LOCATION MAP
NOT TO SCALE

STANDARD SYMBOLS & ABBREVIATIONS

TREE OR BUSH	
LIGHT POLE	
SANITARY SEWER & MANHOLE	—S—
STORM SEWER & INLET	—D—
MAILBOX	
ELECTRIC LINE	—E—
GAS LINE	—G—
WATER LINE	—W—
TELEPHONE LINE	—T—
CABLE TV LINE	—CATV—
OVERHEAD WIRE	—OHW—
UTILITY POLE	
UTILITY POLE W/ DOWN GUY	
FIRE HYDRANT	
WATER VALVE	WV
WATER METER	WM
GAS VALVE	GV

A SET OF STORM SEWER AS-BUILTS FOR
FRONTIER MIDDLE SCHOOL ATHLETIC FIELDS
A TRACT OF LAND BEING
PART OF FRACTIONAL SECTION 15, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

SHEET INDEX:

PRINCIPLES & STANDARDS:

1. All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33 %). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or the fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

2. Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. The design to be approved by the Designated Official. Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

3. Where natural vegetation is removed during grading, vegetation shall be reestablished in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

4. When grading operations are completed or suspended for more than 14 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City Engineer's recommendations. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

5. Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 fps (feet per second) or less. Open channels with velocities more than 2 fps and less that 5 fps shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock rip rap or concrete or other suitable materials as approved by the City Engineer. Detention basins, diversions, or other appropriate structures shall be constructed to prevent velocities above 5 fps.

6. The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted with the approval of the City Engineer.

7. Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in the case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures and shall be approved by the City Engineer. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.

8. All disturbed areas shall be seeded and mulched at the minimum rates defined in Appendix A or sodded upon completion of hauling topsoil onsite and compaction.

VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A

Seeding Rates:

Permanent:
Tall Fescue – 30 lbs./ac.
Smooth Brome – 20 lbs./ac.
Combined Fescue @ 15 lbs./ac. and Brome @ 10 lbs./ac.

Temporary:
Wheat or Rye – 150 lbs./ac. (3.5 lbs. per 1,000 square foot)
Oats – 120 lbs./ac. (2.75 lbs. per 1,000 square foot)

Seeding Periods:
Fescue or Brome – March 1 to June 1
August 1 to October 1
Wheat or Rye – March 15 to November 1
Oats – March 15 to September 15

Mulch Rates:
100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)

Fertilizer Rates:
Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*
* ENM = effective neutralizing material as per State evaluation of quarried rock.

9. This alternative is a (CONTRACTOR TO SELECT ADD OR DEDUCT) Alternative to the Base Bid and includes all costs (with labor and materials) associated with installing sod and temporary watering to all areas disturbed by this project. Refer to all required technical specification sections and drawings as required to complete the installation of this work. The following sections (but not limited to) cover the required scope, materials and methods: Excavating, Landscaping.

O'FALLON NOTES

1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.

2. All filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of the maximum density as determined by the "Modified AASHTO T-180 Compaction Test. or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. All filled places in proposed roads shall be compacted from the bottom up. All test shall be verified by a soil engineer concurrent with grading and backfilling operations and supplied to the City of O'Fallon in a timely manner. Ensure the moisture content of the soil in the fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to The City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of The City of O'Fallon.

3. No area shall be cleared without the permission of the Project Engineer.

4. The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.

5. All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.

6. All construction and materials shall conform to the current construction standards of the City of O'Fallon.

7. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.

8. No slopes shall exceed 3(Horizontal) : 1(Vertical).

9. The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MODOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MODOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MODOT.

10. Erosion control systems shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties and ditches.

11. Developer must supply City Construction inspectors with soil reports prior to or during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content
4. Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test ASSHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
5. Curve must have at least 5 density points with moisture content and sample locations listed on document.
6. Specific gravity.
7. Natural moisture content.
8. Liquid limit.
9. Plastic limit.
Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.

