

Locator Map

DEVELOPMENT NOTES

R-2 (TWO FAMILY RESIDENTIAL)

WENTZVILLE IV SCHOOL DISTRICT

AREA OF TRACT:

79.615 ACRES (68.84 ACRES DISTURBED)

2. PRESENT ZONING:

3. PROPOSED USE:

HIGH SCHOOL CONTACT: KARI MONSEES 636-327-3800

4. PROPERTY OWNER:

ONE CAMPUS DRIVE WENTZVILLE, MO 63385 5. SETBACKS FOR R-2 ZONING ARE AS FOLLOWS: FRONT YARD.... 25 FEET

6. ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF O'FALLON AND ST. CHARLES COUNTY, MISSOURI, (COMMUNITY PANEL NUMBER 29183CO220F DATED MARCH 17, 2003), THE SUBJECT PROPERTY IS SHOWN AS BEING PART OF ZONE "X". ZONE "X" IS DEFINED AS AREAS

SIDE YARD.... 6 FEET

REAR YARD.... 15 FEET

7. SITE COVERAGE CALCULATIONS: SITE = 79.615 ACRES (3,468,029 S.F.) BUILDING = 263,500 S.F. (7.60%)PAVEMENT = 717,617 S.F. (20.69%)

PAUL RENAUD BLVD. R/W = 111,586 S.F. (3,22%) ATHLETIC FIELDS = 774,883 S.F (22.35%) STORMWATER BASINS = 144,774 S.F. (4.17%) TREE MASSES TO REMAIN = 311,018 (8.97%) GREENSPACE = 1,144,651 S.F. (33.00%)

8. TREE PRESERVATION CALCULATIONS: TOTAL EXISTING WOODLANDS ON SITE: 19.11 AC TOTAL WOODLANDS TO BE REMOVED: 12.35 AC. TOTAL WOODLANDS PRESERVED: 6.76 AC. PERCENT OF TOTAL WOODLANDS PRESERVED: 37%

TOTAL WOODLANDS PRESERVED (6.76 AC.) > 20% OF WOODLANDS ON SITE (3.82 AC.)

1 SPACE PER 3 STUDENTS, PLUS 1 SPACE PER EACH EMPLOYEE AND STAFF MEMBER 1,600 150 EMPLOYEES AND STAFF MEMBERS = 150 SPACES TOTAL REQUIRED = 684 SPACES (INCLUDING 14 HANDICAP SPACES W/4 VAN ACCESSIBLE)

PER MARCH 15, 2012 ADA AND NEW MISSOURI STATE REGULATIONS) PARKING PROVIDED BASE BID = 654 SPACES WITH 27 HANDICAPPED SPACES W/9 VAN ACCESSIBLE

ALTERNATE #4 BID = 96 SPACES (REMOVE 5 SPACES UNDER BASE BID) ALTERNATE #5 BID = 83 SPACES (REMOVE 5 SPACES UNDER ALT 4)

ALTERNATE #6 BID = 104 SPACES

ALTERNATE #8 BID = 39 SPACES W/7 BUS PARKING

PROVIDED: 3 RACKS, 16 SPACES EACH = 48 RACK SPACES

TOTAL PARKING PROVIDED = 1,036 SPACES W/27 HANDICAPPED SPACES W/7 VAN ACCESSIBLE BICYCLE SPACES REQUIRED: 1 RACK SPACE PER 15 REQUIRED AUTOMOBILE SPACES 684 REQUIRED AUTOMOBILE SPACES / 15 = 46 RACK SPACES REQUIRED

10. DETENTION SHALL BE PROVIDED FOR THE 25 YEAR STORM.

11. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR LIGHTING. ALL PROPOSED LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.

12. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.

13. NO SLOPES SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL) OR AS APPROVED BY A GEOTECHNICAL ENGINEER. ALL CERTIFICATIONS FROM A GEOTECHNICAL ENGINEER SPECIALIZING IN SLOPE STABILIZATION FOR ANY SLOPES WITHIN THE PROJECT AREA THAT EXCEED 3:1 AND ANY VEGETATED DRAINAGE SYSTEM THAT MAY BE PRONE TO EROSION SHALL BE IN WRITING.

4. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO AND DURING SITE SOIL TESTING. REFER TO SECTION 405.210(F) OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON FOR REQUIREMENTS OF THE SOILS REPORT. 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.

15. ALL FILL PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS AND /OR PAVED AREAS SHALL BE COMPACTED TO 90% OF 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 FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS AND SUPPLIED TO THE CITY OF O'FALLON IN A TIMELY MANNER. NOTE THAT THE MOISTURE CONTENT OF THE SOIL IN FILL AREAS IS TO CORRESPOND T THE COMPACTIVE EFFORT AS DETERMINED 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 PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DIRECTION OF THE CITY OF O'FALLON. (ORDINANCE #5242-SECTION 405.070). IF SOILS REPORT FOR THIS SITE IS MORE STRINGENT THAN THAT OF THE CITIES REQUIREMENTS, CONTRACTOR TO USE THE SOILS REPORT FOR THIS SITE.

16. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED (STRAWED) WITHIN FOURTEEN (14) DAYS OF STOPPING LAND DISTURBANCE ACTIVITIES. VEGATATIVE GROWTH SHALL BE ESTABLISHED WITHIN (6) WEEKS OF GRADING WORK BEING STOPPED OR COMPLETED IN ANY AREAS. VEGETATIVE GROWTH SHALL BE SUFFICIENT TO PREVENT EROSION (70% COVERAGE PER SQUARE FOOT) AS REQUIRED BY MDNR AND EPA. (ORDINANCE #5242-SECTION 405.070).

17. 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 THE CLEARING OPERATIONS AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE CITY OF O'FALLON AND AS NECESSARY BY MODOT. THE PERMITTEE'S RESPONSIBILITIES SHALL INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITTEE 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 REPOSITING 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.

18. 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.

19. ANY PROPOSED UTILITY ON THIS SITE THAT IS NOT COVERED BY AN EASEMENT WILL BE CONSIDERED PRIVATE AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY EXISTING UTILITY LINES NOT COVERED BY AN EASEMENT WILL REMAIN THE RESPONSIBILITY OF THE UTILITY COMPANY AND WILL BE RELOCATED OR A NEW EASEMENT MAY BE GRANTED TO COVER THE CURRENT

CONDITIONS OF APPROVAL FROM PLANNING AND ZONING

NOTE: CONDITIONS OF SITE PLAN APPROVAL FROM THE PLANNING AND ZONING COMMISSION SHALL BE

ON JANUARY 5, 2012. THE PLANNING AND ZONING COMMISSION APPROVED THE ABOVE REFERENCED THE APPROVAL IS CONDITIONAL UPON THE FOLLOWING STAFF RECOMMENDATIONS BEING MET:

1. THE FINDINGS AND RECOMMENDATIONS OF THE YET TO BE COMPLETED FINAL TRAFFIC STUDY SHALL BE REVIEWED AND APPROVED BY THE CITY, THE CITY'S TRAFFIC CONSULTANT, HANSON PROFESSIONAL SERVICES AND MODOT. ALL RECOMMENDATIONS FOR ROADWAY IMPROVEMENTS, SIGNALIZED INTERSECTIONS, PEDESTRIAN CROSSINGS AND/OR RIGHT TURN LANES SHALL BE ADDRESSED AS REVIEWED AND APPROVED ON THE CONSTRUCTION SITE PLANS. THE TRAFFIC STUDY SHALL ALSO DETERMINE IF THE CONNECTION OF COUNTRYSHIRE DRIVE TO SOMMERS NEEDS TO BE TURNED INTO A CUL-DE-SAC AND THEN TIE COUNTRY DOWNS DRIVE INTO PAUL RENAUD BOULEVARD.

2. THE CITY IS IN RECEIPT OF A REVISED TYPICAL CROSS SECTION FOR PAUL RENAUD BOULEVARD THROUGH THE CONSTRICTED AREA. THIS ROADWAY SECTION IS ATTACHED. THIS REVISED ROADWAY SECTION ALLOWS FOR A WIDER LANDSCAPED AREA BETWEEN THE ROADWAY EXTENSION AND THE LOTS IN COUNTRYSHIRE TO THE SOUTH. THE CITY STAFF ENCOURAGES THE DISTRICT TO CONTINUE WORKING ON ENHANCING THE LANDSCAPED AREA AND STRAIGHTENING THE ALIGNMENT OF PAUL

3. GIVEN THE FACT THAT THE LOCATION OF THE PROPOSED ROADWAY IS DIRECTLY ALONG THE RIGHT-OF-WAY LINE THERE WILL BE LITTLE TO NO ROOM FOR ADJUSTMENTS AFTER THE SCHOOL CONSTRUCTS THE PARKING LOT AND OTHER FEATURES ADJACENT TO PAUL RENAUD BOULEVARD. THE DEVELOPERS ENGINEER SHOULD DESIGN THE ROADWAY IN SUFFICIENT DETAIL AND IN ACCORDANCE WITH APPLICABLE STANDARDS WHEREAS TO ALLOW FOR THE PROPER CONSTRUCTION OF PAUL RENAUD BOULEVARD THAT WILL NOT REQUIRE THE DISTURBANCE OF RECENTLY CONSTRUCTED SCHOOL DISTRICT IMPROVEMENTS. THE DISTRICT SHALL GRADE THE ROADWAY AREA AS PART OF THE DEVELOPMENT SUCH THAT FINE GRADING, BASE ROCK AND THE ROADWAY CAN BE PLACED WITHOUT THE NEED TO DISTURB EITHER THE SCHOOLS IMPROVEMENTS OR ANY OFF-SITE GRADING. THE RESULT SHALL BE THAT WHEN PAUL RENAUD BOULEVARD IS CONSTRUCTED NO ADDITIONAL GRADING WILL BE

4. WHEN THE BUILDING DESIGN IS FINALIZED, THE PETITIONER SHALL SUBMIT A SITE PLAN WITH BUILDING ELEVATIONS TO BE REVIEWED AND APPROVED BY THE PLANNING AND ZONING 'COMMISSION.

