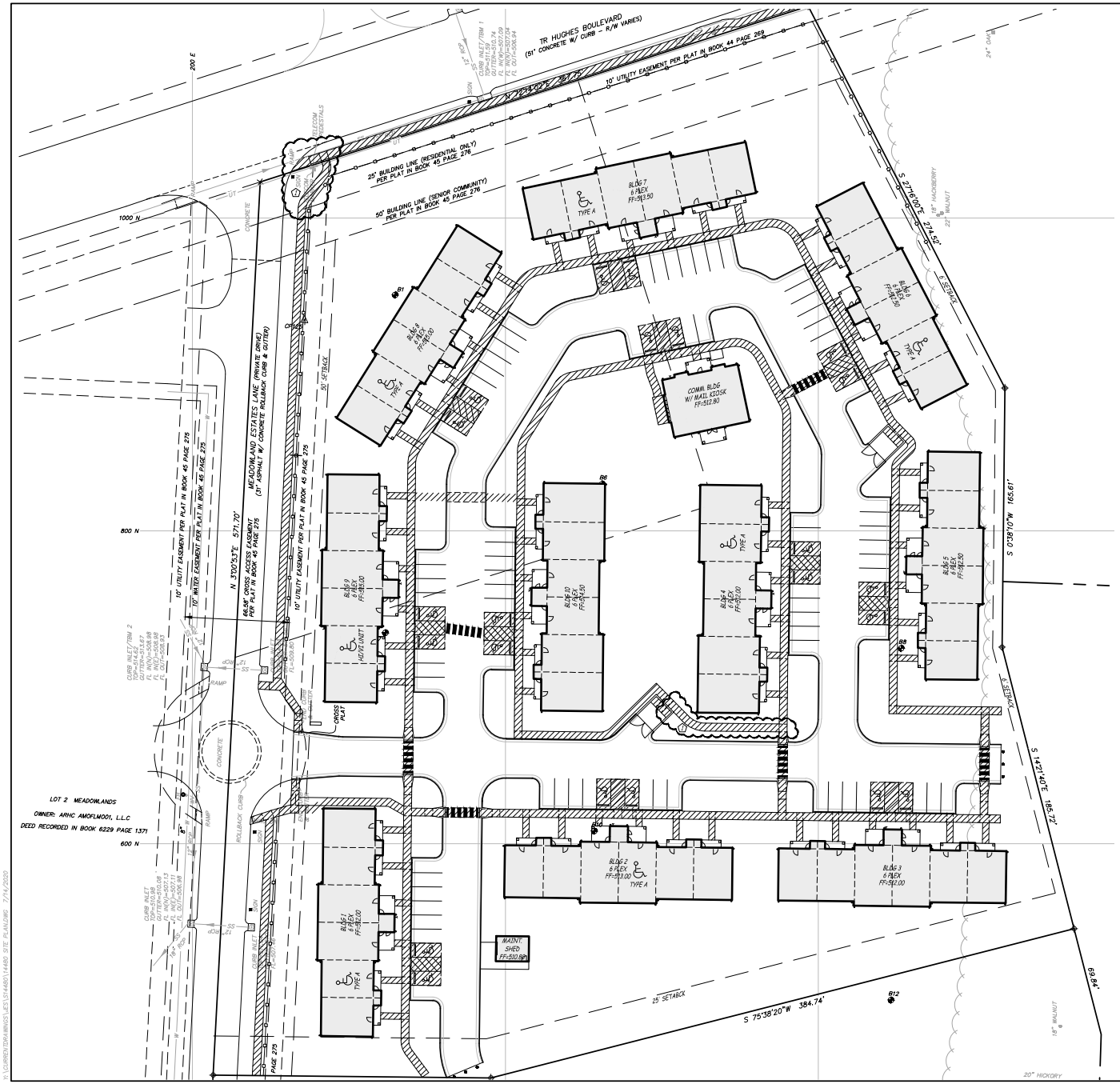

ACCESSIBILITY NOTES

CODE REQUIRES THE FOLLOWING:

1. SIDEWALK SHALL NOT EXCEED 5% (1'-0" IN 20'-0") SLOPE WITH A 2% (1'-0" IN 50'-0") CROSS-SLOPE AND SHALL BE 5' WIDE EXCEPT AS NOTED ON SITE PLAN. PROVIDE STAIRS, RAMPS, CURBS, ETC., AS NOTED AND DETAILED.
2. PARKING AREAS FOR ACCESSIBLE SPACES AND ACCESS ISLES SHALL NOT EXCEED A 2% (1'-0" IN 50'-0") IN ANY DIRECTION. OTHER PORTIONS OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") LONGITUDINAL SLOPE NOR A 2% (1'-0" IN 50'-0") CROSS-SLOPE. OTHER PARKING AREAS AND CROSS-SLOPE OR DRIVES SHALL NOT EXCEED A 5% (1'-0" IN 20'-0") SLOPE.
3. RAMPS SHALL NOT EXCEED 8.33% (1'-0" IN 12'-0") SLOPE WITH A 2% (1'-0" IN 50'-0") CROSS-SLOPE AND SHALL BE 5' WIDE EXCEPT AS NOTED ON SITE LAYOUT PLAN. RISE OF RAMP SHALL NOT EXCEED 6".
4. ALL SIDEWALK INTERSECTIONS SHALL HAVE A 5' x 5' LANDING AT 1/4" PER 1' MAX SLOPE IN ALL DIRECTIONS.

