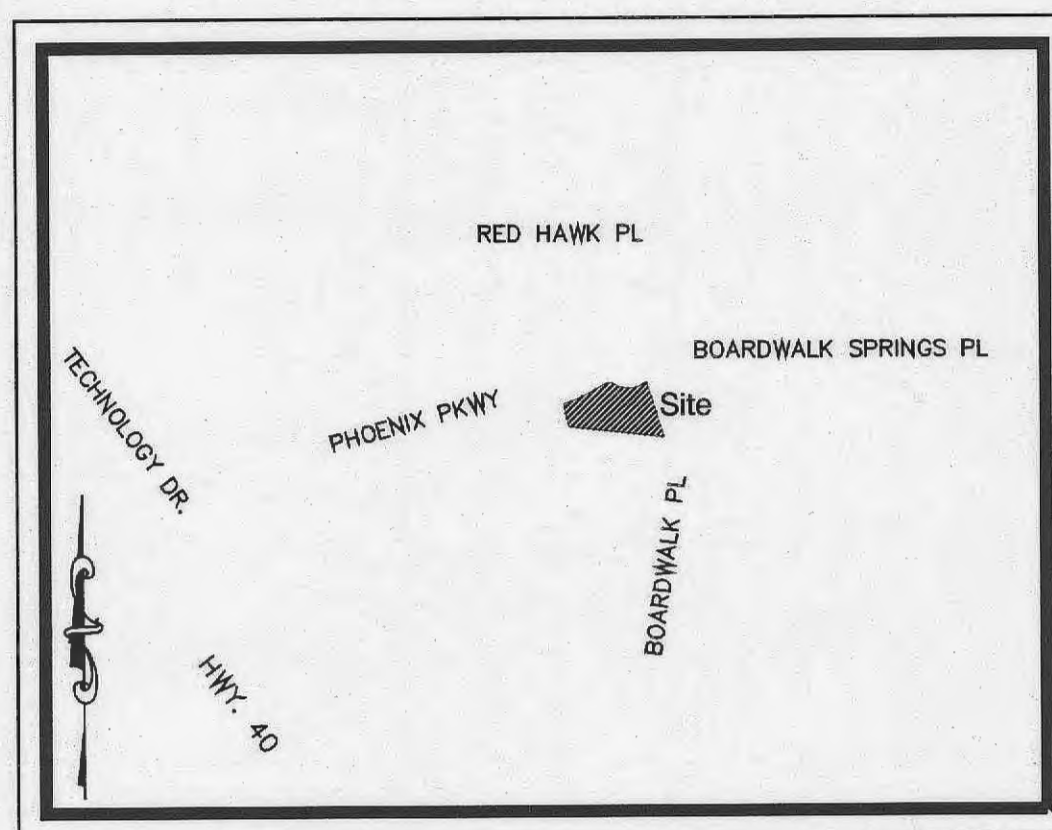


# A SET OF CONSTRUCTION PLANS FOR AS-BUILT DRAWINGS PARK PLACE AT WINGHAVEN-PHASE 2

A TRACT OF LAND BEING PART OF U. S. SURVEY 1641,  
TOWNSHIP 46 NORTH, RANGE 2 AND 3 EAST  
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI



LOCATION MAP  
(NOT TO SCALE)

## PROPERTY DATA

OWNER = WINGHAVEN LAND INVESTORS, LLC.  
2002 BOARDWALK PLACE DRIVE  
O'FALLON, MO 63368

SITE AREAS  
SUBJECT SITE = 1.97± ACRES  
TOTAL SITE AREA = 7.77± ACRES  
ADDRESS = 2000 BOARDWALK PLACE DRIVE  
ZONING = 'MUTD' MIXED USE TRADITIONAL-SENIOR OVERLAY  
FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT  
SCHOOL DISTRICT = FORT ZUMWALT  
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT  
WATER SHED = TRIBUTARY TO DARDENNE CREEK

