

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
GRADING PLANS

GENERAL NOTES

1. PRESENT ZONING: C-2 GENERAL BUSINESS
2. PROPOSED ZONING: R-1 SINGLE FAMILY RESIDENTIAL
3. PROPOSED USE: ACCESS DRIVE AND PARKING LOT
4. AREA OF TRACT: 4.57 ACRES
5. SITE ADDRESS: 909 WEST TERRA LANE
915 WEST TERRA LANE
921 WEST TERRA LANE
34 ELAINE DR
6. PROJECT IS SERVED BY:
 - A. WATER - CITY OF O'FALLON
 - B. GAS - SPIRE GAS COMPANY
 - C. TELEPHONE - CENTURYTEL TELEPHONE COMPANY
 - D. SANITARY - CITY OF O'FALLON SEWERS
 - E. ELECTRIC - AMEREN UE
 - F. FIRE - O'FALLON FIRE PROTECTION DISTRICT
6. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
7. PARKING AND BUILDING SHALL BE IN COMPLIANCE WITH A.D.A. ACCESSIBILITY GUIDELINES.
8. ALL DIMENSIONS TAKEN FROM BACK OF CURB UNLESS OTHERWISE NOTED.
9. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH CITY OF O'FALLON'S REQUIREMENTS.
10. SETBACK AND YARD REQUIREMENTS:
 - G. FRONT YARD SETBACK: 25 FEET
 - H. REAR YARD SETBACK: 25 FEET
 - I. SIDE YARD SETBACK: 06 FEET
11. GRADING AND DRAINAGE SHALL BE PER THE REQUIREMENTS OF THE CITY OF O'FALLON.
12. NO SLOPE SHALL BE GREATER THAN 3:1 DURING CONSTRUCTION AND AT FINAL GRADE.
13. PER F.I.R.M. #29183C0240G JANUARY 20, 2016, THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN.
14. THIS SITE WILL BE IN COMPLIANCE WITH PHASE II ILLICIT STORM WATER DISCHARGE GUIDELINES PER ORDINANCE 5082.

Parcel ID 2-0057-4454-00-0007.0000000
Lot 7 Victoria Acres PB 7, PG 35

Parcel ID 2-0057-4305-00-0001.0000000
Lot 1, Lot 2, Lot 3 Hoagland Acres PB 6, PG 47

Parcel ID 2-0057-S030-00-0020.6000000 and
Parcel ID 2-0057-S030-00-0019.1000000
Two tracts of land being part of Section 30, Township 47 North,
Range 3 East, City of O'Fallon, St. Charles County, Missouri and being
more particularly describes as follows:

Beginning at the southwestern corner of Lot 1 of Hoagland Acres, said point also being on the Northern Right-Of-Way Line of West Terra Lane; thence, along said ROW, North 87 Degrees 58 minutes 52 seconds West, 172.68 feet to a point; thence, North 00 degrees 35 minutes 51 seconds East, 297.40 feet to a point; thence, South 88 degrees 54 minutes 38 seconds East, 79.27 feet; thence, North 00 degrees 39 minutes 11 seconds East, 399.91 feet; thence, North 89 Degrees 02 minutes 04 seconds East, 93.19 feet to a point on the western boundary of aforementioned Hoagland Acres; thence along said western boundary, South 00 degrees 36 minutes 44 seconds West, 703.45 feet to the POINT OF CLOSURE. Said tract containing 89,151 square feet or 2.05 acres, mol.



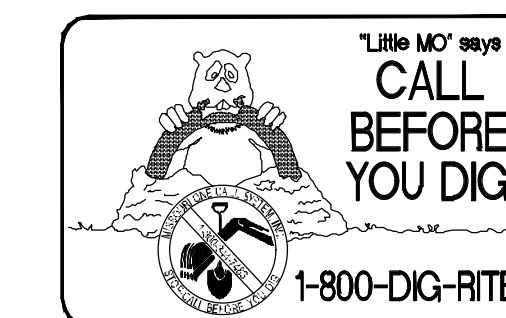
LOCATION MAP

PROJECT DATA	
TOTAL DISTURBED AREA (AC)	TOTAL AREA (AC)
2.16	4.57

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

THE STATION IS LOCATED ABOUT 3 MILES WEST OF O'FALLON, MO ON THE SOUTH SIDE OF WEST TERRA ROAD AT AN AMEREN UE SUBSTATION. IT IS 21 FEET EAST OF THE GRAVEL ENTRANCE TO THE SUBSTATION; 4.0 EAST OF A CARSONITE WITNESS POST; 32 FEET SOUTH OF THE CENTER OF WEST TERRA ROAD; 99.2 FEET WEST-SOUTHWEST OF THE TOP NUT OF A FIRE HYDRANT; 56 FEET WEST OF THE CENTER OF AN ASPHALT ENTRANCE; 60.9 FEET NORTH-NORTHEAST OF THE NORTHEAST CORNER OF A CYCLONE FENCE AROUND THE SUBSTATION AND 125.0 FEET NORTHEAST OF THE NORTHWEST CORNER OF SAME CYCLONE FENCE.

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 AND SUNDAY
CONSTRUCTION WORK TO BE DONE OUTSIDE OF THESE HOURS REQUIRES PRIOR WRITTEN APPROVAL FROM THE CITY ADMINISTRATOR OR CITY ENGINEER.



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.

INDEX OF SHEETS:

- | | |
|----|-------------------------|
| 01 | COVER SHEET |
| 02 | PROJECT NOTES |
| 03 | DEMOLITION PLAN |
| 04 | GRADING PLANS |
| 05 | SWPPP |
| 06 | DETAILS |
| 07 | EROSION CONTROL DETAILS |

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
GRADING PLANS
PDS PROJECT NO: 19002.S019S.008

St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104
www.prs3.com



ENGINEER'S AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized 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 reauthorized.
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

P+Z No. SP19-000002
Approval Date: 3-8-19
City No. 19-004263

Page No.
COVER
1 of 7

*** 06/12/19 GRADING PLANS SUBMITTAL ***