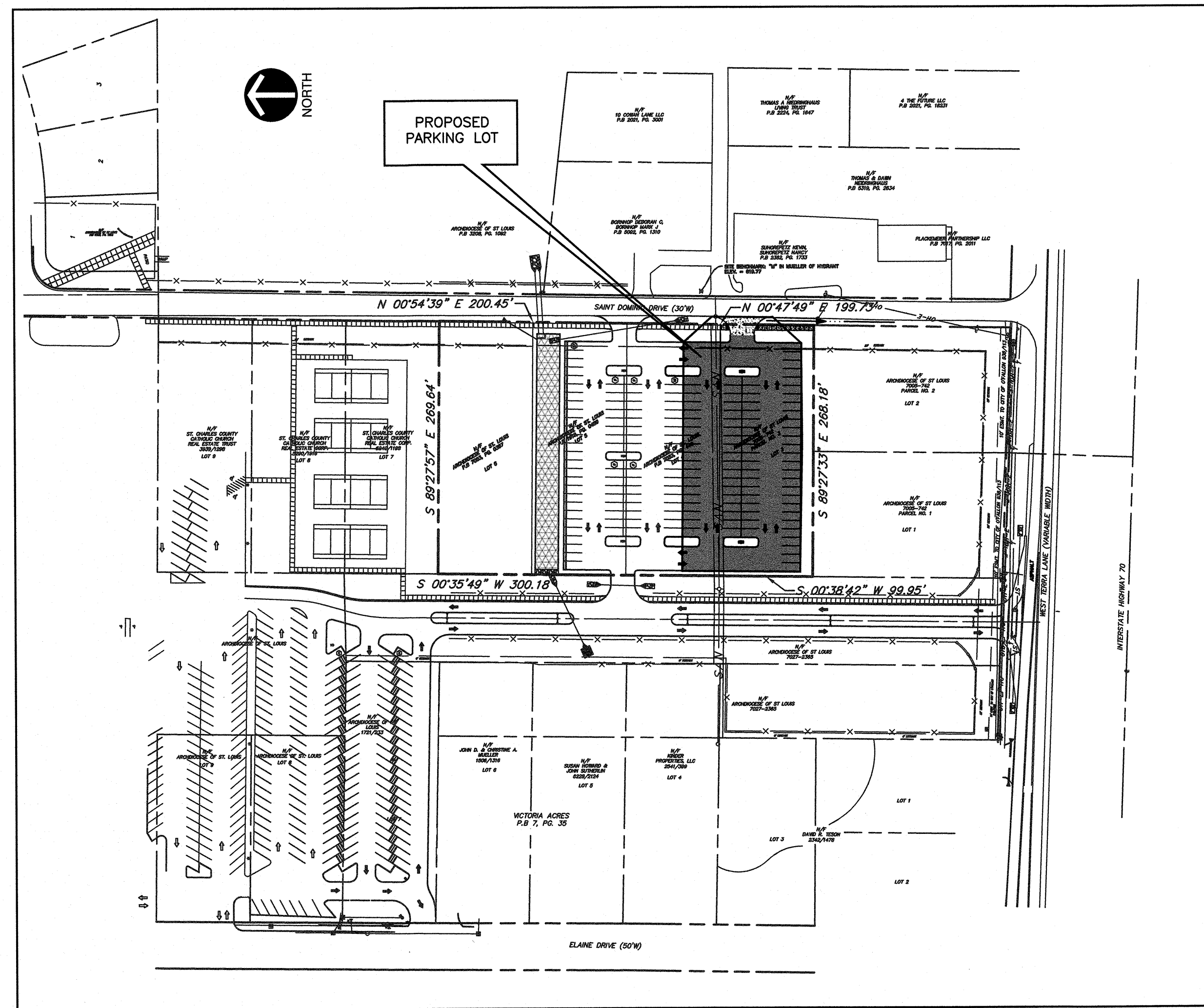
Per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

Construction work shall only be allowed during the following hours:

October 1-May 31:
7:00 A.M. TO 7:00 P.M. Monday-Sunday

June 1 - September 30:
6:00 A.M. to 8:00 P.M. Monday-Friday
7:00 A.M. to 8:00 P.M. Saturday-Sunday

Construction work to be done outside of these hours requires prior written approval from the City Administrator or City Engineer.



