

**GENERAL SITE DEVELOPMENT PLAN NOTES:**

THIS SITE FALLS OUTSIDE OF THE 100-YEAR FLOOD ZONE. REFERENCE FLOOD INSURANCE RATE MAPS 29183C0240E, 29183C0220E, 29183C0440E. EFFECTIVE DATE AUGUST 2, 1996

THE SITE DOES NOT LIE WITHIN A DESIGNATED WETLANDS AREA

STORM WATER DETENTION HAS BEEN PROVIDED WITH THE DEVELOPMENT OF THE ADJACENT RESIDENTIAL AREAS, SEE THE "STORM WATER DETENTION REPORT FOR WINGHAVEN PHASE I" BY KUHLMANN DESIGN GROUP, DATED MAY 14, 1998 AND REVISED MAY 27, 1998.

LOADING SPACES (NUMBER AND SIZE) ARE AS REQUIRED BY THE CITY OF O'FALLON FOR A COMMERCIAL USE, 2 SPACES @ 35' LONG X 12' WIDE

APPROXIMATE AREA OF COUNTRY CLUB DEVELOPMENT=8.88a.c.±

1) AREA COVERED BY BUILDING/ PERMANENT CANOPY:  
 - EXISTING CLUBHOUSE = 7,000 sf  
 - PROPOSED CLUBHOUSE ADDITION = 1,600 sf  
 - EXISTING CLUBHOUSE PERGOLA AREA = 1,000 sf  
 - EXISTING PORTE COCHERE = 1,575 sf  
 - POOL PAVILLION = 2,700 sf

TOTAL = 13,875 sf = 0.318ac±  
 PERCENTAGE OF BUILDING/PERMANENT CANOPY TO OVERALL= 0.318/8.88=3.6%

2) PAVED AREAS:  
 - PARKING LOT/ DRIVES = 99,644 sf  
 - POOL/ POOL DECK = 13,198 sf  
 - TENNIS COURT (AS CONSTRUCTED) = 12,928 sf  
 - POOL PAVILLION PATIO AREA = 2,450 sf  
 - SIDEWALKS/ CART PATHS = 25,350 sf

TOTAL = 153,570 sf = 3.58ac±  
 PERCENTAGE OF PAVED AREA TO OVERALL = 3.58/8.88=40.3%

3) GREEN SPACE:  
 - BUILDING/PERMANENT CANOPY + PAVED AREA - OVERALL = 8.88ac - (0.318ac + 3.58ac) = 4.982ac  
 PERCENTAGE OF GREEN SPACE AREA TO OVERALL = 4.982/8.88 = 56.1%

ALL OF THE COUNTRY CLUB DEVELOPMENT TAKES PLACE WITHIN THE BOUNDARIES OF THE WINGHAVEN GOLF COURSE DEVELOPMENT.

SITE LIGHTING IS BY POLE MOUNTED, TYPE III, FORWARD THROW, MINIMAL REAR SPILLAGE, 400 MAX. WATTS METAL HALIDE FIXTURES. POLE HEIGHT APPROXIMATELY 20ft MAX.

ALL OUTSIDE TRASH CONTAINERS, HVAC UNITS, ELECTRIC, TELEPHONE AND GAS METERS, SATELLITE DISHES, AND ROOFTOP MECHANICAL APPARATUS SHALL BE THOROUGHLY SCREENED WITH MATERIALS AND/OR LANDSCAPING TO CONCEAL THE VISIBILITY OF SUCH ITEMS FROM THE VIEW OF RIGHTS-OF-WAY AND/OR ADJACENT PROPERTIES.

**PARKING TABULATION**  
 (168)SPACE EXISTING; INCLUDE (6) HANDICAP ACCESSIBLE

1. PARKING BASED ON THE ZONING REQUIREMENTS OF 1 SPACE PER 4 MEMBERS FOR A COUNTRY CLUB USE.  
 CURRENT MEMBERSHIP=630  
 PARKING REQUIRED = 158 (165 PROVIDED OF WHICH 6 ARE HANDICAP ACCESSIBLE) AS REQUIRED BY THE CITY OF O'FALLON CITY CODE.

