GENERAL NOTES:

1. ALL DIMENSIONS READ TO FACE OF CURB OR TO FACE OF BUILDING.
2. ALL PAVING TO BE ACCORDANCE WITH ST. CHARLES COUNTY STANDARDS AND SPECIFICATIONS EXCEPT AS MODIFIED BY THE CITY OF O'FALLON ORDINANCES.
3. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE HANDICAP RAMPS WITH ARCH. BUILDING PLANS.
4. SEE ARCHITECTURAL PLANS FOR SIDEWALK WIDTH ADJACENT TO BUILDING.
5. SEE ARCHITECTURAL. PLANS FOR TRASH ENCLOSURE AREAS .
6. SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION SHALL NOTIFY THE PROJECT ENGINEER.
7. ALL PROPOSED FENCING REQUIRES A SEPERATE PERMIT THROUGH THE PLANNING DIVISION.
8. ALL SIGN LOCATIONS AND SIZE MUST BE APPROVED SEPERATELY THROUGH THE PLANNING DIVISION.
9. ALL SIGN POST, BACKS, AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUSTBOND PENETRATING SEALER SG AND CARBOLINE 133 HB PAINT (OR EQUAL).
10. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZES OF ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN WERE TAKEN FROM SURVEY INFORMATION AND EXISTING RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER. THEREFORE THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES NOT SHOWN ON THIS DRAWING MAY EXIST ON OR NEAR THE SITE.
11. ALL PAVEMENT AND CURBING IN CITY RIGHT OF WAY SHALL MATCH THE EXISTING PUBLIC ROAD.
12. TOPOGRAPHIC SURVEY PREPARED BY COLE & ASSOCIATES
13. BENCHMARK INFORMATION:

    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
14. DETENTION IS PROVIDED OFFSITE BY WINGHAVEN GLOBAL DETENTION BASIN.
15. STREET IDENTIFICATION SYSTEM SHALL CONFORM TO THE APPROVED WINGHAVEN STANDARDS.
16. CURRENT ZONING IS HTCD (HIGH TECH)
17. NO WETLANDS ON THIS SITE.
18. TRUST INDENTURES PER WINGHAVEN INDENTURES ON FILE AT CITY.
19. THERE SHALL BE NO "STEPPING UP" ALONG CURBING AND CONCRETE ACCESS RAMPS SHALL BE PROVIDED.
20. REFER TO LANDSCAPE PLAN FOR AREAS TO SEEDED, SODDED, PLANTED AND MULCHED.
21. REFER TO SITE LIGHTING PLAN FOR SITE LIGHTING PHOTOMETRICS.
22. LIGHTING VALUES WILL BE REVIEWED ON-SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE OF NOT IN COMPLIANCE WITH CITY STANDARDS.
23. ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
24. ALL SIGN LOCATIONS AND SIZE MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.

