

CALL BEFORE  
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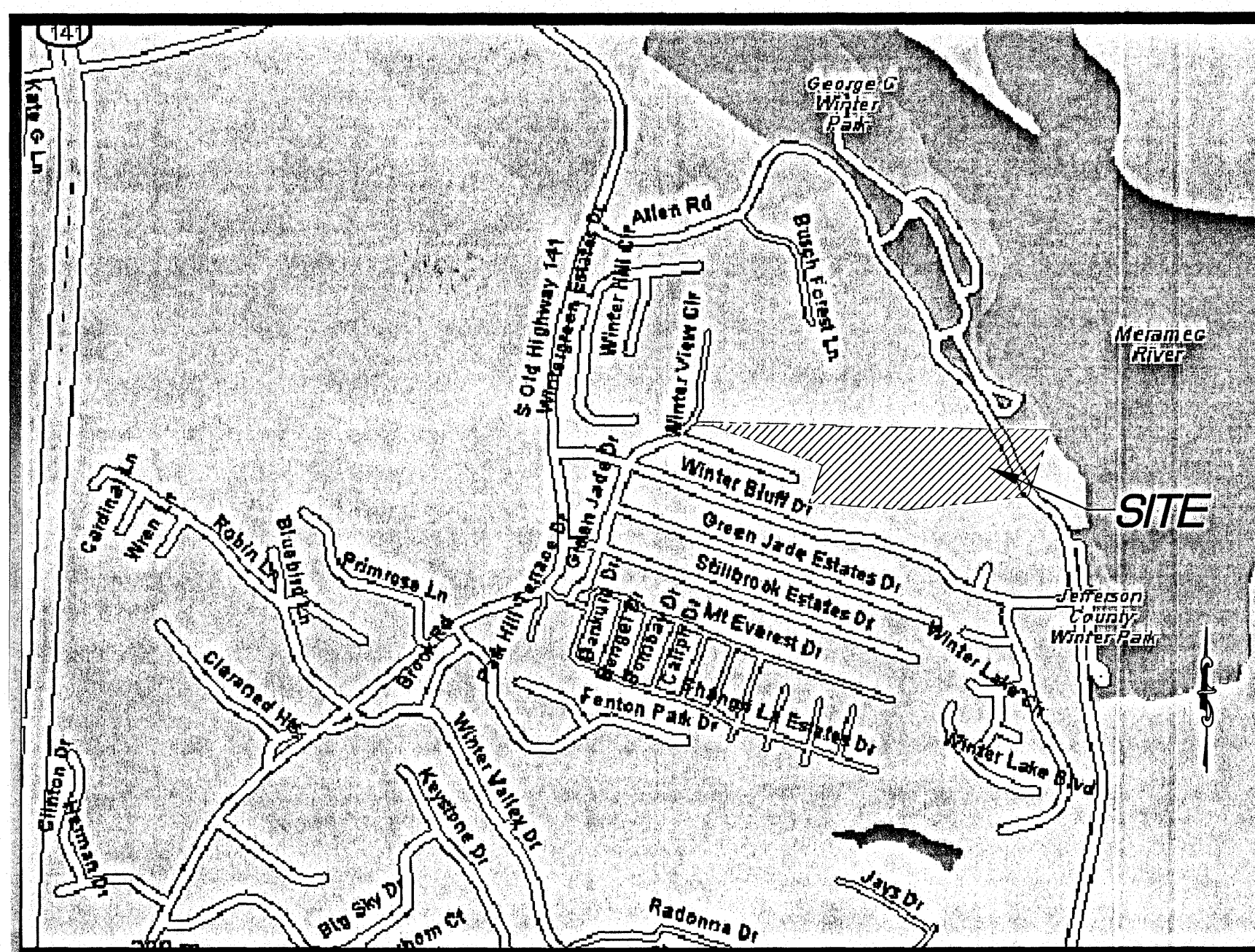
# HARBOR VIEW ESTATES

"AS-BUILT"

