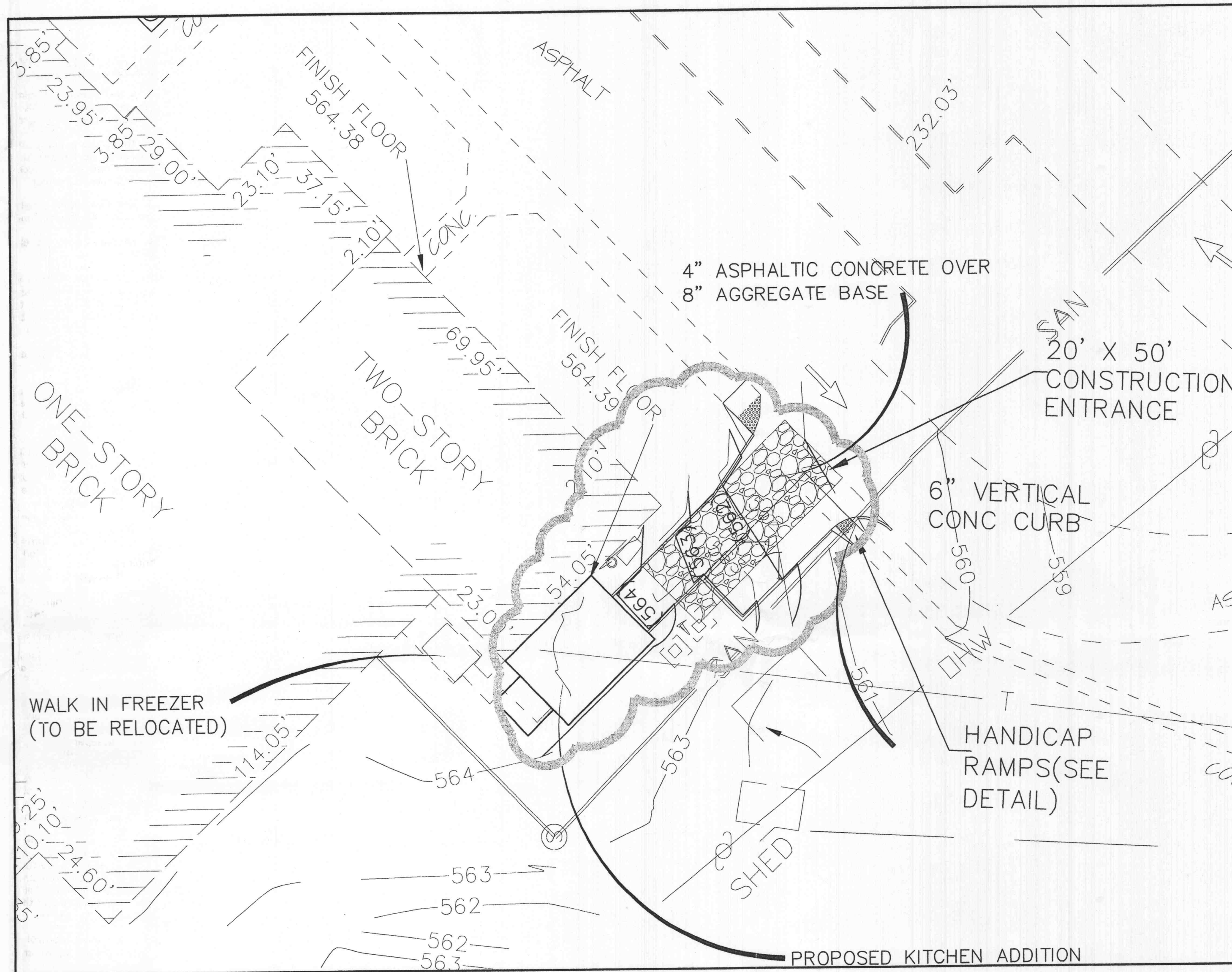


GENERAL NOTES

- Underground utilities have been plotted from available information and therefore their locations shall be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to any grading or construction of the improvements.
- All trench backfills under paved areas shall be granular backfill, and shall be compacted to 90% of the maximum density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test (A.S.T.M.-D-1557)". All other trench backfills may be earth material (free of large clods or stones). All trench backfills shall be water jetted.
- No area shall be cleared without the permission of the Project Engineer.
- The City of O'Fallon shall be notified 48 hours prior to construction for coordination and inspection.
- All existing site improvements disturbed, damaged or destroyed shall be repaired or replaced to closely match pre-construction conditions.
- All construction and materials shall conform to the current construction standards of the City of O'Fallon.
- Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
- No slopes shall exceed 3(H) : 1(V).
- The Contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MODOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MODOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MODOT.
- Erosion control systems shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties and ditches.
- Developer must supply the city construction inspectors with soil reports prior to or during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the city.
 - Maximum dry density
 - Optimum moisture content
 - Maximum and minimum allowable moisture content
 - Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTON T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test ASSHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document
 - Curve must have at least 5 density points with moisture content and sample locations listed on document.
 - Specific gravity
 - Natural moisture content
 - Liquid limit
 - Plastic limit
- Brick shall not be used in the construction of storm sewer structures.
- All proposed utilities are to be bored under existing City of O'Fallon streets.
- All sign locations and sizes must be approved separately through the Planning division.
- All sign post and 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 and Modot).
- All utilities will be located underground (electric, gas, water, telephone, cable etc.)
- All sidewalks, curb ramps, ramp and accessible parking spaces shall be constructed in accordance with 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. (Ensure at least (1) 8' wide handicapped access aisle is provided and curb ramps do not project into handicap access aisle.)
- Rip rap shown at flared ends will be evaluated in the field after installation for effectiveness and field modified if necessary to reduce erosion on and off site.
- All fill placed under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.