DISTRICT

## UTILITY CONTACTS

SANITARY SEWER = DUCKETT CREEK SANITARY DISTRICT  
3550 HIGHWAY K  
O'FALLON, MO. 63368  
MIKE MERKT  
636-441-1244

STORM SEWER = STORM SEWER  
CITY OF O'FALLON  
100 N. MAIN ST.  
O'FALLON, MO. 63366  
636-281-2858

WATER DISTRICT = PUBLIC WATER SUPPLY DISTRICT NO. 2  
P.O. BOX 967  
O'FALLON, MO. 63366  
636-561-3737 EXT. 131

FIRE DISTRICT = WENTZVILLE FIRE DISTRICT  
CENTURY TEL  
1151 CENTURY TEL DR.  
WENTZVILLE, MO. 63385  
ATTN: MR. JOE HEITKAMP, FIRE MARSHAL  
PH. 636-332-9869

ELECTRIC SERVICE = AMEREN UE - Boone Trails Division  
200 N. CALLAHAN ROAD  
WENTZVILLE, MO. 63385  
DANIEL GIESSMANN  
PH. (636) 639-8336  
CELL (636) 357-2978  
FAX (636) 639-8256  
EMAIL: Dgiessmann@Ameren.com

GAS SERVICE = LACLEDE GAS CO.  
1999 TRADE CENTER DRIVE  
ST. PETERS, MO 63376  
MARK DEMLING  
PH. (314) 575-9090

PHONE SERVICE = TELEPHONE  
CENTURY TEL  
1151 CENTURY TEL DR.  
WENTZVILLE, MO. 63385  
636-332-7261

## BENCHMARKS

Site Benchmark as per the plat of Stoney Mountain Village (recorded in Plat Book 38 Page 194 of the St. Charles County Land Records Office). Elev. 615.16' - West bolt, before "Mueller", on fire hydrant, on South side of Highway N, opposite of house # 7501.

SITE BENCHMARK  
Elev. 502.14' - "L" on concrete curb on the southeastern corner of island at the eastern entrance of Boardwalk Place Drive as shown in this survey.

## LEGEND

EXISTING CONTOURS	--- 433 ---
PROPOSED CONTOURS	--- 433 ---
EXISTING STORM SEWER	== [ ] ==
PROPOSED STORM SEWER	== [ ] ==
EXISTING SANITARY SEWER	== [ ] ==
PROPOSED SANITARY SEWER	== [ ] ==
RIGHT-OF-WAY	--- [ ] ---
EASEMENT	--- [ ] ---
CENTERLINE	--- [ ] ---
EXISTING TREE	[ ]
EXISTING SPOT ELEVATION	x 433.28
PROPOSED SPOT ELEVATION	x 433.28
SWALE	[ ]
TO BE REMOVED	T.B.R.
TO BE REMOVED & RELOCATED	T.B.R. & R.
TO BE USED IN PLACE	U.I.P.
ADJUST TO GRADE	A.T.G.
BACK OF CURB	B.C.
FACE OF CURB	F.C.
WATER MAIN	--- W --- W
GAS MAIN	--- G --- G
UNDERGROUND TELEPHONE	--- T --- T
OVERHEAD WIRE	--- O.H. --- O.H.
UNDERGROUND ELECTRIC	--- E --- E
SILTATION CONTROL	[ ]
FIRE HYDRANT	[ ]
POWER POLE	[ ]
WATER VALVE	[ ]
LIGHT STANDARD	[ ]

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 6:00 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 1.97 acres
- The area of land disturbance is 1.8 acres
- Number of proposed lots is 1
- Building setback information  
Front see sheet C2  
Side see sheet C2  
Rear see sheet C2
- Parking calculations  
PARKING REQUIRED  
ILU = FIVE-TENTHS (0.5) SPACES PER EACH ILU  
ALU = TWO-TENTHS (0.2) SPACES PER EACH ALU  
ADDITIONALLY, ONE (1) SPACE FOR EVERY TWO (2) EMPLOYEES ON THE MAXIMUM SHIFT PLUS ONE (1) SPACE FOR EVERY VEHICLE CUSTOMARILY USED IN THE OPERATION OF THE USE.  
ILU = 116 UNITS X 0.5 = 58 SPACES  
ALU (EXISTING) = 40 UNITS X 0.2 = 8 SPACES  
ALU (PROPOSED) = 48 UNITS X 0.2 = 10 SPACES  
EMPLOYEES  
ILU/ALLU (EXISTING FACILITY) 21 EMPLOYEES/2 = 11 SPACES  
ALU (PROPOSED FACILITY) 6 EMPLOYEES/2 = 3 SPACES  
VEHICLES USED IN OPERATION OF BUSINESS  
TOTAL SPACES REQ'D. = 92 SPACES  
PARKING PROVIDED = 130 SPACES (INCLUDES 11 H.C.)

