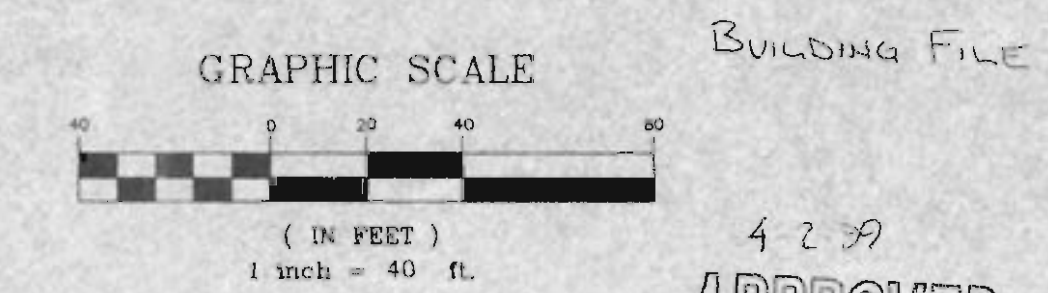
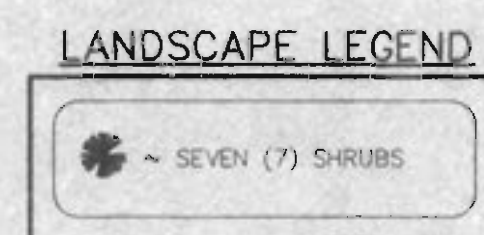


A SITE/GRADING PLAN FOR A BUILDING ADDITION TO ROCK CREEK ELEMENTARY SCHOOL

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 32,
TOWNSHIP 47 NORTH, RANGE 3 EAST OF
THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI



APPROVED
AS NOTED
[Signature]
Casper L. Lippert



GENERAL NOTES

- 1) 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.
- 2) ALL FILLED PLACES, INCLUDING TRENCH BACKFILLS, UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (A.S.T.M. D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST AASHTO T-99, METHOD C" (A.S.T.M. D-998).
- 3) 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 AASHTO 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.
- 4) NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
- 5) ALL GRADES SHALL BE WITHIN 0.2 FEET OF THOSE SHOWN ON THE GRADING PLAN.
- 6) NO SLOPE SHALL BE STEEPER THAN 3:1. ALL SLOPES SHALL BE SODDED OR SEEDED AND MAINTAINED.
- 7) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT CITY OF OFALLON STANDARDS.
- 8) ALL MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW.
- 9) PROPOSED BUILDING WILL COMPLY WITH CURRENT AMERICAN DISABILITY ACT REQUIREMENTS.
- 10) SEE ARCHITECTURAL DRAWING FOR ALL BUILDING DIMENSIONS, SERVICE CONNECTIONS, DETAILS, ETC.
- 11) ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE LOCATED UNDERGROUND.
- 12) ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- 13) THE DEVELOPER SHALL COMPLY WITH CURRENT TREE PRESERVATION ORDINANCE NUMBER 1688 AND PROVIDE LANDSCAPING AS SET FORTH IN ARTICLE 23 OF THE CITY OF OFALLON ZONING ORDINANCES.
- 14) THE DEVELOPER SHALL COMPLY WITH ARTICLE 26 PERFORMANCE STANDARDS.
- 15) THE DEVELOPER SHALL CONFORM WITH THE CURRENT COMPREHENSIVE PLAN FOR THE CITY OF OFALLON.
- 16) ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE AND GAS METERS, SATELLITE DISHES, AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY SCREENED WITH WATERLAND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEWS OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES AS REVIEWED AND APPROVED BY THE PLANNING DIVISION.
- 17) LANDSCAPING WAS PROVIDED WITH ORIGINAL DEVELOPMENT. ANY LANDSCAPING REMOVED SHALL BE REPLACED.
- 18) ALL CONSTRUCTION METHODS AND PRACTICES TO CONFORM WITH U.S.H.A. STANDARDS.
- 19) THE OWNER SHALL ADDRESS PROBLEMS WITH EXISTING SANITARY MAIN.

DEVELOPMENT NOTES

1. Area of Tract: 11.82 Acres
2. Existing Zoning: R-1
3. Proposed Use: Public school addition
4. Area of Building Addition: 19,880 Sq. Ft.
5. The required building setbacks are as follows:
Minimum Front Yard: 25 feet
Minimum Side Yard: 6 feet
Minimum Rear Yard: 20 feet
6. Current Owner: Fort Zumwalt School District
110 Virgil Street
Ofallon, MO 63366
(314) 272-6620
7. Site is served by:
City of Ofallon Sewer District
Union Electric Company
Public Water District #2
GTE Telephone Company
Fort Zumwalt School District
Ofallon Fire Protection District
8. No flood plain exists within the boundary of this tract per FEMA map # 2408000001E
Revised: 8-2-76
9. Parking Required:
2 spaces per classroom
23 existing classrooms x 2 = 46 spaces
(Addition) 9 new classrooms x 2 = 22 spaces
Total spaces required = 68 spaces
116 spaces existing (includes 6 handicapped spaces)
10. Detention requirements were met for this expansion during initial construction. Refer to enclosed original drainage area map (see sheet C3).

DW 3-21-99
FYI - Building Addition has been reduced in size. For approval addition containing 19,880 sq ft is now proposing 19,880 sq ft.
- no comment -

SITE BENCHMARK:
"B.M." SET IN CONCRETE 3' SOUTH AND 1.5' WEST OF SOUTHWEST CORNER OF CURB INLET ON NORTH SIDE OF MEXICO ROAD. CURB INLET IS LOCATED 5'15" EAST AND 11' SOUTH OF SOUTHWEST CORNER OF SURVEYED PROPERTY. ELEVATION = 404.96

REFERENCE BENCHMARKS:
RM 65 - CHISELED "I" ON SOUTH END OF WEST HEADWALL OF COUNTY HIGHWAY K BRIDGE OVER BELLEAU CREEK. ELEVATION = 508.47
CHISELED "I" CUT IN TOP S.W. CORNER OF DOUBLE CURB INLET ON NORTH SIDE MEXICO ROAD, OPPOSITE LOT 4 OF "WINTERHAVEN" SUBDIVISION. ELEVATION = 506.04

BAE	ENGINEERING	10-19-98	DATE
	PLANNING	94-6217C	PROJECT NUMBER
	SURVEYING	1 OF 3	SHEET

Proj. No. 98061
Date: 12-2-98
Plot:
SITE/GRADING PLAN
C1

PHASE III ADDITION TO
ROCK CREEK ELEMENTARY SCHOOL
FORT ZUMWALT SCHOOL DISTRICT

DMA Design
A Division of The DMA Corporation
architects construction managers
2299 South Spede
Warrenton, MO 63383

ISSUED FOR:
100% OWNERS REVIEW
JANUARY 20, 1999

