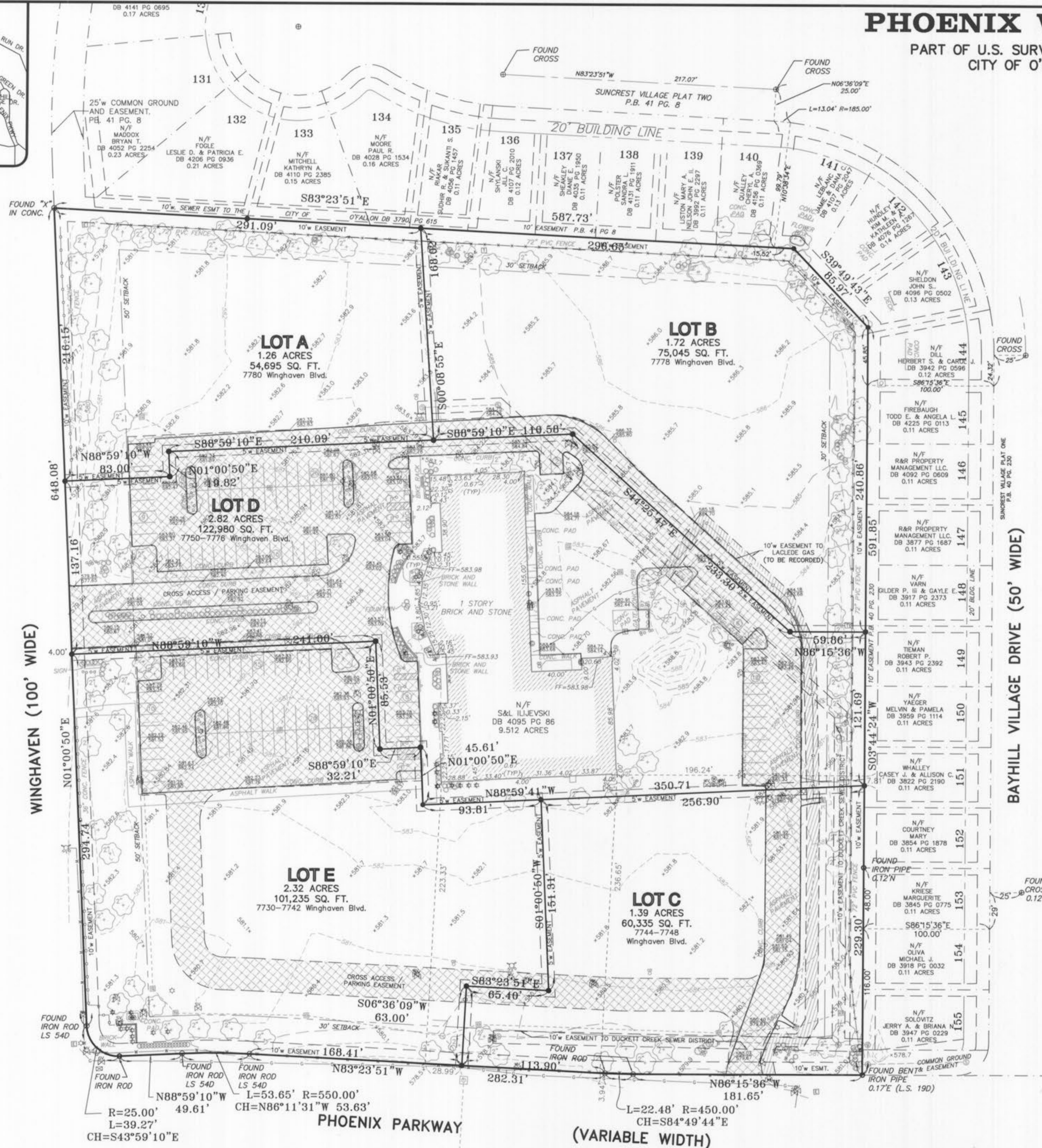


# PHOENIX WALK AT WINGHAVEN

PART OF U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 2 EAST  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



- ### LEGEND
- UTILITY POLE
  - GUY WIRE
  - LIGHT POLE
  - TRAFFIC SIGNAL BOX
  - TRAFFIC LIGHT
  - ELECTRIC BOX
  - ELECTRIC METER
  - ELECTRIC MANHOLE
  - TELEPHONE BOX
  - TELEPHONE MANHOLE
  - FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - GAS METER
  - GAS VALVE
  - STREET SIGN
  - STORM DRAIN W/GRATE INLET
  - STORM DRAIN W/AREA INLET
  - STORM DRAIN W/MANHOLE
  - SANITARY SEWER W/MANHOLE
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - WATER LINE
  - GAS LINE
  - FENCE: CHAIN LINK OR WIRE
  - FENCE: CONCRETE FENCE
  - 1' CONTOUR INTERVAL
  - 5' CONTOUR INTERVAL
  - SPOT ELEVATION
  - BUSH OR SHRUB
  - TREE W/APPROX. DIAMETER



**BASIS OF BEARING**  
A TRACT OF LAND CONVEYED TO SLOBODAN ILIJEVSKI, TRUSTEE DEED BOOK 4095, PAGE 86

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

- ### ABBREVIATIONS
- N/F NOW OR FORMERLY
  - D.B. DEED BOOK
  - P.B. PLAT BOOK
  - Pg. PAGE
  - (TYP.) TYPICAL
  - P.O.B. POINT OF BEGINNING
  - CONC. CONCRETE
  - RCP REINFORCED CONCRETE PIPE
  - VCP VETRIFIED CLAY PIPE

- ### LEGEND
- FOUND 3/4" IRON PIPE
  - FOUND 1/2" IRON ROD
  - ⊕ FOUND CUT CROSS
  - ⊕ FOUND RAILROAD SPIKE
  - ⊕ FOUND CONCRETE MONUMENT
  - ⊕ FOUND STONE
  - ⊕ FOUND R.O.W. MARKER
  - SET 1/2" IRON ROD W/CAP UNLESS OTHERWISE NOTED

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TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM INC.