12. Trees, organic debris, rubble, foundations and other deleterious material shall be removed for the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only be permit from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.

13. All erosion control systems are to be inspected and corrected weekly, especially within 48 hours of any rainstorm resulting in one-half inch of rain or more. Any silt or debris leaving the site and affecting public rights-of-ways or storm water drainage facilities shall be cleaned up within 24 hours after the end of the storm.

14. All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements. Vegetative growth shall be established within six weeks of grading work being stopped or completed in any area. Vegetative growth shall be sufficient to prevent erosion (70% coverage per square foot) as required by MDNR and EPA.(Ordinance #5242-Section 405.070)

15. Construction hours shall be as follows per Section 500.430 of the City of O'Fallon Municipal Code.

October 1–May 31: 7am to 7pm Monday Thru Sunday

June 1– September 30: 6am to 8pm Monday Thru Friday
7am to 8pm Saturday & Sunday

16. All siltation control devices shall follow St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.

17. All utilities shall be located underground.

18. No wells, cisterns and/or springs exist on the property.

19. Any proposed bleachers and/or dugouts will require a separate permit from the building division.

20. The temporary sediment basin and associated piping must be installed and functioning prior to the beginning of mass grading.

GRADING NOTES:

1. A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.

2. The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.

3. The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.

4. All areas shall be allowed to drain. All low points shall be provided with temporary ditches.

5. A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare for over 2 weeks without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.

6. Any existing trash and debris currently on this property must be removed and disposed of off-site.

7. Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.

8. Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.

9. Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

10. The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

11. The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.

12. All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.

13. The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 4 percent above the optimum moisture control.

14. The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

15. No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.

16. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

17. Temporary Sediment Trap "B" must be maintained in a manner that standing water will not become stagnant and can be cleaned of sediment. Standing water must be drained manually to check sediment levels and clean out as needed. Stagnant water will be drained periodically to avoid any health issues.

ESTIMATED CONSTRUCTION & GRADING SCHEDULE

–INSTALL EROSION CONTROL	08/22/09 – 07/8/09
–ROUGH GRADING	07/06/09 – 08/03/09
–FINISH GRADING, SEED AND MULCH	08/03/09 – 10/01/09

NOTE: DATES MAY VARY DUE TO INCLEMENT WEATHER.
A PERIOD OF ONE (1) YEAR FROM THE DATE OF THE PLANNING DEPARTMENT'S APPROVAL OF THE SITE PLAN IS PERMITTED. ANY COMPLETION DATE LONGER THAN THE ONE (1) YEAR PERIOD, OR AN EXTENSION OF THE TIME THEREOF, MUST BE REQUESTED IN WRITING BY THE DESIGN CONSULTANT AND APPROVED BY BOTH THE DIRECTOR OF PLANNING AND THE CITY ENGINEER.

MISSOURI ONE CALL SYSTEM INC. DIGGERS HOTLINE 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG!
1-800-DIG-RITE

DEVELOPMENT NOTES:

1. Area of tract: 25.359 Acres
Area to be disturbed: 6.50 Acres
2. Current Zoning: R-1 (City of O'fallon)
3. Proposed Use: Middle School
4. Current Owner: Wentzville R-IV School District
1 Campus Drive
Wentzville, Mo 63385
636-327-3800
5. Required building & parking setbacks:
Front yard..... .....25 feet
Side yard..... .....6 feet
Rear yard..... .....25 feet
Parking..... .....10 feet along lot perimeter
6. This property is served by the following utilities:

Electric– Cuivre River Electric Cooperative Inc.	636–695–4700
Telephone– CenturyTel Telephone Company	636–332–7392
Water– Public Water Supply District NO. 2	636–561–3737
Sewer– Duckett Creek Sanitary District	636–441–1244
Gas– Laclede Gas Company	636–978–2663
Cable Company– Charter Communications	636–220–2175

7. All construction methods and practices to conform with OSHA Standards.

SITE INFORMATION:

