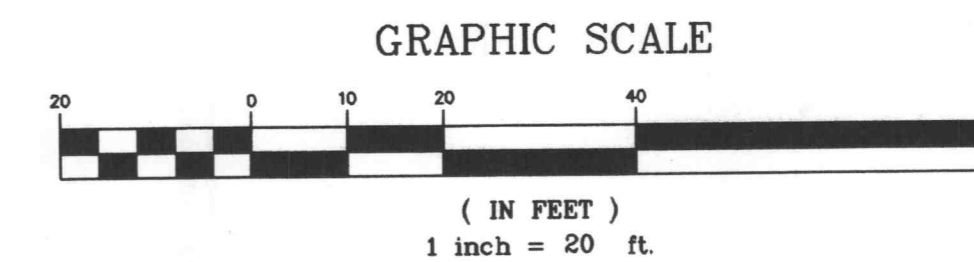


PARKING REQUIREMENTS
 DAYCARE CENTER - 1 PS PER 6 PUPILS PLUS 1 PER EMPLOYEE
 132 PUPILS & 18 EMPLOYEES

PARKING REQUIRED	40 PS
PARKING PROVIDED	42 PS
DIFFERENCE	2 PS



- GENERAL NOTES**
- Present Zoning: HTCD (P.U.D.) High Tech Corridor District
 - Proposed Use: Day Care Center
 - Area of Tract: 1.45 Acres
 - Project is Served By:
 - Public Water Supply District #2
 - St. Charles Gas Company
 - CenturyTel Telephone Company
 - Duckett Creek Sewer District
 - AmerenUE
 - Wentzville 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:
 - From Phoenix Parkway - 30 feet
 - Front - 15 feet
 - Side - 15 feet
 - Rear - 15 feet
 - Grading and drainage shall be per the requirements of the City of O'Fallon.
 - Architectural treatment to 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. Wall pack lighting shall not be permitted. Lighting details and photometrics in accordance with the City's standards shall be submitted and approved prior to construction approval.
 - No slope shall be greater than 3:1 during construction and at final grade.
 - Per F.I.R.M. #29183C0240E, August 2, 1996, site lies within Zone "X" (areas outside the 500-year floodplain).
 - Trash enclosures shall be a minimum of 6 foot high and shall be constructed of materials that match or complement building architecture. Enclosures shall have vinyl gates matching building colors.
 - Signage locations and sizes to be reviewed separately through the Planning Division. Signage shall be permitted separately.
 - Building and parking shall be in conformance with City of O'Fallon's requirements for HTCD PUD zoning.
 - Backflow prevention devices for water service shall be located inside the building.
 - Location of backflow preventer and water services shall be addressed with architectural drawings. Water meter locations shall be coordinated with water company.
 - Demonstrate compliance with Article XIII of the Zoning Code, Performance Standards.
 - All trash pick up and loading and unloading operations will not occur between the hours of 7:00 p.m. and 7:00 a.m.
 - Development will remain as one lot, no subdividing of lot is proposed.
 - No outdoor display of materials or products, temporary or otherwise, shall occur beyond the area between the front of the building and the driveway aisle. No such materials shall be attached or affixed to any exterior wall.
 - Lighting values will be reviewed on site prior to final occupancy inspection.
 - All proposed fencing requires a separate permit 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 City and MoDOT). Signs designating street name shall be on the opposite side of the street from traffic control signs.
 - All HVAC and mechanical units on site shall be properly screened as required by City Code. Rooftop units shall be screened by a parapet wall that extends around the entire perimeter of the building; the parapet shall have a minimum height that is at least as tall as the tallest unit mounted on the roof. All 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.
 - Utility contractor shall coordinate utility connections with general contractor.
 - Detention has been provided for in the Winhaven regional detention system.
 - Site shall comply with the Tree Preservation Ordinance, Chapter 23 of the Zoning Code.
 - In compliance with Phase II Storm water guidelines this development shall provide long term post construction BMP's such as: low impact design, source controls and treatment controls that protects water quality and controls run off to the maximum extent practical.
 - Sanitary service shall come from inside building.
 - Site shall comply with Phase II Storm Water Guidelines by utilizing a Bioretention cell at existing curb inlet. See detail and specs on sheet 7.
 - The proposed development shall provide post construction Best Management Practices, such as low impact design, source controls and treatment controls that protect water quality, and controls for run-off to the maximum extent possible.
 - Existing landscaping to be relocated along Phoenix Parkway to match current configuration.

PICKETT RAY & SILVER
 CIVIL ENGINEERS
 PLANNERS
 LAND SURVEYORS

333 Mid Rivers Mall Drive
 St. Peters, MO 63376
 Phone (636) 397-1211
 Fax (636) 397-1104

**THE GODDARD SCHOOL FOR
 EARLY CHILDHOOD DEVELOPMENT
 IMPROVEMENT PLANS**

9008 PHOENIX PKWY, OFALLON, MO

Prepared For:
LIVE TO PLAY PROPERTIES, LLC

REV. NO.	DATE	DESCRIPTION
1	4-13-06	PER THE CITY OF OFALLON
2	5-22-06	PER THE CITY OF OFALLON

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.

