

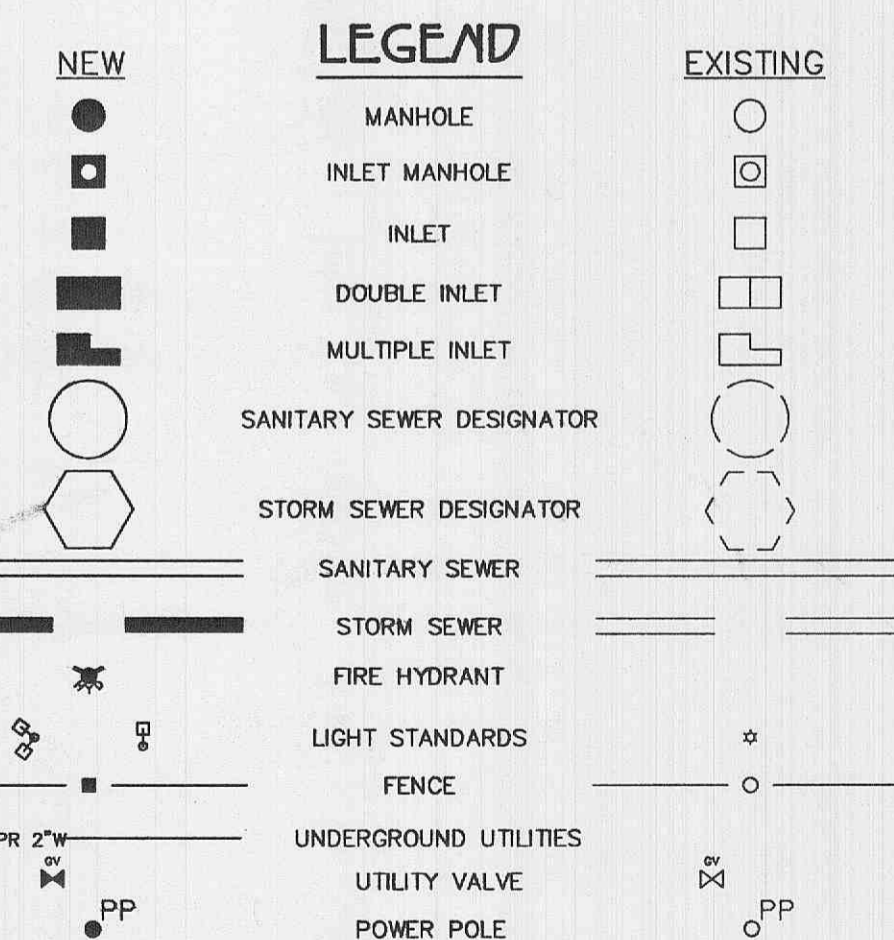
**PROJECT NOTES**

- ST. CHARLES COUNTY LOCATOR ID's: 2-0057-4305-00-0009.0000000 } TO BE CONSOLIDATED INTO "ST. DOMINIC HIGH SCHOOL TENNIS COURT LOT 1" AFTER RECORDING OF RECORD PLAT
- AREA OF SITE: 1.86 ACRES (GROSS)
- EXISTING ZONING: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT
- PROPOSED ZONING: SAME
- CITY APPROVAL NUMBER: P & Z APPROVAL...DECEMBER 7, 2017  
B.O.A. APPROVAL...N/A  
ORDINANCE #:.....N/A
- REQUIRED BUILDING AND PARKING SETBACKS:  
FRONT: 25'  
SIDE: 6'  
REAR: 25'
- NO ADDITIONAL PARKING REQUIRED. EXISTING PARKING LOTS WILL HANDLE OFF-HOURS PARKING NEEDED.
- LANDSCAPE BUFFER: NONE REQUIRED.
- THIS PROPERTY IS LOCATED ON FLOOD INSURANCE RATE MAP (FIRM) 29183 C 0240 G, DATED JANUARY 1, 2016. THE TRACT LIES WITHIN ZONE "X". AREAS TO BE DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ANY PROPOSED SIGNAGE TO REQUIRE A SEPERATE PERMIT.
- BENCHMARK INFORMATION:  
SITE BENCHMARK:  
FINISHED FLOOR AT THE SOUTH ENTRANCE TO THE EXISTING GYM OF ST. DOMINIC HIGH SCHOOL.  
ELEV=605.11  
USGS BENCHMARK:  
ORF-1931, (JC0546) - BRASS DISC IN CONCRETE, NEAR THE INTERSECTION OF ELAINE ROAD AND WABASH RAILROAD-CROSSING, 33 FEET SOUTH OF TRACK, 25 FEET WEST OF THE ROAD, 12 FEET NORTH OF THE RIGHT-OF-WAY FENCE, STAMPED E 149 1935. ELEV.=590.75