1. Basis of bearings for this survey adopted from the record plat of "Weldon Springs Gardens" as recorded in plat book 4 page 179 of the St. Charles County records.
2. This property is currently vested in the name of Wentzville R-IV School District by deed recorded in book 3848 page 402 of the St. Charles County records.
3. This property is currently listed under parcel locator number 4-0046-s015-00-4 in the St. Charles County assessors office.
4. All ties shown on are perpendicular to the property lines to which they are tied unless noted otherwise.
5. Only above ground utilities which have been located are shown on this plat. Underground utilities have been shown based on the respective utility company base maps only. These utilities should be verified before design or construction, if any begins on this project.
6. Reference benchmark RM19 – elevation 536.06 ngvd29 (usgs) datum chiseled square on wingwall at the northwest corner of county highway DD bridge over the Dardenne creek
7. Site benchmark: elevation 583.97
old cross on curb 42'± north of and 235'± east of the northwest property corner of subject property, at the northeast corner of the intersection of Fox Wood drive and Fox Valley drive.
8. According to the Flood Insurance Rate Map (COMMUNITY PANEL NUMBER 29183C0410E) effective August 2, 1996. This property is within Zone X. Zone X is defined as an area outside the 500 Year Flood Plain Limits.

ROUGH GRADING QUANTITY
2,980 cu.yds. (INCLUDES 8% SHRINKAGE)

3,560 cu. yds. OF TOPSOIL TO BE HAULED ONSITE AFTER ROUGH GRADING. (INCLUDES 5% SHRINKAGE)

THE ABOVE YARDAGE IS AN APPROXIMATION ONLY. FOR BIDDING PURPOSES. CONTRACTORS SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

SEWER MEASUREMENTS

THE EXISTING SEWER LENGTHS, SIZES, FLOWLINES, DEPTHS OF STRUCTURES AND SEWERS AND LOCATIONS WITH RESPECT TO EXISTING OR PROPOSED EASEMENTS HAVE BEEN MEASURED. THE RESULTS OF THOSE MEASUREMENTS ARE SHOWN ON THIS SET OF FINAL MEASUREMENT PLANS.

ALL PUBLIC SEWERS ARE LOCATED WITHIN DESIGNATED EXISTING OR PROPOSED EASEMENTS EXCEPT AS FOLLOWS:

SIGNED:
P.E./L.S.

STATE OF MISSOURI
DARREL R. OAKLEY
NUMBER LS-2265
PROFESSIONAL LAND SURVEYOR
DATE 4/20/11

O'FALLON #6402.03
JANUARY 2004

FRONTIER MIDDLE SCHOOL
GRADING & SWPPP PLAN

PREPARED FOR:
WENTZVILLE R-IV SCHOOL DISTRICT
1 CAMPUS DRIVE
WENTZVILLE, MISSOURI 63385
(636) 327-3800

DISCLAIMER OF RESPONSIBILITY
I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.

Signature
Printed
Date
License No. 000655
Authority No. 000655

REVISIONS

4-19-2011	City Comments

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-928-5552
FAX 928-1718

03/17/11 DATE
03-12495 PROJECT NUMBER
1 OF 3 SHEET OF
12495A ASB FILE NAME
JLH DRAWN
MGG MGG DESIGNED CHECKED

Wentzville Sch Dist
Frontier Middle School Athletic Fields Storm Sewer As-builts pg 1 of 3

