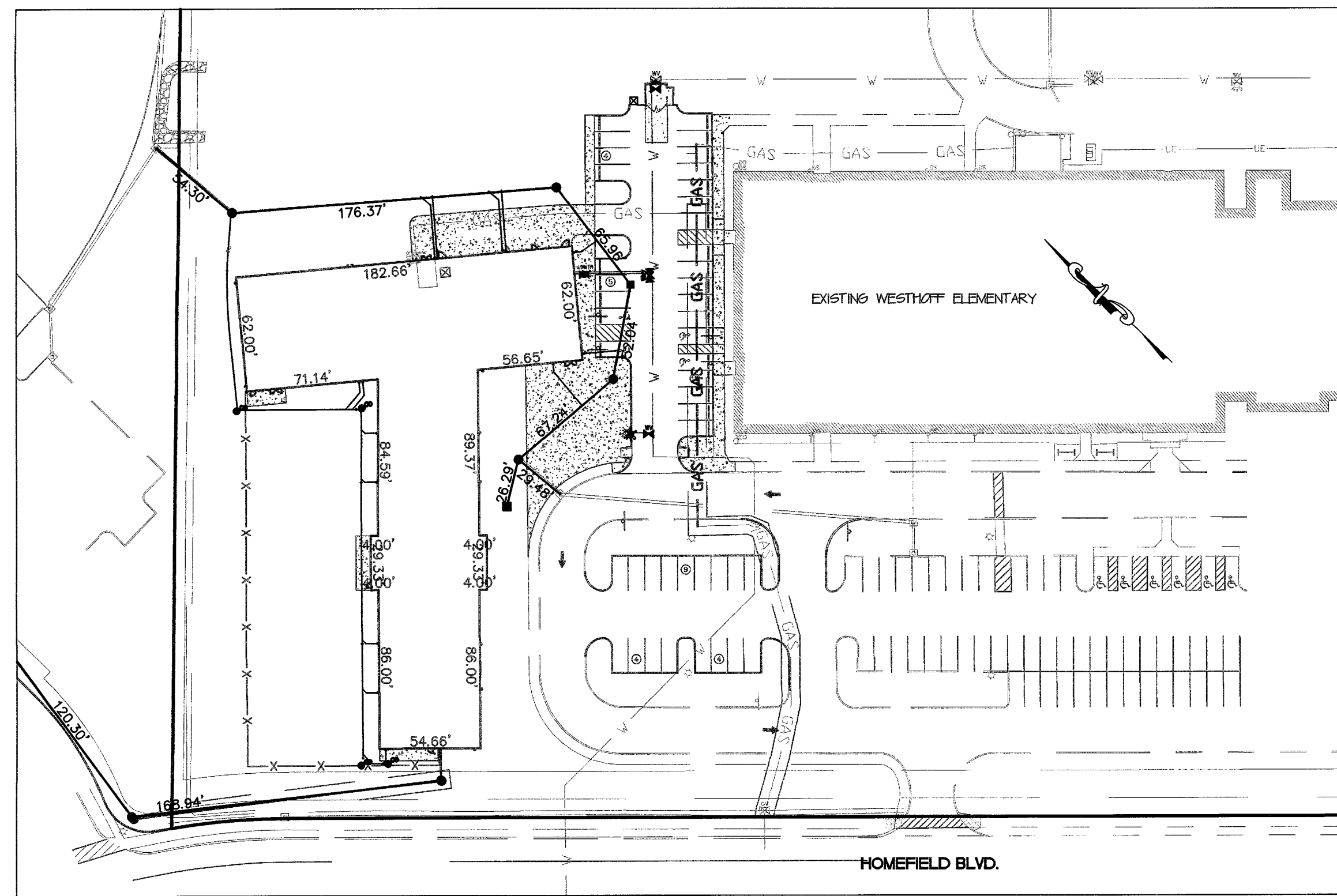
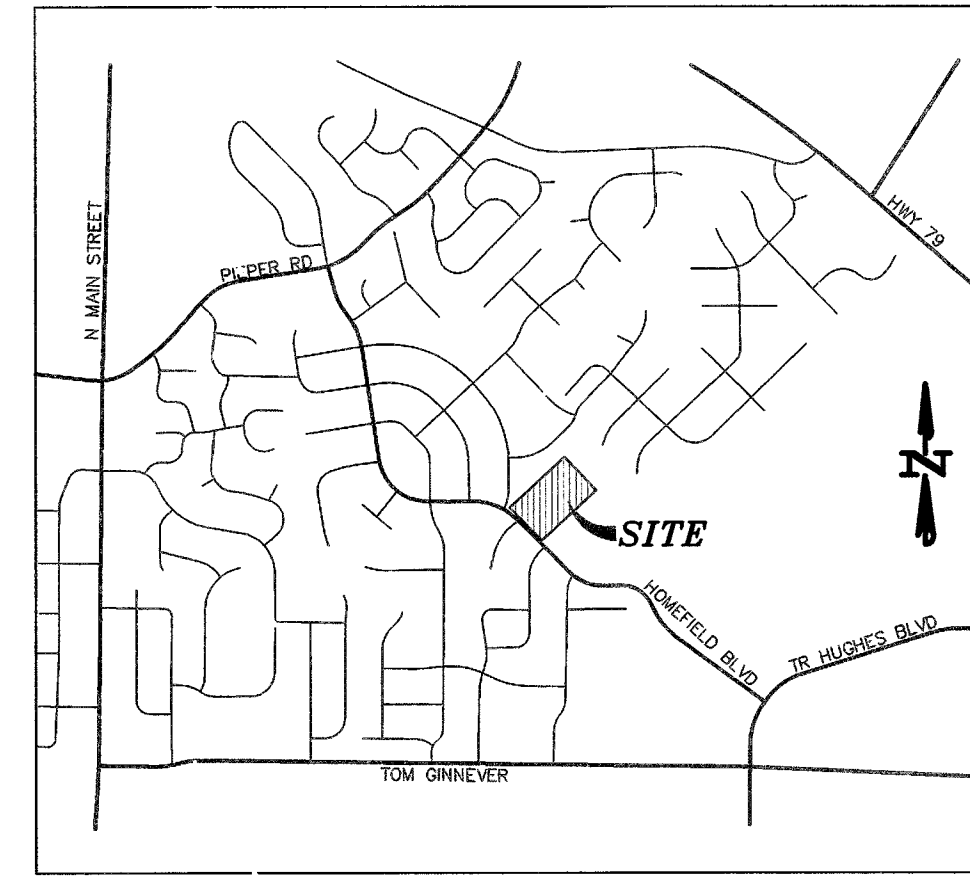


