

**GENERAL NOTES**

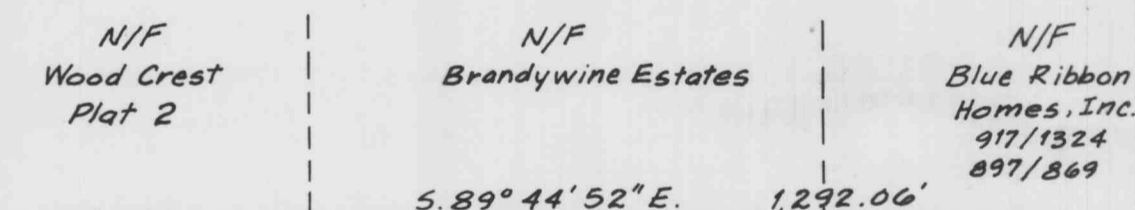
- Area of site: 19.97 Acres  
Main Building Area: 17,024 Sq. Ft.
- Present and Proposed Zoning: R-4 Multi-Family
- Proposed Use: Elementary School
- Setback Requirements:
  - Front Yard - 35 feet
  - Side - 15 feet
  - Rear - 30 feet
  - Height - 50 feet
- This tract is served by:
  - Electric - Union Electric
  - Water - St. Charles County Water District #2
  - Sewer - Duckett Creek Sewer District
  - Gas - St. Charles
  - Telephone - Contel Telephone Company
  - Fire - O'Fallon Fire District
  - School - Ft. Zumwalt School District
- Parking Requirements: 2 spaces for each classroom.  
Existing Classrooms = 20  
New Additional Classrooms = 12  
Parking Required = 2 (20+12) = 64 spaces  
Existing Parking Provided = 90 spaces (2 handicap)
- Stormwater detention will be coordinated with City Engineer.
- All plans will be submitted to the appropriate governmental reviewing agencies for approval prior to issuance of necessary permits for construction.

**OWNER/DEVELOPER**  
Fort Zumwalt School District  
110 Virgil Street  
O'Fallon, Missouri 63366  
314-272-6620

- All workmanship and materials shall comply with current City of O'Fallon Standards and Specifications.
- Geotechnical report has been prepared for this site by Soil Consultants, Inc., dated February 8, 1990. All backfilling, compaction, etc., shall be in conformance with the recommendations outlined in this report unless otherwise directed by the D.M.A. Corporation.
- All trench backfill in paved areas shall be full depth compacted granular material.
- All trench backfill shall be water jetted.
- No slopes shall be greater than 3:1.
- All disturbed areas not occupied by building or pavement shall be seeded and mulched.
- Contractors shall coordinate all utility removals, disconnections, relocations, and new service connections with the appropriate agencies/companies, and include these costs in their bid proposals.
- Contractor shall contact utility companies to locate existing underground utilities in areas of excavation work prior to start of construction.
- Contractor shall notify the engineer immediately concerning any discrepancies in the plans.
- Siltation control to be provided as required by the City of O'Fallon.

**Benchmark Information:**

- B.M. (Elev. 581.64) - 60 D nail in East side of power pole on West side of Highway "K" at ± center of Dardenne School site.
- B.M. (Elev. 536.13) - Top of iron pipe on West side of ditch ± halfway on South property line.

