



Utility Contacts

Sanitary Sewers
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 Contact: 636-281-2858
 Duckett Creek Sanitary District
 3550 Highway K
 O'Fallon, MO. 63368
 636-441-1244

Water
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 Contact: 636-281-2858
 Missouri American Water Co.
 727 Craig Rd.
 St. Louis, MO. 63141
 1-866-430-0820
 Public Water Supply District No. 2
 P.O. Box 967
 O'Fallon, MO. 63366
 636-561-3737 Ext. 131

Storm Sewer
 City of O'Fallon
 100 N. Main St.
 O'Fallon, MO. 63366
 636-281-2858

Electric
 Curve River Electric Co.
 P.O. Box 160
 Troy, MO. 63379-0160
 1-800-392-3709
 Ameren UE
 200 Callahan Road
 Wentzville, MO. 63385
 636-639-8312

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 = 2002 BOARDWALK PLACE DRIVE

ZONING = 'MUTD' MIXED USE TRADITIONAL-SENIOR OVERLAY DISTRICT

FIRE DISTRICT = WENTZVILLE FIRE PROTECTION DISTRICT

SCHOOL DISTRICT = FORT ZUMWALT

SEWER DISTRICT = DUCKETT CREEK SEWER DISTRICT

WATER SHED = TRIBUTARY TO DARDENNE CREEK

FLOOD ZONE NOTES

By graphic plotting only, this property does lie within a special flood zone areas to the flood insurance rate map panel number 29183C0430-E and community # 290316 (City of O'Fallon), which bears an effective date of August 2, 1996. The lies within Zone AE (special flood hazard areas inundated by the 100-year flood elevation determined (496.0)).

* 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
 8:00 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 1.728 SF.
 The area of land disturbance is 3,295 SF.
 Number of proposed lots is 1

BENCHMARKS
 Site Benchmark as per the plat of Stone Mountain Village (recorded in Plat Book 38 Page 194 of the St. Charles County Land Records Office), Elev. 615.16' - West bolt, before "Avalar", on fire hydrant, on South side of Highway K, 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 on this survey.

1 OVERALL SITE PLAN
 A1.1 SCALE: 1" = 30'-0"

BUILDING AND YARD SETBACKS IN SENIOR COMMUNITY PER SECTION 400.162.E2
YARD SETBACKS
 IN A SENIOR COMMUNITY RESIDENTIAL SUBDIVISION, EACH LOT IN THE SENIOR COMMUNITY SHALL HAVE A MINIMUM FRONT YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET; A SIDE YARD OF NOT LESS THAN SIX (6) FEET, EXCEPT IN THE CASE OF A CORNER LOT OR PARCEL WHERE THE SIDE YARD ON THE ROAD OR STREET SHALL NOT BE LESS THAN TWENTY-FIVE (25) FEET; AND A REAR YARD OF NOT LESS THAN TWENTY-FIVE (25) FEET. SETBACK AND BUFFER YARD VARIANCES WERE GRANTED BY THE BOA ON SEPTEMBER 8, 2004 UNDER BA-V-04-30.

BUILDING SETBACKS
 EACH BUILDING IN THE SENIOR COMMUNITY SHALL BE SET BACK A MINIMUM OF TWENTY-FIVE (25) FEET FROM A SENIOR COMMUNITY'S PERIMETER LOT LINES. THIS MINIMUM SETBACK SHALL BE INCREASED BY TWO (2) FEET FOR EACH FOOT THE PROPOSED BUILDING IS OVER THIRTY (30) FEET IN HEIGHT. THE MAXIMUM HEIGHT OF ANY STRUCTURE IN A SENIOR COMMUNITY SHALL BE NO GREATER THAN THIRTY-FIVE (35) FEET.

PROPOSED BUILDING HEIGHT = 51'-3"
REQUIRED SETBACK = (51'-3" - 30') / 2 + 25 FT. SETBACK = 57.6 FT. SETBACK REQUIRED

PROPOSED SETBACKS
EAST PROPERTY LINE = 60 FT.
WEST PROPERTY LINE = 57 FT.
NORTH PROPERTY LINE = 67.5 FT.
SOUTH PROPERTY LINE = N/A

VARIANCE BA-V-12-07 GRANTED FOR BUILDING SETBACKS

CITY OF O'FALLON
 COMMUNITY DEVELOPMENT DEPARTMENT
 ACCEPTED FOR CONSTRUCTION
 BY: *[Signature]* DATE: 7-31-12
 PROFESSIONAL ENGINEER'S SEAL
 INDICATES RESPONSIBILITY FOR DESIGN

City approval of any construction site plan 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 improvements 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.

CONSULTING ENGINEERS
 CIVIL: TBD
 ELECTRICAL: TBD
 FIRE PROTECTION: TBD
 STRUCTURAL: KBE CONSULTING ENGINEERS
 1930 DES PERES RD, SUITE 100
 ST. LOUIS, MO. 63131
 PH: 636.850.024
 FAX: 636.850.024
 MECHANICAL: TBD
 PLUMBING: TBD

CONTRACTOR
ARCO
 CONSTRUCTION
 THE DESIGN BUILD PEOPLE
 800 NORTH ROCK HILL ROAD
 ST. LOUIS, MISSOURI 63119
 (P) 314.999.9100 (F) 314.999.9101
 WWW.ARCONATIONAL.COM

ARCHITECT
GWA
 ARCHITECTS, P.C.
 800 NORTH ROCK HILL ROAD
 ST. LOUIS, MISSOURI 63119
 (P) 314.422.5181 (F) 314.460.0714
 WWW.GWA-ARCHITECTS.COM

A BUILDING ADDITION FOR:
Park Place
 Senior Living at Winghaven
 2002 & 2004 BOARDWALK PLACE DRIVE
 O'FALLON, MO 63368

CITY OF MISSOURI
 LOUIS WYATT
 VANDELICHT
 NUMBER
 200000152
 ARCHITECT
 7/21/12

JOB NO: SJ1408
 PA: RJR
 PERMIT SET: 07-21-14

REVISIONS Δ

SHEET NUMBER
A1.1
 OVERALL ARCHITECTURAL
 SITE PLAN