

Drawing Index

Plan View
1"=100'

C1	Cover Sheet
C2	Commercial Notes
C3	Erosion Control Details
C4	SWPPP Grading Plan
C5	Ex Site and Demo Plan
C6	Overall Site Plan
C6.1	Site Plan
C7	Grading Plan
C8	Utility Plan
C9	Geometrics Plan
C10-C10.3	Site Details
C11-C11.2	Site Specifications
E-DM	Existing Drainage Map
P-DM	Proposed Drainage Map
L1-L2	Landscape Plan
X-1	ARCHITECTURAL SITE PLAN #2

• City of O'Fallon Construction work hours per City Ordinance 3429 as shown in section 600.420 of the Municipal Code of the City of O'Fallon are as follows:

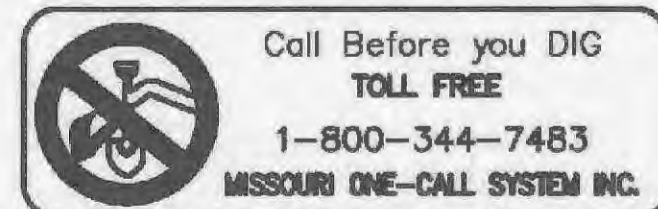
October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. To 8:00 P.M. Saturday and Sunday

• The area of this phase of development is 1.72 Ac.
The area of land disturbance is 1.30 Ac.
Number of proposed lots is N/A
Building setback information. Front 50' from Wingham Boulevard
Side 30' from Phoenix Parkway
Rear 30'

• The estimated sanitary flow in gallons per day is 1,630 gpd

Floodplain Note

NOTE: THE ENTIRE SURVEYED TRACT AS SHOWN HEREON LIES WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 2318302940 E. EFFECTIVE DATE: AUGUST 2, 1996



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

Tree Preservation Calculations

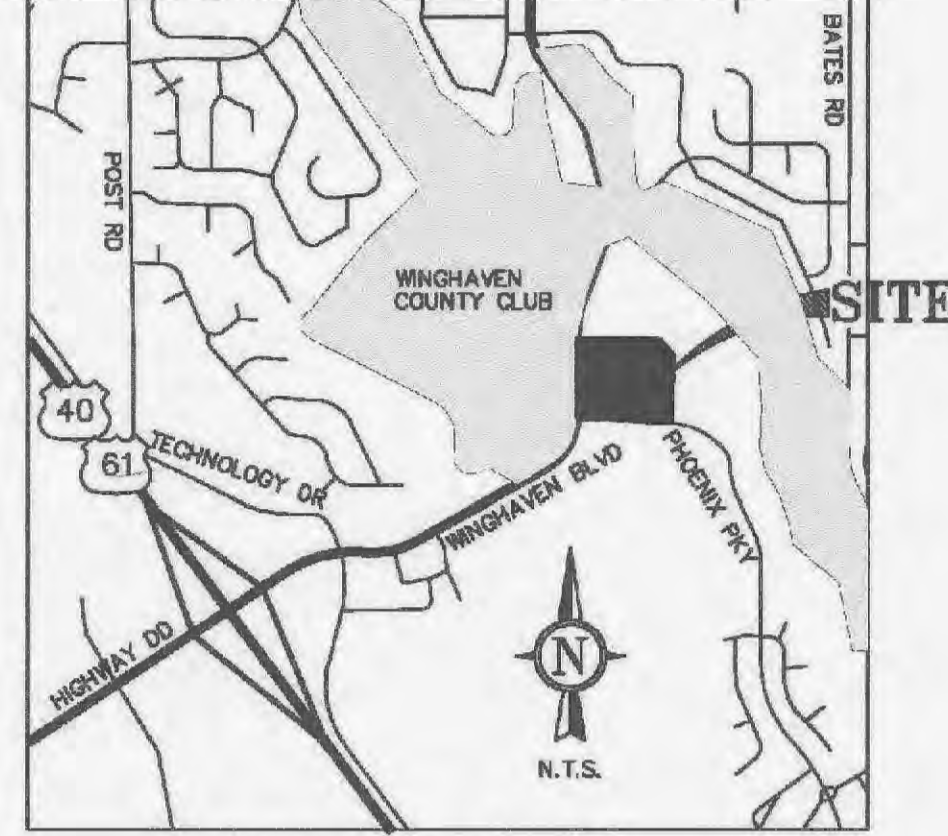
EXISTING TREE COVERAGE	0.41 AC
TREE COVERAGE TO BE REMOVED	0.00 AC
TREE COVERAGE PRESERVATION	0.00 AC
TREE COVERAGE PRESERVATION (PER SITE PLAN)	0.00 AC
ADDITIONAL MITIGATION NEEDED	0.00 AC
REQUIRED REPLACEMENT @ 15 PER X 0.18 AC	0 TREES

A SET OF CONSTRUCTION PLANS FOR PRIMROSE SCHOOL OF O'FALLON AT WINGHAVEN AS-BUILTS

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2014 & JANUARY 2015 and the results are shown hereon.

By: *Stanley M. Mundwiler* 3/13/15
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D



Locator Map

Legal Description
A Tract of Land Lying in US Survey 1669,
Township 46 North, Range 2 East,
City of O'Fallon, St. Charles County, Missouri

GRIMES CONSULTING, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. GRIMES CONSULTING, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER.

Utility Contacts

Sanitary Sewer
Duckett Creek Sanitary
Sewer District
3650 Highway K
St. Charles, MO. 63304
Contact: 636-441-1244

Water
Public Water Supply District #2
100 Water Drive
O'Fallon, MO. 63366
Contact: 636-561-3737

Electric
Ameren UE
200 Callahan Road
Wentzville, MO. 63386
Contact: 636-636-8312

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63184
Contact: 314-522-2297

Telephone
Century Tel
1161 Century Tel Dr.
Wentzville, MO. 63386
Contact: 636-832-7261

Fire Department
Wentzville Fire Protection District
209 West Pearce Blvd.
Wentzville, MO. 63386
Contact: 636-382-0808

Existing	Legend	Proposed
	UTILITY POLE	
	GUY WIRE	
	LIGHT STANDARD	
	ELECTRIC BOX	
	ELECTRIC METER	
	ELECTRIC MANHOLE	
	OVERHEAD ELECTRIC LINE	
	UNDERGROUND ELECTRIC LINE	
	TELEPHONE BOX	
	TELEPHONE MANHOLE	
	UNDERGROUND TELEPHONE LINE	
	FIRE HYDRANT	
	WATER METER	
	WATER VALVE	
	WATER MANHOLE	
	WATER LINE	
	GAS METER	
	GAS VALVE	
	GAS DRIP	
	GAS LINE	
	STREET SIGN	
	BOLLARD OR POST	
	MAILBOX	
	SANITARY SEWER	
	STORM SEWER	
	STORM DRAIN GRATE INLET	
	STORM DRAIN AREA INLET	
	STORM DRAIN MANHOLE	
	SANITARY SEWER MANHOLE	
	FLARED END SECTION	
	FENCE- CHAIN LINK OR WIRE	
	FENCE- WOOD CONSTRUCTION	
	GUARDRAIL	
	MINOR CONTOUR INTERVAL	
	MAJOR CONTOUR INTERVAL	
	SPOT ELEVATION	
	BUSH OR SHRUB	
	TREE W/APPROXIMATE DIAMETER SIZE	
	FOUND SURVEY MONUMENT AS NOTED	
	SET SURVEY MONUMENT AS NOTED	
	CLEAN-OUT/DOWN-SPOUT	
	SWALE	
	UTILITY EASEMENT	

**Conditions of Approval From
Planning and Zoning**

The approval is conditional upon the following staff recommendations being met:
1. The construction site plans shall address the Municipal Code requirements listed below.
2. The applicant shall coordinate with the property owner and the City to extend the sidewalk from the south edge of Lot B to Phoenix Parkway. Should the sidewalk not be able to be extended as requested the City will inform the Commission of that result.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:
3. Any dead landscaping within the buffer zone of the subdivision shall be replaced. Staff will inspect the site in the spring to make sure the vegetation has been replaced.
4. The landscaping plan shall be revised with correct interior landscaping calculations in accordance with Section 401.510, J.13.a of the Code. Also, the mature height of the proposed vegetation must be provided.
5. The petitioner shall provide a letter of approval from the Fire District prior to construction plan approval.
6. The monument sign shall be placed near the entrance off of Phoenix Parkway. All signage shall be reviewed and approved under a separate permit process.
7. The City has created construction plan sheets which format shall be used when submitting construction plans for review. The sheets can be found at http://www.ofallon.mo.us/dapt_pw_engineering.htm.

