

GENERAL NOTES:

- Underground utilities have been plotted from available records and their locations are approximate only. Verification of utilities, shown or not shown, shall be the responsibility of the construction contractor prior to excavation.
- All grading and seeding of the proposed development shall be in accordance with the requirements of the Jefferson County Soil and Water Conservation District.
- Areas of fill shall be compacted to 90% of maximum dry density as determined by Modified Proctor Compaction Test (ASTM D 1557). Material shall be free of debris, frozen material, organic matter, or other unsuitable material. Material shall be compacted in lifts not to exceed eight (8) inches.
- All existing and proposed sanitary and stormwater sewers shall be located within ten (10) foot easements. Solid easements shall be provided on the final plot of "WHISPERING PINES".
- All detention ponds shall serve as temporary sediment basins until temporary or permanent cover is established.
- Source of topographic information, aerial photogrammetric map prepared by Sandborn, Inc in March, 2005.

EROSION CONTROL:

Erosion control for drainage systems shall be required in swales, ditches, or creeks and at the discharge points of all pipes when the velocity exceeds five (5) feet per second.

All trenches, fill areas, and all disturbed areas are to be compacted. During the process of grading, it may be necessary to provide siltation barriers or basins to eliminate damage to downstream properties. These barriers or basins shall be located as per plans or as directed by Jefferson County. No disturbed earth slopes shall be greater than 2.5:1, unless approved by the Soils Engineer. All disturbed areas shall be seeded and staked to prevent erosion.

Erosion control plan shall be implemented during construction.

GRADING SPECIFICATIONS:

- All fill areas to be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified ASTM Compaction 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 depth is 0.5 foot below proposed finished elevation.
- All drainage swales shall be seeded or 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.)
- Slope to receive fill which are steeper than 2:1 should be benched prior to placement of fill.
- If fill is to be placed in areas of soft soil, particularly in drows, drainage channels and other low lying areas, the soil shall be excavated until firm soil is encountered.
- All grading shall comply with the soils engineer's recommendations.
- When clearing and/or grading operations are completed or suspended for more than 30 days, all necessary precautions shall be taken to retain soil material on site. Protective measures shall be taken such as permanent seeding, periodic weeding, mulching, or other suitable means.
- Grading exceeding 2.5:1 slope shall be done at the direction of a Soils Engineer registered in the State of Missouri.
- Prior to any clearing activity, clearing limits must be marked onsite.
- Stormwater detention design will be reviewed upon full submittal of the improvement plans. Also, additional swales may be needed to intercept runoff from being directed toward homes.
- The existing lake to be removed will be drained in a controlled manner and mucked out to soft soil. The lake water may be siphoned out slowly if a small breach may be cut in the dam. All water should be directed to the nearest draw. No water should be allowed to flow into neighboring properties. Water flow should be kept low to help prevent erosion.

SILTATION CONTROL NOTES:

- 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 Jefferson County.
- No earth slopes shall exceed 2.5:1 unless otherwise shown on the plans. (SEE SOILS REPORT)
- Erosion and sediment control structures shall be maintained throughout the construction process.

DEVELOPMENT NOTES:

- SITE DATA:**

PARCEL NUMBERS: 031.001.04001010, 031.001.04002001 & 031.001.04001001

A) CURRENT OWNERS: Richard Anderson, John & Alvin Ruzicko
1925 Hillsboro Valley Park Road, High Ridge, Mo. 63049
1900 Hillsboro Valley Park Road, High Ridge, Mo. 63049

Lawrence & Patricia Misbauer
1801 Hillsboro Valley Park Road, High Ridge, Mo. 63049

B) OWNER UNDER CONTRACT: JHB PROPERTIES, INC.
5091 NEW BAUMGARTNER ROAD, ST. LOUIS, MISSOURI 63129

C) EXISTING ZONING: R-11 CLUSTER

D) BUILDING HEIGHT AND SETBACK REQUIREMENTS:
25' FRONT YARD
6' SIDE YARD
40' REAR YARD (30' FOR LOTS WITH VARIANCE)

E) GROSS ACREAGE OF SITE: 45.7 AC.
RIGHT-OF-WAY AREA: 5.2 AC. (EXCLUDES 1.0 AC. DEDICATION)
OPEN SPACE REQUIRED: 45.7 AC. X 25% = 11.4 AC.
OPEN SPACE PROVIDED: 13.2 AC. / 45.7 AC. = (29% OF SITE AREA)
AREA IN LOTS: 27.4 AC.

2) DENSITY:
A) TOTAL NUMBER OF UNITS: 114
B) DENSITY: 114 LOTS / 45.7 AC. = (10% R/W) = 114/41.1 = 2.77 LOTS PER ACRE

3) TOTAL PARKING BY LAND USE TYPE:
SINGLE FAMILY RESIDENTIAL:
114 UNITS X 2 SPACES = 228 SPACES REQUIRED
PARKING RATIO PER DWELLING UNIT: 2 SPACES / UNIT
228 GARAGE SPACES PROVIDED

3) TOTAL PARKING BY LAND USE TYPE:
SINGLE FAMILY RESIDENTIAL:
114 UNITS X 2 SPACES = 228 SPACES REQUIRED
PARKING RATIO PER DWELLING UNIT: 2 SPACES / UNIT
228 GARAGE SPACES PROVIDED

4) VRO5120 - TALL PINES DRIVE & WHISPERING PINES FROM HILLSBORO VALLEY PARK ROAD TO THE FIRST INTERSECTION INSIDE THE SUBDIVISION CAN HAVE 40' WIDE ROW, 150' HORIZONTAL RADIUS, AND 50' TANGENT LENGTH. WHISPERING PINES SHALL PROVIDE THE RIGHT OF WAY WIDTH NEEDED TO PLACE A DIVIDED ENTRANCE WITH TWO 20' WIDE LANES AND A MEDIAN.

