

S 08°02'58" E 44.86'
N 81°57'02" E 127.71'

AREA "B" - PHASE II
8.56 ACRES ±
(AREA B-PHASE I AND II)
FUTURE DEVELOPMENT
PUD (ORIGINALLY ZONED HTCD)

30' SETBACK PER ZONING
30' w. ESMT.
DB. 2012 PG. 1729
DB. 2192 PG. 381
DB. 2192 PG. 447

STORM DRAIN TO BE CONNECTED AT TIME OF FUTURE DEVELOPMENT

GRADE SWALE @ 1.00% TO DAYLIGHT. STABILIZE WITH SOD.

LANDSCAPE BERM

+2.5' = HEIGHT OF BERM ABOVE INDICATED GRADES

N/F
NOVUS PROPERTY HOLDINGS, L.L.C.
DB. 1953, PG. 436
ZONED HTCD

REMOVE SPOIL STOCKPILE ENTIRELY. HAVE GEOTECHNICAL ENGINEER DETERMINE STABILITY OF SUBGRADE SOILS BEFORE PLACING FILL

STORM DRAIN TO BE CONNECTED AT TIME OF FUTURE DEVELOPMENT

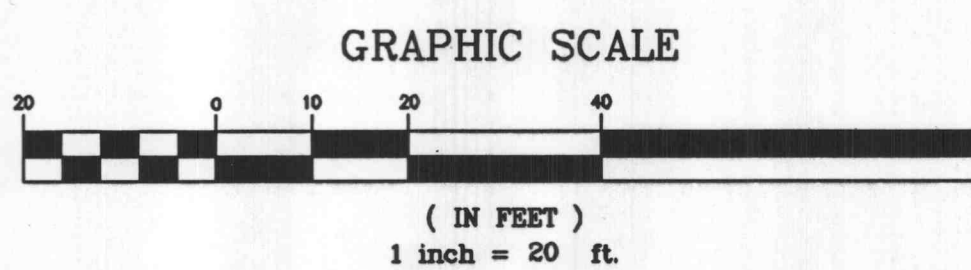
GRADE SWALE @ 1.00% TO DAYLIGHT. STABILIZE WITH SOD.

9008 Phoenix Parkway
PROPOSED LOT 6a
1.45 Acres ±
PROPOSED BUILDING
PRESCHOOL/NURSERY
8,000 Sq. Ft. ±
F.F.=568.50

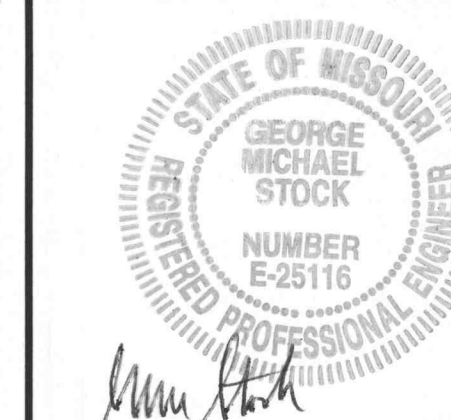
AREA "B" - PHASE I
PUD (ORIGINALLY ZONED HTCD)
USE = OFFICE

EXIST. 50' W INGRESS/EGRESS & UTILITY EASEMENT

PHOENIX VILLAGE PKWY. PAVEMENT:
2" TYPE "C" ASPH. CONC. ON
6" TYPE "X" ASPH. CONC.



P&Z 9831.43.01



GODDARD SCHOOL - WINGHAVEN
SITE & GRADING PLAN

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
425 NORTH NEW BALLAS ROAD
SUITE 165
ST. LOUIS, MO. 63141
PH. (314) 432-8100
FAX (314) 432-8171
e-mail: general@stockassoc.com

DRAWN BY: P.M.G.	DATE: 10/10/03	CHECKED BY: G.M.S.	DATE: 10/10/03	JOB NUMBER: 203-3120	SHEET: C4 of 9
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01/07/03 PER CITY COMMENTS OF 12/29/03
12/16/03 PER CITY COMMENTS OF 12/04/03
11/17/03 PER CITY COMMENTS OF 11/04/03 & AGENCY COMMENTS