This approval would be contingent upon the following:
8. This Conditional Use Permit is granted solely to the owners Primrose School. Should ownership transfer in the future, the new owner shall be required to apply for a transfer of a Conditional Use Permit through the Planning and Development Department.
9. The holder of this Conditional Use Permit shall be and remain fully licensed with the State of Missouri and the City of O'Fallon. Both licenses shall remain in good standing throughout the term of this conditional use permit.
10. This Conditional Use Permit shall be revoked upon: i) breach or failure to comply with the conditions of this permit, ii) disciplinary action or other action affecting the status of the holder's state or city licenses, and iii) as otherwise provided by ordinance or other applicable law.

Abbreviations

ADS - ADVANCED DRAINAGE SYSTEMS, INC.	MIN - MINIMUM	ELEV. - ELEVATION	S.Y. - SQUARE YARD
ATG - ADJUST TO GRADE	N.T.S. - NOT TO SCALE	EK - EXISTING	SAN - SANITARY
B.M. - BENCHMARK	O.C. - ON CENTER	F.D. - FLOOR DRAIN	SCH - SCHEDULE
C.I. - CURB INLET	PAVT. - PAVEMENT	F.F. - FINISH FLOOR	SWPPP - STORM WATER POLLUTION PREVENTION PLAN
C.O. - CLEAN OUT	P.C. - PORTLAND CEMENT	F.L. - FLOW LINE	TBA - TO BE ABANDONED
CMP - CORRUGATED METAL PIPE	PCC - PRECAST CONCRETE	G.I. - GRATE INLET	TBR - TO BE REMOVED
CONC. - CONCRETE	P.S.I. - POUNDS/SQUARE INCH	GAL. - GALLON	TYP. - TYPICAL
C.Y. - CUBIC YARDS	PROP. - PROPOSED	H.G. - HYDRAULIC GRADE	UIP - USE IN PLACE
D.C.I. - DOUBLE CURB INLET	R.C. - REINFORCED CONCRETE	HYD - HYDRANT	VCP - VITRIFIED CLAY PIPE
D.I.P. - DUCTILE IRON PIPE	R.R. - RAIL ROAD	MAX - MAXIMUM	YD - YARD DRAIN
DIA. - DIAMETER	RCP - REINFORCED CONCRETE PIPE	MH - MANHOLE	WV - WATER VALVE
D.S. - DOWNSPOUT	S.F. - SQUARE FOOT		

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION

BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

P&Z File #9831.54.03.01 (13 Feb 2014)

PROJECT TITLE
PRIMROSE SCHOOL OF O'FALLON AT WINGHAVEN
7776 WINGHAVEN BLVD.
O'FALLON, MISSOURI

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services

1906 S. TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
PH: (314) 646-8100
WWW.GRIMESCONSULTING.COM
CONTACT: LEMMY MEERS
EMAIL: lemmy@grimesconsulting.com

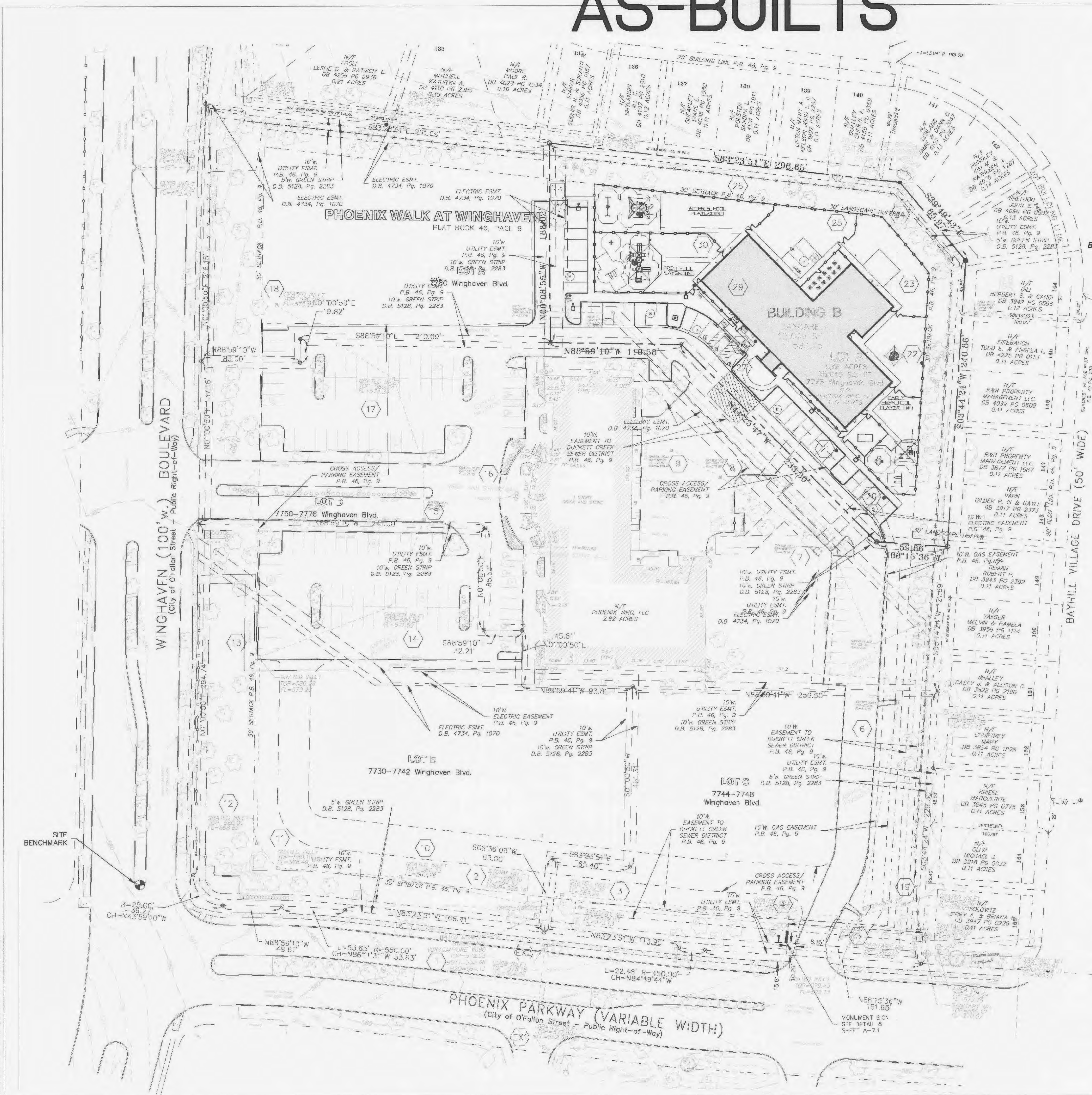
LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

Developer / Owner Information
EVERGREEN
2390 E CAMELBACK RD, PHOENIX, ARIZONA
Primary Contact: ALEX GONZALEZ
24 Hr. Emergency Contact: ALEX GONZALEZ
Phone: (602) 808-8600
Fax: (602) 808-8600
Email: alexgonzalez@evergreen.com

P+Z No. 9831.54.03
City No. TBD 14-00146-CP

Page No. **C1**
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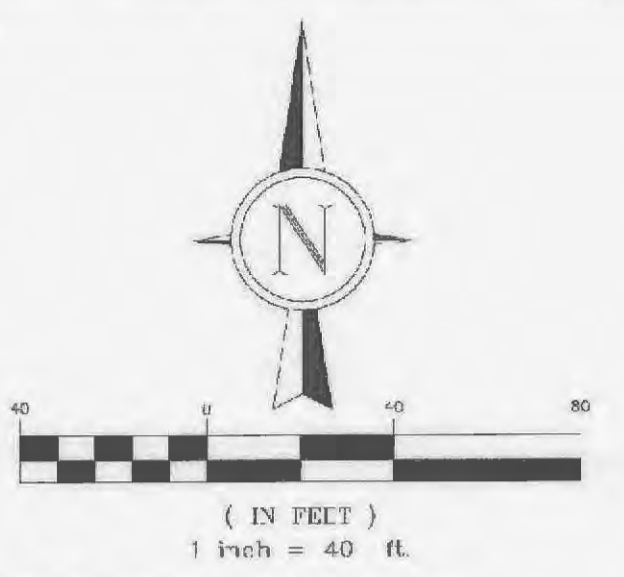
AS-BUILTS



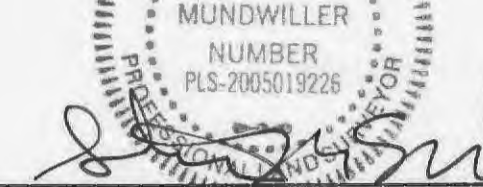
DETENTION IS PROVIDED WITH THE WINGHAVEN PHASE 1 DEVELOPMENT.