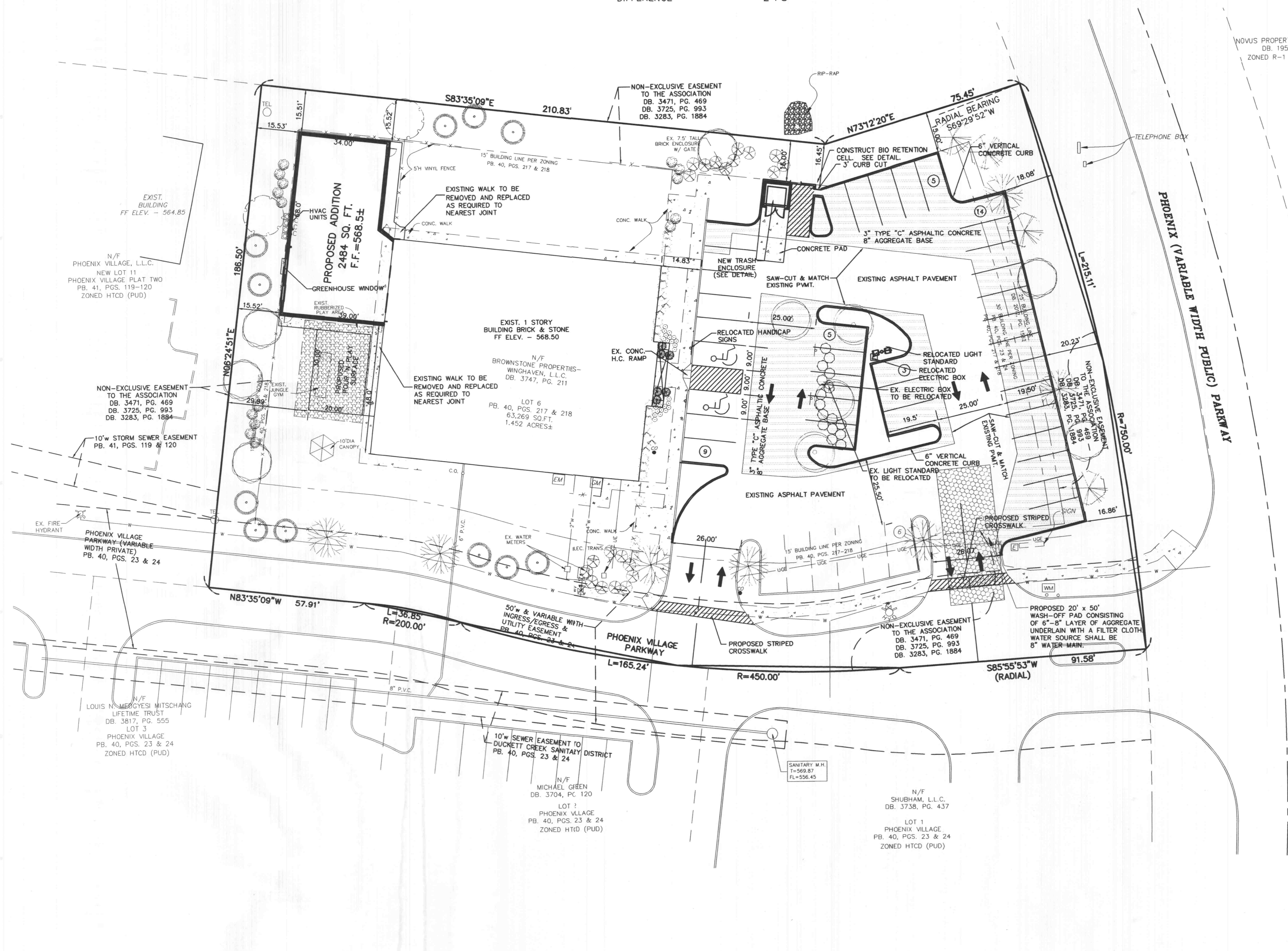
HAROLD J. HATCH
 REGISTERED PROFESSIONAL ENGINEER
 NUMBER E-17751

DRAWN D.L.S./B.L.P.	DATE 02-23-06
CHECKED D.BYRD	DATE 02-23-06
PROJECT # 05258.RINA.OOC	TASK # 2
FIELD BOOK	X

**GODDARD SCHOOL
 IMPROVEMENT PLANS
 SITE PLAN**

SHEET 3 OF 7

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SITE COVERAGE CALCULATIONS

BUILDING	PAVEMENT	PLAY AREA	LANDSCAPE	TOTAL SITE
10,683 SQ. FT.	24,313 SQ. FT.	8,345 SQ.FT.	19,929 SQ.FT.	63,270 SQ. FT.
16.9%	38.4%	13.2%	31.5%	

Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below. "Peel and stick" adhesive pads will not be allowed.

Manufacturer	Size	Adhesive	Style	Message (Part #)	Website
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains to Waterways (SDW-CC)	www.aspinational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains to Stream (# SDS)	www.dasmanufacturing.com

LEGAL DESCRIPTION FILE# 9831.43.01.01
 LOT 6 OF PHOENIX VILLAGE, A BOUNDARY ADJUSTMENT OF LOT 6 AND LOT 7, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 217 AND 218 OF THE ST. CHARLES COUNTY RECORDS.

NOT APPROVED FOR CONSTRUCTION

NOTE:
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

NOTE:
 THE BOUNDARY, EXISTING IMPROVEMENTS AND TOPO ON WHICH THESE PLANS ARE BASED WAS TAKEN FROM AN ALTA SURVEY PREPARED BY STOCK & ASSOCIATES, DATED JULY 19, 2005. PICKETT, RAY & SILVER, INC. HAS NOT VERIFIED THIS INFORMATION AND DOES NOT PURPORT TO ITS ACCURACY.