**A SET OF CONSTRUCTION PLANS FOR
MOUNT HOPE ELEMENTARY SCHOOL
A TRACT OF LAND BEING PART OF
SECTION 13, TOWNSHIP 47 NORTH, RANGE 2 EAST,
AND PART OF SECTION 18, TOWNSHIP 47 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI**



DEVELOPMENT NOTES

- Area of Proposed Addition: Approximately 600 sq. ft.
- Total area of property: 11.78 Acres
- Current zoning: R-1
- Proposed use: Elementary School Ft. Zumwalt School District
- Required building & parking setbacks:
Front yard-25 feet
Side yard-5 feet
Rear yard-25 feet
Parking-10 feet
- Parking Requirements & Provisions:
Proposed building addition will not necessitate parking spaces. No additional bicycle racks are required.
- Landscape requirements:
No additional landscape, trees, or shrubs are proposed building addition.
- Site coverage:
Total: 513,288.52sq.ft.=100%
Buildings: 5,7401.66sq.ft.=11.18%
Pavement: 83,839.17sq.ft.=16.33%
Greenspace: 372,047.69sq.ft.=72.49%
- According to the Flood Insurance Rate Map of the City of O'Fallon, Missouri, (community panel number 290316 0230 E, dated August 2, 1996). This tract lies within Zone X. Zone X is defined as an area of minimal flood hazard.
- This property is served by the following utilities:
AmerenUE 800-552-7583
SBC Telephone Company 800-201-4102
City of O'Fallon Water 636-561-3737
City of O'Fallon Sewers 636-441-1244
Loaledde Gas Company 314-621-6960
- Bicycle parking shall be located in close proximity to building entrance in highly visible, well lighted areas. Bicycle parking facilities shall be securely anchored to the ground so that they cannot be easily removed and shall be of sufficient strength to resist vandalism and theft.
- Lighting values will be reviewed on site prior to final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- Graded areas that are to remain bare for over two weeks are seeded and mulched. (per DNR requirements)
- The moisture content of the soil in the fill areas is to correspond to the compactive effort, as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
- Developer must supply City Construction inspectors with soil reports prior to or during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
 - Maximum dry density
 - Optimum moisture content
 - Maximum and minimum allowable moisture content
 - Curve must be plotted to show density from a minimum of 90% Compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1157) or from a minimum of 95% as determined by the "Standard Proctor Test ASSHTO T-99, Method C" (A.S.T.M.-D-698). Proctor type must be designated on document.
 - Curve must have at least 5 density points with moisture content and sample locations listed on document.
 - Specific gravity.
 - Natural moisture content.
 - Liquid limit.
 - Plastic limit.
 Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.

**VEGETATIVE 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 square foot)
Oats - 120 lbs./ac. (2.75 lbs. per 1,000 square foot)

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 1,000 sq. feet (4,356 lbs. per acre)

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

- - GRATE INLET
- - UTILITY POLE
- ⊕ - FIRE HYDRANT
- ☆ - LIGHT STANDARD
- OHW - OVERHEAD ELECTRIC LINE
- W - WATER LINE
- GAS - GAS LINE
- - IRON PIPE
- SIGN
- GUY WIRE
- FENCE
- ⊕ - WATER VALVE

GRAPHIC SCALE
1 inch = 20 ft.

GRADING NOTES:

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and back filling operations.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage system.
- Any existing trash and debris currently on this property must be removed and disposed of off-site.
- Soft soil in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed right-of-way locations or on storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.
- All erosion control systems shall be inspected and the necessary corrections made within 24 hours of any rainstorm resulting in a 1/2" of rain or more.
- No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be sodded or seeded and mulched.
- Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.
- The location of and details for all siltation control devices (silt fences and sediment basins) must follow the "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.
- Phase II Storm water guidelines require that this site provide long term post-construction BMP's such as; low impact design, source controls and treatment controls that protect water quality off to the maximum extent practical.

**COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION**

BY: *[Signature]* DATE: 10-9-06

**PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN**

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

REFERENCE BENCHMARK: ELEV (USGS DATUM) 459.35
CUT SQUARE ON THE NORTHWEST CORNER OF THE HEADWALL
OF A 4'X7' CONCRETE BOX, MISSOURI STATE HIGHWAY P
STATION 506+64 - 20.5' LEFT

**FRANKKISER
ACI HUTCHENS, INC.**

Architecture Planning Interiors

11477 OLDE CABIN ROAD
SUITE 100
ST. LOUIS, MISSOURI 63141
314-991-8878 FAX
314-991-9993

**ADDITION TO FORT ZUMWALT
MOUNT HOPE ELEMENTARY**

for
**Fort Zumwalt
School District**

Owner
Fort Zumwalt School District

Architect
ACI/ Frankkiser & Hutchens

Structural Engineer
Ibrahim Engineering Corp.

Mechanical / Electrical Engineer
Thomas Berkeley
Consulting Engineer, Inc.

Civil Engineer
Bax Engineering

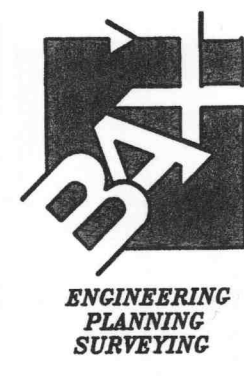
DRAWING ISSUE / REVISION		
Rev.	Description	Date
1	PER CITY COMMENTS	09/22/06

DISCLAIMER OF RESPONSIBILITY
I hereby certify 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.

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Project No. 03-12485
Drawn: KLW/KDR
Designer: KTK

Date: 01-30-04
File: 12485CON.dwg
Checked: KTK



C-1

COVER SHEET

File

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