



PLANNING AND ZONING CONDITIONS:

On July 17, 2008, the Planning and Zoning Commission approved the above referenced request.

The approval is conditional upon the following Staff recommendations being met:

- The items included in the letter by MoDOT shall be addressed on the Construction Plans.
 - The items included in the letter by Duckett Creek Sanitary Dist. shall be addressed on the Construction Plans.
- The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:
- Extend the outlet pipe from the detention basin closer to the flow line of the creek. An off-site easement from the current property owner will be required.
 - Indicate on the plan the methods that will be used to comply with NPDES Phase II storm water requirements.
 - Approval of the construction plan is contingent upon the school providing the County with the necessary ROW and Easements needed for the Sommers Road Construction Project.

Please Note:

- The Site Plan Certificate shall expire, and be of no effect, one hundred eighty (180) days after the date of issuance thereof, unless within such time a Building Permit for any proposed work authorized under said site certificate has been issued. The Site Plan Certificate shall expire and be of no effect three hundred and sixty (360) days after the date of its issuance, if construction has not begun and been pursued diligently on the property. (Ord. No. 1161 § 27.07, 10-16-04)
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. A letter and checklist outlining the Construction Site Plan process will be forwarded to you shortly.
- The appropriate Fire District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- Any business occupying the site requires approval of a Business License.

O'FALLON 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 filled places under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 95% of the maximum density as determined by the Modified AASHTO T-180 Compaction Test, or 100% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. All filled places in proposed roads shall be compacted from the bottom up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in the fill area 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.
- 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.
- No slopes shall exceed 3(Horizontal):1(Vertical).
- 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, silted 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 silt 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.
- All building mounted lights shall be pointed downward and fully screened to prevent light from spilling over onto adjacent properties.
- All ground and roof hvac mechanical units to be screened from view.
- The Developer must supply City Construction Inspectors with soil reports prior to or during site soil testing.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All sidewalks, curb ramps, and accessible parking spaces shall be constructed in accordance with the current approved "Americans 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 one 8' wide handicap access aisle is provided and curb ramps do not project into handicap access aisles.
- Brick shall not be used in the construction of storm or sanitary sewer structures. Precast concrete structures are to be used unless otherwise approved by the City.
- The Contractor shall ensure all storm and sanitary sewer joint shall be gasketed O-Ring type.
- Lighting values will be reviewed on the site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.
- All proposed fencing requires a separate permit through the Planning Division.
- All sign locations and sizes must be approved separately through the Planning Division. Monument sign located on plans.
- 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 the City of O'Fallon and MoDOT). Sign designating street names shall be on the opposite side of the street from traffic control signs.
- All new utility lines shall be located underground.
- All erosion control systems shall be inspected and necessary corrections shall be made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- All graded areas that are to remain bare for over 2 weeks shall be seeded and mulched per DNR requirements.
- Rip-rap shown at flood ends will be evaluated in the field after installation for effectiveness and field modified if necessary to reduce erosion on and off-site.
- Marking to be provided on storm sewer inlets. The City will allow the following markings and adhesive procedures only as shown in the table below. "Peel and Stick" adhesive pads will not be allowed.

- 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 AASHTO 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.
- Trees, organic debris, rubble, foundations and other deleterious material shall be removed for the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only if permitted from the local fire district. If a burn pit is proposed the location and mitigation shall be shown on the grading plan and documented by the soils engineer.
 - HDPE pipe is to be N-12WT or equal and to meet ASTM F1417 water tight field test.
 - If there are any physical changes to MoDOT's right of way, such as grading or entrance modification, MoDOT requests the opportunity to review the plans, there may be improvements to the roadway required to support the proposed development within MoDOT's Access Management Guidelines.
 - Connections of all sanitary or storm structures shall be made with A-lock joints or equivalent.
 - All sanitary laterals and sanitary mains crossing under roadways must have the proper rock backfill and the required compaction.
 - Traffic control is to be per MoDOT or MUTCD whichever is most stringent.

O'FALLON NOTES (CONTINUED)

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GRADING NOTES:

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soil 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. Core should be exercised to prevent soil from damaging adjacent property and siting up existing downstream storm drainage system.
- 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 non-masonry structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disclosed prior to the placement of any fill. The Soils Engineer shall provide 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 slope 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 sequence of operation in the fill area will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture control.

**A SET OF CONSTRUCTION PLANS FOR A
NEW ELEMENTARY SCHOOL
AT 2523 SOMMERS ROAD
A TRACT OF LAND BEING
PART OF FRACTIONAL SECTION 15,
TOWNSHIP 46 NORTH, RANGE 2 EAST
OF THE FIFTH PRINCIPAL MERIDIAN
ST. CHARLES COUNTY, MISSOURI**



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

STANDARD SYMBOLS & ABBREVIATIONS

TREE OR BUSH	○
LIGHT POLE	○
SANITARY SEWER & MANHOLE	⊖
STORM SEWER & INLET	⊖
MAILBOX	□
ELECTRIC LINE	—
GAS LINE	—
WATER LINE	—
TELEPHONE LINE	—
CABLE TV LINE	—
OVERHEAD WIRE	—
UTILITY POLE	⊖
UTILITY POLE W/ DOWN GUY	⊖
FIRE HYDRANT	⊖
WATER VALVE	⊖
WATER METER	⊖
GAS VALVE	⊖

GRADING NOTES:

- 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.
- No slope shall be steeper than 3(Horizontal):1(Vertical). All slopes shall be added or seeded and mulched.
- Any contaminated soil encountered during excavation shall be hauled and placed as directed by the owners environmental engineering representative.