- PROPOSED CONCESSION STAND TO BE AN ACCESSORY BUILDING TO THE EXISTING ST. DOMINIC HIGH SCHOOL CAMPUS.
- ALL BUILDING CONSTRUCTION TO COMPLY WITH CITY REGULATIONS AND STANDARDS.
- ALL PROPOSED UTILITIES TO BE UNDERGROUND.
- SITE LIGHTING TO BE BUILDING MOUNTED, EITHER WALL PACK OR SOFFIT MOUNTED WITH NO ENCRoACHMENT TO ADJOINING PROPERTY.
- GRADING IS INCIDENTAL TO BUILDING CONSTRUCTION.
- NO STEP AT ACCESSIBLE ENTRANCE DOORS.
- ALL SIDEWALKS, RAMPS, ETC TO BE BUILT PER CURRENT CITY OF O'FALLON ADA STANDARDS.
- ONLY ELECTRIC HEAT SYSTEM IS PROVIDED FOR THE CONCESSION STAND. NO HVAC UNIT WILL BE NEEDED.
- DUE TO THE ABUNDANCE OF GREENSPACE AND EXISTING TREES, NO LANDSCAPING IS PROPOSED FOR THIS CONCESSION STAND.
- THE INDIVIDUAL MENS AND WOMENS RESTROOMS ARE LOCATED ON THE NORTH SIDE OF THE CONCESSION STAND BUILDING.

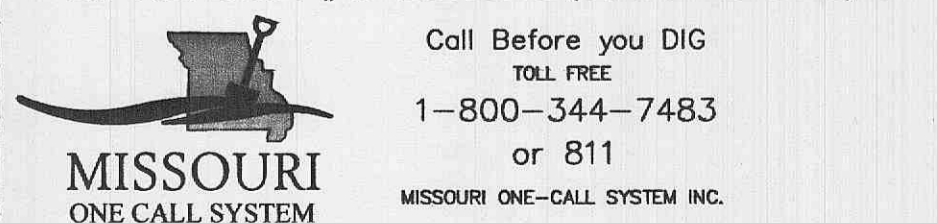
Overall Site:	53,705.91 S.F.
Ex. Pavilion:	905.53 S.F.
Ex. Sidewalk/Pvmt. & Tennis Ct.:	25,722.22 S.F.
Ex. Grass/Trees Area:	27,077.96 S.F.
% of Greenspace:	50.42%
Prop. Bldg. & Pavilion:	1579.16 S.F.
Prop. Sidewalk/Pvmt. & Tennis Ct.:	26,197.04 S.F.
Prop. Grass/Trees:	25,929.71 S.F.
% of Greenspace:	48.28%

**GREENSPACE CALCULATION**

NOTE: CALCULATIONS PERTAIN TO LOTS 8 & 9 ONLY. ARCHDIOECSE OF ST. LOUIS OR IT'S ASSION'S ARE THE OWNERS THESE TWO LOTS AND ALSO THE ADJOINING LOTS.



DIG-RITE TICKET #s: 000000000 (ST. DOMINIC DRIVE)



