

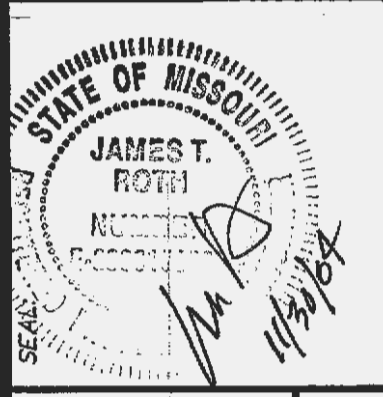
GRADING PERMIT PLAN FOR CALEDONIA

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

REVISIONS	
DATE	DESCRIPTION
11/17/04	ISSUE FOR PERMITS
11/17/04	ISSUE FOR PERMITS
11/17/04	ISSUE FOR PERMITS

DEVELOPER/OWNER:
WINGHAVEN LAND INVESTORS, L.L.C.
C/O MC EAGLE DEVELOPMENT COMPANY
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MO 63366
(636) 561-9300

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CALEDONIA
HIGHWAY 40/61 AND WINGHAVEN
O'FALLON, MO 63366

TITLE SHEET

Cole & Associates Inc.
Planning • Civil Engineering • Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587
Email: info@colest.com

DESIGNED BY: **PMH**
DRAWN BY: **PMH**
CHECKED BY: **KER/JTR**
DATE: **11/17/04**
Job Number: **03-309**
Sheet Number: **G1.0**

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



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- G1.0 TITLE SHEET
- G2.0 SPECIFICATION/DETAIL SHEET
- G3.0 GRADING PLAN/STORM PROFILE
- G4.0 EXISTING DRAINAGE AREA MAP
- G5.0 FINAL DRAINAGE AREA MAP

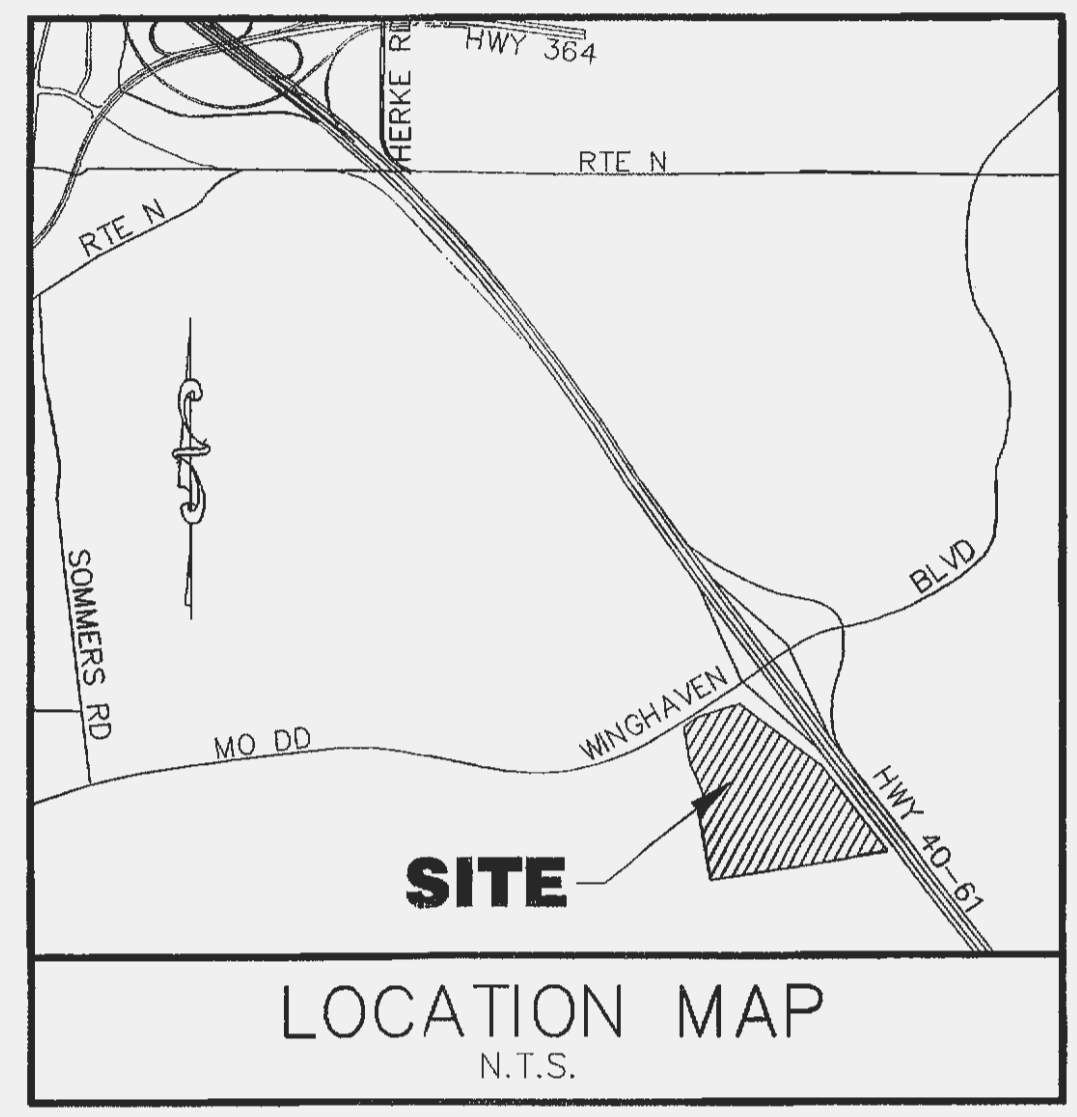
PROPERTY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF U.S. SURVEY 1641, WITH THE SOUTHWEST LINE OF MISSOURI STATE HIGHWAY 40-61, OF VARYING WIDTH; THENCE WESTWARDLY ALONG THE SAID NORTH LINE OF U.S. SURVEY 1641 BEING ALSO THE NORTH LINE OF THE AUGUST A. BUSCH MEMORIAL CONSERVATION AREA SOUTH 81 DEGREES 28 MINUTES 33 SECONDS WEST 1,585.50 FEET TO A POINT ON THE EAST LINE OF POST ROAD, 30 FOOT WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE, NORTH 09 DEGREES 52 MINUTES 11 SECONDS WEST 642.85 FEET TO A POINT ON THE SOUTH SERVICE ROAD, AS DESCRIBED IN THE DEED RECORDED IN BOOK 2357 PAGE 814 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG SAID ROAD, THE FOLLOWING COURSES AND DISTANCES: NORTH 80 DEGREES 19 MINUTES 40 SECONDS EAST 65.11 FEET AND ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 80 DEGREES 19 MINUTES 40 SECONDS WEST 1,034.93 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 372.64 FEET TO A POINT ON THE AFORESAID EAST LINE OF POST ROAD, 30 FOOT WIDE; THENCE NORTHWARDLY ALONG SAID EAST LINE, NORTH 09 DEGREES 52 MINUTES 11 SECONDS WEST 277.78 FEET TO A POINT ON THE SOUTH LINE OF PROPERTY DESCRIBED IN THE DEED TO DRURY DEVELOPMENT CORPORATION, RECORDED IN BOOK 2371 PAGE 1023 OF THE ST. CHARLES COUNTY RECORDS; THENCE EASTWARDLY ALONG SAID SOUTH LINE, NORTH 81 DEGREES 41 MINUTES 54 SECONDS EAST 715.96 FEET TO A POINT ON THE AFORESAID SOUTHWEST LINE OF MISSOURI STATE HIGHWAY 40-61; THENCE SOUTHEASTWARDLY ALONG SAID SOUTHWEST LINE, SOUTH 52 DEGREES 49 MINUTES 12 SECONDS EAST 627.94 FEET AND SOUTH 37 DEGREES 30 MINUTES 15 SECONDS EAST 951.88 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,539,271 SQUARE FEET OR 35,337 ACRES ACCORDING TO A SURVEY BY VOLZ INCORPORATED DURING JUNE 2001.

