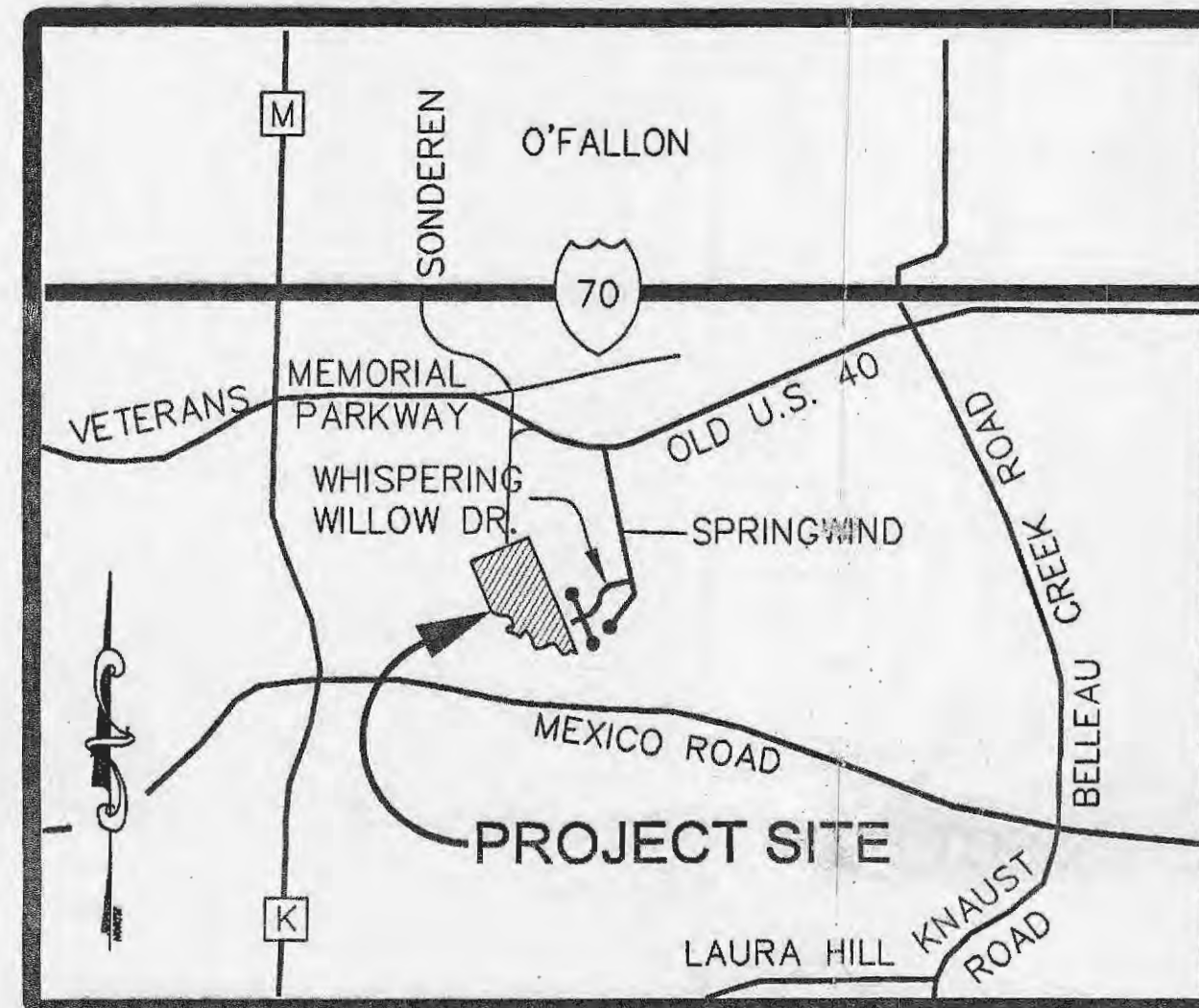


# AS-BUILT GRADING PLANS

# WHISPERING WOODS

A TRACT OF LAND BEING PART OF  
U.S. SURVEY 1766 LOCATED IN TOWNSHIP 47 NORTH, RANGE 3 EAST,  
ST. CHARLES COUNTY, MISSOURI



