GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

MATCHLINE

TECHNOLOGY DRIVE

WINGHAVEN (VARIABLE WIDTH) BLVD.

PROPOSED LOT A
SOUTHWEST BANK
3001 WINGHAVEN BLVD.
FF=570.80
LL=560.30
1.5± AC.

PROPOSED LOT B
PROFESSIONAL RESOURCE DEVELOPMENT
3009-3015 WINGHAVEN BLVD
FF=564.70
1.0± AC.
DENTAL OFFICE
€4100 S.F.
TENANTS
€3950 S.F.

PROPOSED LOT C
DEVELOPER
3019-3037 WINGHAVEN BLVD
1.95± AC

FRACTIONAL SECTION 12
FRACTIONAL SECTION 13

EXISTING TREES SHOWN WITH HEAVY HATCH ARE TO BE REMOVED. ALL OTHER TREES ADJACENT TO POST MEADOWS SUBDIVISION WILL BE RAISED. SEE LANDSCAPE PLAN FOR LOCATION OF PROPOSED TREES.

PROPOSED 7.5'W EASEMENT

35' BUILDING SETBACK (PER ZONING)

15' BUILDING SETBACKS FOR SIDEYARDS.

PROPOSED 6' HIGH VINYL SIGHT PROOF FENCE 19' INSIDE PROPERTY. ENTIRE LENGHT OF PROPERTY.

PROPOSED 4" DBL YELLOW STRIPE

PROPOSED 4" WHITE STRIPE

STRIPED CROSSWALK

PROPOSED SAWCUT TO INSTALL HANDICAP RAMP (TYPICAL)

PROPOSED 10'W EASEMENT

CONTRACTOR SHALL VERIFY LIGHT POLE LOCATIONS w/ MEP PHOTOMETRICS (TYP.)

SIDEWALK TO BE INSTALLED, BUTTING UP AGAINST BUILDING FACE

6" PROPOSED SANITARY LATERAL

WATER METER PIT

PROPOSED WATER TAP

TYPE 1 RAMP

HEAVY DUTY PAVEMENT

LOCATION OF PROPOSED SIDEWALK MAY NEED TO BE ADJUSTED IN FIELD TO AVOID SIGNS

PROPOSED GAS SERVICELINE TAP

APPROXIMATE LOCATION OF EXISTING WATER LINE

PROPOSED SEGMENTAL BLOCK RETAINING WALL. PROTECT TRANSFORMER AND TREES.

PRESERVE EXISTING TREES

PROPOSED WATER TAP (VERIFY SIZE w/ WATER CO.)

PRESERVE/PROJECT EXISTING CONCRETE FENCE. REPLACE IN KIND ANY FENCE DAMAGED OR REMOVED TO ACCOMMODATE CONSTRUCTION

PROPOSED SIGN (VERIFY w/ ARCHITECT & GAS CO.)

GRADE INLET T=564.33 FL=559.33

Existing Ameren Switchgear (U.G.P.)

5' WIDE SIDEWALK

30' PARKING SETBACK

50' BUILDING SETBACK DB. 2012, PG. 1562

PROPOSED FIRE HYDRANT

PROPOSED SIGN (VERIFY w/ ARCH.)

LIGHT DUTY PAVEMENT

CONTRACTOR SHALL VERIFY LIGHT POLE LOCATIONS w/ MEP PHOTOMETRICS (TYP.)

6" PROPOSED SANITARY LATERAL

10" ROOF DRAIN LATERAL (VERIFY w/ M.E.P.)

Proposed 4" Primary Conduit.

Proposed Transformer

Service conduit and wire by others.

STEPS/WALLS (DESIGN BY OTHERS)

Stub and Cap 4" Primary Conduit For Future Use.

Future 4" Primary Conduit.

Future Transformer For Lot "C".

FUTURE DEVELOPMENT IS SUBJECT TO SEPARATE SITE PLAN REVIEW FOR LOT C

STAMPED PIGMENTED CONCRETE PAVEMENT TO BE USED ON PEDESTRIAN WALKWAYS AT DRIVEWAYS

PROPOSED 30 LF - 6" SANITARY LATERAL @ S=-1.00% PLUG AND STAKE

PROPOSED SANITARY SEWER

MANHOLE T=546.85 FL=529.70 INV. 529.70

MANHOLE (E) T=548.00 FL=540.66

AREA INLET T=558.72 FL(in)=546.20 FL(out)=546.00

GRATE INLET T=540.67 FL=534.67 BY OTHERS

EX. F.E.S. FL=538.75 BY OTHERS

EX. F.E.S. (TBR) FL=532.70 BY OTHERS

RIPRAP BY OTHERS

TEMPORARY 2:1 SLOPE CONCRETE HEADWALL (TBR) BY OTHERS

F.E.S. FL=541.50

ROCK BLANKET SHALL NOT BE GROUTED

MANHOLE 1 T=544.00 FL=536.50 (SW.S) FL=532.26 (N.)

