

A SET OF ASBUILT PLANS FOR FORT ZUMWALT WEST HIGH SCHOOL FOOTBALL TURF ADDITION O'FALLON, MO

A TRACT OF LAND BEING PART OF
SECTION 24 AND FRACTIONAL SECTION 25
IN TOWNSHIP 47 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI

LEGEND	
⊙	UTILITY POLE
⊖	IRON PIPE
⊕	LIGHT POLE
ow	OVERHEAD WIRES
fo	FIBER OPTIC LINE
—	GUY WIRE
—	BURIED TELEPHONE
g	GAS LINE
w	WATER LINE
—x—	FENCE
w	WATER LINE
⊗	WATER VALVE
g	GAS LINE
⊕	EXISTING TREE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
⊕	FIRE HYDRANT

**ASBUILT PLANS FOR
FOOTBALL TURF WEST HS**

PREPARED FOR:
 FORT ZUMWALT SCHOOL DISTRICT
 110 VIRGIL STREET
 O'FALLON, MISSOURI 63366
 636-240-2072

GENERAL NOTES:

- Underground utilities have been plotted from available information and therefore 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.
- 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.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre construction conditions.
- The contractor shall prevent all storm, surface water, mud and construction debris from entering the existing storm sewer system.
- All sanitary sewer flowlines and tops built without elevations furnished by the engineer will be the responsibility of the sewer contractor.
- Easements shall be provided for any public sanitary sewers, storm sewers and utilities by separate exhibit or record plat.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon and OSHA.
- The City of O'Fallon shall be notified at least 48 hours prior to start of construction for coordination and inspection.
- All pipes shall have positive drainage through manholes. No flat invert structures are allowed.
- All storm sewers shall meet all specifications and installation requirements of the local governing authority.
- All storm sewer construction and materials to be in accordance with the Metropolitan St. Louis Sewer District Standard Construction Specifications for Sewers and Drainage Facilities, 2000.
- All soil to be hauled offsite by contractor. Contractor to submit a haul route to city.
- All existing sprinkler equipment removed to be returned to owner.
- Existing goalposts to be removed and disposed of by contractor.
- Any damage to existing facilities shall be repaired to existing or better condition by contractor.

PRINCIPLES & STANDARDS:

- 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.
- 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.
- 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.
- 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.
- 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 than 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.
- 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.
- 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 SIREAM 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.

GRADING NOTES:

- A Geotechnical Engineer shall be employed by the contractor 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.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied therefrom, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation. The contractor shall provide to the City Engineer, a copy of grading compaction test results.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- 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.
- Any existing trash and debris currently on this property must be removed and disposed of off-site.
- 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.
- 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.
- 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.
- 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.
- 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.
- All siltation control devices shall be inspected by the contractor after any rain of 1/2" or more with any appreciable accumulation of mud to be removed and siltation measures repaired where necessary.
- No slope shall be steeper than 3(Horizontal):1(Vertical).

DEVELOPMENT NOTES:

- Area of tract: 2,123,985.60 sq.ft. (48.76 Acres)
100,623.60 sq.ft. (2.31 Acres of disturbance on field)
- Address of Site: 1251 Turtle Creek Drive
O'Fallon, MO 63366
- Current Zoning: Unzoned
- Existing Use: R-1 Single Family Residential (High School Football Field)
- Required Setback:
Front - 25 feet
Side - 8 feet
Rear - 25 feet
Maximum structure heights 35 feet or 2.5 stories
- Site is served by:
AmerenUE Electric Company (636) 925-3242
CenturyTel Telephone (636) 332-7705
Laclede Gas Company (636) 946-8937
City of O'Fallon Water (636) 240-2000
City of O'Fallon Sewer (636) 240-2000
O'Fallon Fire Protection District (636) 272-3493
- Flood Note:
Per F.I.R.M. floor insurance rate map no. 29183 C0240 E effective date August 2, 1996, this tract lies with in zone "X" (Area is to be determined outside 500 year floodplain) and partially in zone "AE" (Area where base flood elevations have been determined to be 550'). The overall area of existing improvements, and proposed improvements, lie entirely within zone "X". (Areas of the 500-year flood; areas of the 100-year flood with average depths of less than one foot or with drainage areas less than one square mile) and zone "X" (Areas determined to be outside the 500-year floodplain).
- Drainage Area Map, Post-Improvement drainage remains consistent with Pre-Improvement drainage.

BENCHMARK

- REFERENCE BENCHMARK: ELEVATION 643.21 DATUM (USGS)
EXISTING ROD 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 584.36 USGS DATUM
NORTH RM OF SANITARY MANHOLE AS SHOWN



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GRADING QUANTITIES:

5,172 C.Y. CUT (INCLUDES SUBGRADE)
113 C.Y. FILL (INCLUDES 8% SHRINKAGE)
5,059 C.Y. HEAVY HAUL OFF

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.