WATER QUALITY REQUIREMENTS HAVE BEEN PROVIDED WITH THE PHOENIX WALK AT WINGHAVEN DEVELOPMENT. (SEE STRUCTURE 1 AT PHOENIX PARKWAY)

These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2014 & JANUARY 2015 and the results are shown hereon.



By: **STANLEY M. MUNDWILLER, P.L.S., #2005019226**
 STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D



3/13/15

PARKING CALCULATIONS

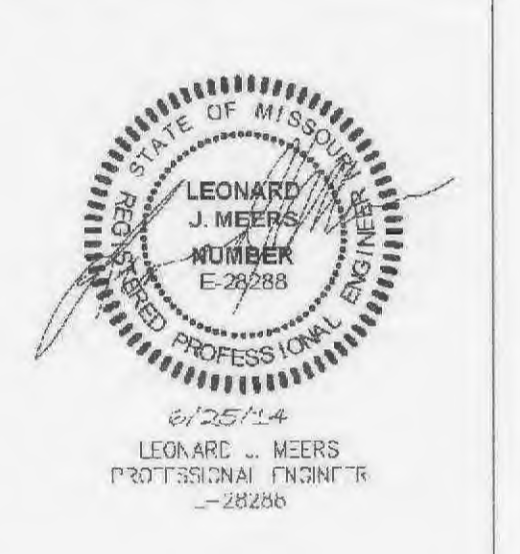
LOT #:	TYPE:	EXISTING:	PROPOSED:	TOTAL:
LOT 1:	DAYCARE	1 PER 6 PUPILS	192 PUPILS - 31 SPACES	31 SPACES
LOT 2:	JAYCARE	1 PER 1000 SF	22,000 SF - 22 SPACES	22 SPACES
LOT 3:	OFFICE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 4:	STORAGE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 5:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 6:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 7:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 8:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 9:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 10:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 11:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 12:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 13:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 14:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 15:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 16:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 17:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
LOT 18:	ACCESSIBLE	1 PER 1000 SF	10,000 SF - 10 SPACES	10 SPACES
TOTAL				144 SPACES

GENERAL NOTES:

- THE UTILITIES SHOWN HEREIN WERE LOCATED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS. THE OWNER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES FROM CONSTRUCTION OF IMPROVEMENTS.
- THE "AS-BUILT" SURVEYED TRACT AS SHOWN HEREON IS SET IN RECORD ZONE & AREA DETERMINED TO BE CORRECT. THE 500-YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM NUMBER 281630222C IS DATED AUGUST 2, 1996.
- THE PROPERTY IS CURRENTLY ZONED AS HTCD-PUD.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING, INC.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF OFFALLON.
- ALL GRADY AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SODDING AND MULCHING AS REQUIRED BY THE CITY OF OFFALLON.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE CONSTRUCTION MANAGER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCE OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SLOPE CONTROL DEVICES PRIOR TO STARTING THE GRADING. ADDITIONAL SLOPE CONTROL DEVICES SHALL BE INSTALLED PER THE CITY OF OFFALLON.
- ALL TILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL, AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONDUITS SHOWN ARE FINISHED ELEVATIONS ON HAVED AREAS.
- NO GRADE SHALL EXCEED 3% SLOPE.
- A GRADING PERMIT IS REQUIRED FOR GRADING ON THE SITE.
- INTERIOR SIGNMAINTENANCE CONTROL IN THE FORM OF SLOTTED CONTROL MEASURES ARE REQUIRED.
- THE CONSTRUCTION MANAGER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF OFFALLON STANDARDS.
- ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACING AREAS SHALL BE PROHIBITED. IN ORDER TO MAINTAIN THE CONSTRUCTION MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION PROPOSED, SHALL BE REVIEWED BY THE DEPARTMENT OF PUBLIC WORKS FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OF CONSTRUCTION.
- THE OWNER IS ADVISED THAT ALL UTILITIES COMPANIES WILL REQUIRE COMPENSATION OR RELOCATION OF THEIR UTILITIES FACILITIES WITHIN PUBLIC RIGHT-OF-WAY. UTILITIES RELOCATION COST SHALL BE CONSIDERED THE OWNER'S RESPONSIBILITY. THE OWNER SHOULD BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- ALL DISBURSED EARTH AREAS WITHIN CITY OF OFFALLON RIGHT-OF-WAY SHALL BE SEEDED.
- THE OWNER SHALL AT ALL TIMES, MAINTAIN AND OTHER SPILLS ON THIS SITE, NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO BE DISPOSED IN OR ON PUBLIC STREETS. THE PROJECT WILL BE STOPPED IF STREETS ARE NOT CLEANED IMMEDIATELY.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING, AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION IN PUBLIC ROADWAYS. ALL SIGNS, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- THROUGHOUT CONSTRUCTION, ALL EXCAVATION WORK, GRADING WORK AND ROCKWORK SHALL BE MOISTENED FOR DUST CONTROL.

PROJECT TITLE
PRIMROSE SCHOOL
OF OFFALLON AT
WINGHAVEN
 7778 WINGHAVEN BLVD,
 OFFALLON, MISSOURI

GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 2300 E. TESSON ROAD
 SUITE 3000
 ST. LOUIS, MO 63128
 PHONE: (314) 646-5210
 FAX: (314) 646-5210
 WWW.GRIMESCONSULTING.COM
 CONTACT: LARRY MUNDWILLER
 E-MAIL: larrym@grimesconsulting.com



2/25/14
 LEONARD J. MEERS
 PROFESSIONAL ENGINEER
 -282988

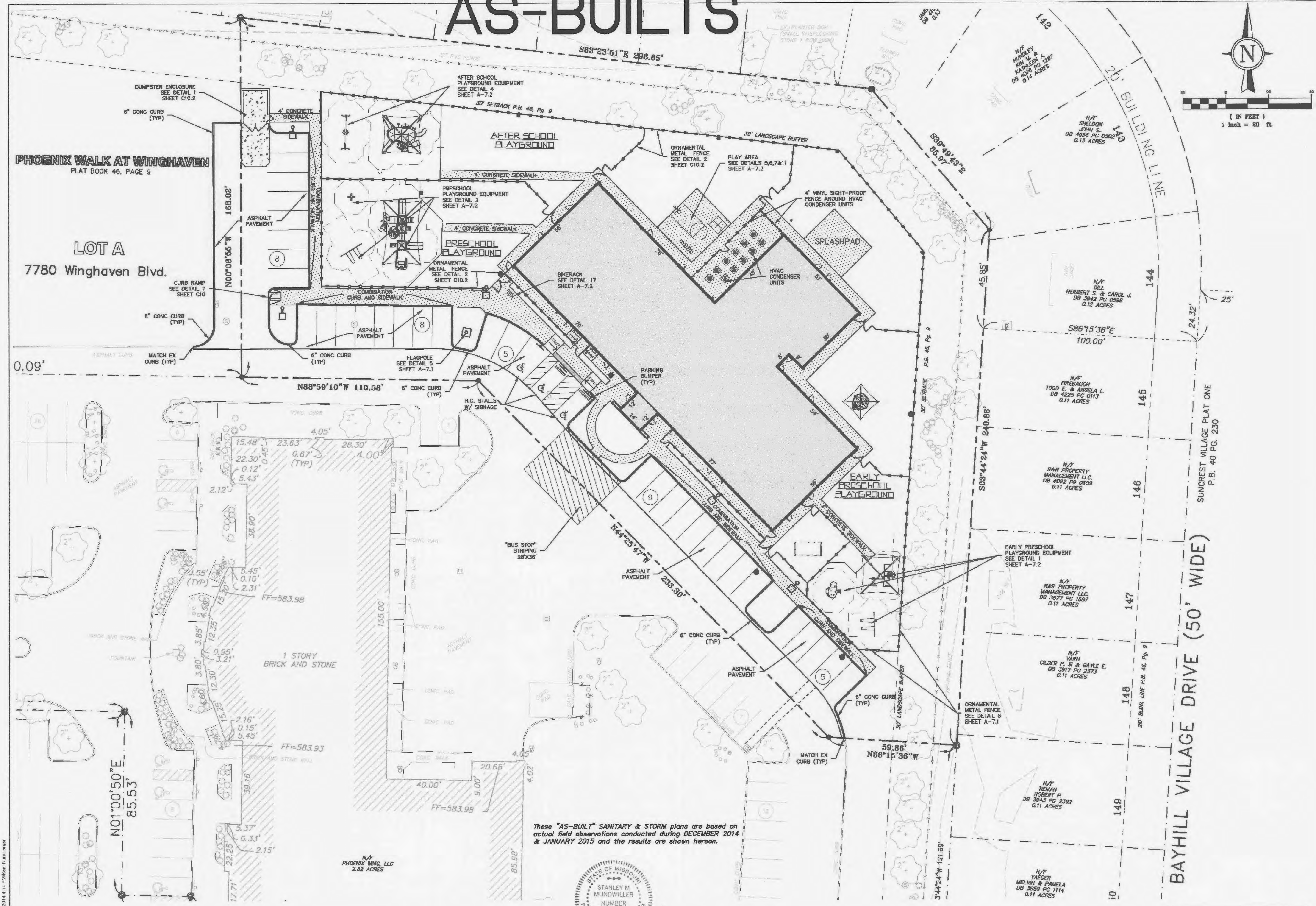
Developer / Owner Information
EVERGREEN
 2380 E CAMELBACK RD, PHOENIX, ARIZONA
 Primary Contact: ALEX ZIMMALK
 Phone: (602) 808-8800
 Fax: (602) 357-7101
 Email: alex.zimmalk@evergreen.com