5. AT THE INTERSECTION OF PAUL RENAUD BOULEVARD AND SOMMERS, PAUL RENAUD BOULEVARD DOES APPEAR NOT TO BE AT A 90 DEGREE ANGLE WITH SOMMERS. PROVIDE INFORMATION ON HOW THE INTERSECTION DESIGN IS CONSISTENT WITH CHAPTER 9 OF THE 2011 EDITION OF THE AASHTO "GREEN

6. PROVIDE ADDITIONAL RIGHT-OF-WAY AT THE INTERSECTION OF PAUL RENAUD BOULEVARD AND SOMMERS ROAD TO ALLOW FOR A FUTURE STRAIGHT EASTBOUND LANE ON PAUL RENAUD BOULEVARD AND FOR A SOUTHBOUND RIGHT TURN LANE FROM SOMMERS ROAD ONTO WESTBOUND PAUL RENAUD BOULEVARD. THIS ADDITIONAL RIGHT-OF-WAY SHALL BE PROVIDED AT THE NORTHWEST CORNER OF THE PAUL RENAUD BOULEVARD/SOMMERS ROAD INTERSECTION.

THE SCHOOL DISTRICT SHALL PROVIDE ITS FULL SUPPORT OF AN APPLICATION TO THE ST. CHARLES COUNTY ROAD BOARD FOR FUNDING THE CONSTRUCTION OF PAUL RENAUD BOULEVARD AND MAKING ITS BEST EFFORTS TO SECURE APPROVAL OF SAID APPLICATION. THIS INCLUDES THE SCHOOL DISTRICT'S ENGINEER PROVIDING A DETAILED COST ESTIMATE OF THE CONSTRUCTION OF PAUL RENAUD

8. THE SCHOOL DISTRICT SHALL PROVIDE THE CITY THE NECESSARY RIGHT-OF-WAY AND EASEMENTS

9. THE FINAL SITE PLAN NEEDS TO SHOW HOW TEMPORARY ACCESS TO THE LOOP ROADS AND SOUTH PARKING LOT WILL BE UTILIZED AND CONSTRUCTED UNTIL PAUL RENAUD BOULEVARD IS CONSTRUCTED IN THE FUTURE. THE TIMING ON THE CONSTRUCTION OF PAUL RENAUD BOULEVARD IS NOT CRUCIAL

UNTIL THE PORTION OF PAUL RENAUD BOULEVARD IS EXTENDED TO THE FUTURE SOUTHERN EXTENSION OF LAKE ST. LOUIS BOULEVARD.

PROVIDED IN CONJUNCTION WITH THE CONSTRUCTION SITE PLANS: THE STORM SEWERS NEED TO BE SHOWN ON PAUL RENAUD BOULEVARD TO DETERMINE ANY POTENTIAL GRADE ISSUES WITH RESPECT TO THE ROADWAY AND PARKING LOTS. AS CURRENTLY DRAFTED STORM SEWERS ARE SHOWN GOING UNDER A RETAINING WALL.

2. PROVIDE THE SCHOOL ZONE SPEED LIMITS ON PAUL RENAUD BOULEVARD AND SOMMERS WITH TIME FRAMES. IF THE SCHOOL NEEDS FLASHING YELLOW BEACONS, THEY SHOULD BE SHOWN AND INSTALLED AS PART OF THIS DEVELOPMENT.

3. PROVIDE A ROADWAY DEDICATION AND EASEMENT PLAT FOR PAUL RENAUD BOULEVARD.

4. PROVIDE A LINE OF SIGHT EASEMENT, AS WELL AS SITE TRIANGLE, FOR EACH ENTRANCE AND INTERSECTION BASED ON THE CITY'S TRAFFIC MANAGEMENT PLAN (TMP) SECTION 16.

5. PROVIDE A DETAIL OF THE ISLAND/CURB SHOWN ALONG THE CENTER OF PAUL RENAUD BOULEVARD. 6. PROVIDE TECHNICAL DATA TO SHOW THAT A 5-INCH ASPHALT THICKNESS OVER 12-INCH OF ROCK BASE IS EQUAL TO OR GREATER THAN THE CITY MINIMUM OF 8-LNCH OF ASPHALT THICKNESS OVER 4-LNCH OF ROCK BASE.

7. CITY CODES REQUIRE THE SLOPE WITHIN THE PAUL RENAUD BOULEVARD RIGHT-OF-WAY NOT TO EXCEED 4%, THIS DOES NOT APPEAR TO BE AVAILABLE AND RETAINING WALLS MAY BE NEEDED.

8. PORTIONS OF THE GUARDRAIL SHOWN ALONG PAUL RENAUD BOULEVARD APPEAR TO NOT BE NEEDED ALONG THE EASTERN EDGE OF THE DETENTION BASIN.

9. SHOW HOW THE WATER QUALITY STANDARDS WILL BE MET ON THIS SITE.

10. PROVIDE NO PARKING SIGNS ALONG COUNTRY LANDING DRIVE AND ADJACENT COUNTRYSHIRE DR TO ENSURE KIDS DO NOT PARK IN THE SUBDIVISION.

11. IN CONSIDERATION OF LEAVING THE TREES ALONG THE WEST AND NORTHERN BOUNDARY LINES, KEEP THE TREES IN THE BUFFER YARD NEAR THE SOUTHEAST DETENTION BASIN.

12. CONCRETE PADS SHALL BE SHOWN IN FRONT OF THE TRASH, RECYCLING AND GREASE TRAP ENCLOSURE. THE DETAIL AND SITE PLAN SHALL BE REVISED TO SHOW PASSIVE ENTRANCES.

13. PROVIDE THE LOCATION OF THE SITE LIGHTING ON THE PLAN IN ACCORDANCE WITH CITY CODES. LIGHTING WITHIN THE PARKING LOTS IS SHOWN, BUT NO LIGHTS FOR THE ATHLETIC FIELDS. THE CITY BELIEVES THAT THE COMPETITION FIELDS WILL BE LIGHTED. PRIOR TO CONSTRUCTION SITE PLAN APPROVAL, A PHOTOMETRIC LIGHTING PLAN IN ACCORDANCE WITH THE CITY'S EXTERIOR LIGHTING STANDARDS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL PROPOSED EXTERIOR

14. STREET TREES MUST BE ADDED ALONG BOTH SIDES OF PAUL RENAUD BOULEVARD IN ACCORDANCE TO CHAPTER 402.

15. THE MATURE HEIGHT OF THE TREES SHALL BE LISTED WITHIN THE KEY TO ASSURE NO CONFLICTS WITH OVERHEAD ELECTRICAL LINES ON SOMMERS ROAD.

16. THE EAST ENTRANCE ON PAUL RENAUD BOULEVARD IS IN THE FUNCTIONAL AREA FOR THE INTERSECTION OF PAUL RENAUD BOULEVARD AND SOMMERS, PLEASE LOOK FOR WAYS TO MOVE THIS ENTRANCE FURTHER AWAY FROM THE INTERSECTION.

17. THE 200 FOOT MINIMUM SPACING OF THE ENTRANCES ALONG PAUL RENAUD BOULEVARD MEETS THE CITY'S MINIMUM SPACING REQUIREMENTS FOR COLLECTOR ROADS; HOWEVER, THE UPSTREAM AND DOWNSTREAM FUNCTIONAL AREAS ARE THE CONTROLLING FACTORS AND THE SPACING MUST BE INCREASED TO A MINIMUM OF 315-FEET PER THE CITY'S TRAFFIC MANAGEMENT PLAN. THIS AFFECTS BOTH THE EAST AND WEST LOOP ROAD IN CONJUNCTION WITH PAUL RENAUD BOULEVARD. PLEASE NOTE:

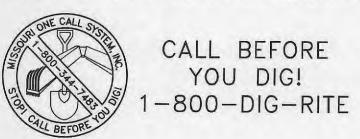
~ THE SITE PLAN CERTIFICATE SHALL EXPIRE, AND BE OF NO EFFECT, ONE HUNDRED EIGHTY (180) DAYS AFTER THE DATE OF ISSUANCE THEREOF, UNLESS WITHIN SUCH TIME A BUILDING PERMIT FOR ANY PROPOSED WORK AUTHORIZED UNDER SAID SITE CERTIFICATE HAS BEEN ISSUED. THE SITE PLAN CERTIFICATE SHALL EXPIRE AND BE OF NO EFFECT THREE HUNDRED AND SIXTY (360) DAYS AFTER THE DATE OF ITS ISSUANCE, IF CONSTRUCTION HAS NOT BEGUN AND BEEN PURSUED DILIGENTLY ON THE PROPERTY. (ORD. NO. 1161 § 27.07, 10-16-84)

PRIOR TO APPROVAL OF A BUILDING PERMIT, A CONSTRUCTION SITE PLAN MUST BE REVIEWED AND APPROVED BY CITY STAFF. A CHECKLIST OUTLINING THE CONSTRUCTION SITE PLAN PROCESS AND APPLICATION ARE AVAILABLE ON THE CITY'S WEBSITE VIA WWW.OFALLON.MO.US (CITY DEPARTMENTS, COMMUNITY DEVELOPMENT, ENGINEERING), OR BY REQUEST.

THE APPROPRIATE FIRE DISTRICT WILL NEED TO REVIEW AND APPROVE THE DEVELOPMENT.

ANY SIGNAGE TO BE PLACED ON THE SUBJECT PROPERTY REQUIRES A SEPARATE SIGN PERMIT. ANY BUSINESS OCCUPYING THE SITE REQUIRES APPROVAL OF A BUSINESS LICENSE.

ALL CONDITIONS OF APPROVAL SHALL BE NOTED ON THE CONSTRUCTION SITE PLANS.



BENCHMARKS

REFERENCE BENCHMARK: RM39 - ELEVATION 556.90' NGVD29 (USGS) DATUM AS SHOWN ON ABOVE REFERENCED FLOOD INSURANCE RATE MAP 290315 0220 E - CHISELED SQUARE ON THE NORTH END OF THE WEST HEADWALL OF

SITE

SITE BENCHMARK #1 - ELEV: 628.22' OLD CROSS AT THE INTERSECTION OF COUNTRYSHIRE DRIVE AND COUNTRY GROVE C SITE BENCHMARK #2 — ELEV: 624.64'
OLD CROSS AT THE INTERSECTION OF PAUL RENAUD BLVD AND COUNTRY TRAIL DRIVE. SITE BENCHMARK #3 - ELEV: 628.64'

OLD CROSS AT THE INTERSECTION OF

POST ROAD BRIDGE OVER TRIBUTARY NO. 15.

