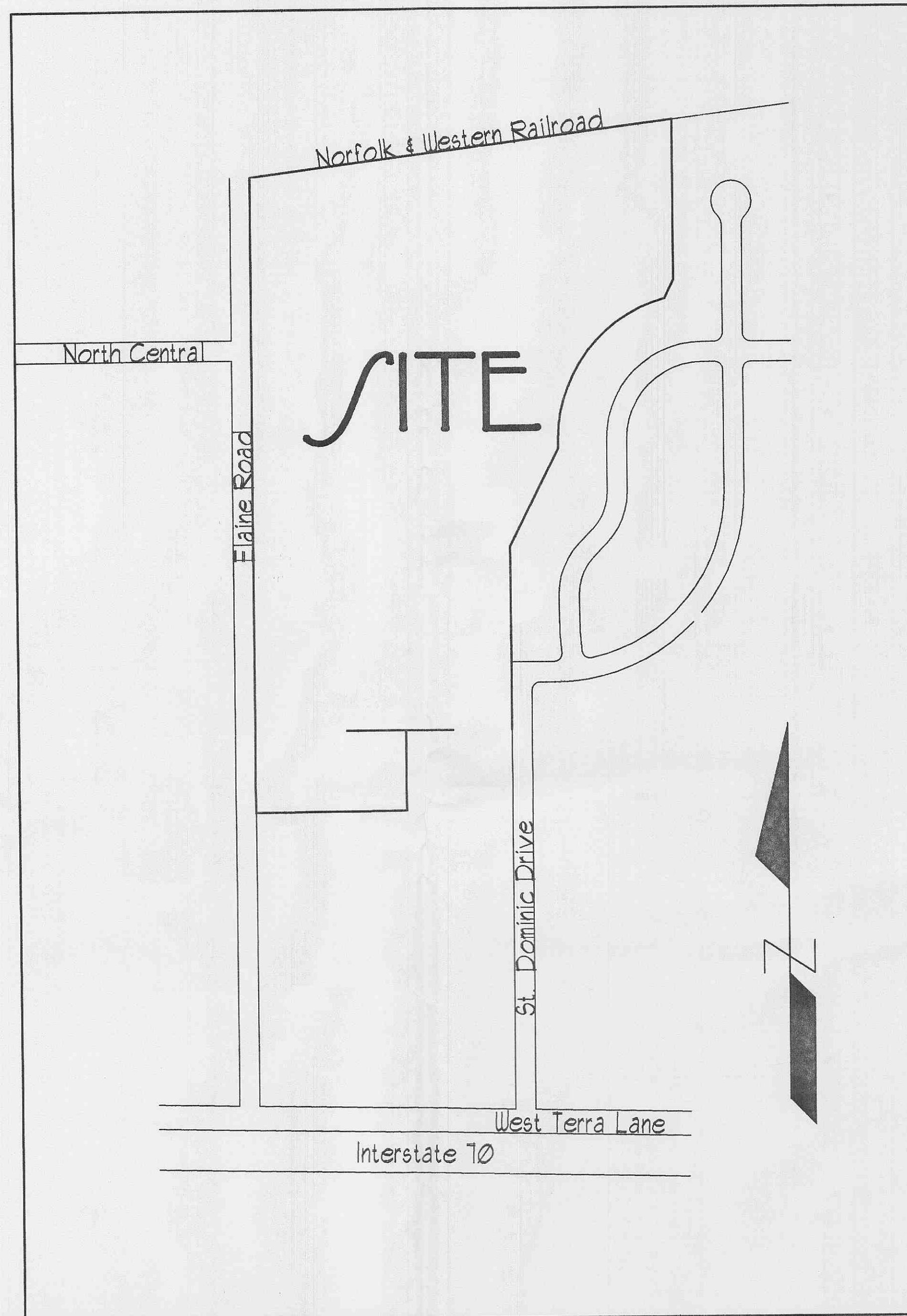


CONSTRUCTION PLANS FOR

ST. DOMINIC HIGH SCHOOL PARKING LOT ADDITION

CONSTRUCTION NOTES

- 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 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 be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- Developer must supply City construction inspectors with soil reports prior to or during site soil testing.
- No slopes shall be steeper than 3(horizontal) to 1(vertical).
- All paving to be in accordance with St. Charles County standards and specifications except as modified by the City of O'Fallon ordinances.
- Sidewalk curb ramps, ramp and accessible parking spaces shall be constructed in accordance with the 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.
- 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.
- All proposed fencing requires a separate permit through the Planning Division.
- 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 the City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
- All utilities will be located underground.
- All sign locations and sizes must be approved separately through the Planning Division.
- 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 Modified AASHTO T-180 Compaction Test or 95% 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. The moisture content of the soil in 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.
- Brick shall not be used in the construction of sanitary or storm sewer structures.
- Graded areas that are to remain bare for over 2 weeks are seeded and mulched.
- All erosion control systems are inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- Grades for entrances should not exceed 2% at walks, 4% from street and 10% overall.
- All structures and manholes are to have 0.20' drop across the bottom.
- Sanitary laterals are to be at least 6" diameter.
- City water meters are to be in general utility easements on the subdivision plot.



