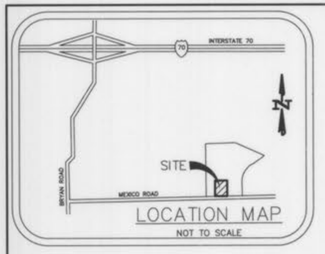
A SET OF AS-BUILT PLANS FOR
FORT ZUMWALT WEST HIGH SCHOOL BUILDING ADDITION

A LOT 1, A TRACT OF LAND BEING PART OF SECTION 24 AND FRACTIONAL SECTION 25 IN TOWNSHIP 47 NORTH, RANGE 2 E ST. CHARLES COUNTY, MISSOURI



LOCATION MAP
NOT TO SCALE

SHEET INDEX:

U.S.G.S. BENCHMARKS

REFERENCE BENCHMARK: ELEVATION 643.21 DATUM (USGS): EXISTING 60D NAIL IN POWER POLE AT THE NORTHWEST CORNER OF FIESE ROAD AND BRYAN ROAD AS SHOWN ON IMPROVEMENT PLANS FOR FIESE ROAD, O'FALLON PROJECT NO. 210-005, AS PREPARED BY GEORGE BUTLER ASSOCIATES.

SITE BENCHMARK: ELEVATION 597.10 TOP OF EXISTING STORM MANHOLE APPROXIMATELY 87.64' EAST AND 79.67' NORTH OF PROPOSED 3 STORY STAIRWELL ADDITION

LEGEND

	–UTILITY POLE
	–IRON PIPE
	–LIGHT POLE
OH	–OVERHEAD WIRES
FO	–FIBER OPTIC LINE
	–GUY WIRE
T	–BURIED TELEPHONE
G	–GAS LINE
W	–WATER LINE
	–FENCE
W	–WATER LINE
WV	–WATER VALVE
G	–GAS LINE
	–EXISTING TREE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
	FIRE HYDRANT

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 City Engineer. 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 lots shall be seeded and mulched at the minimum rates defined in Appendix A or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A

Seeding Rates:

Permanent:
Tall Fescue – 80 lbs./ac.
Smooth Brome – 100 lbs./ac.
Combined Fescue @ 40 lbs./ac. and Brome @ 50 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.

REQUIREMENTS AND CONDITIONS OF APPROVAL FROM PLANNING AND ZONING:

There are no conditions for approval from Planning and Zoning.

MISSOURI ONE CALL SYSTEM, INC. STOP. CALL BEFORE YOU DIG!

CALL BEFORE YOU DIG!
1–800–DIG–RITE

GENERAL NOTES:

1. Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verifications 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 improvements.

2. Gas, water and other underground utilities shall not conflict with the depth or horizontal location of existing or proposed sanitary and storm sewers, including building laterals.

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

4. The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing sanitary sewer system.

5. All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.

6. Easements shall be provided for all public sanitary sewers, storm sewers and utilities on the record plat. See record plat (if required) for location and size of easement.

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

8. The City of O'Fallon shall be notified at least 48 hours prior to start of construction for coordination and inspection.

9. All sanitary sewer manholes shall be waterproofed on the exterior in accordance Missouri Dept. Of Natural Resources specifications 10 CSR–8.120(7)(E).

10. All PVC sanitary sewer pipe is to be SDR–35 or equal with "clean" 1/2 inch to 1 inch granular stone bedding uniformly graded. This bedding shall extend from 4 inches below the pipe to springline of pipe. Immediate back fill over pipe shall consist of same size "clean" or "minus" stone from springline of pipe to 12 inches above the top pipe. (Note: All P.V.C. Force Main shall be C–900, Class 200 P.V.C.)

11. All sanitary and storm sewer trench backfills shall be water jetted. Granular back fill will be used under pavement areas.