A SET OF AS BUILT PLANS FOR MIKE CLEMENS CENTER FOR ADAPTIVE LEARNING

A TRACT OF BEING PART OF OUTLOT A AND OUTLOT B OF 'HOMEFIELD BOULEVARD', PLAT BOOK 37, PGS. 110-112 AND BEING IN FRACTIONAL SECTION 16, TOWNSHIP 47 NORTH, RANGE 3 EAST OF THE FIFTH PRINCIPAL MERIDIAN CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



Plan View



Locator Map

Development Notes

- Area of Tract: 17.48 Acres
- Existing Zoning: R-1 P.U.D. (City of O'Fallon)
- Proposed Use: Transition Center
- Area of Proposed Buildings: 21,832 sq.ft.
- Site is served by:
 - City of O'Fallon Sewer: 636-281-2858
 - AmerenUE Company: 636-639-8312
 - Laclede Gas Company: 636-946-9937
 - City of O'Fallon Water: 636-281-2858
 - Century Tel: 636-332-3011
 - O'Fallon Fire Protection District: 636-272-3493
 - Fort Zumwalt School District: 636-272-6620

6. According to the Flood Insurance Rate Map of St. Charles County, (Community Panel number 2918300235E dated March 17, 2003) this property lies within zone X. Zone X is defined as an area outside the 500 year Flood Plain Limits.

7. Landscape Requirements:
Street Tree Requirements:
1 tree for every 50' of frontage = 198'/50 = 4 trees required
Trees provided = 2 Existing street trees + 2 Proposed trees

Open Spaces:
1 tree for every 3,000 s.f. landscaped open space
24,214 s.f. / 3,000 s.f. = 9 trees required
Total trees provided = 18 Existing

Interior Landscaping Required:
Not less than 6% of interior parking lot shall be landscaped.
48 spaces x 270 = 12,960 x 6% = 778 sq.ft. landscaping required
Total 7,658 sq.ft landscaping provided

8. Site Coverage Calculations:

TOTAL LOT SQ. FT.	BUILDING SQ. FT.	% OF LOT	PAVEMENT SQ. FT.	% OF LOT	GREENSPACE SQ. FT.	% OF LOT
761,428	89,660	11.8%	371,610	48.8%	300,158	39.4%

9. Estimated sanitary flow contributed by this site is 4,000 g.p.d.

10. Property Owner: Fort Zumwalt School District
555 East Terra
O'Fallon, MO 63366

11. All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof; ground mounted HVAC and mechanical units shall be screened by fencing, vegetation or some other means (approved by the Planning and Zoning Commission) that has a minimum height that is at least as tall as the tallest unit being screened.