LOCATION MAP

NOT TO SCALE

### INDEX OF SHEETS

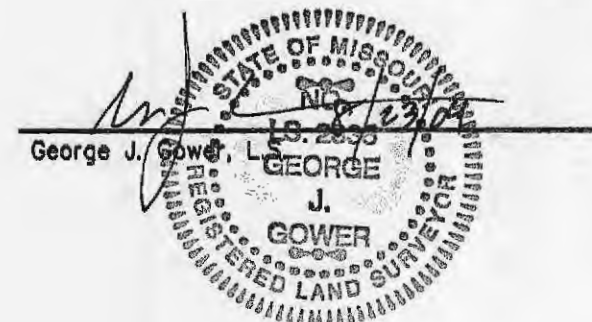
1	AS-BUILT COVER SHEET
2-3	AS-BUILT GRADING PLANS

EXISTING	LEGEND	PROPOSED
542	CONTOURS	542
X 59.6	SPOT ELEVATIONS	XXX.X
[Symbol]	CENTER LINE	[Symbol]
[Symbol]	BUILDINGS, ETC.	[Symbol]
[Symbol]	TREE LINE	[Symbol]
x	FENCE	[Symbol]
[Symbol]	STORM SEWERS	[Symbol]
[Symbol]	SANITARY SEWERS	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	AREA INLET	[Symbol]
[Symbol]	GRADED INLET	[Symbol]
[Symbol]	DOUBLE CURB INLET	[Symbol]
[Symbol]	STORM MANHOLE	[Symbol]
[Symbol]	SANITARY MANHOLE	[Symbol]
[Symbol]	FLARED END SECTION	[Symbol]
[Symbol]	CLEANOUT	[Symbol]
[Symbol]	LATERAL CONNECTION	[Symbol]
[Symbol]	UTILITY OR POWER POLE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	TEST HOLE	[Symbol]
[Symbol]	PAVEMENT	[Symbol]
2" G	GAS MAIN & SIZE	(2" G)
6" W	WATER MAIN & SIZE	(6" W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
[Symbol]	FLOW LINE	[Symbol]
[Symbol]	TO BE REMOVED	TBR
TBR&R	TO BE REMOVED & RELOCATED/REPLACED	TBR&R
TC	TOP OF CURB	(TC)
[Symbol]	SWALE	[Symbol]
[Symbol]	LIGHT STANDARD	[Symbol]
[Symbol]	STREET SIGN	[Symbol]
[Symbol]	PARKING STALLS	P.S.
[Symbol]	YARD LIGHT	[Symbol]

#### FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 2918300237 E DATED AUGUST 2, 1996), A PORTION OF THIS PROPERTY LIES WITH ZONE AE. ZONE AE IS DEFINED AS AN AREA OF 100 YEAR FLOOD HAZARD, IN WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

PROJECT BENCHMARK:  
Southwest corner of front of curb inlet on East side of relocated Bryan Road at approximate Station 31+00 Elevation: 595.80 per topographic survey for QuikTrip (FLAVAN TRACT "C") as prepared by GBA, Inc. Aug. 6, 1997. Note: B.M. Elevation based on USGS datum.