CITY OF O'FALLON  
COMMUNITY DEVELOPMENT DEPARTMENT  
ACCEPTED FOR CONSTRUCTION  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL ENGINEER'S SEAL  
INDICATES RESPONSIBILITY FOR DESIGN

## FLOOD ZONE NOTES

By graphic plotting only, this property does lie within a special flood zone areas according to the flood insurance rate map panel number 291830A30 E and community number 290316 (City of O'Fallon) which bears an effective date of August 2, 1996. The property lies within Zone AE (special flood hazard areas inundated by the 100-year flood with base elevation determined (496.0').

## CONDITIONS OF APPROVAL

- THE COLUMNS FOR THE WESTERN CANOPY SHALL BE REMOVED FROM THE SIDEWALK
- THE PETITIONER SHALL ADHERE TO THE 2009 IBC AND 2009 IFC IN REGARDS TO FIRE SUPPRESSION FOR THE BREEZEWAY AND SPRINKLING FOR THE PROPOSED BUILDING.
- LINE OF SIGHT EASEMENTS SHALL BE PROVIDED AT THE INTERSECTIONS WITH PHOENIX BOULEVARD.

## INDEX OF SHEETS

C1	TITLE SHEET
C2	SPECIFICATION SHEET
C3	EXISTING CONDITIONS & FACILITIES REMOVAL PLAN
C4	OVERALL SITE PLAN
C5	SITE AND GRADING PLAN
C6	SITE GEOMETRY AND UTILITY PLAN
C7	SEWER PROFILES AND HYDRAULIC CALCULATIONS
C8	SEWER PROFILE AND DETAILS
C9	PAVEMENT, SITE AND WATER DETAILS
C10	PAVEMENT AND SITE DETAILS
C11	BEST MANAGEMENT PRACTICE PLAN
C12	DRAINAGE AREA PLAN
C13	STORM WATER POLLUTION PREVENTION PLAN
C14	S.W.P.P.P. & B.M.P. DETAILS

## LAND DESCRIPTION

The land referred to in this Commitment is situated in the County of St. Charles, State of Missouri, and described as follows: A tract of land being part of U.S. Survey 1641, Township 46 North, Range 2 and 3 East, St. Charles County, Missouri and being more particularly described as follows: COMMENCING at the northeast corner of a tract of land now or formerly of The Enclave at Winghaven Apartments as recorded in Plat Book 37, Page 93 of the St. Charles County, Missouri Records; thence along the southern right-of-way line Phoenix Parkway (60-feet wide); thence along the southern right-of-way line of said Phoenix Parkway North 75°39'38" East a distance of 23.06 feet to a point of curvature; thence along a curve to the left having a radius of 1,030.00 feet an arc distance of 107.53 feet a chord of which bears North 72°40'11" East a chord distance of 107.48 feet to the POINT OF BEGINNING of the herein described tract of land; thence continuing along said right-of-way line the following courses and distances: along a curve to the left having a radius of 1,030.00 feet, an arc length of 176.25 feet, a chord which bears North 64°46'36" East a chord distance of 176.04 feet to a point of reverse curvature having a radius of 188.00 feet, an arc length of 46.63 feet, a chord which bears North 65°58'47" East a chord distance of 46.51 feet to a point of compound curvature having a radius of 38.00 feet, an arc length of 21.13 feet, a chord which bears South 89°58'54" East a chord distance of 20.86 feet to a point of reverse curvature having a radius of 77.00 feet, an arc length of 142.32 feet, a chord which bears North 53°00'09" East a chord distance of 122.91 feet to a point of reverse curvature having a radius of 38.00 feet, an arc length of 21.13 feet, a chord which bears North 15°59'11" East a chord distance of 20.86 feet to a point of compound curvature having a radius of 188.00 feet, an arc length of 0.52 feet, a chord which bears North 31°59'57" East a chord distance of 0.52 feet to a point on the western property line of a tract of land now or formerly of Stoney Mountain Village as recorded in Plat Book 38, Page 194 of the St. Charles County, Missouri Records; thence leaving said right-of-way line along the western property line of said Stoney Mountain Village South 16°37'27" East a distance of 322.24 feet to a point; thence South 06°44'40" West a distance of 51.56 feet to a point; thence leaving said western property line of said Stoney Mountain Village North 83°15'20" West a distance of 389.74 feet to a point; thence North 08°34'37" West a distance of 1.99 feet to a point; thence North 11°44'43" West a distance of 127.24 feet in the POINT OF BEGINNING and containing 85,825 and/or 1.97 acres more or less.