SITE MAP
SCALE: 1"=100'

SITE DEVELOPMENT ZONING DATA

TOTAL AREA OF EX. LEASE TRACT: 2.47 ACRES
ZONING DISTRICT: R-1 (SINGLE FAMILY RESIDENTIAL)
FIRM MAP: ZONE X, 29183C0240G, JANUARY 20, 2016
FRONT BUILDING SETBACK: MIN 25'
REAR BUILDING SETBACK: 25'
SIDE BUILDING SETBACK: 6'
EXISTING PARKING STALLS: 90 STALLS
POST DEVELOPMENT PARKING STALLS: 166 STALLS

BENCHMARKS (NAVD88)

SOURCE BENCHMARK: MISSOURI GEOGRAPHIC REFERENCE SYSTEM, SC-54
NORTHING: 329839.944(M) EASTING: 228140.711(M)
GRID FACTOR = 0.9999175
ELEVATION = 170.1 (M) = 558.07 FEET
1 METER = 3.28083333 FEET
THE STATION AND AZIMUTH MARK ARE MISSOURI DNR GRS ALUMINUM DISKS STAMPED "SC-54 2000" AND "SC54A 2000", EACH SET IN A 12 INCH DIAMETER CONCRETE MONUMENT ABOUT 30 INCHES LONG AND FLUSH WITH THE GROUND.
SITE BENCHMARK: "M" IN MUELLER OF HYDRANT
ELEV. = 619.77 FEET

PLANNING AND ZONING CONDITIONS OF APPROVAL

- The Site Plan Approval shall expire, and be of no effect, one (1) year after the date of issuance thereof, unless within such time Construction Plans or Building Permits for any proposed work authorized under the said site plan approval has been issued.
- A Construction Site Plan must be review and approved by City Staff. The application is available on the City's website via www.ofallon.mo.us (City Departments, Engineering) through the O'Fallon Permitting, Licensing, and Enforcement (OPLE) system.
- The appropriate Fire District will need to review and approve the development.
- All Conditions of Approval shall be noted on the Construction Site Plans.

PROJECT DATA			
BUILDINGS	PAVED AREAS	LANDSCAPED AREAS	TOTAL SQ. FT.
0 (0%)	63,486 (59%)	44,478 (41%)	107,964

These "AS-BUILT" PAVEMENT & LIGHT plans are based on actual field observations conducted during SEPTEMBER 2023, and the results are shown hereon. CEC, INC. is responsible only for the As Built measurements shown hereon.



By: *Stanley M. Mundwiller* 10/10/23
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CORPORATE REGISTRATION NO. 2007031293
3000 LITTLE HILLS EXPRESSWAY, SUITE 102
ST. CHARLES, MO 63301
314-656-4566

WILL SCHEIDT, PE
2018007869
PROFESSIONAL CIVIL ENGINEER
*HAND SIGNATURE ON FILE

ST. DOMINIC HIGH SCHOOL
CONSTRUCTION PLAN
COVER SHEET
LOT 3-6 OF HOAGLAND ACRES, BEING PART OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

CEC
Civil & Environmental Consultants, Inc.
3000 Little Hills Expressway · Suite 102 · St. Charles, MO 63301
314-656-4566 · 866-250-3679
www.cecinc.com

WTS	KAS	KAS	KAS
DRAWN BY:	CHECKED BY:	APPROVED BY:	PROJECT NO:
			328-543.0002

Owner:
Archdiocese of St. Louis
20 Archbishop May Dr
St. Louis, MO 63119
City of O'Fallon Construction Plan

P+Z No: 23-002543
Approval Date:
April 6, 2023
City No.

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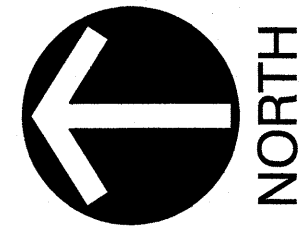
NOTE: PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED, IMMEDIATELY, TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.