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.

THIS IS TO CERTIFY TO THE BEST OF MY BELIEF, KNOWLEDGE, AND ABILITY THAT GRIMES CONSULTING, INC., AT THE REQUEST OF JEANNIE GREENLEE OF THE CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI, DURING THE MONTH OF AUGUST, 2007, PREPARED AN AS-BUILT SURVEY, BASED ON FIELD INFORMATION OBTAINED FROM FIELD PERSONNEL UNDER MY DIRECTION OF A TRACT OF LAND BEING PHOENIX WALK AT WINGHAVEN, ST. CHARLES COUNTY, MISSOURI, AND HAVE SAID TRACT IN THE MANNER SHOWN HEREON.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT THAT THE RESULTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR URBAN CLASS PROPERTY AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY AND RULES PROMULGATED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS EFFECTIVE OCTOBER 31, 2003.

IN WITNESS WHEREOF, WE HERETO SET OUR FIRM NAME AT OUR OFFICE IN ST. LOUIS COUNTY, MISSOURI THIS 11th DAY OF February 2008

GRIMES CONSULTING, INC. LS-343-D  
By *Earl E. Graham*  
EARL E. GRAHAM, PLS-2262  
MISSOURI PROFESSIONAL LAND SURVEYOR

**GRIMES CONSULTING, INC.**  
Civil Engineering & Surveying Services  
12200 OLD TESSON ROAD  
ST. LOUIS, MO. 63128  
PH. (314) 849-6100  
FAX (314) 849-6010

**PHOENIX WALK AT WINGHAVEN**

**AS-BUILT SURVEY**

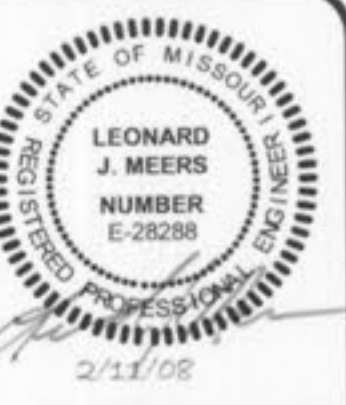
SHEET TITLE  
JOB NUMBER: 1482C  
DRAWN BY: R.C.S.  
DATE: 08/24/07  
CHECKED BY: E.E.G.  
DATE: 08/24/07

1 of 1

Phoenix Walk As built

# PHOENIX WALK AT WINGHAVEN

A TRACT OF LAND LYING IN U. S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, COUNTY OF ST. CHARLES, STATE OF MISSOURI

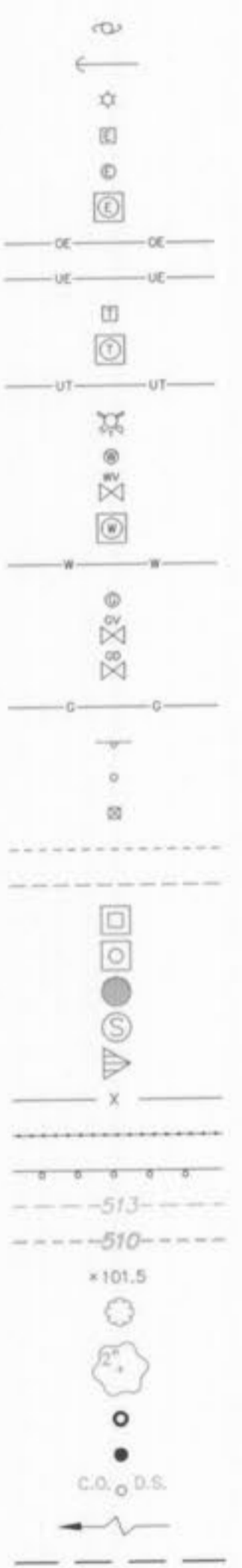


**J. R. GRIMES**  
CONSULTING ENGINEERS, INC.  
12300 OLD TESSON ROAD  
ST. LOUIS, MO. 63128  
PH. (314) 849-8100  
FAX (314) 849-8010