TRACTS OF LAND BEING PART OF LOTS 4, 5, 6 AND LOT 7 OF  
ALLENS SUBDIVISION LYING ALL IN JEFFERSON COUNTY, MISSOURI A  
SUBDIVISION BEING PART OF UNITED STATES SURVEYS 2014 AND  
3012, TOWNSHIP 43 AND 44 NORTH, RANGE 5 EAST  
JEFFERSON COUNTY, MISSOURI

**GENERAL NOTES:**

- NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY 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.
- ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
- ELEVATION CONTOURS PROVIDED BY TOPOGRAPHIC SURVEY PERFORMED BY SANBORN. BOUNDARY SURVEY PREPARED BY ASSOCIATED LAND SURVEYORS, INC.
- ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF JEFFERSON COUNTY.
- ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE JEFFERSON COUNTY PUBLIC WORKS DEPT. & MISSOURI DNR.
- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE DEVELOPER SHALL HAVE A PRECONSTRUCTION CONFERENCE WITH THE PUBLIC WORKS DEPARTMENT INSPECTOR PRIOR TO ANY CLEARING, GRADING, OR INSTALLATION OF IMPROVEMENTS.
- GRADING CONTRACTOR SHALL INSTALL SILTATION CONTROL PRIOR TO STARTING THE GRADING. ADDITIONAL SILTATION CONTROL DEVICES SHALL BE INSTALLED PER JEFFERSON COUNTY.
- ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
- GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
- PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
- NO GRADE SHALL EXCEED 3:1 SLOPE.
- A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
- INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
- THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH JEFFERSON COUNTY STANDARDS.
- ALL STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
- ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
- THE OWNER SHALL, AT ALL TIMES, CONTAIN MUD AND OTHER SPOILS ON THIS SITE. NO VEHICLE, TRAILER OR CONSTRUCTION EQUIPMENT IS TO DEPOSIT MUD OR ANY OTHER MATERIAL ON PUBLIC STREETS. PROJECT WILL BE STOPPED IF STREETS ARE NOT CLEANED IMMEDIATELY.
- CORISANDE HILLS ROAD SHALL BE KEPT OPEN TO TRAFFIC DURING ALL PHASES OF CONSTRUCTION OF IMPROVEMENTS IN THE RIGHT-OF-WAY. NO DRIVING LANES SHALL BE CLOSED WITHOUT PRIOR WRITTEN PERMISSION FROM THE JEFFERSON COUNTY PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL FURNISH, MAINTAIN, AND REMOVE TRAFFIC CONTROL DEVICES FOR THE PURPOSE OF REGULATING, WARNING, AND DIRECTING TRAFFIC DURING ALL PHASES OF CONSTRUCTION IN CORISANDE HILLS ROAD. ALL FLAGMEN, BARRICADES, WARNING SIGNS, ETC. SHALL CONFORM TO THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.
- A JEFFERSON COUNTY HIGHWAY DIVISION ENTRANCE PERMIT IS REQUIRED FOR THE PROPOSED ENTRANCE ACCESSING TO CORISANDE HILLS ROAD.
- A GEOTECHNICAL REPORT, SEALED BY AN ENGINEER REGISTERED IN THE STATE OF MISSOURI, SHALL BE REQUIRED ON LOTS WITH MORE THAN 10 FEET OF CUT AND 8 FEET OF FILL. PROPOSED GRADES AT SLOPES STEEPER THAN 3:1 MUST BE INCLUDED IN THE REPORT FOR SLOPE STABILITY. COMPACTION REPORTS WILL BE REQUIRED FOR THE DEVELOPMENT.
- ALL AFFECTED IMPROVEMENTS ALONG CORISANDE HILLS ROAD AND WITHIN UTILITY EASEMENTS SHALL BE REPLACED WITH IN-KIND MATERIALS. ALL AFFECTED PROPERTY OWNERS SHALL BE CONTACTED PRIOR TO CONSTRUCTION OF ANY PROPOSED IMPROVEMENTS.
- 100 YEAR AND 500 YEAR HIGHWATER ELEVATION OF THIS SITE IS 420 AND 424 RESPECTIVELY ACCORDING TO FLOOD INSURANCE STUDY NUMBER 29099CV002A, EFFECTIVE DATE APRIL 5, 2006.
- PERMIT AND CHAINLINK FENCE ARE REQUIRED ANY WALLS OVER 4 FT. IN HEIGHT.
- COUNTY ROW DEDICATION AREA IS TO BE CLEARED OF ALL BRUSH AND DEBRIS.
- FLOODPLAIN DEVELOPMENT PERMITS ARE REQUIRED FOR LOTS: 1, 2, 48, AND LIFTSTATION.