NOTE: CIVIL ENGINEERING DESIGN CONSULTANTS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS, METHODS & MATERIALS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. CIVIL ENGINEERING DESIGN CONSULTANTS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

UTILITY NOTE: UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND 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.

## NOTES TO CONTRACTOR

- CONTRACTOR/SUBCONTRACTOR SHALL INVESTIGATE, ASCERTAIN AND CONFORM TO ANY AND ALL PERMIT REQUIREMENTS OF THE (ANY) VARIOUS AFFECTED UTILITY COMPANIES AND/OR REGULATORY AGENCIES WITH REGARDS TO MAKING CONNECTIONS TO; OR CROSSINGS OF THEIR FACILITIES; WORKING WITHIN THEIR RIGHT-OF-WAY OR EASEMENTS; INSPECTIONS AND ASSOCIATED MONETARY CHARGES; AND/OR SPECIAL BACKFILL REQUIREMENTS, SUCH INVESTIGATION TO INCLUDE BUT NOT LIMITED TO THE MAKING OF NECESSARY APPLICATIONS AND PAYMENTS OF ALL REQUIRED FEES.
- THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS OR PROFILES ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTOR TO VERIFY THE FIELD LOCATIONS, ANTICIPATED CLEARANCES AND THE EXISTENCE OF ANY FACILITIES NOT SHOWN HEREON, AS PART OF THE INVESTIGATIONS IN THE PARAGRAPH ABOVE.
- THE DEMOLITION PLAN IS FOR ILLUSTRATION OF THE GENERAL DEMOLITION ANTICIPATED FOR THIS PARTICULAR SITE. THE DEMOLITION PLAN DOES NOT REPRESENT ALL CONDITIONS THAT MAY BE ENCOUNTERED DURING DEMOLITION/CONSTRUCTION. THE CONTRACTOR SHALL MAKE HIMSELF THOROUGHLY FAMILIAR WITH THE SITE AND THE DEMOLITION/CONSTRUCTION REQUIREMENTS PRIOR TO BIDDING. THE INTENT OF THE DEMOLITION IS TO PROVIDE A CLEAN STABLE SITE, READY FOR CONSTRUCTION OF THE PROJECT IN CONFORMANCE WITH THE CONSTRUCTION PLANS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CONDITIONS THAT ARE IN KEEPING WITH THIS INTENT.
- 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.

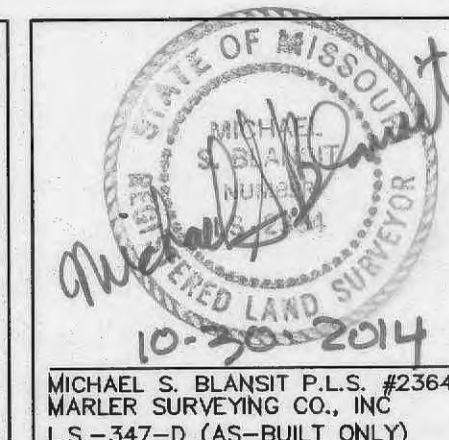
LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION.

