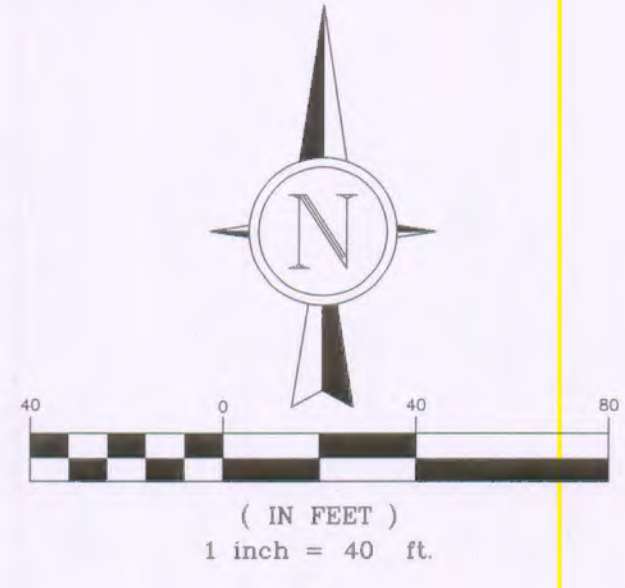


DETENTION IS PROVIDED WITH THE WINGHAVEN PHASE 1 DEVELOPMENT.

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



PARKING CALCULATIONS

LOT B:	
DAYCARE = 1 PER 6 PUPILS	182 PUPILS = 31 SPACES
DAYCARE = 1 PER 1 EMPLOYEE	22 EMPLOYEES = 22 SPACES
TOTAL REQUIRED = 53 SPACES	
PROPOSED = 35 SPACES	
LOT D EXISTING = 19 SPACES	
TOTAL PROVIDED = 54 SPACES	
H.C. ACCESSIBLE:	
TOTAL REQUIRED = 3 SPACES	TOTAL PROVIDED = 3 SPACES
BICYCLE:	
TOTAL REQUIRED = 4 SPACES	TOTAL PROVIDED = 4 SPACES
LOT D:	
DENTIST OFFICE - 3,285 / 200 = 17 SPACES	PHARMACY - 1792 / 250 = 8 SPACES
MEDICAL EQUIPMENT RETAIL - 4239 / 500 = 9 SPACES	MEDICAL EQUIPMENT STORAGE - 5,368 / 1000 = 6 SPACES
VACANT SPACE - 7505 / 1000 X 5.5 = 42 SPACES	CHARTER OFFICES - 2657 / 300 = 9 SPACES
TOTAL REQUIRED = 91 SPACES	
LOT B & D REQUIRED	144 SPACES
EXISTING (LOT D AS-BUILT)	35 SPACES
PROPOSED (LOT B)	162 SPACES
TOTAL	182 SPACES

GENERAL NOTES:

- THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, 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 OR IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.
- 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 FEMA FIRM MAP NUMBER 29183C0240 E, 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 O'FALLON.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF O'FALLON.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE CONSTRUCTION MANAGER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED PER THE CITY OF O'FALLON.
- 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.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- A GRADING PERMIT IS REQUIRED FOR GRADING ON THE SITE.
- INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- THE CONSTRUCTION MANAGER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF O'FALLON 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-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.
- INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION IF PROPOSED, SHALL BE REVIEWED BY THE ODESSA DEPARTMENT OF PUBLIC WORKS FOR SIGN DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
- 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 OWNER'S RESPONSIBILITY. THE OWNER SHOULD ALSO 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 DISTURBED EARTH AREAS WITHIN CITY OF O'FALLON RIGHT-OF-WAY SHALL BE SEEDDED.
- THE OWNER SHALL AT ALL TIMES, CONTAIN MUD AND OTHER SPILLS ON THIS SITE. NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO DEPOSIT MUD OR ANY OTHER MATERIAL 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 FLAGMEN, 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.

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

PROJECT TITLE
PRIMROSE SCHOOL OF O'FALLON AT WINGHAVEN
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5/20/14
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 PROFESSIONAL ENGINEER
 E-28288

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 City No. TBD
 Page No.

C6
 City of O'Fallon Overall Site Plan