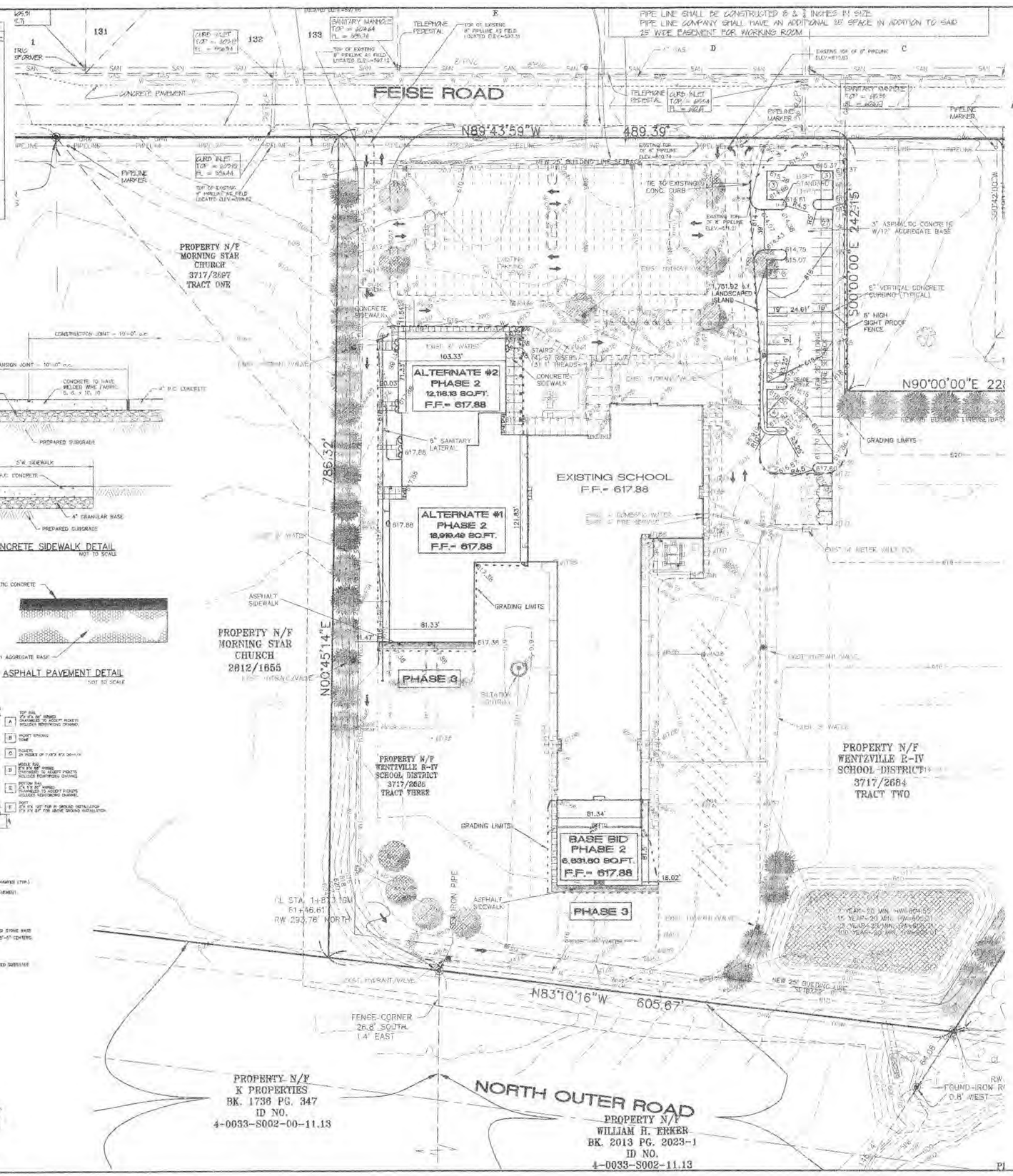
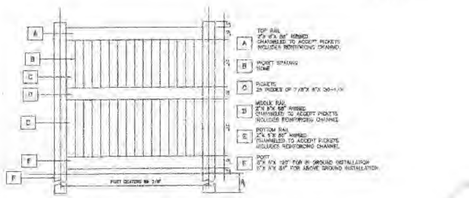
A SITE PLAN FOR PHASE 2 OF THE THE WENTZVILLE SCHOOL DISTRICT