NOTE: The underground utilities have been plotted from available sources and their locations must be considered approximate only. The verification of the actual locations of all underground utilities, either shown or not shown on this drawing, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.

MISSOURI ONE CALL TICKET NUMBER 120941444,  
120941466, 120941500 & 120950475.

The Utilities contacted by Missouri One Call were Ameren Missouri, AT&T Distribution, Century Link, Charter Communications, Cherokee Pipeline, Laclede Gas Company and St. Charles County PWS D.

Call Before you DIG  
TOLL FREE  
1-800-344-7483  
MISSOURI ONE-CALL SYSTEM INC.



11402 Gravois Road  
Suite 100  
Saint Louis, Missouri  
314.729.1400  
314.729.1404  
www.cedc.net

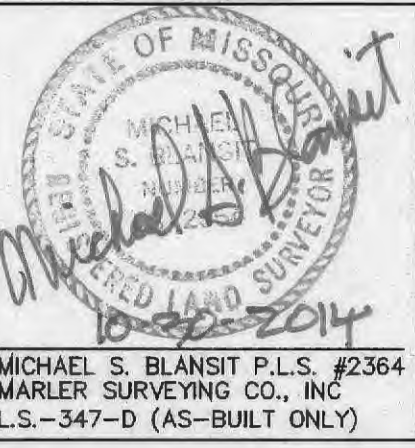
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

AS-BUILT DRAWINGS  
Construction Plans for  
**PARK PLACE AT WINGHAVEN-PHASE 2**  
2000 Boardwalk Place Drive  
O'Fallon, MO 63368

Proj. #	1165
No. Description	Date
City submittal	08-15-12
Agency resubmittal	10-11-12
City resubmittal	12-11-12

