

THE VILLAGES AT SPRINGHURST

A TRACT OF LAND BEING PART OF LOT 7 OF PLAT NO. 1 OF THE PARTITION OF LANDS OF JAMES BALDRIDGE LOCATED IN FRACTIONAL SECTIONS 10 & 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

DEVELOPMENT NOTES:

- Gross Area of Site: 95.96 acres
- This site is in the following Districts:
 - Duckett Creek Sanitary District (636) 441-1244
 - Wentzville Fire Protection District (636) 327-6239
 - Wentzville School District (636) 441-0088
- This site is in the following Utility Service Areas:
 - Public Water Supply District #2 (636) 561-3737
 - Cuivre River Electric Cooperative (636) 441-7410
 - Laclede Gas Company (636) 946-8937
 - SBC (314) 275-0025
- Existing Zoning: "R-3 P.U.D. and R-4 P.U.D."
- Owner: Springhurst, L.L.C.
5091 New Baumgartner Road
St. Louis, Missouri 63129

MAXIMUM LOT COVERAGE	
VILLAGE	%
B	50%
C	50%
D	60%
E	50%

PROPOSED YARD SETBACKS				
USE	FRONT YARD	SIDE YARD	REAR YARD	
VILLAGE "A" CONDOMINIUMS	12' TO BACK OF CURB	30' BETWEEN BUILDINGS	12' TO BACK OF CURB	
VILLAGE "B" 3 UNITS TRIPLEX	20'	7.5'	15'	
VILLAGE "C" SINGLE FAMILY DETACHED	20'	6'	15'	
VILLAGE "D" 4 UNIT TOWNHOMES	15'	7.5'	15'	
VILLAGE "E" SINGLE FAMILY DETACHED	20'	6'	15'	

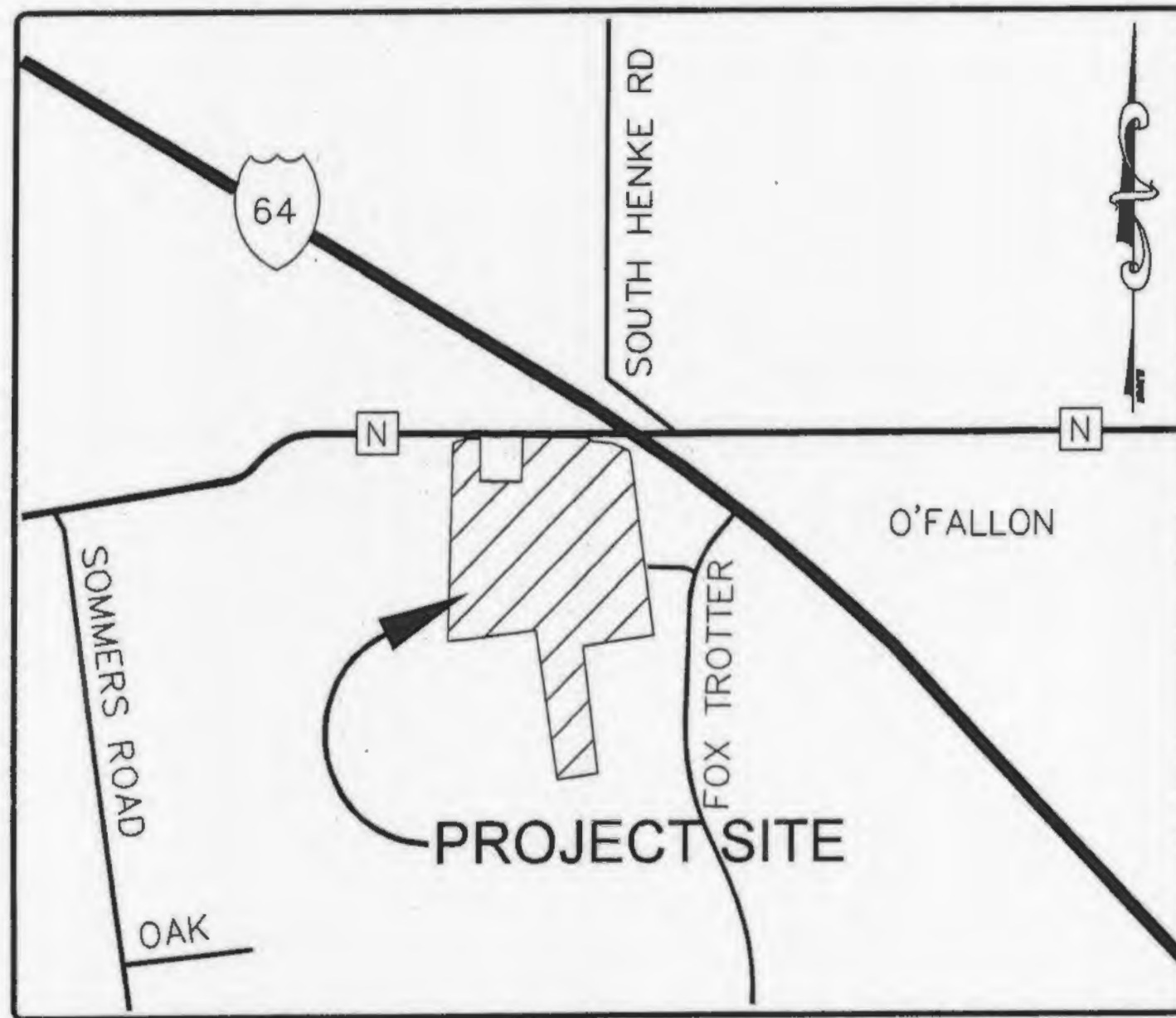
RESIDENTIAL LOT AREA CALCULATIONS					
ZONING	UNIT TYPE	TOTAL UNITS	REQUIRED AREA (ACRES)	PROVIDED AREA (ACRES)	DENSITY CALCULATION (UNITS/ACRE)
R-3	SINGLE FAMILY DETACHED	241	41.49	56.44	4.27
R-3	SINGLE FAMILY ATTACHED	212	12.17	21.65	9.79
R-4	MULTI FAMILY	300	12.40	16.84	17.81
TOTAL =		753	66.06	94.93	7.93

PARKING CALCULATIONS				
UNIT TYPE	TOTAL UNITS	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
SINGLE FAMILY DWELLINGS (2 SPACES/UNIT)	453	906	906	2/UNIT
MULTI FAMILY DWELLINGS (2 SPACES/UNIT)	300	600	699	2.33/UNIT

TREE ORDINANCE

Existing trees = 14.9 acres
Trees removed = 10.5 acres
Trees required = 20% x 14.9 ac. = 2.98 ac.
Existing trees retained = 4.4 ac.

No replacement trees required.



LOCATION MAP

NOT TO SCALE

EXISTING		LEGEND		PROPOSED	
542	CONTOURS	(542)	CONTOURS	(542)	CONTOURS
536	SPOT ELEVATIONS	(536)	SPOT ELEVATIONS	(536)	SPOT ELEVATIONS
---	CENTER LINE	---	CENTER LINE	---	CENTER LINE
---	BUILDINGS, ETC.	---	BUILDINGS, ETC.	---	BUILDINGS, ETC.
---	TREE LINE	---	TREE LINE	---	TREE LINE
---	FENCE	---	FENCE	---	FENCE
---	STORM SEWERS	---	STORM SEWERS	---	STORM SEWERS
---	SANITARY SEWERS	---	SANITARY SEWERS	---	SANITARY SEWERS
---	CATCH BASIN	---	CATCH BASIN	---	CATCH BASIN
---	AREA INLET	---	AREA INLET	---	AREA INLET
---	GRATED INLET	---	GRATED INLET	---	GRATED INLET
---	STORM MANHOLE	---	STORM MANHOLE	---	STORM MANHOLE
---	SANITARY MANHOLE	---	SANITARY MANHOLE	---	SANITARY MANHOLE
---	FLARED END SECTION	---	FLARED END SECTION	---	FLARED END SECTION
---	CLEANOUT	---	CLEANOUT	---	CLEANOUT
---	LATERAL CONNECTION	---	LATERAL CONNECTION	---	LATERAL CONNECTION
---	UTILITY OR POWER POLE	---	UTILITY OR POWER POLE	---	UTILITY OR POWER POLE
---	FIRE HYDRANT	---	FIRE HYDRANT	---	FIRE HYDRANT
---	TEST HOLE	---	TEST HOLE	---	TEST HOLE
---	PAVEMENT	---	PAVEMENT	---	PAVEMENT
---	GAS MAIN & SIZE	---	GAS MAIN & SIZE	---	GAS MAIN & SIZE
---	WATER MAIN & SIZE	---	WATER MAIN & SIZE	---	WATER MAIN & SIZE
---	TELEPHONE	---	TELEPHONE	---	TELEPHONE
---	ELECTRIC (U) UNDERGROUND	---	ELECTRIC (U) UNDERGROUND	---	ELECTRIC (U) UNDERGROUND
---	ELECTRIC (O) OVERHEAD	---	ELECTRIC (O) OVERHEAD	---	ELECTRIC (O) OVERHEAD
---	FLOW LINE	---	FLOW LINE	---	FLOW LINE
---	TO BE REMOVED	---	TO BE REMOVED	---	TO BE REMOVED
---	TOP OF CURB	---	TOP OF CURB	---	TOP OF CURB
---	SWALE	---	SWALE	---	SWALE
---	LIGHT STANDARD	---	LIGHT STANDARD	---	LIGHT STANDARD
---	STREET SIGN	---	STREET SIGN	---	STREET SIGN
---	P.S.	---	P.S.	---	P.S.
---	PARKING STALLS	---	PARKING STALLS	---	PARKING STALLS
---	YARD LIGHT	---	YARD LIGHT	---	YARD LIGHT

AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAN

I, the undersigned, certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the work locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

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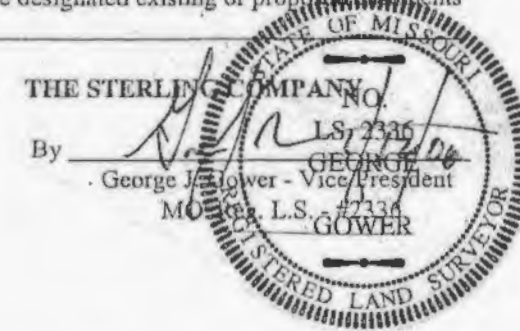
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4.1-4.10	STREET PROFILES
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FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 291830220 F DATED MARCH 17, 2003), THIS PROPERTY LIES WITHIN ZONE "X" OTHER AREAS. ZONE "X" IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

PROJECT BENCHMARK

BM #13-86 E.E.V. 187.867 METERS, (616.36 FEET)
SQUARE ON CONCRETE BASE OF STANDARD SERVICE STATION SIGN STA. 6+956.450,
26.5 METERS RIGHT EASTBOUND LANE OF HIGHWAY 40-61 AS DESCRIBED ON STATE HIGHWAY 40-61 FINAL PLANS J6P06720.



LEGAL DESCRIPTION:

A TRACT OF LAND BEING PART OF LOT 7 OF PLAT NO. 1 OF THE PARTITION OF LANDS OF JAMES BALDRIDGE LOCATED IN FRACTIONAL SECTIONS 10 & 11, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN OLD STONE FOUND AT THE NORTHEAST CORNER OF LOT 91 OF PIN OAK PARC PLAT 1, A SUBDIVISION AS RECORDED IN PLAT BOOK 25 PAGES 78 & 79 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PIN OAK PARC PLAT 1 AND THE NORTH LINE OF PIN OAK PARC PLAT 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 28, PAGE 182 OF SAID RECORDER'S OFFICE, SOUTH 81 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 773.74 FEET TO THE WEST LINE OF SAID PIN OAK PARC PLAT 2; THENCE ALONG SAID WEST LINE AND ITS SOUTHERN PROLONGATION, SOUTH 07 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 1338.65 FEET TO THE NORTH LINE OF PIN OAK PARC PLAT 4, A SUBDIVISION AS RECORDED IN PLAT BOOK 35, PAGES 330 & 331 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE OF PIN OAK PARC PLAT 4, SOUTH 80 DEGREES 57 MINUTES 15 SECONDS WEST, A DISTANCE OF 440.29 FEET TO THE EAST LINE OF WELDON SPRINGS GARDENS ADDITION, A SUBDIVISION AS RECORDED IN PLAT BOOK 5, PAGE 1 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE, NORTH 09 DEGREES 01 MINUTES 12 SECONDS WEST, A DISTANCE OF 1584.14 FEET TO THE NORTHEAST CORNER, THEREOF; THENCE ALONG THE NORTH LINE OF SAID WELDON SPRINGS GARDENS ADDITION, SOUTH 82 DEGREES 52 MINUTES 16 SECONDS WEST, A DISTANCE OF 850.26 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY N, WIDTH VARIES; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 533.69 FEET, WHICH CHORD BEARS NORTH 67 DEGREES 29 MINUTES 03 SECONDS EAST, A CHORD DISTANCE OF 146.99 FEET, THROUGH AN ARC DISTANCE OF 147.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE SOUTH OUTER ROAD OF INTERSTATE 64, WIDTH VARIES; TRACT NO. 1, AS RECORDED BY DEED IN BOOK 3602 PAGE 1440 OF SAID RECORDER'S OFFICE; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 59 MINUTES 36 SECONDS EAST, A DISTANCE OF 168.25 FEET TO THE WEST LINE OF LAND NOW OR FORMERLY OF CENTRAL ELECTRIC POWER COOPERATIVE, AS RECORDED BY DEED IN BOOK 685 PAGE 529 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE OF CENTRAL ELECTRIC POWER COOPERATIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 447.77 FEET; SOUTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, A DISTANCE OF 450.00 FEET AND NORTH 00 DEGREES 53 MINUTES 46 SECONDS EAST, A DISTANCE OF 474.45 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID HIGHWAY N; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 89 DEGREES 33 MINUTES 08 SECONDS EAST, A DISTANCE OF 693.95 FEET TO THE SOUTH OUTER ROAD OF INTERSTATE 64, WIDTH VARIES; TRACT NO. 2, AS RECORDED BY DEED IN BOOK 3602 PAGE 1440 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 41 DEGREES 55 SECONDS EAST, A DISTANCE OF 73.57 FEET; SOUTH 85 DEGREES 20 MINUTES 21 SECONDS EAST, A DISTANCE OF 217.67 FEET AND SOUTH 67 DEGREES 02 MINUTES 50 SECONDS EAST, A DISTANCE OF 229.02 FEET TO THE WEST LINE OF EXCESS PROPERTY OF THE STATE OF MISSOURI, BEING LAND FORMERLY OF THE AMERICAN OIL COMPANY AS RECORDED BY DEED IN BOOK 427 PAGE 548 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE, SOUTH 10 DEGREES 15 MINUTES 11 SECONDS EAST, A DISTANCE OF 148.37 FEET TO THE NORTHWEST CORNER OF LAND NOW OR FORMERLY OF ORLAN E. & MARY M. KELLENBERGER (N/W) AS RECORDED BY DEED IN BOOK 2385 PAGE 323 OF SAID RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID KELLENBERGER AND THE WEST LINE OF THE AFOREMENTIONED PIN OAK PARC PLAT 1, SOUTH 08 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 1795.66 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 108.29 ACRES IS BASED UPON A BOUNDARY SURVEY EXECUTED BY COLE & ASSOCIATES INC. DURING THE MONTH OF JANUARY 2004 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

GENERAL NOTES:

- As determined by graphic plotting only, the surveyed tract is located in Zone "X", other areas, areas determined to be outside the 500-year floodplain. Information as depicted on Flood Insurance Map, Map No. 291830220 F, effective date March 17, 2003.
- All utilities shall be installed underground and will be covered by easements on record plot.
- All common ground areas, including the islands within the streets shall be maintained by the subdivision association.
- Soil Erosion Control to be in compliance with City of O'Fallon code grading regulations.
- Siltation control shall be installed and placed per St. Charles County Soil and Water Conservation District Erosion and Sediment Control guidelines.
- It shall be the responsibility of the developer to provide soil compaction tests to the City's engineering department as required.
- Underground facilities and utilities have been shown based on record drawings and visible evidence found. No warranty is made regarding the completeness or accuracy of such information. Determine the exact location of underground facilities and preserve same from damage. Comply with utility location laws. Call Missouri One at (1-800-DIG-RITE) for utility locations. Provide three days notice. Pay any and all damages associated with contractor's failure to exactly locate and preserve underground facilities and utilities.
- A 10' Wide Public Utility Easement shall be provided for behind all public right-of-ways. Easements to be provided for storm sewers to be maintained by the City of O'Fallon.
- Storm Water Detention to be provided for with the initial phase of the development.
- Development to be constructed in three phases. (As shown on Sheet 1.2)
- Proposed plan will meet all Tree Preservation Ordinance requirements.
- All landscaping and screening will be in accordance with Article X of the Zoning code.
- Prior to issuance of building permits for more than thirty percent (30%) of the total units, building insurance for all of the recreational amenities shall be pulled. Prior to issuance of more than forty percent (40%) of the total units, all recreational amenities shall be open for use.
- This development shall comply with Article XII of the Zoning code.
- A 20' easement shall be provided around the 25 Year Highwater in all detention basins. No 100 Year Highwater elevation shall encroach any lot.
- An undisturbed drainage easement shall be provided for all natural undisturbed stream preservation areas on the record plot.
- Separate Final Plan(s) are required for the commercial component of this planned unit development.
- A separate Final Plan(s) is required for the recreational amenity area of this planned unit development.
- A variance has been approved by the City of O'Fallon Board of Adjustment for the centerline of Spring Beach Drive to be offset from the centerline of Shady Rock Lane.
- A sign shall be provided at the terminus of all street stubs which reads: "Street extension for future development."
- Driveway locations shall not interfere with the sidewalk accessible ramps.
- All proposed pavements or playground areas will need a separate permit from the Building Division.
- City approval of the construction site plans does not mean that single family and multi family dwelling units can be constructed on the lots without meeting the building setbacks, as required by the Zoning Code.
- All proposed fencing requires a separate permit through the Planning Department.
- A 5/8" iron bar shall be provided in all inlets.
- Handicap ramps shall be provided where the sidewalks terminate at all intersections curb-outs, cul-de-sacs, and at the round-about. Crosswalks will be striped across all intersections, curb-outs, and the round-about to connect the sidewalk and handicap ramps.
- All Common Ground areas shall be covered by an easement to the City of O'Fallon.
- The Record Plat(s) for Village A shall contain the following script unless modified by the City of O'Fallon at the time of record plat review. "The multi-family access, parking, sewer and utility easements shown herein known as Spring Creek Lane and Spring Forest Drive, which for better identification is shown cross-hatched herein, is hereby dedicated to the Springhurst Condominium Association for the perpetual use and benefit of the present and future residents in Springhurst and shall remain private forever, never to be maintained by the City of O'Fallon, Missouri."
- The Record Plat(s) for Village D shall contain the following script unless modified by the City of O'Fallon at the time of record plat review. "The Common Ground Alets shown on this plot are hereby dedicated to the present and future owners or occupants of this subdivision for the purposes of ingress and egress, and to construct, repair and maintain storm inlets, sewer, and utilities. They are private and shall remain private, never to be maintained by the City of O'Fallon, Missouri."
- All water main construction shall be on accordance with the Standard Water Distribution System Specifications of Public Water Supply District No. 2 of St. Charles County, as approved by the Missouri Department of Natural Resources under Review No. 61996-04.
- All grading shall be within 12" of finished grade before any water main construction shall begin.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE	REMARKS/DATE
1	03-02-05 FIRST SUBMITTAL
2	04-04-05 REVISED PER DCSD COMMENTS
3	05-23-05 REVISED PER CITY OF OFALLON COMMENTS
4	05-27-05 REVISED PER DCSD COMMENTS
5	06-09-05 REVISED PER PMSD #2 COMMENTS
6	06-27-05 REVISED PER CITY OF OFALLON COMMENTS
7	07-14-05 REVISED PER PMSD #2 COMMENTS
8	08-08-05 REVISED PER CITY OF OFALLON COMMENTS

PREPARED FOR:
SPRINGHURST, L.L.C.
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717



PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-9944
E-Mail: Sterling@sterling-eng.com

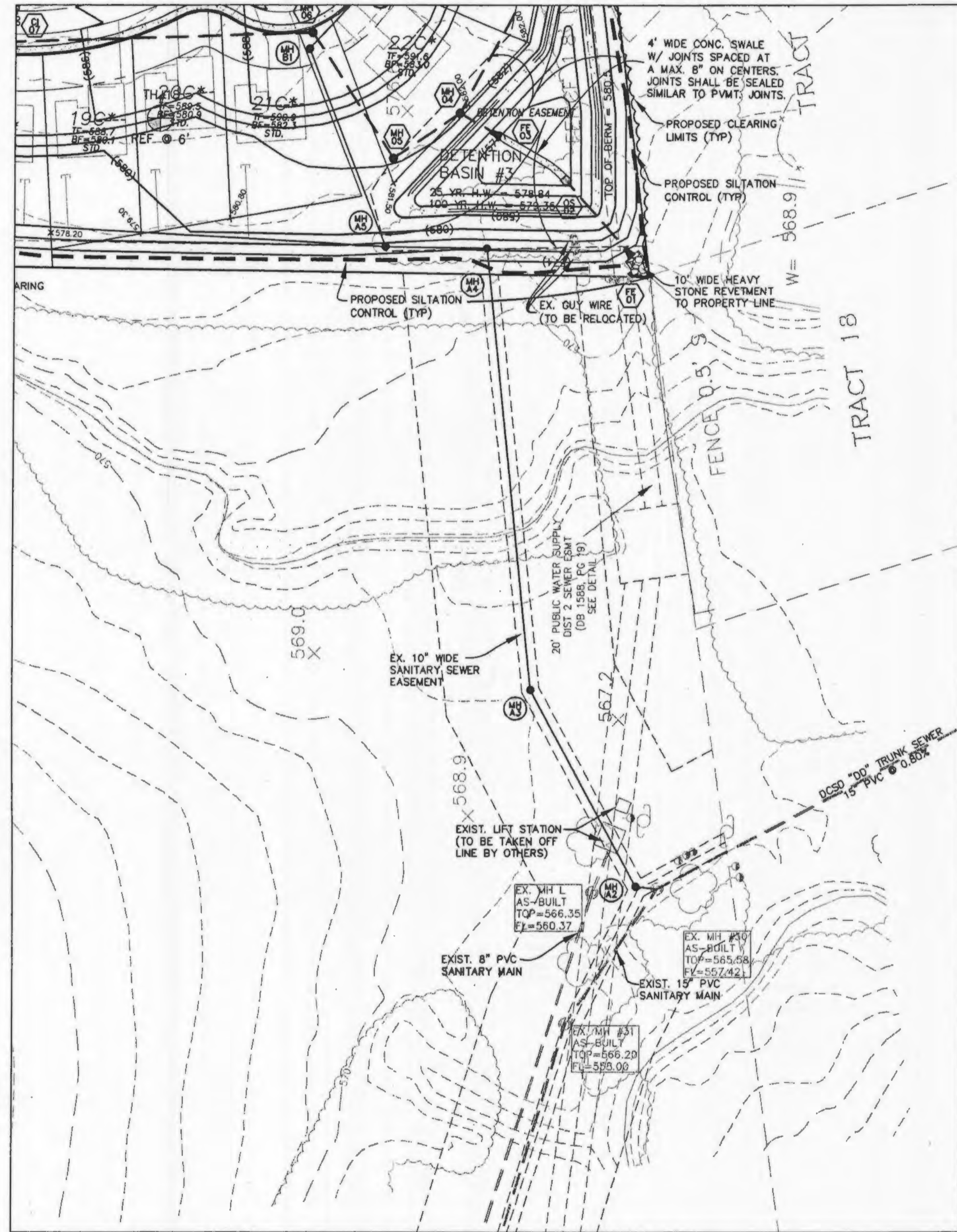
DESIGNED:
CHECKED:

PROJECT:
THE VILLAGES AT SPRINGHURST

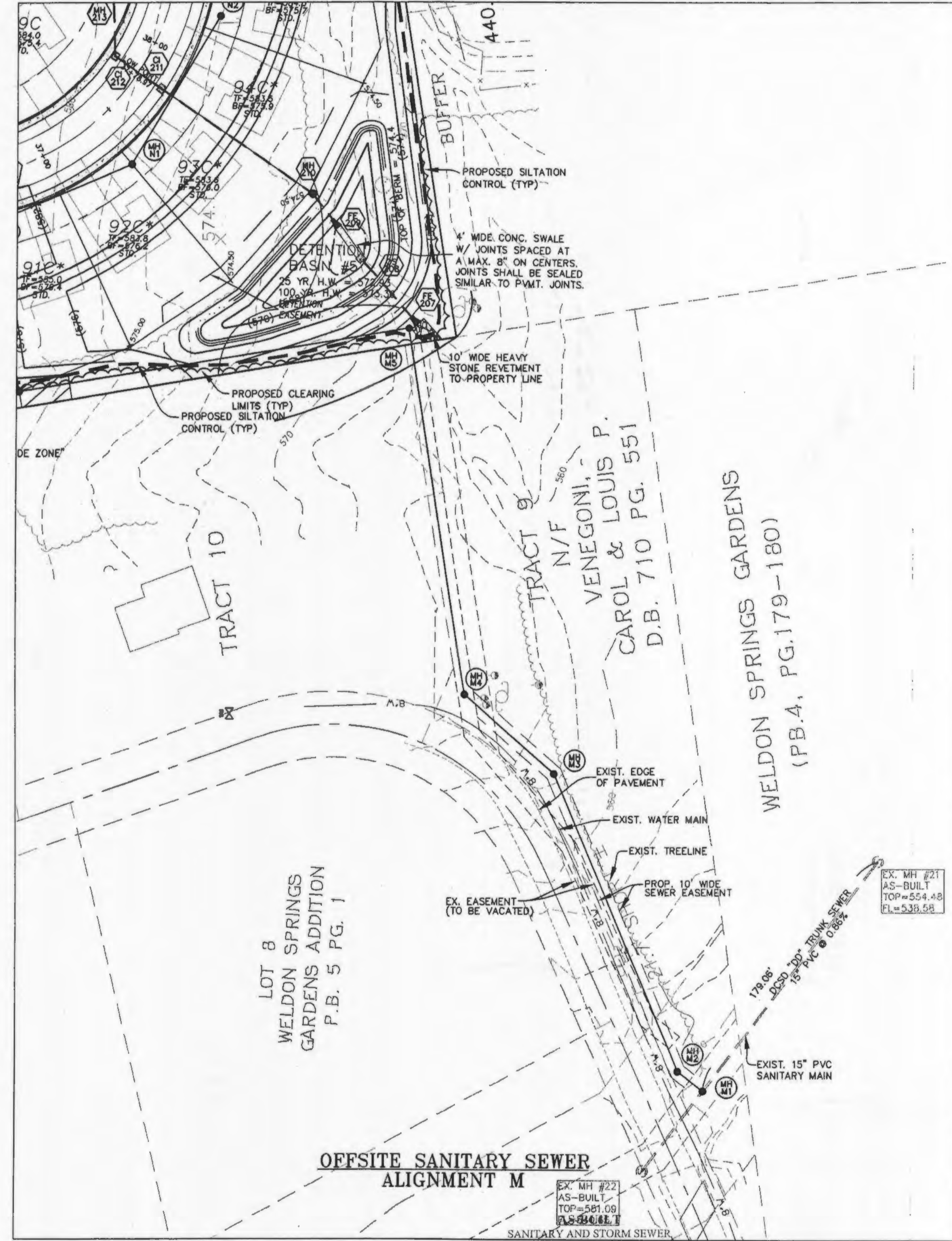
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M.S.D.	SHEET		
PH	1.1		
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DATE	02/20/06		
OF			

BASE MAP PC#2804
Villages at Springhurst As-Built 6/16/06

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**OFFSITE SANITARY SEWER
ALIGNMENT A**



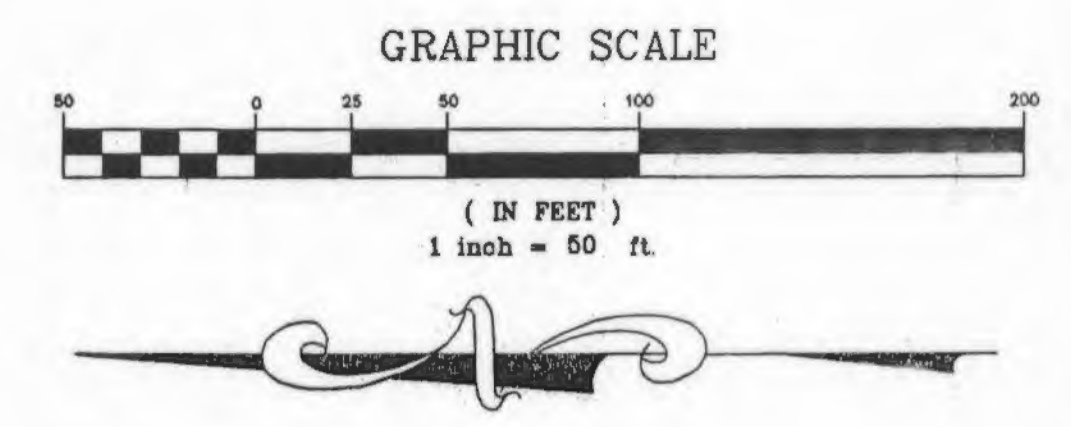
**OFFSITE SANITARY SEWER
ALIGNMENT M**

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THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.