THESE PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED WITH TOLERANCE BELOW THE CODE TO IMPROVE POST CONSTRUCTION COMPLIANCE. REFERENCE THE PLAN SHEETS AND DETAILS FOR SPECIFIED GRADES AND MAXIMUM GRADES.

FAIR HOUSING ACCESSIBILITY GUIDELINES

(FROM FAIR HOUSING ACT DESIGN MANUAL, REVISED APRIL 1998)

THE DESIGN REQUIREMENTS OF THE GUIDELINES TO WHICH NEW BUILDINGS AND DWELLING UNITS MUST COMPLY ARE PRESENTED IN ABRIDGED FORM BELOW. DWELLING UNITS ARE NOT SUBJECT TO THESE REQUIREMENTS ONLY IN THE RARE INSTANCE WHERE THERE ARE EXTREMES OF TERRAIN OR UNUSUAL CHARACTERISTICS OF THE SITE.

REQUIREMENT 1

ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE:
COVERED MULTIFAMILY DWELLINGS MUST HAVE AT LEAST ONE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE, UNLESS IT IS IMPRACTICAL TO DO SO BECAUSE OF TERRAIN OR UNUSUAL CHARACTERISTICS OF THE SITE. FOR ALL SUCH DWELLINGS WITH A BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE THE FOLLOWING SIX REQUIREMENTS APPLY.

REQUIREMENT 2

ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS:
PUBLIC AND COMMON USE AREAS MUST BE READILY ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES.

REQUIREMENT 3

USABLE DOORS:
ALL DOORS DESIGNED TO ALLOW PASSAGE INTO AND WITHIN ALL PREMISES MUST BE SUFFICIENTLY WIDE TO ALLOW PASSAGE BY PERSONS IN WHEELCHAIRS. SEE ARCH PLANS.

REQUIREMENT 4

ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED DWELLING UNIT:
THERE MUST BE AN ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING UNITS, PROVIDING ACCESS FOR PEOPLE WITH DISABILITIES THROUGHOUT THE UNIT. SEE ARCH PLANS

REQUIREMENT 5

LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS:
ALL PREMISES WITHIN THE DWELLING UNITS MUST CONTAIN LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS. SEE ARCH PLANS

REQUIREMENT 6

REINFORCED WALLS FOR GRAB BARS:
ALL PREMISES WITHIN DWELLING UNITS MUST CONTAIN REINFORCEMENTS IN BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND TOILET, TUB, SHOWER STALL AND SHOWER SEAT, WHERE SUCH FACILITIES ARE PROVIDED. SEE ARCH PLANS.

REQUIREMENT 7

USABLE KITCHENS AND BATHROOMS:
DWELLING UNITS MUST CONTAIN USABLE KITCHENS AND BATHROOMS SUCH THAT AN INDIVIDUAL WHO USES A WHEELCHAIR CAN MANEUVER ABOUT THE SPACE. SEE ARCH PLANS.

NOTE: DESCRIPTIONS OF THE SEVEN REQUIREMENTS ABOVE ARE OF AN ABBREVIATED NATURE. REFER TO THE COMPLETE HUD FAIR HOUSING ACCESSIBILITY GUIDELINES FOR DETAILED DESCRIPTION OF EACH REQUIREMENT. REFER TO NOTES AND DETAILS ON VARIOUS PLAN SHEETS FOR CERTAIN SPECIFIC REQUIREMENTS OF THE FAIR HOUSING ACCESSIBILITY GUIDELINES (FHA) AND THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS).

PLANNING & ZONING #20-002498 APPROVED MAY 7, 2020

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MEADOWOOD ESTATES - PHASE I

LOT 1 - MEADOWOOD ESTATES SUBDIVISION
O'FALLON, ST. CHARLES COUNTY, MISSOURI

7/24/2020

STATE OF MISSOURI
MATTHEW AARON KRIETE
NUMBER
PE-2007002811
PROFESSIONAL ENGINEER

MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

"IF ORIGINAL SIGNATURE OR DIGITAL AUTHENTICATION IS NOT PRESENT THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT."

Date
MAY 22, 2020

Revised
1 JULY 14, 2020
CITY COMMENTS

Design: KAH Drawn: MJS

ACCESSIBILITY PLAN

Sheet
C8.01

ES&S PROJECT NO. 14480