TITLE SHEET

C1



11402 Grovels Road  
Suite 100  
Falls Church, Missouri  
314.729.1400  
Fax: 314.729.1404  
www.cedc.net

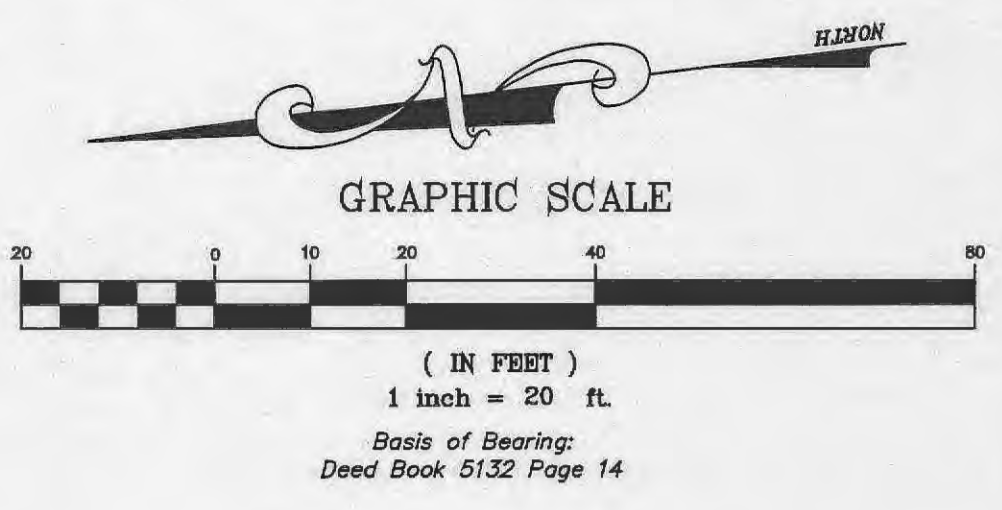
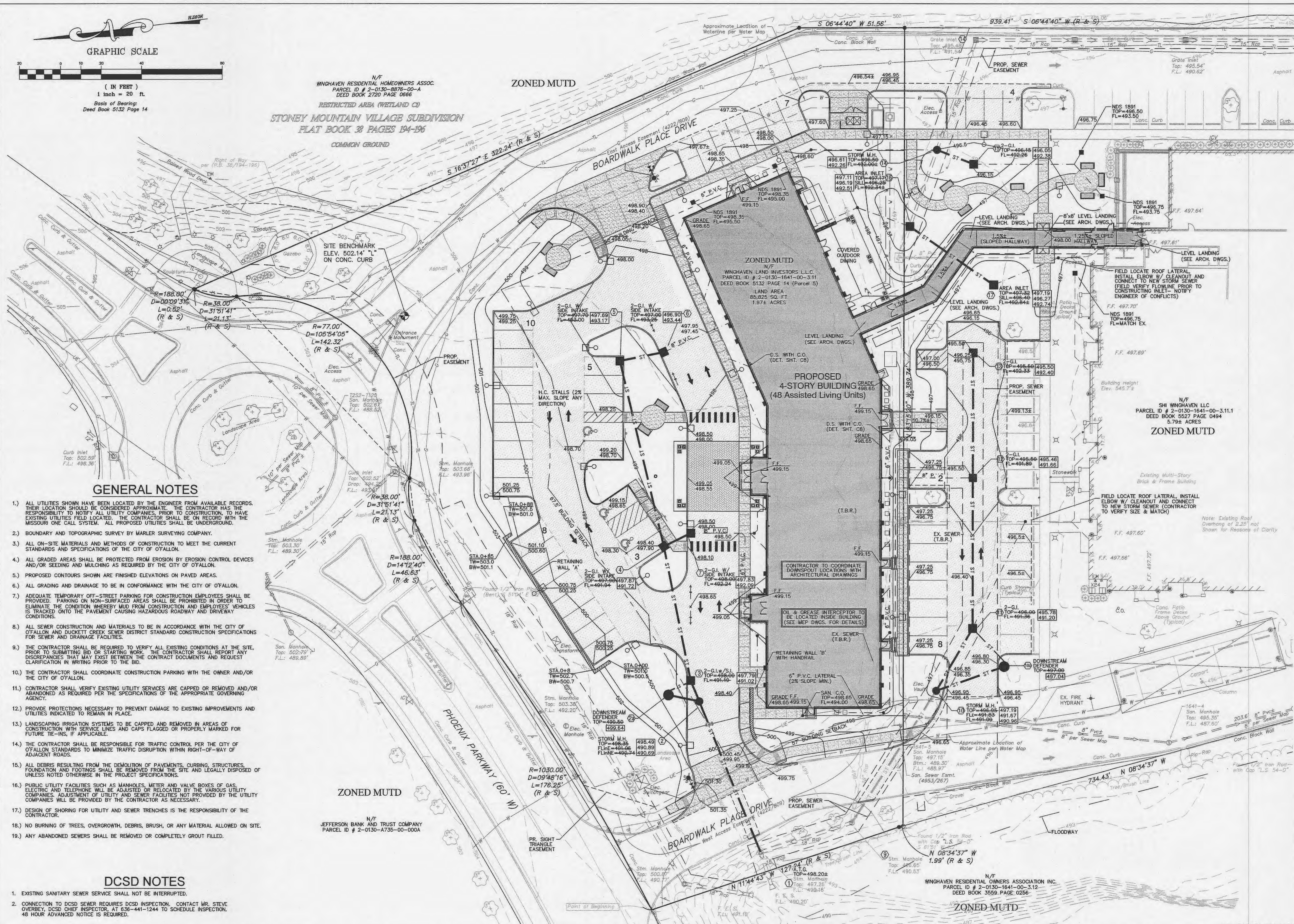
**CEDC**  
CIVIL ENGINEERING  
DESIGN CONSULTANTS

**AS-BUILT DRAWINGS**  
Construction Plans for  
**PARK PLACE AT WINGHAVEN-PHASE 2**  
2000 Boardwalk Place Drive  
O'Fallon, MO 63368