12. Maximum slopes allowed are 3:1.

13. Lighting values will be reviewed onsite prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City Standards.

14. All utilities will be located underground.

15. All proposed fencing requires a separate permit through the Planning Department.

16. All sign locations and sizes must be approved separately through the Planning Dept.

17. All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.

18. All sidewalks, curb ramps, ramp and accessible 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. One space must be designated as "Lift van space only" with adequate signage.

19. All sign posts, backs, and bracket arms shall be painted black using Carboline Rustbond Penetrating Sealer SG and Carboline 133 HB paint (or equivalent as approved by City of O'Fallon). Signs designating street names shall be located on the traffic control signs.

20. Detention for this site will be for the 100 year storm and has been provided with the initial phase of development.

21. This site will be in compliance with Phase 2 Illicit Stormwater Discharge Guidelines per Ordinance 5082.

22. Prior to Construction 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.

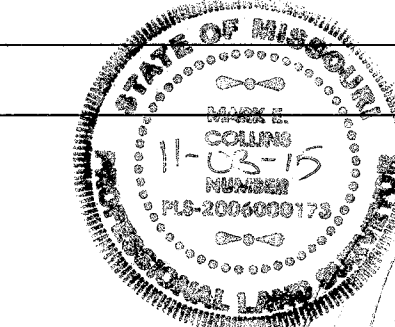
23. No wells, cisterns, and/or springs exist on the property.

24. All disturbed areas shown to remain open shall be sodded.

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.

SIGNED: _____ DATE: _____
P.E./L.S.



CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Drawing Index

- COVER SHEET
- NOTES
- DEMO PLAN
- SITE PLAN
- GRADING PLAN
- SEDIMENT & EROSION CONTROL PLAN
- PRE-DEVELOPED DRAINAGE AREA MAP
- POST-DEVELOPED DRAINAGE AREA MAP
- PROFILES & DETAILS
- DETAILS
- DETAILS

Benchmarks

Project

BENCHMARK:
F-149NGS PIDJC0547 - Elevation 542.80 (NAVD88 DATUM)
Established by Coast and Geodetic Survey 1935, a standard brass disk, stamped F 149 1935 and set in the top of a concrete post projecting 3 inches above ground. Further described in 2003 as being located in the City of O'Fallon, MO. approximately 12 miles west of the City of Saint Charles and 7.5 miles east of Wentzville and in front of the City of O'Fallon Municipal Center. To reach the station from the intersection of the I-70 bridge over CR-K/SR-M (Main Street), go north 0.6 miles on Main Street to the station on the right at the southeast corner of the entrance to the City of O'Fallon Municipal Building. The station is a standard CGS disk stamped-F 149 1935-and set in a 4-inch square concrete monument projecting 3 inches above the ground. The station is 78.4 feet south of the brick City of O'Fallon Municipal Building entrance sign, 61.2 feet southwest of a stop sign, 45.0 feet north of the north rail of the Norfolk and Southern Railroad tracks, 28.6 feet southwest of a light standard and 25.7 feet northeast of a light standard.

Site

BENCHMARK:
Elevation 511.02 (NAVD88 DATUM)
Southernmost corner of area inlet located 368' northeast and 12.5' northwest of the westernmost corner of subject property.

VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

SEEDING RATES:

PERMANENT:
Tall Fescue - 150 lbs./ac.
Smooth Brome - 100 lbs./ac.
Combined - Fescue @ 75 lbs./ac. AND Brome @ 50 lbs./ac.

TEMPORARY:
Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1,000 s.f.)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 s.f.)

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 1000 sq. ft. (4,356 lbs. per ac.)

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.