#### PROPERTY DESCRIPTION:

A TRACT OF LAND BEING PART OF A TRACT OF LAND DESCRIBED IN A DEED TO FLORENCE LOEFFLER, AS TRUSTEE, RECORDED IN DEED BOOK 1384 PAGE 1090 OF THE ST. CHARLES COUNTY RECORDS AND BEING SITUATED IN U.S. SURVEY 1766, TOWNSHIP 47 NORTH, RANGE 3 EAST, ST. CHARLES COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND FOR THE NORTHWEST CORNER OF WINDSONG PLAT ONE AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 29 PAGES 161-162 OF THE ST. CHARLES COUNTY RECORDS, SAID POINT ALSO BEING ON THE NORTH LINE OF U.S. SURVEY 1766; THENCE WITH THE WEST LINE OF WINDSONG PLAT ONE AND ITS DIRECT PROLONGATION, SOUTH 22°21'39" EAST 212.69 FEET TO A POINT ON THE WEST LINE OF WINDSONG PLAT FOUR AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 30 PAGES 395-396 OF THE ST. CHARLES COUNTY RECORDS, FROM SAID POINT A FOUND STONE BEARS SOUTH 22°21'39" EAST 391.63 FEET AND A FOUND IRON ROD BEARS SOUTH 63°52'58" EAST 2.25 FEET, SAID POINT ALSO BEING A POINT ON THE CENTERLINE OF BELLEAU CREEK ESTABLISHED PER TOPOGRAPHIC INFORMATION BY WALKER ASSOCIATES, INC. PROJECT NO. 02-3-40, FLY DATE OF 3-14-02; THENCE WITH SAID MEANDERING CENTERLINE, THE FOLLOWING COURSES AND DISTANCES: NORTH 63°52'58" WEST 94.59 FEET TO A POINT; THENCE NORTH 65°01'00" WEST 43.36 FEET TO A POINT; THENCE SOUTH 25°06'59" WEST 51.31 FEET TO A POINT; THENCE SOUTH 68°39'36" WEST 50.43 FEET TO A POINT; THENCE NORTH 70°35'45" WEST 51.76 FEET TO A POINT; THENCE NORTH 35°08'35" WEST 169.63 FEET TO A POINT; THENCE NORTH 63°54'51" WEST 59.53 FEET TO A POINT; THENCE SOUTH 81°43'29" WEST 48.27 FEET TO A POINT; THENCE SOUTH 63°07'03" WEST 123.06 FEET TO A POINT; THENCE SOUTH 82°52'20" WEST 114.54 FEET TO A POINT; THENCE NORTH 58°00'11" WEST 67.19 FEET TO A POINT; THENCE NORTH 16°02'06" WEST 147.49 FEET TO A POINT; THENCE NORTH 27°18'28" WEST 103.88 FEET TO A POINT; THENCE NORTH 68°20'30" WEST 51.09 FEET TO A POINT; THENCE SOUTH 60°22'47" WEST 39.57 FEET TO A POINT; THENCE SOUTH 16°08'01" WEST 69.04 FEET TO A POINT; THENCE SOUTH 60°06'20" WEST 40.43 FEET TO A POINT; THENCE NORTH 61°29'58" WEST 137.76 FEET TO A POINT; THENCE NORTH 69°38'25" WEST 96.65 FEET TO A POINT; THENCE NORTH 15°12'14" WEST 46.53 FEET TO A POINT; THENCE NORTH 50°59'16" EAST 48.98 FEET TO A POINT; THENCE NORTH 87°32'48" EAST 60.66 FEET TO A POINT; THENCE NORTH 35°33'22" EAST 28.30 FEET TO A POINT; THENCE NORTH 19°59'45" WEST 103.68 FEET TO A POINT; THENCE NORTH 45°52'10" WEST 56.21 FEET TO A POINT; THENCE NORTH 79°19'39" WEST 163.68 FEET TO A POINT; THENCE NORTH 68°02'21" WEST 152.63 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO HARRISON AND DIXIE YEAKY RECORDED IN DEED BOOK 2730 PAGE 70 OF THE ST. CHARLES COUNTY RECORDS; THENCE DEPARTING THE MEANDERING CENTERLINE, WITH THE EAST LINE OF SAID YEAKY TRACT AND ITS DIRECT PROLONGATION, NORTH 22°08'24" WEST 919.12 FEET TO THE AFORESAID NORTH LINE OF U.S. SURVEY 1766, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BRAMBLETT HOLLOW AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGES 342-343 OF THE ST. CHARLES COUNTY RECORDS AND ALSO BEING ON THE SOUTHERN LINE OF SPRING HILL PLAT TWO AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 32 PAGES 82-83 OF THE ST. CHARLES COUNTY RECORDS; FROM SAID POINT A FOUND IRON ROD BEARS SOUTH 58°33'58" WEST 0.13 FEET AND A FOUND STONE BEARS SOUTH 04°50'51" WEST 2.04 FEET; THENCE WITH THE SAID SOUTHERN LINE AND ITS DIRECT PROLONGATION, NORTH 67°19'08" EAST 1060.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,729,644 SQUARE FEET (39,7071 ACRES), MORE OR LESS, PER A BOUNDARY SURVEY BY THE STERLING COMPANY DURING THE MONTH OF FEBRUARY, 2013 AND BEING SUBJECT TO THE FLUCTUATION OF THE CENTERLINE OF BELLEAU CREEK BY MEANS OF ACCRETION AND/OR EROSION.

ISSUE	REMARKS/DATE
1	7/29/03
2	8/15/03 - Plocted
3	12/17/03 - Added Ref to RW1, RW2 & LSI
4	12/17/03 - Submitted
5	01/12/04 - Final Submittal

PREPARED FOR:  
**WHISPERING L.L.C.**  
5091 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
(314) 487-8717