## SITE IMPROVEMENT PLANS - LOT D

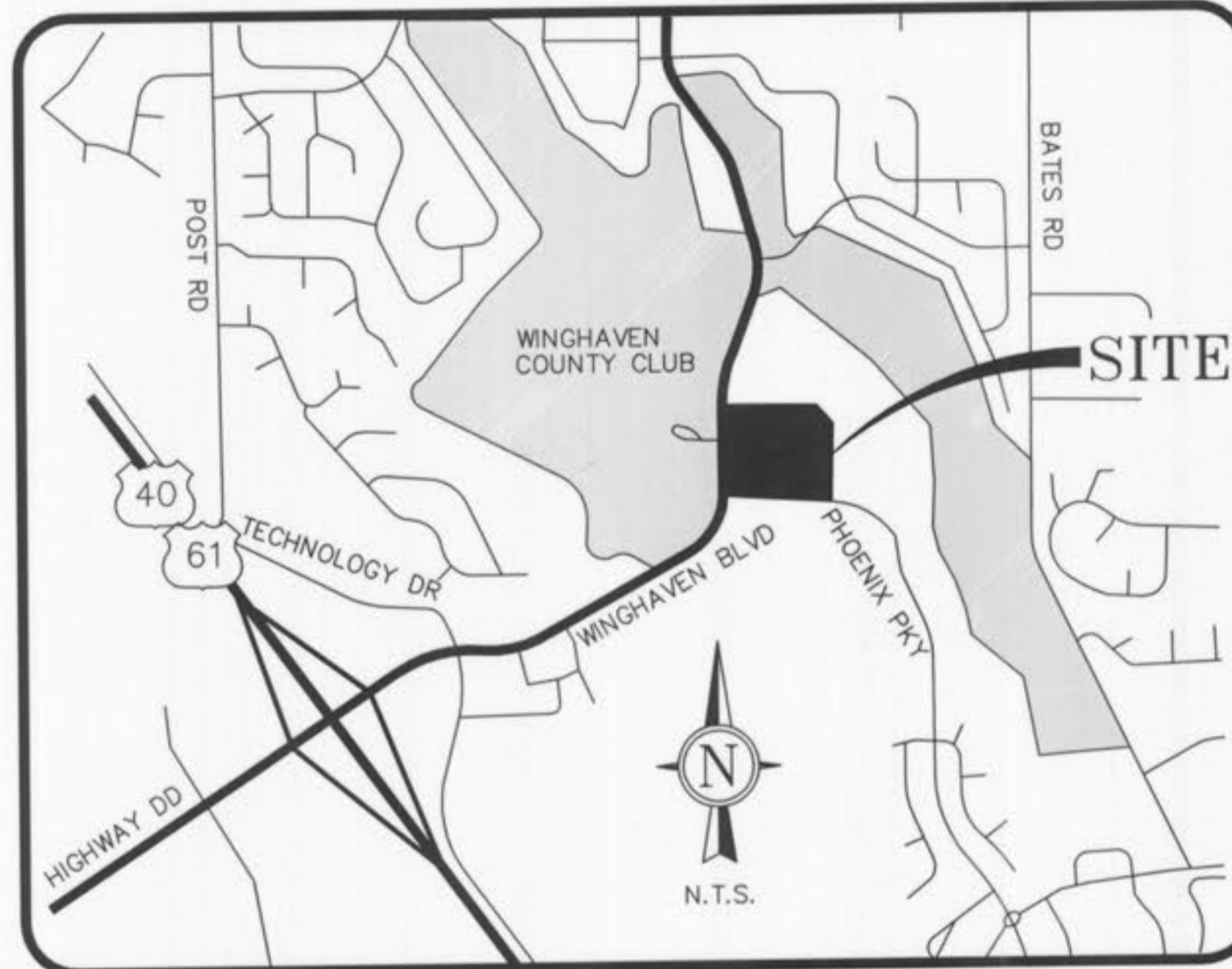
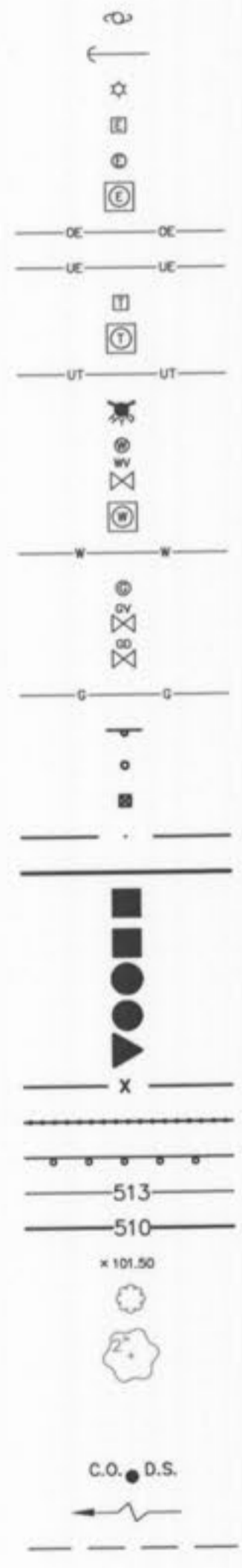
### LEGEND

#### EXISTING



- 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

#### PROPOSED



### LOCATOR MAP

**PROPERTY OWNER** PHOENIX WALK, L.L.C.  
7748 WATSON ROAD  
ST. LOUIS, MO 63119

**EXISTING ZONING** HTCD - PUD

**SITE ACREAGE** 9.51 ACRES

**SITE ADDRESS** WINGHAVEN BLVD.

### FLOOD 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 29183C0240 E. EFFECTIVE DATE: AUGUST 2, 1996

### BENCH MARK

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

### SITE BENCH MARK

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

### SEWER MEASUREMENTS

The existing sewer lengths, sizes, flowlines, depths of structures and sewers and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within designated existing or proposed easements.