Proj. #	1165
No. Description	Date
City submittal	08-15-12
Agency resubmittal	10-11-12
City resubmittal	12-11-12

**SITE AND GRADING PLAN**

**C5**



N/F  
WINGHAVEN RESIDENTIAL HOMEOWNERS ASSOC.  
PARCEL ID # 2-0130-8678-00-A  
DEED BOOK 2720 PAGE 0666

ZONED MU2D

RESTRICTED AREA (WETLAND C)

STONEY MOUNTAIN VILLAGE SUBDIVISION  
FLAT BOOK 38 PAGES 194-196

COMMON GROUND

**GENERAL NOTES**

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
- 2.) BOUNDARY AND TOPOGRAPHIC SURVEY BY MARLER SURVEYING COMPANY.
- 3.) ALL ON-SITE MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
- 4.) 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.
- 5.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- 6.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON.
- 7.) ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEES' VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONDITIONS.
- 8.) ALL SEWER CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF O'FALLON AND DUCKETT CREEK SEWER DISTRICT STANDARD CONSTRUCTION SPECIFICATIONS FOR SEWER AND DRAINAGE FACILITIES.
- 9.) THE CONTRACTOR SHALL BE REQUIRED TO VERIFY ALL EXISTING CONDITIONS AT THE SITE, PRIOR TO SUBMITTING BID OR STARTING WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES THAT MAY EXIST BETWEEN THE CONTRACT DOCUMENTS AND REQUEST CLARIFICATION IN WRITING PRIOR TO THE BID.
- 10.) THE CONTRACTOR SHALL COORDINATE CONSTRUCTION PARKING WITH THE OWNER AND/OR THE CITY OF O'FALLON.
- 11.) CONTRACTOR SHALL VERIFY EXISTING UTILITY SERVICES ARE CAPPED OR REMOVED AND/OR ABANDONED AS REQUIRED PER THE SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCY.
- 12.) PROVIDE PROTECTIONS NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS AND UTILITIES INDICATED TO REMAIN IN PLACE.
- 13.) LANDSCAPING IRRIGATION SYSTEMS TO BE CAPPED AND REMOVED IN AREAS OF CONSTRUCTION WITH SERVICE LINES AND CAPS FLAGGED OR PROPERLY MARKED FOR FUTURE TIE-INS, IF APPLICABLE.
- 14.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL PER THE CITY OF O'FALLON STANDARDS TO MINIMIZE TRAFFIC DISRUPTION WITHIN RIGHT-OF-WAY OF ADJACENT ROADS.
- 15.) ALL DEBRIS RESULTING FROM THE DEMOLITION OF PAVEMENTS, CURBS, STRUCTURES, FOUNDATION AND FOOTINGS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF UNLESS NOTED OTHERWISE IN THE PROJECT SPECIFICATIONS.
- 16.) PUBLIC UTILITY FACILITIES SUCH AS MANHOLES, METER AND VALVE BOXES OF GAS, ELECTRIC AND TELEPHONE WILL BE ADJUSTED OR RELOCATED BY THE VARIOUS UTILITY COMPANIES. ADJUSTMENT OF UTILITY AND SEWER FACILITIES NOT PROVIDED BY THE UTILITY COMPANIES WILL BE PROVIDED BY THE CONTRACTOR AS NECESSARY.
- 17.) DESIGN OF SHORING FOR UTILITY AND SEWER TRENCHES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 18.) NO BURNING OF TREES, OVERGROWTH, DEBRIS, BRUSH, OR ANY MATERIAL ALLOWED ON SITE.
- 19.) ANY ABANDONED SEWERS SHALL BE REMOVED OR COMPLETELY GROUT FILLED.

**DCSD NOTES**

1. EXISTING SANITARY SEWER SERVICE SHALL NOT BE INTERRUPTED.
2. CONNECTION TO DCSD SEWER REQUIRES DCSD INSPECTION. CONTACT MR. STEVE OVERBY, DCSD CHIEF INSPECTOR, AT 636-441-1244 TO SCHEDULE INSPECTION. 48 HOUR ADVANCED NOTICE IS REQUIRED.