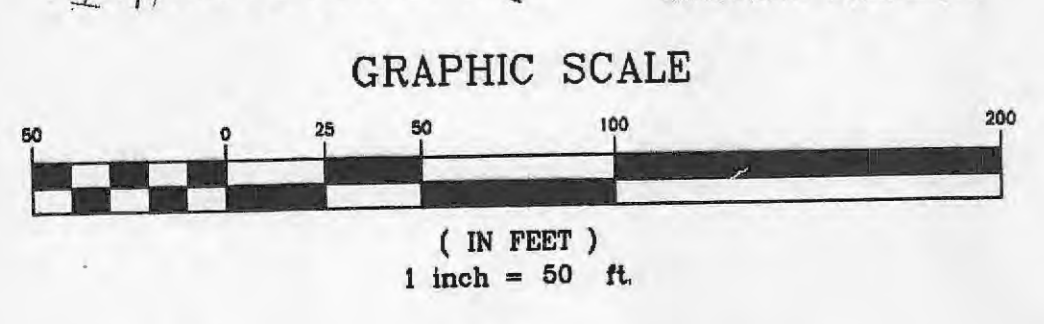
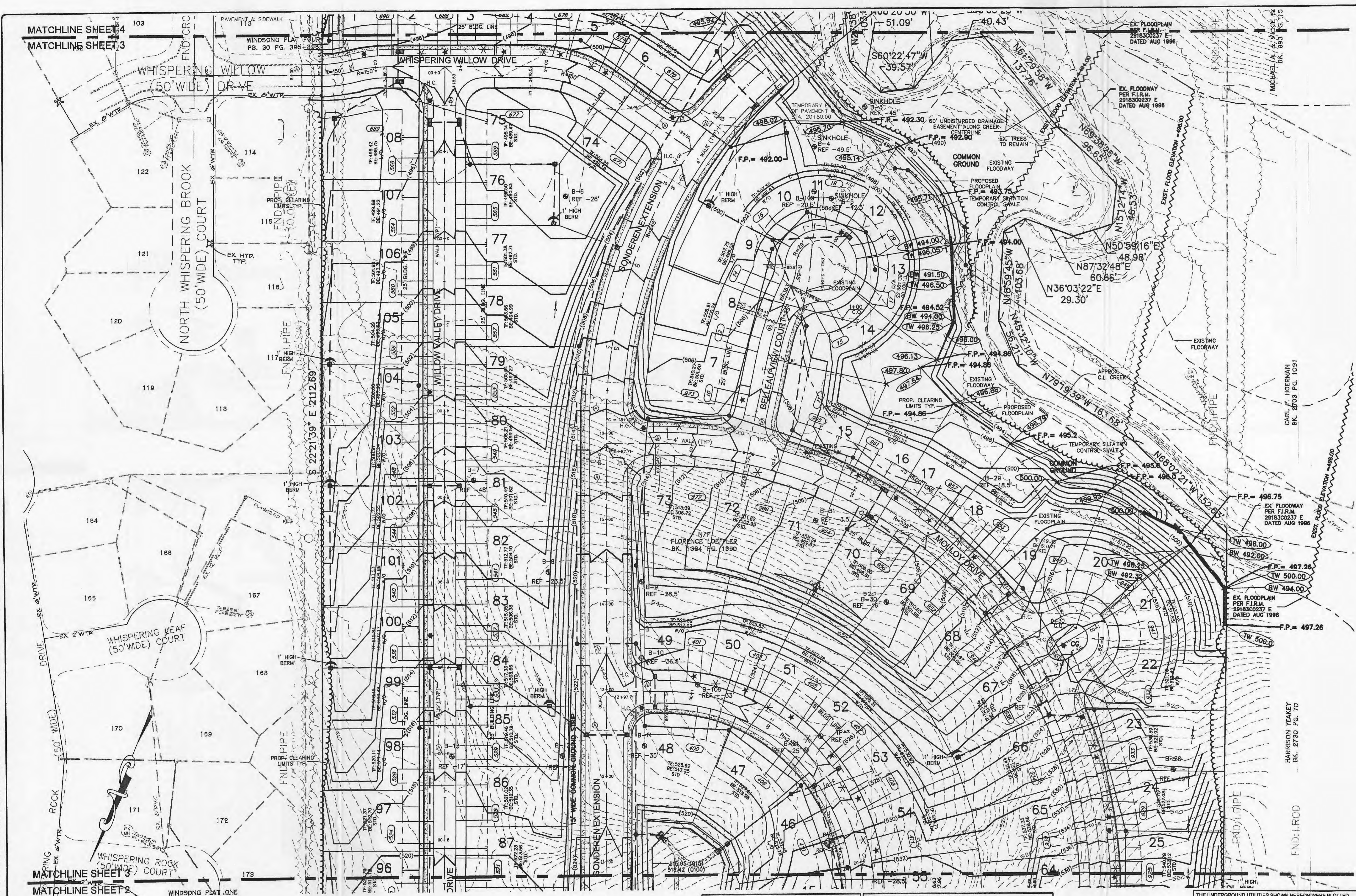


