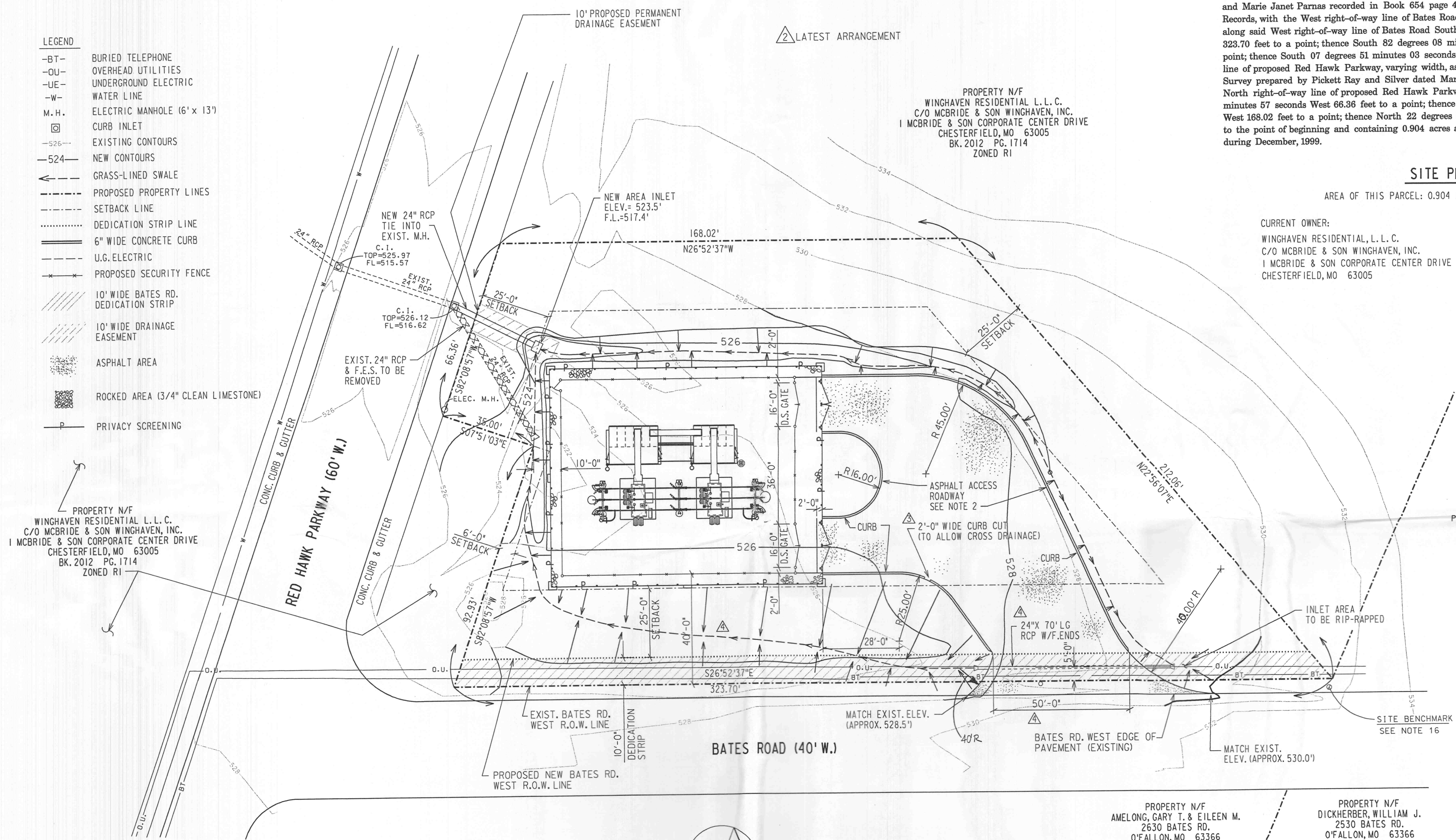


PRINT DIST.	9443-Y-149192	3	2	1
REVISIONS				
REV. 0	W.O.			
FIRST ISSUE				
REV. 1	DATE	DRAWN		
CHKD	SUPV	APPD		
NOT	SAH			
W.O.	FILE			
10969				
CHANGES TO REFLECT CITY OF FALLON'S COMMENTS				
REV. 2	DATE	DRAWN		
CHKD	SUPV	APPD		
NOT	SAH			
W.O.	FILE			
10969				
LATEST ARRANGEMENT & ADDED PRIVACY SCREENING				
REV. 3	DATE	DRAWN		
CHKD	SUPV	APPD		
NOT	SAH			
W.O.	FILE			
10969				
REVISE NOTE L, ADD NOTE 10, REVISE CURB CUT.				
REV. 4	DATE	DRAWN		
CHKD	SUPV	APPD		
NOT	SAH			
W.O.	FILE			
10969				
REVISE FLOW LINES & RCP UNDER DRIVE CHANGE DRIVE ENTRANCE TO 50'-0"				

