

# 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

## Conditions of Approval From Planning and Zoning

On May 5, 2011, the Planning and Zoning Commission approved the above referenced request. The approval is conditional upon the following Staff recommendations being met:

1. Provide written approval from the City of Dardenne Prairie to allow a construction entrance onto Highway N.
2. Coordinate with the city of Dardenne Prairie regarding right-of-way dedication.
3. Any trash dumpsters shall be screened per city code.
4. Review whether prior plans of the School District committed to keeping the gated entrance along Timber Meadows Parkway closed at times when the school is closed.
5. The Construction Plans shall address the Municipal Code Requirements listed below.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:

1. The City of O'Fallon has recently created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at: <http://www.ofallon.mo.us/dept/Engineering.htm>.
2. 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 detaining devices on the plans.
3. If wall packs are proposed on the exterior of the addition, a photometric lighting plan shall be submitted for review and approval by the Planning Division illumination attributable to exterior lighting, as measured at the property line, shall not exceed 0.5 foot-candles.

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE: 9-7-11  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

PROJECT TITLE:  
CROSSROADS  
ELEMENTARY SCHOOL

Bax Project #07-13985E

ENGINEERING  
PLANNING  
SURVEYING

221 Point West Blvd.  
St. Charles, MO 63301  
636-929-6562  
FAX 636-929-1718



DISCLAIMER OF RESPONSIBILITY  
I hereby certify that the documents intended to be authorized 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 work shown on this sheet.

CLIFFORD L. HEITMANN  
LICENSE NUMBER E-29817  
CIVIL ENGINEER  
029817

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| REVISIONS |               |
|-----------|---------------|
| DATE      | DESCRIPTION   |
| 7-22-11   | BID SET       |
| 8-10-11   | ADDENDUM #1   |
| 8-12-11   | ADDENDUM #2   |
| 8-15-11   | ADDENDUM #3   |
| 8-22-11   | CITY COMMENTS |

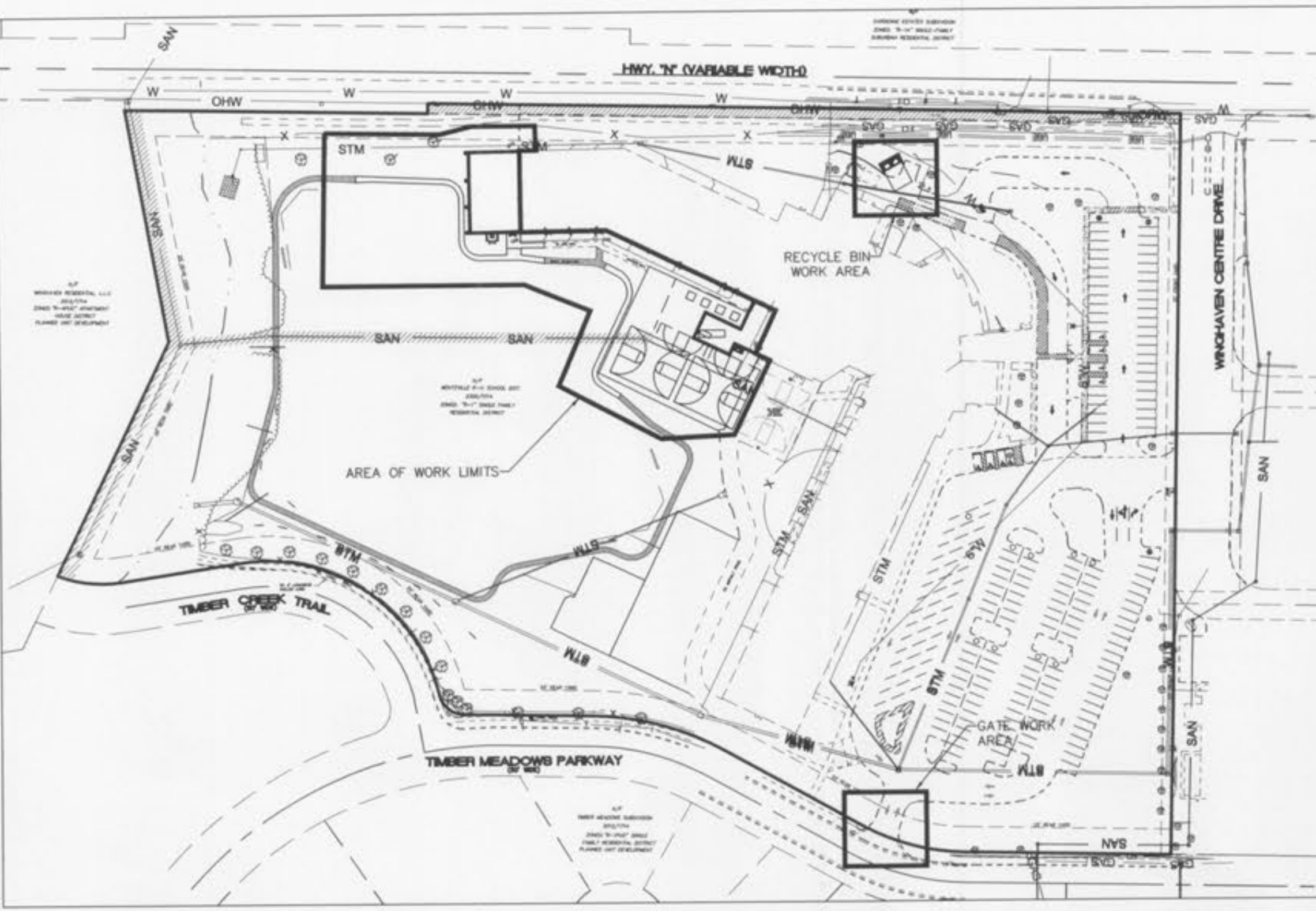
Developer / Owner:  
WENTZVILLE R-IV SCHOOL DISTRICT  
ONE CAMPUS DRIVE  
WENTZVILLE, MISSOURI/63385  
636-327-3800