COUNTRYSHIRE DRIVE AND COUNTRY TRAIL SITE BENCHMARK #4 - ELEV: 611.96'
OLD CROSS AT THE INTERSECTION OF LANDING PLACE DRIVE AND AIRFIELD CROSSING COURT.

A SET OF AS-BUILT PLANS FOR WENTZVILLE R-IV SCHOOL DISTRICT NEW HIGH SCHOOL ON SOMMERS ROAD

A TRACT OF LAND BEING PART OF U.S. SURVEY 1778 AND FRACTIONAL SECTION 10 TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON

ST. CHARLES COUNTY, MISSOURI

CITY APPROVAL OF ANY CONSTRUCTION SITE PLANS DOSE 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 (CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO NOTIFY THE CITY ENGINEER C ANY CHANGES FROM THE APPROVED DRAWINGS. THE DEVELOPER MAY BE REQUIRED TO CORRECT INSTALLED IMPROVEMENT 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.

Laclede Gas Company

6400 Graham Road

1151 Century Tel Dr.

Wentzville, MO. 63385

Wentzville Fire District

209 West Pearce Blvd

Wentzville, MO. 63385

314-522-2297

636-332-7261

636-332-9869

PRINCIPALS AND 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

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

WHERE NATURAL VEGETATION IS REMOVED DURING GRADING, VEGETATION SHALL BE REESTABLISHED IN

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

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

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

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

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

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

REGARDING SITE DEVELOPMENT AREAS DESIGNATED AS FLOOD PLAINS AND WETLANDS.

RESPONSIBILITY OF THE SUBDIVISION TRUSTEES OR IN THE CASE OF A SITE PLAN BY THE PROPERTY

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

5. PROVISIONS SHALL BE MADE TO ACCOMMODATE THE INCREASED RUNOFF CAUSED BY CHANGED SOILS

SUCH A DENSITY AS TO PREVENT EROSION. PERMANENT TYPE GRASSES SHALL BE ESTABLISHED AS

2. SEDIMENT AND EROSION CONTROL PLANS FOR SITES THAT EXCEED 20,000 SQUARE FEET OF GRADING

APPROPRIATE SECTION(S) OF THE ADOPTED BOCA CODES.

THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEEDED.

EROSION CONTROL ON THE SITE.

PREVENT VELOCITIES ABOVE 5 FPS.

UNFAVORABLE GROUND CONDITIONS.

Century Link

St. Louis, MO. 63134

Duckett Creek Sanitary District 3550 Highway K O'Fallon, MO. 63368 636-441-1244 Public Water Supply District No. 2 P.O. Box 967 O'Fallon, MO. 63366 636-561-3737 Ext. 131 Storm Sewer City of O'Fallon 100 N. Main St. O'Fallon, MO. 63366 636-281-2858 Curve River Electric Co. Troy, MO. 63379-0160 1-800-392-3709 THE APPROVAL IS ALSO CONDITIONAL UPON THE FOLLOWING MUNICIPAL CODE REQUIREMENTS BEING

CONSTRUCTION HOURS

* CITY OF O'FALLON CONSTRUCTION WORK HOURS PER CITY ORDINANCE 3429 AS SHOWN IN SECTION 500.420 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON ARE AS FOLLOWS:

OCTOBER 1 THROUGH MAY 31 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SUNDAY JUNE 1 THROUGH SEPTEMBER 30 6:00 A.M. TO 8:00 P.M. MONDAY THROUGH FRIDAY 7:00 A.M. TO 8:00 P.M. SATURDAY AND SUNDAY

GRADING NOTES

1. A GEOTECHNICAL ENGINEER SHALL 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

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

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 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. 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.

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

14. ANY CONTAMINATED SOIL ENCOUNTERED DURING EXCAVATION SHALL BE HAULED AND PLACED AS DIRECTED BY THE SOILS ENGINEER.

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.

PROJECTED SEWAGE CALCULATIONS

PROJECTED OCCUPANCY IS 1600 STUDENTS/STAFF. DNR BASE PROJECTED FLOWS PER PERSON IS 15 GALLONS PER DAY. SCHOOLS WITH CAFETERIA ADD 4 GALLONS PER PERSON PER DAY. SCHOOL WITH GARBAGE/GRINDING AREAS ADD 1 GALLON PER PERSON PER DAY. SCHOOLS WITH GYM/SHOWERS ADD 10 GALLONS PER PERSON PER DAY. TOTAL PER PERSON PER DAY = 30 GALLONS 1600 X 30 = 48,000 GALLONS PER DAY PROJECTED.

WATER MAIN INFORMATION

SYSTEM SPECIFICATIONS OF ST. CHARLES COUNTY PUBLIC WATER SUPPLY DISTRICT NO. 2. DNR REVIEW #61996-04

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. P.E/L.S.

COLTING Part of the last

00 ONS: FREIL OD H C6 SRINKMANN 6650 CHE CHESTERFIE 636) 537-民国十〇八

For Urban Development Sites

SEEDING PERIODS:
Fescue or Brome — March 1 to June 1
August 1 to October 1

30 lbs./ac.

600 lbs./ac. ENM*

* ENM = effective neutralizing material as per

State evaluation of quarried rock.

FERTILIZER RATES:

Phosphate 30 lbs./ac.

Nitrogen

Potassium

APPENDIX A

SCLAIMER OF RESPONSIBILITY hereby disclaim any esponsibility for all other rawings, specifications, estimates reports or other documents or struments relating to or itended to be used for any par or parts of the architectural or ngineering project or survey other than these authenticated b

Engineers Name Engineers Discipline Engineers License # pyright 2012 ngineering Authority No. 000655 rveying Authority No. 000144

REVISIONS 09/23/13 CITY COMMENTS 1/15/13 CITY COMMENTS

ENGINEERING PLANNING SURVEYING

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

PROJECT NUMBER

FILE NAME

DESIGNED CHECKED

A SET OF AS-BUILT PLANS FOR WENTZVILLE R-IV SCHOOL DISTRICT NEW HIGH SCHOOL ON SOMMERS ROAD

A TRACT OF LAND BEING PART OF
U.S. SURVEY 1778 AND FRACTIONAL SECTION 10
TOWNSHIP 46 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF O'FALLON
ST. CHARLES COUNTY, MISSOURI

GENERAL NOTES

- 1. 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.
- 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).
- 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
- 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
- 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 ON NEW OR EXISTING PAVEMENT 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.
- 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.
- 27. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST ALL SANITARY SEWER MANHOLES (THAT ARE AFFECTED BY THE DEVELOPMENT) TO FINISH GRADE.

O'FALLON NOTES

- 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
- 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. THE PERMITTEE'S RESPONSIBILITIES INCLUDE ALL DESIGN AND IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE CITY OF O'FALLON AND AS REQUIRED BY MODOT MAY AT THEIR OPTION DIRECT THE PERMITTEE IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. 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
- 10. EROSION CONTROL SYSTEMS SHALL NOT BE LIMITED TO WHAT IS SHOWN ON THE PLAN. CONTRACTOR TO USE WHATEVER MEANS NECESSARY 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 PAVING TO BE IN ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
- 13. ALL SIDEWALKS, CURB RAMPS, 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.
- 14. BRICK SHALL NOT BE USED IN THE CONSTRUCTION OF STORM OR SANITARY SEWER STRUCTURES.
- 15. THE CONTRACTOR SHALL ENSURE ALL CONCRETE PIPES WILL BE INSTALLED WITH "O-RING" RUBBER TYPE GASKET.
- 16. 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.
- 17. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT FROM THE BUILDING DIVISION.
- 18. ALL IDENTIFICATION OR DIRECTIONAL SIGNS MUST HAVE THE LOCATIONS AND SIZES APPROVED AND PERMITTED SEPARATELY THROUGH THE PLANNING AND DEVELOPMENT DIVISION.
- 19. 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). ANY SIGNS DESIGNATING STREET NAMES SHALL BE MOUNTED ON THE SAME POST AS THE TRAFFIC CONTROL SIGNS.
- 20. ALL PROPOSED UTILITIES AND/OR UTILITY RELOCATIONS LOCATED ON SITE SHALL BE LOCATED UNDERGROUND.
- 21. 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.
- 22. NO GRADED AREAS ARE TO REMAIN BARE FOR OVER 14 DAYS WITHOUT BEING SEEDED AND MULCHED.

 23. 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.

 24. 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)

 DAS 4" Epoxy Standard No Dumping Drains To Stream (#SDS)

 www.dasmanufacturing.com

O'FALLON NOTES

- 25. 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: MAXIMUM DRY DENSITY
 - OPTIMUM MOISTURE CONTENT
 MAXIMUM AND MINIMUM ALLOWABLE MOISTURE CONTENT
 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.
 CURVE MUST HAVE AT LEAST 5 DENSITY POINTS WITH MOISTURE CONTENT AND SAMPLE
 LOCATIONS LISTED ON DOCUMENT.
 SPECIFIC GRAVITY.
 - NATURAL MOISTURE CONTENT.
 - 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 IT
- 26. 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.
- 27. HDPE PIPE IS TO BE N-12WT OR EQUAL AND TO MEET ASTM F1417 WATER TIGHT FIELD TEST.
- 28. CONNECTIONS AT ALL SANITARY OR STORM STRUCTURE TO BE MADE WITH A-LOCK JOINT OR EQUAL.
- 29. ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT MUST HAVE THE PROPER ROCK BACKFILL AT THE REQUIRED COMPACTION.
- 30. ANY EXISTING WELLS AND/OR SPRINGS WHICH MAY EXIST ON THE PROPERTY MUST BE SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON CONSTRUCTION INSPECTION DEPARTMENT AND FOLLOWING MISSOURI DEPARTMENT OF NATURAL RESOURCES STANDARDS AND SPECIFICATIONS.
- 31. TRAFFIC CONTROL IS TO BE PER MODOT OR MUTCD WHICHEVER IS MORE STRINGENT.
- 32. A 5/8" TRASH BAR SHALL BE CENTERED WITHIN THE OPENINGS OF ALL CURB INLETS AND AREA INLETS.