*Handwritten Signature*  
P.E./L.S. DATE 2/12/08

### INDEX

C0.0	TITLE SHEET
<del>01.0</del>	<del>GENERAL NOTES</del>
<del>02.0</del>	<del>EXISTING SITE PLAN</del>
C3.0	SITE PLAN
<del>C4.0</del>	<del>SITE GRADING PLAN</del>
<del>C5.0</del>	<del>SITE UTILITY PLAN</del>
<del>C6.0</del>	<del>SITE GEOMETRICS PLAN</del>
<del>07.0-8.0</del>	<del>SITE DETAILS</del>
C9.0	STORM SEWER PROFILES
<del>C10.0</del>	<del>STORM SEWER DETAILS</del>
C11.0	SANITARY SEWER PROFILES
<del>C12.0-16.0</del>	<del>SANITARY SEWER DETAILS</del>
<del>C17.0</del>	<del>DRAINAGE AREA MAP</del>
<del>018.0</del>	<del>SITE EASEMENT PLAN</del>

REV. NO.	REMARKS	DATE
1	PER PDS&P COMMENTS	08-08-06
2	PER CITY COMMENTS FOR BENCHES & W/R	08-09-06
3	PER DCSO COMMENTS	08-17-06
4	CONSTRUCTION SET	09-12-06
5	REVISED NE CORNER OF BLDG	11-20-07

IMPROVEMENT PLANS FOR  
PHOENIX WALK AT  
WINGHAVEN

SHEET TITLE  
TITLE SHEET

JOB NUMBER: 1482A  
DRAWN BY: JSK  
DATE: 05/17/06  
CHECKED BY: LJM  
DATE: 05/17/06

SHEET:  
C0.0

**"AS-BUILT"**

P&Z APPROVAL ON DEC 1, 2005  
CITY OF O'FALLON FILE 9831.54.02

Phoenix Walk As built

PREPARED FOR:  
PACE PROPERTIES  
CONTACT: RICK RANDALL  
1401 South Brentwood Blvd, Suite 100  
ST. LOUIS, MO 63144  
PH: (314) 968-9898  
FAX: (314) 968-5050



**J. R. GRIMES**  
**CONSULTING ENGINEERS, INC.**  
 12300 OLD TESSON ROAD  
 ST. LOUIS, MO. 63128  
 PH. (314) 848-6100  
 FAX (314) 848-6010

**PERTINENT DATA**

OWNER: PHOENIX WALK, L.L.C.  
 KATHLEEN SERAFIN  
 7748 WATSON RD.  
 ST. LOUIS, MO 63119

SITE ADDRESS: WINGHAVEN BLVD.  
 DEVELOPER: PACE PROPERTIES  
 RICK RANDALL

EXISTING ZONING: HTCD - PUD

SITE AREA: 9.51 ACRES  
 BUILDING AREA: 68,500 S.F.  
 WATER SHED: DARDENNE CREEK  
 WATER DISTRICT: P.W.S.D. #2  
 FIRE DISTRICT: WENTZVILLE FIRE DISTRICT  
 SCHOOL DISTRICT: WENTZVILLE  
 SEWER DISTRICT: DUCKETT CREEK SAN DIST  
 GAS SERVICE: LACLEDE GAS CO.  
 ELECTRIC SERVICE: AMEREN U.E.  
 TELEPHONE SERVICE: CENTURY-T&L

**PARKING CALCULATIONS**

BUILDING D  
 PARKING:  
 RETAIL = 5.5 PER 1,000 S.F. 13,000 S.F. = 72 SPACES  
 OFFICE = 1 PER 300 S.F. 4,000 S.F. = 14 SPACES  
 WAREHOUSE = 1 PER 1,000 S.F. 4,000 S.F. = 4 SPACES  
 WAREHOUSE = 1 PER EMPLOYEE 2 EMPLOYEES = 2 SPACES

TOTAL REQUIRED = 92 SPACES  
 TOTAL PROPOSED = 147 SPACES

H.C. ACCESSIBLE:  
 TOTAL REQUIRED = 5 SPACES  
 TOTAL PROPOSED = 5 SPACES

BIICYCLE:  
 TOTAL REQUIRED = 7 SPACES  
 TOTAL PROPOSED = 8 SPACES

**LAND USAGE & COVERAGE**

SITE: 9.51 AC.  
 LOT D: 122,885 SF (2.82 AC.)

