GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

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

PROPOSED 7.5'W EASEMENT

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

SEE LANDSCAPE PLAN FOR LOCATION OF PROPOSED TREES.

TECHNOLOGY DRIVE

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

WINGHAVEN (VARIABLE WIDTH) BLVD.

LAKESIDE SHOPPES DR (PRIVATE)

LIMIT OF MODOT R/W (APPROXIMATE LOCATION)

MATCHLINE

MATCHLINE

PROPOSED ELECTRIC LAYOUT COURTESY OF AMEREN 10/24/05.

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

VERSA-LOCK RETAINING WALL

72" HIGH WALL CONCRETE

MANHOLE (B) T=524.00± FL=515.05

MANHOLE (A) BUILD 48" MANHOLE T=524.00± 8" FL=514.95 24" FL=514.30± (EX.)

54.68'

PROPOSED 10'W EASEMENT

MANHOLE (C) T=530.00± FL=516.50

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.

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

NOTES:

1. THERE IS ADEQUATE CAPACITY IN THE OFFSITE STORM SEWER SYSTEM. FOR CAPACITY SEE SHEET C7.
2. SEE TREE PROTECTION AREA AND TREE PRESERVATION CALCULATIONS ON SHEET C3.
3. SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING FIXTURES AND DETAILS.

⚠ 11/07/05 LOT C DRIVE, AMEREN
⚠ 10/07/05 REVISED SIDEWALK
⚠ 9/26/05 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 7/8/05
⚠ 6/27/05 REVISED PER CITY OF O'FALLON'S COMMENTS 5/22/05 & DUCKETT CREEK'S COMMENTS DATED 6/15/05
⚠ 5/31/05 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), MODOT(4-8-05)
⚠ 3/17/05 REVISED PER CITY COMMENT LETTER DATED 2-24-05, PWSD NO. 2 (2-14-05), DUCKETT CREEK (2-15-05)

UTILITY 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	C5 of 13

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