 33. GRANULAR MATERIALS AND EARTH MATERIALS ASSOCIATED WITH NEW CONSTRUCTION BEYOND THE
- PAVEMENT MAY BE JETTED, TAKING CARE TO AVOID DAMAGE TO NEWLY LAID SEWERS. THE JETTING SHALL BE PERFORMED WITH A PROBE ROUTE ON NOT GREATER THAN SEVEN AND ONE—HALF (7.5) FOOT CENTERS WITH THE JETTING PROBE CENTERED OVER AND PARALLEL WITH THE DIRECTION OF THE PIPE. TRENCH WIDTHS GREATER THAN TEN (10) FEET WILL REQUIRE MULTIPLE PROBES EVERY SEVEN AND ONE—HALF (7.5) FOOT CENTERS.
- A.) DEPTH. TRENCH BACKFILL LESS THAN EIGHT (8) FEET IN DEPTH SHALL BE PROBED TO A DEPTH EXTENDING TO HALF THE DEPTH OF THE TRENCH BACKFILL, BUT NOT LESS THAN THREE (3) FEET. TRENCH BACKFILL GREATER THAN EIGHT (8) FEET IN DEPTH SHALL BE PROBED TO HALF THE DEPTH OF THE TRENCH BACKFILL BUT NOT GREATER THAN EIGHT (8) FEET.
- B.) EQUIPMENT. THE JETTING PROBE SHALL BE METAL PIPE WITH AN EXTERIOR DIAMETER OF ONE AND ONE-HALF (1.5) TO TWO (2) INCHES.
- C.) METHOD. JETTING SHALL BE PERFORMED FROM THE LOW SURFACE TOPOGRAPHIC POINT AND PROCEED TOWARD THE HIGH POINT, AND FROM THE BOTTOM OF THE TRENCH BACKFILL TOWARDS THE SURFACE. THE FLOODING OF EACH JETTING PROBE SHALL BE STARTED SLOWLY ALLOWING SLOW SATURATION OF THE SOIL. WATER IS NOT ALLOWED TO FLOW AWAY FROM THE DITCH WITHOUT FIRST SATURATING THE TRENCH.
- D.) SURFACE BRIDGING. THE CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF THE SURFACE BRIDGING (THE TENDENCY FOR THE UPPER BACKFILL CRUST TO ARCH OVER THE TRENCH RATHER THAN COLLAPSE AND CONSOLIDATE DURING THE JETTING PROCESS). THE CONTRACTOR SHALL BREAKDOWN THE BRIDGED AREAS USING AN APPROPRIATE METHOD SUCH AS WHEELS OR BUCKET OF A BACKHOE. WHEN THE SURFACE CRUST IS COLLAPSED, THE VOID SHALL BE BACKFILLED WITH THE SAME MATERIAL USED AS TRENCH BACKFILL AND REJETTED. COMPACTION OF THE MATERIALS WITHIN THE SUNKEN/JETTED AREA SHALL COMPACTED SUCH THAT NO FURTHER SURFACE SUBSIDENCE OCCURS.

PREPARED FOR:

ON SOMMERS I

ON SOMERS I

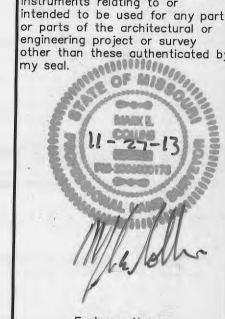
ON SOMMERS I

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ON



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Engineers Discipline
Engineers License #
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REVISIONS