Legend

400.00	EXISTING LABELS	EXIST. SINGLE CURB INLET
600.00	PROPOSED LABELS	EXIST. AREA INLET
CI	SINGLE CURB INLET	PROPOSED SINGLE CURB INLET
DCI	DOUBLE CURB INLET	PROPOSED AREA INLET
AI	AREA INLET	PROPOSED GRATE INLET
DAI	DOUBLE AREA INLET	EXIST. SANITARY MANHOLE
GI	GRATE INLET	EXIST. STORM MANHOLE
DGI	DOUBLE GRATE INLET	PROPOSED MANHOLE
MH	MANHOLE	POWER POLE
FE	FLARED END SECTION	GUY WIRE
EP	END PIPE	LIGHT STANDARD
CP	CONCRETE PIPE	FIRE HYDRANT
RCP	REINFORCED CONCRETE PIPE	WATER METER
CMP	CORRUGATED METAL PIPE	WATER VALVE
CPP	CORRUGATED PLASTIC PIPE	GAS VALVE
PVC	POLY VINYL CHLORIDE (PLASTIC)	TELEPHONE PEDESTAL
CO	CLEAN OUT	SIGN
- - -	SLOPE LIMITS	TREE
- - -	DRAINAGE SWALE	
- - -	EXISTING STORM SEWER	
- - -	EXISTING SANITARY SEWER	
- - -	EXISTING WATER LINE	
- - -	EXISTING FIBER OPTIC LINE	
- - -	EXISTING GAS LINE	
- - -	EXISTING UNDERGROUND ELECTRIC	
- - -	EXISTING OVERHEAD ELECTRIC	
- - -	EXISTING CABLE TV LINE	
- - -	EXISTING TELEPHONE LINE	
- - -	PROPOSED STORM SEWER	
- - -	PROPOSED SANITARY SEWER	
- - -	FENCE LINE	
- - -	SAWCUT LINE	

Conditions of Approval From Planning and Zoning

- 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.
- The two (2) proposed Eastern Red Bud trees shown within the City's right-of-way must be relocated to meet the recommended tree setbacks specified in Section 402.130.

* 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

* The area of this phase of development is 2.85 Acres.

The area of land disturbance is 2.17 Acres
Building setback information. Front 25 feet
Side 6 feet
Rear 25 feet

* The estimated sanitary flow in gallons per day is 4,000 gpd

* Parking calculations:
2 spaces per classroom, plus 1 space per 2 employees

Westhoff Elementary:
26 classrooms x 2 = 52
76 employees / 2 = 38
Total parking required = 90

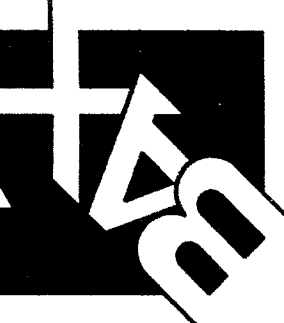
Transition Center:
16 classrooms x 2 = 32
40 employees / 2 = 20
Total parking required = 52
Overall parking required = 142
Parking provided = 155 (including 10 handicap spaces)

* Bicycle Parking Requirements:
1 space per 15 parking stalls
155 stalls / 15 = 11 bicycle spaces
Existing bicycle spaces = 16

City approval of any 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 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 or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the 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.

PROJECT TITLE:
MIKE CLEMENS
CENTER FOR
ADAPTIVE LEARNING

ENGINEERING
PLANNING
SURVEYING
221 Point West Blvd.
St. Charles, MO 63301
636-999-5562
FAX 636-999-1718



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

Utility Contacts

Sanitary Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO 63366
Contact: 636-281-2858

Ameren UE
200 Callahan Road
Wentzville, MO 63385
636-639-8312

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO 63134
314-522-2297

Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO 63385
636-332-7261

Charter Communications
941 Charter Commons
Town & Country, MO 63017
1-888-438-2427

Fire Department
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO 63366
636-272-3493

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Surveying Authority No. 000144
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REVISIONS