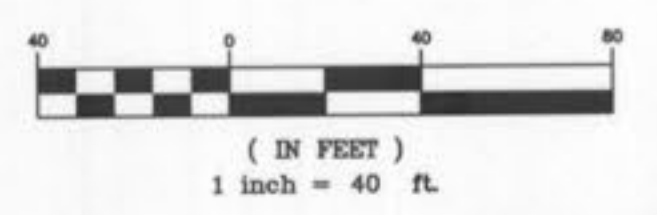
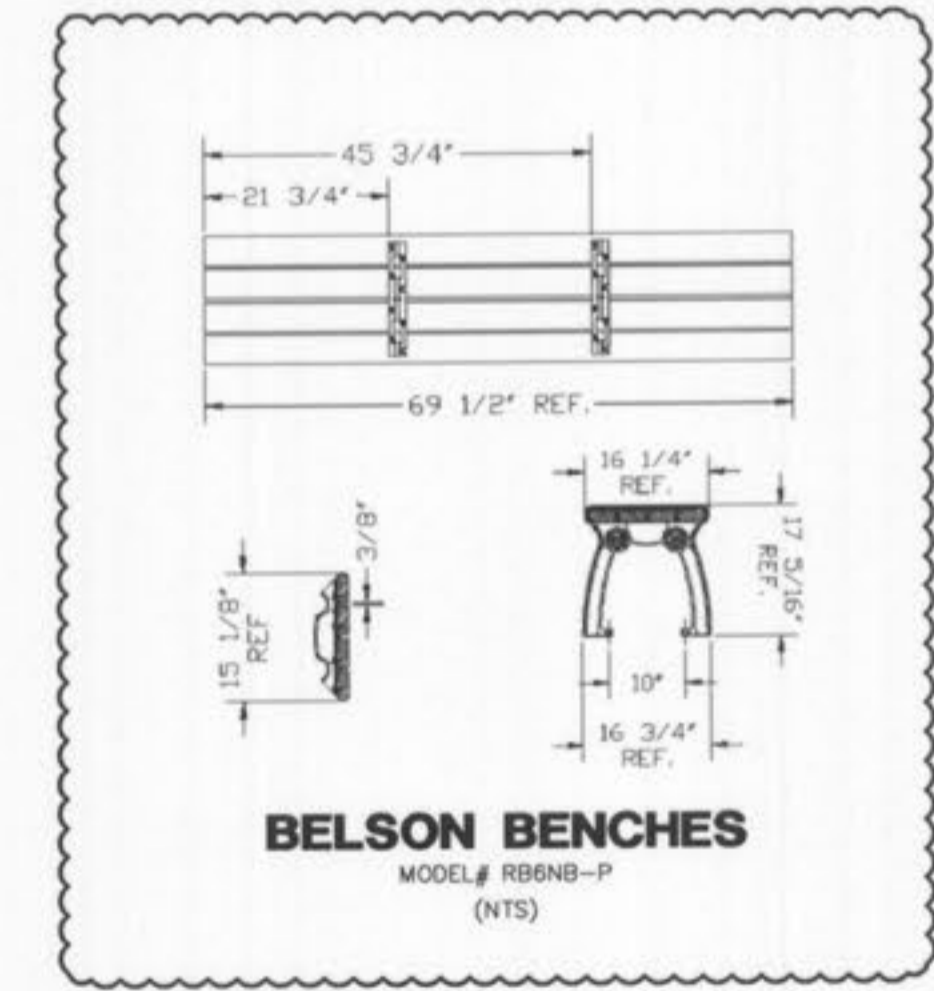
OFFICE: 4,000 SF (0.09 AC.) 3.3%  
 WAREHOUSE: 4,000 SF (0.09 AC.) 3.3%  
 FUTURE: 4,000 SF (0.09 AC.)

RETAIL: 13,000 SF (0.30 AC.) 10.5%  
 BUILDING D: 21,000 SF (0.48 AC.) 17.1%  
 PAVED AREA: 61,531 SF (1.41 AC.) 50.1%  
 GREENSPACE: 40,354 SF (0.93 AC.) 32.8%  
 INTERIOR GREENSPACE: 17,040 SF (0.39 AC.) 13.9%

FOR CURBING DELINEATION, SEE SHEET C6.0-SITE GEOMETRICS PLAN

DETENTION IS PROVIDED WITH THE WINGHAVEN PHASE 1 DEVELOPMENT.

CROSS ACCESS EASEMENTS AND SHARED PARKING AGREEMENTS SHALL BE PROVIDED FOR ALL PAVEMENT AREAS.



P&Z APPROVAL ON DEC 1, 2005  
 CITY OF O'FALLON FILE 9831.54.02

Phoenix Walk As built

REV. NO.	DATE	REMARKS
1	06-16-06	PER DCSD COMMENTS
2	06-20-06	PER CITY COMMENTS
3	08-09-06	PER CITY COMMENTS FOR BENCHES & URN
4	08-17-06	PER DCSD COMMENTS
5	08-12-06	CONSTRUCTION SET