PREPARED BY:  
**THE STERLING CO.**  
ENGINEERS & SURVEYORS  
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ST. LOUIS, MISSOURI 63129  
(314) 487-0840 FAX 487-8944  
E-Mail: Sterling@sterling-eng-survey.com

DRAWN:	DESIGNED:	CHECKED:
PROJECT:	NO. 03 02 021	SHEET 1 OF 3
PROJECT:	P & Z File No. 1302.06	SHEET TITLE: AS-BUILT COVER SHEET

NO. 03 02 021	SHEET 1 OF 3	DIGITAL FILE LOCATION
M.S.D.	P#	1
REV	DATE	BY

Drawing name: K:\D\0302021 LOEFFLER TRACT\Improvement\FLOOD PLAN ASBUILT.dwg Plotted on: Aug 23, 2004 - 3:27pm Plotted by: pauelo



**SYMBOL & ABBREVIATION LEGEND:**

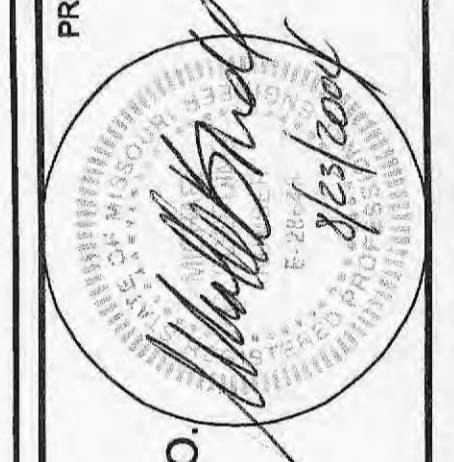
+ (with elevation)	= AS-BUILT ELEVATION	TP	= TOP OF FOUNDATION ELEVATION
B (with elevation)	= BASEMENT FLOOR ELEVATION	BE	= BASEMENT FLOOR ELEVATION
W/O	= WALK OUT LOT	W/O	= WALK OUT LOT
L/O	= LOOK OUT LOT	L/O	= LOOK OUT LOT
STD	= STANDARD LOT	STD	= STANDARD LOT
*	= DENOTES SPECIAL DRIVEWAY JOINT FILLER INSTALLATION PER ST. CHARLES COUNTY HIGHWAY DEPT. DETAIL C502.05	*	= DENOTES SPECIAL DRIVEWAY JOINT FILLER INSTALLATION PER ST. CHARLES COUNTY HIGHWAY DEPT. DETAIL C502.05
*	= DENOTES LOTS WHERE STREETS ARE SUSCEPTIBLE TO MOVEMENT	*	= DENOTES LOTS WHERE STREETS ARE SUSCEPTIBLE TO MOVEMENT

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	7/29/03	Submitted
2	7/27/03	Final Submittal
3	07/23/04	Revised A-Joints
4	08/23/04	Revised A-Joints

PREPARED FOR:  
**WHISPERING L.L.C.**  
 5091 NEWBAUMGARTNER ROAD  
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 (314) 487-6717