LOCATION MAP N.T.S. INDEX

- SHEET 1: COVER SHEET
- SHEET 2: NOTES, SPECS. & DETAILS
- SHEET 3: SITE GRADING PLAN
- SHEET 4: LANDSCAPE PLAN

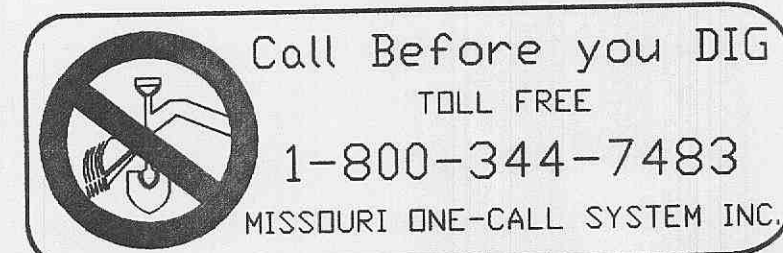
SITE PLAN NOTES

- GROSS ACREAGE: 29.0 +/- ACRES, Area of Project: 0.62 Ac
- PRESENT ZONING CLASSIFICATION: "R1" Single Family Residential DISTRICT
- EXISTING LAND USE: HIGH SCHOOL
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITIES:
WATER: CITY OF O'FALLON
SANITARY SEWER: CITY OF O'FALLON
ELECTRIC: AMERICAN
GAS: LACLEDE GAS COMPANY
TELEPHONE: CenturyTel
- THIS PROPERTY IS LOCATED IN THE FOLLOWING SERVICE AREAS:
FT. ZUMWALT SCHOOL DISTRICT
O'FALLON FIRE PROTECTION DISTRICT
- THE PROPOSED HEIGHT AND LOT AREA REQUIREMENTS ARE AS FOLLOWS:
MINIMUM BUILDING FRONT YARD: 25 FEET
MINIMUM BUILDING SIDE YARD: 8 FEET
MINIMUM BUILDING REAR YARD: 25 FEET
MAXIMUM HEIGHT OF BUILDING: 35 FEET
- REQUIRED PARKING FOR THIS SITE IS 253 PARKING SPACES, BASED UPON 1 P.S. PER 3 STUDENTS AND 1 P.S. PER 2 FACULTY MEMBERS - (700 students and 40 faculty).
- EXISTING PARKING FOR THIS SITE IS 369 PARKING SPACES, 8 PARKING SPACES RESERVED FOR PHYSICALLY HANDICAPPED PERSONS. PROPOSED PARKING FOR THIS PROJECT IS 34 PARKING SPACES.
- THE PRESENT PROPERTY OWNER IS:
ARCHDIOCESE OF ST. LOUIS
4445 LINDELL BLVD
ST. LOUIS, MISSOURI 63108
- NO SPECIAL FLOOD HAZARD AREA EXISTS ON THIS SITE. (REF: FIRM 29183C0240 E, DATED AUGUST 2, 1996.)
- THIS SITE SHALL COMPLY WITH THE TREE PRESERVATION ORDINANCE.
- STORMWATER DETENTION FOR THIS PARKING LOT ADDITION HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 405.240 OF THE ZONING ORDINANCE FOR THE CITY OF O'FALLON.
- SITE CALCULATIONS (project area only): GREEN SPACE - 54%
PAVED AREA - 46%
- NO NEW UTILITIES ARE PROPOSED WITH THIS PROJECT.
- NO EXTERIOR LIGHTING IS PROPOSED WITH THIS PROJECT.
- ALL EXISTING TREES SHALL BE PRESERVED.

8-15-05
APPROVED

PREPARED FOR

ST. DOMINIC HIGH SCHOOL
C/O SR. MARY BENDER, SSND
31 ST. DOMINIC DRIVE
O'FALLON, MO 63366
636.240.8303



Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures and utilities, either shown or not shown on these plans. The underground facilities, structures and utilities shall be located in the field prior to any grading, excavation or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



ST. DOMINIC H.S.				
DATE	NO.	REVISION		
MUSLER ENGINEERING COMPANY				
CIVIL ENGINEERING - PLANNING - LAND SURVEYING				
32 Portwest Court, St. Charles, Missouri 63303				
Telephone: 636.916.0444 Fax: 636.916.3444				
DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
July '05	KLB	RS1	98-380	1 of 4

Bldg. Inspector