DEVELOPMENT NOTES:

1. Area of Tract:	15.169 Acres (15.169 Acres disturbed)
2. Existing Zoning:	R-1 (City of O'Fallon)
3. Proposed Use:	Elementary School
4. Building Area:	Base Bid 43,650 sq.ft. Alternate #1 6,575 sq.ft. Alternate #2 31,420 sq.ft. Total 81,645 sq.ft.
5. The required building setbacks are as follows:	Front yard: 25 feet Side yard: 6 feet Rear yard: 25 feet Parking: 10 feet along lot perimeter
6. Property Owner:	Wentzville School District One Campus Drive Wentzville, Mo 63385 636-327-3800 Dr. Terry Adams
7. This property is served by the following utilities:	Electric- Cuivre River Electric Cooperative Inc. (636) 528-8261 Telephone- Century Tel Telephone Company (636)-332-7299 Water- Public Water Supply District NO. 2 (636)-561-3737 Sewer- Duckett Creek Sanitary District (636)-441-1244 Gas- Luciede Gas Company (636)-978-2663 Cable Company- Charter Communications (636)-387-6647 Fire District- Wentzville Fire District (636)-332-9869 Per F.I.R.M. Flood Insurance Rate Map of the County of St. Charles, Missouri (Community Panel Number 290315 0410 E, Dated AUGUST 2, 1996) This tract of land is within Zone "X". Zone "X" is defined as an area outside the 500 year flood plain.
8. Per F.I.R.M. Flood Insurance Rate Map of the County of St. Charles, Missouri (Community Panel Number 290315 0410 E, Dated AUGUST 2, 1996) This tract of land is within Zone "X". Zone "X" is defined as an area outside the 500 year flood plain.	
9. Parking Required:	29 classrooms (2 spaces per classroom)- 58 spaces required Kitchen staff- 6 spaces required Custodial staff- 5 spaces required Additional staff- 12 spaces required 4 Kindergarten (4 spaces per class)- 16 spaces required
213. Gymnasium seats (1 space per 5 seats)-	43 spaces required
TOTAL SPACES REQUIRED=140 SPACES	
TOTAL SPACES PROVIDED=187 SPACES w/8 Handicapped	
10. Bicycle Parking (8 1 rack per 15 spaces, minimum 4-rack per individual building):	Total parking provided for School = 188 spaces Total required bike spaces = 12.53 ~ 13 bicycle spaces Total bike spaces provided = 16 bicycle spaces
11. Landscape Requirements:	Area of Development = 660,761 sq.ft. Buildings = 81,645 sq.ft. = 12.3% Pavement = 158,017 sq.ft. = 24% Green Space = 421,099 sq.ft. = 63.7%
Street Tree Requirements: 1 tree every 40' of frontage	Additional Development Lot Frontage: 1,435.12/40 = 35.87 ~ 36 trees provided
Open Space Landscape Requirements (Area outside bldg and pavement)	93,672 S.F. / 3,000 S.F. = 31.22 ~ 31 trees (Square footage does not include areas set aside for detention and bufferland requirements) Trees provided = 31
12. Site Coverage Calculations:	Area of Development = 660,761 sq.ft. Buildings = 81,645 sq.ft. = 12.3% Pavement = 158,017 sq.ft. = 24% Green Space = 421,099 sq.ft. = 63.7%
13. Tree Preservation Calculations:	Existing Trees on Area of Development = 0.5 Acre tree mass near detention. Trees to Remain = None, clearing for basin will replace 5x(15 trees/acre of removal) = 8 trees will be placed in the area next to Foxwood Subdivision.
14. Rooftop mechanical/HVAC equipment proposed. All HVAC and mechanical units on site shall be properly screened by a parapet wall that extends around the entire perimeter of the new section of the building. The parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof; ground mounted HVAC and mechanical units shall be screened by fencing, vegetation, or some other means approved by the Planning and Zoning Commission that has a minimum height that is at least as tall as the tallest unit being screened. This requirement will also apply to the existing building. Should any existing units not be currently screened (Envor screening (or equivalent)) shall be provided as required by the Planning and Zoning Commission.	
15. All signs shall require a separate permit by the City of O'Fallon. The petitioner will be required to meet the requirements of the sign code if new or additional signage is proposed.	
16. Detention shall be provided for on site.	
17. Site lighting is proposed to be building mounted. Prior to Construction Site Plan approval, a Photometric Lighting Plan in accordance with the City's Exterior Lighting Standards shall be submitted for review and approval for all proposed exterior lighting. All proposed lighting values will be reviewed on site prior to the final occupancy inspection. Corrections will need to be made if not in compliance with City standards.	
18. Prior to Construction Plan approval, a 20' easement from the 25 year high water mark in the above ground detention basin shall be shown.	
19. The Easement Plat shall include the right-of-way dedications as agreed by the District and the County currently underway.	