A TRACT OF LAND BEING PART OF LOT 5 OF THE DIVISION OF BATES LANDS FRACTIONAL SECTION 2, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI

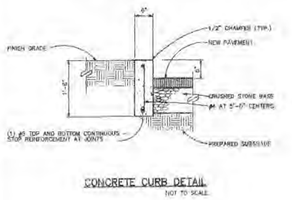




CONCRETE SIDEWALK DETAIL
NOT TO SCALE

ASPHALT PAVEMENT DETAIL
NOT TO SCALE

6' HIGH VINYL PRIVACY FENCE
NOT TO SCALE



CONCRETE CURB DETAIL
NOT TO SCALE

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft
CONTOUR INTERVAL: 2 FEET

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 OPERATIONS.
2) ALL X-LEED PLACES, INCLUDING TRENCH BACKFILL UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND ALL PAVED AREAS, SHALL BE COMPACTED TO 90% MAXIMUM DENSITY AS DETERMINED BY THE LATEST MODIFIED AASHTO T-180 COMPACTION TEST (A.S.T.M.-D-1557). ALL FILLED PLACES WITHIN PUBLIC ROADWAYS SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99, METHOD C* (A.S.T.M.-D-698).
3) ALL TRENCH BACKFILLS UNDER LAWNS 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 BACKFILL MAY BE EARTH MATERIAL (FREE OF LARGE ROCKS OR STONES). ALL TRENCH BACKFILLS SHALL BE WATER JETTED.
4) NO AREA SHALL BE CLEARED WITHOUT THE PERMISSION OF THE PROJECT ENGINEER.
5) ELEVATIONS SHALL BE WITHIN 0.10 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 MULCHED.
7) ALL CONSTRUCTION AND MATERIALS USED SHALL CONFORM TO CURRENT ST. CHARLES COUNTY 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 ECT.
11) ALL UTILITIES SHOWN ARE EXISTING UNLESS OTHERWISE NOTED. ALL NEW UTILITIES SHALL BE UNDERGROUND.
12) ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
13) ALL CONSTRUCTION METHODS AND PRACTICES SHALL CONFORM WITH CURRENT MSHTA STANDARDS.
14) ALL SIGNS ON THE SITE OR ANY STRUCTURE MUST HAVE SIGN PERMITS APPROVED BY THE ST. CHARLES COUNTY PLANNING AND BUILDING DEPARTMENTS. A SIGN ON A STRUCTURE CAN NOT EXCEED 50 SQUARE FEET AND MUST FACE INTO A STREET, A PARKING LOT, CAN NOT BE SQUARE TYE. ANY FREE STANDING SIGN MUST BE 10 FEET FROM ANY PROPERTY LINE AND A MINIMUM OF 50 FEET FROM THE PROPERTY OF ANY INTERSECTION.
15) SITE LANDSCAPING PROVIDED PER UNDERSTORY PHASE CONSTRUCTION.

RECEIVED
MAR 24 2004
ENGINEERING DEPARTMENT

GENERAL NOTES

THIS PROPERTY IS LISTED UNDER THE FOLLOWING PARCEL LOCATOR NUMBERS IN THE ST. CHARLES COUNTY ASSESSORS OFFICE: 1-00044010008-11.13

ALL BEARINGS SHOWN ARE PERPENDICULAR TO THE PROPERTY LINES OR WITH THEM ARE TRUE UNLESS OTHERWISE NOTED.