LEGEND	
-BT-	BURIED TELEPHONE
-OU-	OVERHEAD UTILITIES
-UE-	UNDERGROUND ELECTRIC
-W-	WATER LINE
M.H.	ELECTRIC MANHOLE (6' x 13')
□	CURB INLET
-526-	EXISTING CONTOURS
-524-	NEW CONTOURS
---	GRASS-LINED SWALE
---	PROPOSED PROPERTY LINES
---	SETBACK LINE
---	DEDICATION STRIP LINE
---	6" WIDE CONCRETE CURB
---	U.G. ELECTRIC
---	PROPOSED SECURITY FENCE
---	10' WIDE BATES RD. DEDICATION STRIP
---	10' WIDE DRAINAGE EASEMENT
---	ASPHALT AREA
---	ROCKED AREA (3/4" CLEAN LIMESTONE)
---	PRIVACY SCREENING

PROPERTY N/F
WINGHAVEN RESIDENTIAL L.L.C.
C/O MCBRIDE & SON WINGHAVEN, INC.
1 MCBRIDE & SON CORPORATE CENTER DRIVE
CHESTERFIELD, MO 63005
BK. 2012 PG. 1714
ZONED R1



PROPERTY N/F
WINGHAVEN RESIDENTIAL L.L.C.
C/O MCBRIDE & SON WINGHAVEN, INC.
1 MCBRIDE & SON CORPORATE CENTER DRIVE
CHESTERFIELD, MO 63005
BK. 2012 PG. 1714
ZONED R1

A tract of land being part of U.S. Survey 1669, in Township 46 North - Range 3 East, St. Charles County, Missouri and being more particularly described as:

Beginning at the intersection of the South line of property described in deed to Robert S. and Marie Janet Parnas recorded in Book 654 page 420 of the St. Charles County Records, with the West right-of-way line of Bates Road, 40 feet wide; thence Southwardly along said West right-of-way line of Bates Road South 26 degrees 52 minutes 37 seconds East 323.70 feet to a point; thence South 82 degrees 08 minutes 57 seconds West 92.93 feet to a point; thence South 07 degrees 51 minutes 03 seconds East 35.00 feet to the North right-of-way line of proposed Red Hawk Parkway, varying width, as described on an ALTA/ACSM Land Title Survey prepared by Pickett Ray and Silver dated March 6, 1998; thence Westwardly along said North right-of-way line of proposed Red Hawk Parkway, varying width, South 82 degrees 08 minutes 57 seconds West 66.36 feet to a point; thence North 26 degrees 52 minutes 37 seconds West 168.02 feet to a point; thence North 22 degrees 56 minutes 07 seconds East 212.06 feet to the point of beginning and containing 0.904 acres according to calculations by Volz, Inc. during December, 1999.

SITE PLAN

AREA OF THIS PARCEL: 0.904 ACRES

CURRENT OWNER:	FUTURE OWNER (DEVELOPER):
WINGHAVEN RESIDENTIAL, L.L.C.	UNION ELECTRIC CO. D.B.A. AMEREN UE
C/O MCBRIDE & SON WINGHAVEN, INC.	P.O. BOX 66149
1 MCBRIDE & SON CORPORATE CENTER DRIVE	ST. LOUIS, MO 63166-6149
CHESTERFIELD, MO 63005	

PROPERTY N/F
PARNAS, ROBERT S. & MARIE J.
2511 BATES RD.
O'FALLON, MO 63366
BK. 654 PG. 420
ZONED R1

PROPERTY N/F
AMELONG, GARY T. & EILEEN M.
2630 BATES RD.
O'FALLON, MO 63366
BK. 429 PG. 366
ZONED R1

PROPERTY N/F
DICKHERBER, WILLIAM J.
2530 BATES RD.
O'FALLON, MO 63366
BK. 599 PG. 398
ZONED R1

GENERAL NOTES:

- FLOOD PLAIN NOTE:** PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 29183C0430E, EFFECTIVE DATE AUGUST 2, 1996, THE SURVEYED TRACT (ALL LAND ASSOCIATED WITH WINGHAVEN SUBSTATION) LIES IN AN AREA DESIGNATED AS ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).
- REFERENCE BENCHMARK:** USGS DATUM BENCHMARK ELEVATION: 616.50' AT DARDENNE, T. 46 N. - R. 2 E., NEAR APPROXIMATE SECTION CORNERS 1, 2, 11 AND 12.31 FEET NORTH AND 20 FEET WEST OF CROSS ROADS, 49 FEET SOUTH OF SOUTHEAST CORNER OF CATHOLIC CHURCH, 2.0 FEET NORTH OF SIDEWALK AND IN CONCRETE POST STANDARD TABLET STAMPED "TT 60 C 1936 616".
- SITE BENCHMARK:** ELEVATION: 531.95' TOP OF IRON PIPE NEAR THE SOUTHEAST CORNER OF PROPERTY CONVEYED TO ROBERT S. AND MARIE JANET PARNAS BY DEED RECORDED IN BOOK 654 PAGE 420.
- STORM WATER DETENTION IS NOT REQUIRED ON THIS SITE.
- THE WINGHAVEN SUBSTATION DEVELOPMENT WILL BE BUILT IN COMPLIANCE WITH ARTICLE XIII OF THE ZONING CODE, PERFORMANCE STANDARDS, AND IN COMPLIANCE WITH THE CITY'S COMPREHENSIVE PLAN.
- THERE ARE NO FEDERALLY DESIGNATED WETLANDS ASSOCIATED WITH THIS PROJECT.
- IN ACCORDANCE WITH THE CITY OF FALLON'S TREE PRESERVATION ORDINANCE, APPROXIMATELY 10 (8" DIA. OR LARGER) TREES ARE TO BE REMOVED WITHIN THE SETBACK LIMITS. THESE TREES WILL BE REPLACED WITH THE LANDSCAPING AS SHOWN ON DRAWING NO. 9443-Y-149198.
- SITE COVERAGE CALCULATIONS:**
LANDSCAPED AREA: 0.553 ACRES
PAVED (ASPHALT) AREA: 0.171 ACRES
FOUNDATIONS (CONCRETE) AREA: 0.02 ACRES
ROCKED AREA: 0.16 ACRES
TOTAL AREA OF THIS PARCEL: 0.904 ACRES
- PRIVACY SCREENING IS BEING INSTALLED FOUR FEET OUTSIDE THE SECURITY FENCE. THE SCREENING CONSISTS OF 7" HIGH WHITE VINYL SOLID FENCE TOPPED WITH 1" WHITE VINYL LATTICE. SIMULATED STONE COLUMNS (AS USED IN THE WINGHAVEN DEVELOPMENT) 3' ON A SIDE AND 7" TALL ACCENT THE FOUR CORNERS AND MID SPAN ALONG BATES ROAD AND RED HAWK PARKWAY.
- ALL SIDE SLOPES SHALL BE 3:1.

FOR CONSTRUCTION
FOR RECORD ONLY
C.J.O. NO. _____

NOTICE OF LIMITED RESPONSIBILITY
THE RESPONSIBILITY OF THE UNDERSIGNED ENGINEER IS LIMITED TO THE DESIGN WORK SHOWN ON PROJECT DRAWINGS AND DOCUMENTS BEARING HIS/HER SEAL, SIGNATURE OR INITIALS. HE/SHE DOES NOT HAVE AUTHORITY OVER THE PROJECT AS A WHOLE. THE UNDERSIGNED DISCLAIMS ANY RESPONSIBILITY FOR WORK DONE UNDER SUBSEQUENT REVISIONS AND ANY OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT WHICH DO NOT BEAR HIS/HER SEAL, SIGNATURE OR INITIALS.

REV. 0 SEALED BY
DRAWN 4 FEB 00
P. MANIS
CHKD:
NOT
S. HELD
APPD:
C. GIESMANN
LOCATION 004726
CLASS 02010
REV. 4

PROPERTY
SITE PLAN
WINGHAVEN SUB.
9443-Y-149192
AMEREN
ST. LOUIS, MISSOURI