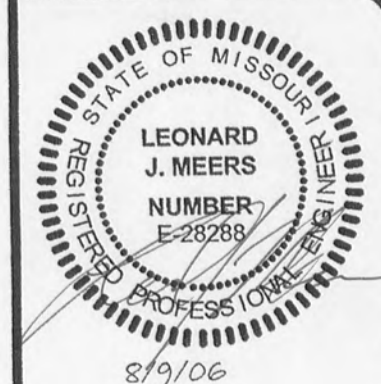


# PHOENIX WALK AT WINGHAVEN

A TRACT OF LAND LYING IN U. S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 2 EAST, CITY OF O'FALLON, COUNTY OF ST. CHARLES, STATE OF MISSOURI

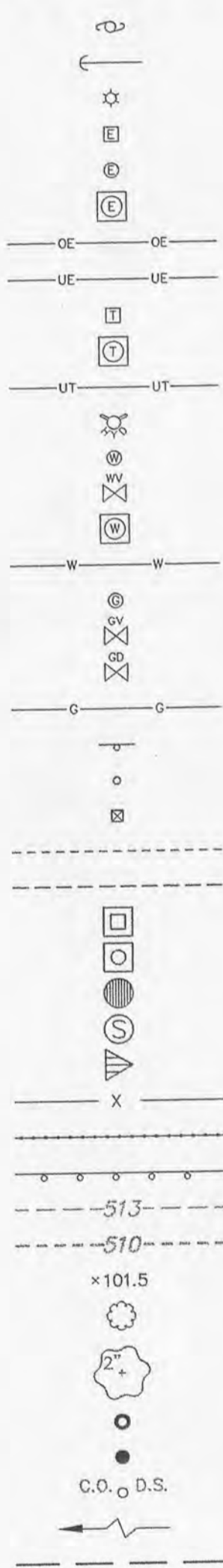
95



## SITE IMPROVEMENT PLANS - LOT D

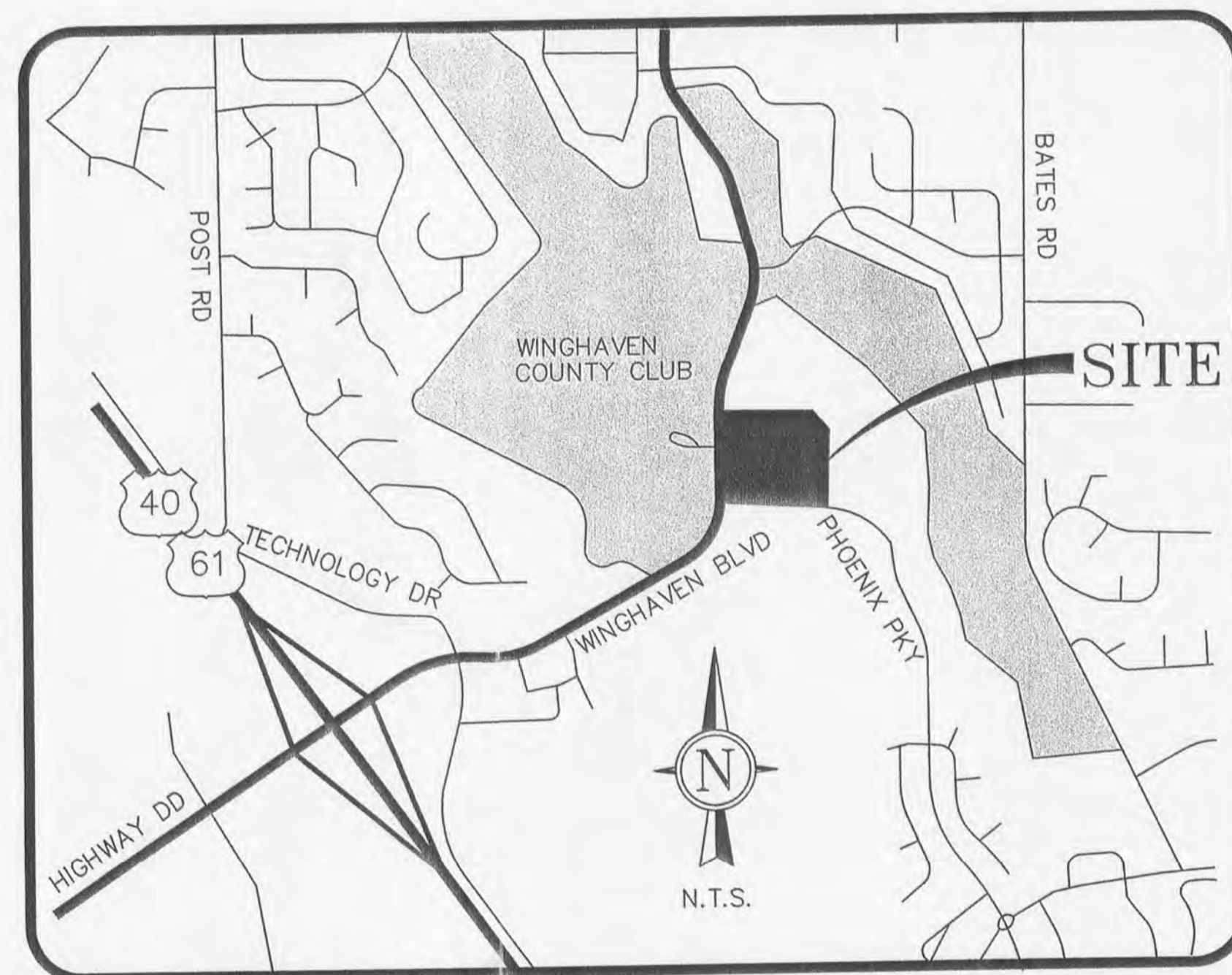
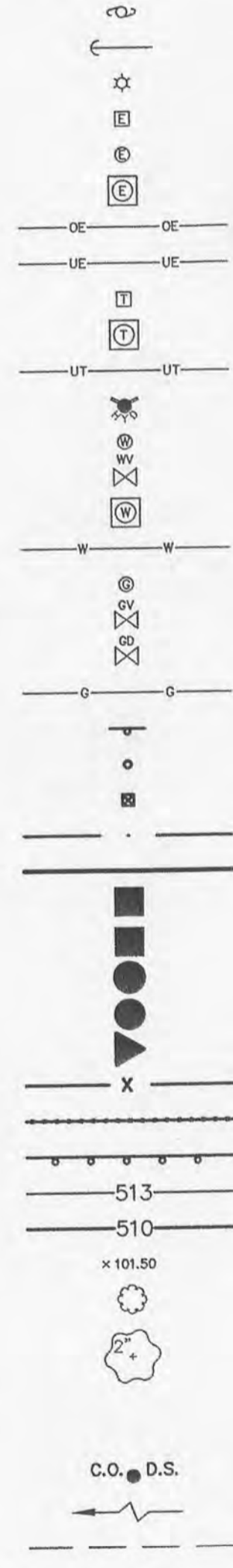
### LEGEND

#### EXISTING



**UTILITY POLE**  
**GUY WIRE**  
**LIGHT STANDARD**  
**ELECTRIC BOX**  
**ELECTRIC METER**  
**ELECTRIC MANHOLE**  
**OVERHEAD ELECTRIC LINE**  
**UNDERGROUND ELECTRIC LINE**  
**TELEPHONE BOX**  
**TELEPHONE MANHOLE**  
**UNDERGROUND TELEPHONE LINE**  
**FIRE HYDRANT**  
**WATER METER**  
**WATER VALVE**  
**WATER MANHOLE**  
**WATER LINE**  
**GAS METER**  
**GAS VALVE**  
**GAS DRIP**  
**GAS LINE**  
**STREET SIGN**  
**BOLLARD OR POST**  
**MAILBOX**  
**SANITARY SEWER**  
**STORM SEWER**  
**STORM DRAIN GRATE INLET**  
**STORM DRAIN AREA INLET**  
**STORM DRAIN MANHOLE**  
**SANITARY SEWER MANHOLE**  
**FLARED END SECTION**  
**FENCE: CHAIN LINK OR WIRE**  
**FENCE: WOOD CONSTRUCTION**  
**GUARDRAIL**  
**MINOR CONTOUR INTERVAL**  
**MAJOR CONTOUR INTERVAL**  
**SPOT ELEVATION**  
**BUSH OR SHRUB**  
**TREE W/APPROXIMATE DIAMETER SIZE**  
**FOUND SURVEY MONUMENT AS NOTED**  
**SET SURVEY MONUMENT AS NOTED**  
**CLEAN-OUT/DOWN-SPOUT**  
**SWALE**  
**UTILITY EASEMENT**

