

**PERTINENT DATA**

OWNER: PHOENIX WALK, L.L.C.  
 KATHLEEN SERAFIN  
 7748 WATSON RD.  
 ST. LOUIS, MO 63119

SITE ADDRESS: WINGHAVEN BLVD.

DEVELOPER: PACE PROPERTIES  
 RICK RANDALL

EXISTING ZONING: HTCD - PUD

SITE AREA: 9.51 ACRES  
 BUILDING AREA: 68,500 S.F.  
 WATER SHED: DARDENNE CREEK  
 WATER DISTRICT: P.W.S.D. #2  
 FIRE DISTRICT: WENTZVILLE FIRE DISTRICT  
 SCHOOL DISTRICT: WENTZVILLE  
 SEWER DISTRICT: DUCKETT CREEK SAN DIST  
 GAS SERVICE: LACLEDE GAS CO.  
 ELECTRIC SERVICE: AMEREN U.E.  
 TELEPHONE SERVICE: CENTURY-T&L

**PARKING CALCULATIONS**

BUILDING D: 9,51 ACRES

PARKING:

RETAIL = 5.5 PER 1,000 S.F.	13,000 S.F. = 72 SPACES
OFFICE = 1 PER 300 S.F.	4,000 S.F. = 14 SPACES
WAREHOUSE = 1 PER 1,000 S.F.	4,000 S.F. = 4 SPACES
WAREHOUSE = 1 PER EMPLOYEE	2 EMPLOYEES = 2 SPACES
TOTAL REQUIRED	= 92 SPACES
TOTAL PROPOSED	= 147 SPACES

H.C. ACCESSIBLE: TOTAL REQUIRED = 5 SPACES  
 TOTAL PROPOSED = 5 SPACES

BICYCLE: TOTAL REQUIRED = 7 SPACES  
 TOTAL PROPOSED = 8 SPACES

**LAND USAGE & COVERAGE**

SITE: 9.51 AC.

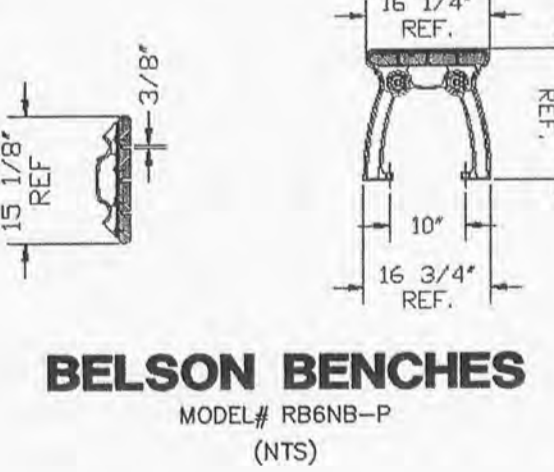
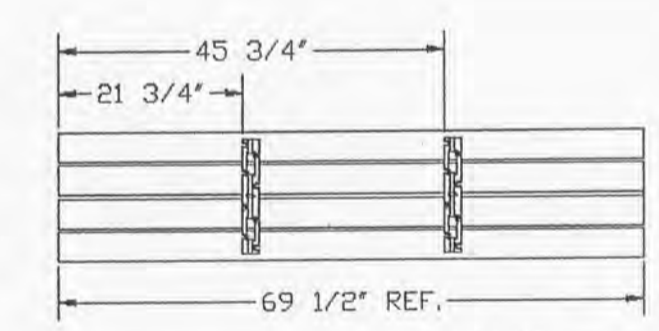
LOT D: 122,885 SF (2.82 AC.)

OFFICE	4,000 SF (0.09 AC.)	3.3%
WAREHOUSE	4,000 SF (0.09 AC.)	3.3%
	FUTURE 4,000 SF (0.09 AC.)	
RETAIL	13,000 SF (0.30 AC.)	10.5%
BUILDING D	21,000 SF (0.48 AC.)	17.1%
PAVED AREA	61,531 SF (1.41 AC.)	50.1%
GREENSPACE	40,354 SF (0.93 AC.)	32.8%
INTERIOR GREENSPACE	17,040 SF (0.39 AC.)	13.9%