AS-BUILT PLAN

FRONTIER MIDDLE SCHOOL

03-12495 03/17/11

FOX WOOD ESTATES
PLAT ONE
P.B.19 PG.175

FOX WOOD ESTATES
PLAT THREE
P.B.21 PG.41

FOX WOOD ESTATES
PLAT TWO
P.B.19 PG.187

8

9

10
PROPERTY N/F
RICHARD J AND
PATRICIA A GOELLNER
ZONED A
ST. CHARLES COUNTY

11
PROPERTY N/F
PAUL NORTH AND
KATHRYN ANN CONRY
ZONED A
ST. CHARLES COUNTY

12
PROPERTY N/F
PHILIP E. & JOAN B
KAISER
ZONED A
ST. CHARLES COUNTY

13

16

17

PROPERTY N/F
RONALD G. AND CAROL R.
HOLTMEIER
1823/1978
ZONED A
ST. CHARLES COUNTY

PROPERTY N/F
GEORGE W. THOMPSON AND
AUDREY M. THOMPSON
1196/277
UNZONED O'FALLON

FOX VALLEY DRIVE

FOX WOOD DRIVE
(50'W PRIVATE)

EXIST. 6" WATER

EXIST. 8" WATER

8" WATER TAP (BORED)
TO BE COORDINATED WITH
PUBLIC WATER DISTRICT #2

PROPOSED
200 METER TRACK
WITH 8 LANES

PROPOSED
SOCCER FIELD
(200'x340')

146.39'

102.38'

6" DOMESTIC WATER

6" FIRE SERVICE

WATER METER VAULT

DETECTOR CHECK W/VALVE

GAS

STATE OF MISSOURI
DARREL R. OAKLEY
LICENSED
PROFESSIONAL ENGINEER

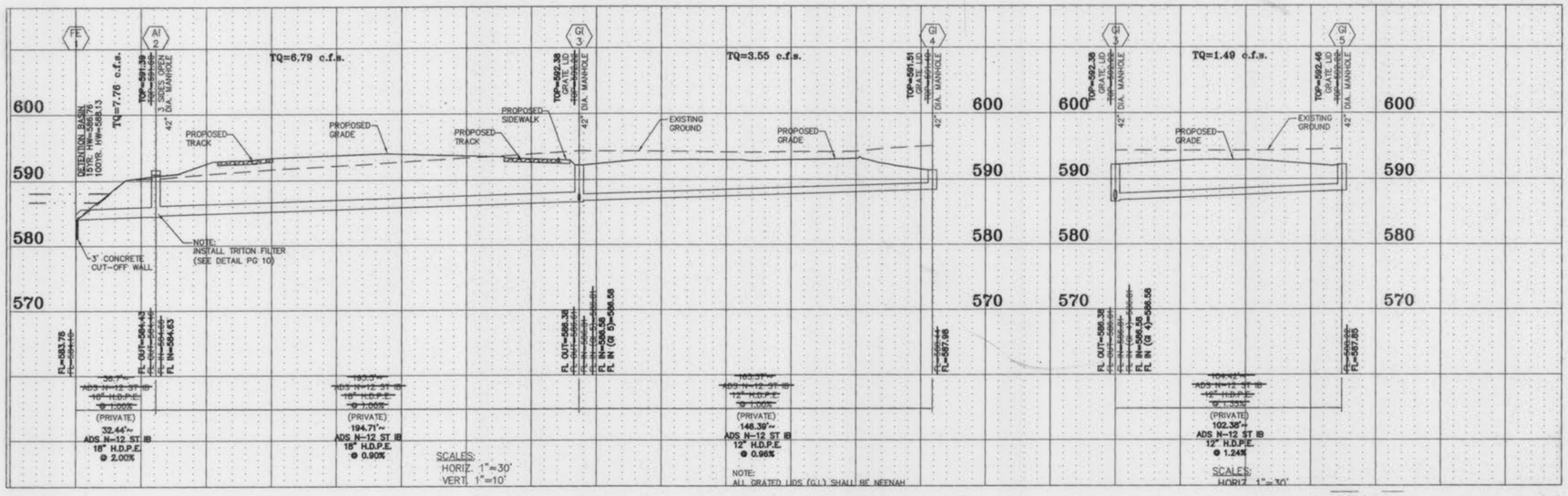
2/3

Wentzville Sch Dist
Frontier Middle School Athletic Fields Storm Sewer As-builts pg 2 of 3