2. PARKING BASE ON ZONING REQUIREMENT OF 1 SPACE PER 100sf DINING/BAR AREA PLUS (20) SPACES:

- EXISTING (LOWER LEVEL) GRILL/BAR AREA = 684sf  
 - PROPOSED (LOWER LEVEL) EXPANDED GRILL/DINING AREA = 851sf  
 - EXISTING (LOWER LEVEL) PERGOLA/PATIO OUTDOOR AREA = 2,250sf  
 - PROPOSED (UPPER LEVEL) FOUNDER RM/DECK AREA = 1,200sf  
 - POOL PAVILLION/PATIO = 4,000sf

TOTAL MAXIMUM DINING/BAR AREA = 9,065sf  
 TOTAL PARKING REQ'D = 111

**CONCLUSION:** CLUB MEMBERSHIP TABULATION IS GREATER EXISTING PARKING MEETS REQUIREMENT

**GENERAL NOTES:**

ALL RADII FOR CONCRETE WORK (CURBS AND SIDEWALK) ARE TO BE 3' UNLESS OTHERWISE NOTED ON THE PLAN

ALL CART PATHS, LOADING AND TRASH AREA ARE TO BE CONCRETE.

**KEYED NOTES**

1) 6" PVC DOWN SPOUT DRAIN LINE TO PICK UP 5" DOWN SPOUTS (SEE ARCH. PLANS FOR LOCATION OF DOWN SPOUTS)

2) 6" PVC EXISTING DOWN SPOUT DRAIN LINE TO PICK UP 5" DOWN SPOUTS, ROUTE DRAIN LINE (MIN 1% SLOPE) TO STORM STRUCTURE

3) DRAINAGE OPENING THROUGH THE ASPHALT CURB (TYP. 6 PLACES) SEE DTL. 17&18/C2.1

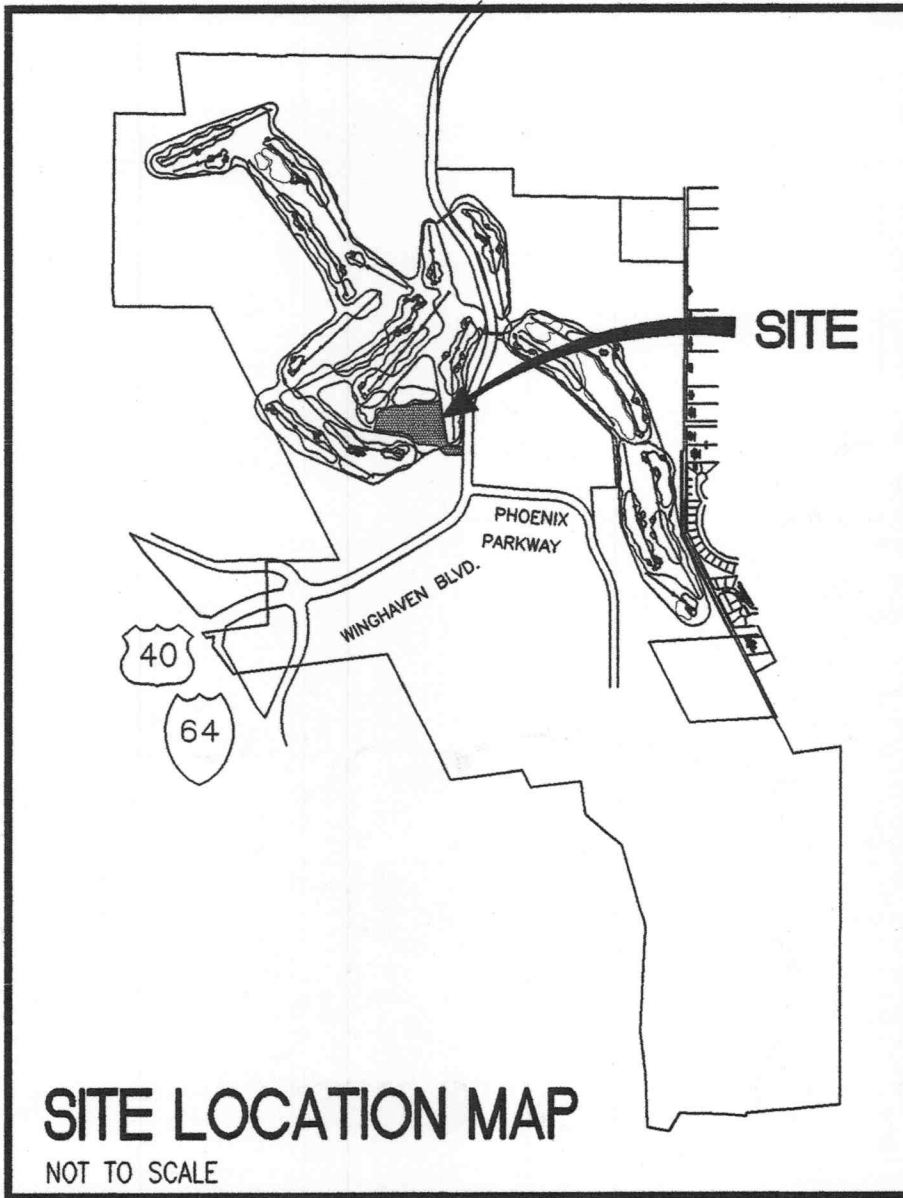
4) CONCRETE CART PATH, SEE DETAIL 11/C2.1