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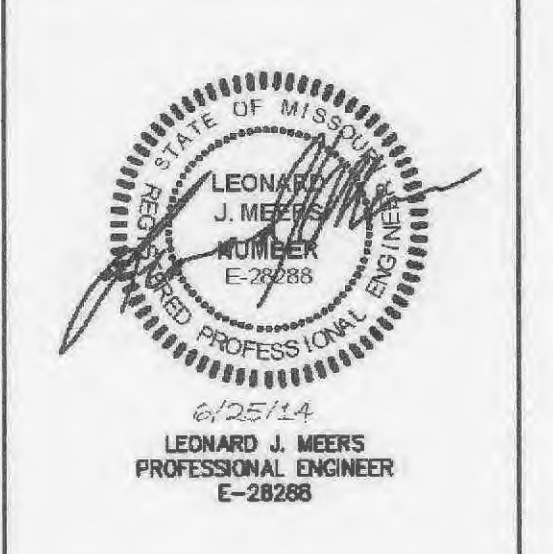
NOTE: ALL ITEMS THAT WILL BE DEMOLISHED HAVE BEEN REMOVED FOR CLARITY

AS-BUILTS



PROJECT TITLE
PRIMROSE SCHOOL
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 7778 WINGHAVEN BLVD,
 O'FALLON, MISSOURI

GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 GRIMES CONSULTING, INC.
 12300 OLD TESSON ROAD
 SUITE 3000
 O'FALLON, MO 63426
 P: (314) 849-8100
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 www.grimesconsulting.com
 CONTACT: LENNY MEERS
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Developer / Owner Information
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 Email: alexgonzalez@evgr.com
 24 Hr. Emergency Contact: ALEX GONZALEZ
 Phone: (602) 891-8600
 Email: alexgonzalez@evgr.com

City of O'Fallon Site Plan

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These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2014 & JANUARY 2015 and the results are shown hereon.



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 STANLEY M. MUNDWILLER, P.L.S., #2005019226
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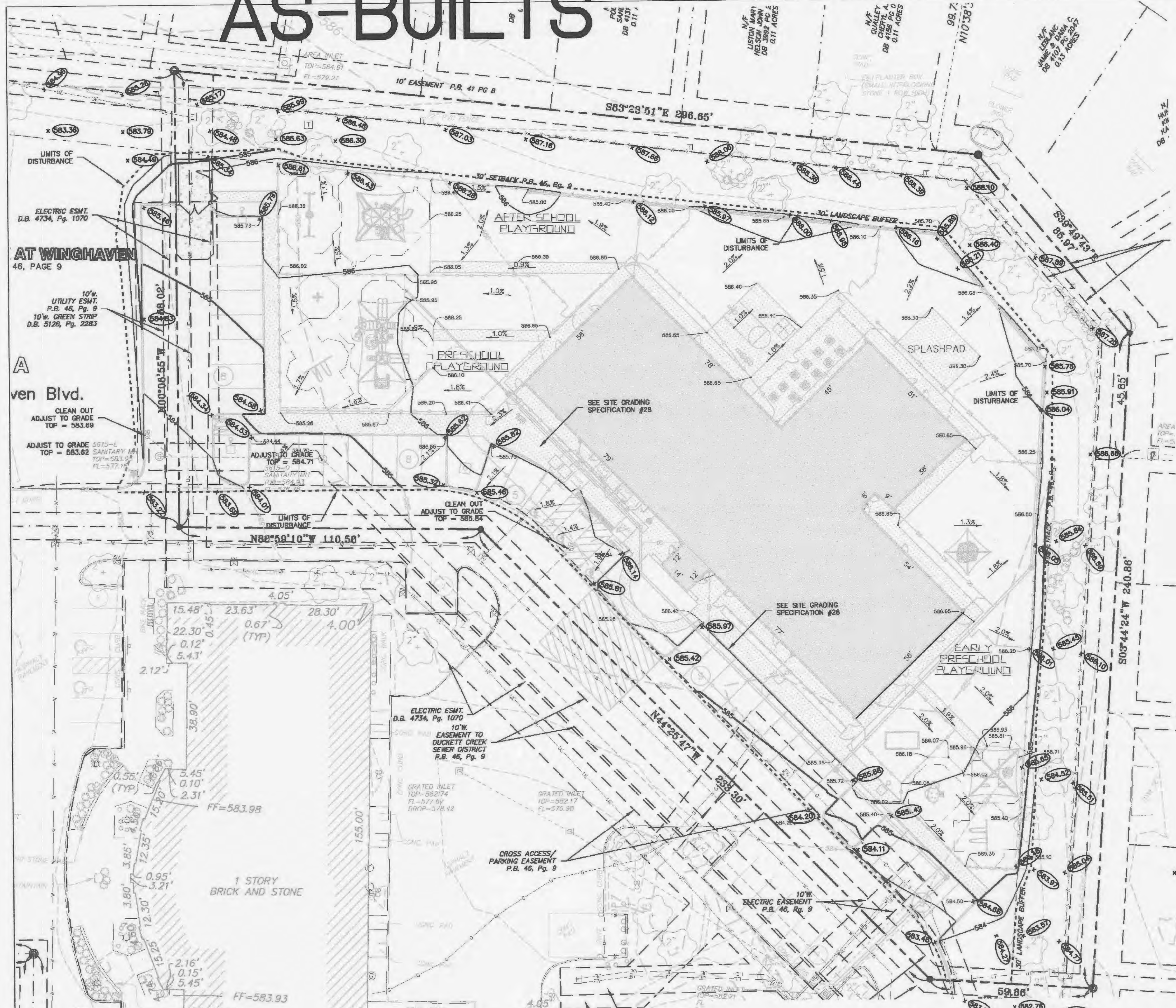
PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