IMPROVEMENT PLANS FOR  
**PHOENIX WALK AT  
 WINGHAVEN**

SHEET TITLE: **SITE PLAN**

JOB NUMBER: 1482A

DRAWN BY: JSK

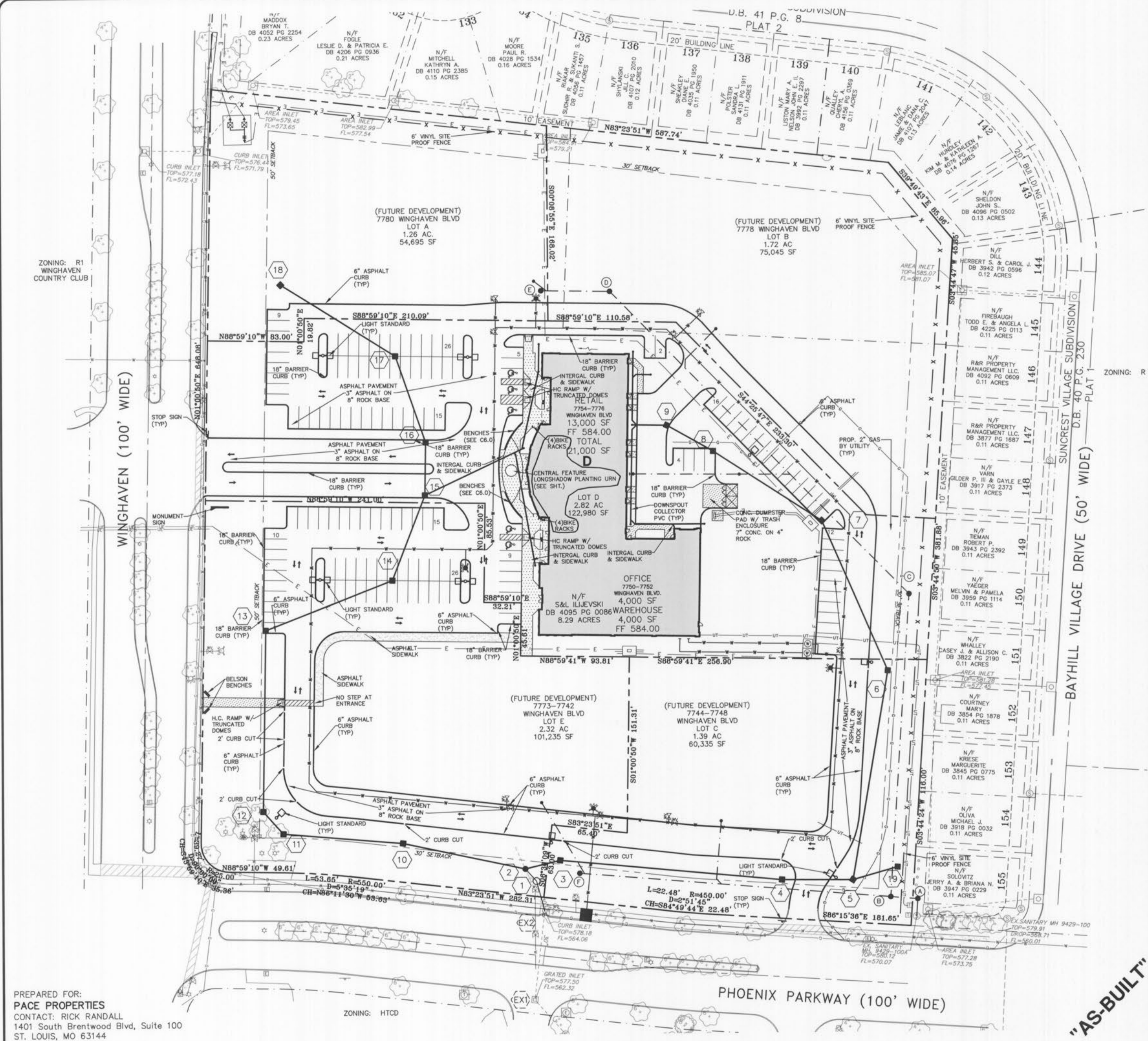
DATE: 05/17/06

CHECKED BY: LJM

DATE: 05/17/06

SHEET:

**C3.0**



PREPARED FOR:  
**PACE PROPERTIES**  
 CONTACT: RICK RANDALL  
 1401 South Brentwood Blvd, Suite 100  
 ST. LOUIS, MO 63144  
 PH: (314) 968-9898  
 FAX: (314) 968-5050

ZONING: HTCD

**"AS-BUILT"**



**J. R. GRIMES**  
 CONSULTING ENGINEERS, INC.  
 12300 OLD TESSON ROAD  
 SUITE 3000  
 PHILADELPHIA, MO 64108  
 PH: (314) 849-8100  
 FAX: (314) 849-0010