NO.	DATE	DESCRIPTION
11/02/15	AS BUILT PLANS	

Developer / Owner:
FORT ZUMWALT SCHOOL DISTRICT
555 EAST TERRA LANE
O'FALLON, MO 63366

P+Z No. #99125.03.01
APPROVED 6-5-14
City No. #14-400

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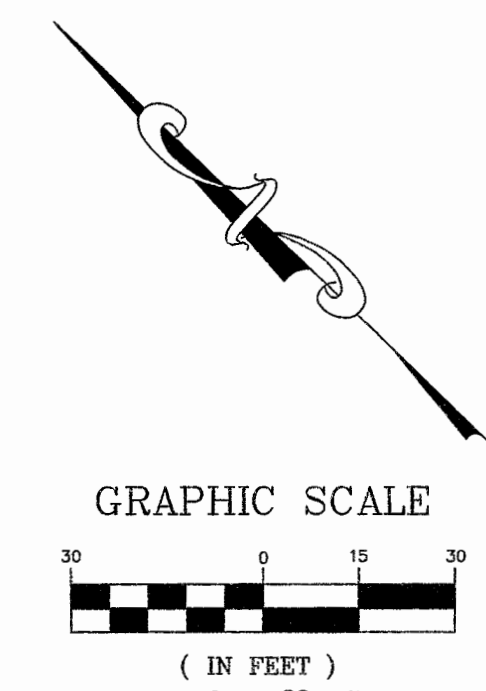
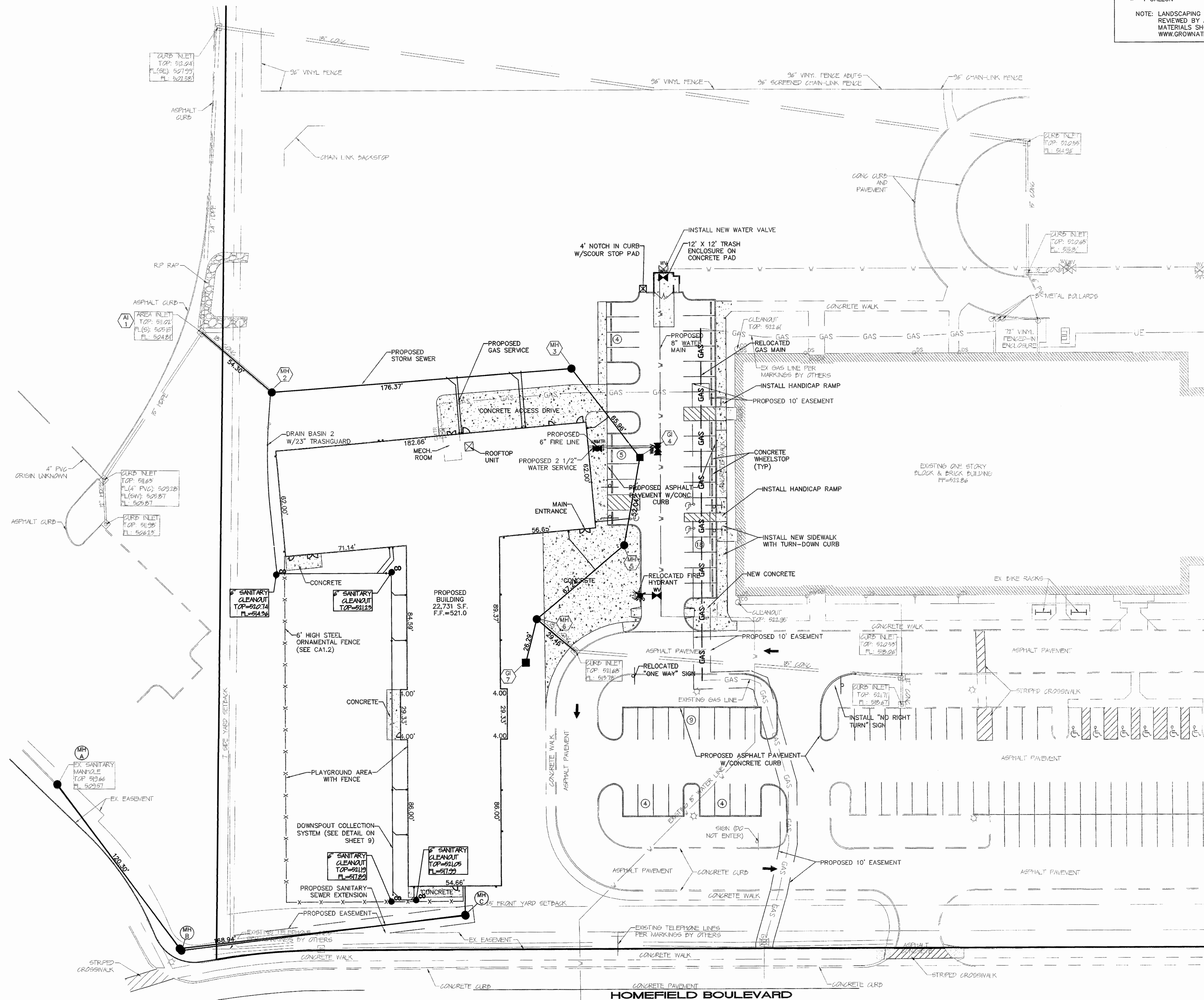
COVER SHEET