#### PROPOSED



### LOCATOR MAP

**PROPERTY OWNER**

**PHOENIX WALK, L.L.C.**  
**7748 WATSON ROAD**  
**ST. LOUIS, MO 63119**

**EXISTING ZONING**

**HTCD - PUD**

**SITE ACREAGE**

**9.51 ACRES**

**SITE ADDRESS**

**WINGHAVEN BLVD.**

### FLOOD NOTE

NOTE: THE ENTIRE SURVEYED TRACT AS SHOWN HEREON LIES WITHIN FLOOD ZONE X; AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP 29183C0240 E. EFFECTIVE DATE: AUGUST 2, 1996

### BENCH MARK

N.G.S.(F-149) (Elev=542.80)  
 STANDARD DISK, STAMPED F-149  
 1935 AND SET IN THE TOP OF A  
 CONCRETE POST.

### SITE BENCH MARK

(Elev.580.58) -SQUARE CUT ON THE CURB OF THE SOUTH END OF AN ISLAND AT THE INTERSECTION OF WINGHAVEN AND PHOENIX PARKWAY.

### INDEX

|            |                         |
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| C4.0       | SITE GRADING PLAN       |
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| C6.0       | SITE GEOMETRICS PLAN    |
| C7.0-8.0   | SITE DETAILS            |
| C9.0       | STORM SEWER PROFILES    |
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| REV. NO. | REMARKS               | DATE     |
|----------|-----------------------|----------|
| 1        | PER DCSD COMMENTS     | 08-16-06 |
| 2        | PER CITY COMMENTS     | 08-20-06 |
| 3        | ADDED ROOF DRAIN LINE | 07-17-06 |
| 4        | PER DCSD COMMENTS     | 07-19-06 |
| 5        | PER PWS&FZ COMMENTS   | 08-08-06 |

IMPROVEMENT PLANS FOR  
**PHOENIX WALK AT  
 WHINGHAVEN**

SHEET TITLE  
**TITLE SHEET**

JOB NUMBER: 1482A  
 DRAWN BY: JSK  
 DATE: 05/17/06  
 CHECKED BY: LJM  
 DATE: 05/17/06  
 SHEET:

**C0.0**

J. R. GRIMES CONSULTING ENGINEERS, 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 AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. J. R. GRIMES CONSULTING ENGINEERS, 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.

RECEIVED  
 AUG 11 2006  
 ENGINEERING DEPT.

CITY OF O'FALLON  
 COMMUNITY DEVELOPMENT DEPARTMENT  
 ACCEPTED FOR CONSTRUCTION  
 DATE: 8-24-06  
 PROFESSIONAL ENGINEER'S SEAL  
 INDICATES RESPONSIBILITY FOR DESIGN

P&Z APPROVAL ON DEC 1, 2005  
 CITY OF O'FALLON FILE 9831.54.02

PREPARED FOR:  
**PACE PROPERTIES**  
 CONTACT: RICK RANDALL  
 1401 South Brentwood Blvd, Suite 100  
 ST. LOUIS, MO 63144  
 PH: (314) 968-9898  
 FAX: (314) 968-5050

B2006-1016 7750-7776 Winghaven Blvd.

File