STORM SEWER PROFILES

FRONTIER MIDDLE SCHOOL

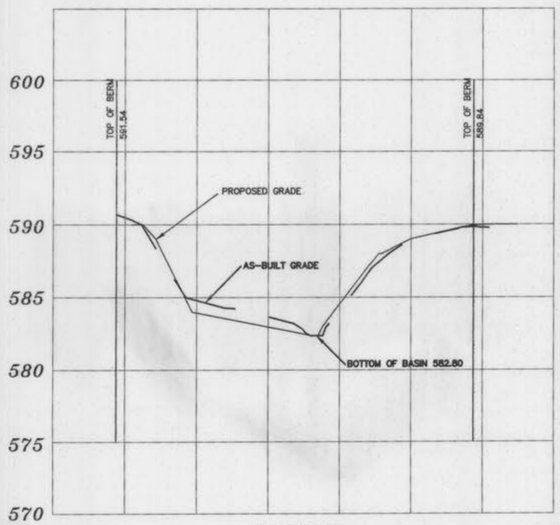
03-12495 03/17/10



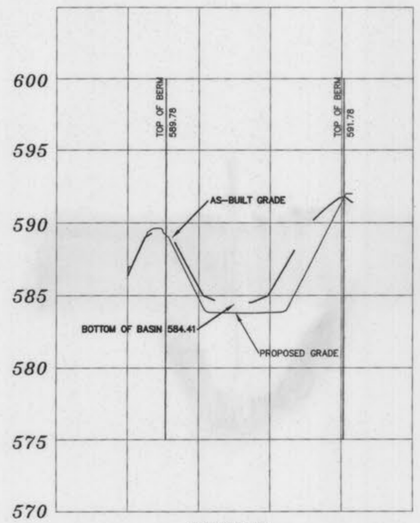
BAX PROJECT NAME : Frontier Middle School Athletic Fields
BAX PROJECT NO. : 03-12495
DESIGN DATE : 3/29/2011
DESIGNED BY : TCF FILENAME: 12495asb

UPP STR	LOW STR	L	DIA	UPPER FL LN	LOWER FL LN	PS	UPPER ST EL	DEPTH HY GR	UPPER HY EL	LOWER HY EL	HYDR GRADE	FR HEAD	VEL	VEL HEAD	JUNC LOSS	TURN LOSS	CURVE LOSS	STR GRADE	INL CAP	DR AREA	PI	Q	TQ	PIPE CAP	LINE NUMBER	REMARKS
GI5	GI3	102	12	587.85	586.58	1.24	592.46	3.70	588.76	588.52	.00170	0.18	1.90	0.06	0.06	0.00	0.00	LOW	0.00	0.75	2.58	1.49	1.49	3.97	1	
GI4	GI3	146	12	587.98	586.58	0.96	591.51	1.22	590.29	588.52	.00990	1.45	4.52	0.32	0.32	0.00	0.00	LOW	0.00	1.83	2.58	3.55	3.55	3.48	2	
GI3	AI2	195	18	586.38	584.63	0.90	592.38	3.86	588.52	587.65	.00420	0.82	3.84	0.23	0.05	0.00	0.00	LOW	0.00	0.88	2.58	1.75	6.79	9.94	3	
AI2	FE1	32	18	584.43	583.78	2.00	591.39	3.74	587.65	587.37	.00550	0.18	4.39	0.30	0.10	0.00	0.00	LOW	0.00	0.44	2.58	0.97	7.76	14.87	4	15YR HW=587.37

* INDICATES CRITICAL DEPTH



BASIN SECTION AA
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=5'



