## PROJECT NOTE/

1. ST. CHARLES COUNTY LOCATOR ID's: 2-0057-4305-00-0009.0000000 ) TO BE CONSOLIDATED INTO "ST. 2-0057-4305-00-0008.0000000 > DOMINIC HIGH SCHOOL TENNIS 2-0057-4305-00-0007.0000000 ) COURT LOT 1" AFTER RECORDING OF RECORD PLAT

AREA OF SITE: 1.86 ACRES (GROSS)

3. EXISTING ZONING: "R-1" SINGLE FAMILY RESIDENTIAL DISTRICT

4. PROPOSED ZONING: SAME

REAR: 25'

5. CITY APPROVAL NUMBER: P & Z APPROVAL...DECEMBER 7, 2017 B.O.A. APPROVAL...N/A

ORDINANCE #:.....N/A 6. REQUIRED BUILDING AND PARKING SETBACKS; FRONT: 25' SIDE: 6'

7. NO ADDITIONAL PARKING REQUIRED. EXISTING PARKING LOTS WILL HANDLEOFF-HOURS PARKING NEEDED.

8. LANDSCAPE BUFFER: NONE REQUIRED.

9. 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.

10. ANY PROPOSED SIGNAGE TO REQUIRE A SEPERATE PERMIT.

11. BENCHMARK INFORMATION:

FINISHED FLOOR AT THE SOUTH ENTRANCE TO THE EXISTING GYM OF ST. DOMINIC HIGH SCHOOL. ELEV=605.11

ORF-1931, (JC0546) - BRASS DISC IN CONCRETE, NEAR THE INTERSECTION OF ELAINE RAOD 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

12. PROPOSED CONCESSION STAND TO BE AN ACCESSORY BUILDING TO THE EXISTING ST. DOMINIC HIGH SCHOOL CAMPUS.

13. ALL BUILDING CONSTRUCTION TO COMPLY WITH CITY REGULATIONS AND STANDARDS.

14. ALL PROPOSED UTILITIES TO BE UNDERGROUND.

15. SITE LIGHTING TO BE BUILDING MOUNTED, EITHER WALL PACK OR SOFFIT MOUNTED WITH NO ENCROACHMENT TO ADJOINING PROPERTY.

16. GRADING IS INCIDENTAL TO BUILDING CONSTRUCTION.

17. NO STEP AT ACCESSIBLE ENTRANCE DOORS.

18. ALL SIDEWALKS, RAMPS, ETC TO BE BUILT PER CURRENT CITY OF O'FALLON ADA

19. ONLY ELECTRIC HEAT SYSTEM IS PROVIDED FOR THE CONCESSION STAND. NO HVAC UNIT

20. DUE TO THE ABUNDANCE OF GREENSPACE AND EXISTING TREES, NO LANDSCAPING IS PROPOSED FOR THIS CONSESSION STAND.

21. 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: Ex. Sidewalk/Pvmt. & Tennis Ct.: 25,722.42 S.F. Ex. Grass/Trees Area: 27,077.96 S.F. % of Greenspace: Prop. Bldg. & Pavilion: Prop. Sidewalk/Pvmt & Tennis Ct.: 26,197.04 S.F. Prop. Grass/Trees: % of Greenspace: 25,929.71 S.F.

### GREEN/PACE CALCULATION/

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

NEW	LEGEND	EXISTING
	MANHOLE	0
	INLET MANHOLE	0
	INLET	
	DOUBLE INLET	
	MULTIPLE INLET	<u></u>
	SANITARY SEWER DESIGNATOR	
	STORM SEWER DESIGNATOR	$\langle \overline{} \rangle$
	SANITARY SEWER	
	STORM SEWER	
*	FIRE HYDRANT	
<b>%</b> ₽	LIGHT STANDARDS	<b>*</b>
·	FENCE -	o
PR 2°W  PP	UNDERGROUND UTILITIES  UTILITY VALVE  POWER POLE	× × oPP

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

MISSOUR ONE CALL SYSTEM

TOLL FREE -800-344-7483 or 811

Call Before you DIG

UTILITY COMMMECTIONS

ALONG ST. DOMINIC DRIVE.