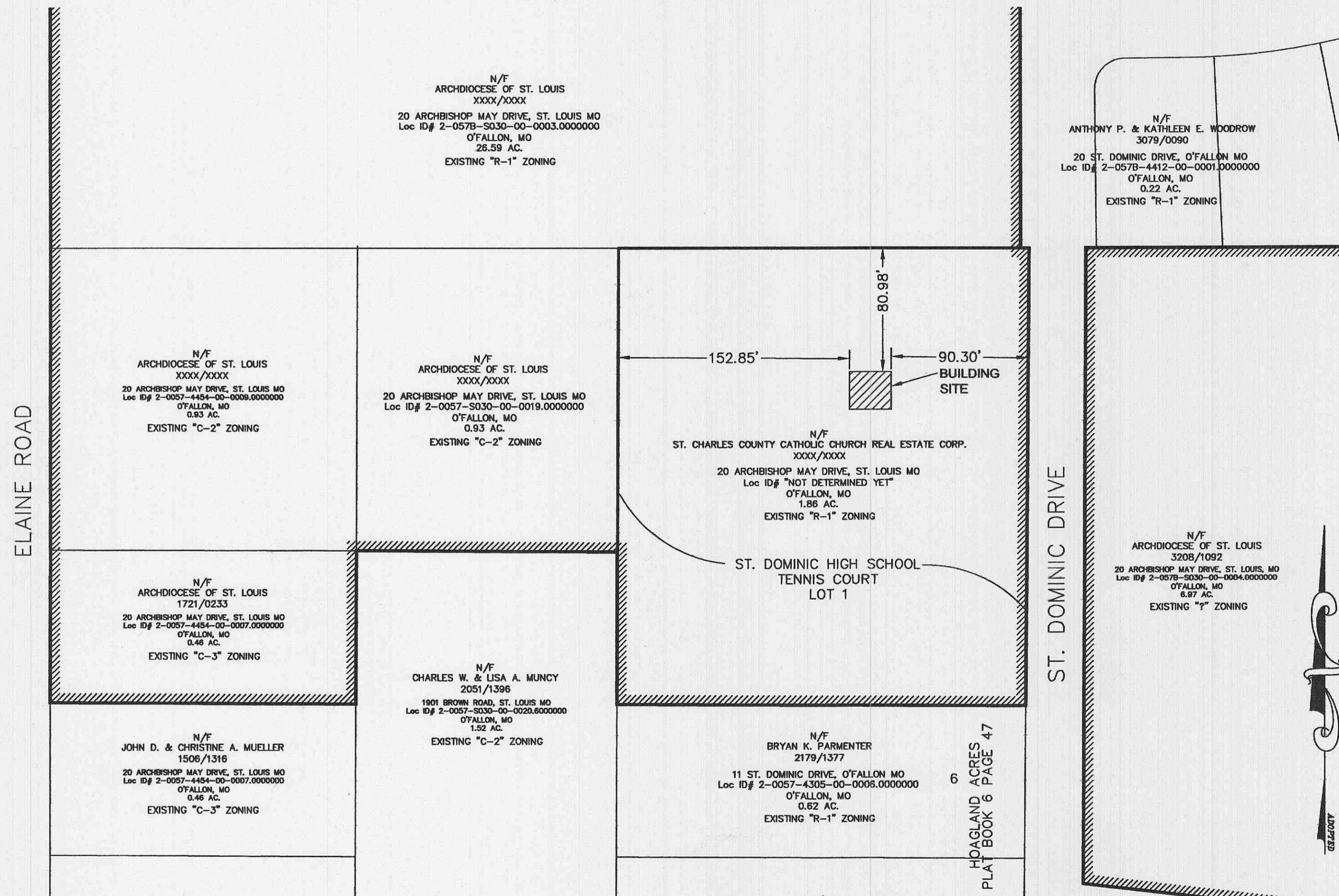
Call Before you DIG  
TOLL FREE  
1-800-344-7483  
or 811  
MISSOURI ONE-CALL SYSTEM INC.

**UTILITY CONNECTIONS**

- SANITARY CONNECTION: NEW SANITARY LATERAL TO FLOW BY GRAVITY TO EXISTING MAIN ALONG ST. DOMINIC DRIVE.
- WATER CONNECTION: NEW WATER SERVICE LINE TO CONNECT TO EXISTING MAIN ALONG ST. DOMINIC DRIVE.
- STORM SEWER CONNECTION: NO STORM SEWER IS NEEDED FOR NEW BUILDING. ROOF DRAINS TO SHEET FLOW FROM SITE.
- ELECTRICAL CONNECTION: NEW ELECTRICAL SERVICE LINE TO RUN UNDERGROUND FROM EXISTING POWER POLE ALONG ST. DOMINIC DRIVE.
- GAS CONNECTION: NO GAS SERVICE IS ANTICIPATED FOR BUILDING AT THIS TIME.

# CONSTRUCTION PLANS FOR ST. DOMINIC HIGH SCHOOL CONCESSION STAND

A TRACT OF LAND BEING PART OF  
SECTION 30, TOWNSHIP 47 NORTH, RANGE 3 EAST,  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



**PROPERTY OWNER INFORMATION**

N.T.S.