5) SEE C2.1 FOR REWORK OF EXISTING GRADING AND RETAINING WALL THIS AREA REFER TO SHEET A4.2, NORTH ELEVATION REPLACE DISTURBED LANDSCAPING/RE-SOD.

6) PROVIDE 6'-0"x10'-0" X10'-0" HT, 1X6 CEDAR SCREEN FENCE AROUND TRASH DUMPSTER W/4X4 TREATED WD. SUPPORT POST EACH CORNER SET IN 1'0" diam. X 2'-6" DEEP CONCRETE FOOTING. PROVIDE PAIR OF ACCESS GATES (1X6 CEDAR) INCLUDE HOWE (GALVANIZED); HINGES, STL 1" diam. DROP BOLTS, GATE PULLS. PAINT ALL EXPOSED TO VIEW WOOD TO MATCH BUILDING SIDING. PROVIDE (2) 4" diam. 3'-6" HT ABOVE GRADE CONCRETE FILLED STL PIPE BOLLARDS AT REAR OF INSIDE OF DUMPSTER

- 7) EXISTING STORAGE BUILDING 11'-5" wd X 12'-2" dp. PREFINISH ENCLOSED MTL.
- 8) PROVIDE 6'-0" HT 6'-0" WD X 5'-0" DP, 1X6 PAINTED CEDAR SCREEN FENCE AROUND GREASE DUMPSTER. SEE KEYED NOTE 6 ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.
- 9) NEW CLEAN OUT AT CONNECTION FROM EXISTING TO NEW DOWNSPOUT COLLECTION LINE
- 10) MSE WALL DESIGN-BUILD CONTRACTOR TO COORDINATE WALL DESIGN AND CONSTRUCTION WITH THE RE-ROUTING OF THE DOWNSPOUT COLLECTION PIPING SHOWN ON THE PLAN.
- 11) 10' WIDE X 26" DEEP, MECHANICAL EQUIPMENT ENCLOSURE WITH GATED ENTRY. SEE SHEET S1.1 FOR RETAINING WALL DETAILS
- 12) 4'-0" HT. ORNAMENTAL ALUMINUM FENCE/GUARDRAIL FULL LENGTH OF RETAINING WALL WHERE GRADE DIFFERENCE EXCEEDS 30"

2/24/06  
 Contractors Field Copy  
**APPROVED**  
 A&K



**SITE LOCATION MAP**  
 NOT TO SCALE

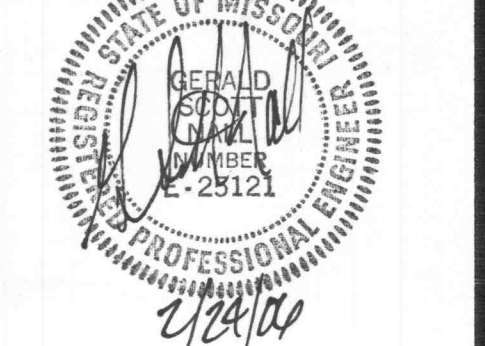
**WINGHAVEN  
 COUNTRY CLUB**  
 7777 Winghaven Blvd. O'Fallon, Missouri 63366  
 PHASE I PACKAGE

**Kuhlmann  
 Design  
 Group, Inc.**  
 66 Progress Parkway  
 St. Louis, Missouri 63045-3706  
 Tel: (314) 431-8888  
 St. Louis, Missouri  
 Belleville, Illinois  
 St. Charles, Missouri

**KdG**

**DISCLAIMER OF RESPONSIBILITY**

I hereby specify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other Drawings, Specifications, Estimates, Reports or other documents or instruments relating to or intended to be used for any part or parts of the architecture or engineering project.



NO.	DATE	
2	2/24/06	REV RET WALL
1	1-31-06	Hand Rail, Notes
PROJECT NO.	CONTRACT NO.	
980167	0010	
DRAWN	CHECKED	GSN
DGN		
DATE	11-11-05	

**SITE PLAN**

SHEET 1 OF 2  
**C11**

Copyright © 1998 Kuhlmann Design Group, Inc. All rights reserved.