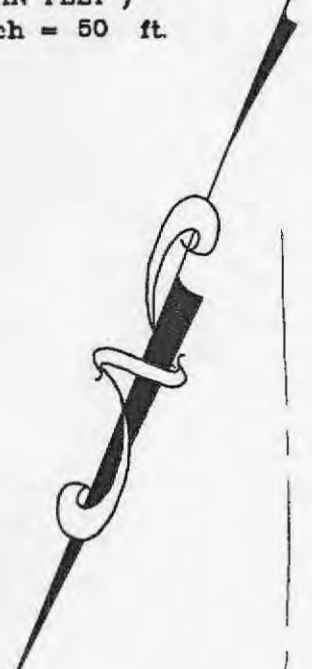
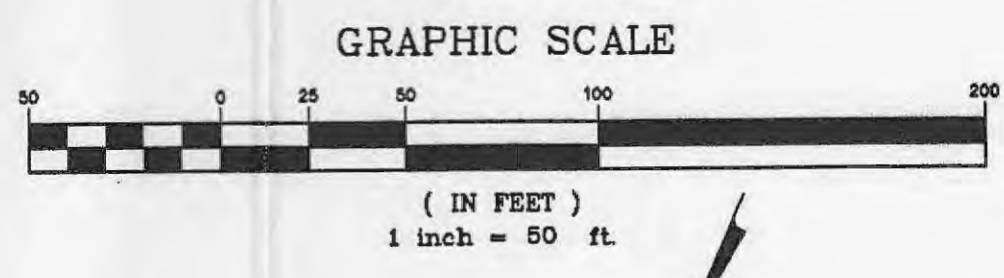
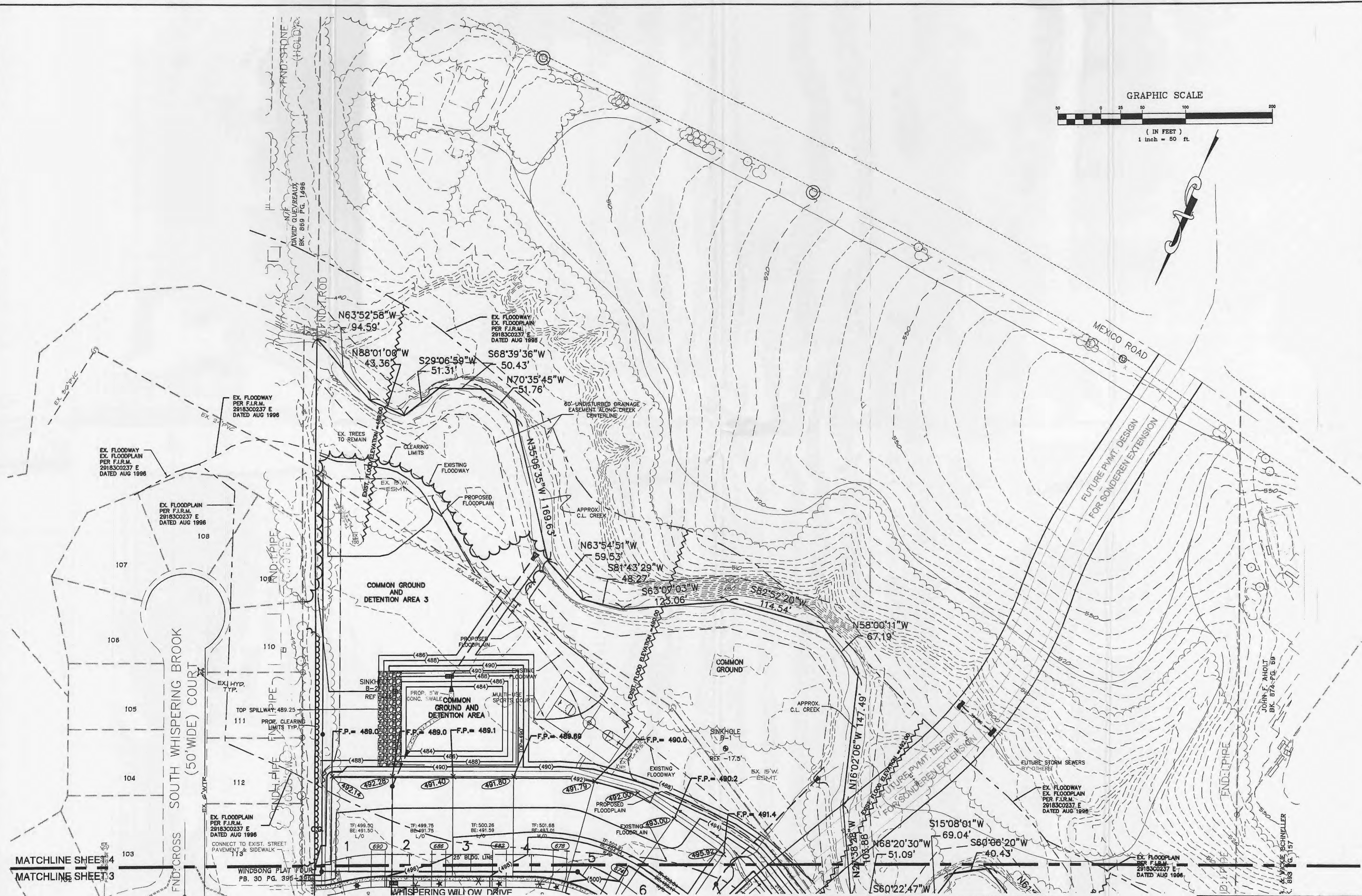
PREPARED BY:  
**THE STERLING CO.**  
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 (314) 487-0440 FAX 487-8944  
 E-Mail: Sterling@sterling-eng-sur.com