City of O'Fallon Cover Sheet

P+Z No. 9831.11.04  
MAY 5, 2011

City No. #

Page No. 1 of 10



Plan View



Locator Map

### 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:  
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 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'  
Rear 25'
- 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  
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

### Benchmarks Project

REFERENCE BENCHMARK (USGS):  
RMS7 ELEV. 493.78  
CHISELED SQUARE ON THE SOUTHWEST CORNER OF CONCRETE RETAINING WALL AT HENNING ROAD BRIDGE AT OLD DARDENNE CREEK.

Site  
SITE BENCHMARK: ELEV. 605.80  
NORTHEAST CORNER CONCRETE WALL, LOCATED AT THE EAST ENTRANCE OF CROSSROADS ELEMENTARY SCHOOL, ROUGHLY 2.0' EAST OF CONCRETE WALL.

Site  
SITE BENCHMARK: ELEV. 594.82  
CUT CROSS ON NORTH RM OF EXISTING MANHOLE LOCATED SOUTHWEST OF NEW BUILDING ADDITIONS ALONG THE EXISTING SANITARY MAIN THAT RUNS WEST TOWARDS THE CREEK.

### Drawing Index

- 1 COVER SHEET
- 2 COMMERCIAL NOTES
- 3 DEMOLITION PLAN
- 4 SITE/GRADING PLAN
- 5 EXISTING DRAINAGE AREA MAP
- 6 PROPOSED DRAINAGE AREA MAP
- 7 DOWNSPOUT PLAN
- 8 STORM WATER POLLUTION PREVENTION PLAN
- 9 DETAILS
- 10 DETAILS

#### VEGETATION ESTABLISHMENT For Urban Development Sites APPENDIX A

**SEEDING RATES:**  
PERMANENT:  
Tall Fescue - 30 lbs./ac.  
Smooth Brome - 20 lbs./ac.  
Combined - Fescue @ 15 lbs./ac. AND Brome @ 10 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.  
Phosphote 30 lbs./ac.  
Potassium 30 lbs./ac.  
Lime 600 lbs./ac. ENM\*

\* ENM = effective neutralizing material as per State evaluation of quarried rock.

