

PROJECT DATA				
BUILDINGS	PAVED AREAS	PLAY YARDS	LANDSCAPED AREAS	TOTAL SQ. FT.
7,920 (17.0%)	20,866 (44.7%)	11,740 (25.2%)	6,121 (13.1%)	46,647

PLANT SCHEDULE (NOTE LANDSCAPING NOT SHOWN TO SCALE)

● -16	WHITE PINE	Pinus strobus	6' TALL
○ -5	BECHTELS FLOWERING CRAB	Malus ioensis "Plena"	4' TALL
○ -4	MUGO PINE	Pinus mugo mughus	2 GAL.
○ -14	EMERALD N' GOLD EUONYMUS	Euonymus fortunei "Emerald 'n Gold"	2 GAL.
○ -7	DWARF BURNING BUSH	Euonymus alatus 'Compacta'	2 GAL.

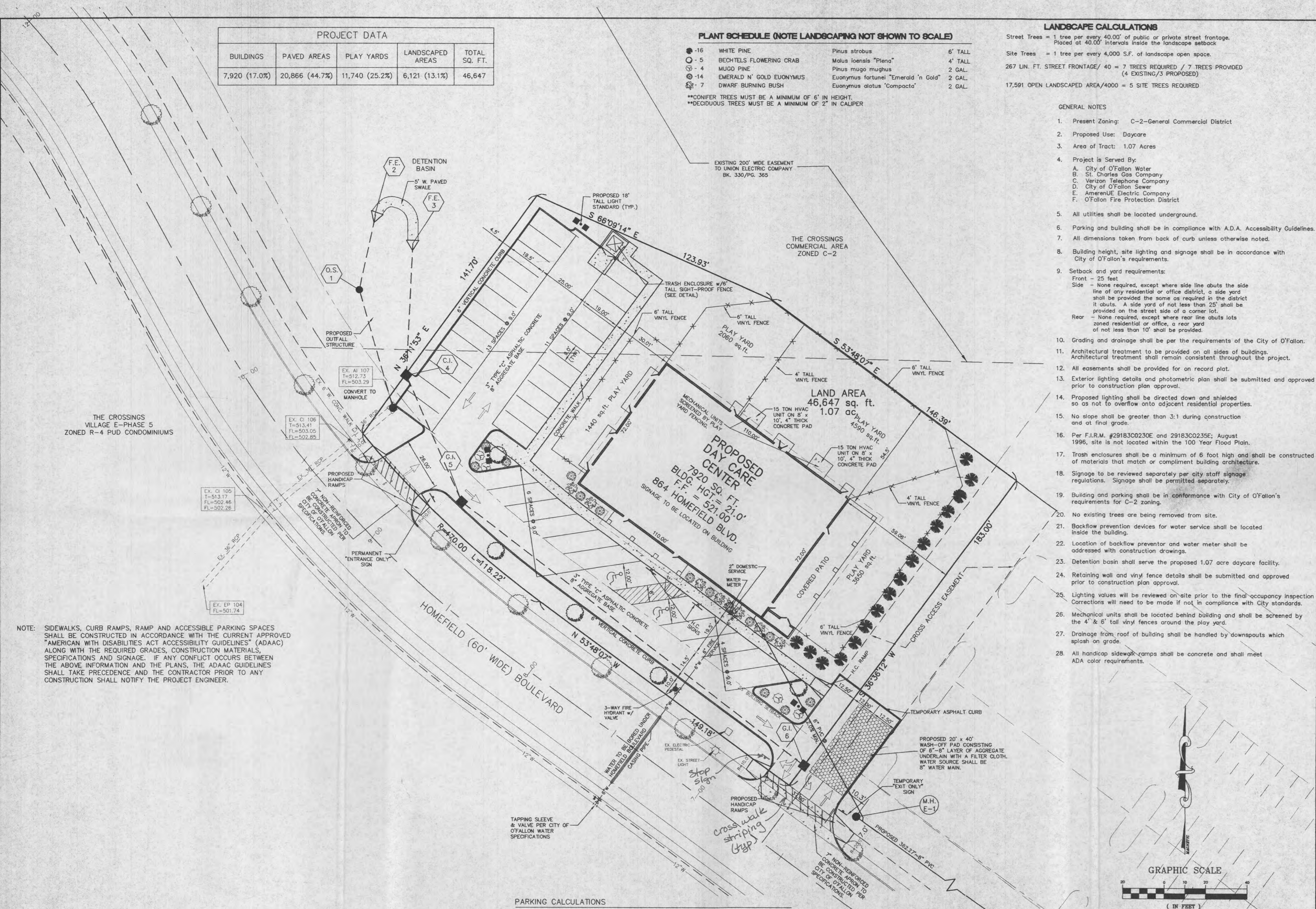
**CONIFER TREES MUST BE A MINIMUM OF 6' IN HEIGHT.
 **DECIDUOUS TREES MUST BE A MINIMUM OF 2" IN CALIPER