GRATE INLET T=533.21 FL=532.97 BY OTHERS

PROPOSED WIDENING BY OTHERS

PROPOSED 10'W EASEMENT

PROPOSED 5'W EASEMENT

PROPOSED BORE PIT (DETAIL ON SHEET C8)

AREA INLET 5 T=546.40 FL(in)=540.54 FL(out)=540.34

RETAINING WALL BY OTHERS

Existing Ameren Switchgear

Existing Ameren U.G.P. 3 Way Cabinet

RESET EX. SIGN AS REQUIRED

PROPOSED SANITARY SEWER IN CASING PIPE TO BE BORED UNDER DRIVE

8' WIDE SIDEWALK

PROPOSED 10'W EASEMENT

PROPOSED GAS SERVICELINE TAP

EX. F.E.S. TO BE REMOVED AND REPLACE WITH MANHOLE

LIMIT OF MODOT R/W (APPROXIMATE LOCATION)

UTILITY EASEMENT DB. 2300, PG. 1090 DB. 2366, PG. 225

TREED MEDIAN

6" CONC. CURB

ROCK BLANKET ON GEOTEXTILE MSD NO. 5 (10' WIDE TO APPROX. EL. 524)

PROPOSED 10'W EASEMENT

8" SAN.

SAN. DIP

MANHOLE (C) T=530.00± FL=516.50

PRESERVE/PROTECT EXISTING CONCRETE FENCE. REPLACE IN KIND ANY FENCE DAMAGED OR REMOVED TO ACCOMMODATE CONSTRUCTION

SEE WINGHAVEN BLVD.-GLA ENTRANCE WIDENING PLANS DATED 11/07/2005 FOR FUTURE IMPROVEMENTS (STOCK PROJECT NO. 202-2777.15) ALL WORK IN EASEMENT TO BE DONE BY OTHERS.

EXISTING SIGNALIZED INTERSECTION

PAVEMENT LEGEND

- LIGHT-DUTY ASPHALT
- HEAVY-DUTY ASPHALT
- CONCRETE PAVEMENT
- INGRESS/EGRESS EASEMENT

1 11/07/05 LOT C DRIVE, AMEREN
1 10/07/05 REVISED SIDEWALK
1 9/26/05 WATER DISTRICT COMMENTS
1 9/12/05 ARCHITECT COMMENTS
1 8/03/05 COORDINATION
1 7/19/05 REVISED PER DUCKETT CREEK'S COMMENTS DATED 7/19/05
1 7/13/05 REVISED PER DUCKETT CREEK'S COMMENTS DATED 7/8/05
1 6/27/05 REVISED PER CITY OF O'FALLON'S COMMENTS 5/22/05 & DUCKETT CREEK'S COMMENTS DATED 6/15/05
1 5/31/05 REVISED PER DUCKETT CREEK'S MARK-UP PLAN (ADD MH, REV. ALIGNMENT)
1 5/11/05 REVISED BANK'S DRIVEWAY FOR STACKING REQUIREMENT
1 5/5/05 REVISED PER CITY COMMENT LETTER DATED 4-6-05, DUCKETT CREEK COMMENTS (ALIGNMENT), MODOT(4-8-05)
1 3/17/05 REVISED PER CITY COMMENT LETTER DATED 2-24-05, PWSD NO. 2 (2-14-05), DUCKETT CREEK (2-15-05)

SITE AND GRADING PLAN

THE POINTE AT WINGHAVEN

P&Z NOS: 9831.52.01

11/07/05

STATE OF MISSOURI
GEORGE MICHAEL STOCK
NUMBER E-25116
REGISTERED PROFESSIONAL ENGINEER

GEORGE M. STOCK E-25116

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DRAWN BY:	DATE:	CHECKED BY:	DATE:	JOB NUMBER:	SHEET:
J.P.P.	2/04/05	G.M.S.	2/04/05	204-3385	C4 of 13

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