ACCORDING TO THE FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NUMBER 29183C0135F) EFFECTIVE AUGUST 2, 1995, THIS PROPERTY IS WITHIN ZONE X. ZONE X IS DEFINED AS AN AREA OUTSIDE THE 500 YEAR FLOOD PLAIN LIMITS.

REFERENCE BENCHMARK ELEVATION: USA QUADRANGLE DATUM (USGS)
ST. CHARLES COUNTY MONUMENT NETWORK "NORTH" NAD 83(1997) ADJUSTMENT
2 NOZZLE CONCRETE POST IN A SMALL MOUND 11FT NORTHWEST OF THE NORTHWEST CORNER OF A SMALL ADDITION TO AN OLDER HOME, 24' SOUTHWEST OF A SMALL POND, 24' SOUTHEAST OF A LARGE POND, 31' NORTHEAST OF A LARGE OAK TREE, AND 4' NORTHEAST OF A UTILITY POLE.

SITE BENCHMARK ELEVATION: 617.15'
CUT BOX ON THE 10TH CENTER OF HEADING OF BOX CULVERT 11 WEST OF THE CENTERLINE OF HANLEY ROAD 13 SOUTH OF THE SOUTH CURB LINE OF NORTH OUTER ROAD.

DEVELOPMENT NOTES:

1. Total of tract: 17.28 ± acres
2. Current Zoning: PEQ
3. Proposed Use: Middle School
4. Area of Building: 1 Floor = 112,681.25 sq.ft. (Gymnasium Square Footage)
5. Required building & parking setbacks:
   Front yard: 25 feet
   Side yard: 10 feet
   Rear yard: 25 feet
   Parking: 10 feet within lot boundary
6. 6' P.V.C. reinforced Setter style with 1' concrete height solid fence in required where abutting residential zoning.
7. Parking Requirements & Provisions: 5 spaces / every classroom
   PHASE 2 Required (1 classroom) = 1 = 10 Spaces Required
   PHASE 2 Parking Provided = 40 spaces
   Total Parking Provided = 50 spaces
8. This property is served by the following utilities:
   Electric- Cuivre River Electric Cooperative, Inc.
   Telephone- Century tel Inc.
   Water- Public Water Supply District No. 2
   Sewer- Public Water Supply District No. 2
   Gas- St. Charles Gas Company
   Cable Company- Charter Communications
9. Flood Note:
   The F.I.R.M. flood insurance rate map no. 29183C0135E is effective date August 2, 1995, this tract lies partially within a Zone "A" (Special flood hazard areas in relation to the (100 year flood) where the base flood elevation has been determined to range from +454' to +456ft), and zone "X" (shaded) (Areas of the (500 year flood), or (0.2% of the 100-year flood) with average depths of less than one foot or with drainage areas less than one square mile) Zone "X" (Areas determined to be outside the 500-year floodplain).

HOENER ASSOCIATES, INC.
WENTZVILLE, MISSOURI
1982 Innis Crescent Drive
St. Peters, MO. 63376-6449
636-928-5552
FAX 636-1718
ENGINEERING PLANNING SURVEYING
CONSULTING ENGINEERS:
ABS CONSULTING, INC. STRUCTURAL
MSC LURE ENGINEERING ASSOC. MECH/ELEC/PLUMB
BENNETT ENGINEERING CIVIL
DENNIS G. GLORE, INC. FOOD SERVICE

PHASE 2 ADDITIONS AT FEISE ROAD ELEMENTARY SCHOOL
1550 FEISE ROAD
WENTZVILLE R-IV SCHOOL DISTRICT
WENTZVILLE, 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. 04-06Q
date issued
11-18-04
date revised
12-1-04 CITY COMMENTS
drawn by SWR
checked by SWR
sheet no.
C1.00

SITE-PLAN

STATE OF MISSOURI
RICHARD C. HEITMANN
NUMBER E-29817

...ects\04262 WENTZVILLE ELEMENTARY PHASE 2\PRELIMINARY\C2502CPRE.DWG, PRELIM, 12/3/2004 9:16:19 AM, Station 41 CP