12. All pipes shall have positive drainage through manholes. No flat base structures are allowed.

13. Brick shall not be used on sanitary sewer manholes or storm sewer structures.

14. All PVC sanitary sewer pipe shall meet the following standards. A.S.T.M. D–3034 SDR–35 with wall thickness compression joint A.S.T.M. D–3212. An appropriate rubber seal waterstop as approved by the sewer district shall be installed between P.V.C. pipe and masonry structures. (Note: All P.V.C. Force Main shall be C–900, Class 200 P.V.C.)

15. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.

16. Storm sewers 18 inch diameter and smaller shall be A.S.T.M. C–14 unless otherwise shown on the plans.

17. Storm sewers 21 inch diameter and larger shall be A.S.T.M. C–76, Class II minimum, unless otherwise shown on the plans.

18. All storm sewer pipe in the right–of–way shall be reinforced concrete pipe (A.S.T.M. C–76, Class III minimum).

19. All storm sewer pipe shall be "O–ring" pipe.

20. All water lines shall be laid at least 10 feet horizontally from any sanitary sewer, or manhole. Whenever water lines must cross sanitary sewers, laterals or storm drains the water line shall be laid at such an elevation that the bottom of the water line is 18 inches above the top of the drain or sewer. A full length of water pipe shall be centered over the sewer line to be crossed so that the joints will be equally distant from the sewer and as remote therefrom as possible. This vertical separation shall be maintained for that portion of the water line located within 10 feet, horizontally, of any sewer or drain it crosses.

21. All water lines shall be C–900 Class 200 P.V.C..

22. The grading yardage shown on these drawings is an approximation only, and not for bidding purposes. The contractor shall verify quantities prior to construction.

23. All sanitary sewer laterals shall be a minimum of 6 inches in diameter.

24. The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee 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 City of O'Fallon and as necessary by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by MoDOT.

25. All erosion control systems are 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.

26. City approval of the construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the Zoning code.

CONSTRUCTION WORKING HOURS:

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.

GRADING QUANTITIES:

675 C.Y. CUT (INCLUDES SUBGRADE)
115 C.Y. FILL (INCLUDES 8% SHRINKAGE)
560 C.Y. EXCESS

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

* Contractor to provide haul route to the City of O'Fallon when one is determined.

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. 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. 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 Construction Division shall be notified at 636–379–5596 at least 48 hours prior to construction for coordination and 24 hours in advance of any required inspections.
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(Verticle).
9. The Permittee shall assume complete responsibility for controlling all siltation and erosion of the project area. The Permittee 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 City of O'fallon and as necessary by MoDOT may at their option direct the Permittee in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud in new or existing storm sewers or swales shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the City of O'Fallon and as required by 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. All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.
12. All ground and roof HVAC mechanical units to be screened from public view.
13. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
14. All sidewalks, curb ramps and accessible parking spaces shall be constructed in accordance with the current approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, signage, specifications and construction materials, if any conflict occurs between the above information and the plans, the ADAAG guidelines shall take precedence and the contractor, prior to any construction shall notify the Project Engineer. Ensure at least one 5' wide handicap access aisle is provided and curb ramps do not project into handicap access aisles.
15. Rip rap shall be used in the construction of storm or sanitary sewer structures
16. The Contractor shall ensure all concrete pipes will be installed with "O–Ring" rubber type gasket.
17. Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
18. All proposed fencing requires a separate permit from the Planning & Development Division.
19. All identification or directional signs must have the locations and sizes approved and permitted separately through the Planning and Development Division.
20. All sign post and backs and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by the City of O'Fallon and MoDOT). Sign designating street names shall be on the opposite side of the street from traffic control signs.
21. All proposed utilities and/or utility relocations shall be located underground.
22. All erosion control systems are 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.
23. No graded areas are to remain bare for over 14 days without being seeded and mulched.
24. Rip–rap shown at flared ends will be evaluated in the field by the Engineer, Contractor and City Inspector after installation for effectiveness and field modified if necessary to reduce erosion on and off–site.
25. Marking to be provided on storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. "Peel and Stick" adhesive pads will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD–W–CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard	No Dumping Drains To Stream (#SDS)	www.dasmanufacturing.com

27. Developer must supply City Construction inspectors with an Engineer's soil reports prior to and 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.