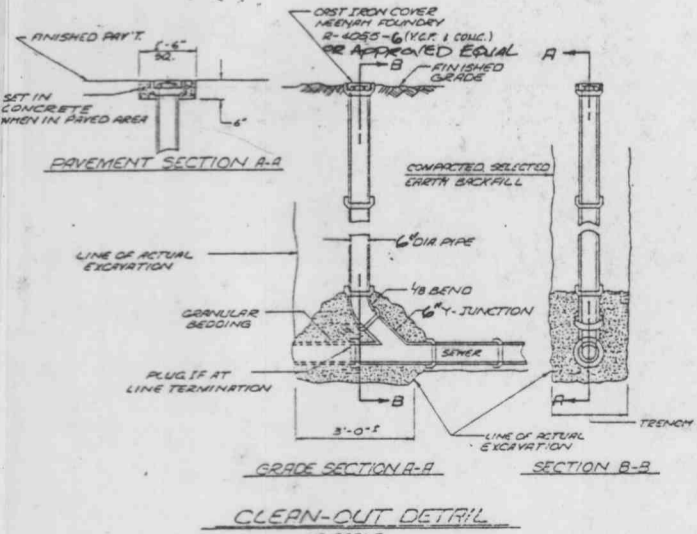
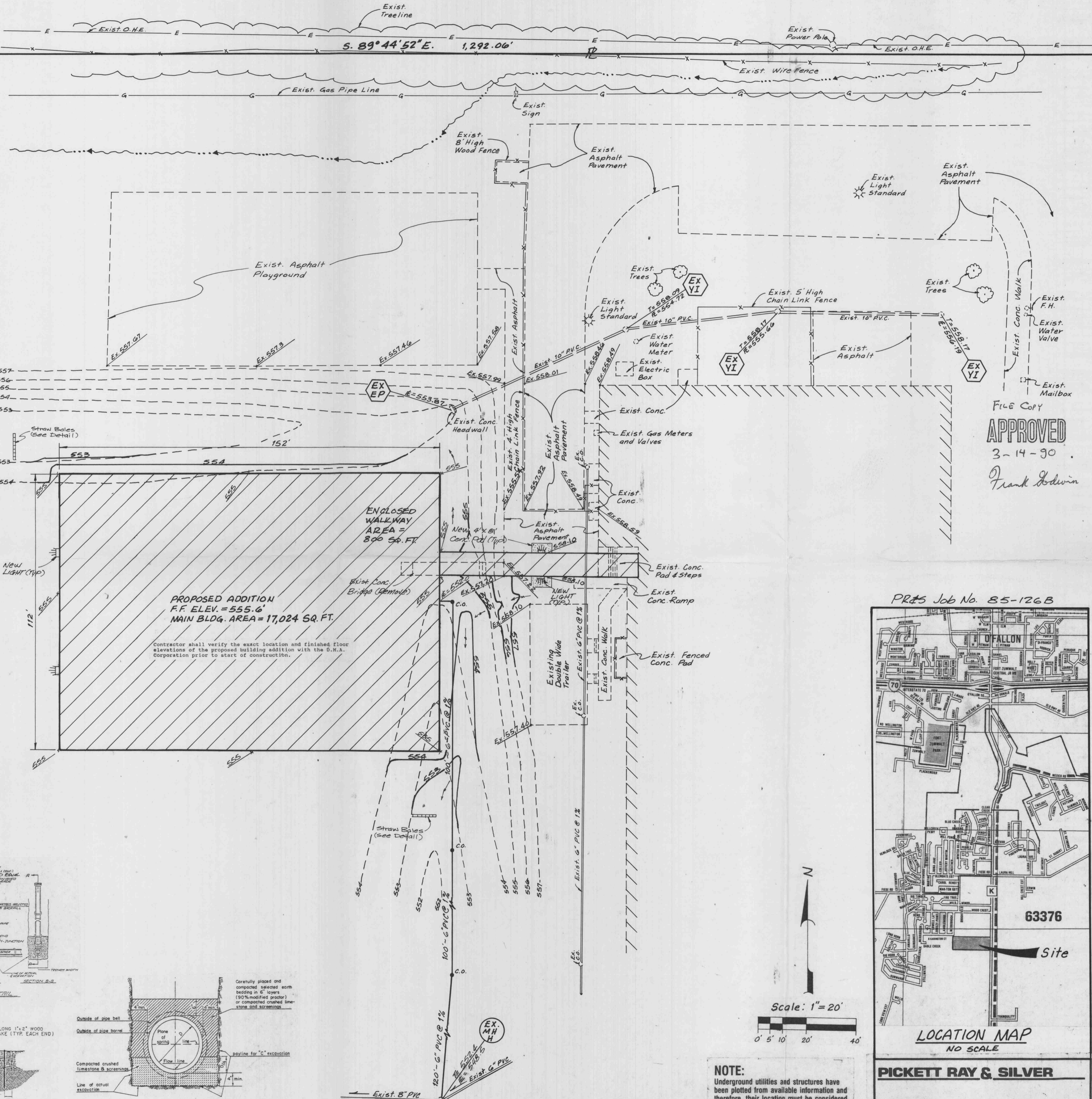