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PREPARED FOR:
SPRINGHURST, L.L.C.
 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-6717



THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0640 FAX: 487-8644
 E-Mail: Sterling@sterling-eng-survey.com

PROJECT: **THE VILLAGES AT SPRINGHURST**
 SHEET TITLE: **OUTFALL SANITARY SEWERS**

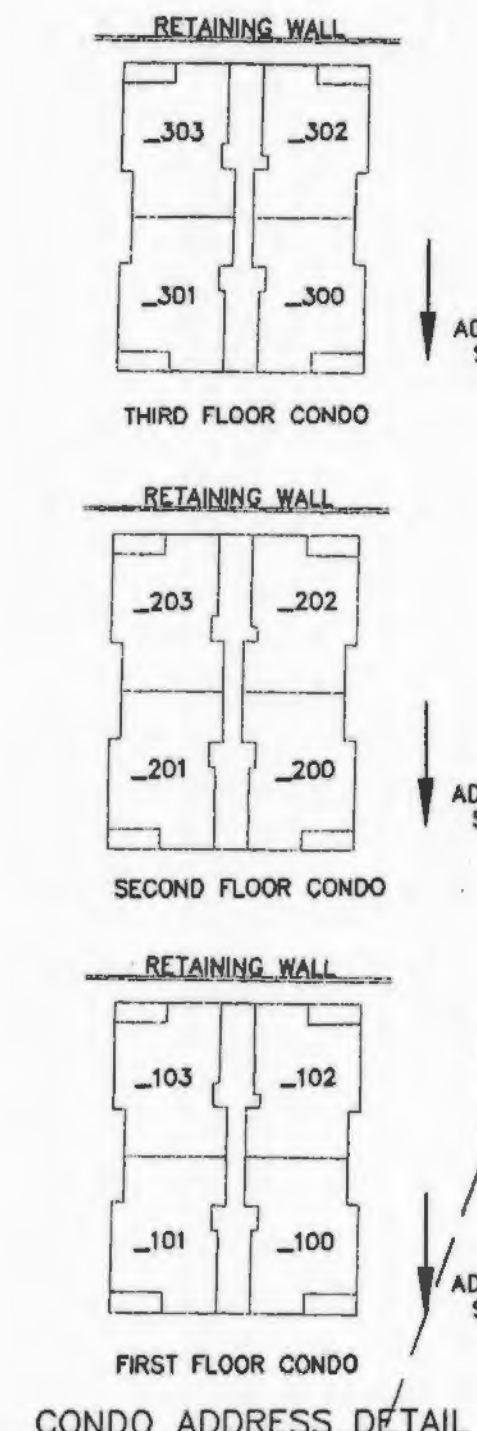
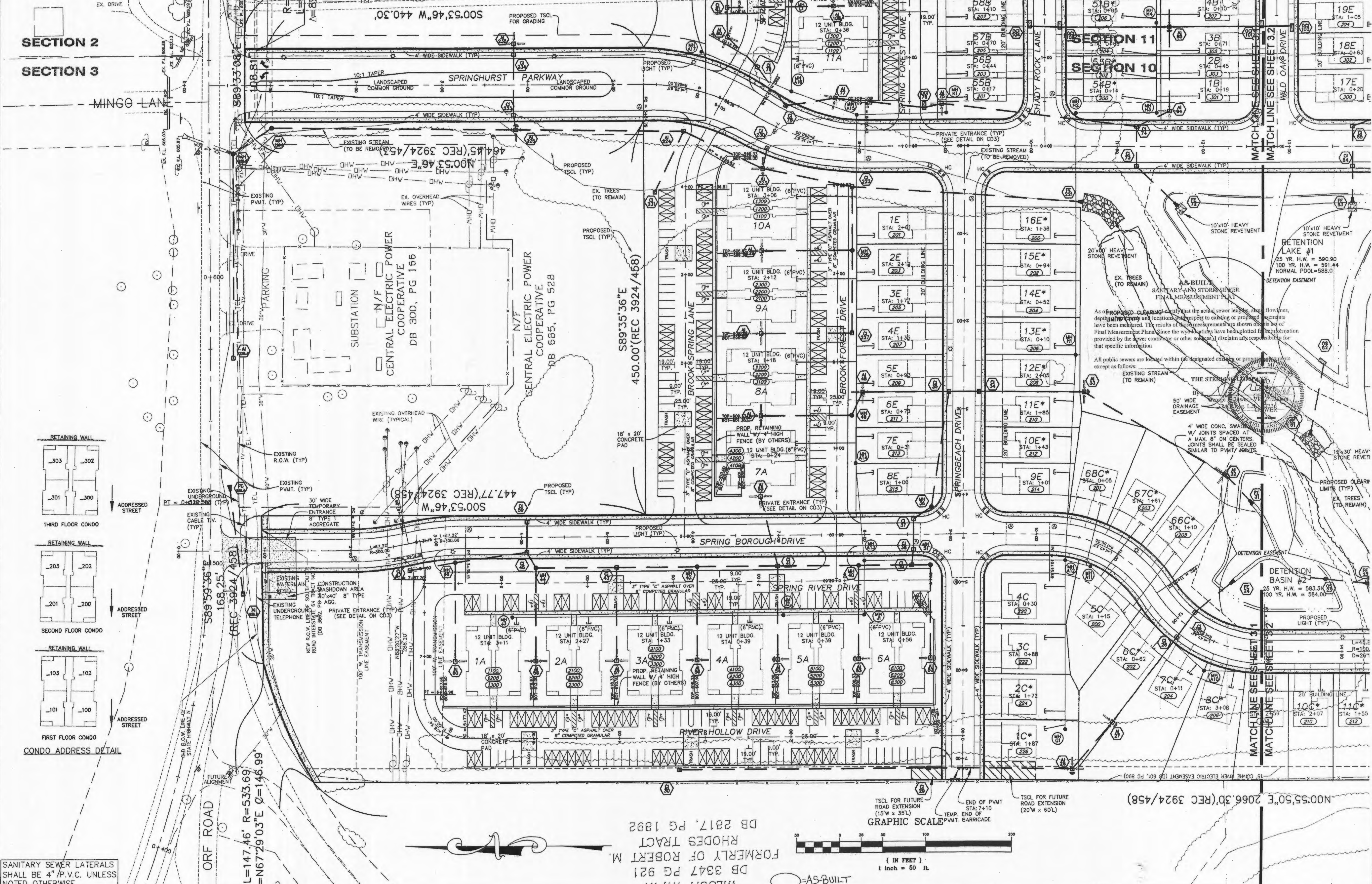
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DATE PLOTTED	08/06/05		

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SECTION 2
SECTION 3

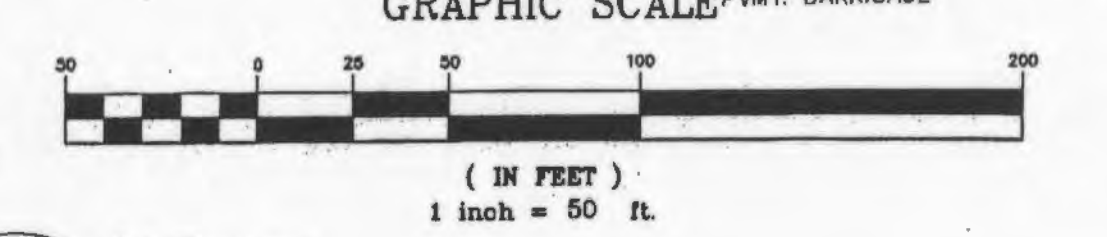
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MATCH LINE SEE SHEET 3.1

MATCH LINE SEE SHEET 3.3
MATCH LINE SEE SHEET 3.1



ORF ROAD
L=147.46' R=533.69
I=N67°29'03"E Ø=146.99

DB 2817, PG 1892
FORMERLY OF ROBERT M.
DB 3347 PG 921



N00°55'50"E 2066.30' (REC 3924/458)

ISSUE REMARKS/DATE

1	03-02-05	FIRST SUBMITTAL
2	04-04-05	REVISED PER DCS COMMENTS
3	05-23-05	REVISED PER CITY OF FALLON COMMENTS
4	05-27-05	REVISED PER PASCO COMMENTS
5	06-09-05	REVISED PER CITY OF FALLON COMMENTS
6	07-27-05	REVISED PER PASCO COMMENTS
7	07-14-05	REVISED PER PASCO COMMENTS
8	08-08-05	REVISED PER CITY OF FALLON COMMENTS

PREPARED FOR:
STERLING CO
ENGINEERS & SURVEYORS
5085 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6719
E-Mail: Sterling@sterling-eng.com

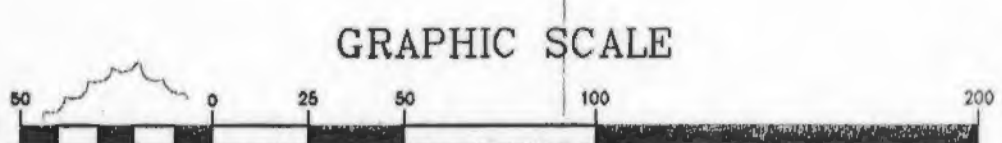
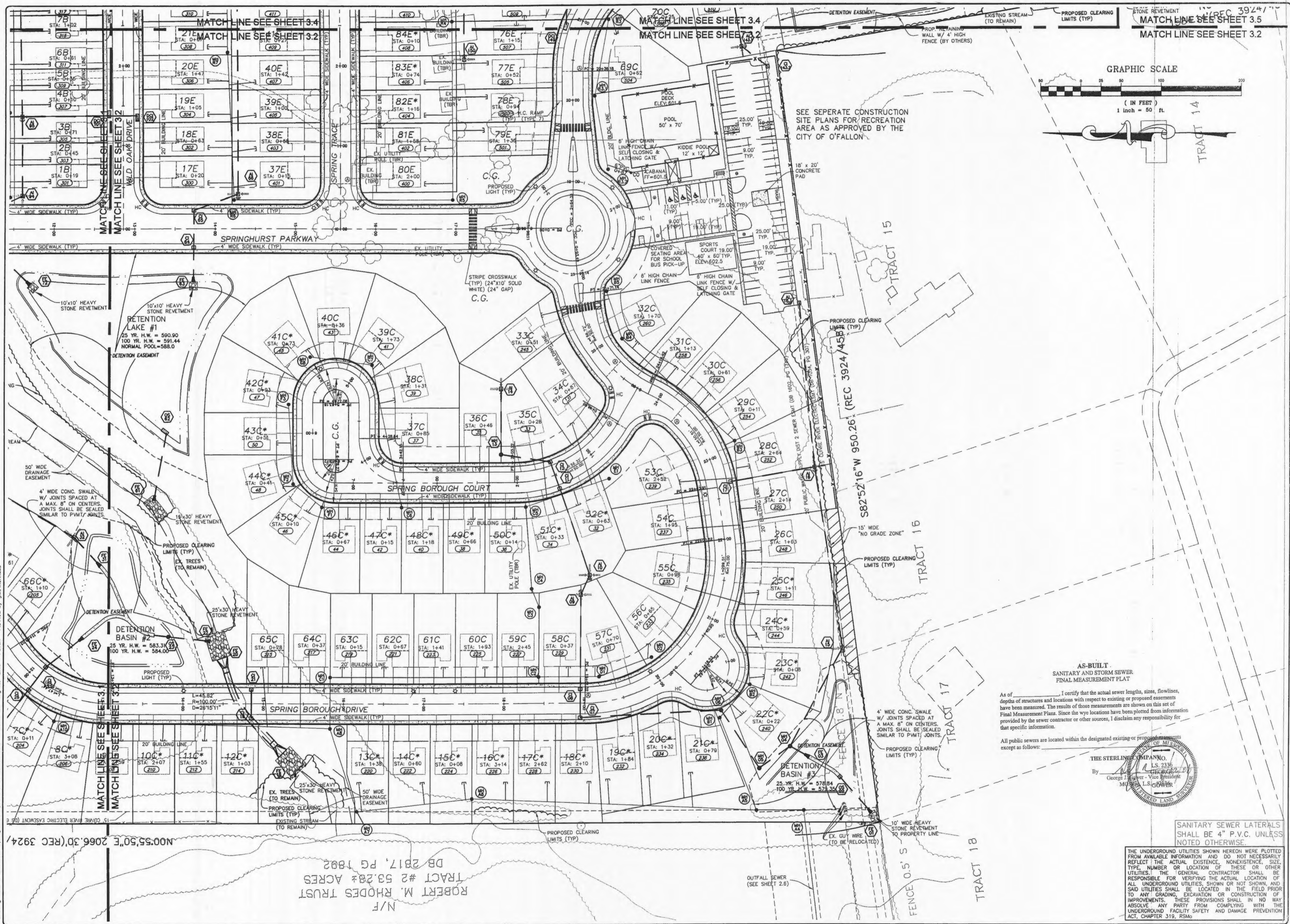
PROJECT:
THE VILLAGES AT SPRINGHURST

DRAWN: [Signature]
DESIGNED: [Signature]
CHECKED: [Signature]

NO.	03	12	269
M.S.D.			SHEET
PR		3.1	OF
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DATE	2/20/09-ang		

BASE MAP
Villages at Springhurst As built 6/10/10

Drawing name: K:\V03\2659 Springhurst\Improvements\2659SP.DWG Plotted on Aug 08, 2005 - 7:57am Plotted by: Justinehaus



SEE SEPARATE CONSTRUCTION SITE PLANS FOR RECREATION AREA AS APPROVED BY THE CITY OF O'FALLON.

AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

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SANITARY SEWER LATERALS SHALL BE 4" P.V.C. UNLESS NOTED OTHERWISE.

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

ISSUE	REMARKS/DATE
1	03-02-05 FIRST SUBMITTAL
2	04-04-05 REVISED PER DCSD COMMENTS
3	05-23-05 REVISED PER CITY OF O'FALLON COMMENTS
4	05-27-05 REVISED PER DCSD COMMENTS
5	06-09-05 REVISED PER PWSD #2 COMMENTS
6	06-09-05 REVISED PER CITY OF O'FALLON COMMENTS
7	07-14-05 REVISED PER PWSD#2 COMMENTS
8	08-08-05 REVISED PER CITY OF O'FALLON COMMENTS

PREPARED FOR:
SPRINGHURST, L.L.C.
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717



THE **STERLING** CO.
ENGINEERS & SURVEYORS
5065 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-survey.com

DRAWN: _____
DESIGNED: _____
CHECKED: _____

PROJECT: **THE VILLAGES AT SPRINGHURST**

SHEET TITLE: **SITE PLAN**

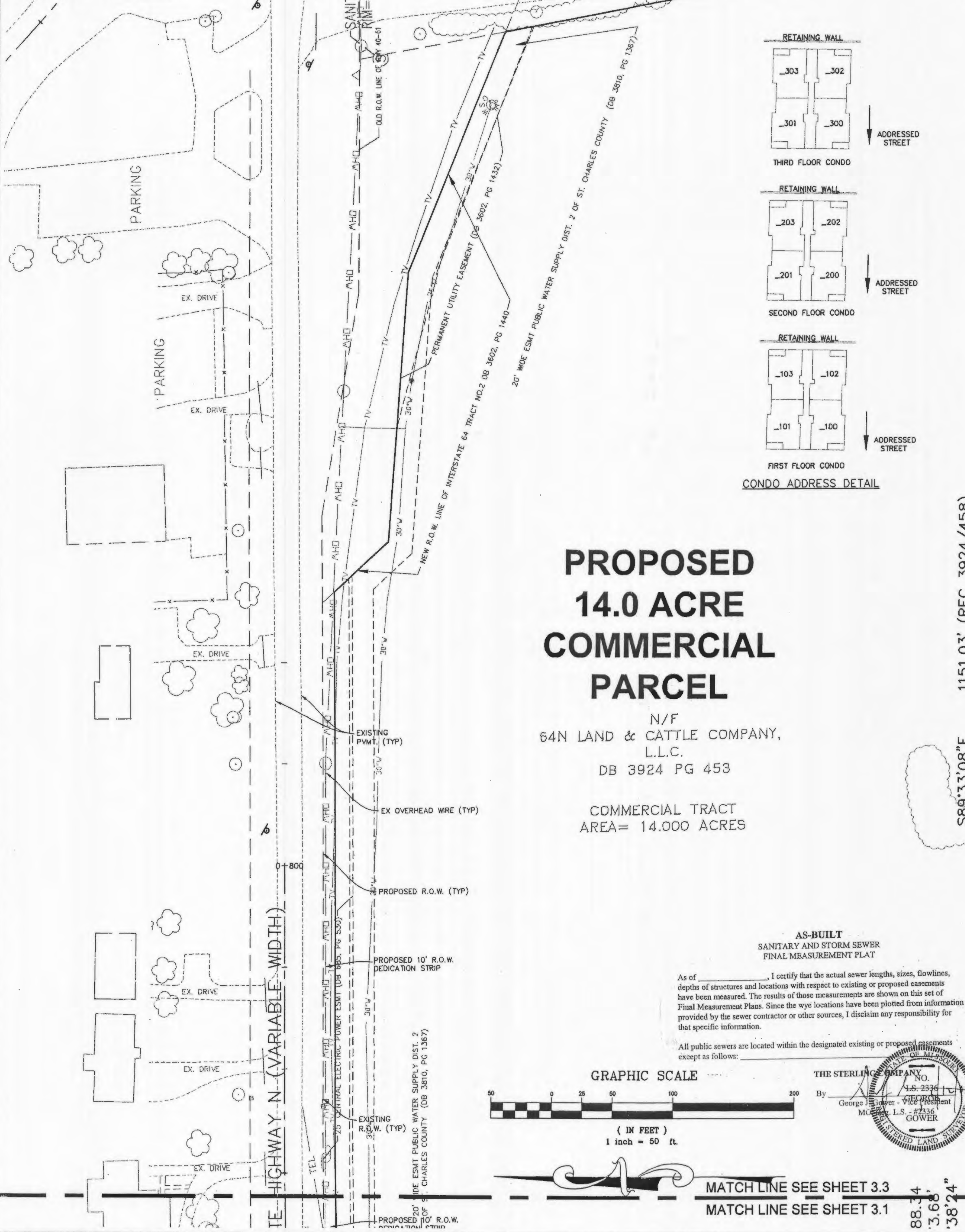
NO.	03	12	269
M.S.D.	SHEET		
PH	3.2		OF

Drawing name: K:\D\269 Springhurst\Improvements\269SPH.rvt Plotted on: Aug 08, 2005 - 7:09pm Plotted by: JustinKehrus

N/F
ROBERT M. RHODES TRUST
TRACT #2 53.28± ACRES
DB 2817, PG 1892

THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

SANITARY SEWER LATERALS SHALL BE 4" P.V.C. UNLESS NOTED OTHERWISE.



PROPOSED 14.0 ACRE COMMERCIAL PARCEL

N/F
64N LAND & CATTLE COMPANY,
L.L.C.
DB 3924 PG 453

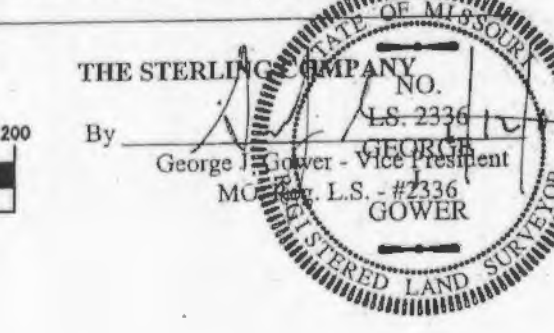
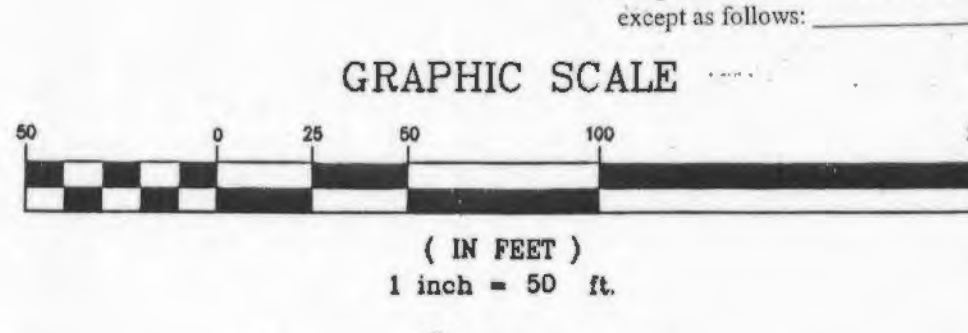
COMMERCIAL TRACT
AREA= 14.000 ACRES

1151.03' (REC 3924/458)
S89°33'08"E

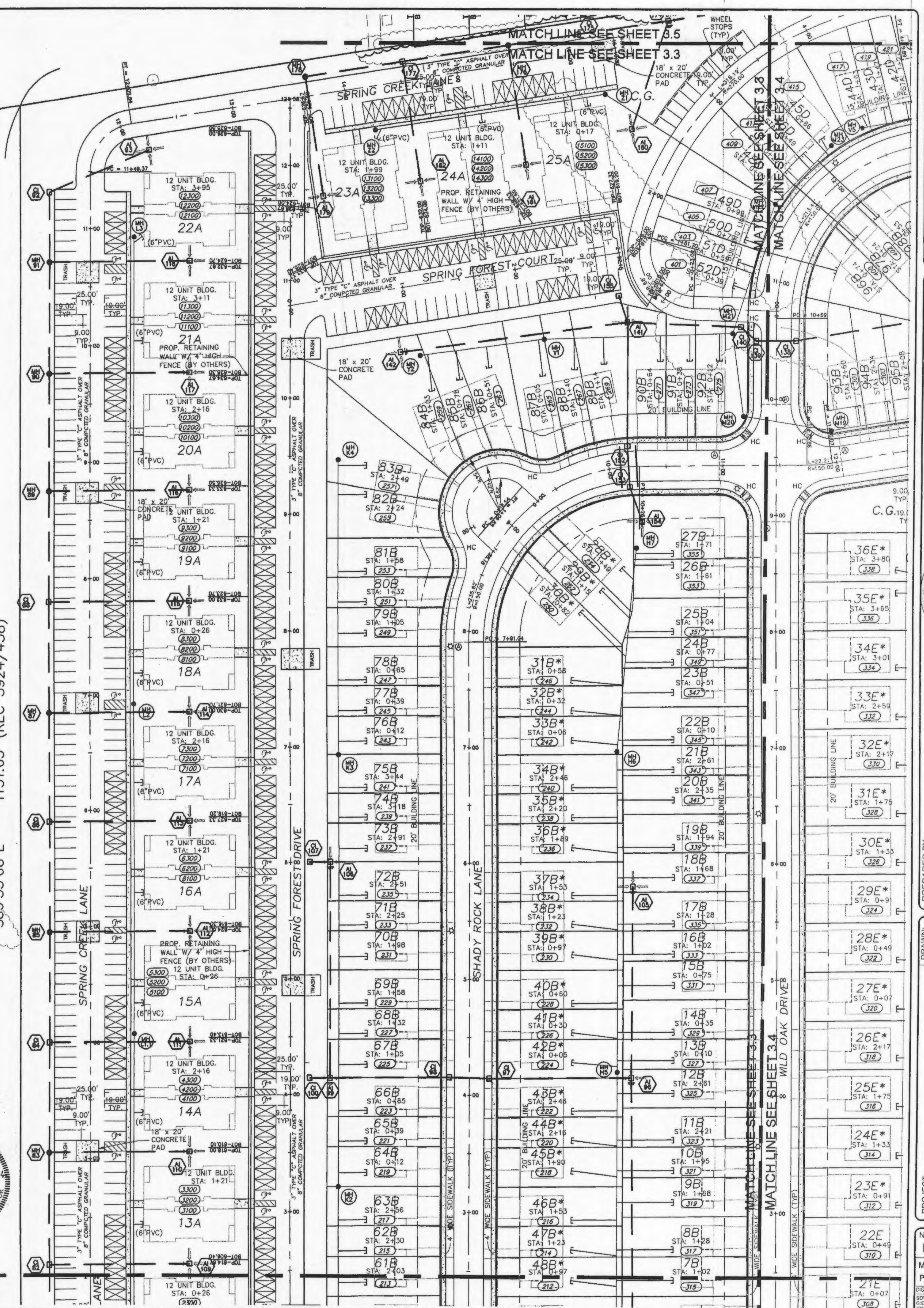
AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

