#### Plan View

#### **Project Notes**

\* 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:

> 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 0.76 ACRES The area of land disturbance is 0.76 ACRES

Number of proposed lots is N/A Building setback information. Front 25' Side 6'

\* The estimated sanitary flow in gallons per day is 959 Students/staff @ 15 GPD = 14,385 GPD

Parking calculations

2 Parking spaces per Classroom or one (1) spaces per five (5) seats or eight (8) feet of bench length in auditorium, whichever is greater, plus one (1) space per two (2) faculty and staff members required

3 new classrooms ~ 37 total classrooms 37 classrooms x 2 = 74 parking spaces required

Reor 25'

Auditorium seating 290 no bleachers

290/5 ~ 58 = 58 spaces required. 90 faculty/staff with addition 90/2 ~ 45 parking spaces required

74+45 =119 parking spaces required.

165 existing parking spaces provided, including 8 handicap spaces No additional parking spaces have been added on this plan

Bicycle Parking (@ 1 rack per 15 spaces, minimum 4-rack per

individual building):

Total parking provided for School = 165 spaces Total required bike spaces = 11 ~ 11 bicycle spaces Total provided bike spaces = 14

No additional bicycle spaces have been added on this plan

Landscape Requirements:

Interior Landscape Requirements @ 6% of parking area

(270 sq.ft. X # of parking spaces) Total 165 x 270 = 44,550 S.F. sq. ft. x 0.06 (6%) = 2,673 Interior Landscape Required: 2,673 S.F.

Interior Landscape Provided: 5,600 S.F. No additional landscaping has been added on this plan

Street Tree Requirements: 1 tree every 50' of frontage New building addition along Highway N

has a total length of 50.83 feet. 1 tree required for this addition. No additional parking required for this development. Total trees required = 1 Total trees proposed = 1 No additional street trees have been added on this plan

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 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.

# A SET OF CONSTRUCTION PLANS FOR WENTZVILLE R-IV SCHOOL DISTRICT CROSSROADS ELEMENTARY SCHOOL

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI



Locator Map

O EX. CURB/AREA INLET

EX. ELECTRIC MANHOLE

EX. TELEPHONE MANHOLE

EX. WATER MANHOLE

EX. PIPELINE MARKER

EX. GAS DRIP

EX. GAS VALVE

EX. WATER VALVE

EX. FIRE HYDRANT

OYD EX. YARD DRAIN

ODS EX. DOWNSPOUT

OCO EX. CLEANOUT

O EX. BOLLARD

O EX. FOUND PIPE

EX. SET PIPE

R EX. ROW MARKER

EX. BENCHMARK

EX. TEST HOLE

EX. BORE HOLE

EX. MONUMENT

(a) EX. CONTROL

EX. AXLE

X EX. CROSS

T EX. RR SPIKE

EX. T-POST

EX. COTTON PICKER SPINDLE

EX. FIBER OPTIC MAIRKER

(AS) EX. GAS MANHOLE

Benchmarks

Project

REFERENCE BENCHMARK (USGS):

BRIDGE AT OLD DARDENNE CREEK.

SITE BENCHMARK: ELEV. 605.80

SITE BENCHMARK: ELEV. 594.82

Drawing Index

COMMERCIAL NOTES

SITE/GRADING PLAN

DOWNSPOUT PLAN

VEGETATION ESTABLISHMENT

For Urban Development Sites

APPENDIX A

Brome @ 10 lbs./ac.

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)

August 1 to October 1

March 15 to September 15

Combined - Fescue @ 15 lbs./ac. AND

Fescue or Brome - March 1 to June 1

Wheat or Rye - March 15 to November 1

30 lbs./ac.

30 lbs./ac.

Phosphate 30 lbs./ac.

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

600 lbs./ac. ENM\*

\* ENM = effective neutralizing material as per

State evaluation of quarried rock.

DETAILS

DETAILS

Tall Fescue - 30 lbs./ac.

Smooth Brome - 20 lbs./ac.

SEEDING RATES:

FERTILIZER RATES:

Nitrogen

Potassium

PERMANENT:

DEMOLITION PLAN

TOWARDS THE CREEK

COVER SHEET

ROUGHLY 2.0' EAST OF CONCRETE WALK

CHISELED SQUARE ON THE SOUTHWEST CORNER

OF CONCRETE RETAINING WALL AT HENNING ROAD

NORTHEAST CORNER CONCRETE WALL, LOCATED AT THE

EAST ENTRANCE OF CROSSROADS ELEMENTARY SCHOOL

CUT CROSS ON NORTH RIM OF EXISTING MANHOLE

LOCATED SOUTHEAST OF NEW BUILDING ADDITIONS

EXISTING DRAINAGE AREA MAP

PROPOSED DRAINAGE AREA MAP

STORM WATER POLLUTION PREVENTION PLAN

ALONG THE EXISTING SANITARY MAIN THAT RUNS WEST

RM57 ELEV. 493.76

# Conditions of Approval From Planning and Zoning

approval is conditional upon the following Staff recommendations being met: Provide written approval from the City of Dardenne Prairie to allow a construction entrance onto Highway N.