REV. NO.	DATE	REMARKS
1	07-17-06	ADDED ROOF DRAIN LINE
2	08-17-06	PER DCSD COMMENTS
3	09-12-06	CONSTRUCTION SET

IMPROVEMENT PLANS FOR  
**PHOENIX WALK AT WINGHAVEN**

STORM SEWER  
 PROFILES

SHEET TITLE

JOB NUMBER: 1482A

DRAWN BY: JSK

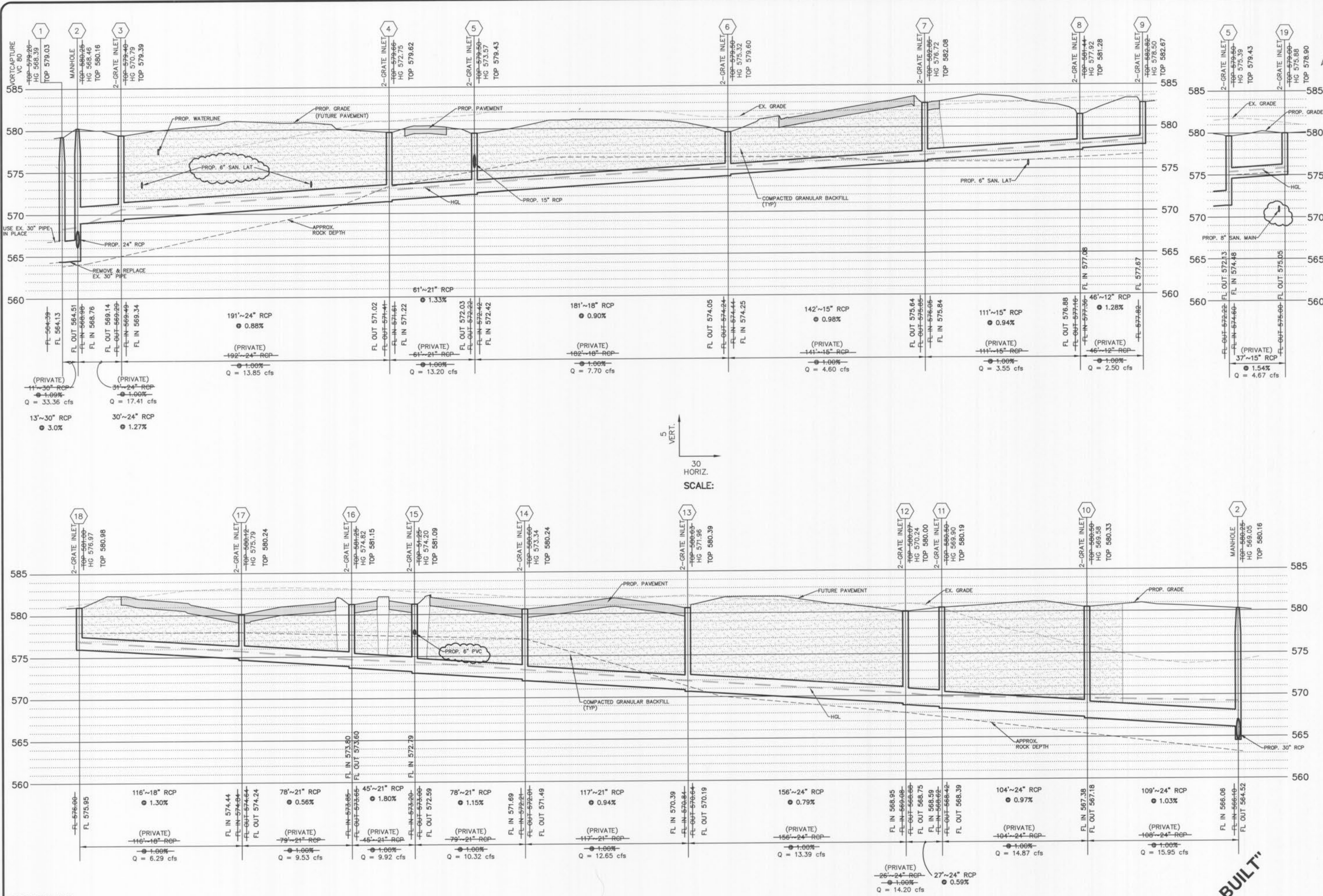
DATE: 05/17/06

CHECKED BY: LJM

DATE: 05/17/06

SHEET:

**C9.0**



PREPARED FOR:  
**PACE PROPERTIES**  
 CONTACT: RICK RANDALL  
 1401 South Brentwood Blvd, Suite 100  
 ST. LOUIS, MO 63144  
 PH: (314) 968-9898  
 FAX: (314) 968-5050

**"AS-BUILT"**

P&Z APPROVAL ON DEC 1, 2005  
 CITY OF O'FALLON FILE 9831.54.02  
 Phoenix walk As built



**J. R. GRIMES**  
**CONSULTING ENGINEERS, INC.**  
 12000 OLD TESSON ROAD  
 SUITE 3000  
 PH: (314) 849-6100  
 FAX: (314) 849-6010

