

# THE POINTE AT WINGHAVEN SUBDIVISION AND FACILITIES FOR SOUTHWEST BANK AND PROFESSIONAL RESOURCE DEVELOPMENT

A TRACT OF LAND BEING PART OF  
U.S. SURVEY 1669, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE 5TH PRINCIPAL MERIDIAN  
ST. CHARLES COUNTY, MISSOURI

## IMPROVEMENT PLANS

### LEGEND

EXISTING CONTOURS	
PROPOSED CONTOURS	
EXISTING SANITARY SEWERS	
EXISTING STORM SEWERS	
PROPOSED SANITARY SEWERS	
PROPOSED STORM SEWERS	
EXISTING RIGHT-OF-WAY	
PROPOSED RIGHT-OF-WAY	
CENTERLINE	
EASEMENT	
NON-REINFORCED CONCRETE PAVEMENT	
EXISTING SPOT ELEVATION	
PROPOSED SPOT ELEVATION	
SWALE	
TO BE REMOVED	
TO BE REMOVED & RELOCATED	
TO BE USED IN PLACE	
BACK OF CURB	
FACE OF CURB	
TRASH ENCLOSURE	
LIGHT STANDARD	
GAS MAIN	
WATER MAIN	
UNDERGROUND TELEPHONE	
FIRE HYDRANT	
POWER POLE	
HAY BALE	
SILTATION CONTROL	
PROPOSED	



LOCATION MAP  
NOT TO SCALE

### PERTINENT DATA

<b>OWNER</b>	- THE SLOBODAN ILJEVSKI TRUST AND THE LINDA ILJEVSKI TRUST
<b>ZONING</b>	- HTCD/PUD (ORIGINAL ZONING-HTCD)
<b>SITE ACREAGE</b>	- 4.52 ± Acres
<b>SITE ADDRESS</b>	- LOT A: 3001 WINGHAVEN BOULEVARD - LOT B: 3009, 3011, 3013, 3015 WINGHAVEN BOULEVARD - LOT C: 3019-3037 WINGHAVEN BOULEVARD - O'FALLON, MISSOURI 63366
<b>DEED BOOK</b>	- DB, 2478 PG. 109
<b>PARCEL ID#</b>	- 4-0047-5614-00-11
<b>FIRM MAP</b>	- 29183C0240 E (REVISED AUGUST 2, 1996)
<b>WUNNENBERG'S</b>	- PG. 45, GRID W-20
<b>PHONE SERVICE</b>	- CENTURY-TEL TELEPHONE 1151 CENTURY TEL DR. P.O. BOX 781 WENTZVILLE, MO 63385 ATTN: MR. CARL OWENS PHONE: (636) 332-7392
<b>PROJ. GEOTECHNICAL ENGINEER</b>	- GEOTECHNOLOGY, INC. (314)-997-7440, Fax: (314) 997-2067 2258 GRISSOM DR. ST. LOUIS, MO 63146 ATTN: JEFFERY P. KLEIN, P.E. PROJECT MGR. PHONE: (314)-997-7440 FAX: (314) 997-2067 J.Klein@geotechnology.com PROJ. NO. 077740141 OG, 10/1/04 REPORT, 6/23/05 ADDENDUM
<b>SEWER DISTRICT</b>	- DUCKETT CREEK SEWER DISTRICT 3550 HIGHWAY K ST. CHARLES, MO 63304-8616 ATTN: MS. CHRISTINE BEASLEY PHONE: (636) 441-1244 FAX: (636) 498-8150
<b>WATER SHED</b>	- DARDENNE CREEK
<b>WATER SERVICE</b>	- PUBLIC WATER SUPPLY DISTRICT NO. 2 OF ST. CHARLES COUNTY 100 WATER DR. O'FALLON, MO 63366 ATTN: MR. BRIAN PIEPER PHONE: (636) 561-3737 ext. 124 bpieper@alliancewater.com

<b>CITY ENGINEER</b>	- CITY OF O'FALLON 100 NORTH MAIN ST. O'FALLON, MO 63366 ATTN: MR. FRANK GODWIN, P.E., SR. PLAN REVIEW ENGINEER PHONE: (636) 379-5560 FAX: (636) 978-4144 fgodwin@offallon.mo.us
<b>ELECTRIC SERVICE</b>	- Amerenue ELECTRIC COMPANY 200 CALLAHAN RD. WENTZVILLE, MO 63385 ATTN: MR. DAVID GRAVETT PHONE: (636) 639-8315 dgravett@ameren.com
<b>FIRE DISTRICT</b>	- O'FALLON FIRE PROTECTION DISTRICT 209 WEST PEARCE BLVD. WENTZVILLE, MO 63385 ATTN: MR. JOSEPH F. HEITKAMP PHONE: (636) 327-6239
<b>GAS SERVICE</b>	- LACLEDE GAS COMPANY 1999 TRADE CENTER EAST ST. PETERS, MO 63376 ATTN: MR. MIKE LANGAN PHONE: (636) 978-2863 ext. 103
<b>MoDOT</b>	- MISSOURI DEPARTMENT OF TRANSPORTATION 6780 OLD HIGHWAY N ST. CHARLES, MO 63604 ATTN: MR. SCOTTY D. WARD, SR. TRAFFIC TECHNICIAN PHONE: (314) 340-4334 FAX: (314) 340-4119 scotty.ward@modot.mo.gov

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### BENCHMARK

80-13 ELEV=499.34  
LOCATED 2.70 MILES N/W OF THE INTERSECTION OF HIGHWAY 94 AND HIGHWAY D ON THE NORTH SIDE OF WESTBOUND LANES OF HIGHWAY 40 NE A FIELD ENTRANCE GOING NORTH FOR THE WESTBOUND LANES OF HIGHWAY 40. IT IS 29.55 FEET NEAR OF A P.K. NAIL IN THE CENTER LINE OF WESTBOUND HWY 40, 39.2 FEET SW OF THE CENTER OF THE TOP OF THE NORTHWEST END OF A CORRUGATED METAL PIPE.