**NOTE: ALL ITEMS THAT WILL BE DEMOLISHED
 HAVE BEEN REMOVED FOR CLARITY**

NOTE:
 NO WELLS, CISTERNS
 AND/OR SPRINGS EXIST ON
 THIS PROPERTY

14030-AS-BUILTS
 J:\14030\CD\14030-AS-BUILTS.dwg 02/05/2015 4:41:14 PM KAC/KAC

AS-BUILTS



AT WINGHAVEN
46, PAGE 9

aven Blvd.
CLEAN OUT
ADJUST TO GRADE
TOP = 583.69

ADJUST TO GRADE
TOP = 583.62

ADJUST TO GRADE
TOP = 584.71

ADJUST TO GRADE
TOP = 583.64

ADJUST TO GRADE
TOP = 583.98

ADJUST TO GRADE
TOP = 583.93

ADJUST TO GRADE
TOP = 583.93

ADJUST TO GRADE
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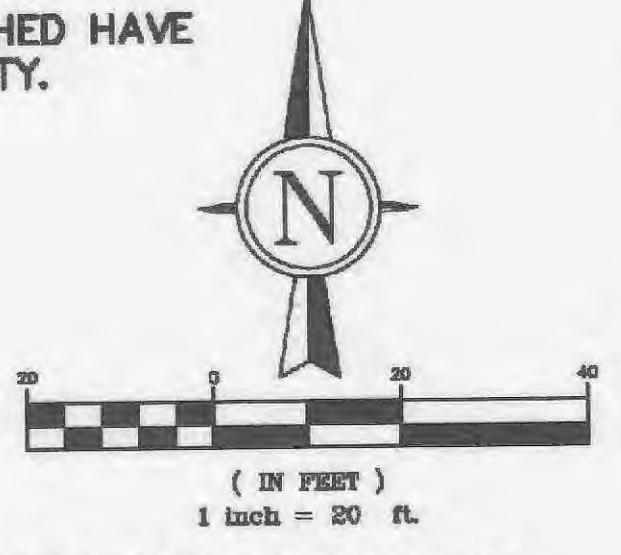
ADJUST TO GRADE
TOP = 583.93

ADJUST TO GRADE
TOP = 583.93

NOTE: ALL ITEMS TO BE DEMOLISHED HAVE BEEN REMOVED FOR CLARITY.

DETENTION IS PROVIDED WITH THE WINGHAVEN PHASE 1 DEVELOPMENT.

WATER QUALITY REQUIREMENTS HAVE BEEN PROVIDED WITH THE PHOENIX WALK AT WINGHAVEN DEVELOPMENT. (SEE STRUCTURE 1 AT PHOENIX PARKWAY)



SITE GRADING SPECIFICATIONS:

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR MUST CONTACT "DIG-RIE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.
- CONTRACTOR TO CONTACT ALL SEWER, GAS, TELEPHONE, WATERLINE AND ANY OTHER UTILITIES PRIOR TO CONSTRUCTION. ALL CONNECTIONS OR REPAIRS ARE TO BE MADE IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENTS.
- ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING, INC.
- ALL SIDEWALKS, 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.
- ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF OFFALLON STANDARDS.
- ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF OFFALLON, AND THE ST CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
- NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF OFFALLON AND THE OFFICE OF THE ENGINEER.
- ALL DRIVEWAYS INTERSECTING ROADWAYS SHALL HAVE ONSITE TURNAROUND CAPABILITY.
- STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
- PRESENT ZONING - HCO-PUD
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF OFFALLON.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF OFFALLON. REFER TO SILTATION NOTES.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISH ELEVATIONS ON PAVED AREAS.
- A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
- INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- THE OWNER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF OFFALLON STANDARDS.
- ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- PRIOR TO ISSUANCE OF FOUNDATION OR BUILDING PERMITS, ALL APPROVALS FROM THE CITY OF OFFALLON MUST BE RECEIVED.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE COMPOSED, SHALL BE REMOVED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL SIGNS ARE APPROVED BY A SEPARATE PERMIT THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT.
- THE OWNER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE OWNERS RESPONSIBILITY. THE OWNER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS.
- ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF OFFALLON.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANIES THE REMOVAL OF EXISTING UTILITY COMPANY FACILITIES THAT CONFLICT WITH THE NEW DEVELOPMENT AND THE INSTALLATION OF THE NEW SYSTEMS TO SERVE THE PROPOSED DEVELOPMENT.
- ALL CONSTRUCTION OF PUBLIC IMPROVEMENTS AND ALL CONSTRUCTION WITHIN CITY R.O.W. SHALL COMPLY WITH THE CITY STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS. THE CITY SHALL BE NOTIFIED AT LEAST 1 WEEK IN ADVANCE OF THE START OF SAID CONSTRUCTION AND ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO THE START OF SAID CONSTRUCTION.
- ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MOORED AASHTO 1-100 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO 1-99. 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 SIDEWALKS IN FRONT OF THE BUILDING AND ALL SITE SIDEWALKS SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2%.

EARTHWORK QUANTITIES:

NOTE: 15% SHRINKAGE FACTOR SHALL BE VERIFIED WITH GEOTECHNICAL CONSULTANT.

BULK OUT: 130 CY+ CUBIC YARD
BULK FILL: 955 CY (w/15% SHRINKAGE)+ CUBIC YARD
(825 CY TO BE HAULED ONTO SITE)

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF MATERIALS AND LABOR.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THESE PLANS AS PREPARED BY GRIMES CONSULTING.

ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO MOVE REQUIRED QUANTITY OF MATERIALS TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS LESS THAN TWENTY-FOUR INCHES IN DIAMETER, STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS; BASES FOR LIGHT STANDARDS; BUILDING FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO REMOVAL OF UNSUITABLE MATERIAL WHICH MUST BE REMOVED FROM SITE.

Benchmarks Project

N.G.S. (F-140) (Elev=542.80)
STANDARD DISK, STAMPED F-149
1935 AND SET IN THE TOP OF A CONCRETE POST.

SITE BENCHMARK 1:

(Elev=580.86) - SQUARE CUT ON THE CURB OF THE SOUTH END OF AN ISLAND AT THE INTERSECTION OF WINGHAVEN AND PHOENIX PARKWAY.

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1-800-344-7483
MISSOURI ONE-CALL SYSTEM INC.

Underground facilities, structures & utilities have been plotted from available surveys, records & information, and therefore, do not necessarily reflect the actual existence, nonexistence, size, type, number of, or location of these facilities, structures, & utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, & utilities, either shown or not shown on these plans. The underground facilities, structures, & 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.

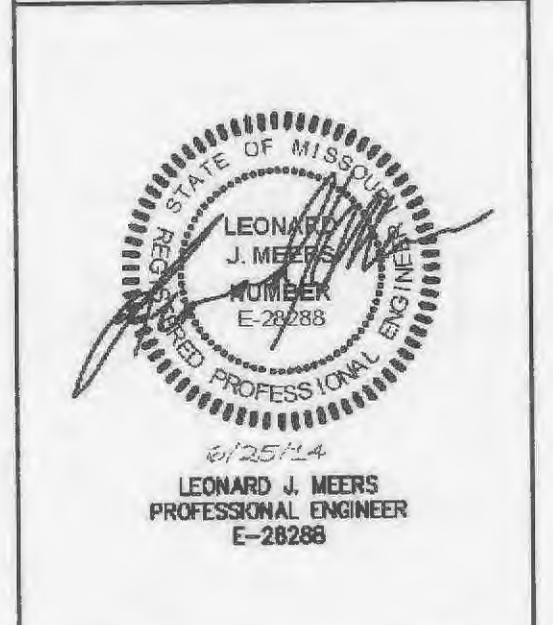
These "AS-BUILT" SANITARY & STORM plans are based on actual field observations conducted during DECEMBER 2014 & JANUARY 2015 and the results are shown hereon.