As of _____, I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Since the true locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

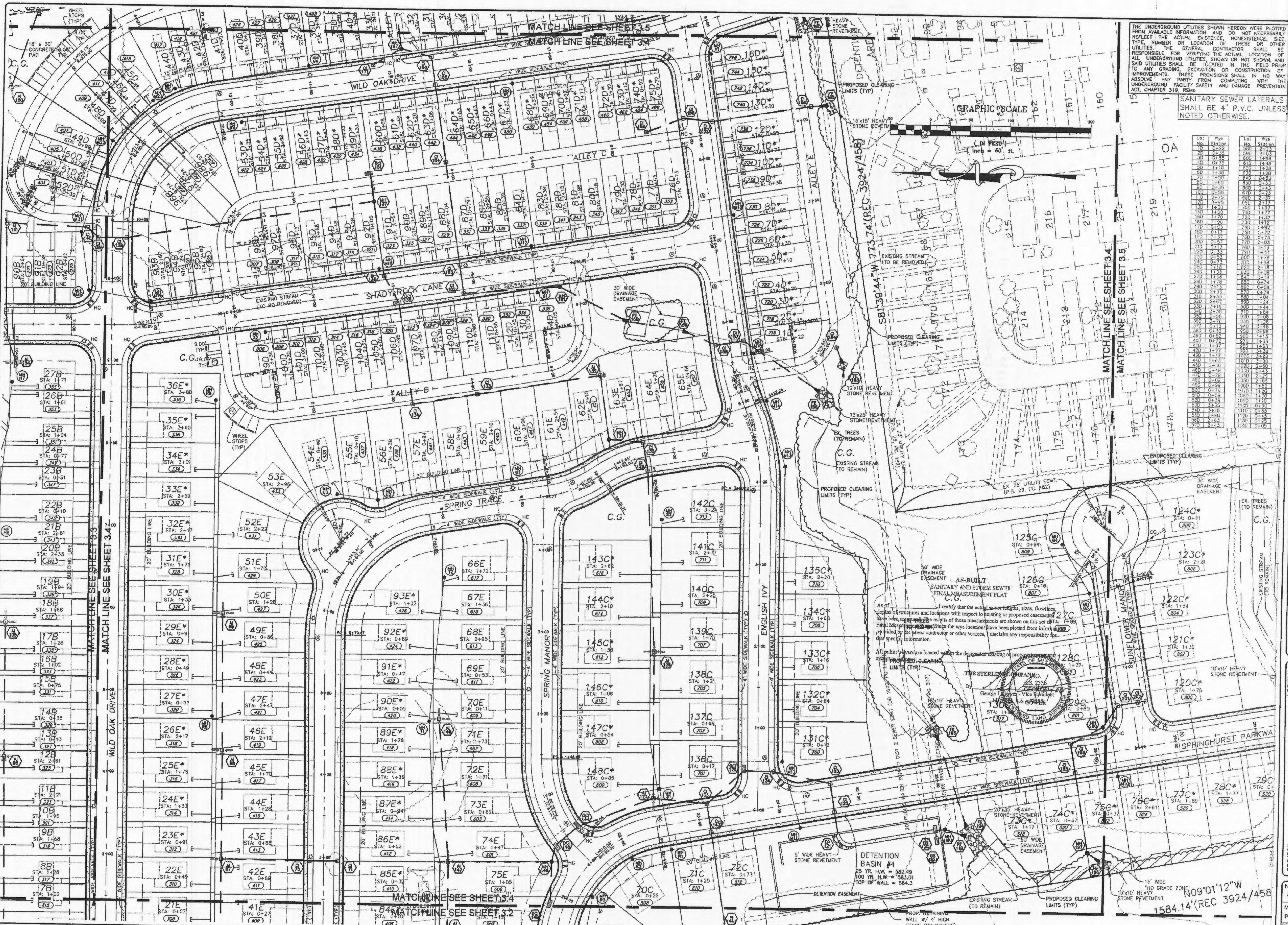
All public sewers are located within the designated existing or proposed easements except as follows:



MATCH LINE SEE SHEET 3.3
MATCH LINE SEE SHEET 3.1



Drawing name: K:\V03\269 Springhurst\Unapproved\269P\FUG Plotted on: Aug 08, 2005 - 7:05am Plotted by: Justinhaus



THE UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, NUMBER OR LOCATION OF THESE OR OTHER UTILITIES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UNDERGROUND UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY GRADING, EXCAVATION OR CONSTRUCTION OF IMPROVEMENTS. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT, CHAPTER 319, RSMo.

SANITARY SEWER LATERALS SHALL BE 4" P.V.C. UNLESS NOTED OTHERWISE.

GRAPHIC SCALE
1" = 60' ft.

Lot	Wye	Lot	Wye
1	0.00	101	0.00
2	0.00	102	0.00
3	0.00	103	0.00
4	0.00	104	0.00
5	0.00	105	0.00
6	0.00	106	0.00
7	0.00	107	0.00
8	0.00	108	0.00
9	0.00	109	0.00
10	0.00	110	0.00
11	0.00	111	0.00
12	0.00	112	0.00
13	0.00	113	0.00
14	0.00	114	0.00
15	0.00	115	0.00
16	0.00	116	0.00
17	0.00	117	0.00
18	0.00	118	0.00
19	0.00	119	0.00
20	0.00	120	0.00
21	0.00	121	0.00
22	0.00	122	0.00
23	0.00	123	0.00
24	0.00	124	0.00
25	0.00	125	0.00
26	0.00	126	0.00
27	0.00	127	0.00
28	0.00	128	0.00
29	0.00	129	0.00
30	0.00	130	0.00
31	0.00	131	0.00
32	0.00	132	0.00
33	0.00	133	0.00
34	0.00	134	0.00
35	0.00	135	0.00
36	0.00	136	0.00
37	0.00	137	0.00
38	0.00	138	0.00
39	0.00	139	0.00
40	0.00	140	0.00
41	0.00	141	0.00
42	0.00	142	0.00
43	0.00	143	0.00
44	0.00	144	0.00
45	0.00	145	0.00
46	0.00	146	0.00
47	0.00	147	0.00
48	0.00	148	0.00
49	0.00	149	0.00
50	0.00	150	0.00
51	0.00	151	0.00
52	0.00	152	0.00
53	0.00	153	0.00
54	0.00	154	0.00
55	0.00	155	0.00
56	0.00	156	0.00
57	0.00	157	0.00
58	0.00	158	0.00
59	0.00	159	0.00
60	0.00	160	0.00
61	0.00	161	0.00
62	0.00	162	0.00
63	0.00	163	0.00
64	0.00	164	0.00
65	0.00	165	0.00
66	0.00	166	0.00
67	0.00	167	0.00
68	0.00	168	0.00
69	0.00	169	0.00
70	0.00	170	0.00
71	0.00	171	0.00
72	0.00	172	0.00
73	0.00	173	0.00
74	0.00	174	0.00
75	0.00	175	0.00
76	0.00	176	0.00
77	0.00	177	0.00
78	0.00	178	0.00
79	0.00	179	0.00
80	0.00	180	0.00
81	0.00	181	0.00
82	0.00	182	0.00
83	0.00	183	0.00
84	0.00	184	0.00
85	0.00	185	0.00
86	0.00	186	0.00
87	0.00	187	0.00
88	0.00	188	0.00
89	0.00	189	0.00
90	0.00	190	0.00
91	0.00	191	0.00
92	0.00	192	0.00
93	0.00	193	0.00
94	0.00	194	0.00
95	0.00	195	0.00
96	0.00	196	0.00
97	0.00	197	0.00
98	0.00	198	0.00
99	0.00	199	0.00
100	0.00	200	0.00

AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAT
C.C.
I certify that the actual sewer lengths, sizes, flowlines, depths, structures and locations with respect to existing or proposed easements have been measured in the field. The results of these measurements are shown on this set of plans. Final measurements shall be the responsibility of the contractor. The wye locations have been plotted from information provided by the sewer contractor or other sources. I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easement limits (TYP).

PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

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PROPOSED CLEARING LIMITS (TYP)

ISSUE	REMARKS/DATE
1	03-02-05 FIRST SUBMITTAL
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3	05-23-05 REVISED PER CITY OF FALLON COMMENTS
4	05-27-05 REVISED PER DCSS COMMENTS
5	06-09-05 REVISED PER PWS&D COMMENTS
6	06-27-05 REVISED PER CITY OF FALLON COMMENTS
7	07-14-05 REVISED PER PWS&D COMMENTS
8	08-08-05 REVISED PER CITY OF FALLON COMMENTS

PREPARED FOR:
SPRINGHURST, L.L.C.
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6777



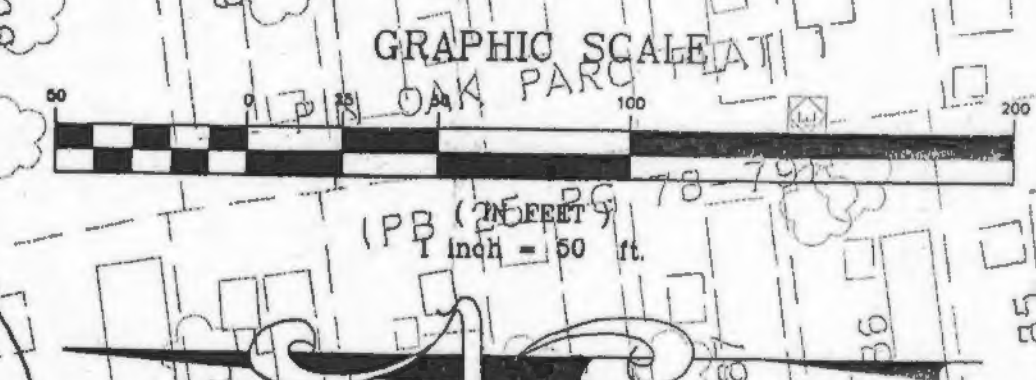
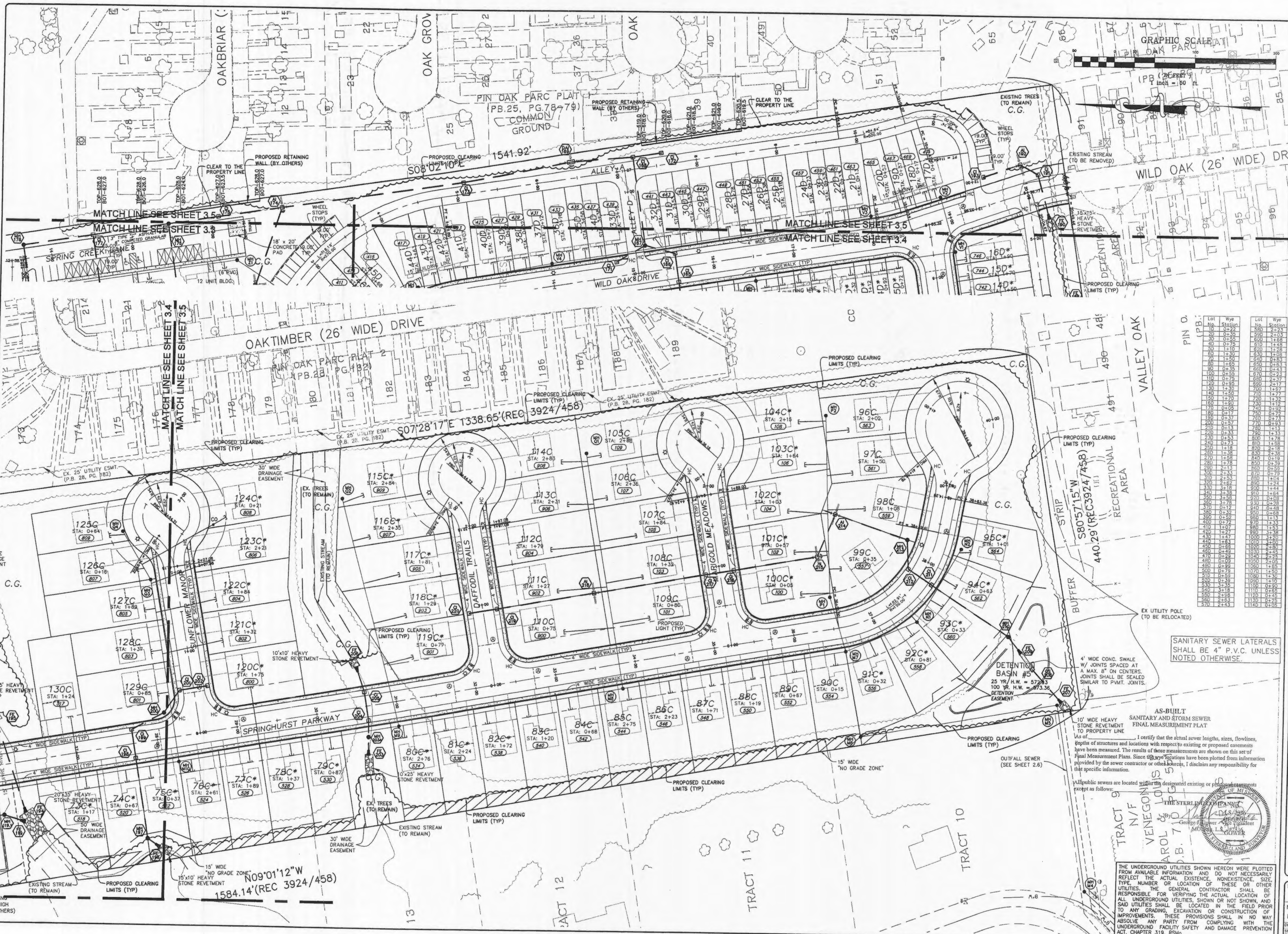
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
E-Mail: Sterling@sterling-eng-survey.com

PROJECT: **THE VILLAGES AT SPRINGHURST**
DESIGNED: **03 12 269**
CHECKED: **3.4**
SHEET TITLE: **SITE PLAN**

DRAWN: **03 12 269**
NO. **03 12 269**
M.S.D. **3.4**
SHEET **3.4**
DIGITAL FILE LOCATION: **SERVER-STERLING-2**
DATE: **08/08/05**
OF

1584.14' REC 3924/458
N09°01'12"W
15°10' HEAVY STONE REVEMENT15°10' HEAVY STONE REVEMENT

BASE MAP
PC#2804



Lot	Wye	Lot	Wye
101	0+10	101	0+10
102	0+15	102	0+15
103	0+20	103	0+20
104	0+25	104	0+25
105	0+30	105	0+30
106	0+35	106	0+35
107	0+40	107	0+40
108	0+45	108	0+45
109	0+50	109	0+50
110	0+55	110	0+55
111	0+60	111	0+60
112	0+65	112	0+65
113	0+70	113	0+70
114	0+75	114	0+75
115	0+80	115	0+80
116	0+85	116	0+85
117	0+90	117	0+90
118	0+95	118	0+95
119	1+00	119	1+00
120	1+05	120	1+05
121	1+10	121	1+10
122	1+15	122	1+15
123	1+20	123	1+20
124	1+25	124	1+25
125	1+30	125	1+30
126	1+35	126	1+35
127	1+40	127	1+40
128	1+45	128	1+45
129	1+50	129	1+50
130	1+55	130	1+55
131	1+60	131	1+60
132	1+65	132	1+65
133	1+70	133	1+70
134	1+75	134	1+75
135	1+80	135	1+80
136	1+85	136	1+85
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139	2+00	139	2+00
140	2+05	140	2+05
141	2+10	141	2+10
142	2+15	142	2+15
143	2+20	143	2+20
144	2+25	144	2+25
145	2+30	145	2+30
146	2+35	146	2+35
147	2+40	147	2+40
148	2+45	148	2+45
149	2+50	149	2+50
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155	2+80	155	2+80
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159	3+00	159	3+00
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161	3+10	161	3+10
162	3+15	162	3+15
163	3+20	163	3+20
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165	3+30	165	3+30
166	3+35	166	3+35
167	3+40	167	3+40
168	3+45	168	3+45
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171	3+60	171	3+60
172	3+65	172	3+65
173	3+70	173	3+70
174	3+75	174	3+75
175	3+80	175	3+80
176	3+85	176	3+85
177	3+90	177	3+90
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183	4+20	183	4+20
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193	4+70	193	4+70
194	4+75	194	4+75
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196	4+85	196	4+85
197	4+90	197	4+90
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281	9+10	281	9+10
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287	9+40	287	9+40
288	9+45	288	9+45
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290	9+55	290	9+55
291	9+60	291	9+60
292	9+65	292	9+65
293	9+70	293	9+70
294	9+75	294	9+75
295	9+80	295	9+80
296	9+85	296	9+85
297	9+90	297	9+90
298	9+95	298	9+95
299	10+00	299	10+00
300	10+05	300	10+05

ISSUE REMARKS/DATE

- 03-02-05 FIRST SUBMITTAL
- 04-04-05 REVISED PER DCSD COMMENTS
- 05-23-05 REVISED PER CITY OF OTTAWAN COMMENTS
- 05-27-05 REVISED PER DCSD COMMENTS
- 05-29-05 REVISED PER PMSD #2 COMMENTS
- 06-27-05 REVISED PER CITY OF OTTAWAN COMMENTS
- 07-14-05 REVISED PER PMSD #2 COMMENTS
- 08-08-05 REVISED PER CITY OF OTTAWAN COMMENTS

PREPARED FOR:
SPRINGHURST, L.L.C.
 5091 NEWBAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-6171



THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 NEWBAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440 FAX 487-8844
 E-Mail: Sterling@sterling-eng-srv.com

PROJECT: **THE VILLAGES AT SPRINGHURST**
 SHEET TITLE: **SITE PLAN**
 NO. **03 12 269**
 M.S.D. SHEET
 P# **3.5**
 OF

DRAWN: [Name]
 DESIGNED: [Name]
 CHECKED: [Name]
 NO. **03 12 269**
 M.S.D. SHEET
 P# **3.5**
 OF

Drawing name: K:\0312269_Springhurst\Improvements\269SitePlan.DWG Plotted on: Aug 08, 2005 - 7:58am Plotted by: Justinhenius

AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAT

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SANITARY SEWER LATERALS SHALL BE 4" P.V.C. UNLESS NOTED OTHERWISE.

4' WIDE CONC. SWALE W/ JOINTS SPACED AT A MAX. OF 20' CENTERS. JOINTS SHALL BE SEALED SIMILAR TO P.V.M.T. JOINTS.

OUTFALL SEWER (SEE SHEET 2.6)

15' WIDE "NO GRADE ZONE"

PROPOSED CLEARING LIMITS (TYP)

EXISTING STREAM (TO REMAIN)

PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

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PROPOSED CLEARING LIMITS (TYP)

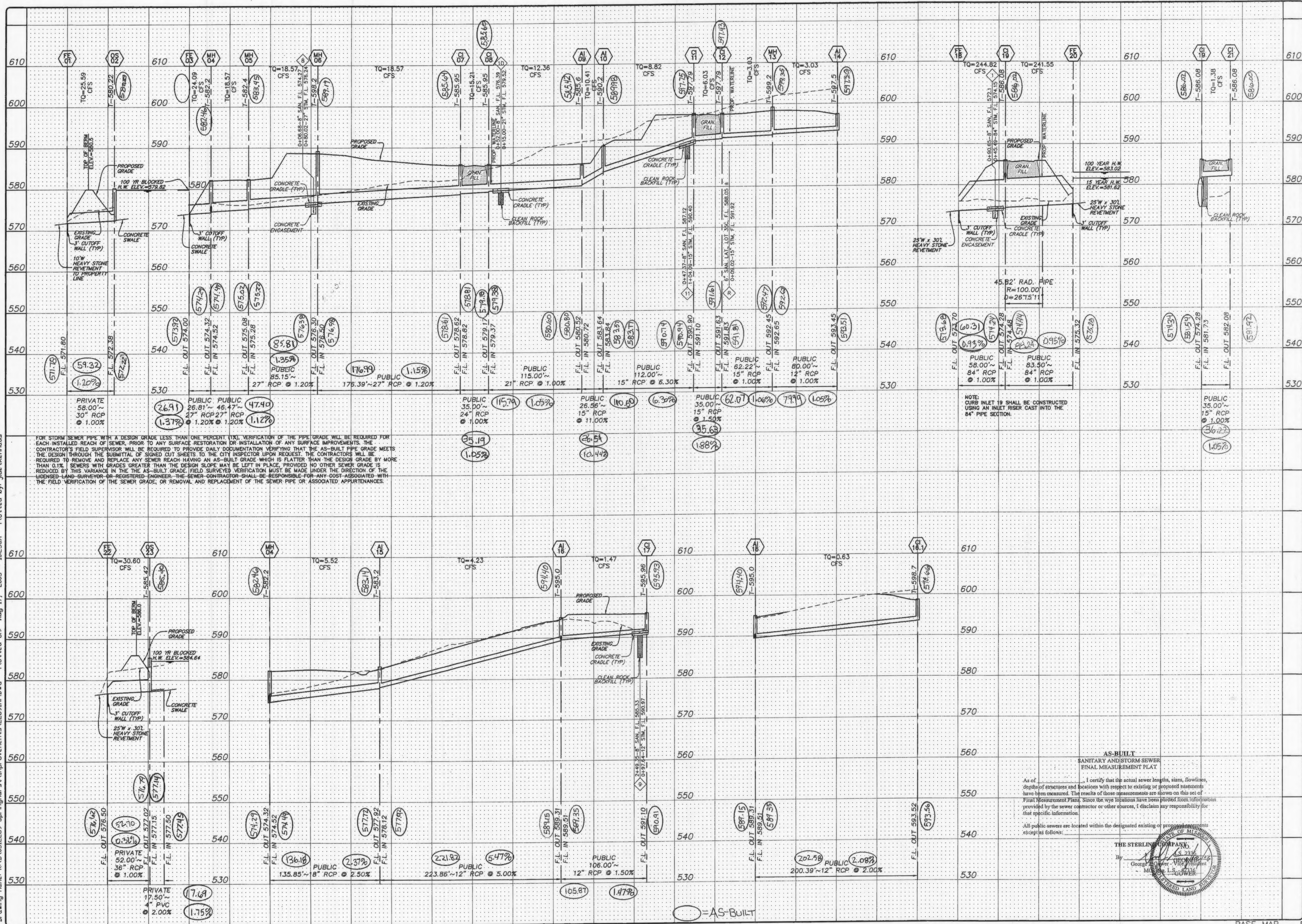
PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

PROPOSED CLEARING LIMITS (TYP)

Drawing name: K:\D\0312269 SpringhurstImprovements\2269IMP.DWG Plotted on: Aug 17, 2005 - 10:23am Plotted by: juethenhaus



FOR STORM SEWER PIPE WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN THROUGH THE SUBMITTAL OF SIGNED OUT SHEETS TO THE CITY INSPECTOR UPON REQUEST. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN GRADE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

As of [blank], I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed basements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the way points have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



ISSUE REMARKS/DATE

1	03-02-05	FIRST SUBMITTAL
2	04-04-05	REVISED PER DCSD COMMENTS
3	05-23-05	REVISED PER CITY OF FALLON COMMENTS
4	05-27-05	REVISED PER DCSD COMMENTS
5	06-09-05	REVISED PER PWS&D COMMENTS
6	06-27-05	REVISED PER CITY OF FALLON COMMENTS
7	07-14-05	REVISED PER PWS&D COMMENTS
8	08-08-05	REVISED PER CITY OF FALLON COMMENTS

PREPARED FOR:

THE VILLAGES AT SPRINGHURST, L.L.C.
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

PREPARED BY:

THE STERLING CO.
ENGINEERS & SURVEYORS
5065 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **THE VILLAGES AT SPRINGHURST**

DRAWN: [blank] DESIGNED: [blank] CHECKED: [blank]

SHEET TITLE: **STORM SEWER PROFILES**

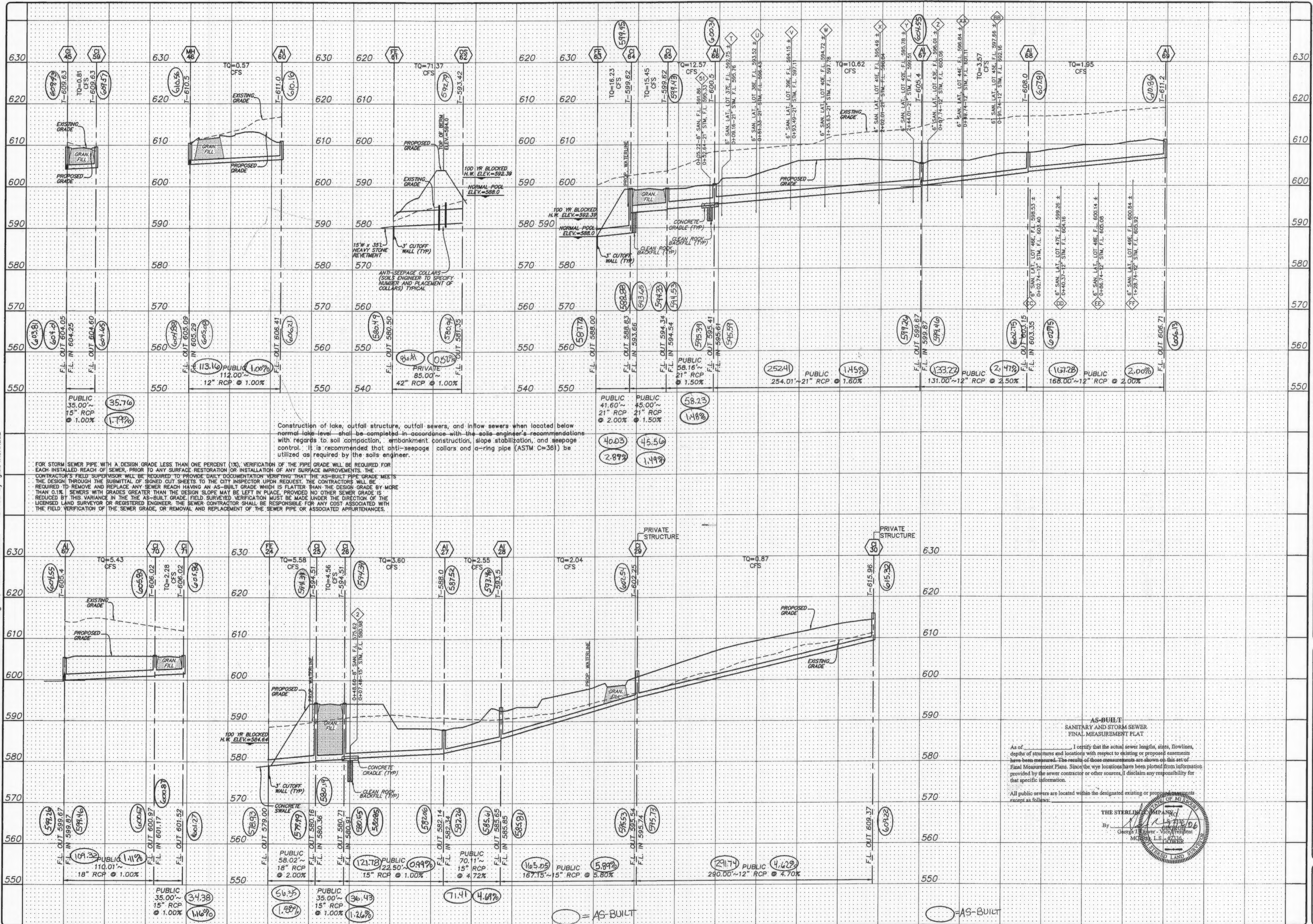
NO. **03 12 269**

M.S.D. P# **6.1**

DIGITAL FILE LOCATION: **SERVER=STERLING-2**

DATE: [blank] OF [blank]

Drawing name: K:\D\031269_Springhurst\Improvements\2269\MP.DWG Plotted on: Aug 17, 2005 - 10:23am Plotted by: jluetkenhaus



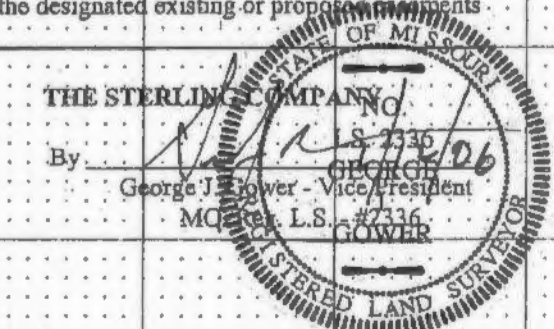
Construction of lake, outfall structure, outfall sewers, and in-flow sewers when located below normal lake level shall be completed in accordance with the soils engineer's recommendations with regard to soil compaction, embankment construction, slope stabilization, and seepage control. It is recommended that anti-seepage collars and a-rings pipe (ASTM C-36) be utilized as required by the soils engineer.