BASIN SECTION BB
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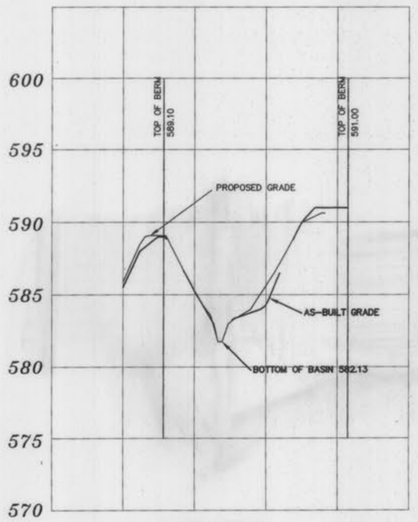
VERTICAL SCALE: 1"=5'



BASIN SECTION CC
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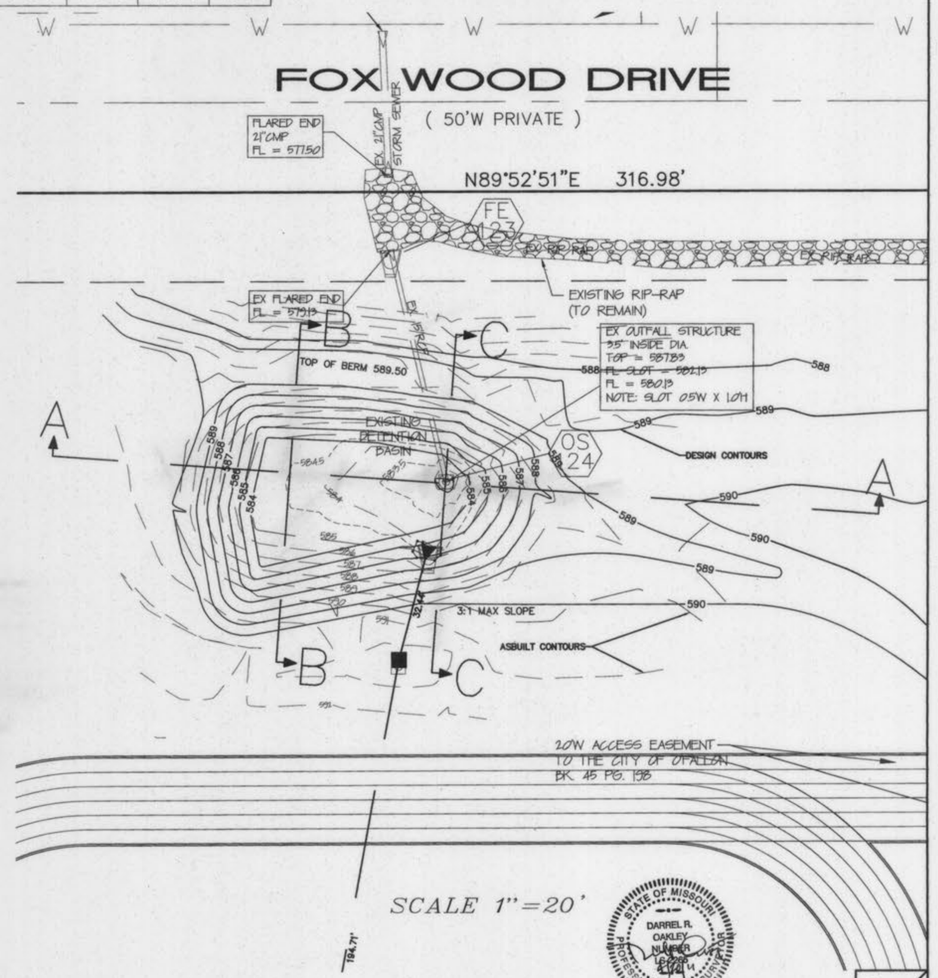
VERTICAL SCALE: 1"=5'



DARREL R. OAKLEY NUMBER LS-2008 PROFESSIONAL LAND SURVEYOR STATE OF MISSOURI

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED PRIOR TO ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

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Wentzville Sch Dist

Frontier Middle School Athletic Fields Storm Sewer As-builts pg 3 of 3