

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

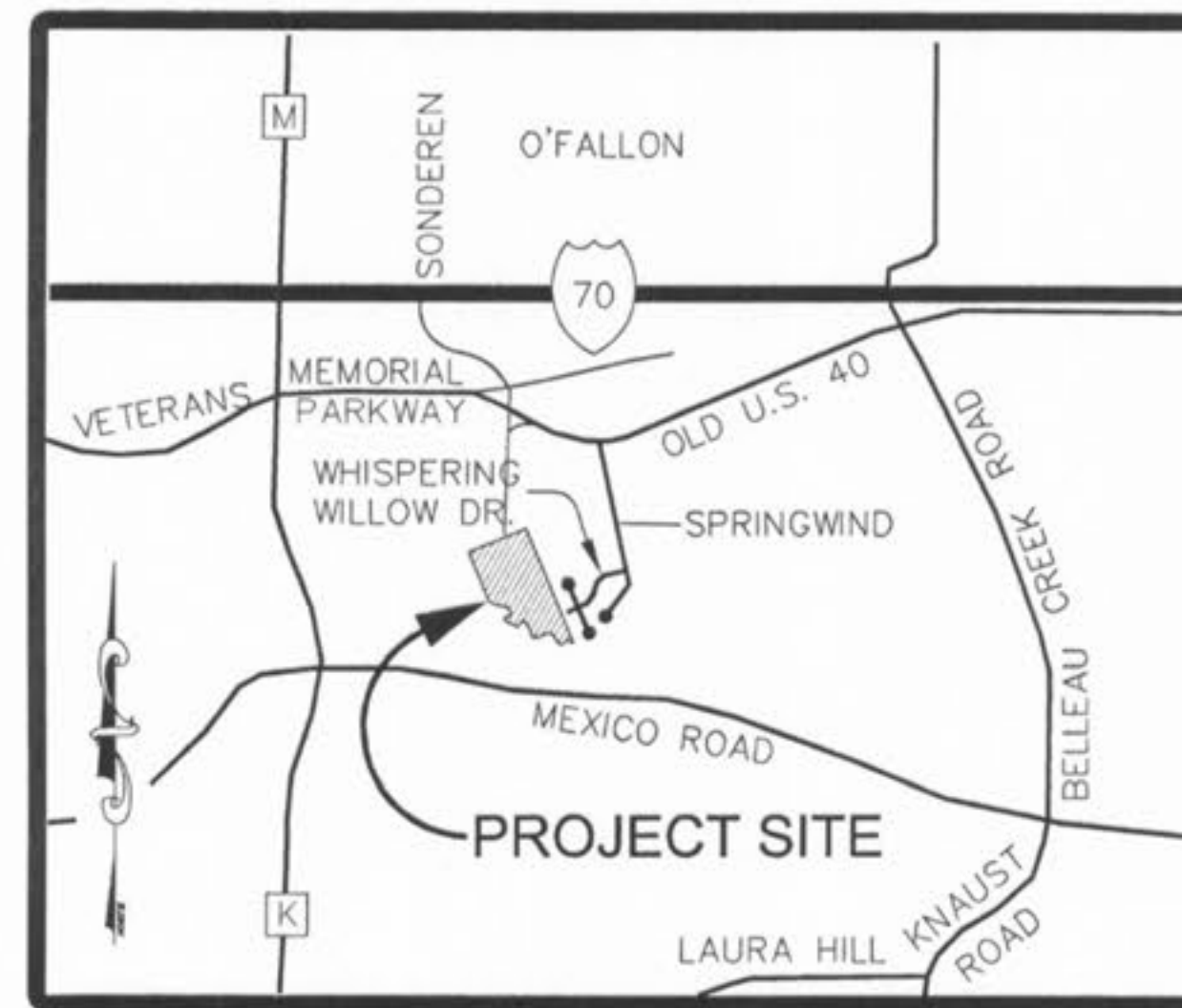
GRADING PLAN & STORM WATER POLLUTION PREVENTION PLAN

GRADING NOTES:

- All construction methods, materials and practices shall conform to all current applicable specifications of the governing agencies.
- Any destruction of existing improvements or features shall be repaired or replaced in kind by the contractor and shall remain the contractor's responsibility.
- Underground utilities have been plotted from available information and therefore their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans shall be the responsibility of the contractor, and shall be located prior to grading or construction of improvements.
- It shall be distinctly understood that failure to specifically mention any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
- Contractor shall keep road clear of mud and debris.
- All filled areas to be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified AASHTO Compacting Test, ASTM D1557-78, or as specified by the soils engineer.
- It shall be the grading contractor's responsibility to notify the soils engineer prior to work in progress and to comply with recommendations by the soils engineer with regards to compaction, surface preparation, and placement of fill.
- It shall be the grading contractor's responsibility to provide the location of any existing underground utilities by notifying utility companies prior to grading operations.
- The grading contractor shall cut or fill to subgrade elevation under all areas to be paved. (Subgrade is figured at pavement depth).
- All drainage swales shall be sodded or seeded and mulched to prevent erosion.
- All stumps, limbs, and other debris are to be removed from the site unless a suitable dump area is approved in advance by the owner after consulting with the soils engineer if burning is approved.
- Subgrade is included in the total bid yardage. (Subgrade is figured at pavement depth).
- Slopes to receive fill which are steeper than 5:1 should be benched prior to placement of fill.
- If fill is to be placed in areas of soft soil, particularly in draws, drainage channels and other low lying areas, the soft soil shall be excavated until firm soil is encountered.
- All grading shall comply with the soils engineer's recommendations.
- Permanent grass is required at completion of grading or a 30 day suspension of grading will be imposed.
- A drainage easement will be granted to the City of O'Fallon for any creeks to remain in the development on the record plot.
- Siltation control will be installed prior to any grading or construction operations and shall be inspected and maintained as necessary to insure their proper function until sufficient vegetation has been established to prevent erosion.
- The installation and maintenance of all siltation controls shall be the responsibility of the developer.
- Additional siltation control may be required as directed by the local governing authority.
- All grading areas shall be protected from erosion by erosion control devices and/or seeding and mulching as required by the City of O'Fallon.
- All fill placed in proposed roads shall be compacted from the bottom of the fill up to 90 maximum density as determined by the Modified AASHTO T-180 Compaction Test or 95 maximum density as determined by the Standard Proctor Test AASHTO T-99. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations.
- Erosion and sediment control structures shall be maintained throughout the construction process.
- The Developer shall provide the City of O'Fallon construction inspectors with soils reports prior to and during site soil testing.
- The contractor shall assume complete responsibility for controlling all siltation and erosion of the project area. The Contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of any silts or mud on new or existing pavement or in new or existing sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.
- All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- Erosion control shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams, adjacent roadways, properties, ditches.
- No graded area shall remain bare for over 6 months without being seeded or mulched.
- No slope shall exceed 3(Horz.):1(Vert.).
- All filled places under proposed storm and sanitary sewer and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99.
- When deemed necessary, positive steps should be exercised to prevent the soil from damaging adjacent property and silting up all storm drainage systems whether on or off site.
- All low places whether on-site or off-site should be graded to allow drainage by installing temporary ditches.
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon.
- All trash and debris on-site, either existing or from construction, must be removed and disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site. All existing buildings and fencing is to be removed.
- Soft soils in the bottom and banks of any existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer location. Dewatering of existing pond shall not exceed 50 GPM.
- Please notify the Director of Public Works for the City of O'Fallon 24 hours prior to the commencement of grading. No building permits will be issued by the City of O'Fallon until construction plans are approved and the final plot recorded.
- A LOMR (Letter of Map Revision) from FEMA shall be obtained from FEMA once grading is completed to remove proposed lots out of the 100-year flood plain limits.
- The sediment control plan should be implemented before grading begins. This should follow the guidelines in the model sediment and erosion control regulations by St. Charles Soil and Water Conservation District.
- The low sill elevation for any proposed structures adjacent to the flood plain shall be a minimum of 1(one) foot above the 100-year flood elevation.

ESTIMATED CONSTRUCTION SCHEDULE

- CLEARING AND GRUBBING:
- ROUGH GRADING:
- CONSTRUCTION OF SEWERS, UTILITIES, ROADS:
- FINAL GRADING:
- LANDSCAPING:



LOCATION MAP

NOT TO SCALE

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
536	SPOT ELEVATIONS	(536)
[Symbol]	CENTER LINE	[Symbol]
[Symbol]	BUILDINGS, ETC.	[Symbol]
[Symbol]	TREE LINE	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	STORM SEWERS	[Symbol]
[Symbol]	SANITARY SEWERS	[Symbol]
[Symbol]	CATCH BASIN	[Symbol]
[Symbol]	AREA INLET	[Symbol]
[Symbol]	GRATED 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
[Symbol]	TOP OF CURB	(TC)
[Symbol]	SWALE	[Symbol]
[Symbol]	LIGHT STANDARD	[Symbol]
[Symbol]	STREET SIGN	[Symbol]
[Symbol]	PARKING STALLS	[Symbol]
[Symbol]	YARD LIGHT	[Symbol]
[Symbol]	SILTATION FENCE	[Symbol]

INDEX OF SHEETS	
1	COVER SHEET
2-4	GRADING PLANS
SC1	SILTATION CONTROL DETAILS

FLOOD PLAIN NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 281830237 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.

