

# 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%

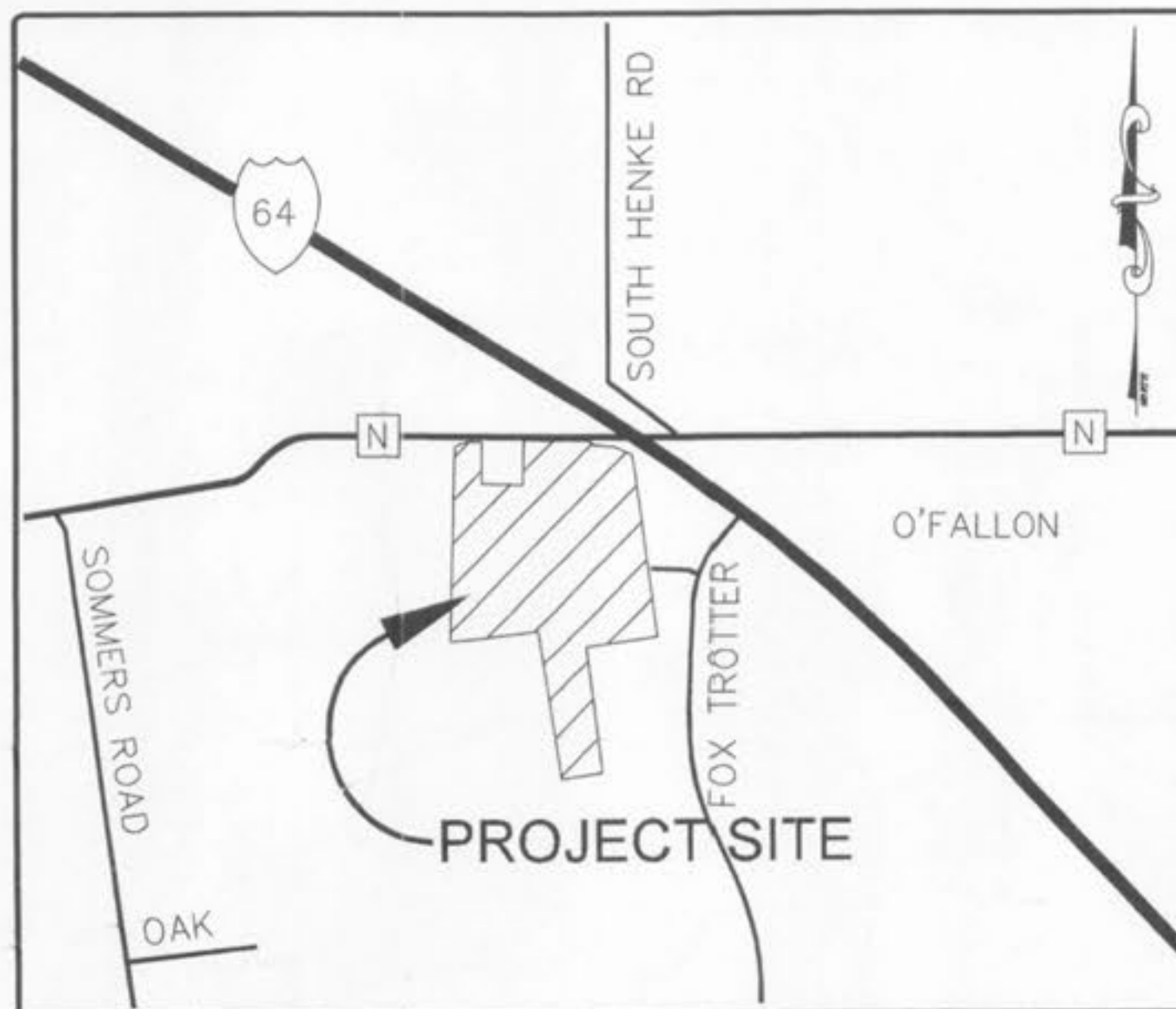
PROPOSED YARD SETBACKS			
USE	FRONT YARD	SIDE YARD	REAR YARD
VILLAGE "A" CONDOMINIUMS	12' TO BACK OF CURB	30' BETWEEN BUILDINGS	12' TO BACK OF CURB
VILLAGE "B" 3 UNITS TRIPLEX	20'	7.5'	15'
VILLAGE "C" SINGLE FAMILY DETACHED	20'	6'	15'
VILLAGE "D" 4 UNIT TOWNHOMES	15'	7.5'	15'
VILLAGE "E" SINGLE FAMILY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

