

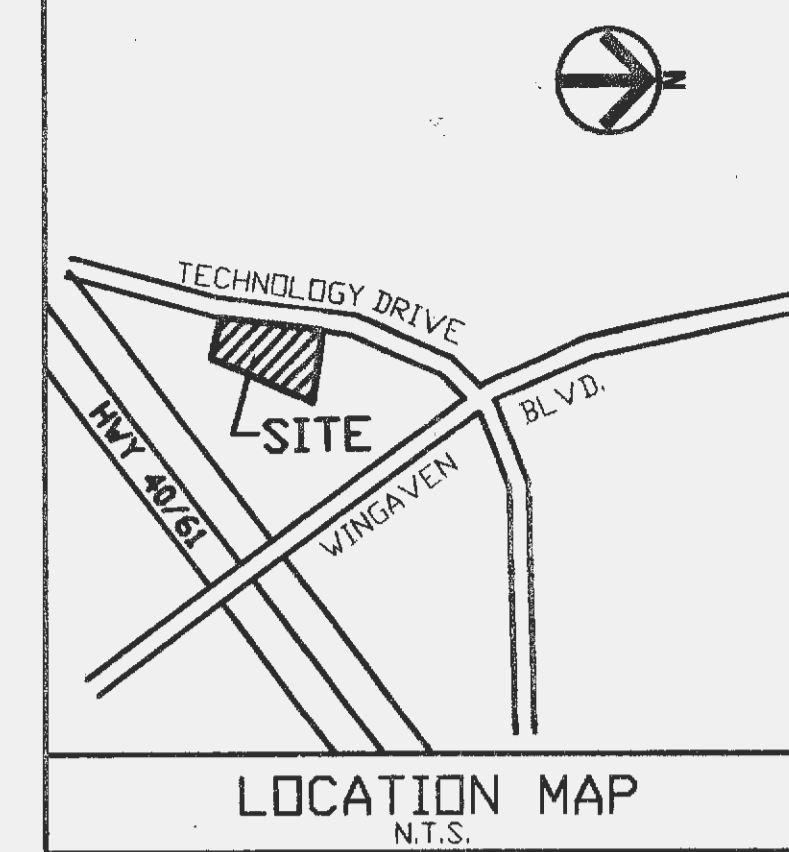
SPA AT WINGHAVEN

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

DEVELOPER:
MCEAGLE DEVELOPMENT COMPANY
1001 BOARDWALK SPRINGS PLACE
D'FALLON, MO. 63366
(636) 561-9300

INDEX △

DEMOLITION PLAN	C-1
SITE PLAN	C-2
GRADING PLAN	C-3
SEWER & UTILITY PLAN	C-4
SITE DETAILS	C-5
SITE DETAILS	C-6
SEWER PROFILES	C-7
DRAINAGE AREA MAP	C-8



PROJECT DATA		
Zoning District:	"HTCD"	
Site Area:	1.95 Acres ±	
BUILDING:	AREA	REQUIRED PARKING
SPA	13,100 S.F.	● 1 P.S./200 S.F. 66 P.S.
TOTAL REQUIRED:	66 P.S.	
TOTAL PROVIDED:	67 P.S.	
LOADING ZONE:	1-12'X 40' LOADING ZONE PROVIDED	
GREEN SPACE:		
TOTAL PARKING AREA	= 28,979 S.F.	
PARKING GREEN SPACE	= 3,403 S.F.	
	3,403/28,979 = 12% PARKING GREEN SPACE	
TOTAL AREA	= 84,852 S.F. (1.95 AC)	
TOTAL GREEN SPACE	= 43,919 S.F. (1.00 AC)	
	43,919/84,852 = 52% TOTAL GREEN SPACE	

MUNICIPALITY - CITY OF FALLON
WENTZVILLE FIRE DISTRICT
WENTZVILLE SCHOOL DISTRICT
PUBLIC WATER DISTRICT NO. 2

THERE IS NO FLOOD PLAIN SHOWN ON THE FLOOD INSURANCE RATE MAP OF ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS MAP NUMBER 29183C0410E DATED AUGUST 2, 1996 ON THIS SITE.

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 UNDER-GROUND.

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

- 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)
 6. NO WETLANDS ON THIS SITE.
 7. TRUST INDENTURES PER WINGHAVEN INDENTURES ON FILE AT CITY.
 8. THERE SHALL BE NO "STEPPING UP" ALONG CURBING AND CONCRETE ACCESS RAMPS SHALL BE PROVIDED.

ZIP CODE: 63066

THE SPA AT WINGHAVEN
DEMOLITION 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

Checked By	Drawn By	Project Number	Date	Sheet Number
JFH	BDG	02-245	02/25/03	C1

Revisions: △ CITY REVIEW COMMENTS 4/10/03

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS (PURSUANT TO SECTION 327.411 RSMO) ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED PROFESSIONAL RELATING TO, OR INTENDED TO BE USED FOR, ANY PART OR PARTS OF THE PROJECT TO WHICH THIS PAGE REFERS.

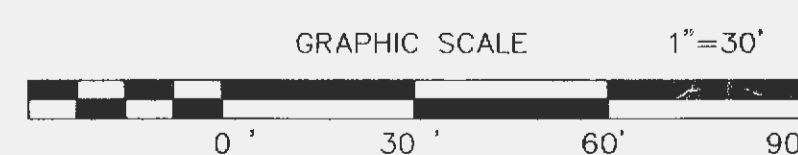
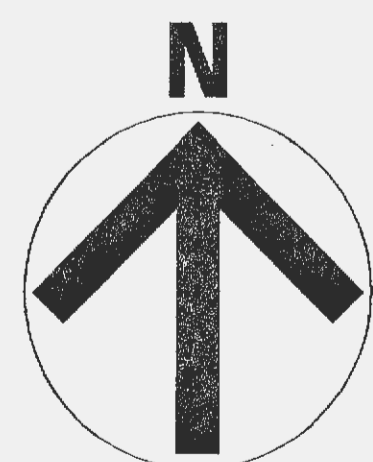
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ABBREVIATIONS

- VAN - VAN ACCESSIBLE
- C.C. - CART CORRAL
- 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
- TBR&R - TO BE RELOCATED
- COMB - COMBINATION
- TBR&R - TO BE REMOVED & REPLACED
- UIP - USE IN PLACE

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



UNDERGROUND UTILITY NOTE:

IT SHALL BE THE CONTRACTOR'S 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. THE ENGINEER HAS NOT FIELD VERIFIED THE EXISTING UTILITIES. THE UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER AND THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES, NOT SHOWN ON THIS PLAN, MAY EXIST ON OR NEAR THE SITE.

NOTE:
THERE ARE NO DECIDUOUS TREES ON THE SITE SO THE TREE PRESERVATION ORDINANCE HAS BEEN MET.

Building Dept Copy
5/22/03

APPROVED as Noted

April 15, 2003