LANDSCAPE CALCULATIONS

Street Trees = 1 tree per every 40.00' of public or private street frontage.
 Placed at 40.00' intervals inside the landscape setback
 Site Trees = 1 tree per every 4,000 S.F. of landscape open space.
 267 LIN. FT. STREET FRONTAGE / 40 = 7 TREES REQUIRED / 7 TREES PROVIDED
 (4 EXISTING/3 PROPOSED)
 17,591 OPEN LANDSCAPED AREA/4000 = 5 SITE TREES REQUIRED

GENERAL NOTES

- Present Zoning: C-2-General Commercial District
- Proposed Use: Daycare
- Area of Tract: 1.07 Acres
- Project is Served By:
 A. City of O'Fallon Water
 B. St. Charles Gas Company
 C. Verizon Telephone Company
 D. City of O'Fallon Sewer
 E. AmerenUE Electric Company
 F. O'Fallon Fire Protection District
- All utilities shall be located underground.
- Parking and building shall be in compliance with A.D.A. Accessibility Guidelines.
- All dimensions taken from back of curb unless otherwise noted.
- Building height, site lighting and signage shall be in accordance with City of O'Fallon's requirements.
- Setback and yard requirements:
 Front - 25 feet
 Side - None required, except where side line abuts the side line of any residential or office district, a side yard shall be provided the same as required in the district it abuts. A side yard of not less than 25' shall be provided on the street side of a corner lot.
 Rear - None required, except where rear line abuts lots zoned residential or office, a rear yard of not less than 10' shall be provided.
- Grading and drainage shall be per the requirements of the City of O'Fallon.
- Architectural treatment shall be provided on all sides of buildings. Architectural treatment shall remain consistent throughout the project.
- All easements shall be provided for on record plat.
- Exterior lighting details and photometric plan shall be submitted and approved prior to construction plan approval.
- Proposed lighting shall be directed down and shielded so as not to overflow onto adjacent residential properties.
- No slope shall be greater than 3:1 during construction and at final grade.
- Per F.I.R.M. #29183C0230E and 29183C0235E; August 1996, site is not located within the 100 Year Flood Plain.
- Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or compliment building architecture.
- Signage to be reviewed separately per city staff signage regulations. Signage shall be permitted separately.
- Building and parking shall be in conformance with City of O'Fallon's requirements for C-2 zoning.
- No existing trees are being removed from site.
- Backflow prevention devices for water service shall be located inside the building.
- Location of backflow preventor and water meter shall be addressed with construction drawings.
- Detention basin shall serve the proposed 1.07 acre daycare facility.
- Retaining wall and vinyl fence details shall be submitted and approved prior to construction plan approval.
- 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.
- Mechanical units shall be located behind building and shall be screened by the 4' & 6' tall vinyl fences around the play yard.
- Drainage from roof of building shall be handled by downspouts which splash on grade.
- All handicap sidewalk ramps shall be concrete and shall meet ADA color requirements.



NOTE: SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.

PARKING CALCULATIONS
 DAYCARE 34 SPACES REQ'D./36 SPACES PROVIDED (INCLUDES 2 ACCESSIBLE SPACES)
 DAYCARE: 1 FOR EACH 10 PUPILS PLUS 1 FOR EACH EMPLOYEE
 140 CHILDREN/10 = 14 SPACES
 20 EMPLOYEES/1 = 20 SPACES
 PARKING REQUIRED = 34 SPACES

UTILITY NOTE:
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS
 353 Mid Rivers Mall Drive
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

BRIGHT START DAYCARE
 864 HOMEFIELD BOULEVARD
 O'FALLON, MISSOURI
 Prepared For:
T.R. HUGHES, INC.
 239 FOX HILL ROAD
 O'FALLON, MO 63301
 (636) 949-9300

REVISIONS NO.	DATE	PER CITY OF O'FALLON	PER CITY OF O'FALLON/DEVELOPER	PER CITY OF O'FALLON BUILDING DEPT.
01	05-28-02			
02	08-08-02			
03	08-20-02			
04	09-25-02			

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT RAY & SILVER, INC.
 STATE OF MISSOURI
 REGISTERED PROFESSIONAL ENGINEERS
 HAROLD J. BAPTCH
 NUMBER E-17751

DRAWN D.L.STOSZ	DATE 04-15-02
CHECKED D.W.BYRD	DATE 04-15-02
PROJECT # 01212.TRHU.00C	TASK # 2 FIELD BOOK

BRIGHT START DAYCARE
 SITE PLAN
 SHEET 2 OF 7
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