DEVELOPMENT NOTES:

- A Storm Water pollution Prevention Plan (SWPPP) is to be submitted to the city for review of siltation control that is to be installed prior/during site grading. A plan will be submitted to the city engineering department in the improvement plans for this review. The SWPPP plan shall follow the "St. Charles County Soil and Water Conservation District Erosion and Sediment Control" guidelines.
- This site is to comply with Phase II illicit storm water discharge guidelines per Ordinance 5082. Construction plan submitted to include ways in which this requirement is met for review.
- All new utilities on site are to be located underground.
- Maximum slopes on site are not to exceed 3:1.
- Truncated Domes for curb ramps located in public Right-of-Way or to be maintained by the city shall be constructed using red pre-cast truncated domes such as those manufactured by Armor Tile (or approved equal) that are cast in concrete during construction and shall meet ADA requirements. No curb ramps are proposed in ROW under this development as the County road project will be providing the sidewalk under their road design.
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- All recommendations of the St. Charles County Road Board shall be followed.
- All proposed fencing requires a separate permit through the Planning Division.
- All storm sewers onsite are private and will be maintained by the School District.
- All construction methods and practices to conform with OSHA Standards.

SHEET INDEX CIVIL:

SHEET C1.0	COVER SHEET
SHEET C2.0	SITE PLAN
SHEET C3.0	GRADING PLAN
SHEET C4.0	PRE-DEVELOPED DRAINAGE MAP
SHEET C5.0	POST-DEVELOPED DRAINAGE MAP
SHEET C6.0	LIFT STATION DETAILS
SHEET C7.0	LIFT STATION DETAILS
SHEET C8.0	LIFT STATION DETAILS
SHEET C9.0	LIFT STATION DETAILS
SHEET C10.0	LIFT STATION DETAILS
SHEET C11.0	LIFT STATION DETAILS
SHEET C12.0	LIFT STATION DETAILS
SHEET C13.0	LIFT STATION DETAILS
SHEET C14.0	LIFT STATION DETAILS
SHEET C15.0	LIFT STATION DETAILS
SHEET C16.0	ONSITE SANITARY PROFILES
SHEET C17.0	STORM PROFILES
SHEET C18.0	SITE WATER PLAN
SHEET C19.0	WATER DETAILS
SHEET C20.0	WATER DETAILS
SHEET C21.0	WATER DETAILS
SHEET C22.0	ENTRANCE DETAILS
SHEET C23.0	SIGHT DISTANCE PLAN SOUTHERN ENTRY
SHEET C24.0	SIGHT DISTANCE PLAN NORTHERN ENTRY
SHEET C25.0	EASEMENT DEDICATION PLAN
SHEET C26.0	DETAILS
SHEET C27.0	DETAILS
SHEET C28.0	DETAILS
SHEET C29.0	DETAILS
SHEET C30.0	DETAILS
SHEET C31.0	DETAILS
SHEET C32.0	STORM WATER POLLUTION PREVENTION PLAN
SHEET C33.0	DOWNSPOUT/SANITARY LATERAL PLAN
SHEET C34.0	LANDSCAPE PLAN
SHEET C35.0	PHOTOMETRIC LIGHTING PLAN

RECEIVED JAN 05 2009

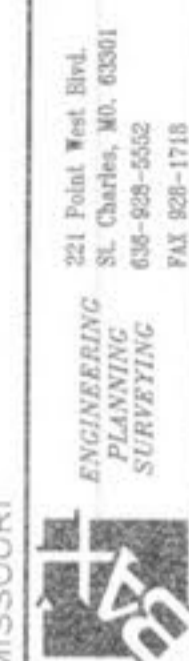
GRADING QUANTITY
54,901 cu.yds.
(INCLUDES 8% SHRINKAGE)

JULY 17, 2008 CITY FILE #3407.03

CITY OF FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: [Signature] DATE: 1-16-09
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN



SOMMERS ROAD ELEMENTARY SCHOOL - PHASE 1, 1.5 AND 2
2523 SOMMERS ROAD
WENTZVILLE R-IV SCHOOL DISTRICT
O'FALLON, MISSOURI



STRUCTURAL
MECH/ELEC/PLUMB
CIVIL
FOOD SERVICE

CONSULTING ENGINEERS:
HOENER ASSOCIATES, INC.
ARCHITECTS
ST. LOUIS, MISSOURI

ALL DIMENSIONS MUST BE VERIFIED AT BUILDING BEFORE WORK IS EXECUTED. THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND SHALL NOT BE COPIED OR DUPLICATED WITHOUT THEIR CONSENT.

job no. 05-06B
date issued
AUG 15, 2008
date revised
10-24-08 CITY COMMENTS
12-4-08 CITY COMMENTS
12-24-08 CITY COMMENTS
drawn by SWR
checked by SWR
sheet no.

C1.0

COVER

Bldg Inspector