TREE ORDINANCE

Existing trees = 28.9 ac.
Trees removed = 24.6 ac.
Trees saved = 4.30 acres
Trees required = 15 trees per acre, (28.9)(.20) = 5.78 ac. -4.30 = 1.48 ac.
15 trees X 1.48 ac. = 22 trees required
Trees proposed = 27 trees
27 trees proposed > 22 trees required
Complied with Ordinance

STREET TREES

1 tree shall be provided per every 50 feet of street frontage per article 23 of the City of O'Fallon zoning ordinance.

TOTAL SITE AREA: 39.71 ac.

PROJECT BENCHMARK:

Southwest corner of front of curb inlet on East side of relocated Bryan Road at approximate Station 31+00 Elevation: 596.60 per topographic survey for QuikTrip (FLAVAN TRACT "C") as prepared by GBA, Inc. Aug. 6, 1997. Note: B.M. Elevation based on USGS datum.

GENERAL NOTES:

- This site is in the following Districts:
City of O'Fallon Sewer District
City of O'Fallon Fire Protection District
Fort Zumwalt School District
- This site is in the following Utility Service Areas:
Public Water District #2
AT&T Broadband
Ameren UE Company
St. Charles County Gas Company
Century Tel
- Sanitary sewer connections shall be as approved by the Public Water and Sewer District No.2 and the City of O'Fallon.
- Storm Water Management shall be designed pursuant to the requirements of City of O'Fallon and shall discharge at an adequate natural discharge point.
- The location of storm and sanitary sewer improvements are approximate only. Actual locations to be determined by field conditions and shall be indicated on the Improvement Plans.
- Grading shall be per City of O'Fallon standards.
- Street trees, landscaping and street lights shall be per City of O'Fallon standards.
- The underground utilities shown herein 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 shall be located in the field prior to any grading, excavation, or construction of improvements. The provisions shall in no way, obviate any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMO.
- The Source of topographic information is USGS Datum.
- All proposed utilities and sewers shall be covered by easements granted to the appropriate utility companies and municipalities.
- This project is in compliance with Article 28 of the City of O'Fallon's Zoning Code.
- All sidewalks shall be 4' wide minimum and comply with City of O'Fallon ADA Standards.
- This plot is not for record.
- Proposed light standards shall be 16' tall max.
- Development density = 3.95 Lots per Acre.
- The P.U.D. is respectfully requested to permit flexibility in site design due to site terrain, work with the City Zoning Ordinance and to preserve the natural features of the site.
- No known wetlands are on the subject property.
- Existing land use: Residence and Agricultural Bldgs.
- All future uses on subject property will conform with Article XIII of the Zoning Code.
- All necessary utilities (public or private) will be available, functioning and useable prior to the issuance of any occupancy permits.
- Any septic tanks or leach fields to be removed per St. Charles County requirements.

LEGAL 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 2112.69 FEET TO A POINT ON THE WEST LINE OF WINDSONG PLAT FOUR AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 30 PAGES 326-336 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 2.26 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 88°01'00" WEST 43.36 FEET TO A POINT; THENCE SOUTH 29°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°06'35" 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°38'28" 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 15°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 36°03'22" EAST 29.30 FEET TO A POINT; THENCE NORTH 18°59'45" WEST 103.68 FEET TO A POINT; THENCE NORTH 45°32'10" 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°06'24" 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°55'57" WEST 2.04 FEET; THENCE WITH THE SAID SOUTHERN LINE AND ITS DIRECT PROLONGATION, NORTH 67°19'09" 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, 2003 AND BEING SUBJECT TO THE FLUCTUATION OF THE CENTERLINE OF BELLEAU CREEK BY MEANS OF ACCRETION AND/OR EROSION.

George J. Gower, L.S.

ISSUE REMARKS/DATE	1 7/29/03
PREPARED FOR:	WHISPERING WOODS 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 487-9844 E-Mail: Sterling@sterling-eng-srv.com
DRAWN:	DESIGNED:
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WHISPERING WOODS COVER SHEET	
NO. 03 02 021	M.S.D. SHEET 1 OF 4
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