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
8:00 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.

AS-BUILTS ADDED JUNE, 2012.

SHEET INDEX:

SHEET 1 = COVER
SHEET 2 = SITE PLAN

AS-BUILTS FOR SEWERS

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: *[Signature]*
P.E./S. 7/6/12 DATE



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.

DISCLAIMER OF RESPONSIBILITY
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 other than these authenticated by my seal.

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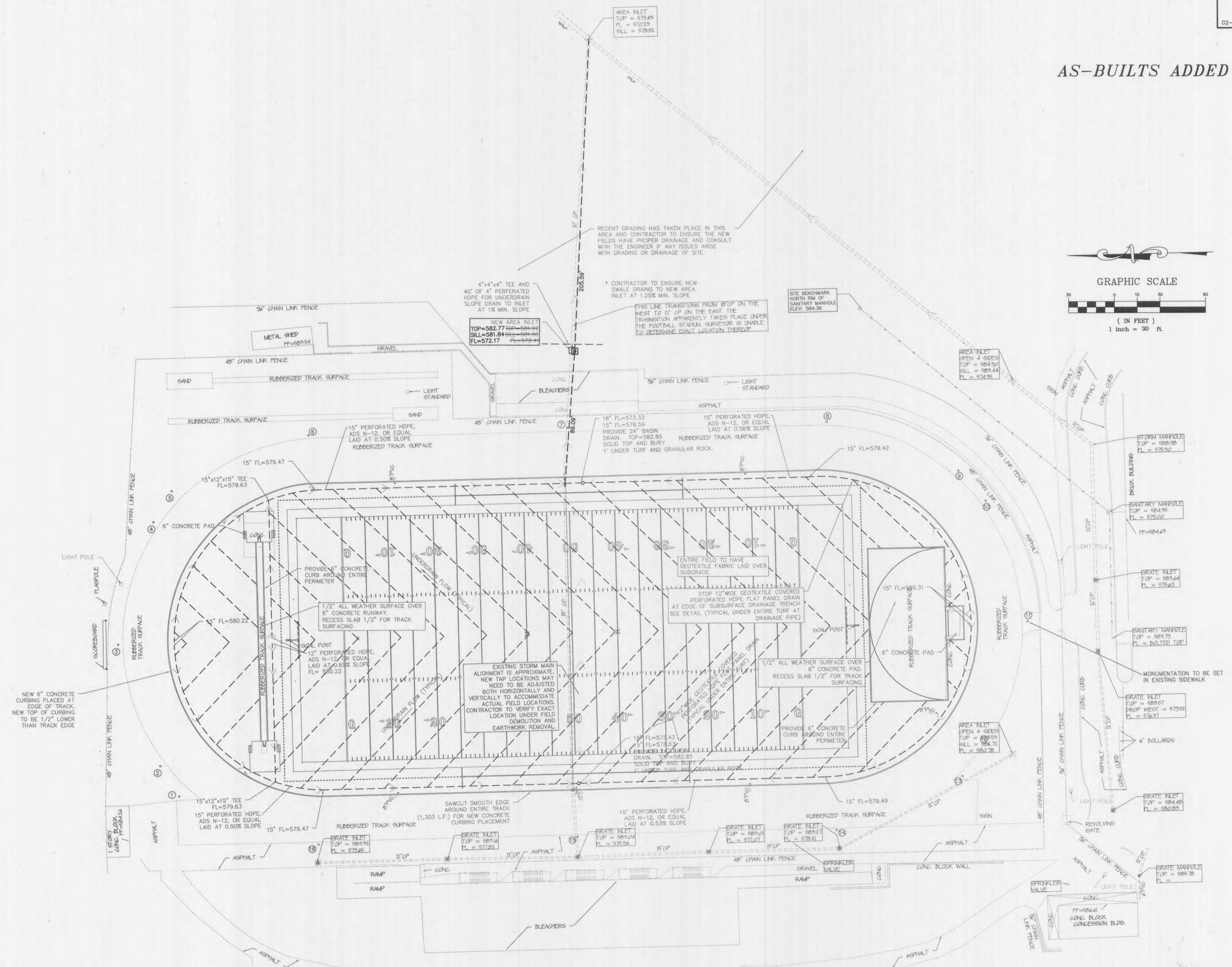
REVISIONS	



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FAX 928-1718

06/25/2012
DATE
02-12205DA
PROJECT NUMBER
1 OF 2
SHEET OF
12205DAasb.dwg
FILE NAME
CLM
DRAWN
LDW LDW
DESIGNED CHECKED

AS-BUILTS ADDED JUNE, 2012.



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