By:
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

PROJECT TITLE
PRIMROSE SCHOOL OF OFFALLON AT WINGHAVEN
7778 WINGHAVEN BLVD,
OFFALLON, MISSOURI

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
GRIMES CONSULTING, INC.
13200 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
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FAX: (314) 849-8010
www.grimesconsulting.com
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LEONARD J. MEERS
PROFESSIONAL ENGINEER
E-28288

Developer / Owner Information
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Mr. Emergence Contact: ALEX GONZALEZ
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Email: agonzales@evergre.com

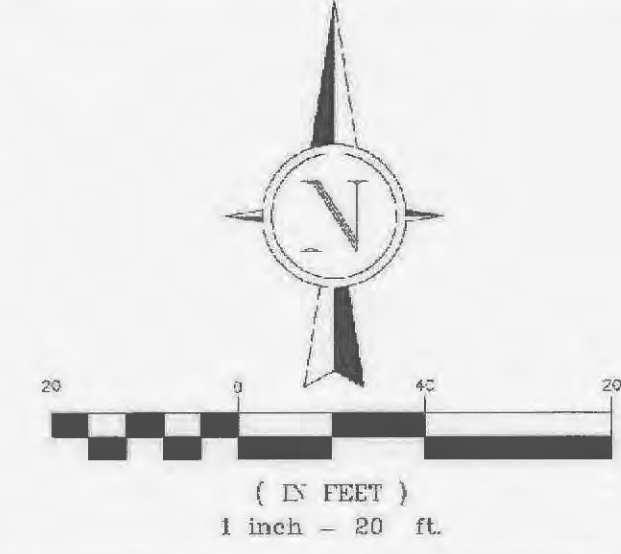
P+Z No. 983154.03
City No. TBD 14-00146-CP
Page No. **C7**
GC# 1482D

AS-BUILTS

DCSD NOTES:

- EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
- ADJUSTIVES OF DUCKETT CREEK SANITARY DISTRICT (DCSD) MANHOLES REQUIRES DCSD INSPECTION. CONTACT STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCE NOTICE IS REQUIRED.
- FOR DCSD MANHOLE ADJUSTMENT TO GRADE, THE MAXIMUM DISTANCE ALLOWED FROM THE TOP OF THE CONE SECTION TO GRADE IS EIGHTEEN (18) INCHES OF RISE. THE MAXIMUM DISTANCE ALLOWED FROM THE TOP MANHOLE STEP TO GRADE IS FIFTY ONE (51) INCHES.

ALL WATER PIPES OR VALLIS, AS WELL AS DETECTOR CHECK VALVES AND VALLIS, MUST BE LOCATED IN "GREENSPACES" AND MADE ACCESSIBLE FOR THE WATER DISTRICT PERSONNEL.



DEFLECTION IS PROVIDED WITH THE WINGHAVEN PHASE DEVELOPMENT.

WATER QUALITY REQUIREMENTS HAVE BEEN PROVIDED WITH THE PHOENIX WALK AT WINGHAVEN DEVELOPMENT. (SEE STRUCTURE 1 AT PHOENIX PARKWAY)

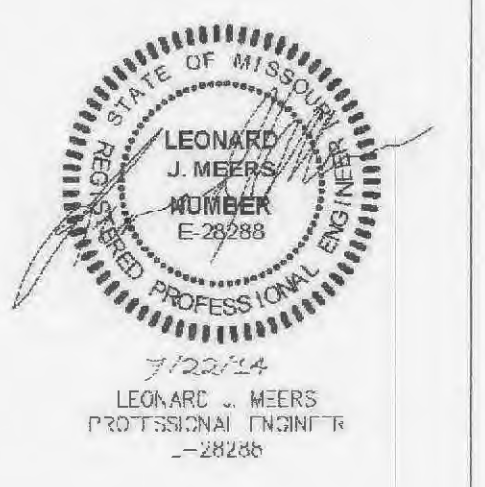
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By *Stanley M. Mundwiler* 3/13/15
STANLEY M. MUNDWILER,
 P.L.S., #2005019226
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

PROJECT TITLE
**PRIMROSE SCHOOL
 OF OFALLON AT
 WINGHAVEN**
 7778 WINGHAVEN BLVD,
 OFALLON, MISSOURI

GRIMES CONSULTING, INC.
 Civil Engineering & Surveying Services
 12122 N. WILSON ROAD,
 SUITE 100,
 O'FALLON, MO 63328
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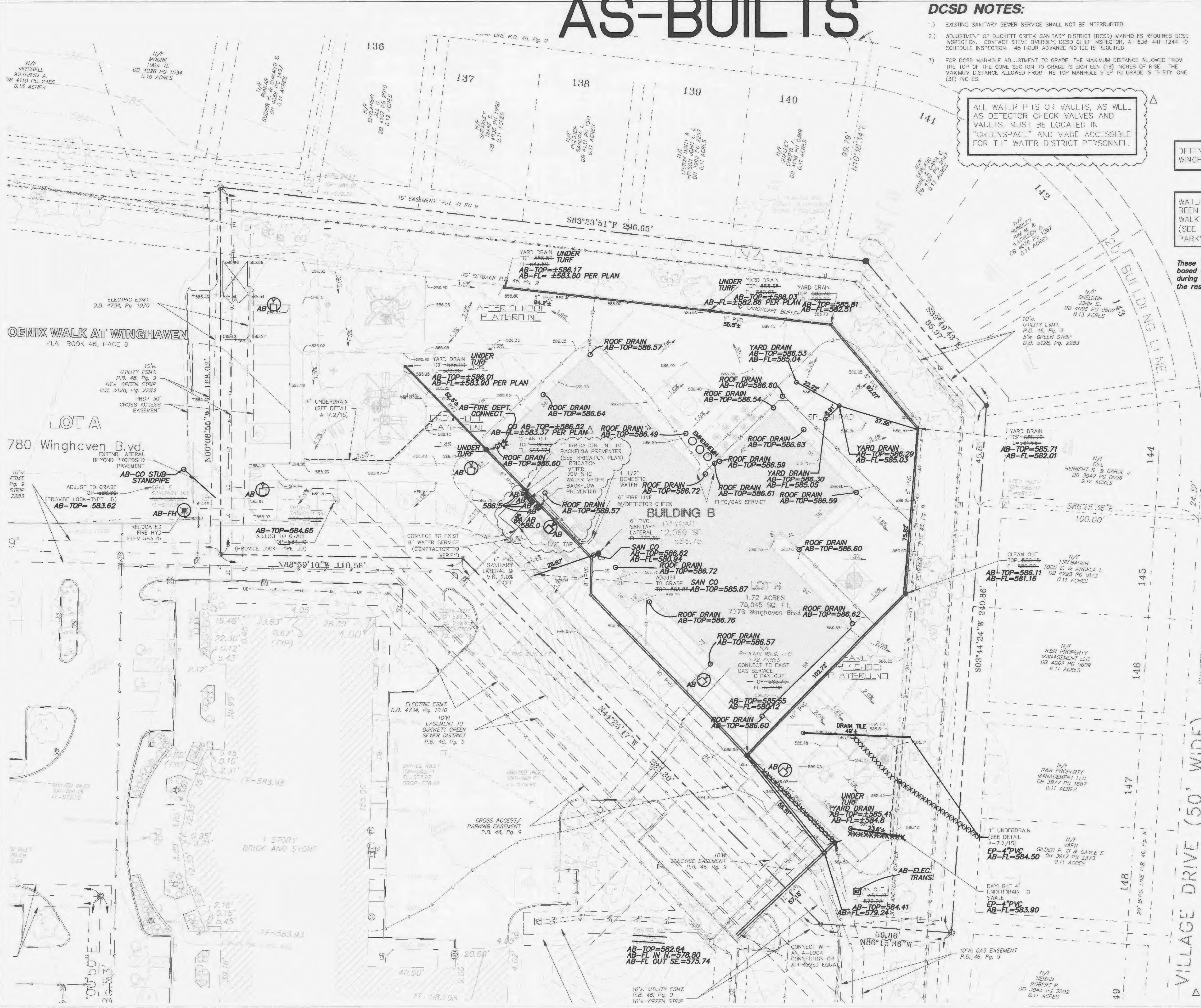


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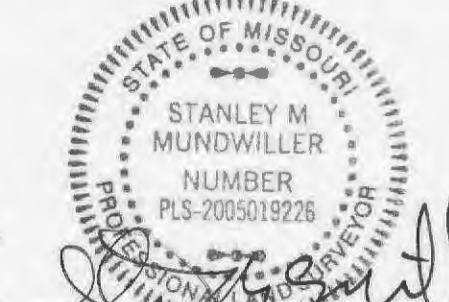


14030-AS BUILTS
 JUN 16 2015 10:42 AM REV. GRADES AT DUMPSIER 09/22/2014 12:48 P.M. REV. NUMBER

REVISED FOR IRRIGATION CONNECTION 07/22/14
 City of O'Fallon Standard Commercial Notes and Details - June 2010