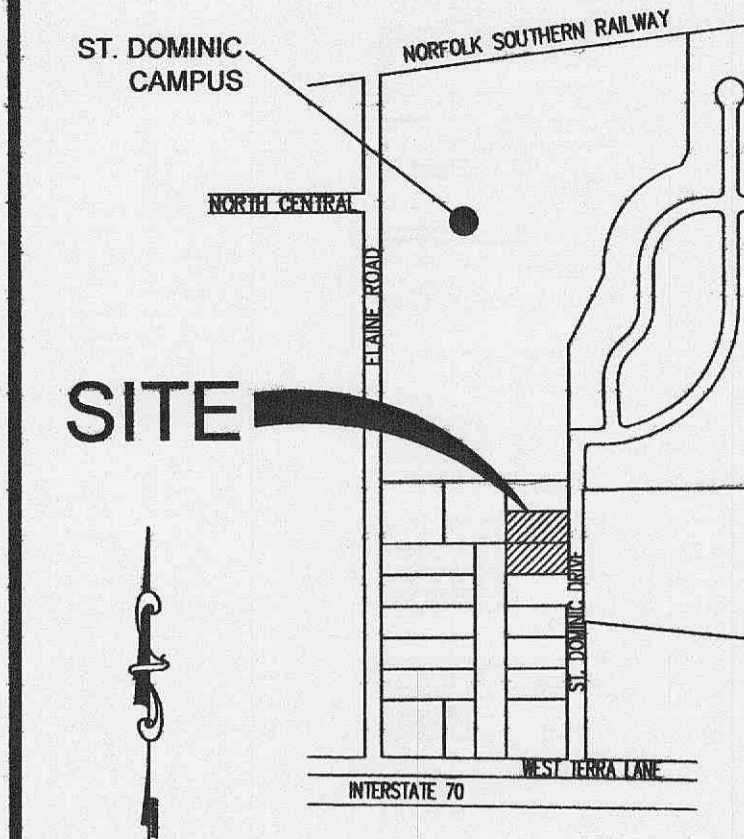
**PROPERTY ENCOMPASSING**

ST. DOMINIC HIGH SCHOOL CAMPUS

**SHEET INDEX**

- COVER SHEET
- CONSTRUCTION NOTES
- SITE PLAN / DETAILS
- DETAIL / DAM

NOTE: REFER TO ARCHITECTURAL PLANS BY L&P  
& ORNE FOR ADDITIONAL CONCESSION STAND BUILDING INFORMATION.



