

CALEDONIA PHASE 1 IMPROVEMENT PLANS

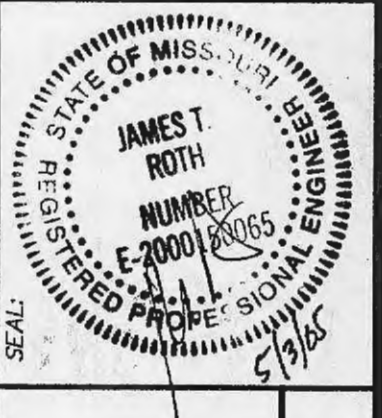
A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13,
TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI.

04/12/05 REV SAN. AND STORM

DATE	REVISIONS
9/29/04	ISSUE FOR PERMITS
12/22/04	FOR CITY OF FALLON COMMENTS
1/12/05	FOR CITY OF FALLON COMMENTS
1/26/05	FOR DUKETT CREEK COMMENTS
1/27/05	FOR CITY OF FALLON COMMENTS
2/14/05	FOR CITY OF FALLON COMMENTS
2/16/05	FOR CITY OF FALLON COMMENTS
3/1/05	FOR DUKETT CREEK COMMENTS

DEVELOPER/OWNER:
WINGHAVEN LAND INVESTORS, L.L.C.
C/O MC EAGLE DEVELOPMENT COMPANY
1001 BOARDWALK SPRINGS PLACE
OFF FALLON, MO 63366
(636) 561-5000

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CALEDONIA
HIGHWAY 40/61 AND WINGHAVEN
OFF FALLON, MO 63366

TITLE SHEET

planning • engineering • surveying • landscape architecture

Cole
and ASSOCIATES
INCORPORATED

10777 sunset office dr. suite 10
saint louis, missouri
p: 314 984 9887 f: 314 984 0587

DESIGNED BY
PMH

DRAWN BY
PMH

CHECKED BY
KER/JTR

DATE
11/5/04

Job Number
03-309

Sheet Number
C1.0

808a-Inspector P&Z #5504

ABBREVIATIONS

- VAN - VAN ACCESIBLE
- S.F. - SQUARE FEET
- (TYP) - TYPICAL
- R - RADIUS
- E.R.O.W. - EXISTING RIGHT-OF-WAY
- P.R.O.W. - PROPOSED RIGHT-OF-WAY
- F.F. - FINISHED FLOOR
- T.E. - TOP ELEVATION
- I.E. - INVERT ELEVATION
- R.C.P. - REINFORCED CONCRETE PIPE
- C.P.P. - CORRUGATED PLASTIC PIPE
- O.C. - ON CENTER
- TBA - TO BE ABANDONED
- TBR - TO BE REMOVED
- TBREL - TO BE RELOCATED
- COMB - COMBINATION
- TBR&R - TO BE REMOVED & REPLACED
- UIP - USE IN PLACE
- F.E.S. - FLARED END SECTION
- M.H. - MANHOLE

LEGEND

- ☉ CURB OR AREA INLET
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- STORM MANHOLE
- FLARED END SECTION
- GRATE INLET
- ELECTRIC TRANSFORMER
- LIGHT STANDARD
- POWER POLE
- GUY WIRE
- OVERHEAD WIRE
- STREET SIGN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- WATER SHUTOFF VALVE
- WATER MANHOLE
- WATER METER
- TELEPHONE CABLE BOX
- FOUND CROSS
- FOUND/SET-IRON PIPE
- FOUND CONCRETE MONUMENT
- SEWER FLOW ARROW
- MAILBOX
- ITEM NO. - SCHEDULE B
- NO. PARKING SPACES
- ELECTRIC
- WATER
- GAS
- UPRIGHT EVERGREEN TREE (8'-10' HT.)
- BUSH
- FLOWERING TREE
- LG. DECIDUOUS TREE
- PROPOSED LOT LINES