811 or 1-800-344-7483
<https://www.motocall.com>

P:\330-0001\331-543-000 AS BUILT.DWG - SURVEY\DWG\AS BUILT\331543-000-000 AS BUILT.DWG

AS-BUILTS



SCALE IN FEET
0 40 80

LEGEND

	PROPOSED CONCRETE
	PROPOSED 5'W SIDEWALK
	PROPOSED EASEMENT
	PROPOSED MUNICIPAL BOUNDARY
	PROPOSED PARCEL LINE
	PROPOSED SUBJECT PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED ASPHALT PAVEMENT
	PROPOSED FENCE
	PROPOSED EASEMENT

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	HEIGHT
	12	CHINESE HOLLY	ILEX CORNUTA	6'
	12	JAPANESE HOLLY	ILEX CRENATA	6'
	7	NORWAY MAPLE	ACER PLATANOIDES	65'
	7	BLACKGUM	NYSSA SYLVATICA	75'
	7	AUSTRIAN PINE	PINUS NIGRA	60'

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: 400' * 1 TREE/EVERY 40.00' = 10 REQUIRED

SITE TREES: 1 PER 4,000 S.F. OPEN SPACE 44,478 S.F. OPEN SPACE/4,000 = 11 TREES

TOTAL TREES REQUIRED: 10 STREET TREES + 11 SITE TREES = 21 TREES

TOTAL TREES PROVIDED: 21 TREES

PARKING LOT LANDSCAPING:
NUMBER OF PROPOSED PARKING STALLS = 76
LANDSCAPING AREA REQUIRED = 76 * 270 * 6' = 1,231 SQ FT
LANDSCAPING PROVIDED = 1,448 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.

PARKING CALCULATIONS:

EXISTING PARKING SPACES = 90 EXISTING SPACES

POST DEVELOPMENT SPACES = 166 PARKING SPACES

SANITARY CALCULATIONS:

NO NEW SANITARY PROPOSED

ST. DOMINIC HIGH SCHOOL
CONSTRUCTION PLAN
SITE PLAN

LOT 3-6 OF HOAGLAND ACRES, BEING PART OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

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www.ccecinc.com

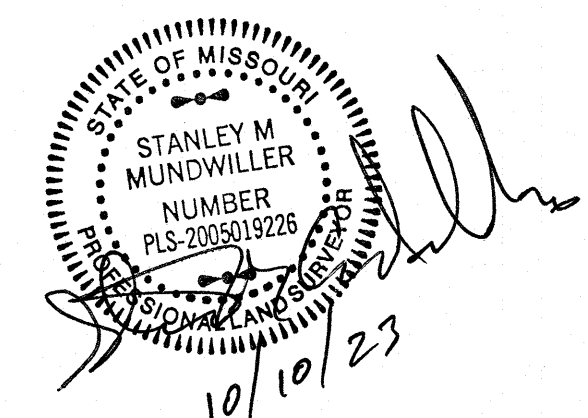
AS BUILTS SEPT. 2023

WTS	KAS	KAS	KAS
DRAWN BY:	CHECKED BY:	APPROVED BY:	PROJECT NO:
			381-540.0002

Owner:
Archdiocese of St. Louis
20 Archbishop May Dr
St. Louis, MO 63119
City of O'Fallon Construction Plan

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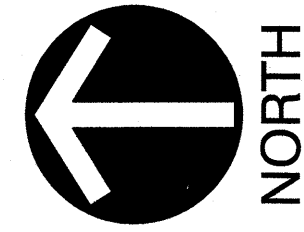