ESTIMATED CONSTRUCTION & GRADING SCHEDULE

–GRADING	8/30/10 – 9/10/10
–INSTALL EROSION CONTROL	8/30/10
–UTILITY CONSTRUCTION	8/30/10 – 10/21/10
–BUILDING CONSTRUCTION	9/15/10 – 7/15/11
–PAVEMENT CONSTRUCTION	6/01/11 – 6–15–11
–FINISH GRADING, SEED AND MULCH	6/15/11 – 7/15/11

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.

NOTE: TEMPORARY VEGETATION TO BE IN PLACE DURING THE WINTER UNTIL THE TIME PERMANENT SEEDING AND MULCH CAN BE COMPLETED. SEEDING AND MULCHING TO TAKE PLACE THROUGHOUT THE CONSTRUCTION SCHEDULE AS REQUIRED TO STABILIZE NEWLY GRADED AREAS.

GRADING NOTES:

1. A Geotechnical Engineer shall be employed by Bovis Land Lease and be on site during all 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 over the winter 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 diced 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 Bovis Land Lease 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 8 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 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.

14. Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owner.

15. The location of and details for all siltation control devices (silt fences and sediment basins) must follow the "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.

16. Any discrepancy between these plans or notes with the Geotechnical Report, the Geotechnical report shall take precedence.

17. Contractors shall adhere to and follow all recommendations contained within the Geotechnical Report.

DEVELOPMENT NOTES:

1. Area of Parcel: 45.598 Acres
Area to be disturbed: 0.40 Acres
2. Current Zoning: R–1 Single Family Residential (City of O'Fallon)
3. Existing and Proposed Use: High School
*The building additions are to replace the temporary classroom trailers that are shown being removed on these plans.
*No parking stalls are being removed with these plans, therefore no stalls parking stalls are being proposed.
4. The required height and building setbacks are as follows:
Minimum Front Yard: 20 feet
Minimum Side Yard: 25 feet, 30 feet if corner lot
Minimum Rear Yard: 50 feet
5. This property is served by the following utilities:

AmerenUE Company	636–639–8210
CenturyTel Telephone Company	636–332–7705
Laclede Gas Company	636–978–2663
Public Water District #2	636–561–3737
City of O'Fallon Sewer	636–281–2858
O'Fallon Fire Protection District	636–272–3493

The City of O'fallon shall also be contacted for utility locates under it's maintenance responsibility. For Water main, Sanitary sewer and storm sewer locates, contact 636–281–2858, for traffic locates, contact 636–379–5602. Contact the Engineer Division at 636–379–5556 and the Construction Inspection Division at 636–379–5596.

6. Flood Note:
Per F.I.R.M. Flood Insurance Rate Map no. 29183C 0240 E effective date August 2, 1996, this tract lies with in Zone "X". Zone "X" is the areas determined to be outside of the 100–year floodplain and partially out of the 500–year floodplain.
7. Tree Preservation:
No tree mass has been removed, therefore no tree preservation is required.
8. Screening requirements (400.278):
Subject to the review and approval of the Planning Division and/or the Planning and Zoning Commission, all outside trash containers, HVAC units, electric, telephone and gas meters, satellite dishes and rooftop mechanical apparatus shall be thoroughly screened with materials and/or landscaping to conceal the visibility of such items from the views of right–of–way and/or adjacent properties. Rooftop mechanical apparatus and all other objects that protrude from the rooftop of any structure shall, subject to the review and approval of the Commission, be screened by use of architectural features such as increased parapet wall height. The Commission may require that the screening shall extend to a height equal to or higher than the elevations of the highest rooftop mechanical apparatus or other protruding object if the Commission, in its discretion, determines that such height will more adequately hide the rooftop mechanical apparatus or other protruding object. The Commission may in its discretion require all rooftop mechanical apparatus or other objects protruding from the rooftop to be painted to match the color of the rooftop of the structure upon which the objects are located if, in the opinion of the Commission, painting would better hide the objects. Trash containers shall be screened by a six (6) foot high solid wall with a composite or vinyl sightproof gate consistent with the architectural theme of the primary structure on site.
9. Maximum slopes allowed are 3:1.
10. All accessible sidewalks, curb ramps, ramp and parking spaces shall be constructed in accordance with the current approved "American with Disabilities Act Accessibility Guidelines" (ADAAG) along with the required grades, construction materials, specifications and signage.
11. Per City Ordinance 5082, long term post construction BMP's shall be utilized to control storm water runoff. All erosion control items and long term post construction BMP's will be shown in detail on the construction drawings.
To satisfy the post construction BMP requirement, Triton Filter Curb Inlet Filter shall be installed in two curb inlets noted on Sheet C4 of these plans.
Maintenance Schedule of the filters to consist of checking and cleaning the filters twice a year and replacing the filter inserts when necessary.
12. Property Owner: Fort Zumwalt School District
110 Virgil Dr.
O'Fallon, Mo. 63366
(636) 240–2072
13. Site Coverage Calculations:
Overall Site = 1,986,261
Buildings = 142,230 = 7%
Pavement = 493,473 = 25%
Grass = 1,350,558.12 = 68%
14. Any damage to existing facilities shall be repaired to existing or better condition by the contractor.