**PROJECT:** WHISPERING WOODS AS-BUILT GRADING PLAN

DRAWN:	DESIGNED:	CHECKED:
NO. 03 02 021	M.S.D. SHEET 2	OF 3
P#	DIGITAL FILE LOCATION: SERVER-STERLING-2\030	

FOR GRADING ONLY BASE MAP

Drawing name: K:\0302021 LOEFFLER TRACT\Improvement\FLOOD PLAN ASBUILT.dwg Plotted on: Aug 23, 2004 - 3:25pm Plotted by: pduello



SYMBOL & ABBREVIATION LEGEND:	
+ (circled)	AS-BUILT ELEVATION
F.P. = XXX.XX	FLOOD PLAN ELEVATION
TW	TOP OF WALL
BW	BOTTOM OF WALL
TF	DENOTES TOP OF FOUNDATION ELEVATION
BE	DENOTES BASEMENT FLOOR ELEVATION.
W/O	DENOTES WALK OUT LOT
L/O	DENOTES LOOK OUT LOT
STD	DENOTES STANDARD LOT
*	DENOTES SPECIAL DRIVEWAY JOINT FILLER INSTALLATION PER ST. CHARLES COUNTY HIGHWAY DEPT. DETAIL C502.05
*	DENOTES LOTS WHERE STREETS ARE SUSCEPTIBLE TO MOVEMENT

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

MATCHLINE SHEET 4  
MATCHLINE SHEET 3

ISSUE	REMARKS	DATE
1		7-28-03

PREPARED FOR:  
**WHISPERING L.L.C.**  
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(314) 487-6717



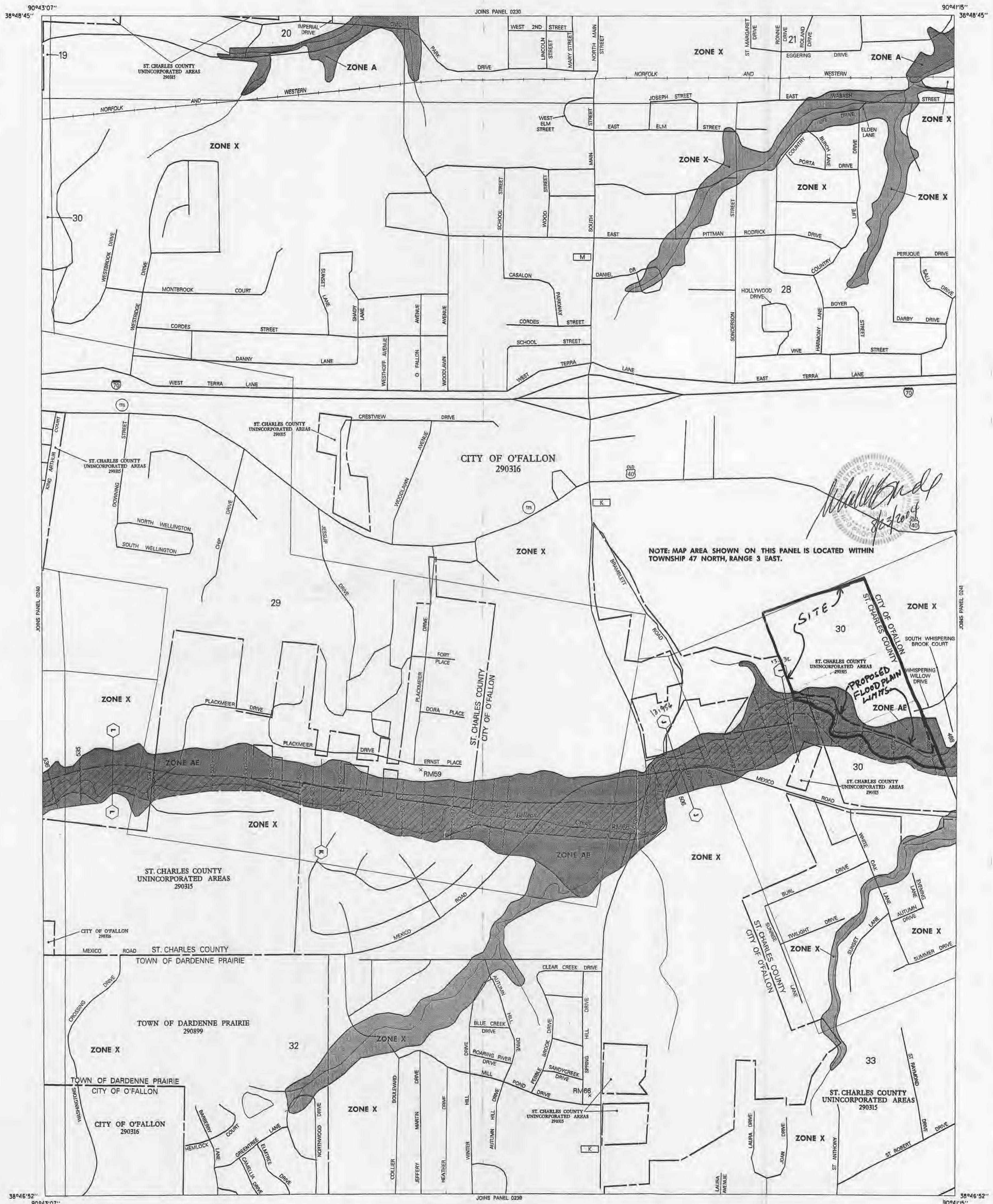
PREPARED BY:  
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(314) 487-6740 FAX 487-5844  
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DRAWN:	DESIGNED:	CHECKED:
<b>WHISPERING WOODS</b>		
AS-BUILT GRADING PLAN		
PROJECT:	SHEET TITLE:	