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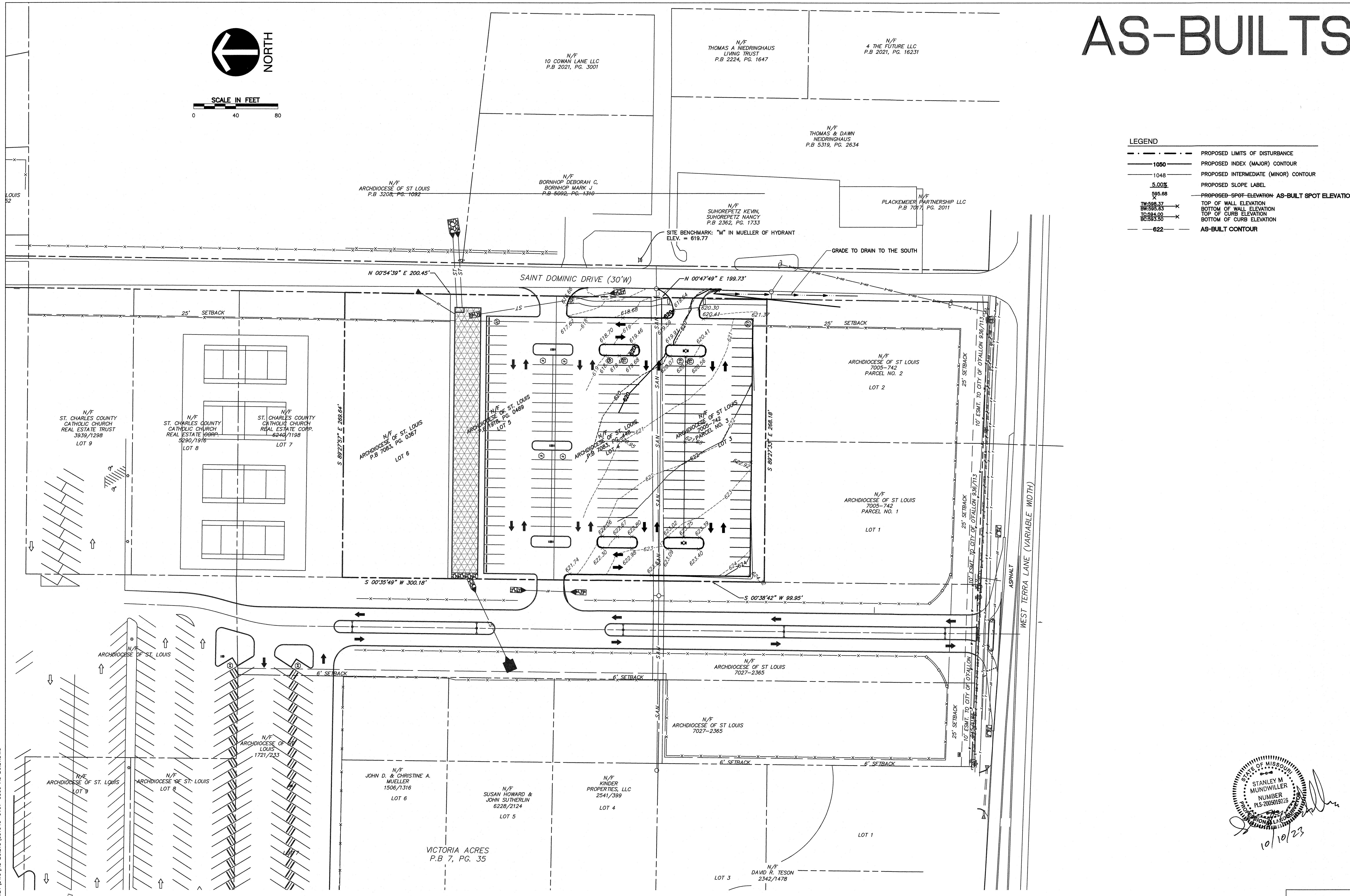
AS-BUILTS



SCALE IN FEET
0 40 80

LEGEND

--- --	PROPOSED LIMITS OF DISTURBANCE
— 1050 —	PROPOSED INDEX (MAJOR) CONTOUR
— 1048 —	PROPOSED INTERMEDIATE (MINOR) CONTOUR
— 5.00% —	PROPOSED SLOPE LABEL
595.68	PROPOSED SPOT ELEVATION
595.37	AS-BUILT SPOT ELEVATIONS
595.83	TOP OF WALL ELEVATION
594.00	BOTTOM OF WALL ELEVATION
593.50	TOP OF CURB ELEVATION
593.50	BOTTOM OF CURB ELEVATION
622	AS-BUILT CONTOUR



ST. DOMINIC HIGH SCHOOL
CONSTRUCTION PLAN
GRADING PLAN

LOT 3-6 OF HOAGLAND ACRES, BEING PART OF SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI

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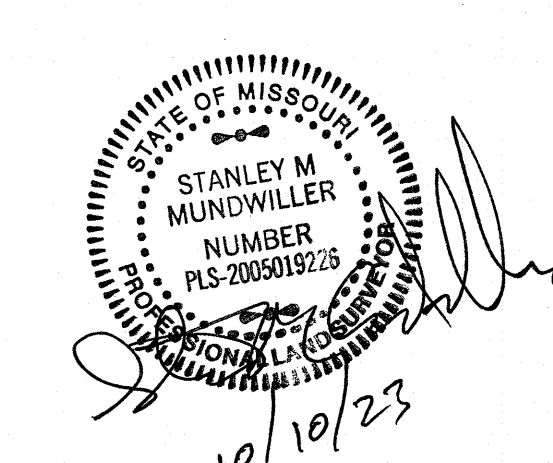
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APPROVED BY:	KAS
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2018007869
PROFESSIONAL CIVIL ENGINEER
*HAND SIGNATURE ON FILE

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AS BUILTS SEPT. 2023