Box Project # 98-1000TJ Issue Date: 11/03/2015

LANDSCAPE LEGEND

SYMBOL	QUANTITY	COMMON NAME
(DECIDUOUS) 2" CALIPER	10	EASTERN REDBUD (MATURE HT. 20'-30')
(SHRUB) GALLON	14	WILD HYDRANGEA, FRAGRANT SUMAC, BLACK COHOSH, COMPASS PLANT

NOTE: LANDSCAPING AS SHOWN SHALL BE BY OWNER AND SHOULD BE REVIEWED BY A QUALIFIED LANDSCAPE DESIGNER. ALL LANDSCAPE MATERIALS SHOULD BE NATIVE TO MISSOURI. REFER TO WEBSITE WWW.GROWNATIVE.ORG.



PROJECT TITLE:
MIKE CLEMENS
CENTER FOR
ADAPTIVE LEARNING

**ENGINEERING
PLANNING
SURVEYING**
231 Point West Blvd.
St. Charles, MO 63301
636-928-5582
FAX 636-928-1716

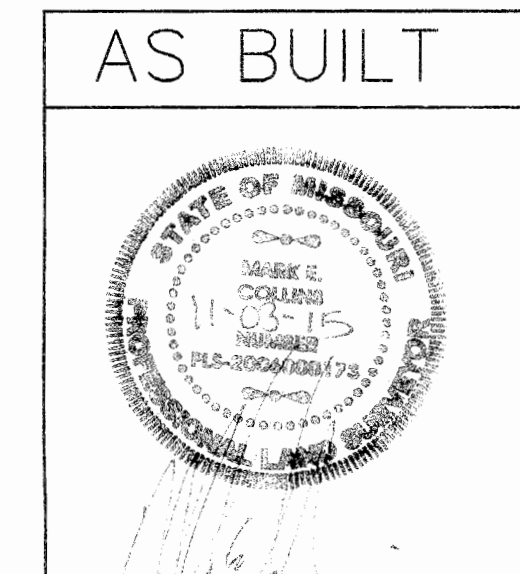


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NO.	DATE	DESCRIPTION
1	11/02/15	AS BUILT PLANS



NOTE: SEE SECTION 00-24-13 SCOPE OF BIDS FOR CONTRACTORS RESPONSIBLE FOR SITE IMPROVEMENTS.
CATEGORY A - CARPENTRY AND RELATED ITEMS: SITE IMPROVEMENTS NOT ASSOCIATED WITH UTILITIES.
CATEGORY H - PLUMBING: STORM SEWERS, SANITARY SEWERS AND WATER UTILITY WORK.
CATEGORY I - HVAC: GAS UTILITY WORK.
CATEGORY J - ELECTRICAL: ELECTRICAL UTILITY WORK.
ALL SIGNAGE BY CATEGORY A CONTRACTOR.