|                            |                        |                                     |
|----------------------------|------------------------|-------------------------------------|
| EX. CURB/AREA INLET        | FLARED END SECTION     | WATER FAUCET                        |
| EX. DOUBLE CURB/AREA INLET | CURB/AREA INLET        | WATER SPRINKLER                     |
| EX. STORM SEWER MANHOLE    | DOUBLE CURB/AREA INLET | CABLE TV BOX                        |
| EX. SANITARY SEWER MANHOLE | GRATE INLET            | ELECTRIC BOX                        |
| EX. ELECTRIC MANHOLE       | DOUBLE GRATE INLET     | ELECTRIC TRANSFORMER                |
| EX. GAS MANHOLE            | GRATE MANHOLE          | TRAFFIC CONTROL BOX                 |
| EX. TELEPHONE MANHOLE      | STORM SEWER MANHOLE    | TELEPHONE CABLE PEDESTAL            |
| EX. WATER MANHOLE          | SANITARY SEWER MANHOLE | ELECTRIC METER                      |
| EX. PIPELINE MARKER        | ELECTRIC MANHOLE       | GAS METER                           |
| EX. GAS DRIP               | GAS MANHOLE            | WATER METER                         |
| EX. GAS VALVE              | TELEPHONE MANHOLE      | PAY TELEPHONE                       |
| EX. WATER VALVE            | WATER MANHOLE          | MAILBOX                             |
| EX. FIRE HYDRANT           | PIPELINE MARKER        | SATELLITE DISH                      |
| EX. YARD DRAIN             | FIBER OPTIC MARKER     | TRAFFIC SYMBOL                      |
| EX. CLEANOUT               | GAS DRIP               | TREE                                |
| EX. DOWNSPOUT              | GAS VALVE              | BUSH                                |
| EX. BOLLARD                | WATER VALVE            | TREE STUMP                          |
| EX. FOUND PIPE             | FIRE HYDRANT           | CI CURB INLET                       |
| EX. SET PIPE               | YARD DRAIN             | AI AREA INLET                       |
| EX. ROW MARKER             | CLEANOUT               | GI GRATE INLET                      |
| EX. BENCHMARK              | DOWNSPOUT              | DCI DOUBLE CURB INLET               |
| EX. TEST HOLE              | BOLLARD                | DAI DOUBLE AREA INLET               |
| EX. BORE HOLE              | WATER WELL             | DGI DOUBLE GRATE INLET              |
| EX. MONUMENT               | MONITORING WELL        | MH MANHOLE                          |
| EX. CONTROL                | UTILITY BOX            | GMH GRATE MANHOLE                   |
| EX. AXLE                   | GAS TANK               | FE FLARED END SECTION               |
| EX. CROSS                  | SIGN                   | EP END PIPE                         |
| EX. RR SPIKE               | HANDICAP PARKING       | CP CONCRETE PIPE                    |
| EX. COTTON PICKER SPINDLE  | POLE POWER             | RCP REINFORCED CONCRETE PIPE        |
| EX. T-POST                 | GUY WIRE               | CMP CORRUGATED METAL PIPE           |
|                            | LIGHT STANDARD         | CPP CORRUGATED PLASTIC PIPE         |
|                            | YARD LIGHT             | PVC POLY VINYL CHLORIDE (PLASTIC)   |
|                            | SEPTIC TANK            | CO CLEANOUT                         |
|                            |                        | DS DOWNSPOUT                        |
|                            |                        | TBR TO BE REMOVED                   |
|                            |                        | TBR&R TO BE REMOVED & REPLACED      |
|                            |                        | TBR&R TO BE REMOVED & RELOCATED     |
|                            |                        | USE IN PLACE                        |
|                            |                        | TCE TEMPORARY CONSTRUCTION EASEMENT |
|                            |                        | PDE PERMANENT DRAINAGE EASEMENT     |
|                            |                        | PUE PERMANENT UTILITY EASEMENT      |
|                            |                        | CAE CROSS-ACCESS EASEMENT           |
|                            |                        | PWE PERMANENT WALL EASEMENT         |

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COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

CALL BEFORE YOU DIG!  
1-800-DIG-RITE



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