FOR STORM SEWER PIPE WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN THROUGH THE SUBMITTAL OF SIGNED OUT SHEETS TO THE CITY INSPECTOR UPON REQUEST. THE CONTRACTORS WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN GRADE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

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ISSUE	REMARKS/DATE
1	03-02-05 FIRST SUBMITTAL
2	04-04-05 REVISED PER DCSD COMMENTS
3	05-23-05 REVISED PER CITY OF FALLON COMMENTS
4	05-27-05 REVISED PER DCSD COMMENTS
5	06-09-05 REVISED PER PWS&DZ COMMENTS
6	07-14-05 REVISED PER CITY OF FALLON COMMENTS
7	07-14-05 REVISED PER PWS&DZ COMMENTS
8	08-08-05 REVISED PER CITY OF FALLON COMMENTS

PREPARED FOR:
SPRINGHURST, L.L.C.
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

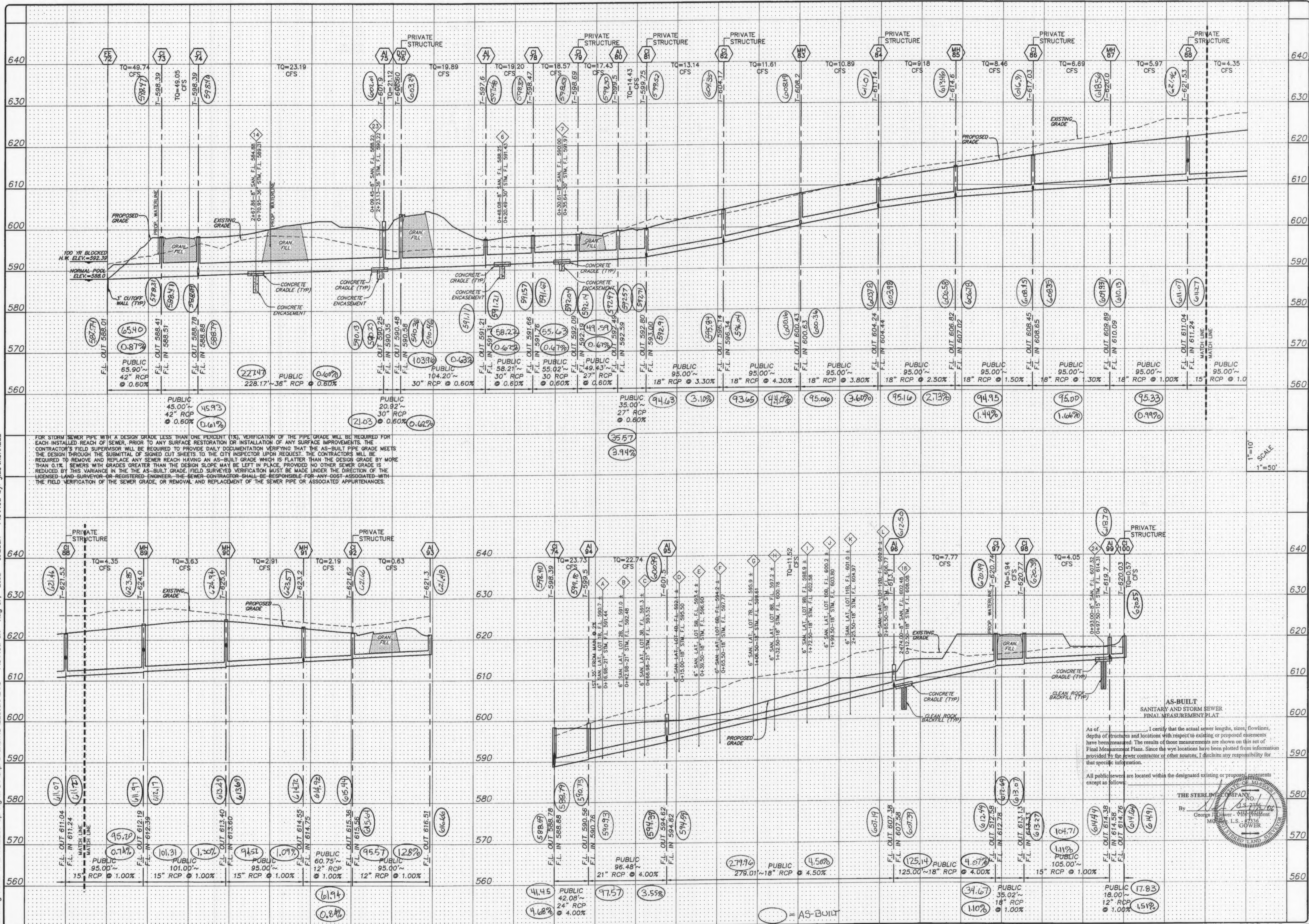
THE **STERLING** CO.
ENGINEERS & SURVEYORS
5095 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-5844
E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **THE VILLAGES AT SPRINGHURST**

DRAWN: _____
DESIGNED: _____
CHECKED: _____

SHEET TITLE: **STORM SEWER PROFILES**

NO. 0312269	SHEET 6.3
M.S.D. #	OF
DIGITAL FILE LOCATION: S:\DWG\2269\MP.DWG	



FOR STORM SEWER PIPE WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE CITY INSPECTOR UPON REQUEST. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1% SEWERS WITH GRADES GREATER THAN THE DESIGN GRADE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE. FIELD SURVEY VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

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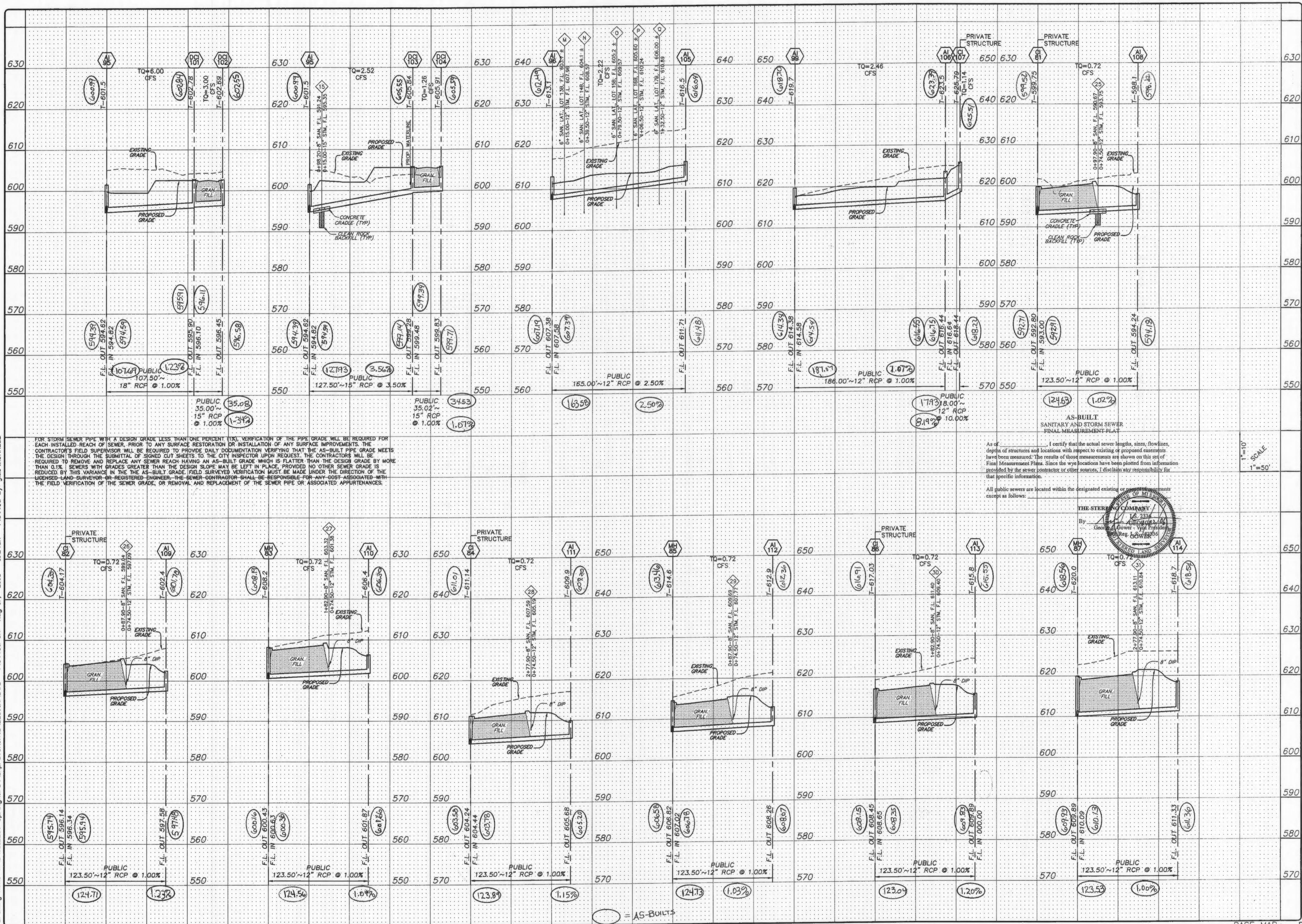
ISSUE	REMARKS/DATE
1	03-02-05 FIRST SUBMITTAL
2	04-04-05 REVISED PER DCSD COMMENTS
3	05-23-05 REVISED PER CITY OF FALLON COMMENTS
4	05-27-05 REVISED PER DCSD COMMENTS
5	06-09-05 REVISED PER PWS#2 COMMENTS
6	06-27-05 REVISED PER CITY OF FALLON COMMENTS
7	07-14-05 REVISED PER PWS#2 COMMENTS
8	08-08-05 REVISED PER CITY OF FALLON COMMENTS

PREPARED FOR:
STERLING CO.
 ENGINEERS & SURVEYORS
 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440 FAX 487-8944
 E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **THE VILLAGES AT SPRINGHURST**
 SHEET TITLE: **STORM SEWER PROFILES**

NO.	03	12	269
M.S.D.	SHEET		
P#	6.4		
DIGITAL FILE LOCATION	SEWER-STERLING-2		
DATE	12/27/05		
OF	-		

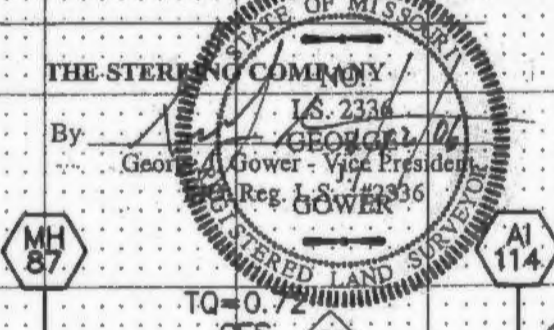
Drawing name: K:\D\2269 Springhurst\Improvements\2269IMP.DWG Plotted on: Aug 17, 2005 - 10:24am Plotted by: Justenhaus



FOR STORM SEWER PIPE WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE CITY INSPECTOR UPON REQUEST. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN SLOPE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE. IN THE AS-BUILT GRADE FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

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1"=10'
1"=50'
SCALE

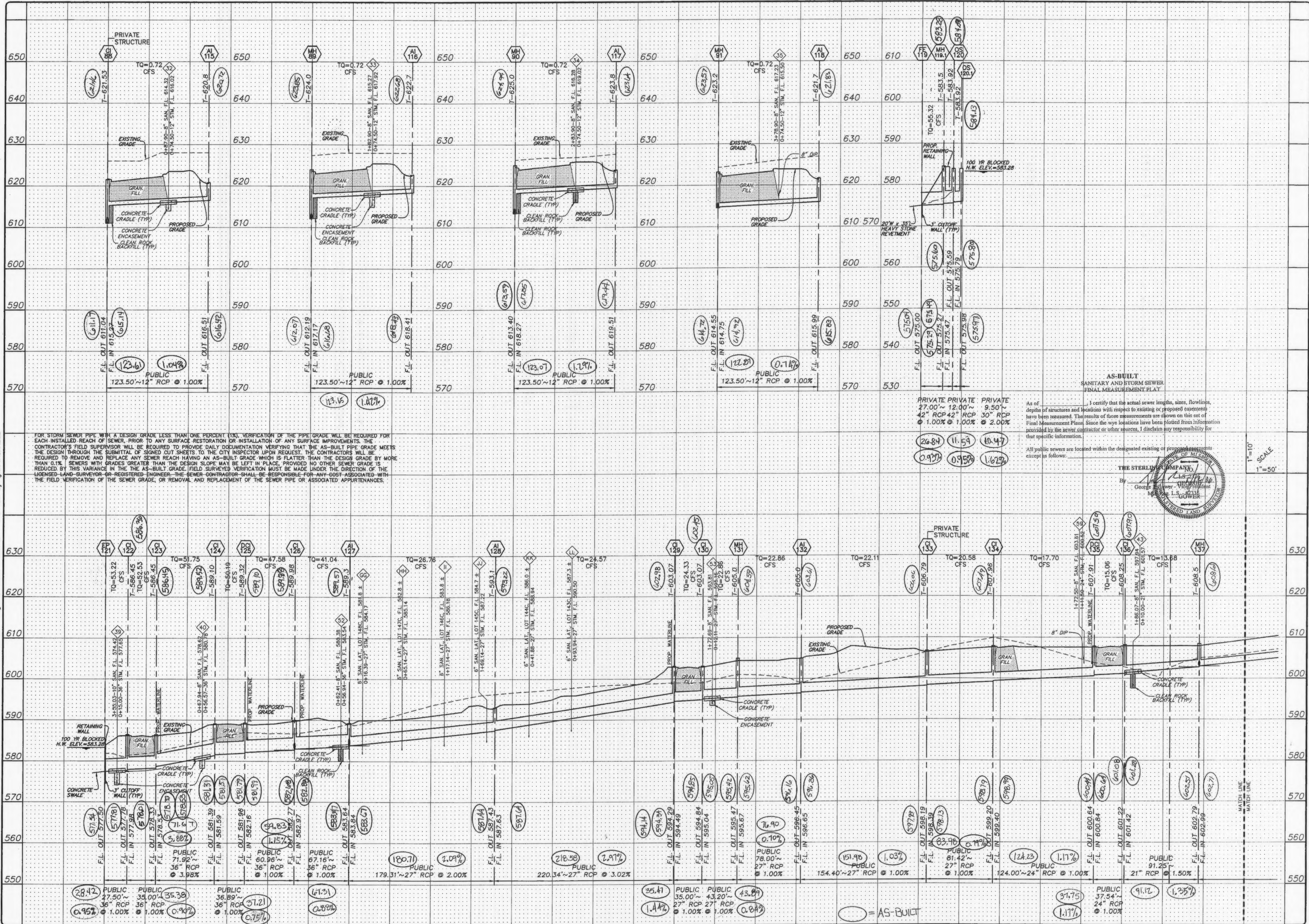
NO.	03 12 269
M.S.D.	SHEET
PM	6.5
DIGITAL FILE LOCATION	OF
PROJECT:	THE VILLAGES AT SPRINGHURST
SHEET TITLE:	STORM SEWER PROFILES
PREPARED FOR:	THE STERLING COMPANY
PREPARED BY:	ENGINEERS & SURVEYORS
DRAWN:	5055 NEW BAUMGARTNER ROAD
DESIGNED:	ST. LOUIS, MISSOURI 63129
CHECKED:	(314) 487-0440 FAX 487-8844
	E-Mail: Sterling@sterling-eng-sur.com

ISSUE REMARKS/DATE

1	03-02-05	REVISED PER CITY OF FALLON COMMENTS
2	04-04-05	REVISED PER CITY OF FALLON COMMENTS
3	05-23-05	REVISED PER CITY OF FALLON COMMENTS
4	05-27-05	REVISED PER PWS#242 COMMENTS
5	06-09-05	REVISED PER CITY OF FALLON COMMENTS
6	06-27-05	REVISED PER CITY OF FALLON COMMENTS
7	07-14-05	REVISED PER PWS#242 COMMENTS
8	08-08-05	REVISED PER CITY OF FALLON COMMENTS

BASE MAP PC#2804
Villages at Springhurst Asbuilts 6/6/06

Drawing name: K:\D\0312269 Springhurst\Improvements\2269IMP.DWG Plotted on: Aug 17, 2005 - 10:24am Plotted by: Juettenhaus

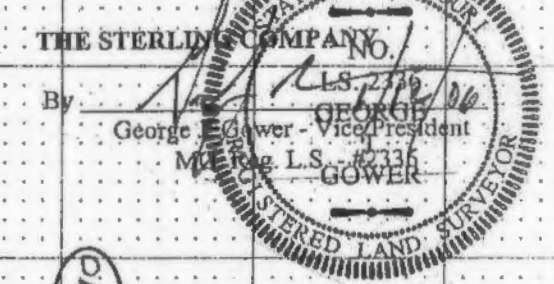


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PRIVATE PRIVATE PRIVATE
27.00'~12.00' 9.50'~
42" RCP 42" RCP 30" RCP
@ 1.00% @ 1.00% @ 2.00%

As of _____ I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows: _____



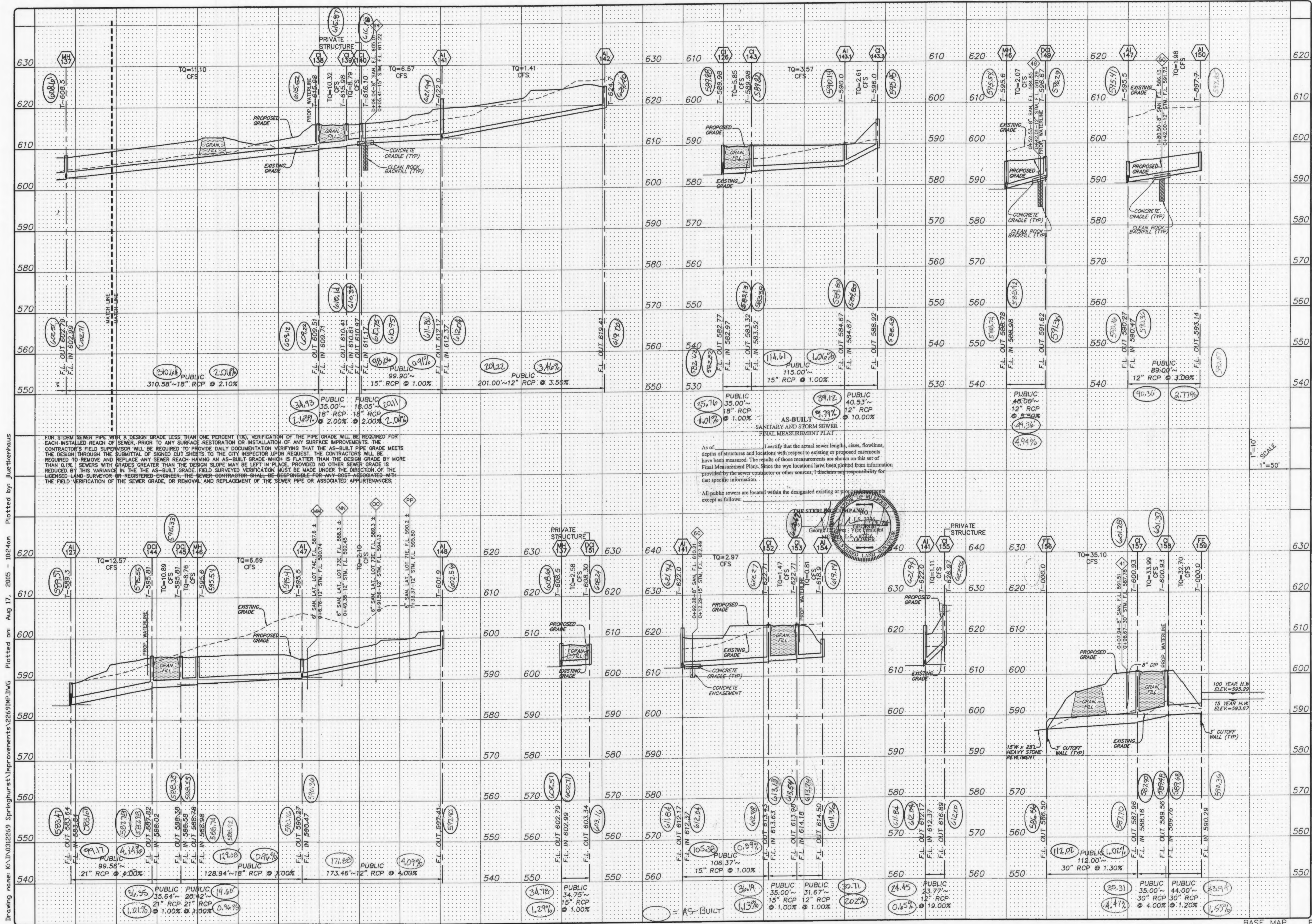
ISSUE	REMARKS/DATE
1	03-02-05 FIRST SUBMITTAL
2	04-04-05 REVISED PER DCSD COMMENTS
3	05-23-05 REVISED PER CITY OF FALLON COMMENTS
4	05-27-05 REVISED PER DCSD COMMENTS
5	06-09-05 REVISED PER PWS&D2 COMMENTS
6	06-27-05 REVISED PER CITY OF FALLON COMMENTS
7	07-14-05 REVISED PER PWS&D2 COMMENTS
8	08-06-05 REVISED PER CITY OF FALLON COMMENTS

PREPARED FOR:
THE VILLAGES AT SPRINGHURST
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **THE VILLAGES AT SPRINGHURST**
SHEET TITLE: **STORM SEWER PROFILES**

NO.	03	12	269
M.S.D. #	6.6		
DIGITAL FILE LOCATION	SERVEN-STERLING-2		
DATE	12/20/05		

BASE MAP: Villages at Springhurst As-builts 10/10/04

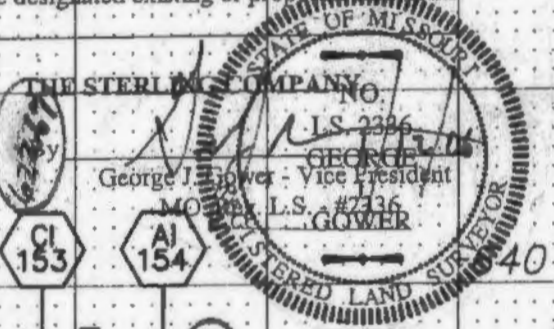


Drawing name: K:\N031269 Springhurst\Improvements\2691WP.DWG Plotted on: Aug 17, 2005 - 10:24am Plotted by: Juekhenhaus

FOR STORM SEWER PIPE WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER. PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS, THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE CITY INSPECTOR UPON REQUEST. THE CONTRACTORS WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN GRADE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