AS-BUILTS

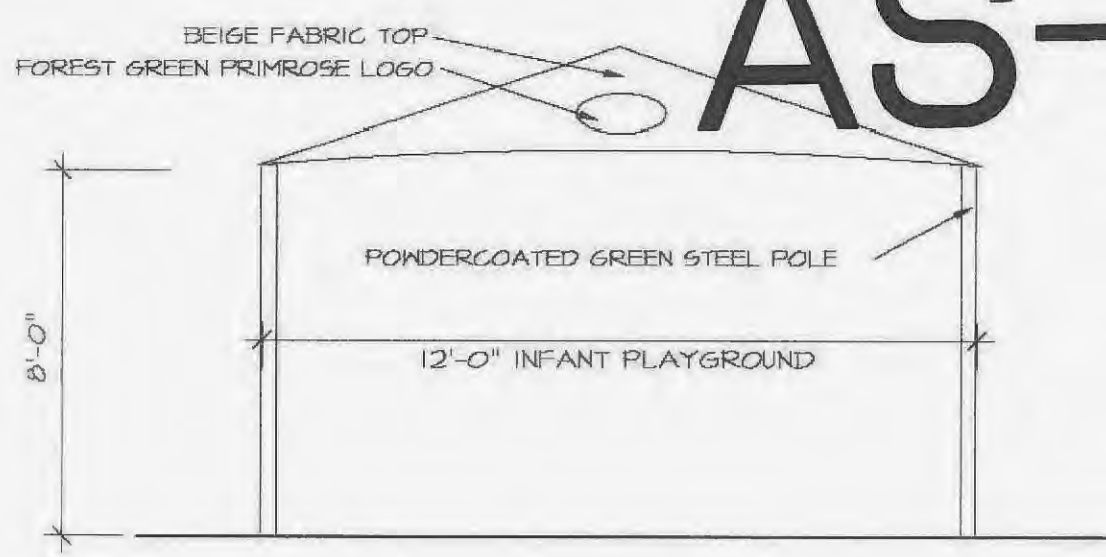
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① SHADE SHELTER ELEVATION

1/4" = 1'-0"

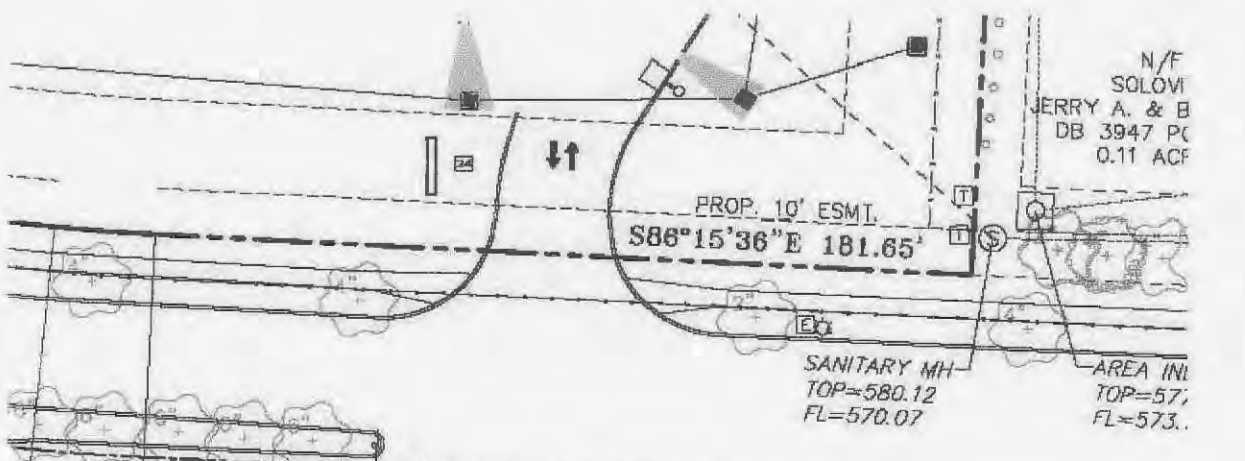


GENERAL NOTES

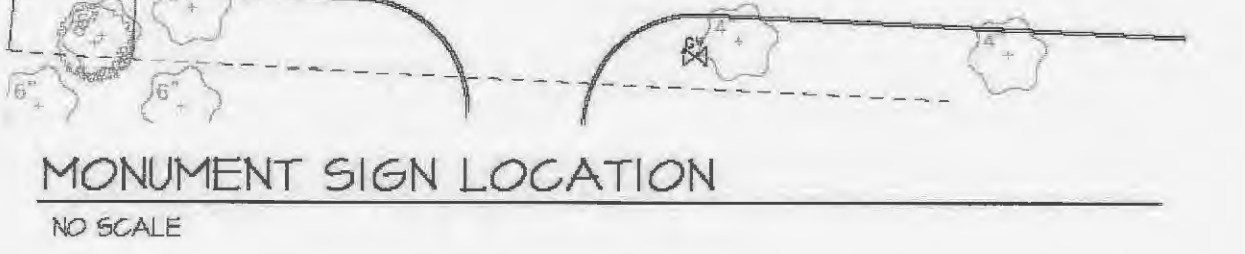
- ENTRAPMENT: THE DISTANCE BETWEEN ANY OPPOSING SURFACES SHALL NOT BE GREATER THAN 3.5 INCHES AND LESS THAN 9 INCHES.
- CONTRACTOR TO FURNISH, ASSEMBLE AND INSTALL PER MANUFACTURER'S INSTRUCTIONS ALL EQUIPMENT LISTED ON THIS PLAN UNLESS OTHERWISE NOTED.
- CONCRETE EXPANSION JOINTS ARE TO BE PLANNED AND SET WITH CONSIDERATION TO OVERALL SITE LAYOUT AND DESIGN. EXPANSION JOINTS SHALL OCCUR TO CREATE SQUARES NO GREATER THAN 20 FEET IN EACH DIRECTION. CONTROL JOINTS SHALL BE 1/2 INCH DEEP TOOLED JOINTS AND GREAT SQUARES NO GREATER THAN 10 FEET X 10 FEET IN EACH DIRECTION.
- CONCRETE WALKS SHALL BE FLUSH AT FF WITH A 2% MAX FALL. SIDEWALKS ELSEWHERE SHALL BE 2" MIN BELOW FF AND SLOPING AWAY FROM THE BUILDING AT 2% MAX SLOPE ACROSS PLAY SURFACING SHALL BE 2% AT FALL SURFACES - SODDED AREAS 8% . PATH OF TRAVEL FROM PUBLIC WALK TO FRONT DOOR SHALL BE 5% MAX WITH A 1% MAX CROSS SLOPE.
- DO NOT USE TOXIC PLANTS. EXISTING PLANTS SHALL BE EVALUATED AND HAZARDOUS PLANTS REMOVED. CONTACT OWNER FOR LIST OF POISONOUS PLANTS. CONTRACTOR IS RESPONSIBLE FOR ENSURING NO POISONOUS PLANTS ARE USED. PLANTS WHICH HAVE FRUITS THAT POSE A CHOKING HAZARD SHALL NOT BE USED. PLANTS WITH OTHER HAZARDS SUCH AS THORNS SHALL NOT BE USED. EXISTING VEGETATION SHALL BE PROTECTED WHEREVER POSSIBLE.
- NO TREES SHALL BE PLANTED WITHIN 10' OF A UTILITY LINE UNLESS APPROVED BY OWNER.
- TREES AND SHRUBS SHALL NOT INTERFERE WITH PHYSICAL OR SIGHT CLEARANCES REQUIRED FOR VEHICLE OR PEDESTRIAN TRAFFIC WITHIN AND ACCESSING THE SITE, BOTH INITIALLY AND THROUGH MATURITY.
- IF A METAL OR CONCRETE MON STRIP IS USED, IT SHALL BE FLUSH WITH GRADE AND PREFERABLY OUTSIDE OF THE PLAYGROUND FENCE. THERE SHALL BE NO PROTRUDING OBJECTS ON THE PLAYGROUND.
- FILL GAPS IN SOD WITH SANDY TOPSOIL AND LIGHTLY ROLL TO BRING THE ROOTS OF THE GRASS INTO FIRM CONTACT WITH THE SOIL SO THAT SOIL MOISTURE IS AVAILABLE TO THE ROOTS AND THE SOD CAN "KNIT" WITH THE SOIL SOONER. ROLLING ISNT FOR SMOOTHING OUT THE BUMPS, THAT IS DONE BY PROPER SITE PREPARATION BEFORE LAYING THE SOD.