Coordinate with the ety of Dardenne Prairie regarding right-of-way dedication. Any trash dumpsters shall be screened per ety Code Review whether prior plans of the School District committed to keeping the gated entrance along limber

Meadows Parkway dosed at times when the school is closed. The Construction Plans shall address the Munidpal Code Requirements listed below The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

The City of O'Fallon has recently created Construction Plan sheets which format shall be used when submitting

http://www.ofalion.mo.us/deptPWengineering.htm. All developments are required to provide long term post construction BMP's such as; low impact design, source controls and treatment controls that protects water quality and controls run off to the maximum extent practical. (Ordinance 5082-Section 405.245) Label the proposed storm water deansing devices on the

If wall packs are proposed on the exterior of the adaition?, a photometric lighting plan shall be submitted for review and approval by the Planning Division. Illumination attributable to exterior lighting, as measured at the

O WATER FAUCET

WATER SPRINKLER

TRAFFIC CONTROL BOX

ELECTRIC TRANSFORMER

TELEPHONE CABLE PEDESTAL

CABLE TV BOX

ELECTRIC BOX

EMTR

[S] ELECTRIC METER

(S) GAS METER

### Legend

FLARED END SECTION CURB/AREA INLET OO EX. DOUBLE CURB/AREA INLET (D) EX. STORM SEWER MANHOLE DOUBLE CURB/AREA INLET IIII GRATE INLET (S) EX. SANITARY SEWER MANHOLE DOUBLE GRATE INLET GRATE MANHOLE STORM SEWER MANHOLE SANITARY SEWER MANHOLE ELECTRIC MANHOLE GAS MANHOLE TELEPHONE MANHOLE WATER MANHOLE PIPELINE MARKER FIBER OPTIC MARKER GAS DRIP GAS VALVE

WATER VALVE FIRE HYDRANT O'D YARD DRAIN CLEANOUT •DS DOWNSPOUT

 BOLLARD WATER WELL MONITORING WELL UTILITY BOX - SIGN

& HANDICAP PARKING D POWER POLE GUY WIRE

LIGHT STANDARD

YARD LIGHT

O SEPTIC TANK

WATER METER PAY TELEPHONE MAILBOX SATELLITE DISH TRAFFIC SYMBOL TREE BUSH TREE STUMP CI CURB INLET AI AREA INLET GI GRATE INLET DCI DOUBLE CURB INLET DAI DOUBLE AREA INLET DGI DOUBLE GRATE INLET MH MANHOLE GMH GRATE MANHOLE FE FLARED END SECTION EP END PIPE CP CONCRETE PIPE RCP REINFORCED CONCRETE PIPE CMP CORRUGATED METAL PIPE CPP CORRUGATED PLASTIC PIPE PVC POLY VINYL CHLORIDE (PLASTIC) CO CLEANOUT DS DOWNSPOUT TBR TO BE REMOVED TBR&R TO BE REMOVED & REPLACED TBR&RELTO BE REMOVED & RELOCATED UIP USE IN PLACE TCE TEMPORARY CONSTRUCTION EASEMENT PDE PERMANENT DRAINAGE EASEMENT

PUE PERMANENT UTILITY EASEMENT

CAE CROSS-ACCESS EASEMENT

PWE PERMANENT WALL EASEMENT

## **Development Notes**

R-1 Single Family Residential Existing Zoning: (City of O'Fallon) Elementary School

Current Use: 4. The lot setbacks are as follows: Minimum Front Yard: Minimum Side Yard:

Minimum Rear Yard:

City of O'Fallon Water

maintenance and responsibility.

Total Parcel: Disturbed Area:

Wentzville R-IV School District 5. Owner of property: 1 Campus Drive

Parking Requirements: Spaces Per Classroom Required 34 Existing Classrooms 3 Proposed Classrooms: 37 x 2 = 74 Spaces Required

> Existing Spaces = 165 (Including 9 existing Handicap Spaces) (No additional parking required)

7. Stormwater detention shall occur through the global detention basin with the Winghaven Development.

Lot Area: 635,104 S.F. (14.58 Acres) Building area including walks: 45,295 S.F. or 7.1% 141,029 S.F. or 22.2%

9. Site is served by: AmerenUE Company 636-925-3235 636-946-0352 Laclede Gas Company 636-441-1244 Duckett Creek Sewer District Verizon/Century Telephone Company 636-332-7392 636-332-5587 Wentzville Fire Department

NOTE: The City of O'fallon shall be contacted for utilities located under it's

10. According to the flood insurance rate map of the City of Wentzville, Missouri, community panel number 29183C0240 E dated August 2, 1996 this property is within Zone X. Zone X is defined as an area outside the 500 year flood plain.

636-561-3737

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

12. 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. 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.

13. Brick shall not be used in the construction of sanitary or storm sewer structures.

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

15. All new utilities will be located underground.

16. No slopes shall be steeper that 3 (horizontal) to 1 (vertical.

17. All proposed fencing requires a separate permit through the Planning Division. 18. All siltation control devices (silt fences and sediment basins) shall follow St. Charles County Soil and Water Conservation District Erosion and Sediment Control

19. 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. A photometric plan will be required to be submitted to engineering for review prior

to building permit release. 1 tree per 50 feet of street frontage. New building addition along Highway N has a total length of 50.83 feet. 1 tree required for this addition.

No additional parking required for this development. Total trees required = 1 Total trees proposed = 1

21. Current OSHA guidelines shall be met by the contractor on site at all times.



CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION PROFESSIONAL ENGINEER'S SEAL

INDICATES RESPONSIBILITY FOR DESIGN

City of O'Fallon Standard Commercial Notes and Details - June 2010



hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, ocuments or instruments relating to or intended t Authority No. 000655

All Rights Reserved REVISIONS 7-22-11 BID SET 8-10-11 ADDENDUM #1 ADDENDUM #2 A 8-15-11 ADDENDUM #3 8-22-11 CITY COMMENTS

- HSH

P+Z No. MAY 5, 2011 City No.

Page No.

of 10