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ISSUE	REMARKS/DATE
1	03-02-05 FIRST SUBMITTAL
2	04-04-05 REVISED PER DCSD COMMENTS
3	05-23-05 REVISED PER CITY OF OFALLON COMMENTS
4	05-27-05 REVISED PER DCSD COMMENTS
5	06-09-05 REVISED PER PWSCD COMMENTS
6	06-27-05 REVISED PER CITY OF OFALLON COMMENTS
7	07-14-05 REVISED PER PWSCD COMMENTS
8	08-08-05 REVISED PER CITY OF OFALLON COMMENTS

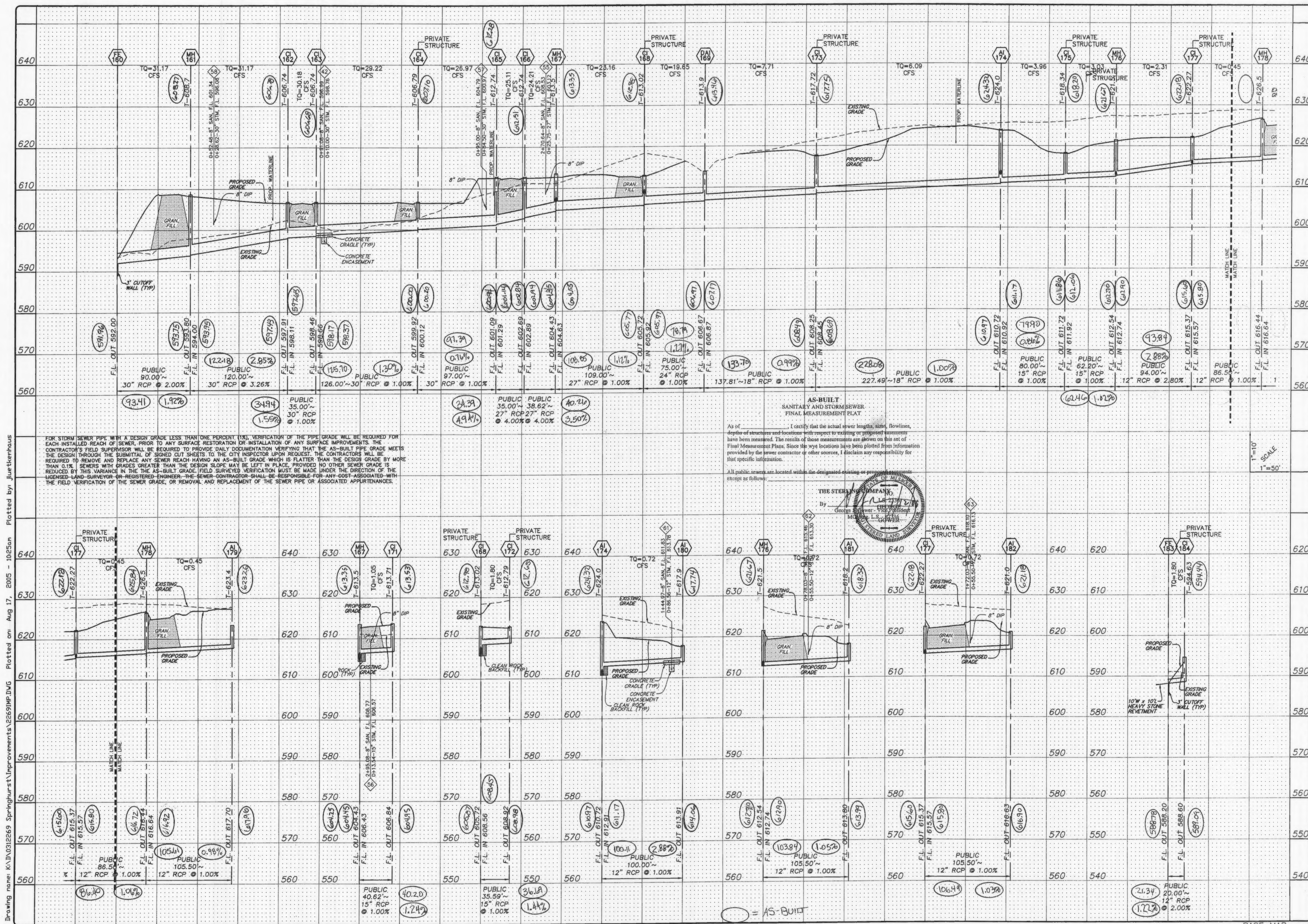
PREPARED FOR:
SPRINGHURST, L.L.C.
 5091 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-6717

PREPARED BY:
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63114
 (314) 400-0444 FAX 487-8844
 E-Mail: Sterling@sterling-eng-sur.com

PROJECT: **THE VILLAGES AT SPRINGHURST**
 DESIGNED: _____
 CHECKED: _____
 SHEET TITLE: **STORM SEWER PROFILES**

NO.	03	12	269
M.S.D.	SHEET		
P#	6.7		
DIGITAL FILE LOCATION	OF		

BASE MAP PC#2804
 Villages at Springhurst As built 6/6/06



Drawing name: K:\N0326269_Springhurst\Improvements\2269\MP.DWG Plotted on: Aug 17, 2005 - 10:25am Plotted by: JueHerrhaus

FOR STORM SEWER PIPE WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER. PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS, THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN THROUGH THE SUBMITTAL OF SIGNED OUT SHEETS TO THE CITY INSPECTOR UPON REQUEST. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN GRADE MAY BE LEFT IN PLACE PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAT
 As of _____, I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.
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BASE MAP PC#2804
 Villages at Springhurst Asbuilts 6/6/06

ISSUE REMARKS/DATE

1	03-02-05	FIRST SUBMITTAL
2	04-04-05	REVISED PER CCSD COMMENTS
3	05-22-05	REVISED PER CITY OF FALLON COMMENTS
4	05-27-05	REVISED PER CCSD COMMENTS
5	06-05-05	REVISED PER PWS&D COMMENTS
6	06-27-05	REVISED PER CITY OF FALLON COMMENTS
7	07-14-05	REVISED PER PWS&D COMMENTS
8	08-08-05	REVISED PER CITY OF FALLON COMMENTS

PREPARED FOR:
THE VILLAGES AT SPRINGHURST
 ENGINEERS & SURVEYORS
 5081 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-6717

PREPARED BY:
THE STERLING COMPANY
 ENGINEERS & SURVEYORS
 5085 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440 FAX 487-2844
 E-Mail: Sterling@sterling-eng-survey.com

PROJECT: **THE VILLAGES AT SPRINGHURST**

DESIGNED: _____ CHECKED: _____

DRAWN: _____

NO. **03 12 269**

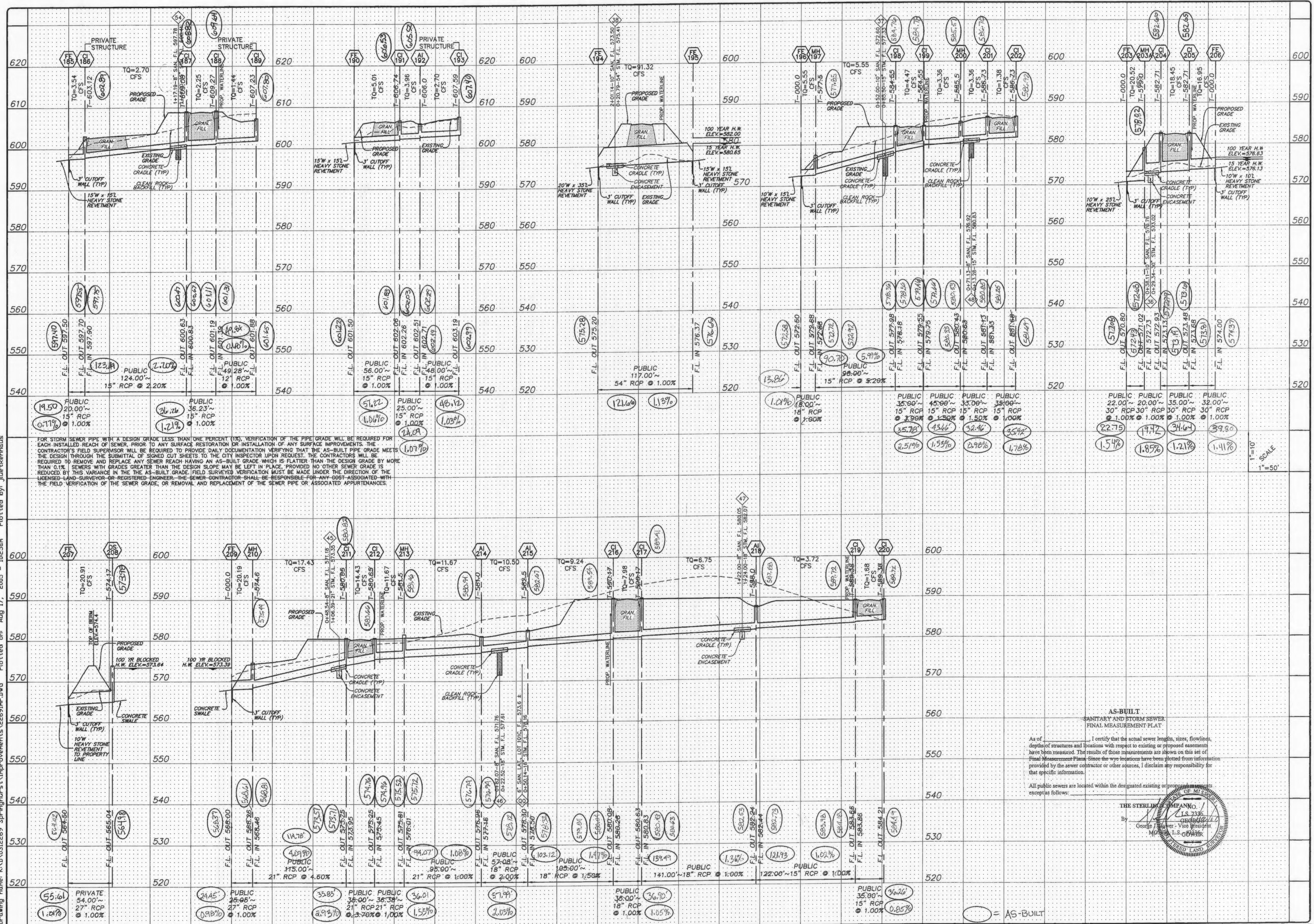
M.S.D. **8**

P# **68**

SHEET **8** OF **1**

DIGITAL FILE LOCATION: SERVER=STERLING-2 2269\mp.dwg

Drawing name: K:\D\031269 Springhurst\Improvements\2269IMP.DWG Plotted on: Aug 17, 2005 10:25am Plotted by: jluettershaus



FOR STORM SEWER PIPE WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN THROUGH THE SUBMITTAL OF SIGNED CUT SHEETS TO THE CITY INSPECTOR UPON REQUEST. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1% SEWERS WITH GRADES GREATER THAN THE DESIGN GRADE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE THE AS-BUILT GRADE. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

AS-BUILT
SANITARY AND STORM SEWER
FINAL MEASUREMENT PLAT

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THE STERLING COMPANY
L.S. 2336
Georgie J. Sawyer - Vice President
M.D. L.S. 00000000
L.S. 00000000

ISSUE	REMARKS/DATE
1	03-02-05 FIRST SUBMITTAL
2	04-04-05 REVISED PER DCSD COMMENTS
3	05-29-05 REVISED PER CITY OF OTTAWA COMMENTS
4	05-27-05 REVISED PER DCSD COMMENTS
5	06-09-05 REVISED PER PHSD#2 COMMENTS
6	06-27-05 REVISED PER CITY OF OTTAWA COMMENTS
7	07-14-05 REVISED PER PHSD#2 COMMENTS
8	08-08-05 REVISED PER CITY OF OTTAWA COMMENTS

PREPARED FOR:
SPRINGHURST, L.L.C.
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717

PREPARED BY:
THE STERLING COMPANY
ENGINEERS & SURVEYORS
5005 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717
E-Mail: Sterling@sterling-eng-sur.com

DRAWN: _____ DESIGNED: _____ CHECKED: _____

PROJECT: **THE VILLAGES AT SPRINGHURST**

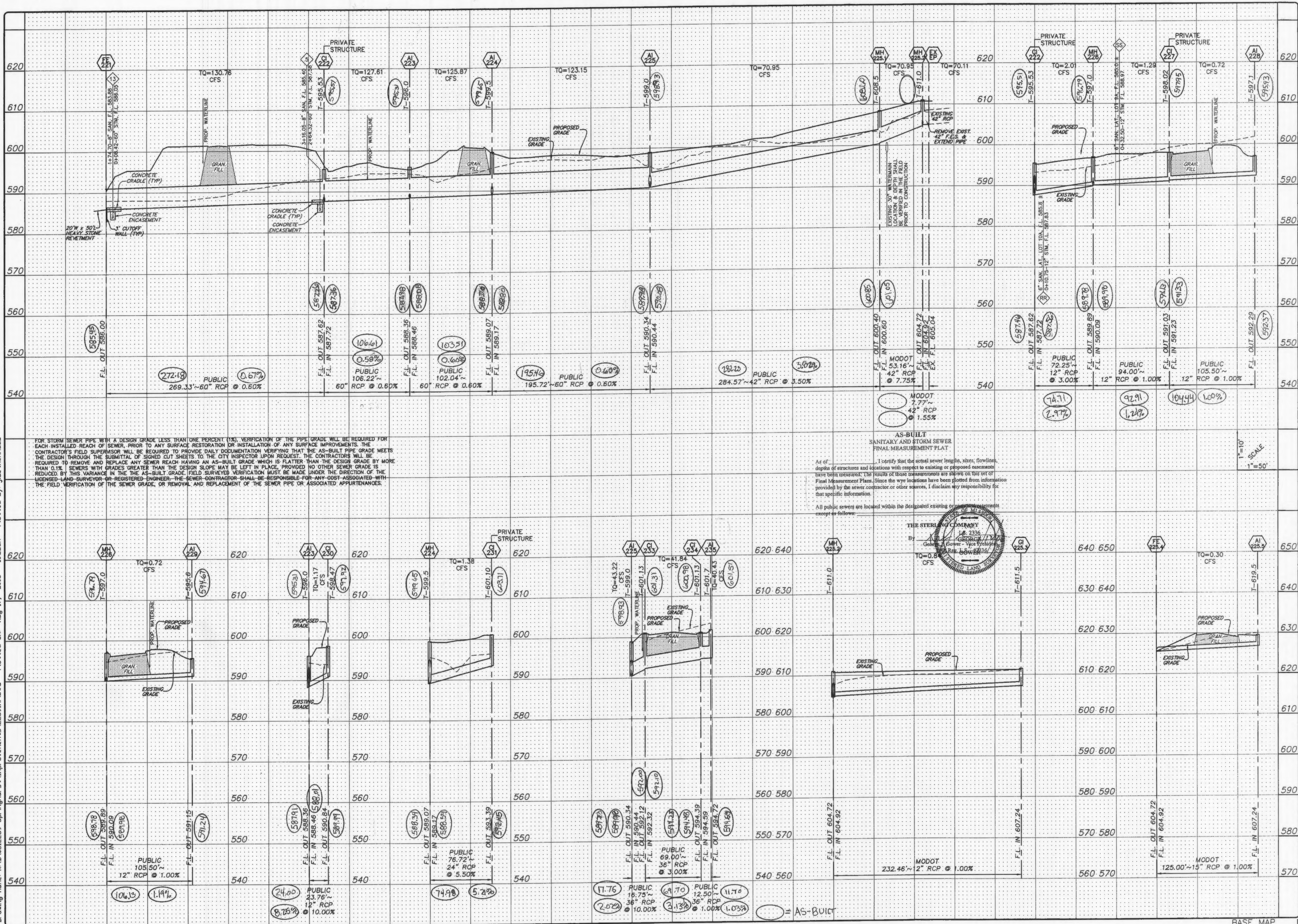
SHEET TITLE: STORM SEWER PROFILES

NO.	03	12	269
M.S.D.			
P#			
DRAWN FILE LOCATION	6.9		
DATE			

BASE MAP PC#2804

Villages at Springhurst As-builts

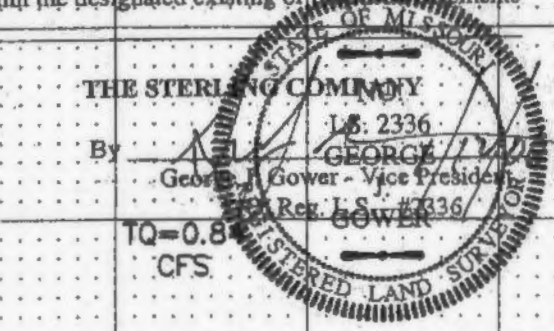
Drawing name: K:\D\0312269 Springhurst Improvements\2269IMP.DWG Plotted on: Aug 17, 2005 - 10:22am Plotted by: Juettenhaus



FOR STORM SEWER PIPE WITH A DESIGN GRADE LESS THAN ONE PERCENT (1%), VERIFICATION OF THE PIPE GRADE WILL BE REQUIRED FOR EACH INSTALLED REACH OF SEWER, PRIOR TO ANY SURFACE RESTORATION OR INSTALLATION OF ANY SURFACE IMPROVEMENTS. THE CONTRACTOR'S FIELD SUPERVISOR WILL BE REQUIRED TO PROVIDE DAILY DOCUMENTATION VERIFYING THAT THE AS-BUILT PIPE GRADE MEETS THE DESIGN THROUGH THE SUBMITTAL OF SIGNED OUT SHEETS TO THE CITY INSPECTOR UPON REQUEST. THE CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY SEWER REACH HAVING AN AS-BUILT GRADE WHICH IS FLATTER THAN THE DESIGN GRADE BY MORE THAN 0.1%. SEWERS WITH GRADES GREATER THAN THE DESIGN SLOPE MAY BE LEFT IN PLACE, PROVIDED NO OTHER SEWER GRADE IS REDUCED BY THIS VARIANCE IN THE AS-BUILT GRADE. FIELD SURVEYED VERIFICATION MUST BE MADE UNDER THE DIRECTION OF THE LICENSED LAND SURVEYOR OR REGISTERED ENGINEER. THE SEWER CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SOFT ASSOCIATED WITH THE FIELD VERIFICATION OF THE SEWER GRADE, OR REMOVAL AND REPLACEMENT OF THE SEWER PIPE OR ASSOCIATED APPURTENANCES.

As of _____, I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the wye locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



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1	03-02-05 FIRST SUBMITTAL
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3	05-23-05 REVISED PER CITY OF FALLON COMMENTS
4	05-27-05 REVISED PER PWS#2 COMMENTS
5	06-09-05 REVISED PER PWS#2 COMMENTS
6	06-27-05 REVISED PER CITY OF FALLON COMMENTS
7	07-14-05 REVISED PER PWS#2 COMMENTS
8	08-08-05 REVISED PER CITY OF FALLON COMMENTS

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PREPARED BY:
THE STERLING COMPANY
 ENGINEERS & SURVEYORS
 5065 NEW BAUMGARTNER ROAD
 ST. LOUIS, MISSOURI 63129
 (314) 487-0440 FAX 487-8944
 E-Mail: Sterling@sterling-eng-sur.com

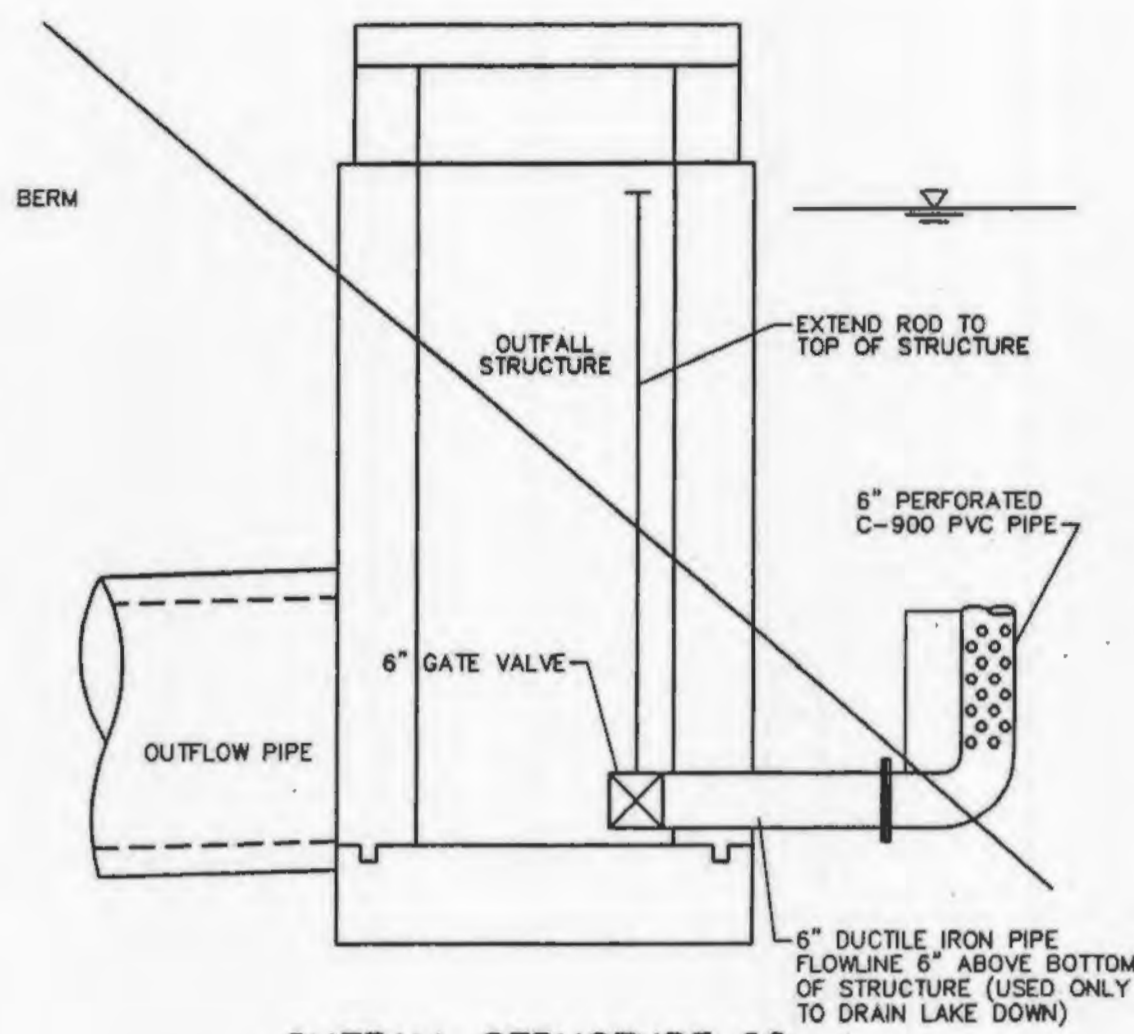
PROJECT: **THE VILLAGES AT SPRINGHURST**

DRAWN: _____ DESIGNED: _____ CHECKED: _____

SHEET TITLE: **STORM SEWER PROFILES**

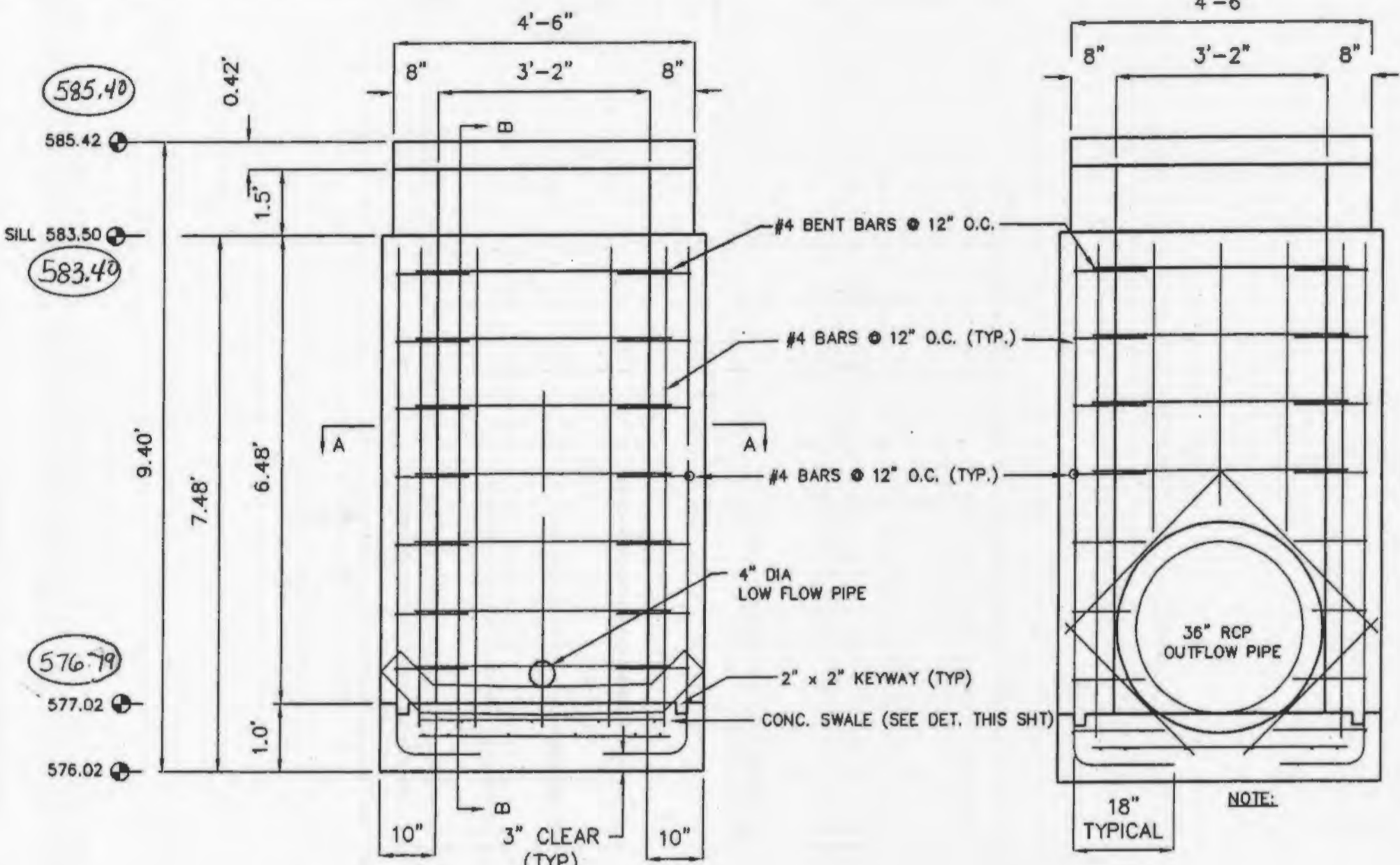
NO. 03	12	269
M.S.D. P#		SHEET 6.10
TOTAL SHEETS 12		

