

IMPROVEMENT PLANS FOR SHOPPES AT WINGHAVEN

RECEIVED
MAY 27 2004
ENGINEERING DEPARTMENT

A TRACT OF LAND BEING PART OF FRACTIONAL SECTION 12,
TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI.

LEGEND

⊗	CURB OR AREA INLET
⊙	SANITARY MANHOLE
⊕	SANITARY CLEAN OUT
⊖	STORM MANHOLE
⊗	FLARED END SECTION
⊙	GRATE INLET
⊕	ELECTRIC TRANSFORMER
⊖	LIGHT STANDARD
⊗	POWER POLE
⊙	GUY WIRE
⊕	OVERHEAD WIRE
⊖	STREET SIGN
⊗	FIRE HYDRANT
⊙	WATER SHUTOFF VALVE
⊕	WATER MANHOLE
⊖	WATER METER
⊗	TELEPHONE CABLE BOX
⊙	FOUND CROSS
⊕	FOUND/SET-IRON PIPE
⊖	FOUND CONCRETE MONUMENT
⊗	SEWER FLOW ARROW
⊙	MAILBOX
⊕	ITEM NO. - SCHEDULE B
⊖	NO. PARKING SPACES
⊗	ELECTRIC
⊙	WATER
⊕	GAS

ABBREVIATIONS

VAN	- VAN ACCESSIBLE
S.F.	- SQUARE FEET
(TYP)	- TYPICAL
R	- RADIUS
E.R.O.W.	- EXISTING RIGHT-OF-WAY
P.R.O.W.	- PROPOSED RIGHT-OF-WAY
F.F.	- FINISHED FLOOR
T.E.	- TOP ELEVATION
I.E.	- INVERT ELEVATION
R.C.P.	- REINFORCED CONCRETE PIPE
C.P.P.	- CORRUGATED PLASTIC PIPE
O.C.	- ON CENTER
TBA	- TO BE ABANDONED
TBR	- TO BE REMOVED
TBREL	- TO BE RELOCATED
COMB	- COMBINATION
TBR&R	- TO BE REMOVED & REPLACED
UIP	- USE IN PLACE

PREPARED FOR:

McEAGLE DEVELOPMENT CORPORATION
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MO. 63366
PHONE: (636) 561-9300
CONTACT: BILL LASKOWSKI

BENCHMARK

BENCH MARK: (USGS DATUM)
X-CUT IN S.W. CORNER OF NORTH ABUTMENT OF BOX
CULVERT UNDER PHOENIX PARKWAY EAST OF THE ENCLAVE
APARTMENTS.
ELEV.=503.51



PROJECT DATA

MUNICIPALITY - CITY OF O'FALLON
WENTZVILLE SCHOOL DISTRICT
ZONING DISTRICT: "HTCD"
SITE AREA: 9.77 ACRES +/-
SITE ADDRESS: 2303-2325 TECHNOLOGY DRIVE

BUILDING:	AREA:	REQUIRED PARKING:
SPA	13,312 S.F. @ 1 P.S./200 S.F.	67 P.S.
RETAIL	21,300 S.F. @ 5 P.S./1,000 S.F.	119 P.S.
RESTAURANT	5,870 S.F. @ 20 P.S./1 P.S./100 S.F.	79 P.S.
BANK / OFFICE	5,000 S.F. @ 1 P.S./200 S.F.	27 P.S.
OFFICE	40,000 S.F. @ 1 P.S./300 S.F.	134 P.S.
SUB-TOTAL:	45,000 S.F.	161 P.S.
TOTAL:	85,482 S.F.	425 P.S.

TOTAL PARKING PROVIDED: @ 5.42 P.S./1,000 S.F. 463 P.S. (+30 P.S.)

BICYCLE PARKING:	REQUIRED PARKING:
RETAIL/RESTAURANT	14 B.S.
TOTAL PROVIDED	14 B.S.