**DESCRIPTION**

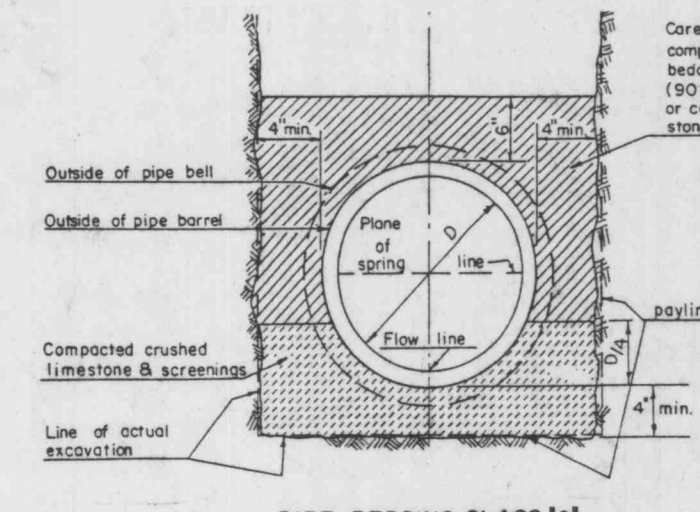
A tract of land being in the Northeastern corner of property described in a deed to Mary E. Dickherber, recorded in Book 457, Page 120, of the St. Charles County Recorder's Office and being in Fractional Section 5, Township 46 North, Range 3 East, St. Charles County, Missouri; said tract being more particularly described as follows:

BEGINNING at an iron pipe in the Northern line of said Dickherber property distant North 89°52'10" East, 1051.92 feet from an old iron pipe at the Northwestern corner of said Dickherber property and the center of said Section 5; thence North 89°52'10" East, 292.32 feet along the Northern line of said Dickherber property to an iron pipe at an angle point therein; thence South 89°44'52" East, 1292.07 feet along the Northern line of said Dickherber property, to the Western line of State Highway "K", as described in a deed to the State of Missouri, recorded in Book 190, Page 641 of the Recorder's Office; thence South 00°23'23" West, 214.55 St. Charles County Recorder's Office; thence South 00°23'23" West, 214.55 feet along the Western line of said State Highway "K", to an iron pipe at an angle point therein; thence South 00°02'37" East, 335.44 feet along the Western line of said State Highway "K", to an iron pipe; thence North 89°44'52" West, 1581.34 feet to an iron pipe; thence North 00°11'31" West, 548.05 feet to the Northern line of said Dickherber property, and the point of beginning and containing 19,972 Acres.