NO.	03	02	021
M.S.D.	SHEET		
PH	3		
DIGITAL FILE LOCATION	OF 3		

**ELEVATION REFERENCE MARKS**

MARK	ELEVATION (FEET NGVD)	DESCRIPTION OF LOCATION
RM57	526.36	Chiseled square in the east end of the asphalt street, at the northwest corner of Plackmeier Drive and Ernst Place
RM65	509.47	Chiseled L on south end of west headwall of County Highway K bridge over Ballou Creek
RM66	581.74	Cross cut on the west belt of a fire hydrant located at the northeast corner of Mill Pond Drive and Spring Hill Drive



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD**

- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet usually areas of ponding; base flood elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet usually shear flow on sloping terrain; average depths determined; no areas of ponding; velocities also determined.
- ZONE APP** To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.

**FLOODWAY AREAS IN ZONE AE**

**OTHER FLOOD AREAS**

- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.

**OTHER AREAS**

- ZONE D** Areas in which flood hazards are undetermined.

**UNDEVELOPED COASTAL BARRIERS**

- Identified 1983
- Identified 1990
- Otherwise Protected Area

Coastal barrier areas are normally located within or adjacent to Special Flood Hazard Areas.

**Map Symbols:**

- Flood Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones
- Boundary Dividing Areas of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones
- Base Flood Elevation Line
- Elevation in Feet. See Map Index for Elevation Datum.
- Cross Section Line
- Base Flood Elevation in Feet Where Uniform Within Zone. See Map Index for Elevation Datum.
- Elevation Reference Mark
- River Mile
- Horizontal Coordinates Based on North American Datum of 1927 (NAD 27) Projection.

**NOTES**

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size or all potential features outside Special Flood Hazard Areas.

Coastal base flood elevations apply only landward of 0.0 MVD, and include the effects of wave action; these elevations may also differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Areas of Special Flood Hazard (100-year flood) include Zones A, AE, AH, AO, APP, V, and VE.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

This map may incorporate approximate boundaries of Coastal Barrier Response System Units and/or Otherwise Protected Areas established under the Coastal Barrier Improvement Act of 1980 (PL 96-350). Corporate limits shown are current as of the date of this map. The user should contact appropriate community officials to determine if corporate limits have changed subsequent to the issuance of this map.

For community map revision history prior to countywide mapping, see Section 6.0 of the Flood Insurance Study Report.

For adjusting map panels and base map source see assembly printed Map Index.

**MAP REPOSITORY**  
Refer to Repository Listing on Map Index.

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP:**  
DECEMBER 15, 1992

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL:**  
Map revised August 2, 1996 to update corporate limits, to update map format to add roads and road names, to incorporate previously issued letters of map revision, to incorporate previously issued letters of map amendment.

To determine if Flood Insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6820.

**APPROXIMATE SCALE IN FEET**

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM FLOOD INSURANCE RATE MAP**

**ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS**

**PANEL 237 OF 525**  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS COMMUNITY	NUMBER	PANEL	SUFFIX
DARDENNE PRAIRIE TOWN OF	29080	0237	E
O'FALLON CITY OF	29016	0237	E
ST. CHARLES COUNTY UNINCORPORATED AREAS	29016	0237	E

**MAP NUMBER 29163C0237 E**

**MAP REVISED: AUGUST 2, 1996**

Federal Emergency Management Agency