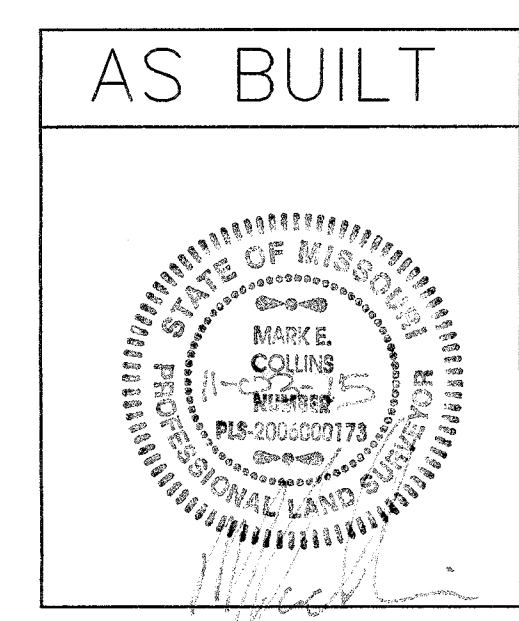
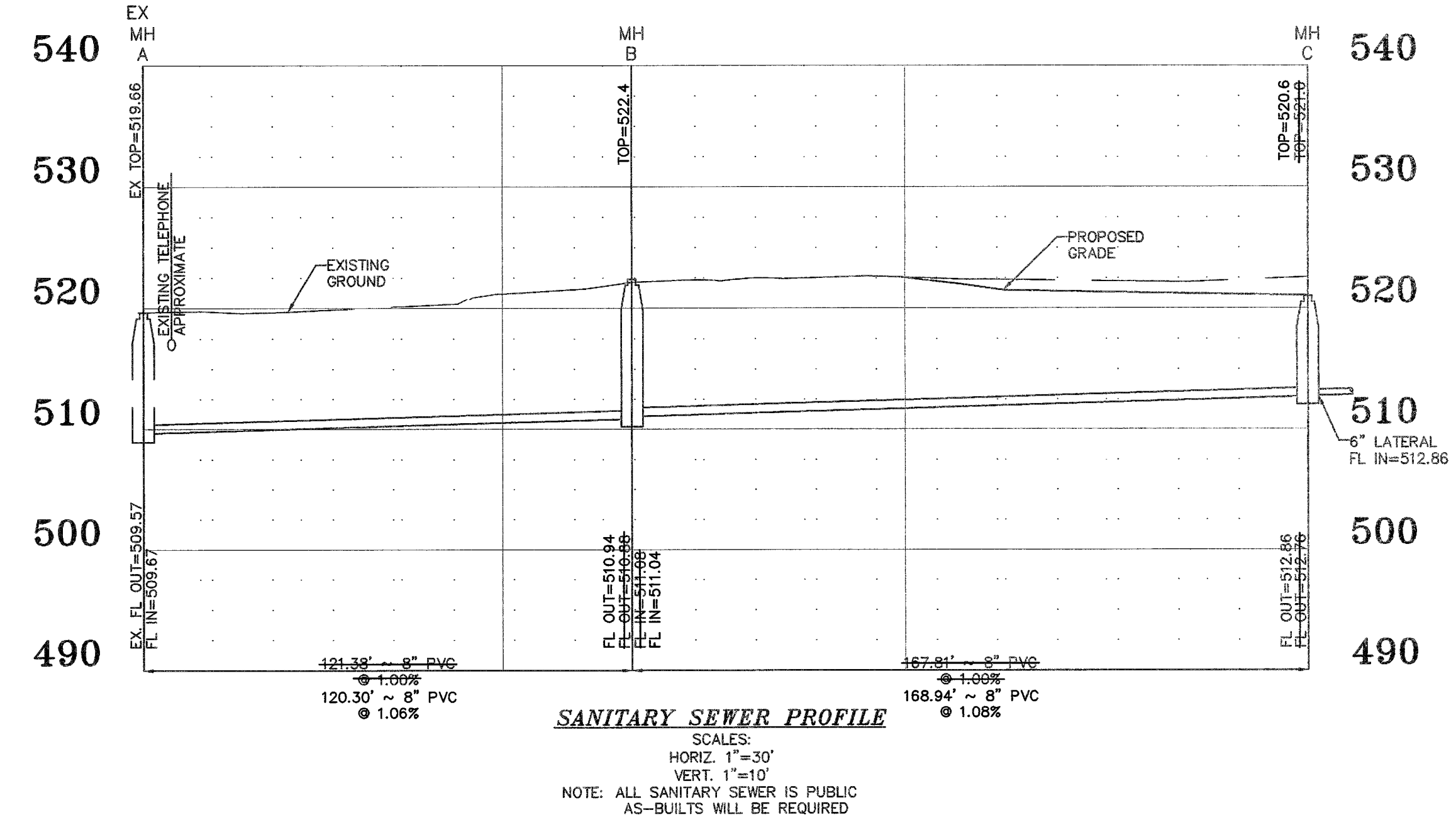
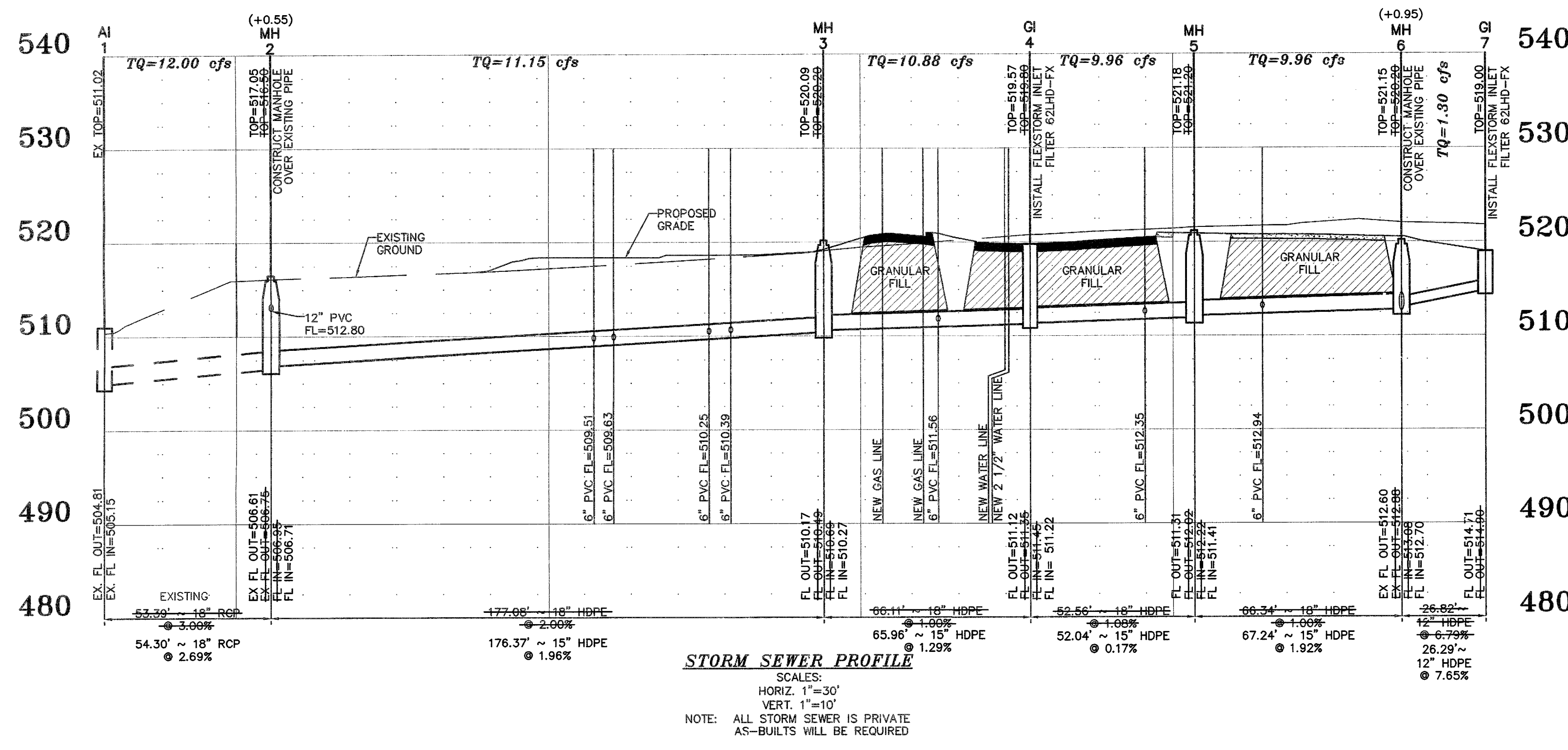
Developer / Owner:
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P+Z No. #99125.03.01
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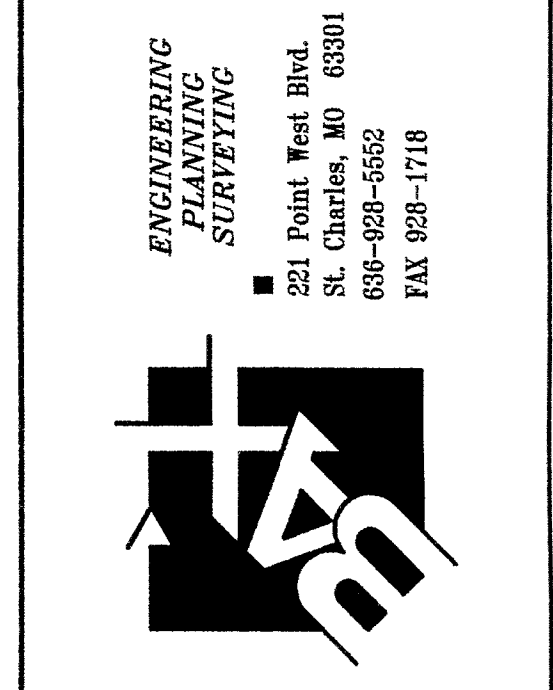
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SITE PLAN

Box Project #99-000TJ Issue Date: 11/03/2015



PROJECT TITLE:
 MIKE CLEMENS
 CENTER FOR
 ADAPTIVE LEARNING



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REVISIONS

NO.	DATE	DESCRIPTION
1	11/02/15	AS BUILT PLANS

Developer / Owner:
 FORT ZUMWALT SCHOOL DISTRICT
 555 EAST TERRA LANE
 O'FALLON, MO 63366

P+Z No.
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Box Project #99-1000T-U Issue Date: 11/03/2015