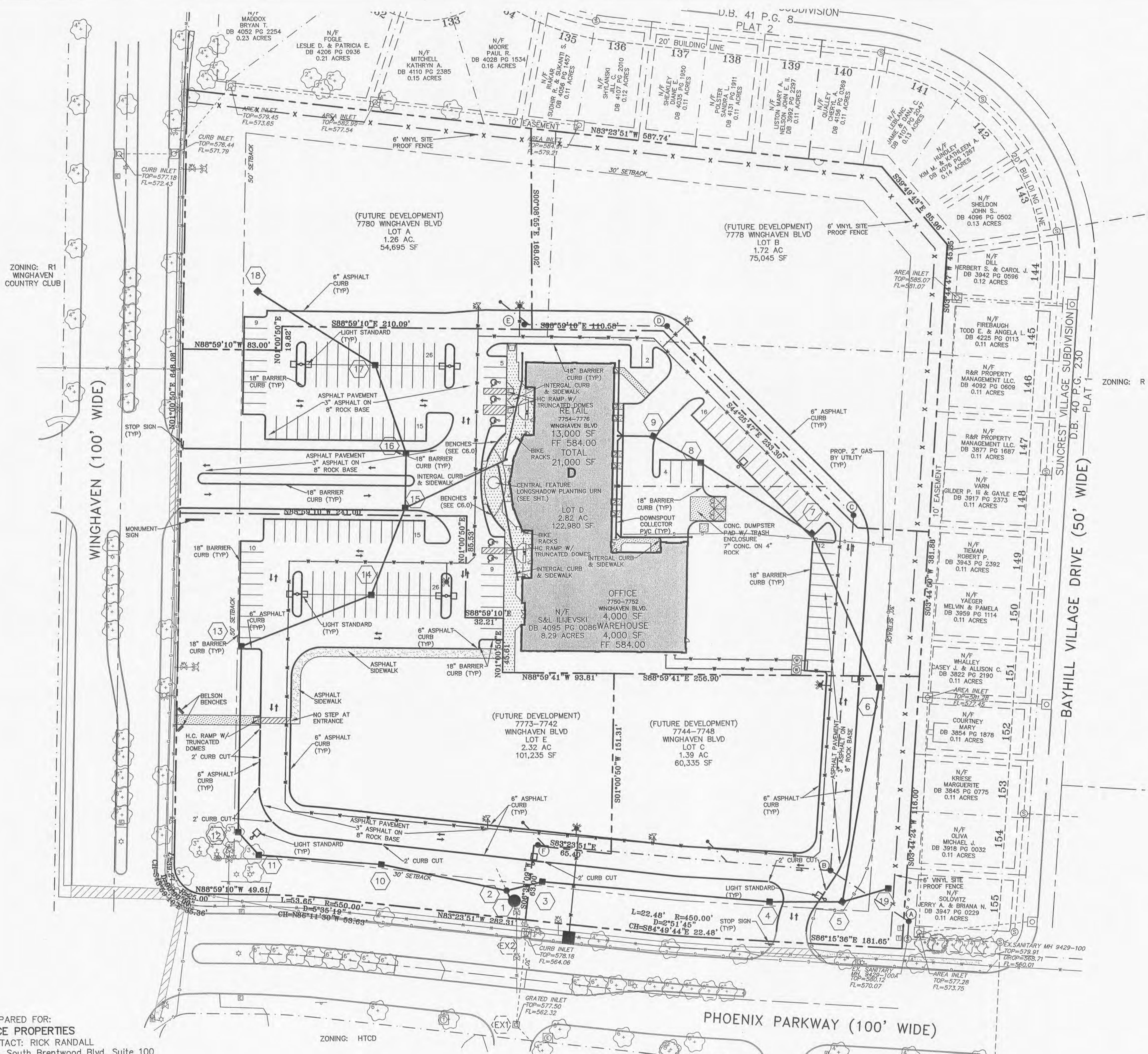
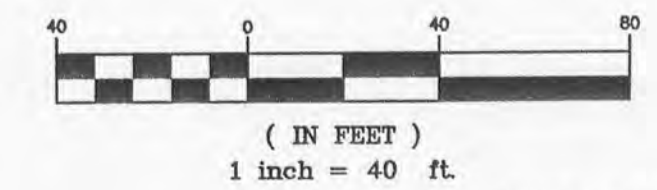
FOR CURBING DELINEATION, SEE SHEET C6.0-SITE GEOMETRICS PLAN

DETENTION IS PROVIDED WITH THE WINGHAVEN PHASE 1 DEVELOPMENT.

CROSS ACCESS EASEMENTS AND SHARED PARKING AGREEMENTS SHALL BE PROVIDED FOR ALL PAVEMENT AREAS.



**BELSON BENCHES**  
 MODEL# RB6NB-P  
 (NTS)



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

ZONING: HTCD

PHOENIX PARKWAY (100' WIDE)

WINGHAVEN (100' WIDE)

BAYHILL VILLAGE DRIVE (50' WIDE)

SUNCREST VILLAGE SUBDIVISION D.B. 40 P.G. 230

LOT D

LOT E

LOT F

LOT G

LOT H

LOT I

LOT J

LOT K

LOT L

LOT M

LOT N

LOT O

LOT P

LOT Q

LOT R

LOT S

LOT T

LOT U

LOT V

LOT W

LOT X

LOT Y

LOT Z



**J. R. GRIMES**  
 CONSULTING ENGINEERS, INC.  
 13300 OLD TESSON ROAD  
 SUITE 3000  
 ST. LOUIS, MO. 63128  
 PH. (314) 849-6100  
 FAX. (314) 849-6010

REV. NO.	DATE	REMARKS
1	06-16-06	PER DCSO COMMENTS
2	06-20-06	PER CITY COMMENTS FOR BENCHES & CURB
3	06-09-06	

**IMPROVEMENT PLANS FOR PHOENIX WALK AT WINGHAVEN**

**SITE PLAN**

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

**C3.0**

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