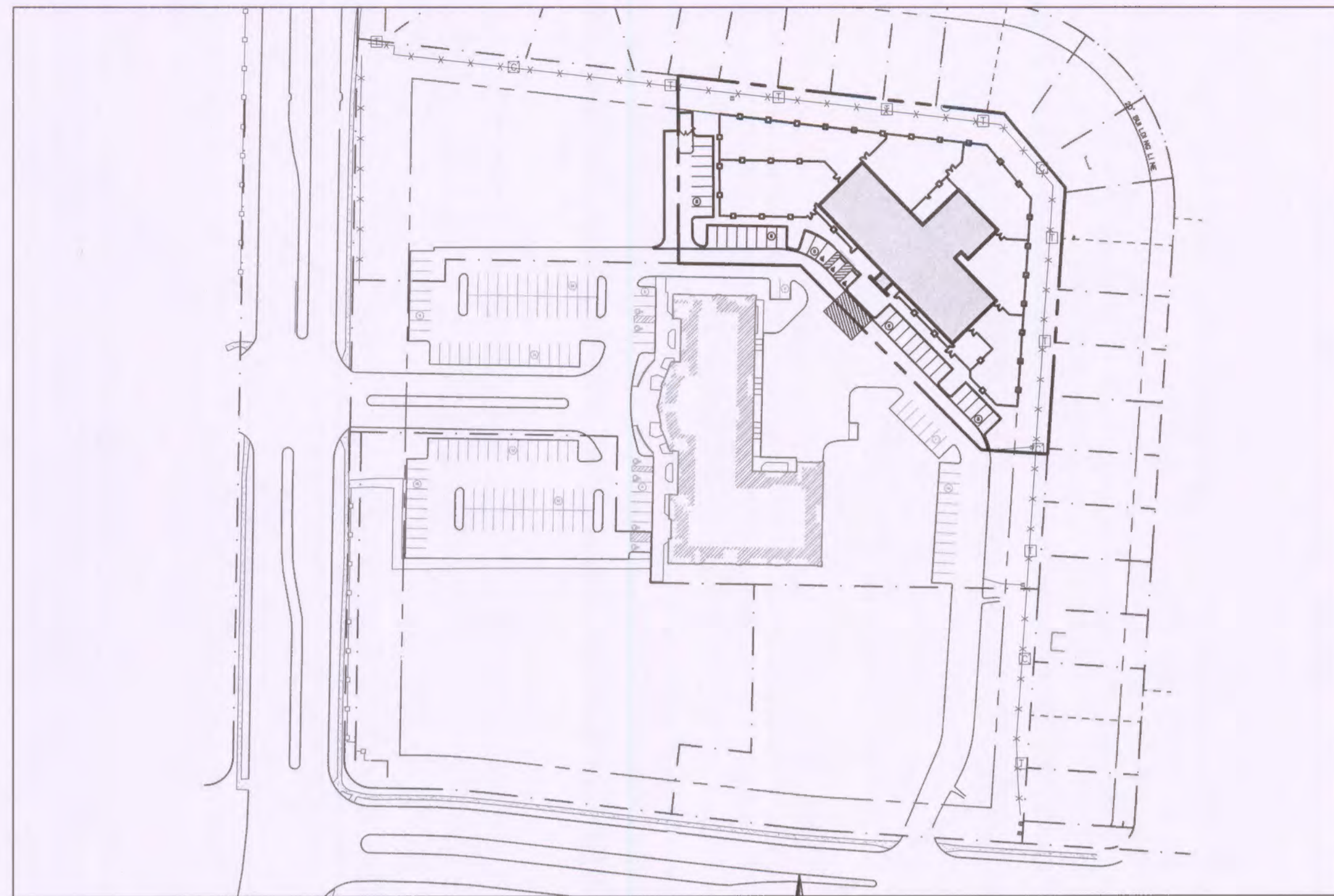


A SET OF CONSTRUCTION PLANS FOR PRIMROSE SCHOOL OF O'FALLON AT WINGHAVEN

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



Drawing Index

- 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

Plan View
1"=100'



Locator Map

Benchmarks

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

SITE BENCHMARK 1:
(Elev. 580.56) - SQUARE CUT ON THE
CURB OF THE SOUTH END OF AN
ISLAND AT THE INTERSECTION OF
WINGHAVEN AND PHOENIX PARKWAY.

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:
 - The construction site plans shall address the Municipal Code requirements listed below.
 - 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:
 - Any dead landscaping within the buffer yard of the subdivision shall be replaced. Staff will inspect the site in the spring to make sure the vegetation has been replaced.
 - The landscaping plan shall be revised with correct interior landscaping calculations in accordance with Section 400.510 A.13.a of the Code. Also, the mature height of the proposed vegetation must be provided.
 - The petitioner shall provide a letter of approval from the Fire District prior to construction plan approval.
 - 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.
 - 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/69pjt_PW_engineering.htm.
- 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.
- 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.
- 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

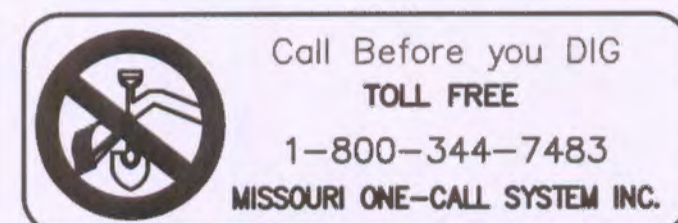
ADS - ADVANCED DRAINAGE SYSTEMS, INC.	MIN - MINIMUM	ELEV. - ELEVATION	S.Y. - SQUARE YARD
ATG - ADJUST TO GRADE	N.T.S. - NOT TO SCALE	EX. - EXISTING	SAN - SANITARY
B.M. - BENCHMARK	O.C. - ON CENTER	F.D. - FLOOR DRAIN	SCH - SCHEDULE
C.I. - CURB INLET	PAVT. - PAVEMENT	F.F. - FINISH FLOOR	SWPPP - STORM WATER 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 Construction work hours per City Ordinance 3429 as shown in section 500.420 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
8:00 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 Winghaven Boulevard
Side 30' from Phoenix Parkway
Rear 30'

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



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.

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

City approval of any construction site plans does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes. All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvement so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector. Lighting values will be reviewed on site prior to the final occupancy inspection.

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 2918300240 E. EFFECTIVE DATE: AUGUST 2, 1996

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: DATE 6-11-14
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
7778 WINGHAVEN BLVD,
O'FALLON, MISSOURI

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
12300 OLD TESSON ROAD
SUITE 3000
ST. LOUIS, MO 63128
PHONE: (314) 849-6000
FAX: (314) 849-6010
www.grimesconsulting.com
CONTACT: LENNY MEERS
EMAIL: lennym@grimesconsulting.com

LEONARD J. MEERS
REGISTERED PROFESSIONAL ENGINEER
E-28288
5/29/14

Fire Department
Wentzville Fire Protection District
209 West Pearce Blvd.
Wentzville, MO. 63385
Contact: 636-332-9889

Developer / Owner Information
EVERGREEN
2390 E CAMELBACK RD, PHOENIX, ARIZONA
Primary Contact: ALEX GONZALEZ
24 Hr. Emergency Contact: ALEX GONZALEZ
Phone: (602) 898-8600
Email: agonzalez@evergreen.com

P+Z No.
9831.54.03
City No.
TBD

Page No.
C1