ENGINEERING PLANNING SURVEYING

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

01/02/13

DATE

10-15036B

PROJECT NUMBER

2 OF 1

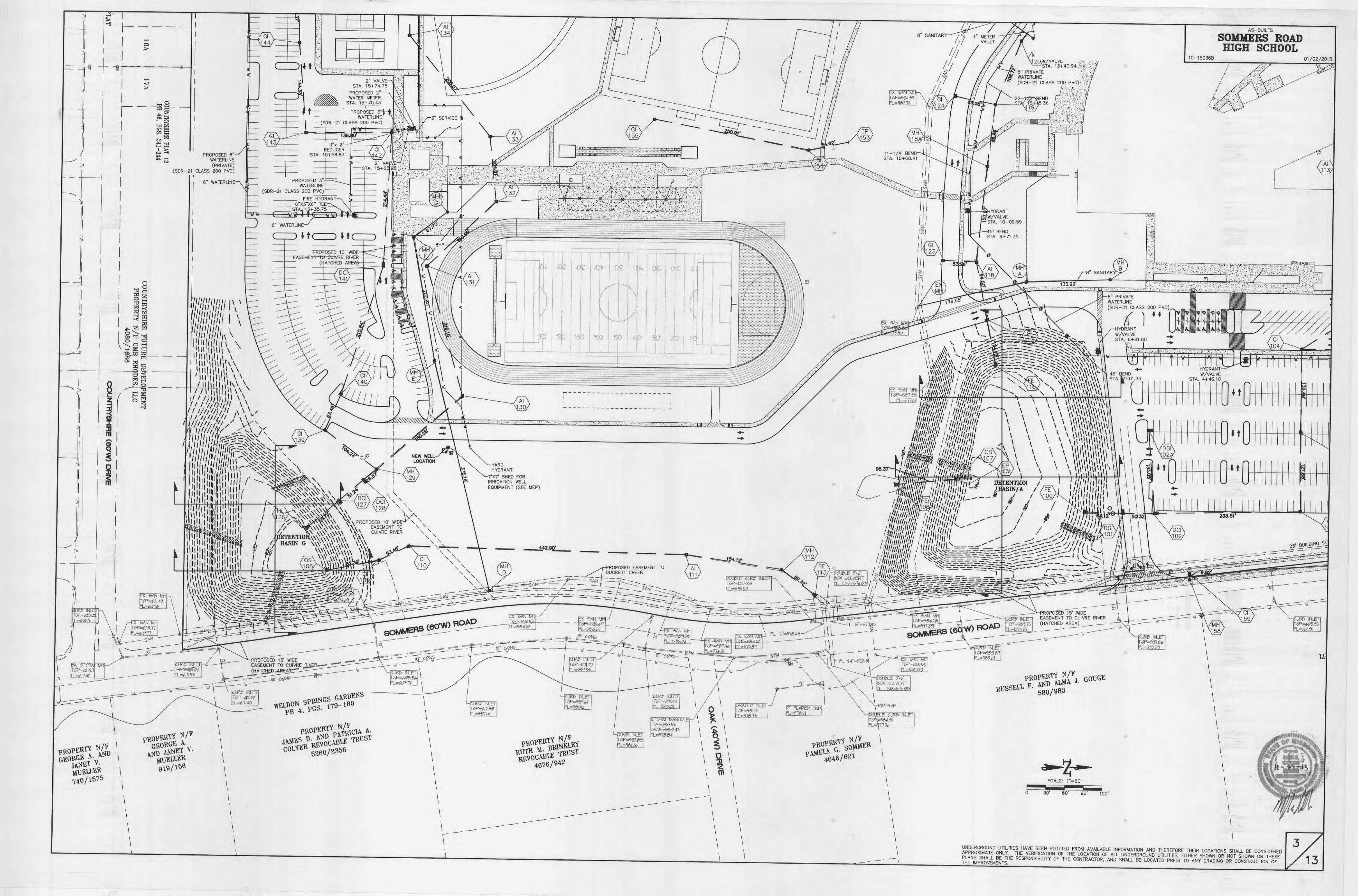
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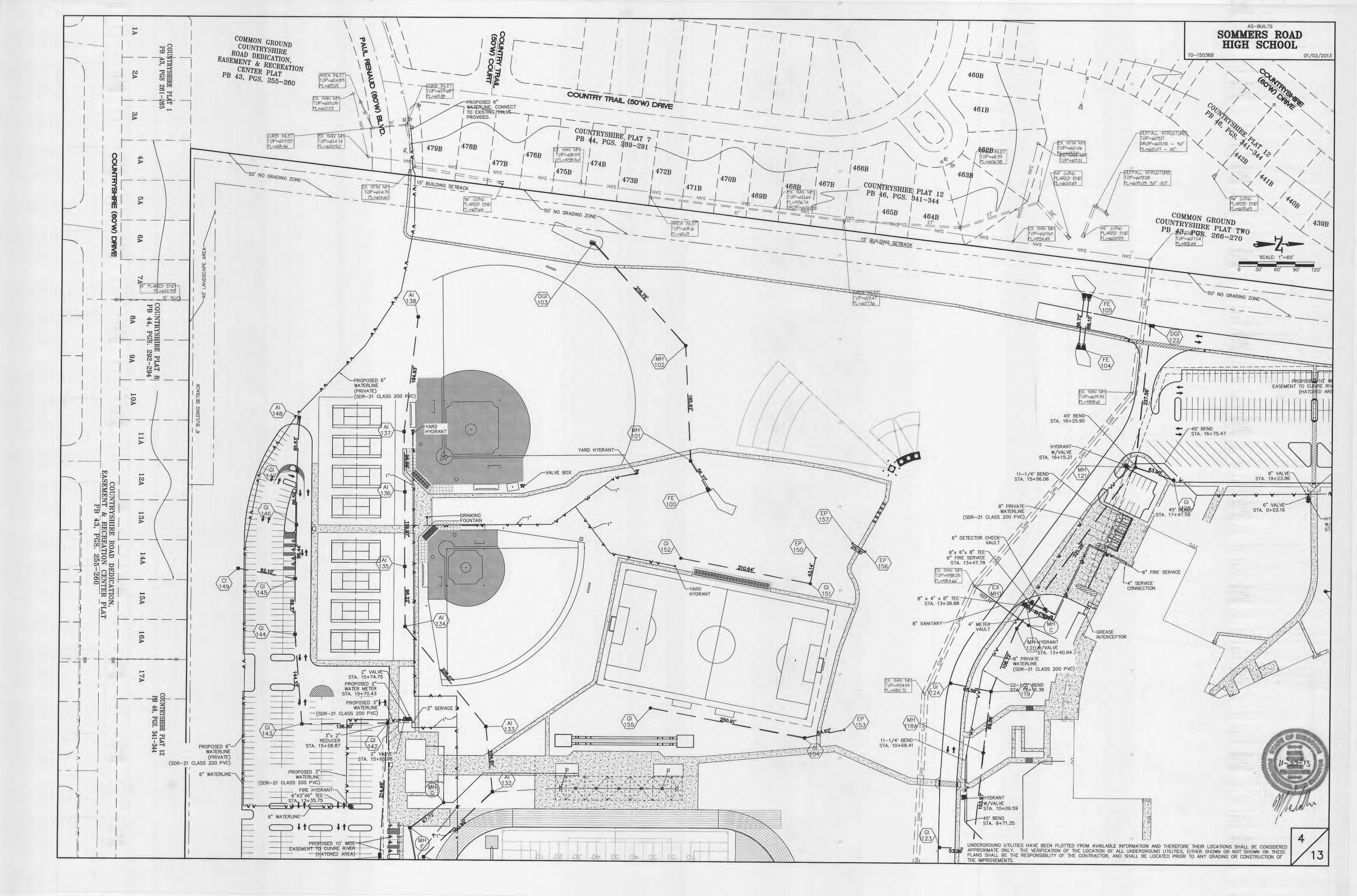
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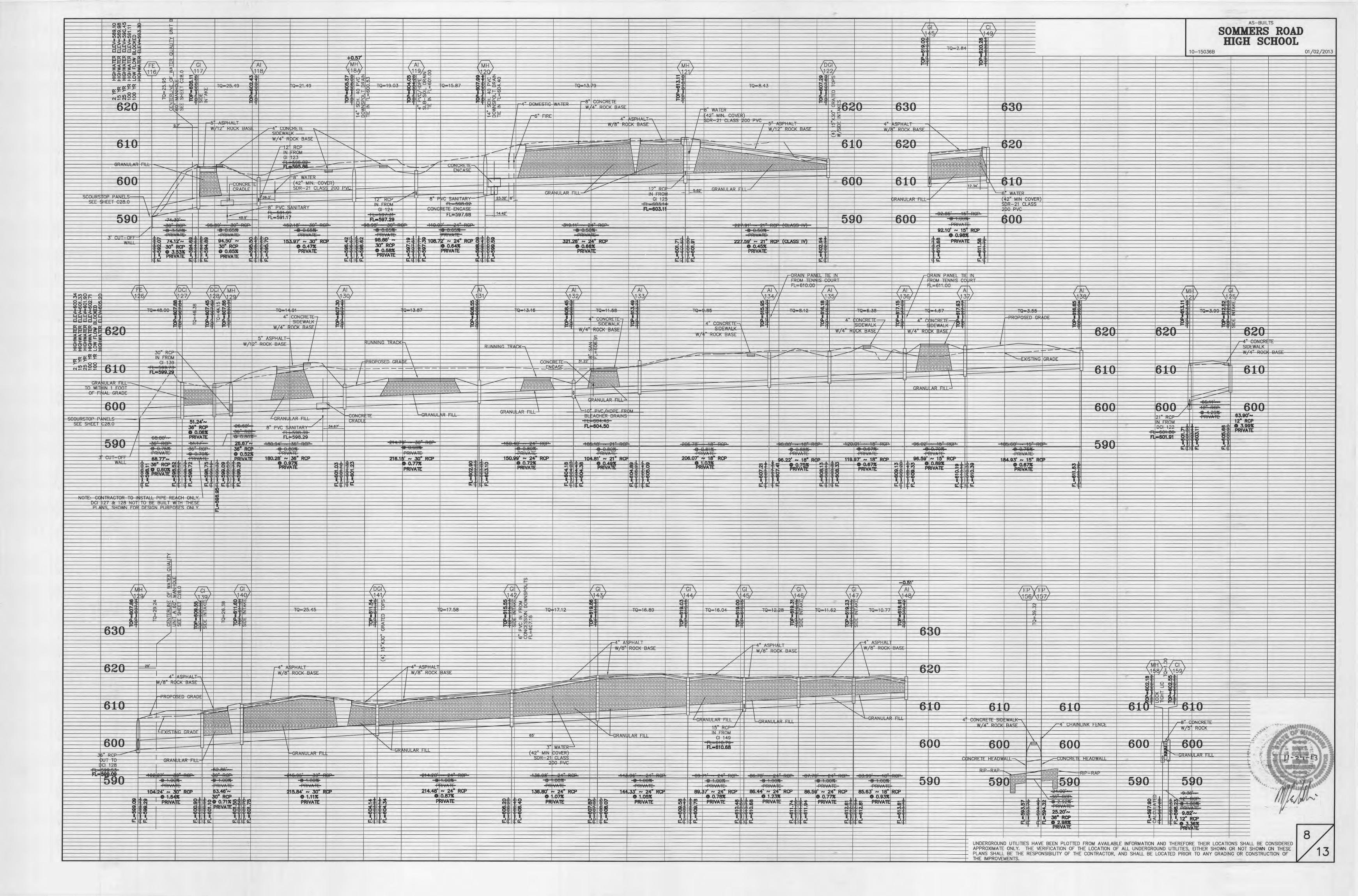
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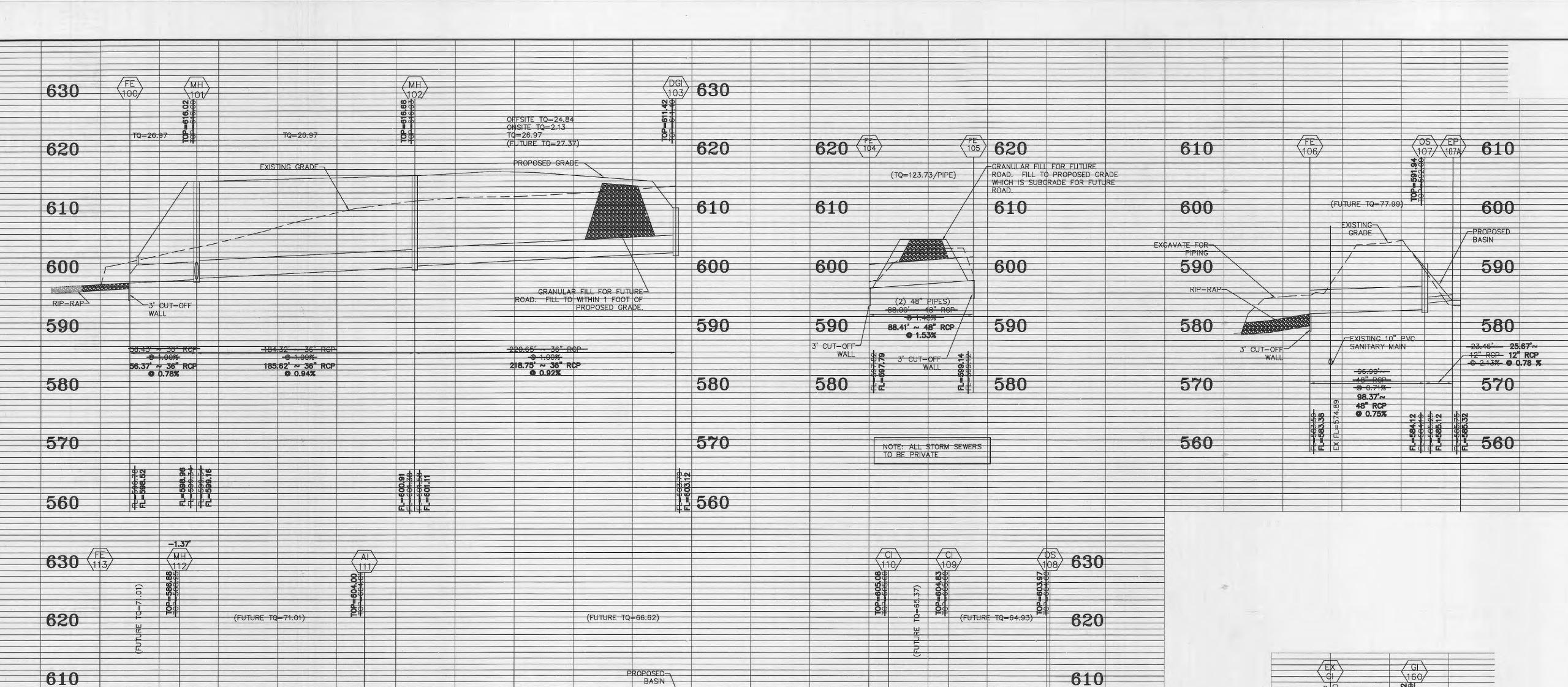
O1 /13 MEC

DESIGNED CHECKED









ROAD. FILL TO WITHIN 1 FOOT OF PROPOSED GRADE.