5) D0400312 - REAR YARD SETBACK FROM 40 FEET TO 30 FEET FOR LOTS 5, 30-34, 49, 50, 53-64, 69, 91-94, 105, 106 AND 110-113 (34 LOTS OF THE TOTAL 114 LOTS)



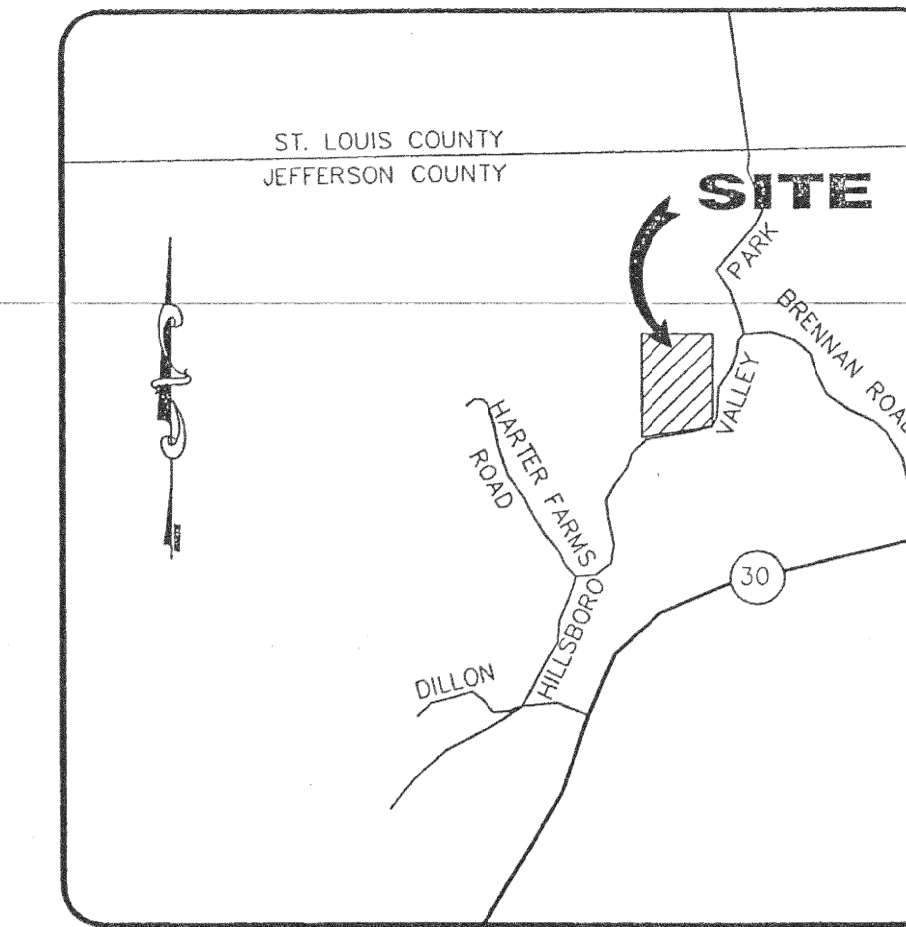
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Subsurface rock testholes from the soils report are plotted on the grading plans for information only, without any expressed or implied agreement or guarantee that the depths or character of materials are correctly shown, or that conditions affecting the work will not differ from those shown on the plans. The impact of subsurface conditions are the responsibility of others and not the Sterling Company.

WHISPERING PINES

A TRACT OF LAND BEING A PART OF THE
SOUTHEAST QUARTER OF SECTION 1,
TOWNSHIP 43 NORTH, RANGE 4 EAST
JEFFERSON COUNTY, MISSOURI

GRADING & STORM WATER POLLUTION PREVENTION PLAN PHASE I, II AND III



LOCATION MAP
NOT TO SCALE



KEY MAP

N.T.S.
PROJECT ZIP CODE 63049

INDEX OF SHEETS

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| 3.1-3.2 | SWPPP AND INTERIM GRADING PHASE II |
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FLOOD NOTE:

According to the Flood Insurance Rate Map of the County of Jefferson, Missouri, unincorporated area community panel number 280508 0069 C dated April 3, 1995, this property lies entirely outside the 100-Year Flood Plain.

PROJECT BENCHMARK

Missouri Department of Natural Resources (DNR) Geographic Reference Station (GRS) JE-91 Elevation 720.47. Station is Stamped "JE-91, 1986". The station is located about 3.7 miles south-southeast of Fenton, MO, about 2.5 miles north-northeast of High Ridge on Brennen Woods Elementary school property. It is 107.4 ft. Ectery from the Southeast corner of school building, 26.8 ft. Northeast from a nail and minor in utility pole with a corsonite witness post; 3.9 ft. South of the South side of walk; and 13.5 ft. West from end of walk.

GEORGE J. GOHER Vice-President
MO Res. L.S. #2336

BASE MAP

1	REVISION	DATE	BY
2	REVISION	DATE	BY
3	REVISION	DATE	BY
4	REVISION	DATE	BY
5	REVISION	DATE	BY

PREPARED FOR:
JHB PROPERTIES, INC.
5091 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0717

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
1000 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0440 FAX 487-0664
E-Mail: Sterling@sterling-eng.com

PROJECT: **WHISPERING PINES**

NO. 05 02 = 35

M.S.D. PA

DATE: FILE LOCATION

SCALE: 1" = 100'

SHEET TITLE: COVER SHEET