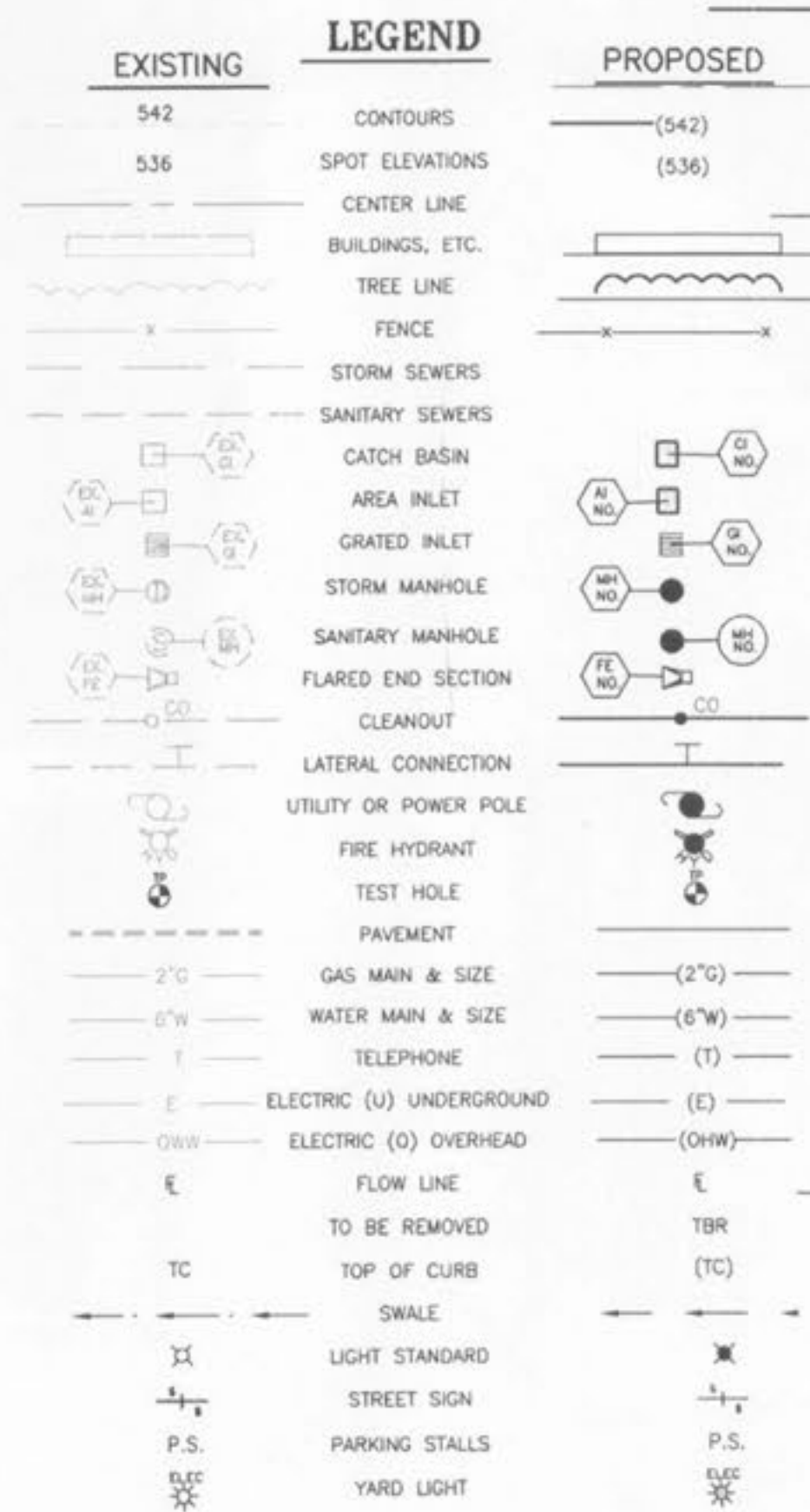
PARKING CALCULATIONS				
UNIT TYPE	TOTAL UNITS	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
SINGLE FAMILY DWELLINGS (2 SPACES/UNIT)	453	906	906	2/UNIT
MULTI FAMILY DWELLINGS (2 SPACES/UNIT)	300	600	699	2.33/UNIT