DRAINS TO SHEET FLOW FROM SITE.

EXISTING POWER POLE ALONG ST. DOMINIC DRIVE.

1. SANITARY CONNECTION: NEW SANITARY LATERAL TO FLOW BY GRAVITY TO EXISTING MAIN

2. WATER CONNECTION: NEW WATER SERVICE LINE TO CONNECT TO EXISTING MAIN ALONG

3. STORM SEWER CONNECTION: NO STORM SEWER IS NEEDED FOR NEW BUILDING. ROOF

4. ELECTRICAL CONNECTION: NEW ELECTRICAL SERVICE LINE TO RUN UNDERGROUND FROM

5. GAS CONNECTION: NO GAS SERVICE IS ANTICIPATED FOR BUILDING AT THIS TIME.

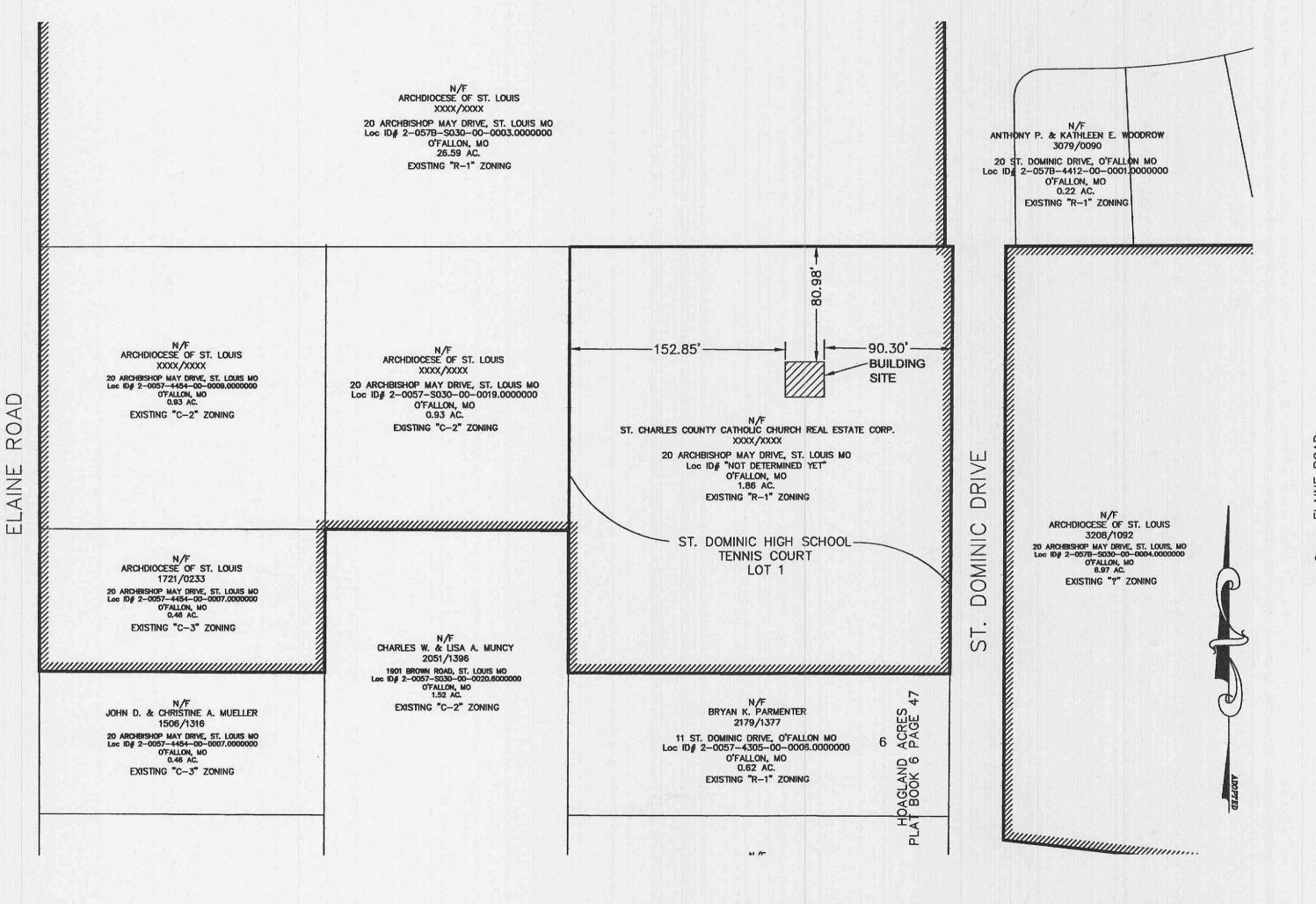
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures and utilities have been platted from available surveys, records and information, and therefore, do not necessarilly reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures and utilities. The Contractor shall be responsible for verifying the actuall location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures and utilities shall be located in the field 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.