### ABBREVIATIONS

C.O.	- CLEANOUT
DB.	- DEED BOOK
E.	- ELECTRIC
FL.	- FLOWLINE
FT.	- FEET
FND.	- FOUND
G.	- GAS
M.H.	- MANHOLE
N/F.	- NOW OR FORMERLY
PB.	- PLAT BOOK
PG.	- PAGE
P.V.C.	- POLYVINYL CHLORIDE PIPE
R.C.P.	- REINFORCED CONCRETE PIPE
D.I.P.	- DUCTILE IRON PIPE
SQ.	- SQUARE
T.	- TELEPHONE CABLE
TS.	- TAILSTAKE
V.C.P.	- VETRIFIED CLAY PIPE
W.	- WATER
(86'W)	- RIGHT-OF-WAY WIDTH
N.T.S.	- NOT TO SCALE

### CURRENT PROPERTY OWNER:

THE SLOBODAN ILJEVSKI TRUST AND THE LINDA ILJEVSKI TRUST  
810 REINDEER DRIVE  
BALLWIN, MO 63021

### PREPARED FOR DEVELOPER/OWNER OF PROPOSED LOT A (UNDER CONTRACT)

M & I SUPPORT SERVICES CORPORATION  
-SOUTHWEST BANK  
770 NORTH WATER STREET  
20 TH FLOOR  
MILWAUKEE, WI 53202  
(414) 765-7959  
(414) 302-2824 Fax  
MS. MARGARET KNIZE, VICE PRESIDENT  
DIRECTOR CORPORATE REAL ESTATE,  
CONSTRUCTION AND DESIGN  
margaret.knize@micorp.com

### PREPARED FOR DEVELOPER/OWNER OF PROPOSED LOT B (UNDER CONTRACT)

PROFESSIONAL RESOURCE DEVELOPMENT  
307 PARK HILLS DRIVE  
P.O. Box 1123  
EFFINGHAM, IL 62401  
(217) 254-2221  
MR. ED GRUNLOH  
edgrunloh@grunlohbuilding.com

### UTILITY NOTE:

UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS, RECORDS AND INFORMATION, AND, THEREFORE DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER, OR LOCATION OF THESE FACILITIES, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS. THE UNDERGROUND FACILITIES, STRUCTURES, AND UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319 RSMo.

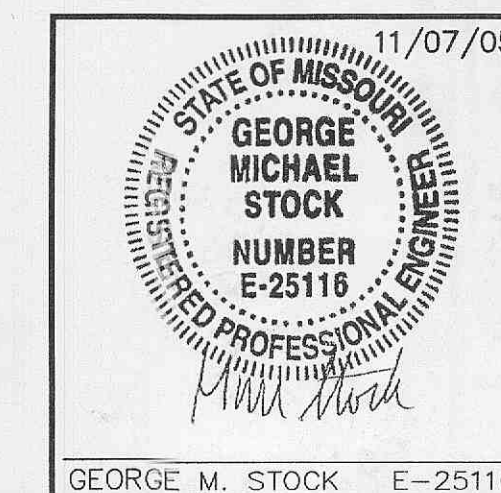
FIBER OPTICS EXIST WITHIN PROJECT AREA



MoDOT 314-340-4100

FIBER OPTICS MAY BE PRESENT

P&Z NOS: 9831.52.01



STOCK AND ASSOCIATES 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. STOCK AND ASSOCIATES 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.

- ▲ 11/07/05 LOT C DRIVE, AMEREN
- ▲ 10/07/05 REVISED SIDEWALK
- ▲ 9/28/05 WATER DISTRICT COMMENTS
- ▲ 9/12/05 ARCHITECT COMMENTS
- ▲ 8/03/05 COORDINATION
- ▲ 7/19/05 REVISED PER DUCKETT CREEK'S COMMENTS DATED 7/19/05
- ▲ 7/13/05 REVISED PER DUCKETT CREEK'S COMMENTS DATED 7/6/05
- ▲ 6/27/05 REVISED PER CITY OF O'FALLON'S COMMENTS 5/22/05 & DUCKETT CREEK'S COMMENTS DATED 6/15/05
- ▲ 5/21/05 REVISED PER DUCKETT CREEK'S MARK-UP PLAN (ADD MH, REV. ALIGNMENT)
- ▲ 5/11/05 REVISED BANK'S DRIVEWAY FOR STACKING REQUIREMENT
- ▲ 5/5/05 REVISED PER CITY COMMENT LETTER DATED 4-6-05, DUCKETT CREEK COMMENTS (ALIGNMENT), M000T4-8-05)
- ▲ 5/17/05 REVISED PER CITY COMMENT LETTER DATED 2-24-05, PWS# NO. 2 (2-14-05), DUCKETT CREEK (2-15-05)

11-22-05  
APPROVED  
NOV 07 2005

TITLE SHEET			
THE POINTE AT WINGHAVEN			
<b>STOCK &amp; ASSOCIATES</b>		257 Chesterfield Business Parkway St. Louis, MO 63005 PH (636) 530-9100 FAX (636) 530-9130 e-mail: general@stockassoc.com Web: www.stockassoc.com	
DRAWN BY:	DATE CHECKED BY:	DATE JOB NUMBER:	SHEET:
J.P.P.	2/04/05	G.M.S. 2/04/05	204-3385 C1 of 13

Bldg Inspector

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