NO. 03 12 269
 M.S.D. P#
 SHEET 6.10
 TOTAL SHEETS 12



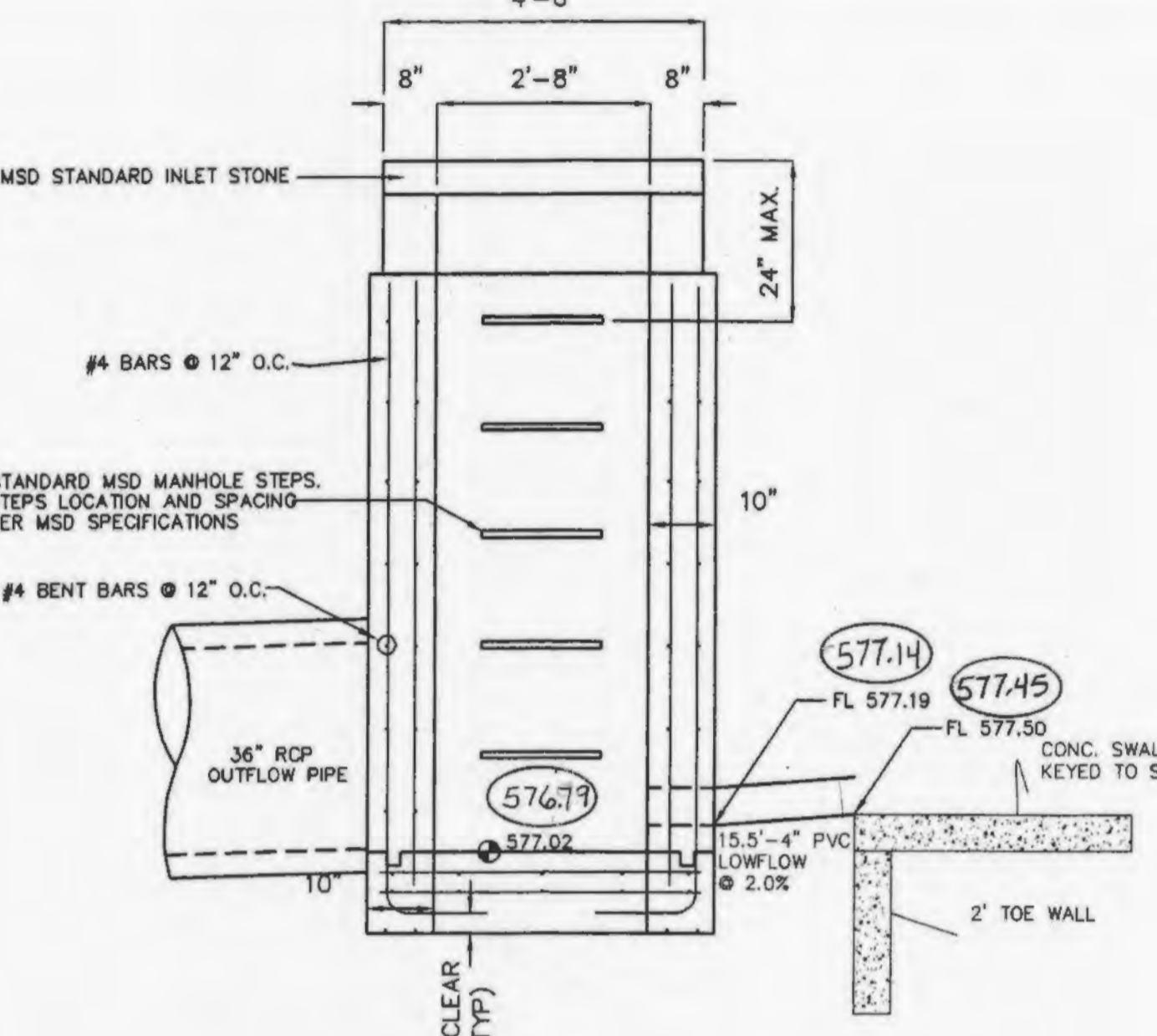
OUTFALL STRUCTURE #62 & 62A

2 YEAR, 20 HOUR STORM	589.60
15 YEAR, 20 HOUR STORM	590.44
25 YEAR, 20 HOUR STORM	590.90
100 YEAR, 20 HOUR STORM	591.44
100 YEAR, 20 MIN. STORM BLOCKED LOW FLOW	= 592.39

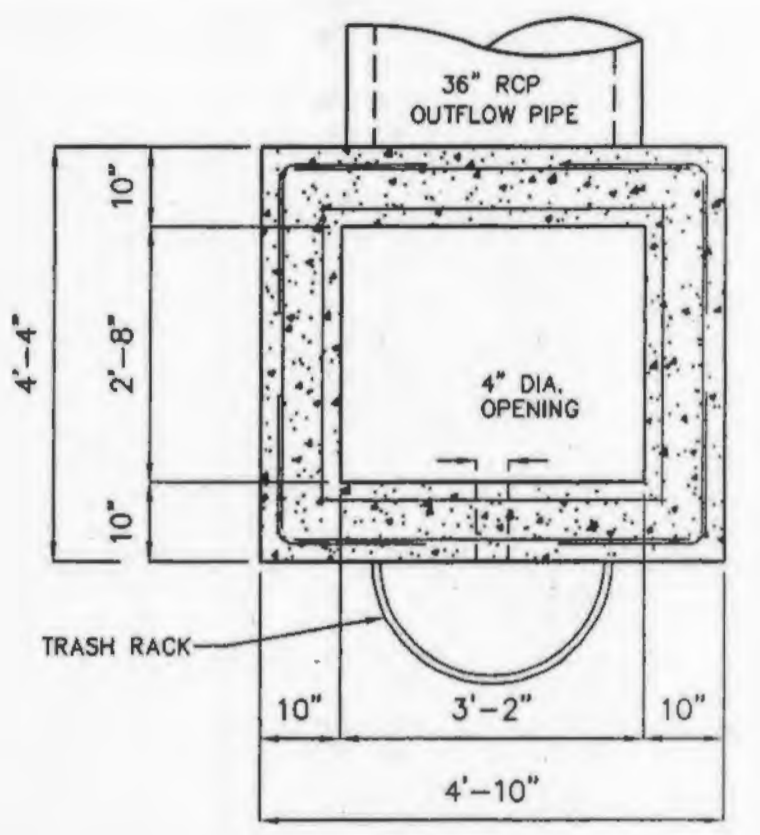


OUTFALL STRUCTURE 23 FRONT ELEVATION
N.T.S.

OUTFALL STRUCTURE 23 REAR ELEVATION
N.T.S.



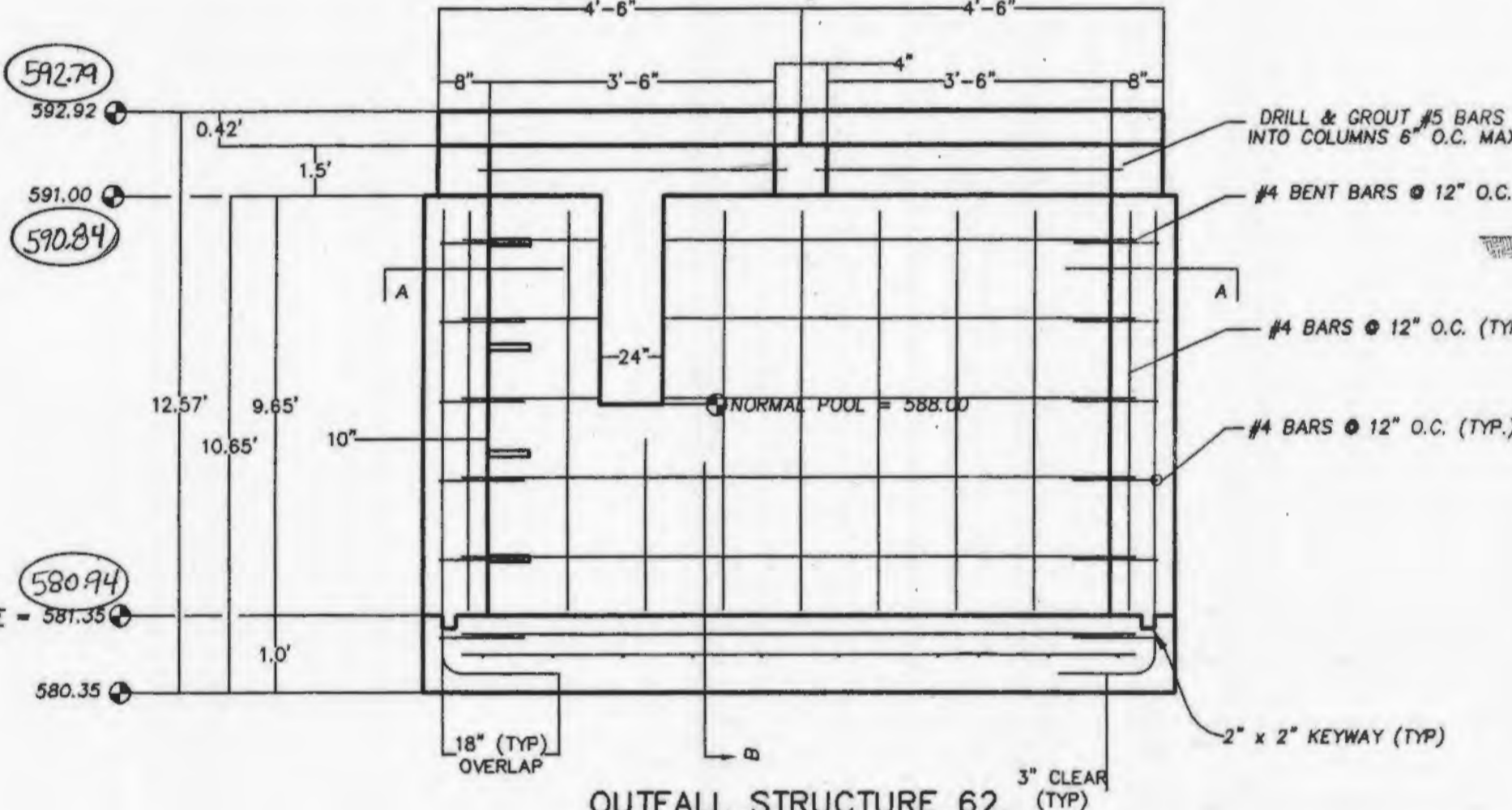
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N.T.S.



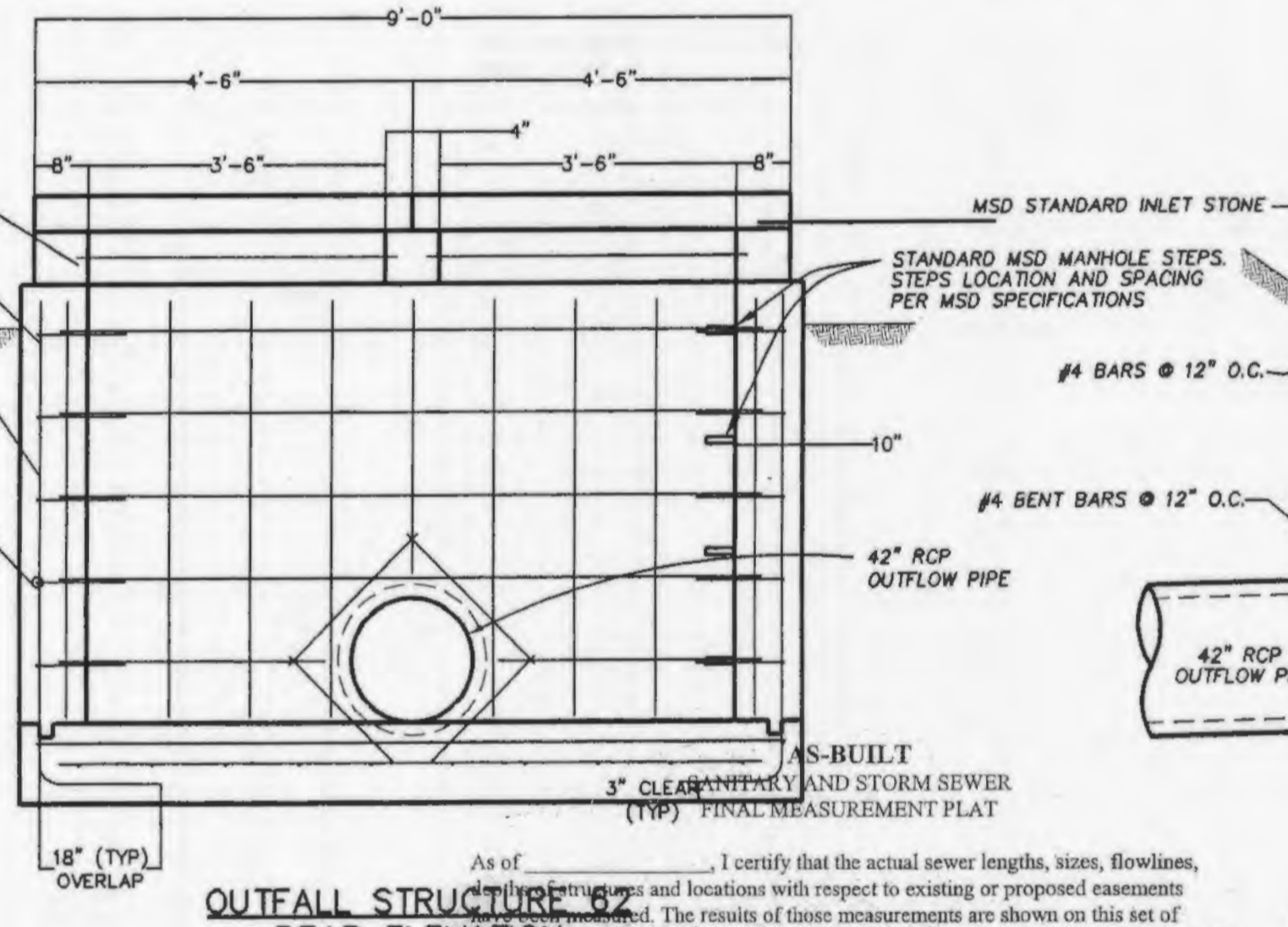
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N.T.S.

OUTFALL STRUCTURE #23

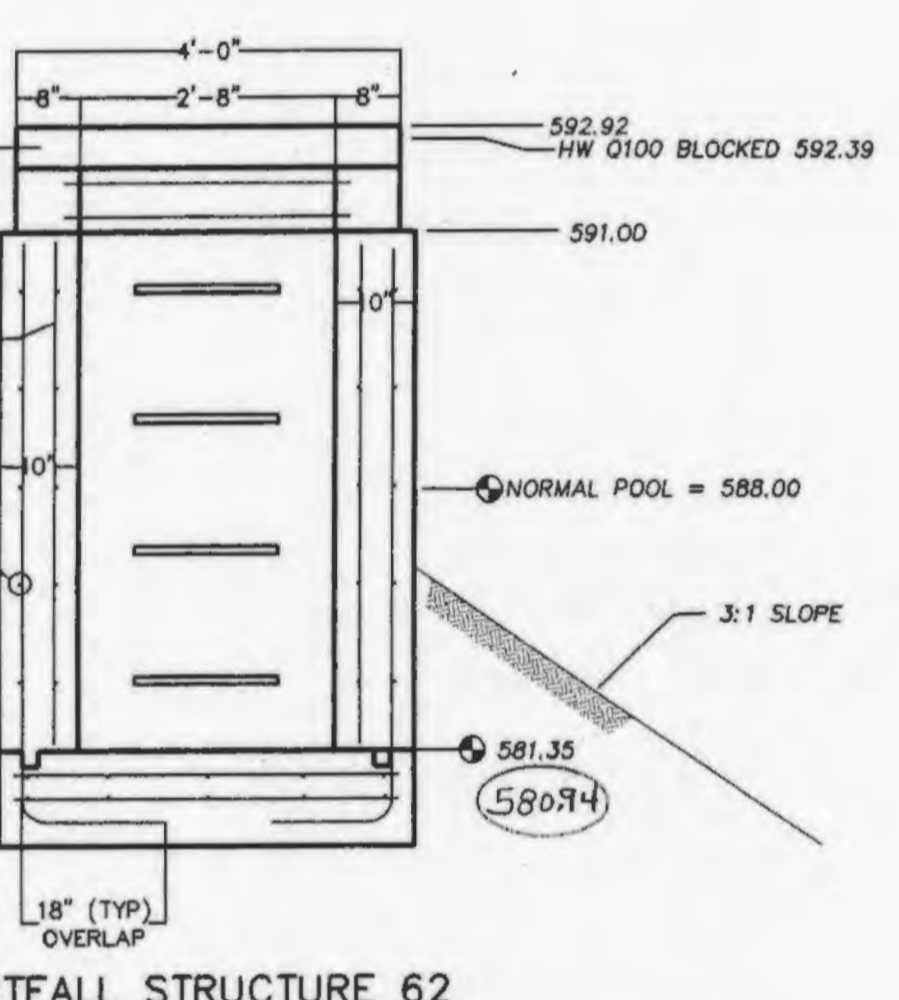
2 YEAR, 20 HOUR STORM	581.44
15 YEAR, 20 HOUR STORM	582.65
25 YEAR, 20 HOUR STORM	583.31
100 YEAR, 20 HOUR STORM	584.00
100 YEAR, 20 MIN. STORM BLOCKED LOW FLOW	= 584.64



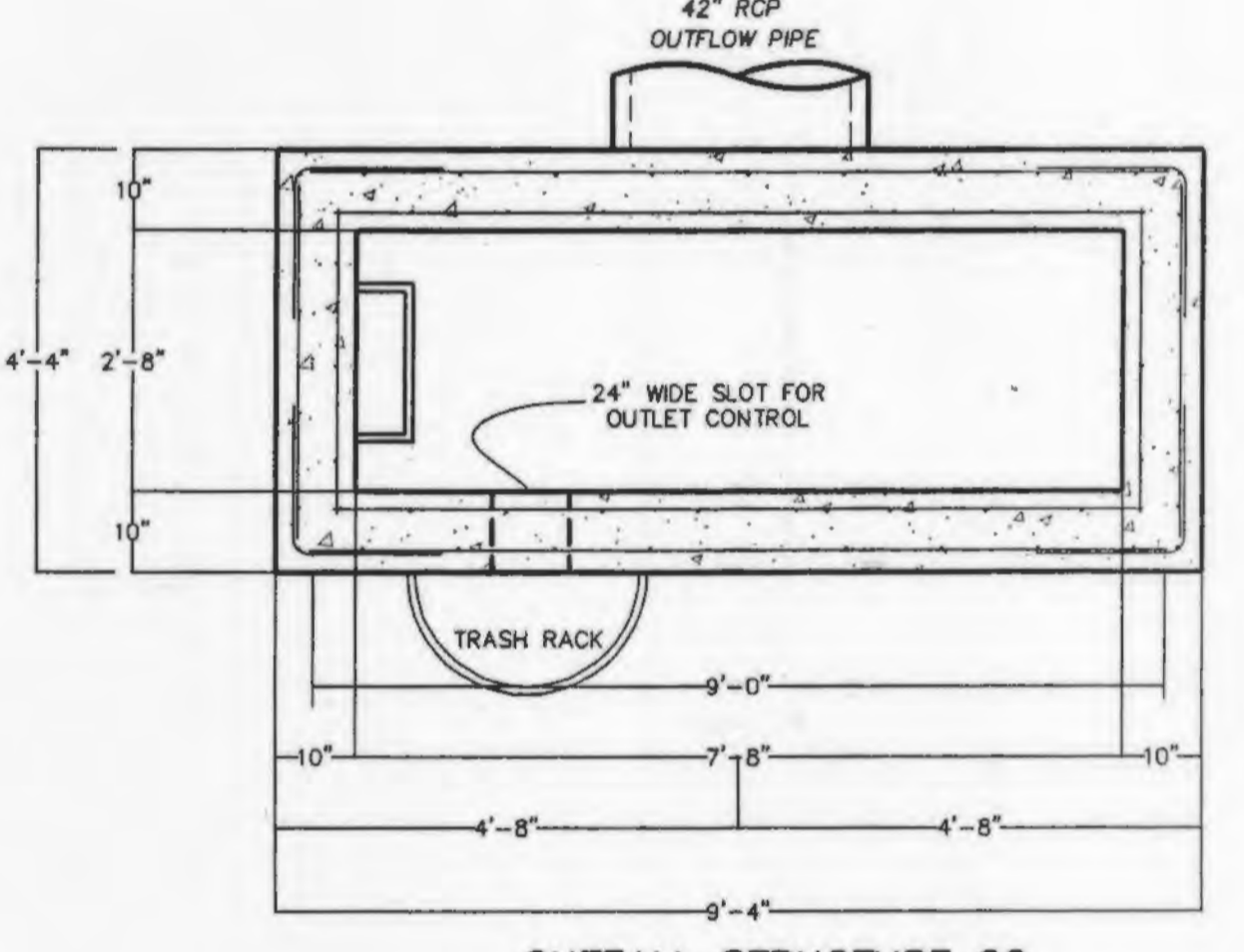
OUTFALL STRUCTURE 62 FRONT ELEVATION
N.T.S.



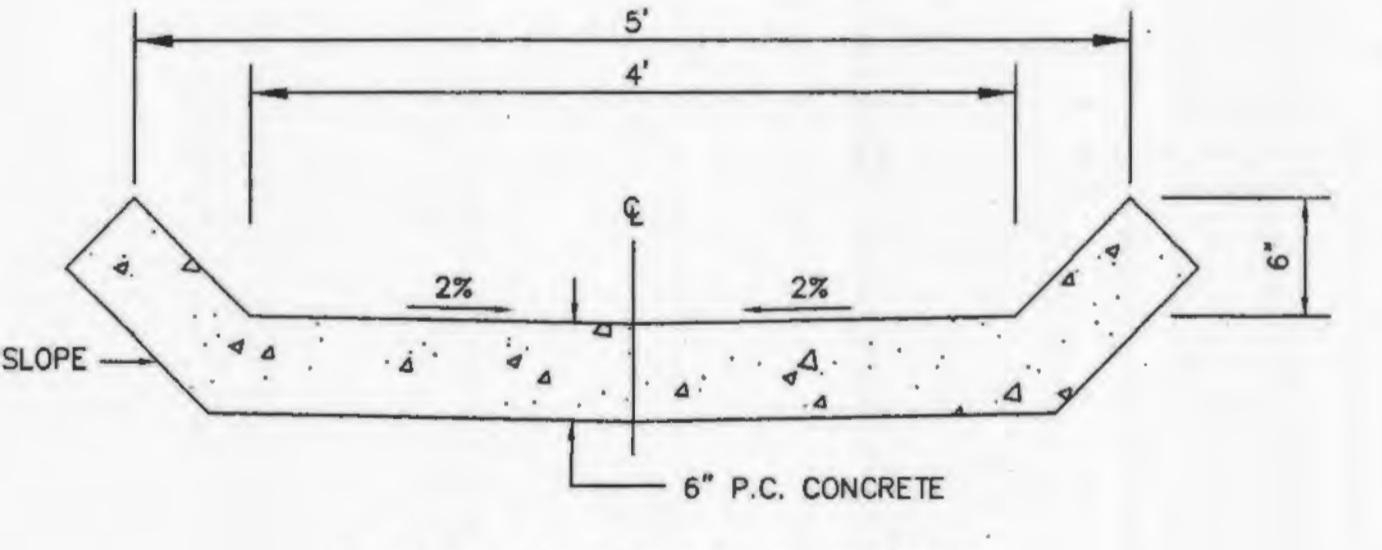
OUTFALL STRUCTURE 62 REAR ELEVATION
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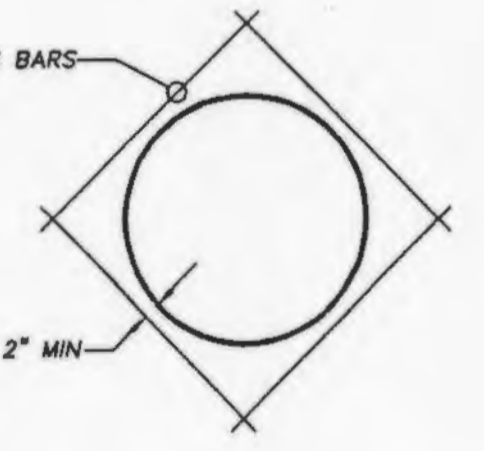
OUTFALL STRUCTURE 62 SECTION B-B
N.T.S.



OUTFALL STRUCTURE 62 SECTION A-A
N.T.S.