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. DATE

STATE OF MISSOURI BARRELL OAKLEY NUMBER LS-2418 PROFESSIONAL LAND SURVEYOR

P&Z FILE #09–28.05
A/PROVED: 02/04/10

PREPARED FOR:
FORT ZUMWALT SCHOOL DISTRICT
110 VIRGIL
O'FALLON, MISSOURI 63366
(636) 240–2072

FORT ZUMWALT WEST BUILDING ADDITIONS

Larry David Walker
Engineer
2007020343

REVISIONS

07–19–10	City Comments
08–16–10	City Comments

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

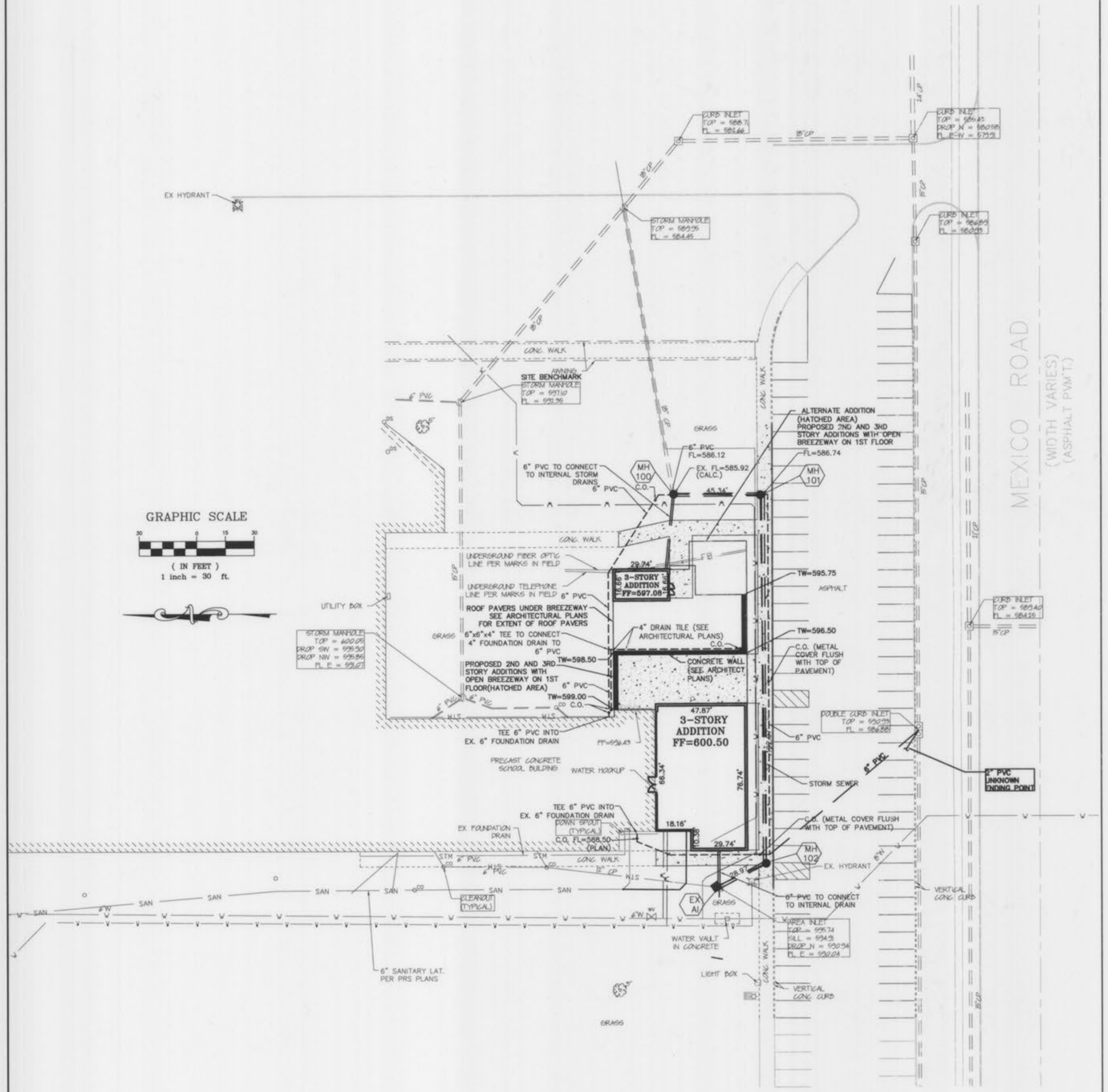
09/13/11
DATE
02–12205E
PROJECT NUMBER
1 OF 2
SHEET 1 OF 6
12205EA ASB
FILE NAME
JLH
DRAWN
LDW LDW
DESIGNED CHECKED