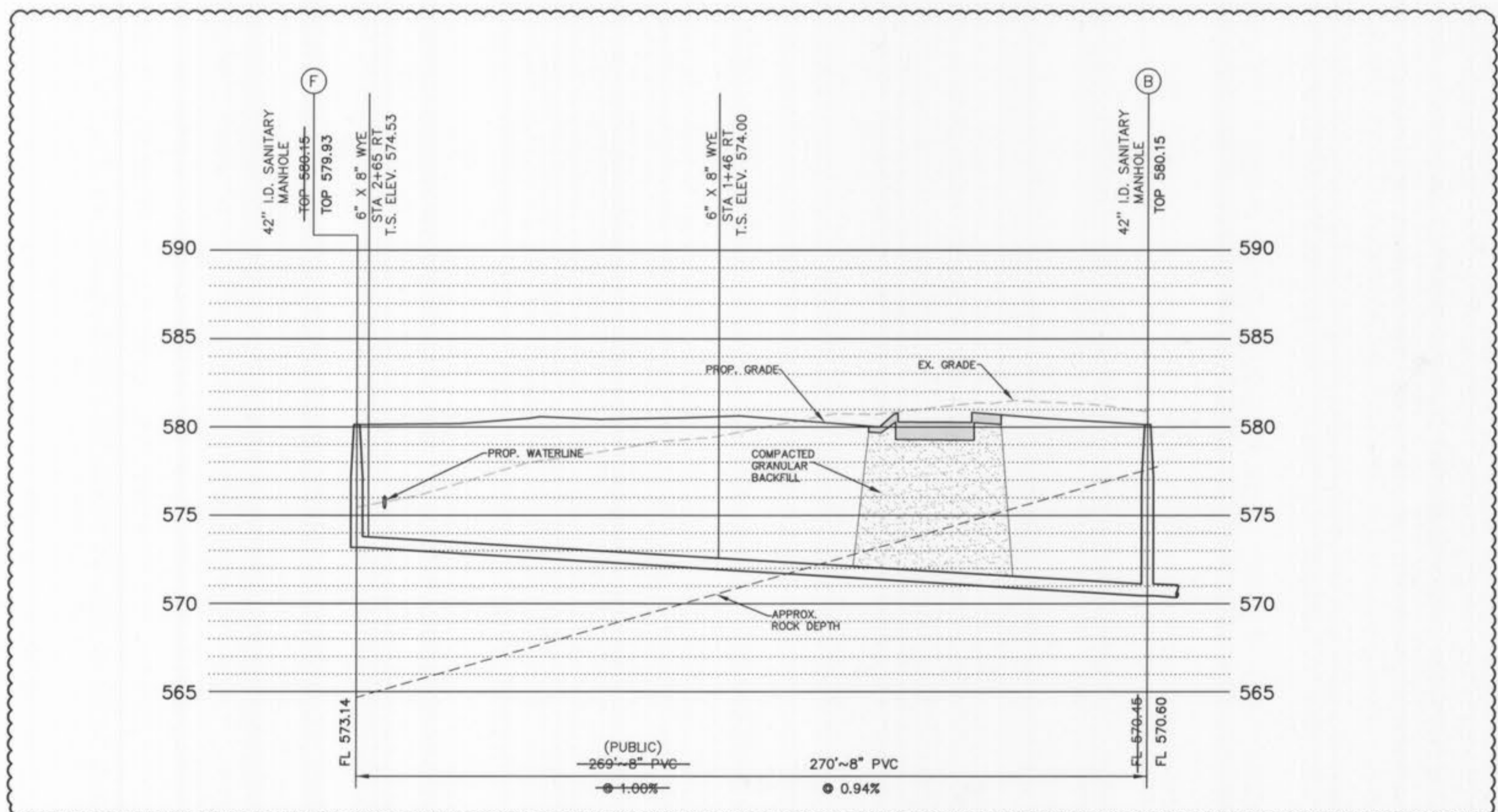
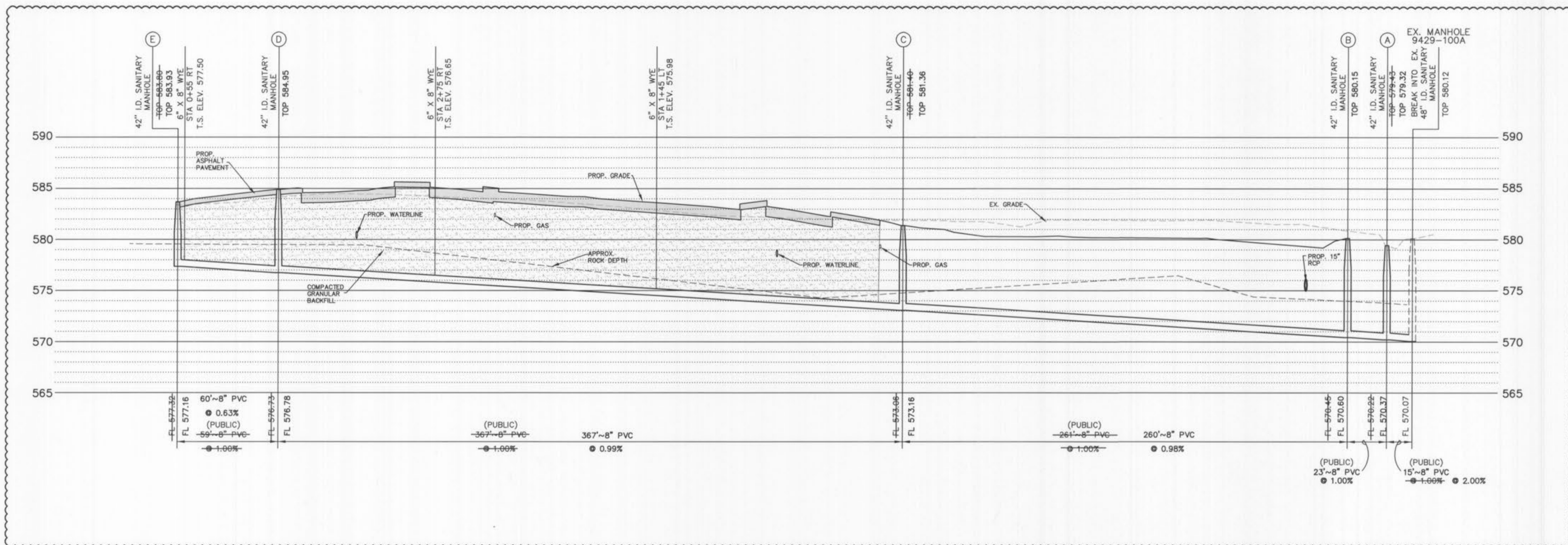
REV. NO.	REMARKS	DATE
1	PER DCSO COMMENTS	06-16-06
2	PER DCSO COMMENTS	07-19-06
3	PER DCSO COMMENTS	08-17-06
4	CONSTRUCTION SET	09-12-06

IMPROVEMENT PLANS FOR  
**PHOENIX WALK AT  
 WINGHAVEN**

SHEET TITLE  
**SANITARY SEWER  
 PROFILES**

JOB NUMBER: 1482A  
 DRAWN BY: JSK  
 DATE: 05/17/06  
 CHECKED BY: LJM  
 DATE: 05/17/06  
 SHEET:

**C11.0**



5  
 VERT.  
 30  
 HORIZ.  
 SCALE:

NOTE: MODIFY INVERT TO DRAIN PROPERLY  
 NOTE: THE EXISTING SANITARY SERVICE SHALL NOT BE INTERRUPTED

**"AS-BUILT"**

PREPARED FOR:  
**PACE PROPERTIES**  
 CONTACT: RICK RANDALL  
 1401 South Brentwood Blvd, Suite 100  
 ST. LOUIS, MO 63144  
 PH: (314) 968-9898  
 FAX: (314) 968-5050

P&Z APPROVAL ON DEC 1, 2005  
 CITY OF O'FALLON FILE 983154.02

Phoenix Walk As Built's