KEYNOTES

- EARLY PRESCHOOL PLAYGROUND EQUIPMENT - SEE 1/A-1,2
- FRESHCHOOL PLAYGROUND EQUIPMENT - SEE 2/A-1,2
- AFTER SCHOOL PLAYGROUND EQUIPMENT - SEE 4/A-1,2
- BASKETBALL GOAL & STRIPING - SEE 5 & 11/A-1,2
- 4-SQUARE - PAINTED - SEE 6/A-1,2
- HOPSCOTCH - PAINTED - SEE 1/A-1,2
- MAILBOX - SEE 8/A-1,2
- SMOKE FREE SIGN - SEE 9/A-1,2
- PARENT INFORMATION BOX - SEE 9/A-1,2
- BUCKLE UP SIGN - SEE 9/A-1,2
- 5'W SIDEWALK - SEE 13/A-1,2
- PRIMROSE PATCH SIGN - SEE 9/A-1,2
- PRIMROSE PATCH - 6'x12' - SEE 12/A-1,2
- 4" BLACK WROUGHT IRON FENCE, TYP IN FRONT
- 4" BLACK WROUGHT IRON FENCE, TYPICAL ALL INTERIOR FENCES - SEE 6 & 7/A-1,1
- 6" BLACK WROUGHT IRON FENCE, TYPICAL ALL EXTERIOR FENCES - SEE 6 & 7/A-1,1
- 4" W BLACK GATE TO MATCH FENCE MATERIAL, TYPICAL
- 8" W DOUBLE BLACK GATE TO MATCH FENCE MATERIAL, TYPICAL
- IRRIGATED SOD IN BASE BID, ARTIFICIAL TURF IN ALTERNATE BID #2
- IRRIGATED SOD - BASE BID & ALTERNATES #2 (PRIM PATCH & INFANT PLAYGROUNDS)
- WOOD FILL SURFACE IN BASE BID, RUBBER CHIPS IN ALTERNATE #1
- 12'x12' SUNPOTS SUNSHADE - SEE 22/A-1
- FLAGPOLE - SEE 5/A-1,1
- MONUMENT SIGN - SEE DETAILS B & C SHEET A.1 - SEE C6 FOR LOCATION
- 4" VINYL FENCE WITH 3' GATE - SEE A.1
- CONDENSING UNITS BEHIND 4" SOLID VINYL FENCE - SEE A-1,1
- LOT LIGHT - SEE PHOTOMETRIC PLAN
- PARKING LOT WITH STRIPING, SEE CIVIL DRAWINGS
- H.C. PARKING SIGNAGE - SEE CIVIL SHEET C-4.
- PROPOSED MASONRY TRASH ENCLOSURE, WITH CONC. APPROACH, SEE 1,2,3,4/A-1,1. VERIFY SIZE W/ LOCAL MUNICIPAL AGENCY REGM'TS.
- AREA OF SAFE DISPERSAL - 50 FT. MIN FROM BUILDING
- SPLASH PAD EQUIPMENT W/ 4'-0" HIGH FENCE AND 3'-0" WIDE GATE
- SPLASH PAD (PROVIDE \$40,000 ALLOWANCE)

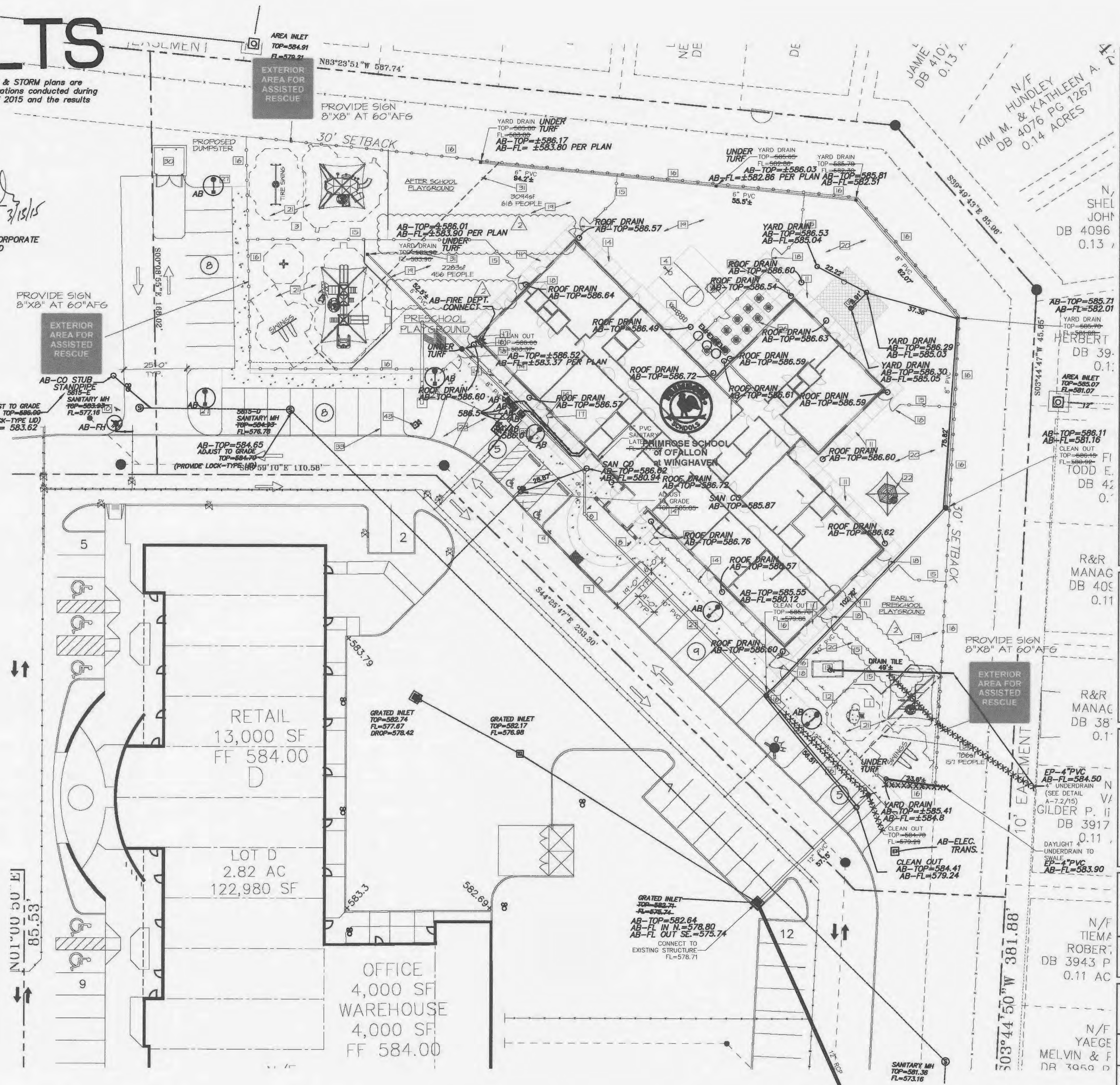


PHOENIX PARKWAY (100' WIDE)



MONUMENT SIGN LOCATION

NO SCALE



We are in compliance with Article XIII of the Zoning Code, Performance Standards.
 We are in conformance with the City's adopted Comprehensive Plan.

SITE DATA

BUILDING AREA	12,000± S.F.
PARKING AREA	1,442 S.F. - 56 STALLS
PLAYGROUND AREA	24,217 S.F.
MISCELLANEOUS AREA	31,386 S.F.
TOTAL SITE AREA	75,045 S.F. - 1.72 AC.

ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

NORTH

P & Z No. 9831.54.03
 City No. 14-00146-CP

A New Building For:

Primrose School Franchising Company
 3660 Cedarcrest Road
 Acworth, Georgia 30101
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 Primrose School Franchising Company

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Children's Design Group
 Mark D. Pavey A.I.A. - Architect
 1114 EAGLES CREEKWAY
 AOWORTH, GA 30101
 (770) 485-8406
 (206) 350-0593 Fax
 child.design@minutispring.com

STATE OF MISSOURI
 MARK D. PAVEY
 ARCHITECT

ELECTRONIC SEAL & SIGNATURE

Site:
 PRIMROSE SCHOOL OF OFALLON AT WINGHAVEN
 1118 WINGHAVEN BLVD
 OFALLON, MO 63368

Building Type:
 MO-2014-L

Drawing Title:
 ARCHITECTURAL SITE PLAN #2

Date: 3/15/2014
 Dwn: MDP
 Ckd: MDP

Drawing Number:
 X-1

Revisions:
 1/ 5/11/2014
 2/ 2/12/2015

CONSTRUCTION SET