N. 00°11'31"W. 548.05'



**STAKED BALE DETAIL**  
N.T.S.

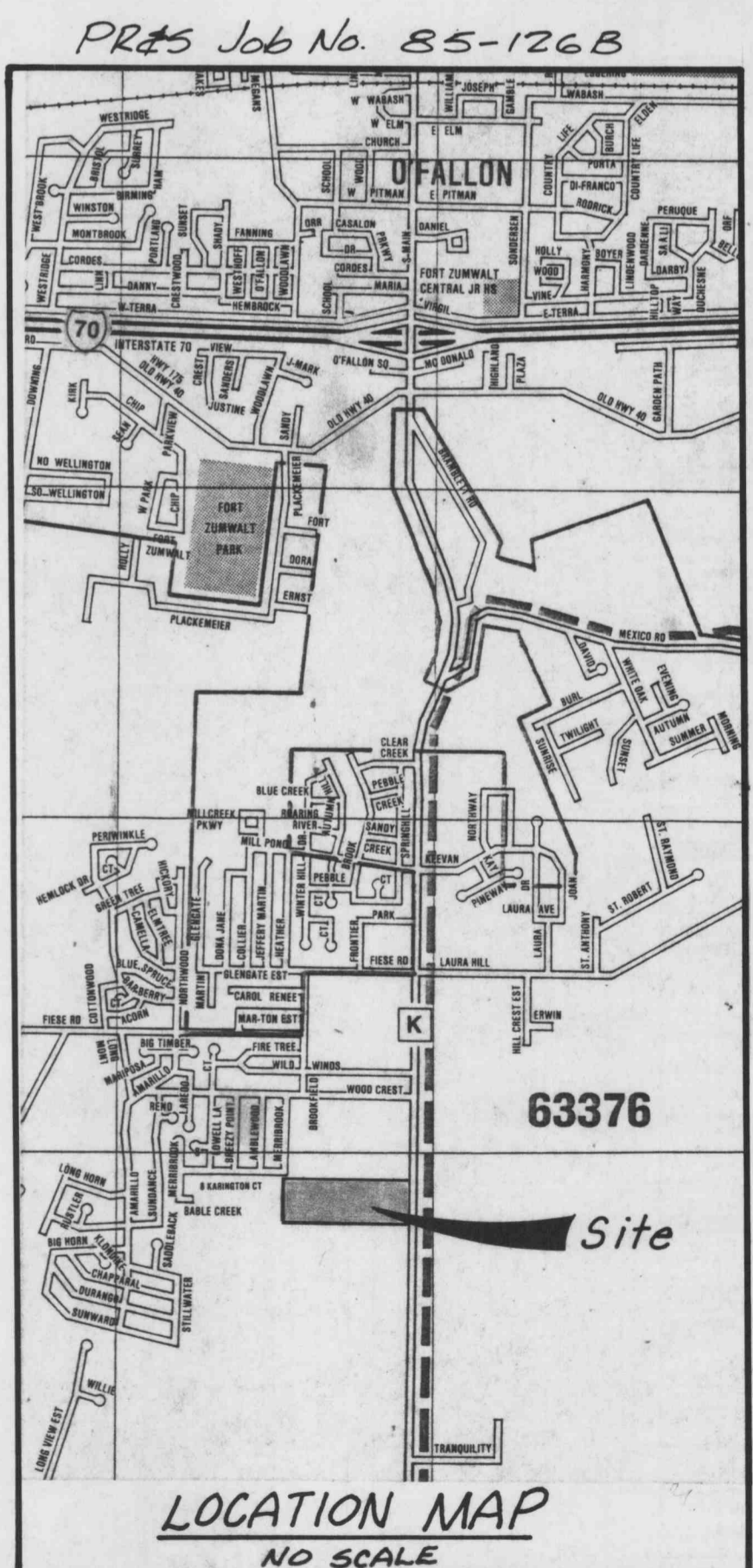


**PIPE BEDDING CLASS "C"**  
(FOR ALL PIPE EXCEPT REINFORCED CONCRETE PIPE)



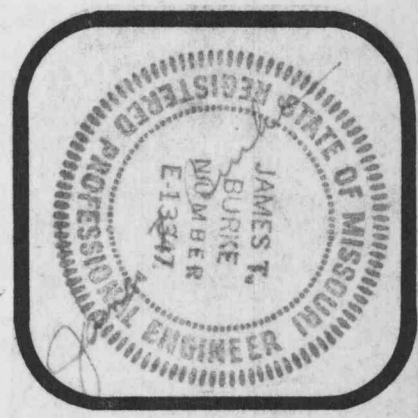
**NOTE:**  
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

FILE COPY  
**APPROVED**  
3-14-90  
Frank Adwin



**PICKETT RAY & SILVER**  
Civil Engineers  
Planners  
Land Surveyors

333 Mid Rivers Mall Dr.  
St. Peters, MO 63376  
441-1211 278-1211



**the DMA corporation**  
Design & Management Associates  
202 Transit Street  
St. Charles, Mo. 63301  
314-946-2060

**BUILDING ADDITION**  
for  
**DARDENNE ELEM. SCHL.**  
Ft. Zumwalt School Dist.  
O'Fallon, Missouri

REV	DATE	REMARKS
M/R	2/12/90	Final Plans
M/C	3/12/90	Final Comments

DATE: 2/19/90  
DRW: R.R.  
CKD:  
JOB NO:

SHEET NO:  
**C1**  
OF