51.08' → 36" R¢P → 1.06% → 53.46' ~ 36" R¢P ← 2.92%

♦ 2.32%

600

590

RIP-RAP-

580

10.00

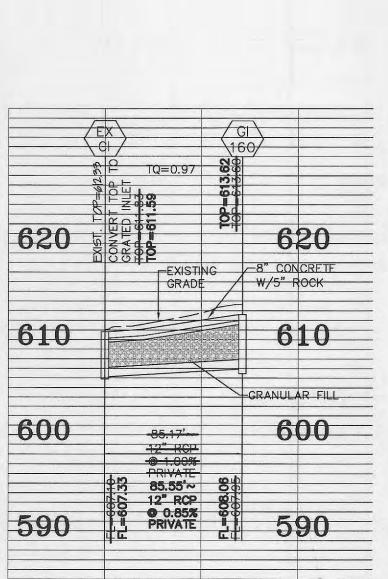
570

560

69.32' ~ 36" RCP

0 0.62%

156.22' 36" RCP 3.01% 154.12' ~ 36" RCP



600

590

580

570

560

1 550

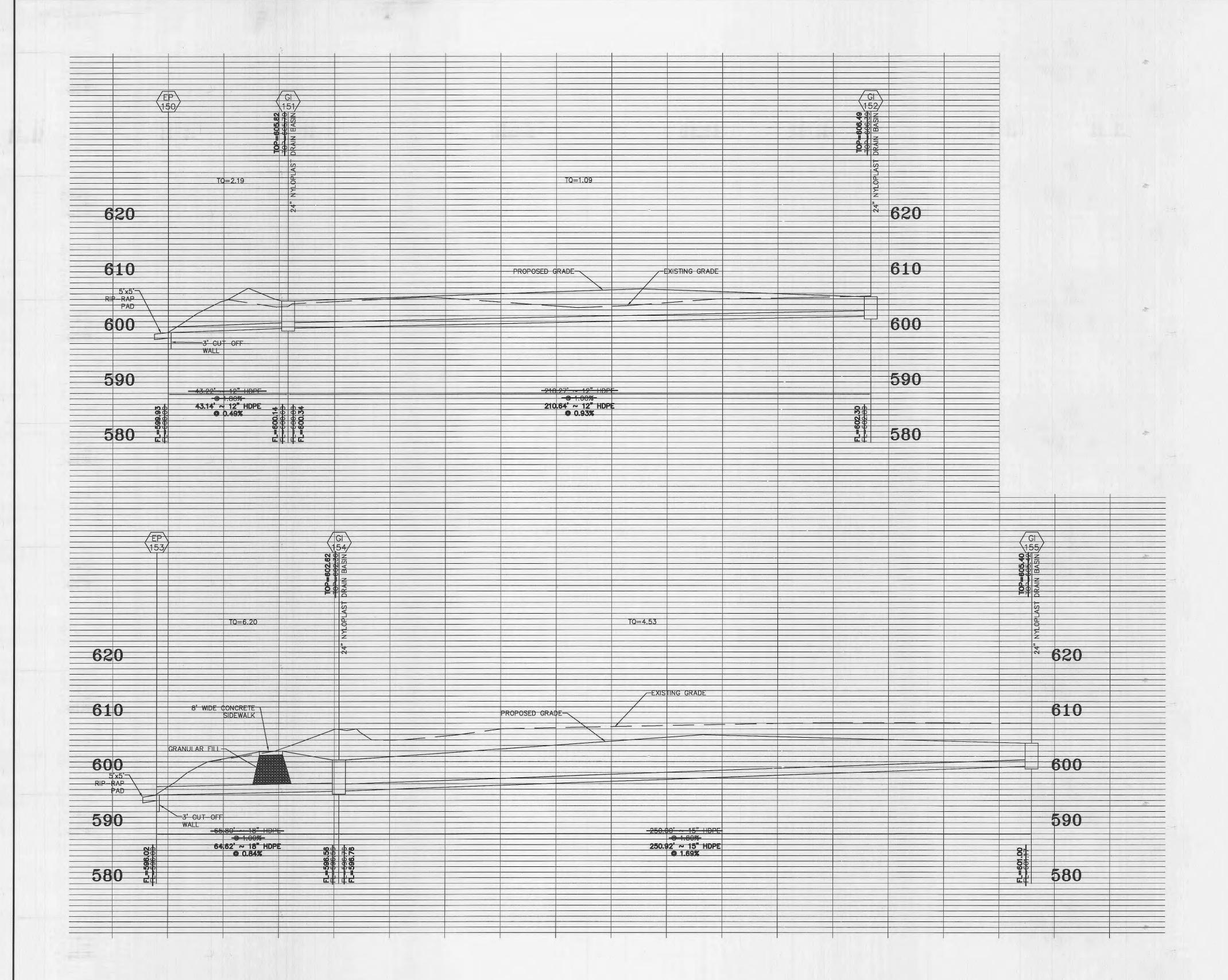


SOMMERS ROAD HIGH SCHOOL