# 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.

ST. DOMINIC HIGH SCHOOL

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

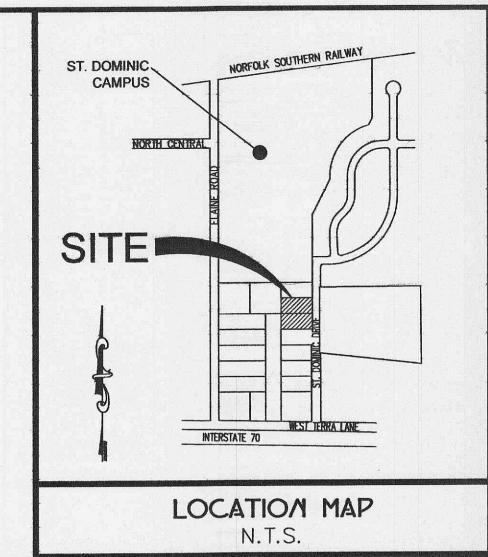
Lighting values will be reviewed on site prior to the final occupancy inspection.

# SHEET INDEX

COVER / HEET 2 CONTRUCTION NOTES

3 /ITE PLAM / DETAIL 4 DETAILS / DAM

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



#### **Utility Contacts**

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

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

### Conditions of Approval From Planning and Zoning

SITE

EXI/TING FIRE

HYDRANT LOCATIONS

SCALE: 1"=200'

518'

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

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

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: \_ grannie Greenle \_ 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

MUSLER City/County Job No: St. Dominic High School - Concession Stand Revision/Issue 17-011054 The Professional Engineer's and/or Professional Land Surveyor's responsibility is limited to plans and other COMPANY 01-30-18 REV. PER CITY COMMENT (SHT. 4) t. Dominic High∫chool Site Plan documents displaying his/her signature and seal. RSM Engineer and Surveyor hereby disclaim responsibility for: 31 St. Dominic Drive MUSLER \* Unauthorized use of plans and other documents MUSLER ENGINEERING COMPANY Proj Manager: O'Fallon, MO 63366 prior to receipt of all review agency approvals

\* All previously issued versions of this sheet NUMBER Original Issue Date 1-8-18 314-709-1439 PE-18838 \* This sheet whenever a revised sheet is issued \* Individual use of any sheet that is part of a set of plans Mr. Steve Wing (Fac. Mgr.) CIVIL ENGINEERING - PLANNING - LAND SURVEYING Project No. This applies to all plans and other documents associated YEARS 32 PORTWEST COURT \* SAINT CHARLES, MISSOURI 63303-5985 swing@stdominichs.org with this project, whether this statement appears on them 98-380 PHONE: 636-916-0444 \* FAX: 636-916-3444 1992 - 2017