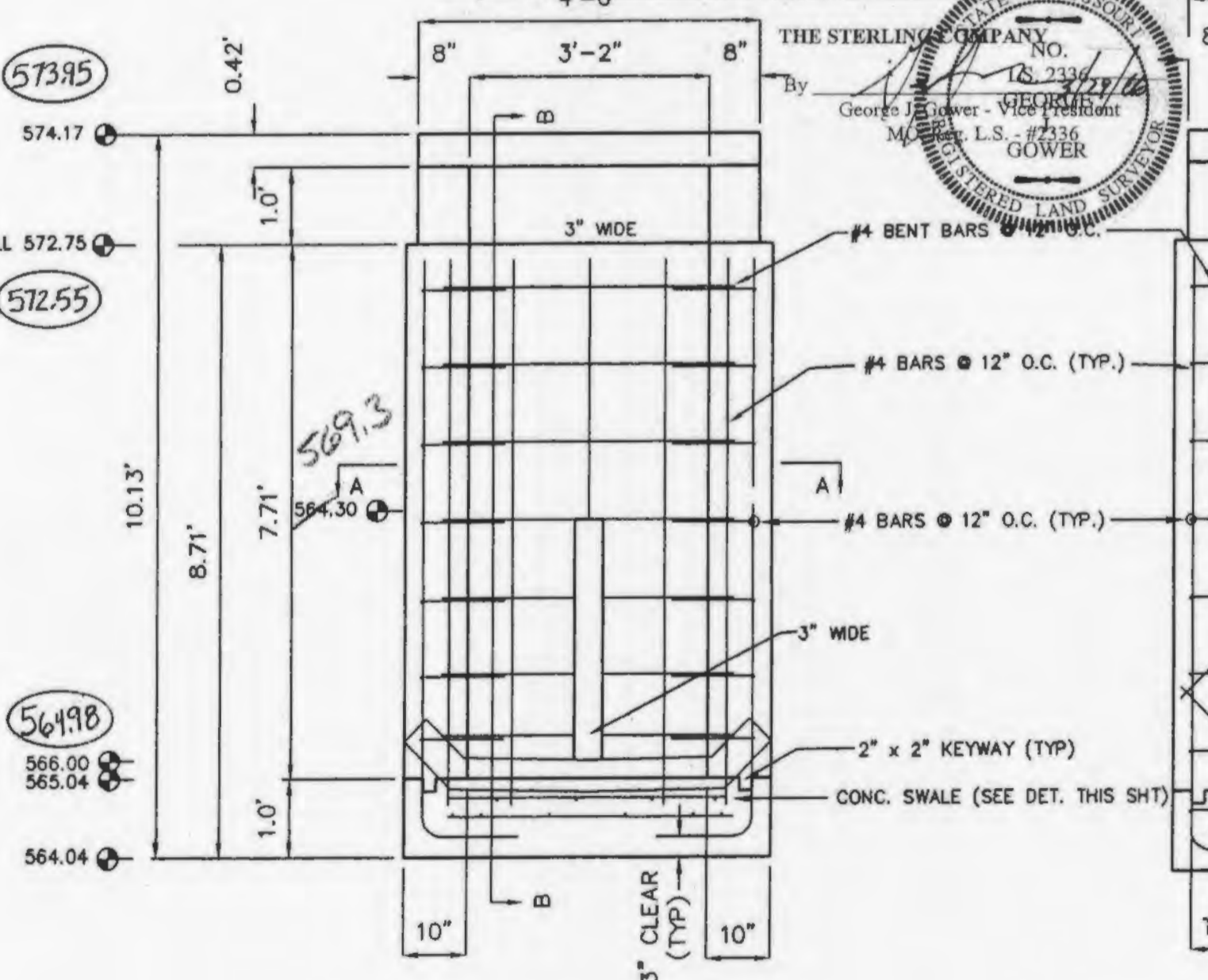


CONCRETE SWALE DETAIL
N.T.S.



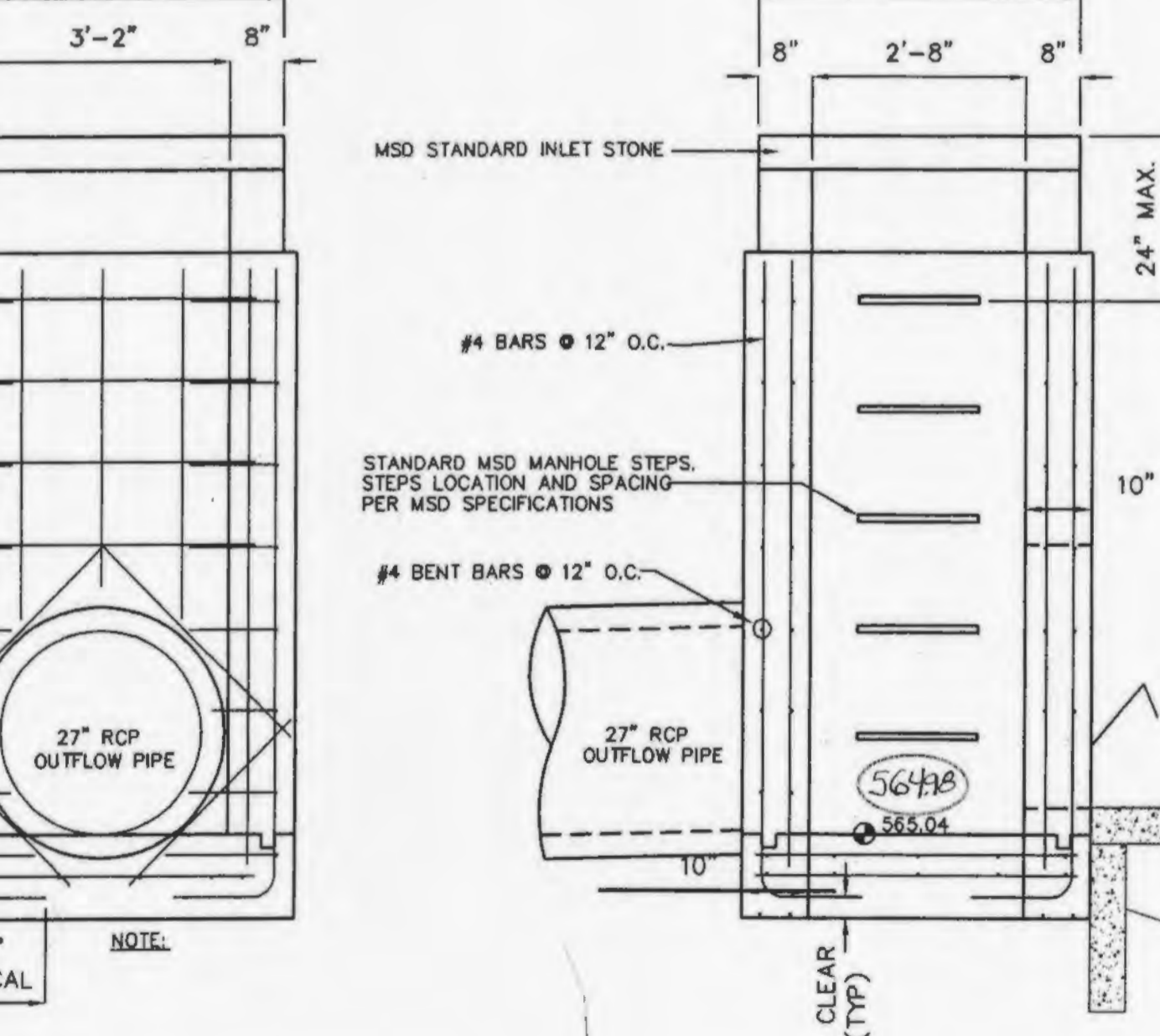
DETAIL SHOWING REINFORCING AROUND OPENINGS
N.T.S.

- CONSTRUCTION NOTES:**
- Concrete for the structure shall be "air entrained" and contain at least 6 sack Class "A" Portland Cement per cubic yard. The concrete shall be placed at a slump of 4 inches \pm 1/2 inch. The concrete shall be proportioned and transported in accordance with ASTM C-94.
 - Reinforcing steel shall conform to ASTM C-615-60 with deformations conforming to ASTM A-305 and shall have a minimum cover of 2 inches except for 3 inches where concrete is poured against earth.
 - Laps and/or splices in reinforcing steel shall be a minimum of 30 bar diameters.
 - Keyed joints shown are to be 2-inch by 2-inch keyed construction joints.
 - $F_y = 60,000$ psi
 - $F_c = 3,500$ psi
 - All exposed edges are to have a 3/4-inch Chamfer.
 - Contractor to provide for bypass of stormwater during construction of structure.
 - Soil density tests shall be obtained by the soils engineer at selected intervals to insure compliance with soils specifications.
 - All soil specifications shall be directed by soils engineer.
 - 2" clear (typ) to closest rebar to concrete surface. Unless noted otherwise.

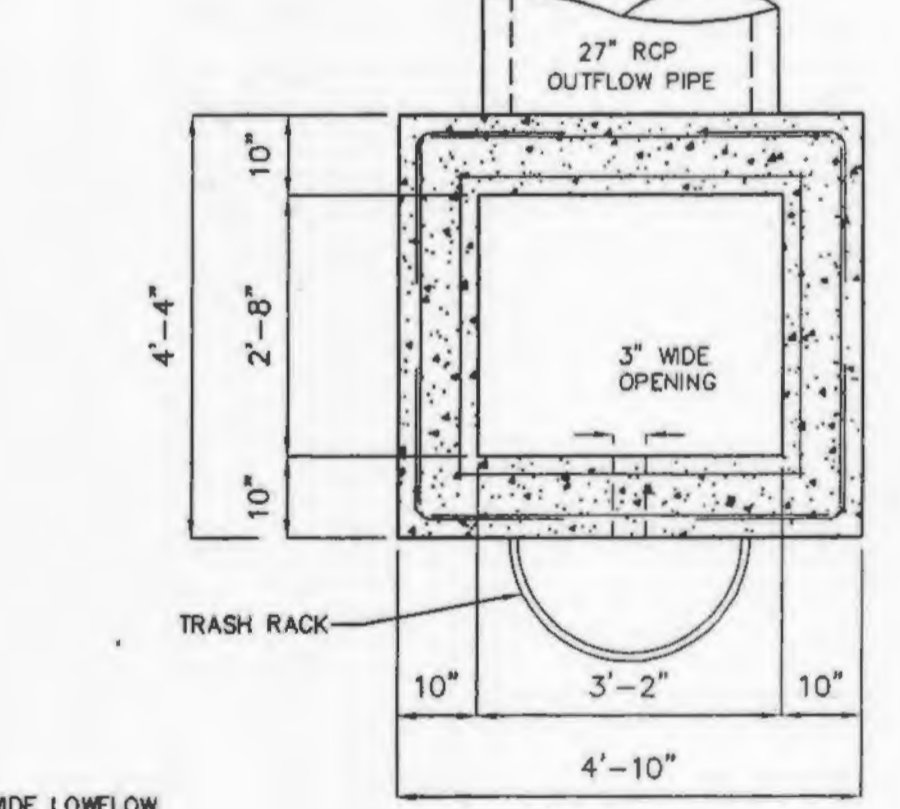


OUTFALL STRUCTURE 208 FRONT ELEVATION
N.T.S.

OUTFALL STRUCTURE 208 REAR ELEVATION
N.T.S.



OUTFALL STRUCTURE 208 SECTION B-B
N.T.S.



OUTFALL STRUCTURE 208 SECTION A-A
N.T.S.

OUTFALL STRUCTURE #208

2 YEAR, 20 HOUR STORM	570.61
15 YEAR, 20 HOUR STORM	572.19
25 YEAR, 20 HOUR STORM	572.93
100 YEAR, 20 HOUR STORM	573.36
100 YEAR, 100 MIN. STORM BLOCKED LOW FLOW	= 573.64

ISSUE REMARKS/DATE

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3	05-25-05	REVISED PER CITY OF OTTAWON COMMENTS
4	05-27-05	REVISED PER DCSD COMMENTS
5	06-09-05	REVISED PER PWSD #2 COMMENTS
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8	08-08-05	REVISED PER CITY OF OTTAWON COMMENTS

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(314) 487-6717



THE **STERLING** CO.
ENGINEERS & SURVEYORS
5095 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-6717
E-Mail: Sterling@sterling-eng-survey.com

PROJECT: **THE VILLAGES AT SPRINGHURST**

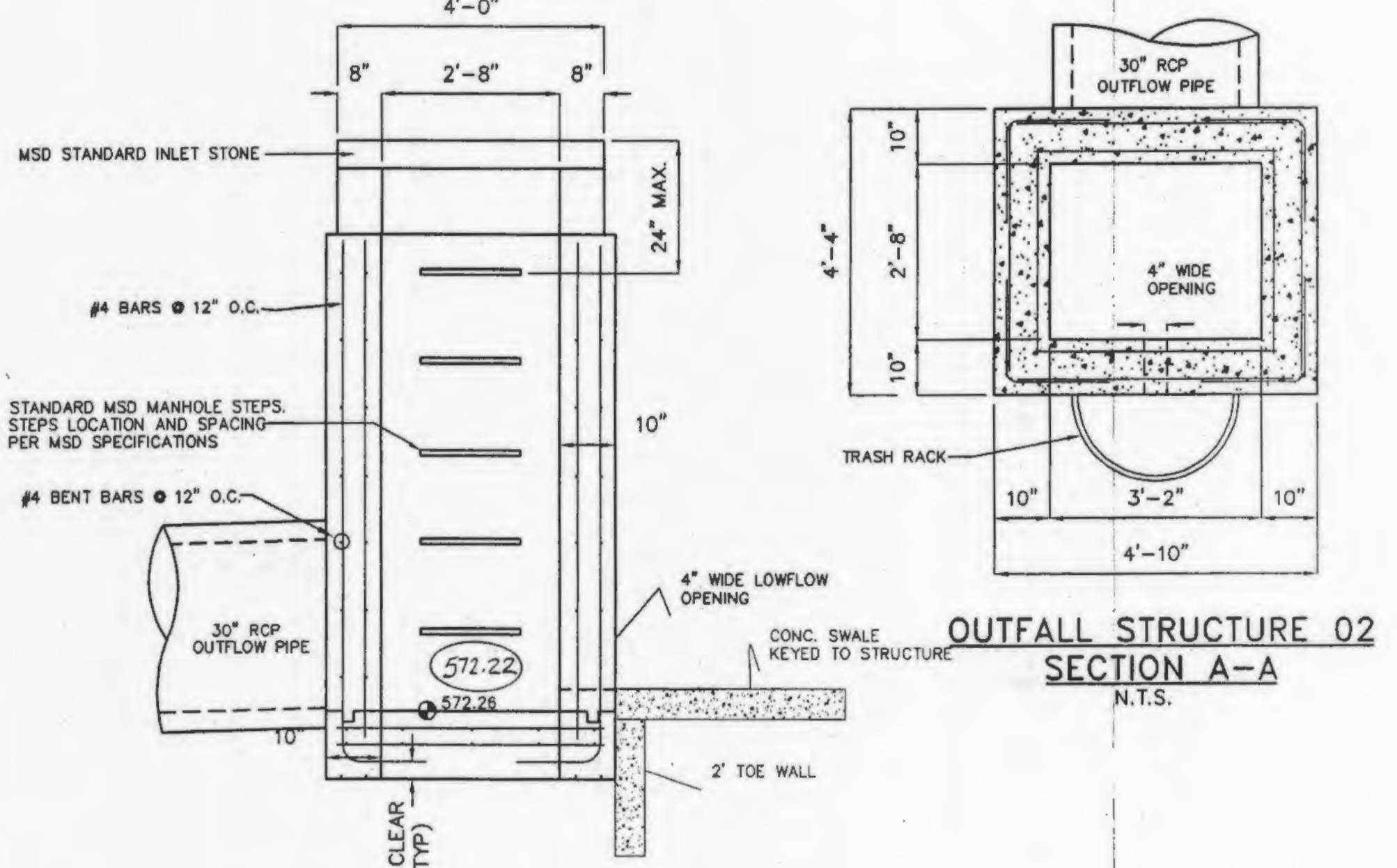
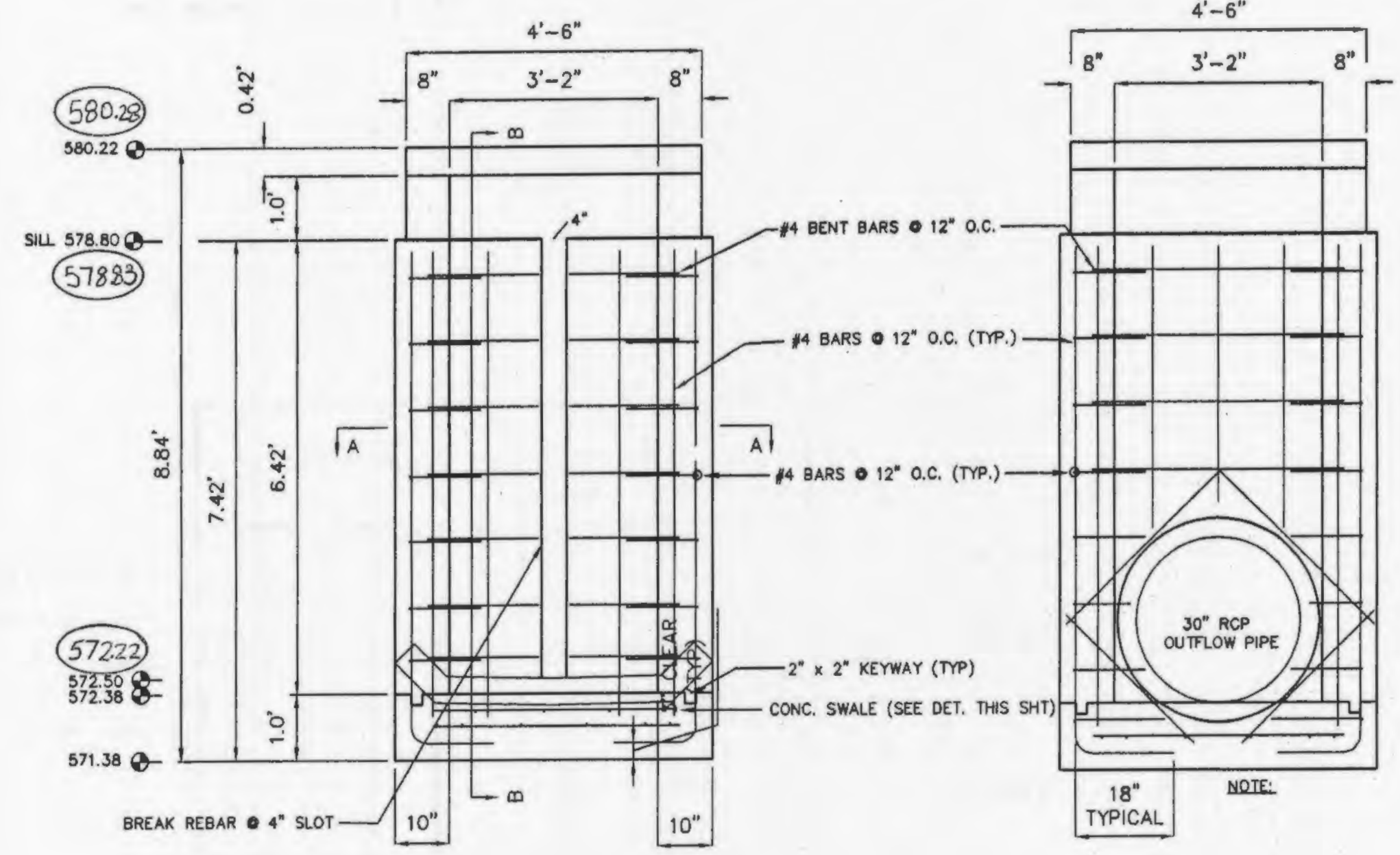
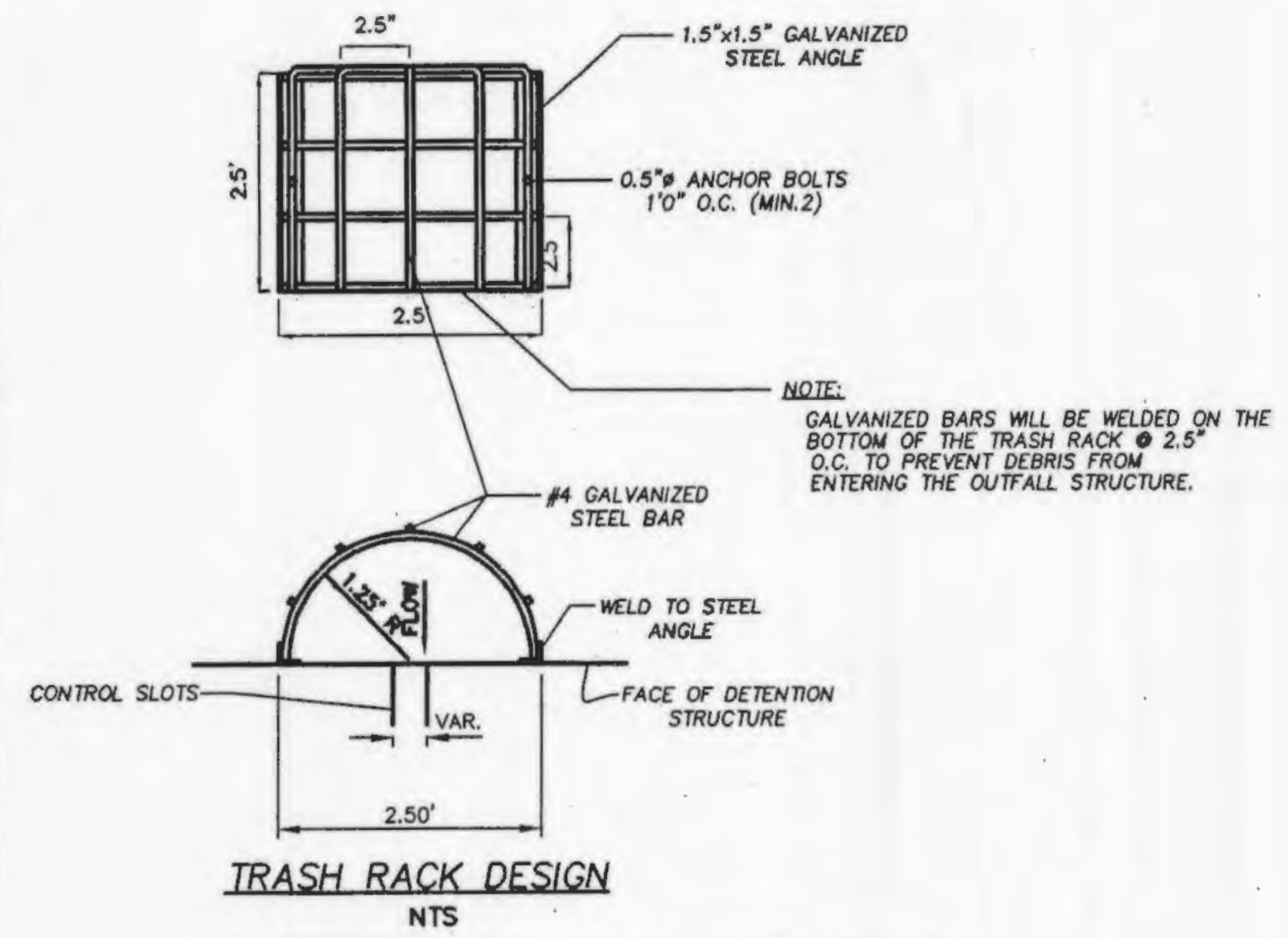
DRAWN: _____ DESIGNED: _____ CHECKED: _____