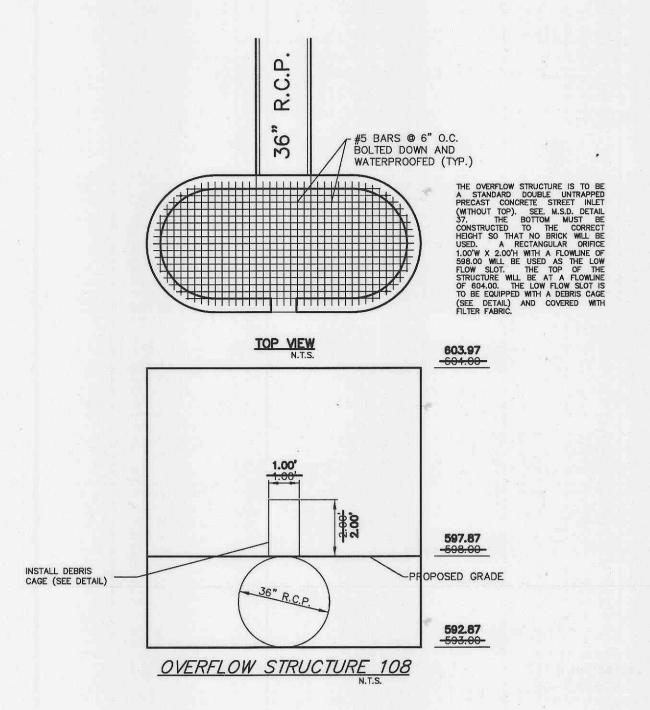
AS-BUILTS
SOMMERS ROAD
HIGH SCHOOL

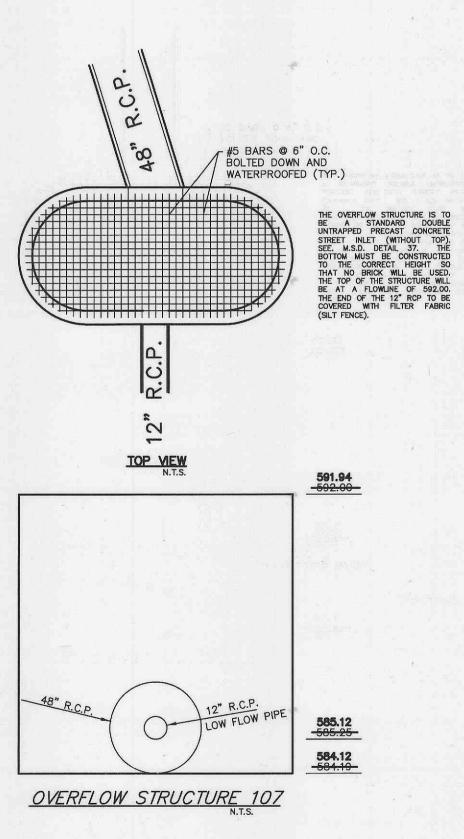
10-15036B

O1/02/2013

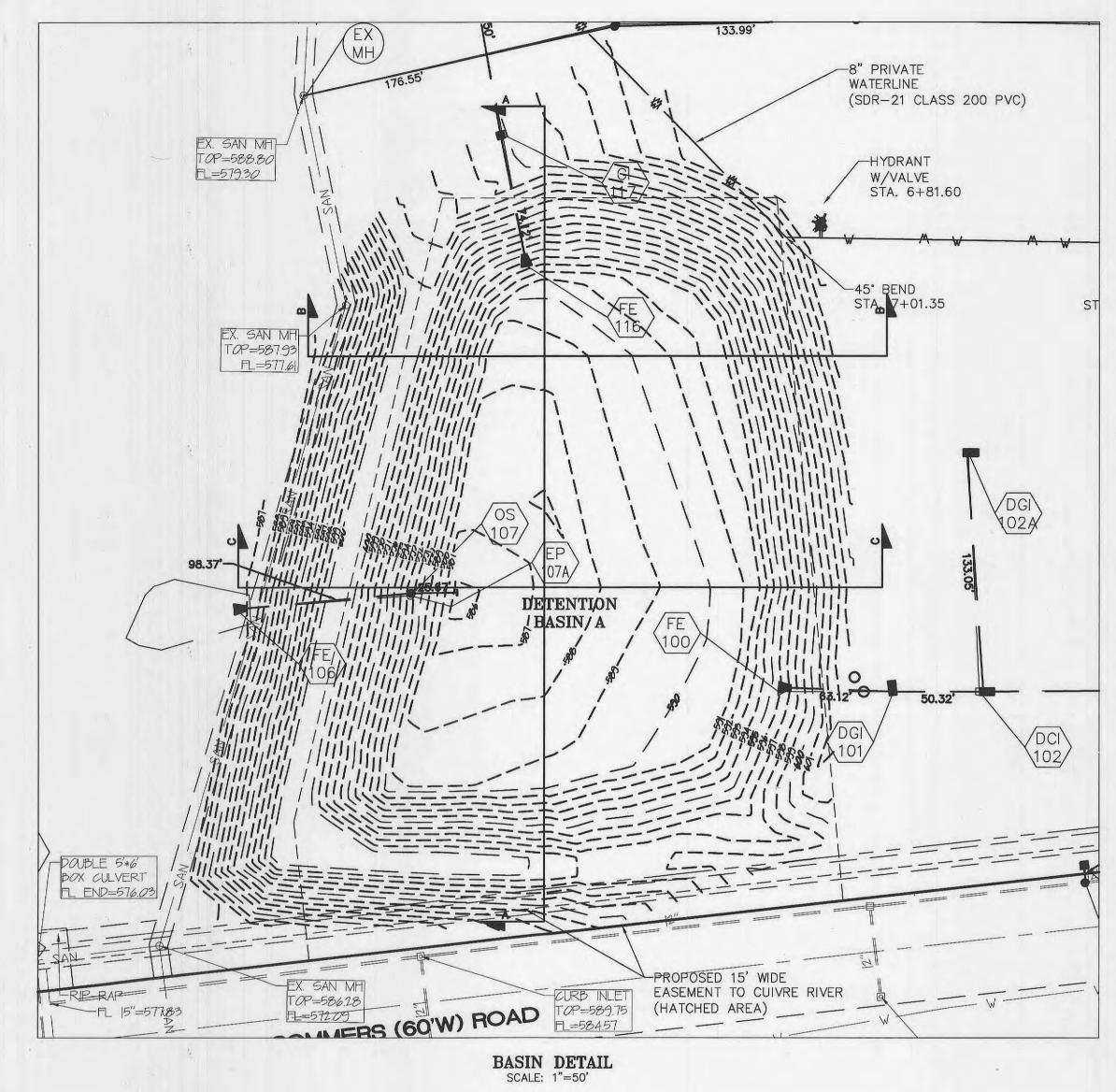


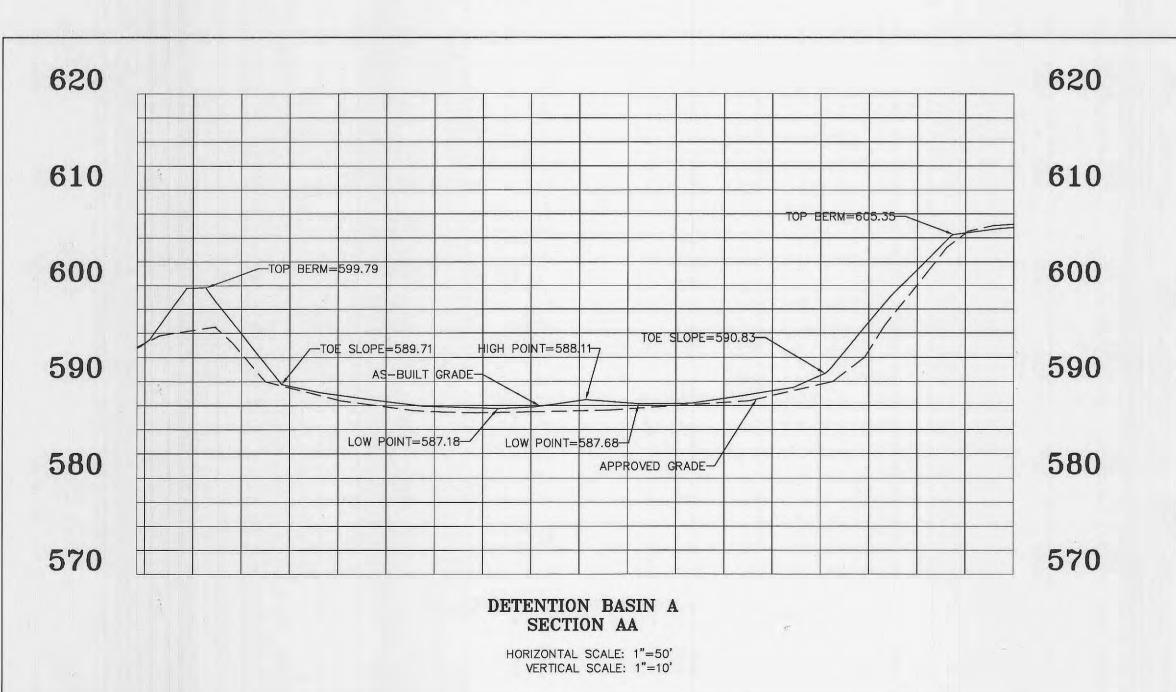


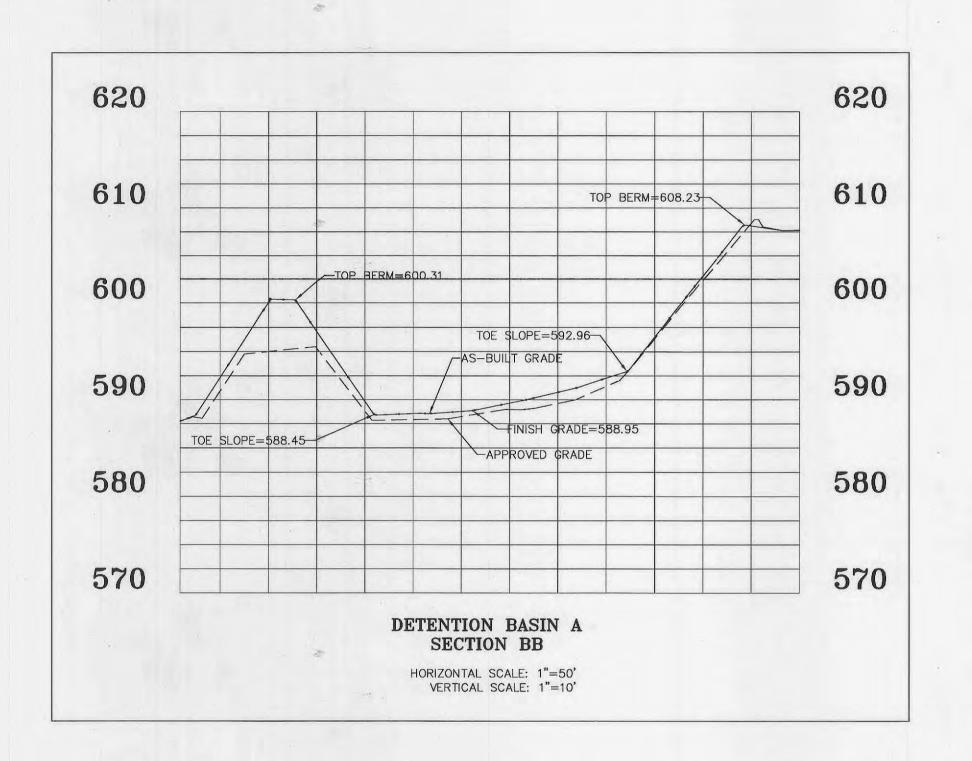


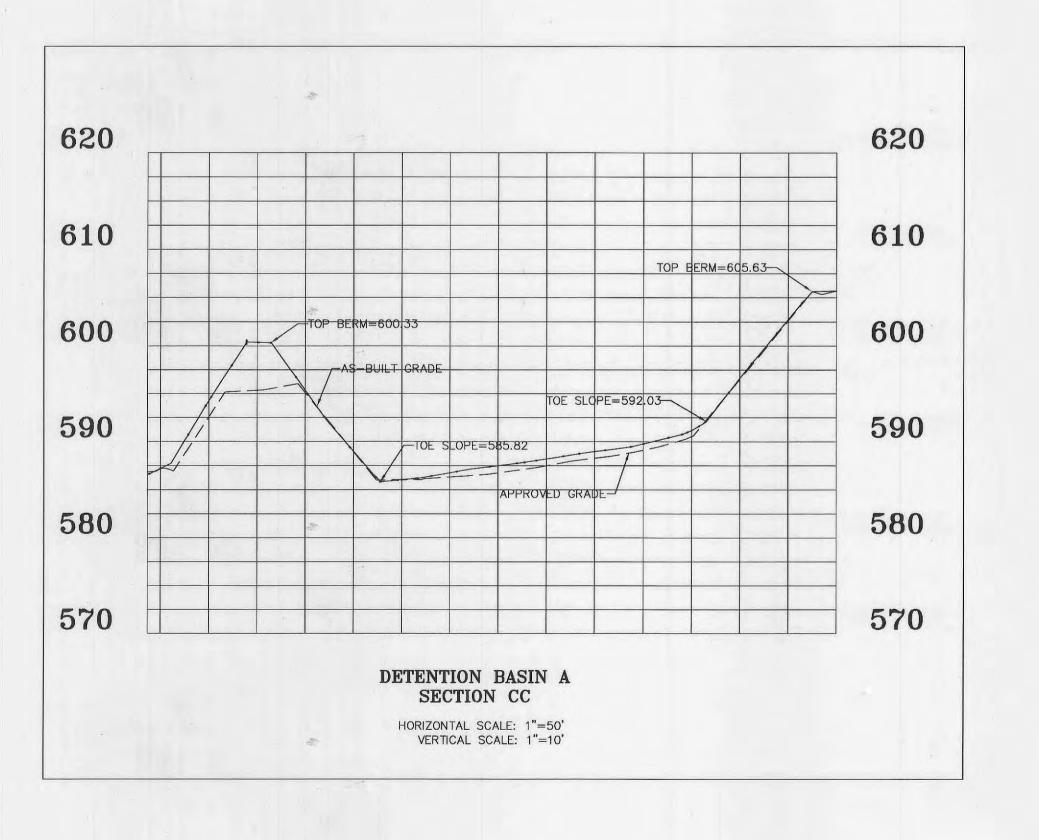






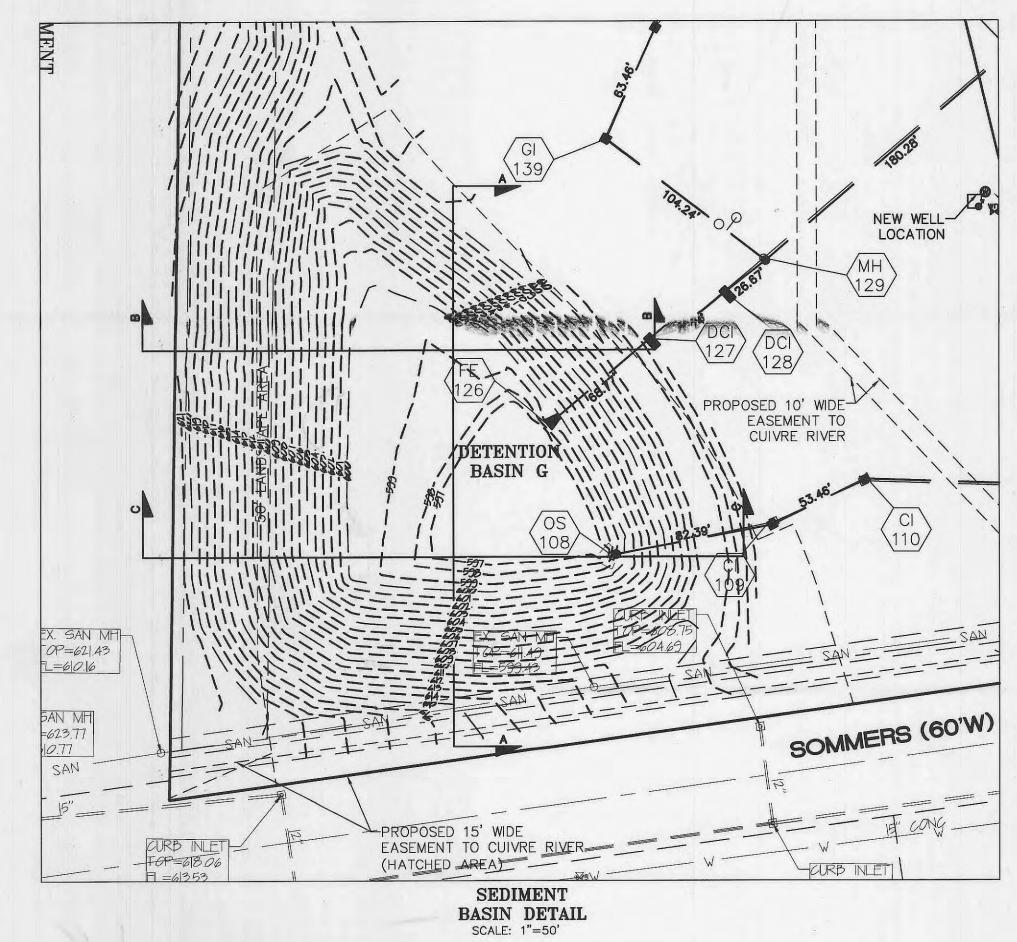