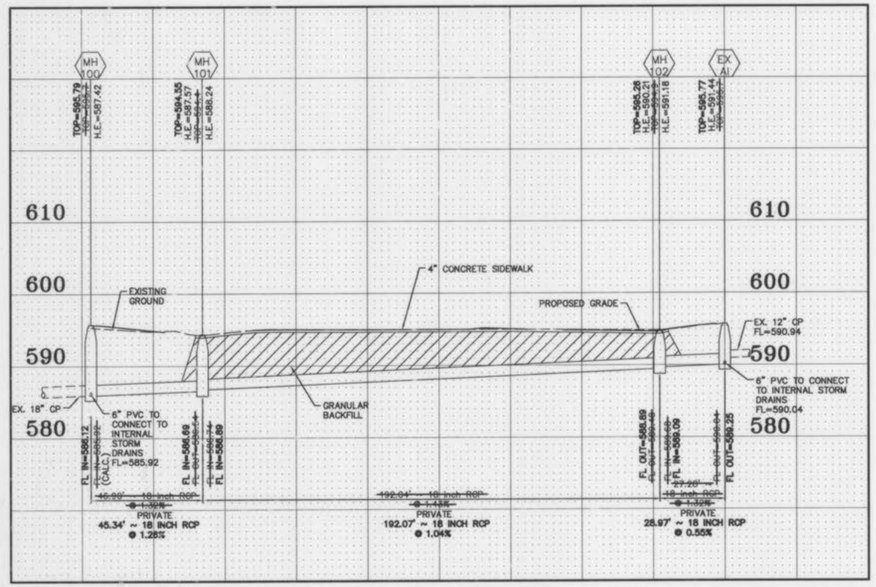
Ft. Zumwalt West High Sch. Bldg. Addition As-builts P8 1 of 2

AS-BUILT PLANS FOR

WEST HIGH SCHOOL BUILDING ADDITIONS

02-12205EA 09/13/11





STORM SEWER PROFILES

SCALE: HORIZONTAL: 1"=30'
VERTICAL: 1" = 10'

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.

Ft. Zumwalt West High Sch. Bldg Addition As-builts pg 2 of 2