SITE CALCULATIONS FOR LOTS A, B, C, AND D
GREEN SPACE: 168,019 S.F. (20%)
PAVEMENT: 201,765 S.F. (47%)
BUILDING: 85,481 S.F. (33%)
TOTAL AREA = 426,017 S.F. (9.78 AC)

SITE CALCULATIONS FOR LOT B
GREEN SPACE: 22,547 S.F. (28%)
PAVEMENT: 36,769 S.F. (46%)
BUILDING: 21,300 S.F. (28%)
TOTAL AREA = 80,616 S.F. (1.85 AC)

SITE CALCULATIONS FOR LOT C
GREEN SPACE: 26,583 S.F. (37%)
PAVEMENT: 39,889 S.F. (55%)
BUILDING: 5,870 S.F. (8%)
TOTAL AREA = 72,322 S.F. (1.66 AC)

APPLICABLE UTILITIES
DUCKETT CREEK SANITARY SEWER DISTRICT
AMEREN UE
VERIZON TELEPHONE
LALEDE GAS COMPANY
WENTZVILLE FIRE DISTRICT
ST. CHARLES COUNTY WATER DISTRICT NO. 2

SHEET INDEX

- C1.0 TITLE SHEET
- C2.0 SPECIFICATION SHEET
- C3.0 DEMOLITION PLAN
- C4.0 GRADING PLAN
- C5.0 SITE PLAN
- C6.0 SEWER AND UTILITY PLAN
- C7.0 SEWER PROFILES AND DETAILS
- C8.0 SITE DETAILS
- C9.0 SITE DETAILS
- C10.0 DRAINAGE AREA MAP

GENERAL NOTES:

1. WINGHAVEN STORMWATER DETENTION PROVIDED FOR THE ENTIRE DEVELOPMENT AND NO ON-SITE DETENTION IS REQUIRED.
2. SITE IS OUTSIDE THE 100 YR FLOOD PLAIN
3. TOPOGRAPHIC SURVEY FURNISHED BY COLE & ASSOCIATES INC.
4. STREET IDENTIFICATION SYSTEM SHALL CONFORM TO THE APPROVED WINGHAVEN STANDARDS.
5. CURRENT ZONING IS "HTCD" HIGH TECH CORRIDOR DISTRICT
6. NO WETLANDS ON THIS SITE.
7. TRUST INDENTURES PER WINGHAVEN INDENTURES ON FILE AT CITY.
8. NO SURFACE INTENDED TO BE HANDICAP ACCESSIBLE SHALL EXCEED 2% SLOPE IN ANY DIRECTION.
9. THERE IS NO FLOOD PLAIN SHOWN ON THE FLOOD UNSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 2918300410E DATED AUGUST 2, 1996 ON THIS SITE.
10. ALL NECESSARY UTILITIES (PUBLIC OR PRIVATE) WILL BE AVAILABLE, FUNCTIONING, AND USABLE AT THE TIME ANY STAGE OF THE PROJECT OR THE TOTAL PROJECT IS READY FOR OCCUPANCY. ALL UTILITIES SHALL BE UNDERGROUND.



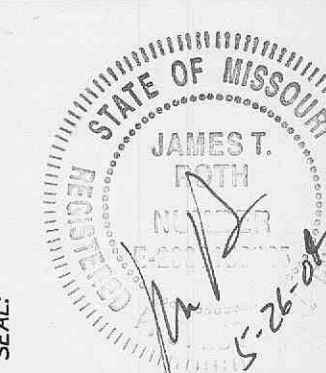
6/12/04
APPROVED

CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

FILE # 9831.41

DATE	REVISIONS
3/20/04	ISSUE
4/17/04	CITY REVIEW COMMENTS
4/17/04	FLOW LINES AND GRABES
4/19/04	CITY REVIEW COMMENTS
4/19/04	CITY REVIEW COMMENTS
5/17/04	REVISED SANITARY LATERAL LOCATION
5/25/04	REVISED STORM PROFILE
5/26/04	REVISED PROPOSED PROPERTY LINE LOCATION

DEVELOPER/OWNER:
MCEAGLE DEVELOPMENT COMPANY
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MO 63366
636-561-9300



SHOPPES AT WINGHAVEN
TITLE SHEET

Cole & Associates Inc.
Planning • Civil Engineering • Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0687
Email: info@colesti.com

DESIGNED BY
ENGINEERING DEPARTMENT
DRAWN BY
JF
CHECKED BY
JTR
DATE
02/13/04
Job Number
03-303
Sheet Number
C1.0

Blag Inspector