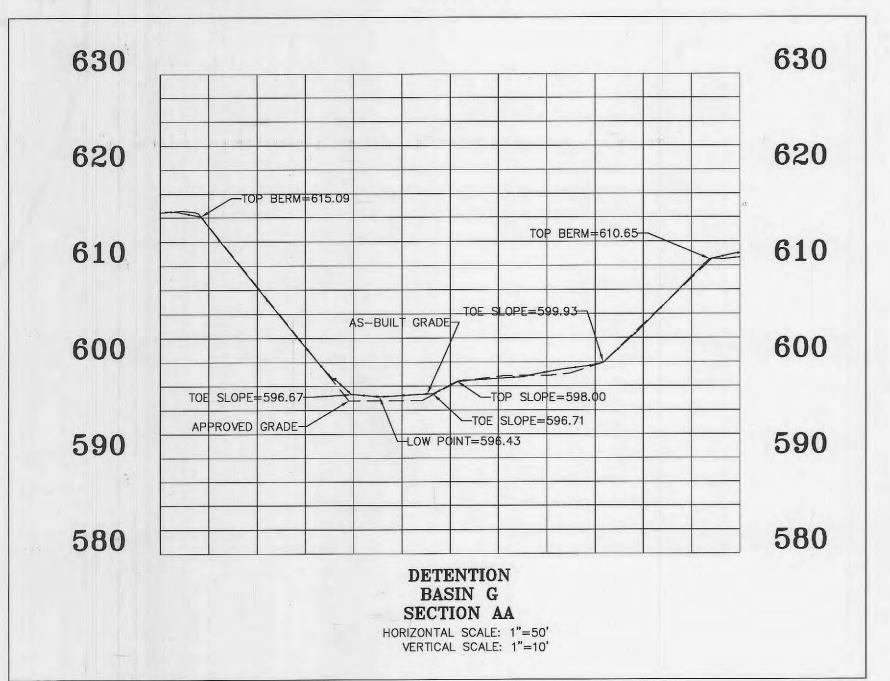


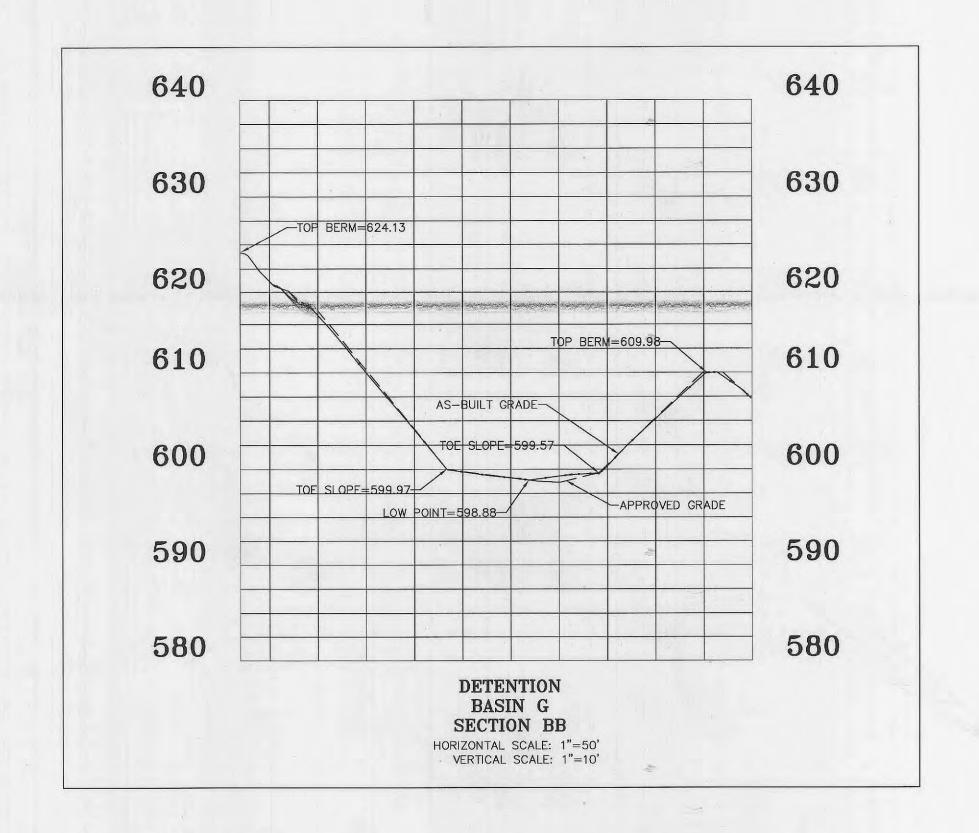


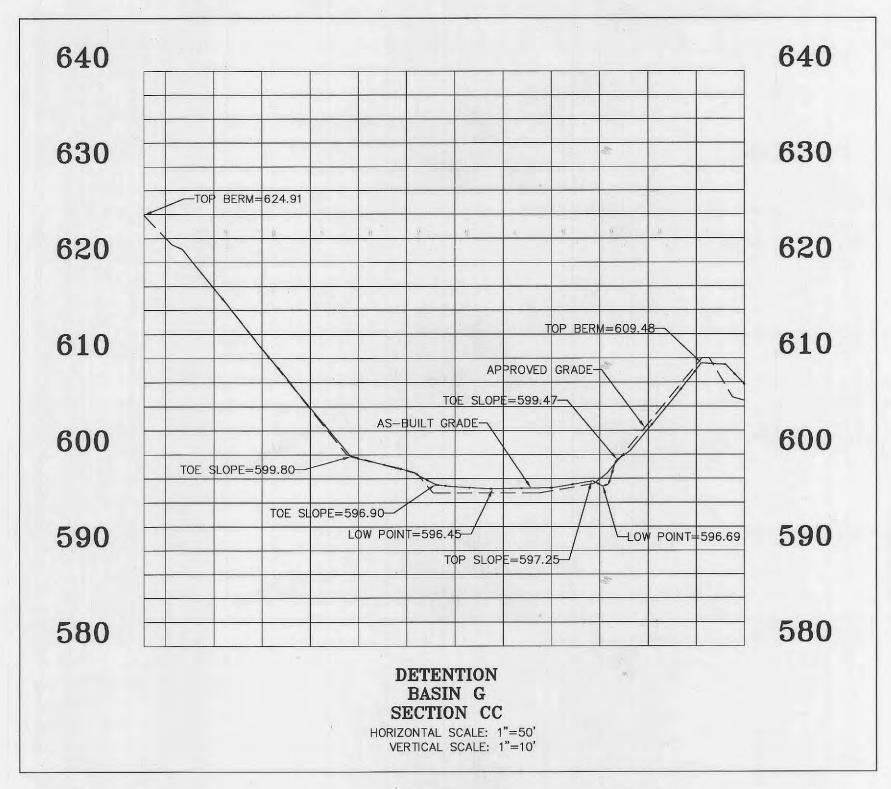






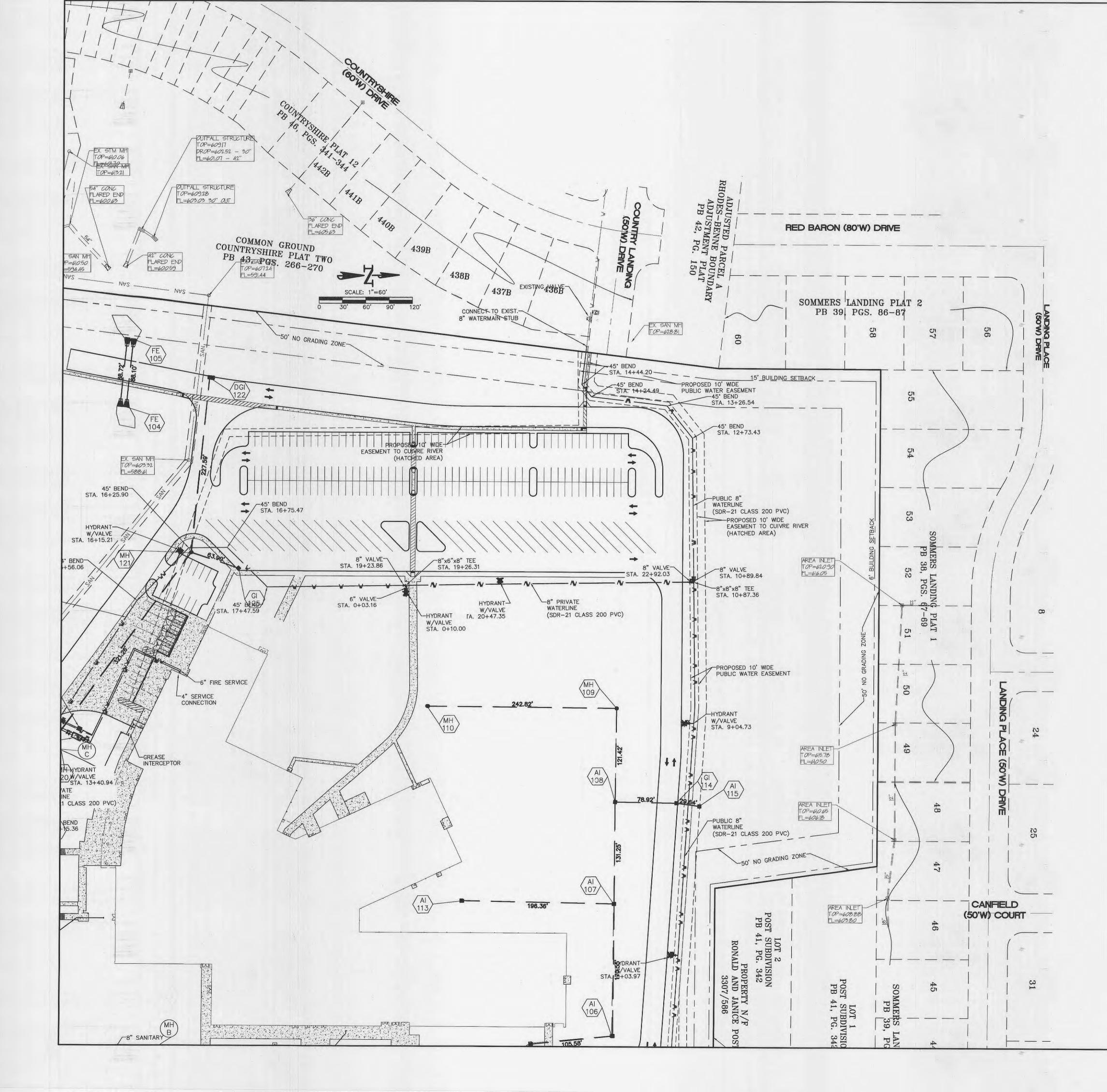














UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND SHALL BE LOCATED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