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.

12-1-04 JZ
APPROVED
as noted



PERTINANT DATA

MUNICIPALITY - CITY OF O'FALLON
WENTZVILLE FIRE DISTRICT
WENTZVILLE SCHOOL DISTRICT
PUBLIC WATER DISTRICT NO.2

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 SHALL BE UNDER-GROUND.

UTILITIES

WATER SERVICE = PUBLIC WATER SUPPLY DISTRICT NO.2 100 WATER DRIVE - P.O. BOX 370 O'FALLON, MO. 63366 CONTACT: BILL SHIRLEY (636) 561-3737 EXT. 120	FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT 209 W.PEARCE BLVD. WENTZVILLE, MO. 63385 CONTACT: JOE HEITKAMP (636) 327-6239
SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT 3550 HIGHWAY K ST. CHARLES, MO 63304 CONTACT: BRAD MEYERS (636) 441-1244	ELECTRIC SERVICE = CUIVRE RIVER ELECTRIC P.O. BOX 160 TROY, MO 63379 CONTACT: STAN WINKLE (636) 441-7410
PHONE SERVICE = CENTURY TELEPHONE 1151 CENTURY TEL DRIVE WENTZVILLE, MO 63385 CONTACT: WILLIAM VOLKER (636) 332-3744	GAS SERVICE = LACLEDE GAS COMPANY 1999 TRADE CENTER DR. EAST ST. PETERS, MO 63376 CONTACT: CLARENCE HANKS (636) 978-2663 EXT. 101
CABLE SERVICE = CHARTER COMMUNICATIONS 2275 CASSENS DRIVE, SUITE 138 FENTON, MO 63026 CONTACT: DALE DENNIS (636) 305-3340	

ABBREVIATIONS

- VAN - VAN ACCESSIBLE
- C.C. - CART CORRAL
- 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
- ⊕ PROPOSED DITCH CHECKS

DATE: Nov 30, 2004 - 8:38am DRAWING: S:\085\0852003\03-309\UD3_03-309.dwg (C:\GRA\DKING PLANS-planet.dwg)