**LOCATION MAP**  
N.T.S.

**Utility Contacts**

**Sanitary Sewers**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-281-2858

**Water**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
Contact: 636-281-2858

**Storm Sewer**  
City of O'Fallon  
100 N. Main St.  
O'Fallon, MO. 63366  
636-281-2858

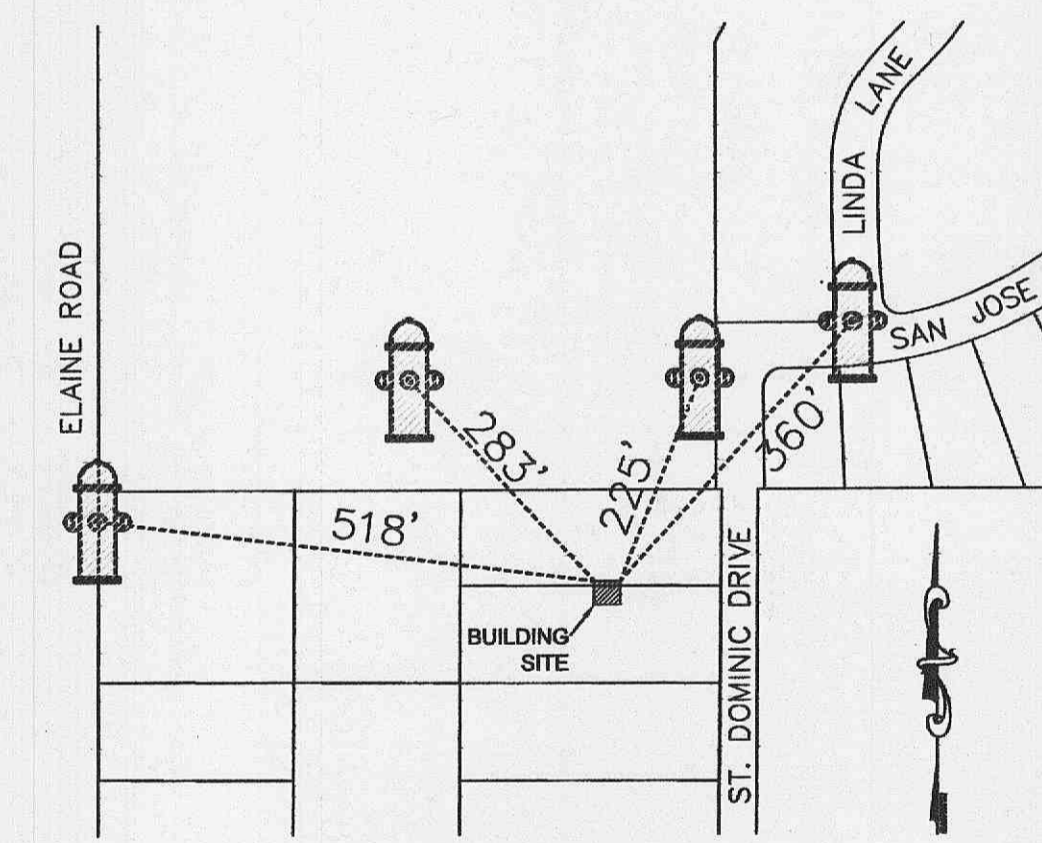
**Electric**  
Ameren UE  
200 Callahan Road  
Wentzville, MO. 63385  
636-639-8312

**Gas**  
Laclede Gas Company  
6400 Graham Road  
St. Louis, MO. 63134  
314-522-2297

**Telephone**  
Century Tel  
1151 Century Tel Dr.  
Wentzville, MO. 63385  
636-332-7261

**Fire District**  
O'Fallon Fire Protection District  
119 E. Elm St.  
O'Fallon, MO. 63366  
636-272-3493

**School District**  
Fort Zumwalt School District  
555 E. Terra Lane  
O'Fallon, MO. 63366  
636-240-2072



**EXISTING FIRE HYDRANT LOCATIONS**

SCALE: 1"=200'

**Conditions of Approval From Planning and Zoning**

PLANNING & ZONING: (17-011054)  
APPROVED: DEC. 7, 2017  
CONDITIONS:  
1. A Boundary Adjustment Plat or Lot Consolidation Plat will be required before a Building Permit can be approved.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: Jamie Shultz DATE: 02/05/2018  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

**St. DOMINIC HIGH SCHOOL**  
MR. JIM WELBY, B.S. - PRESIDENT

CITY OF O'FALLON  
P & Z: Case# 17-011054  
APPROVED: 12-07-17

City/County Job No:  
17-011054

Checked: RSM

Proj Manager: JRE  
Original Issue Date  
1-8-18

Project No. 98-380

Sheet 1

<p>The Professional Engineer's and/or Professional Land Surveyor's responsibility is limited to plans and other documents displaying his/her signature and seal. Engineer and Surveyor hereby disclaim responsibility for: * Unauthorized use of plans and other documents prior to receipt of all review agency approvals * All previously issued versions of this sheet * This sheet whenever a revised sheet is issued * Individual use of any sheet that is part of a set of plans This applies to all plans and other documents associated with this project, whether this statement appears on them or not.</p>		<p>Client <b>St. Dominic High School</b> 31 St. Dominic Drive O'Fallon, MO 63366 314-709-1439 N/A Mr. Steve Wing (Fac. Mgr.) swing@stdominichs.org</p>	<p>No. Date Revision/Issue</p>
			<p>1 01-30-18 REV. PER CITY COMMENT (SHT. 4)</p>

**St. Dominic High School - Concession Stand**

**Site Plan**

**MUSLER ENGINEERING COMPANY**

CIVIL ENGINEERING - PLANNING - LAND SURVEYING  
38 PORTWEST COURT • SAINT CHARLES, MISSOURI 63303-5985  
PHONE: 636-916-0444 • FAX: 636-916-3444

CERTIFICATE OF AUTHORITY: ENGINEERING: E-1230-D, LAND SURVING: LS-284-D

**MUSLER ENGINEERING COMPANY**

1992-2017