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PROPERTY DESCRIPTION

LAND DESCRIPTION

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 13, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF U.S. SURVEY 297, BEING ON THE NORTHERN LINE OF U.S. SURVEY 1641 AND ON THE EASTERN RIGHT-OF-WAY LINE OF POST (30 FOOT WIDE) ROAD, PER ROAD PLAT BOOK 1, PAGE 9 AS RECORDED IN THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG SAID RIGHT OF WAY LINE OF POST ROAD, NORTH 08 DEGREES 21 MINUTES 43 SECONDS WEST, A DISTANCE OF 644.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SOUTH SERVICE (VARIABLE WIDTH) ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 81 DEGREES 38 MINUTES 16 SECONDS EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE EAST RIGHT OF WAY LINE OF SAID SOUTH SERVICE ROAD, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1034.93 FEET, AN ARC DISTANCE OF 368.75 FEET, A CHORD OF WHICH BEARS NORTH 18 DEGREES 34 MINUTES 09 SECONDS WEST, A DISTANCE OF 366.80 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF POST ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 08 DEGREES 21 MINUTES 43 SECONDS WEST, A DISTANCE OF 279.94 FEET TO THE SOUTH LINE OF PROPERTY NOW OR FORMERLY OF DRURY DEVELOPMENT CORPORATION, AS RECORDED IN DEED BOOK 2371, PAGE 1023 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTH LINE, NORTH 82 DEGREES 55 MINUTES 29 SECONDS EAST, A DISTANCE OF 714.01 FEET TO THE WEST RIGHT OF WAY LINE OF INTERSTATE 64, FORMERLY U.S. HIGHWAY 40-61 (VARIABLE WIDTH); THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 51 DEGREES 30 MINUTES 35 SECONDS EAST A DISTANCE OF 627.39 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY, SOUTH 36 DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF 955.36 FEET TO THE NORTH LINE OF LAND NOW OR FORMERLY KNOWN AS THE AUGUST A. BUSCH WILDLIFE AREA; THENCE ALONG SAID NORTH LINE, SOUTH 82 DEGREES 49 MINUTES 11 SECONDS WEST, A DISTANCE OF 1589.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 35.419 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY EXECUTED BY COLE & ASSOCIATES, INC. DURING THE MONTH OF NOVEMBER 2004 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

PERTINANT DATA

MUNICIPALITY - CITY OF FALLON
WENTZVILLE FIRE DISTRICT
WENTZVILLE SCHOOL DISTRICT
PUBLIC WATER DISTRICT NO.2
CURRENT ZONING - HTCD
TOTAL AREA - 35.42 ACRES

THERE IS NO FLOOD PLAIN SHOWN ON THE FLOOD UNSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 29183C0410E DATED AUGUST 2, 1996 ON THIS SITE.

ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY. ALL UTILITIES WILL BE LOCATED UNDER-GROUND.

SITE DATA

SITE CALCULATIONS FOR LOT 1

GREEN SPACE: 1,116,590 S.F. (90%)
PAVEMENT: 103,989 S.F. (8%)
BUILDING: 18,110 S.F. (2%)
TOTAL AREA = 1,238,689 S.F. (28.436 AC)

TREE PRESERVATION CALCULATION

AREA OF TREES REMOVED: 0.73 ACRES
TREES REQUIRED: 11 TREES
TREES PROVIDED (WITH BUILDINGS B AND C): 93 TREES

UTILITIES

- WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT NO.2
100 WATER DRIVE - P.O. BOX 370
OFF FALLON, MO. 63366
CONTACT: BILL SHIRLEY
(636) 56-3737 EXT. 120
- SEWER DISTRICT = DUKETT CREEK SEWER DISTRICT
3550 HIGHWAY K
ST. CHARLES, MO 63304
CONTACT: CHRISTINE BEASLEY
(636) 441-1244
- PHONE SERVICE = SBC
402 NORTH 3RD STREET
ST. CHARLES, MO 63301
CONTACT: DEBORAH ESTES
636-949-1320
- CABLE SERVICE = CHARTER COMMUNICATIONS
2275 CASSENS DRIVE, SUITE 138
FENTON, MO 63026
CONTACT: DAIE DENNIS
(636) 305-3340
- FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT
209 W.PEARCE BLVD.
WENTZVILLE, MO. 63385
CONTACT: JOE HEITKAMP
(636) 327-6239
- ELECTRIC SERVICE = CUIVRE RIVER ELECTRIC
P.O. BOX 160
TROY, MO 63379
CONTACT: KEITH STONE
(636) 528-8261 EXT. 277
- GAS SERVICE = LACLEDE GAS COMPANY
1999 TRADE CENTER DR. EAST
ST. PETERS, MO 63376
CONTACT: MIKE LANGAN
(636) 978-2663 EXT. 103

BENCHMARK

BENCH MARK: (USGS DATUM)
X-CUT IN S.W. CORNER OF NORTH ABUTMENT OF BOX CULVERT UNDER PHOENIX PARKWAY EAST OF THE ENCLAVE APARTMENTS.
ELEV.=503.51

GENERAL NOTES

1. REQUIRED STORMWATER DETENTION WILL BE PROVIDED FOR THE ENTIRE DEVELOPMENT AS SHOWN.
2. SITE IS OUTSIDE THE 100 YR FLOOD PLAIN
3. TOPOGRAPHIC SURVEY FURNISHED BY OTHERS.
4. CURRENT ZONING IS "HTCD" HIGH TECH CORRIDOR DISTRICT
5. NO WETLANDS ON THIS SITE.
6. NO SURFACE INTENDED TO BE HANDICAP ACCESSIBLE SHALL EXCEED 2% SLOPE IN ANY DIRECTION.

RECEIVED
MAY 13 2005
CITY OF FALLON, MO

DATE: Apr 20, 2005 - 10:59am
DRAWING: S:\0385\03852003\03-309\03-309.dwg v_c_bplans-phase1.dwg

5-5-05
APPROVED



CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).
ALSO CALL MDDOT AT (314) 340-4100.