SHEET TITLE: **OUTFALL STRUCTURE DETAILS**

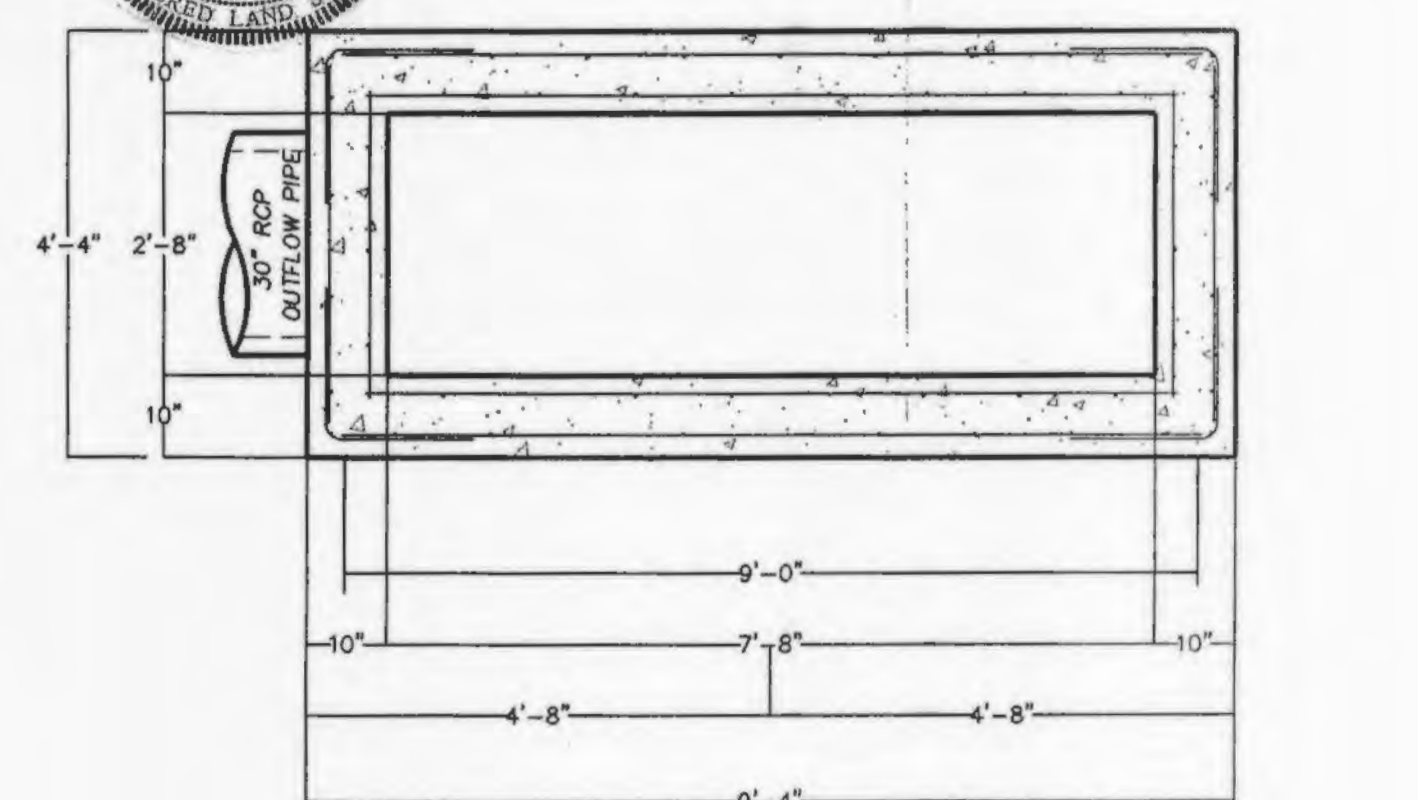
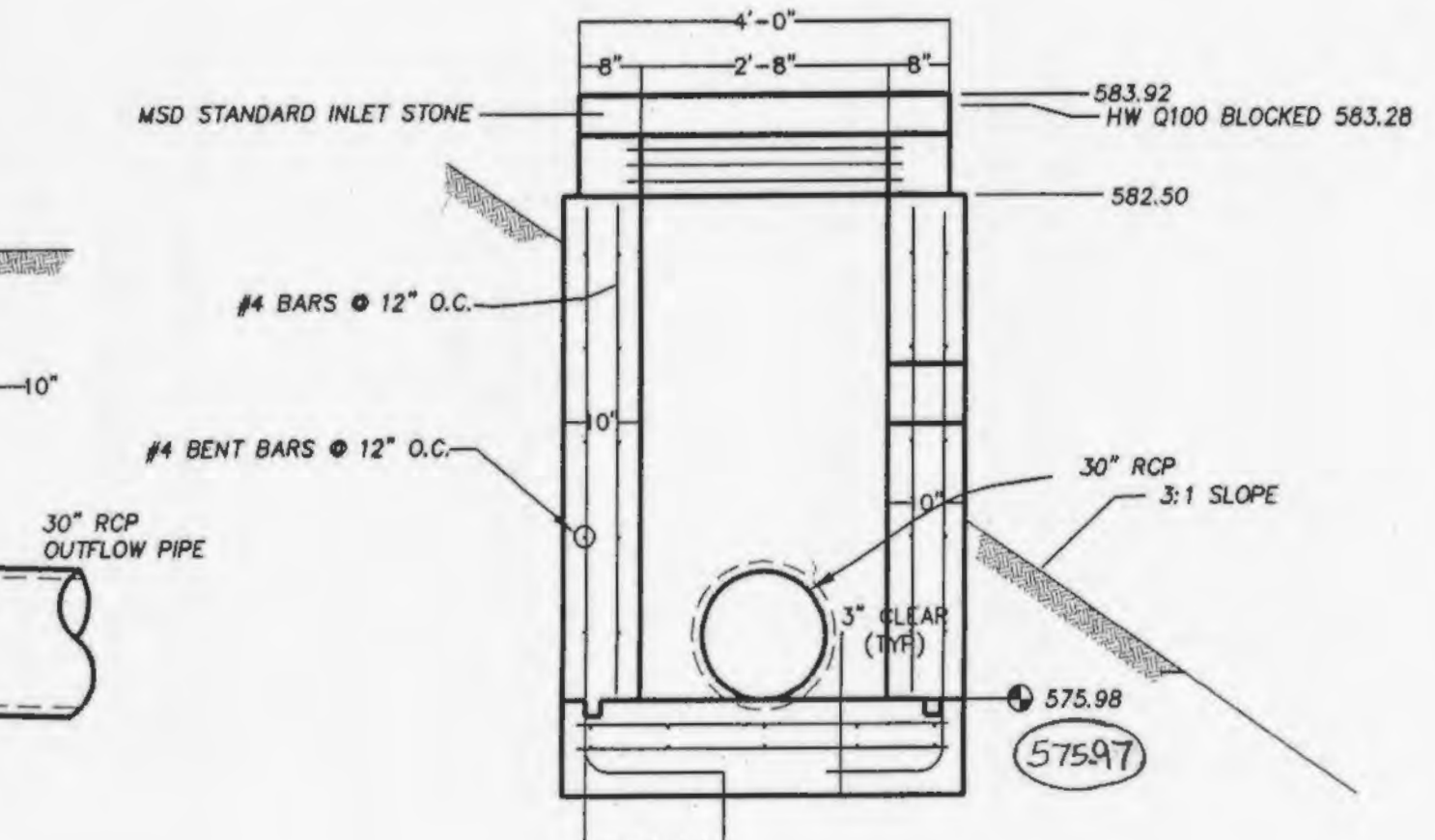
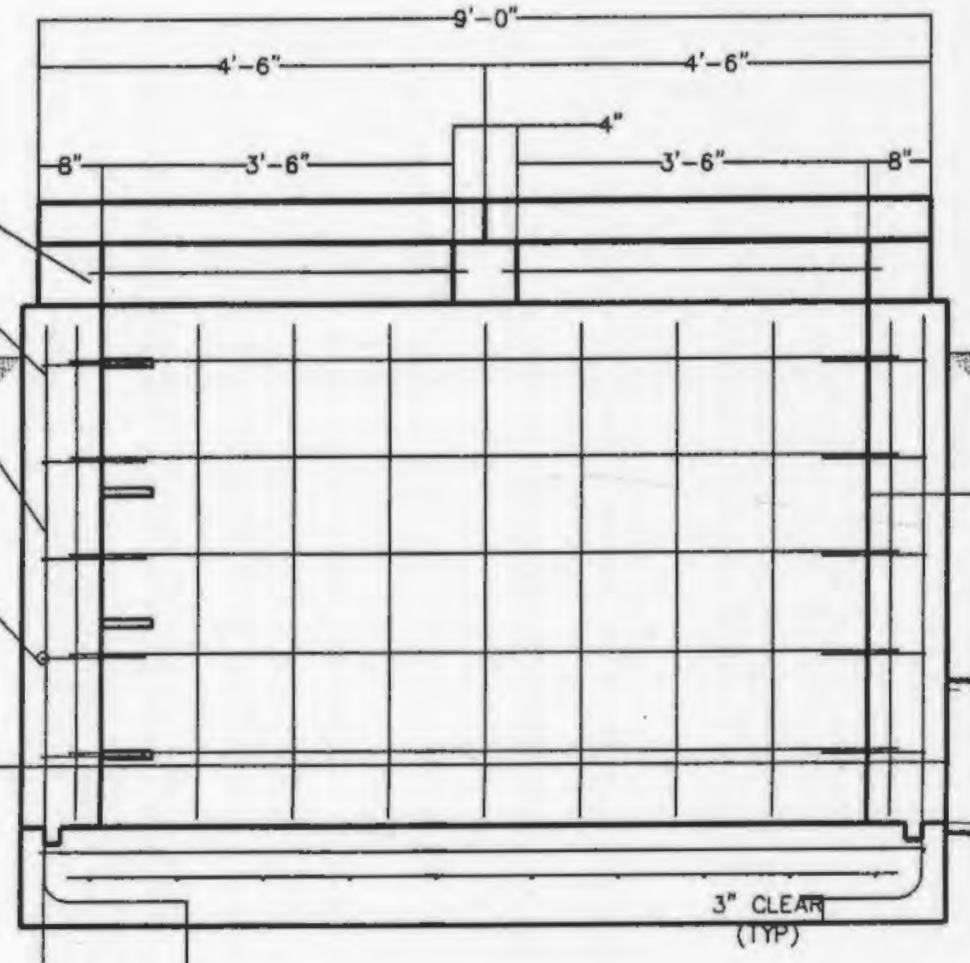
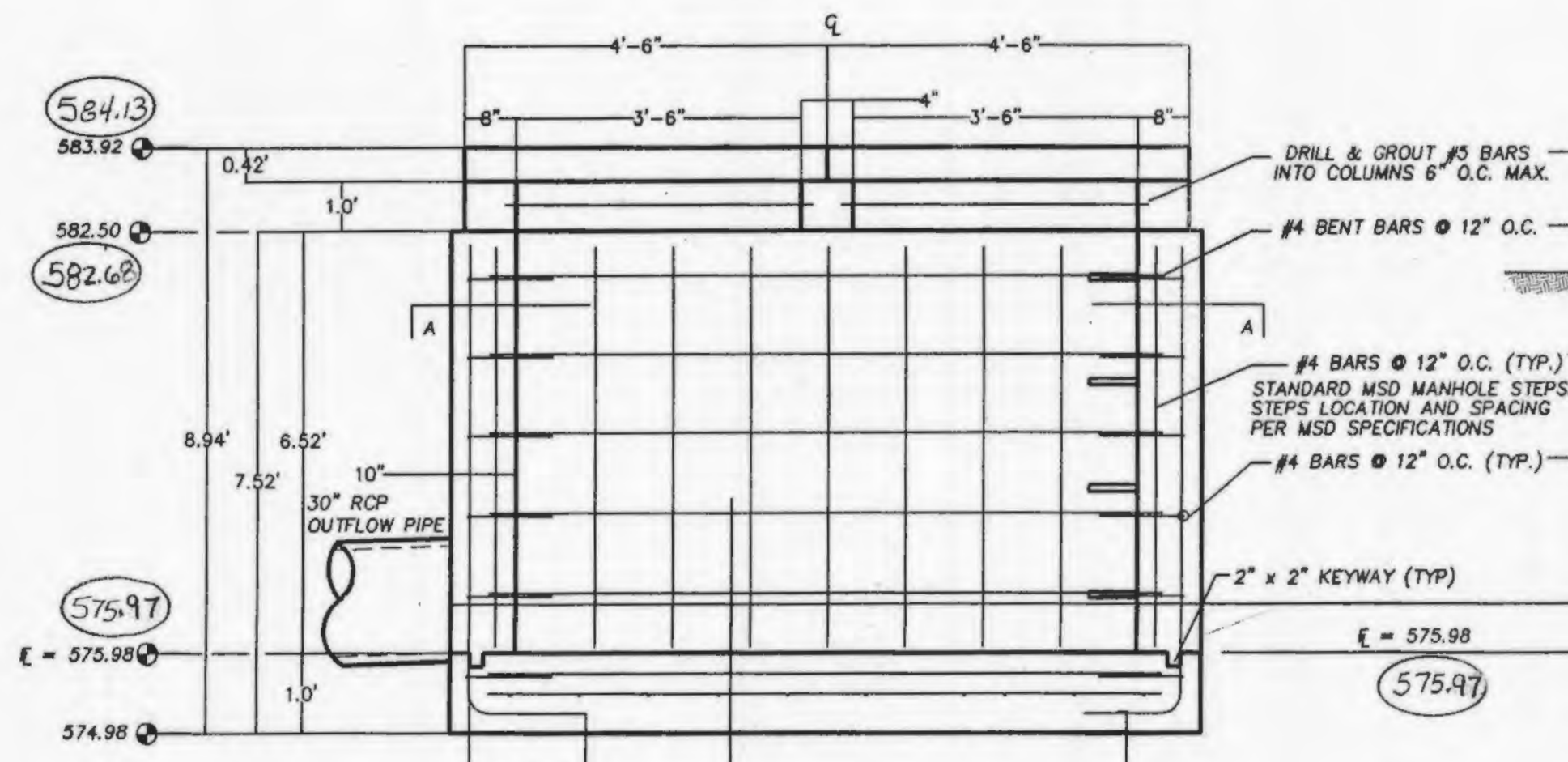
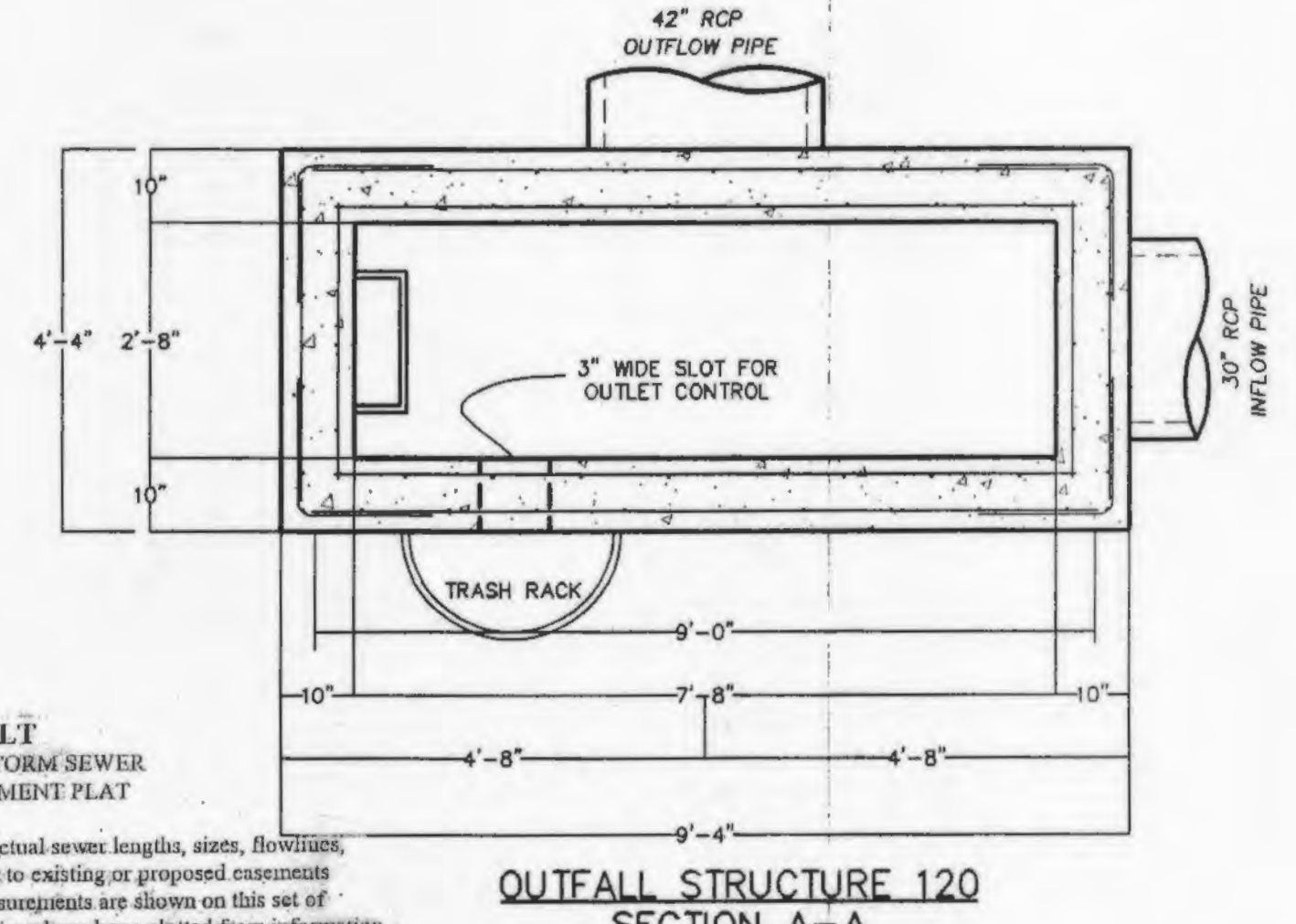
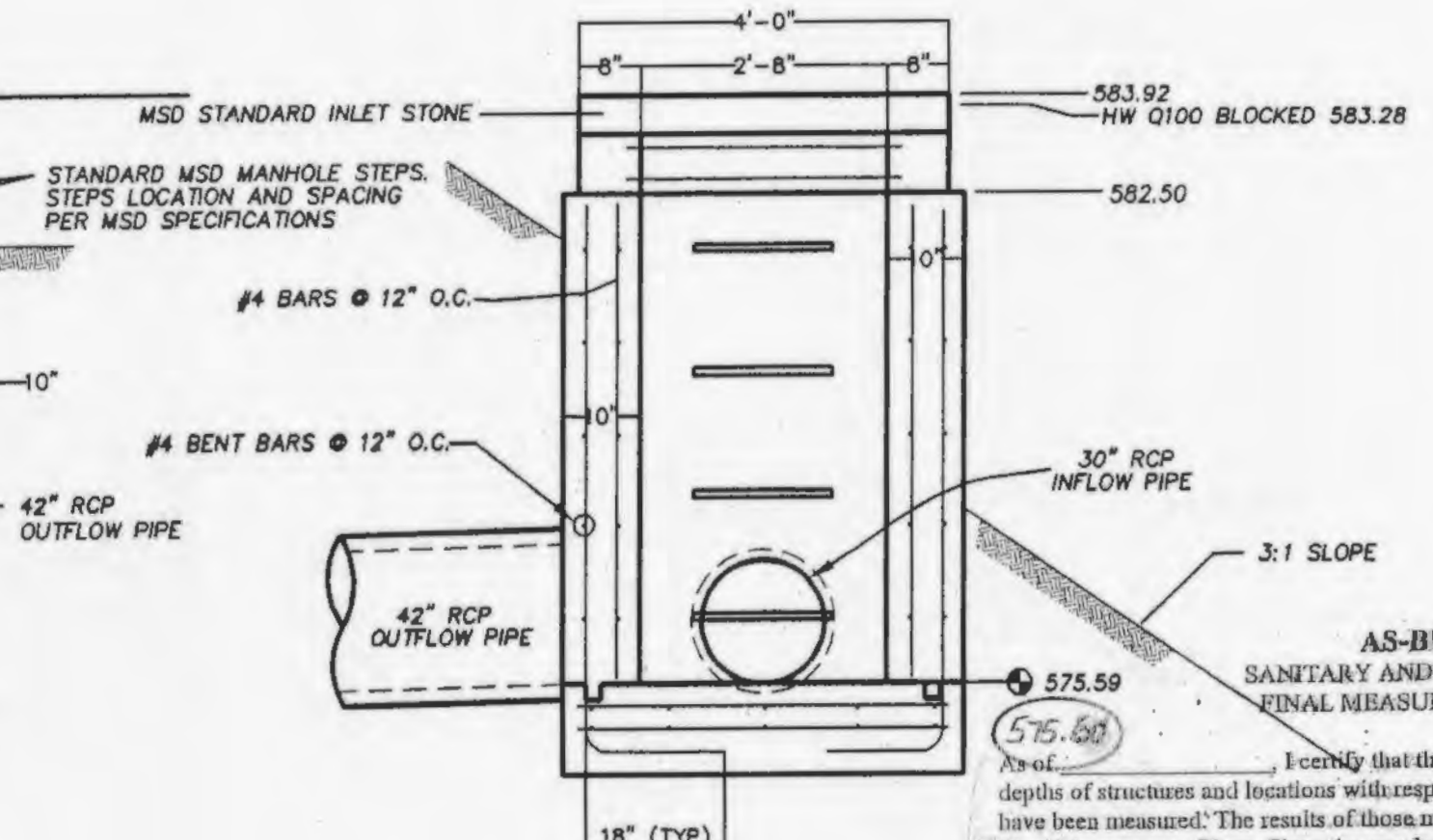
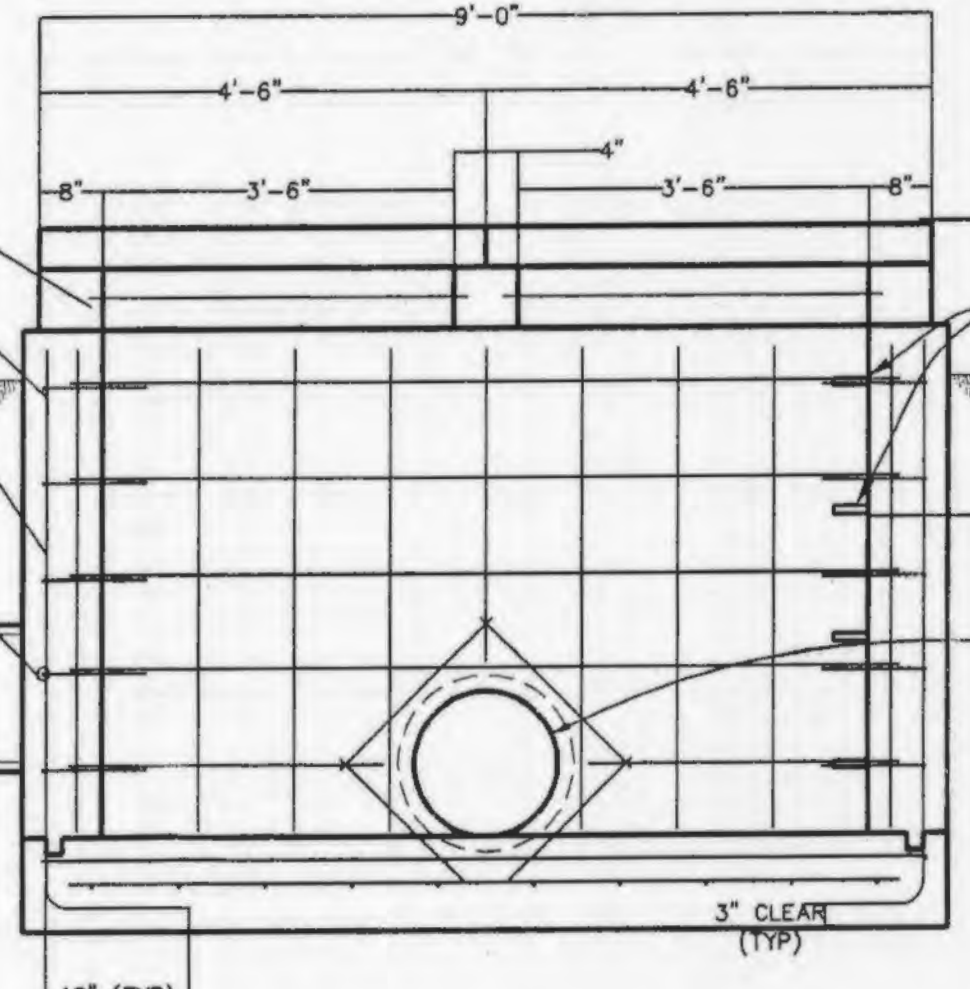
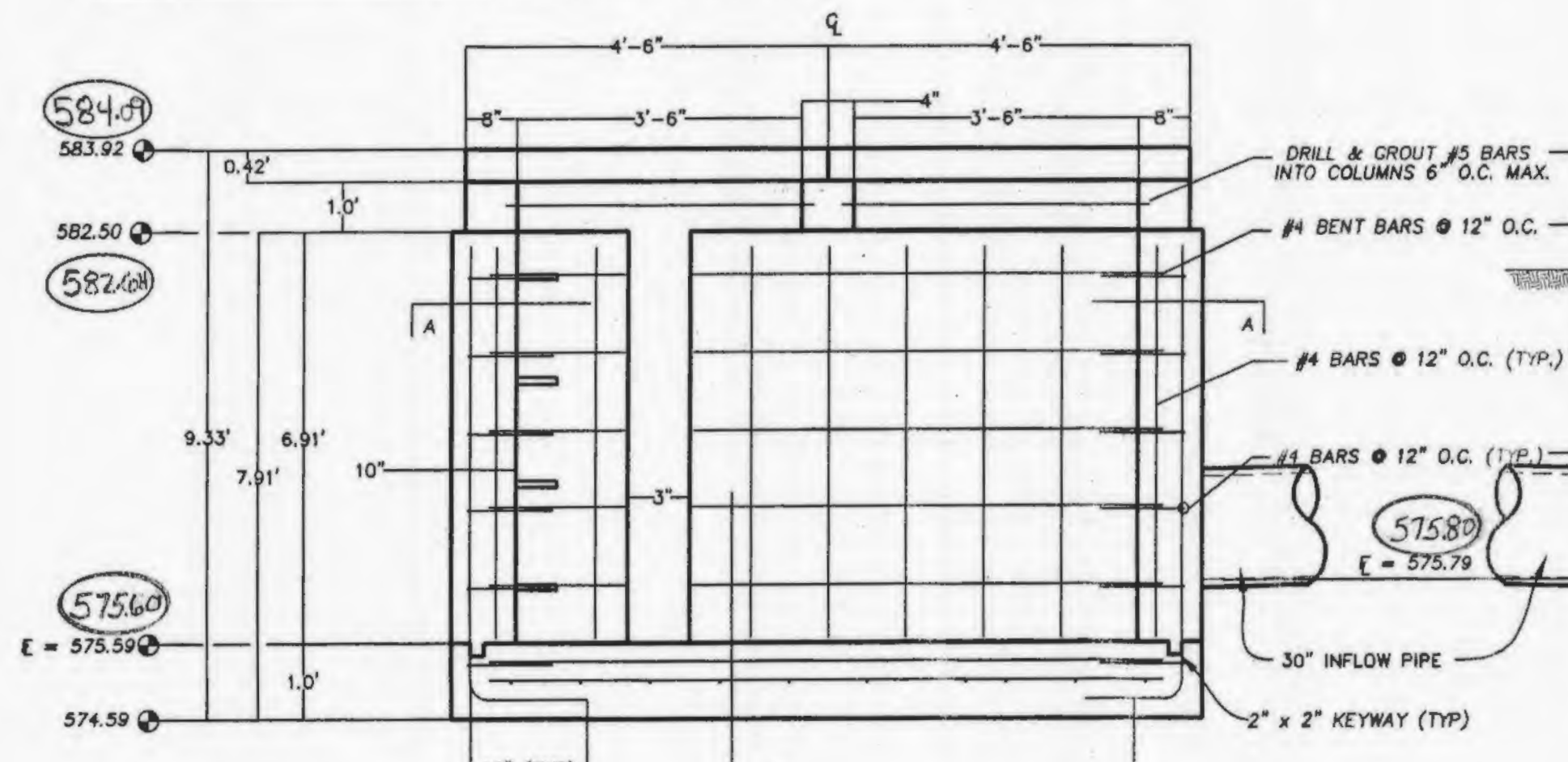
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M.S.D.			SHEET
P#			10.1
DIGITAL FILE LOCATION			OF
SERVER-STERLING-2			
11/20/07			

Drawing name: K:\V\0312269 Springhurst\Improvements\269\DWG Plotted on: Aug 06, 2005 - 10:05am Plotted by: Juettenhaus

OUTFALL STRUCTURE #2
 2 YEAR, 20 HOUR STORM 576.80
 15 YEAR, 20 HOUR STORM 578.16
 25 YEAR, 20 HOUR STORM 578.84
 100 YEAR, 20 HOUR STORM 579.35
 100 YEAR, 20 MIN. STORM BLOCKED LOW FLOW = 579.82



OUTFALL STRUCTURE #120 & 120A
 2 YEAR, 20 HOUR STORM 580.31
 15 YEAR, 20 HOUR STORM 581.68
 25 YEAR, 20 HOUR STORM BLOCKED LOW FLOW 582.44
 100 YEAR, 20 HOUR STORM BLOCKED LOW FLOW 583.01
 100 YEAR, 20 MIN. STORM BLOCKED LOW FLOW = 583.28



AS-BUILT SANITARY AND STORM SEWER FINAL MEASUREMENT PLAT
 I certify that the actual sewer lengths, sizes, flowlines, depths of structures and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Since the pipe locations have been plotted from information provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.



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DRAWN:	DESIGNED:	CHECKED:
THE VILLAGES AT SPRINGHURST		
PROJECT:	SHEET TITLE: OUTFALL STRUCTURE DETAILS	

NO. 03 12 269	M.S.D. SHEET
PR 10.2	OF -
DIGITAL FILE LOCATION: SERVER-STERLING-2 DRAWING	

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