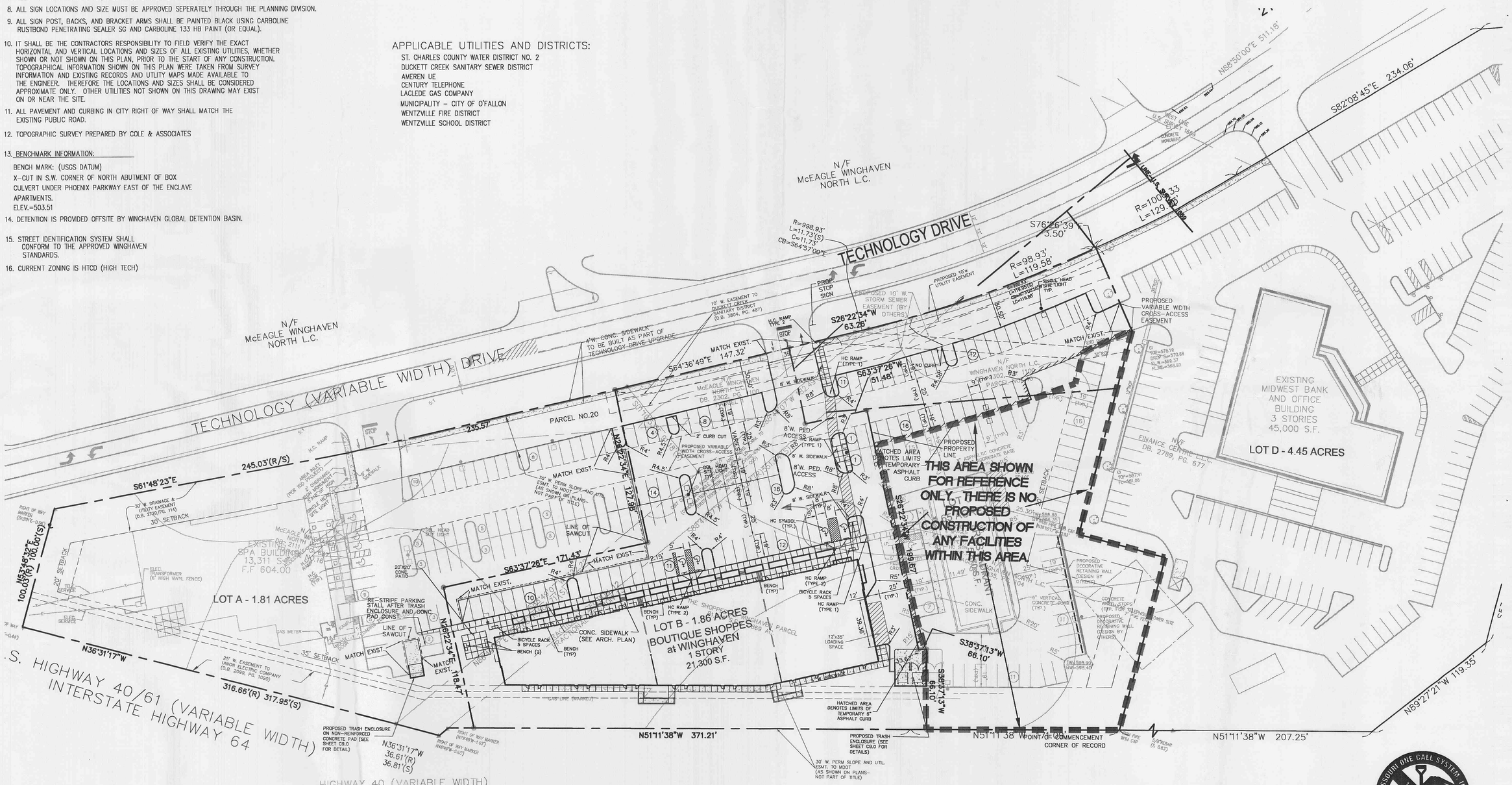
APPLICABLE UTILITIES AND DISTRICTS:

ST. CHARLES COUNTY WATER DISTRICT NO. 2
DUCKETT CREEK SANITARY SEWER DISTRICT
AMEREN UE
CENTURY TELEPHONE
LACLEDE GAS COMPANY
MUNICIPALITY - CITY OF O'FALLON
WENTZVILLE FIRE DISTRICT
WENTZVILLE SCHOOL DISTRICT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



REVISIONS

DATE	DESC.
3/30/04	CITY REVIEW COMMENTS
4/19/04	CITY REVIEW COMMENTS & MISC.
4/22/04	CITY AND MoDOT REVIEW COMMENTS
5/28/04	REVISED PROPOSED PROPERTY LINE LOCATION

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

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES ONLY THOSE RESPONSIBILITIES AND LIABILITIES FOR THE PLANS, PLANS (PURSUANT TO SECTION 327.411 RSMo.) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY HIM/HER AND ASSUMES NO LIABILITY FOR ANY DOCUMENTS TO BE USED FOR ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

SEAL:
STATE OF MISSOURI
JAMES T. ROTH
NUMBER E-2000150065
REGISTERED PROFESSIONAL ENGINEER

SHOPPES AT WINGHAVEN

SITE PLAN

Cole & Associates Inc.
Planning • Civil Engineering - Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587
Email: info@colestl.com

DESIGNED BY	JF
DRAWN BY	JF
CHECKED BY	JTR
DATE	02/13/04
Job Number	03-303
Sheet Number	C5.0

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP-CALL BEFORE YOU DIG!

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