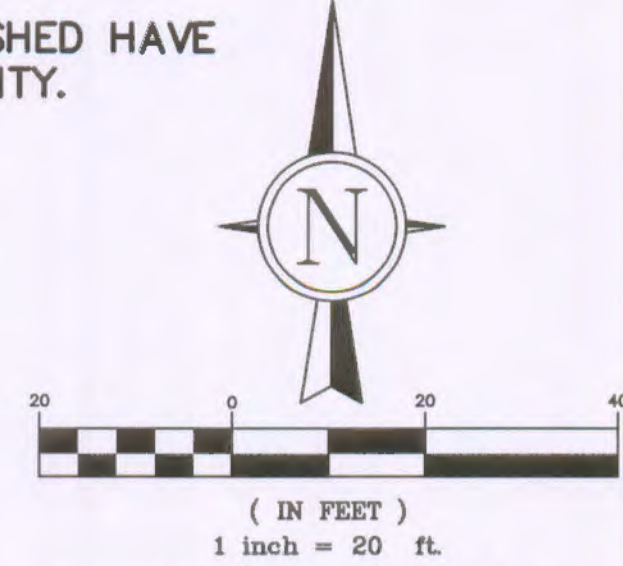


NOTE: ALL ITEMS TO BE DEMOLISHED HAVE BEEN REMOVED FOR CLARITY.

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)



**SITE GRADING SPECIFICATIONS:**

1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, 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 OF IMPROVEMENTS.
2. CONTRACTOR MUST CONTACT "DIG-RITE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.
3. CONTRACTOR TO CONTACT ALL SEWER, GAS, TELEPHONE, WATERLINE AND ANY OTHER UTILITIES PRIOR TO CONSTRUCTION. ALL CONNECTIONS OR REPAIRS ARE TO BE MADE IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENTS.
4. ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
5. BOUNDARY AND TOPOGRAPHIC SURVEY BY GRIMES CONSULTING, INC.
6. ALL SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR, PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
7. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO THE CITY OF O'FALLON STANDARDS.
8. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON, AND THE ST CHARLES COUNTY SOIL AND WATER CONSERVATION DISTRICT EROSION AND SEDIMENT CONTROL GUIDELINES.
9. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF O'FALLON AND THE OFFICE OF THE ENGINEER.
10. ALL DRIVEWAYS INTERSECTING ROADWAYS SHALL HAVE ONSITE TURNAROUND CAPABILITY.
11. STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT. SINKHOLES ARE NOT ADEQUATE DISCHARGE POINTS.
12. PRESENT ZONING - HTCD-PUD
13. ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
14. 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. REFER TO SILTATION NOTES.
15. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE ENGINEER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
16. ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
17. GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
18. PROPOSED CONTOURS SHOWN ARE FINISH ELEVATIONS ON PAVED AREAS.
19. A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
20. INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
21. THE OWNER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS.
22. 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.
23. PRIOR TO ISSUANCE OF FOUNDATION OR BUILDING PERMITS, ALL APPROVALS FROM THE CITY OF O'FALLON MUST BE RECEIVED.
24. INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION IF PROPOSED, SHALL BE REVIEWED BY THE CITY OF O'FALLON FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION. ALL SIGNS ARE APPROVED BY A SEPARATE PERMIT THROUGH THE PLANNING AND DEVELOPMENT DEPARTMENT.
25. 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 OWNERS RESPONSIBILITY. THE OWNER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS.
26. ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF O'FALLON.
27. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANIES THE REMOVAL OF EXISTING UTILITY COMPANY FACILITIES THAT CONFLICT WITH THE NEW DEVELOPMENT AND THE INSTALLATION OF THE NEW SYSTEMS TO SERVE THE PROPOSED DEVELOPMENT.
28. ALL CONSTRUCTION OF PUBLIC IMPROVEMENTS AND ALL CONSTRUCTION WITHIN CITY R.O.W. SHALL COMPLY WITH THE CITY STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS. THE CITY SHALL BE NOTIFIED AT LEAST 1 WEEK IN ADVANCE OF THE START OF SAID CONSTRUCTION AND ALL APPLICABLE PERMITS SHALL BE OBTAINED PRIOR TO THE START OF SAID CONSTRUCTION.
29. ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST AASHTO T-99. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
30. THE SIDEWALKS IN FRONT OF THE BUILDING AND ALL SITE SIDEWALKS SHALL HAVE A MAXIMUM CROSS-SLOPE OF 2%.

**EARTHWORK QUANTITIES:**

NOTE: 15% SHRINKAGE FACTOR SHALL BE VERIFIED WITH GEOTECHNICAL CONSULTANT.

BULK CUT 130 CY + CUBIC YARD

BULK FILL 955 CY (w/15% SHRINKAGE) + CUBIC YARD (825 CY TO BE HAULED ONTO SITE)

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF MATERIALS AND LABOR.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

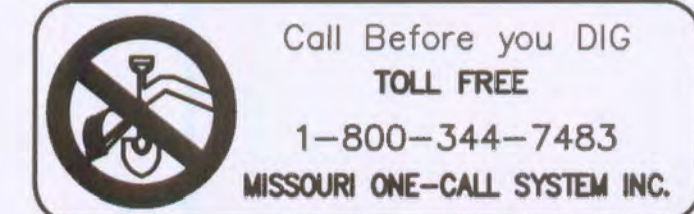
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO REMOVAL OF UNSUITABLE MATERIAL WHICH MUST BE REMOVED FROM SITE.

**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.580.58) - SQUARE CUT ON THE CURB OF THE SOUTH END OF AN ISLAND AT THE INTERSECTION OF WINGHAVEN AND PHOENIX PARKWAY.



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.

AT WINGHAVEN  
46, PAGE 9

ven Blvd.

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PROJECT TITLE  
**PRIMROSE SCHOOL OF O'FALLON AT WINGHAVEN**  
7778 WINGHAVEN BLVD,  
O'FALLON, MISSOURI

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SUITE 3000  
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5/20/14  
LEONARD J. MEERS  
PROFESSIONAL ENGINEER  
E-29288

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