### 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



### INDEX OF SHEETS

- 1.1-1.2 COVER SHEET
- 2.1-2.6 GRADING PLANS
- 3.1-3.5 SITE PLANS
- 4.1-4.10 STREET PROFILES
- 5.1-5.9 SANITARY SEWER PROFILES
- 6.1-6.10 STORM SEWER PROFILES
- 7.1-7.5 DRAINAGE AREA MAPS
- 8.1 HYDRAULIC CALCULATIONS
- 9.1 LATERAL INFORMATION
- 10.1-10.2 OUTFALL STRUCTURE DETAILS
- 11.1-11.2 DETENTION BASIN SECTIONS
- 12.1 HEADWATER CALCULATIONS
- 13.1-13.4 WARPING DETAILS
- 14.1 TRAFFIC CONTROL PLAN
- 15.1-15.5 WATER DISTRIBUTION PLANS
- 16.1-16.5 LANDSCAPE PLANS
- SC1 SILTATION CONTROL DETAILS
- WD1 WATER DETAILS
- S-1 - S-3 RETAINING WALL DETAILS & PROFILES
- CD1-CD3 ST. CHARLES COUNTY DETAILS
- CD4-CD7 MSD CONSTRUCTION DETAILS
- CD8-CD11 DCSD CONSTRUCTION DETAILS

### 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 WITH ZONE "X" OTHER AREAS. ZONE "X" IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

### PROJECT BENCHMARK

BM #13-86 ELEV. 187.867 METERS, (616.36 FEET)  
 SQUARE ON CONCRETE BASE OF STANDARD SERVICE STATION SIGN STA. 64+95.450,  
 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 DISTANCE OF 950.26 FEET TO THE EAST LINE OF LAND NOW OR FORMERLY OF THE ROBERT M. RHODES TRUST AS RECORDED BY DEED IN BOOK 2817 PAGE 1892 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 52.26 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 33 MINUTES 08 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 528 OF SAID RECORDER'S OFFICE; THENCE ALONG SAID LAND OF CENTRAL ELECTRIC POWER COOPERATIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 00 DEGREES 53 MINUTES 46 SECONDS WEST, A DISTANCE OF 447.77 FEET; SOUTH 89 DEGREES 35 MINUTES 36 SECONDS EAST, A DISTANCE OF 450.00 FEET AND NORTH 90 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 33 MINUTES 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 209.02 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 ORLAND E. & MARY M. HELLENBERGER (H/W) AS RECORDED BY DEED IN BOOK 2386 PAGE 323 OF SAID RECORDER'S OFFICE; THENCE ALONG THE WEST LINE OF SAID HELLENBERGER AND THE WEST LINE OF THE AFOREMENTIONED PIN OAK PARC PLAT 1, SOUTH 09 DEGREES 02 MINUTES 10 SECONDS EAST, A DISTANCE OF 1795.66 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 108.929 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 plat.
- 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 utilities, 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 permits 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 XIII 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 plat.
- 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 pavilions 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" trash bar shall be provided in all inlets.
- Handicap ramps shall be provided where the sidewalks terminate at all intersections curb-outs, curb-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 hereon, 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 Aways shown on this plat 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 in 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.

8/11/05  
 File Copy  
**APPROVED**  
 [Signature]

ISSUE	REMARKS/DATE
1	03-22-05 FIRST SUBMITTAL
2	04-06-05 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 PWS&D #2 COMMENTS
6	06-27-05 REVISED PER CITY OF O'FALLON COMMENTS
7	07-14-05 REVISED PER PWS&D #2 COMMENTS
8	08-05-05 REVISED PER CITY OF O'FALLON COMMENTS

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



PREPARED BY:  
**THE STERLING CO.**  
 ENGINEERS & SURVEYORS  
 6065 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**

NO. **03 12 269**

M.S.D. SHEET **1.1** OF

DIGITAL FILE LOCATION: SERVER-STERLING-2 10/07/05

BASE MAP: DC#0804

Drawing note: K:\D\2005\Springhurst\Improvements\2005\08\05.dwg Plotted by: jurtis@stl.com Date: Aug 06, 2005 10:25am