LOCATION MAP

**LEGEND**

- UTILITY POLE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- GAS LINE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- 580— EXISTING CONTOURS
- 600— PROPOSED CONTOURS
- PROPOSED SANITARY SEWERS
- PROPOSED STORM SEWERS
- ☆ PROPOSED LIGHT STANDARD

**ABBREVIATIONS**

- N/F NOW OR FORMERLY
- w WIDE
- DB. DEED BOOK
- PB. PLAT BOOK
- PG. PAGE
- CONC. CONCRETE
- SAN. SANITARY
- MH MANHOLE
- R RADIUS
- L LENGTH
- D DELTA
- TBR TO BE REMOVED
- UIP TO BE USED IN PLACE
- D.S. ROOF DOWNSPOUT

- FIRE: SPRINGDALE FIRE PROTECTION DISTRICT  
PO BOX 1150  
FENTON, MISSOURI 63026  
636.343.9300
- AMBULANCE: ROCK TOWNSHIP AMBULANCE DISTRICT  
PO BOX 21  
ARNOLD, MISSOURI 63010  
636.296.5066  
FOX C-6  
745 JEFFCO BLVD  
ARNOLD, MISSOURI 63010  
636.434.1663
- SCHOOL: NORTHEAST PUBLIC SEWER DISTRICT  
400 BILTMORE, SUITE 414  
FENTON, MISSOURI 63026  
636.343.5090
- SEWER: MISSOURI AMERICAN WATER CO.  
727 CRAIG ROAD  
ST. LOUIS, MISSOURI 63141  
314.991.3404
- GAS: MISSOURI NATURAL GAS CO.  
P.O. BOX 219  
FESTUS, MISSOURI 63028  
636.931.8383  
AMEREN U.E.  
6450 HIGHWAY MM  
HOUSE SPRINGS, MISSOURI 63051  
636.671.6134
- ELECTRIC: U.S. POST OFFICE  
10 FENTON PLZ.  
FENTON, MISSOURI 63026  
800.275.8777  
CHARTER COMMUNICATIONS  
903 JEFFCO EXECUTIVE DRIVE  
IMPERIAL, MISSOURI 63052  
636.464.8878
- TELEPHONE: 122 NORTH 2ND STREET  
FESTUS, MISSOURI 63028  
636.931.7504
- POST OFFICE: U.S. POST OFFICE  
10 FENTON PLZ.  
FENTON, MISSOURI 63026  
800.275.8777
- CABLE TV: CHARTER COMMUNICATIONS  
903 JEFFCO EXECUTIVE DRIVE  
IMPERIAL, MISSOURI 63052  
636.464.8878

**SITE DATA**

PROPERTY OWNER: WINTERGREEN DEVELOPMENT  
P.O. BOX 1010  
FENTON, MISSOURI 63026  
PHONE: 636.343.9923  
FAX: 636.343.9922

EXISTING ZONING: R7

SITE ACREAGE: 21.67 ACRES (943,818 S.F.)

PARCEL NUMBERS: 021.002.01001222., 021.002.01001342.,  
021.002.01001002.

FIRM: COMMUNITY - PANEL NUMBER 29099C0110E  
MAP REVISED APRIL 5, 2006  
COMMUNITY - PANEL NUMBER 29099C0050E  
MAP REVISED APRIL 5, 2006

AREA OF RIGHT OF WAY: 4.01 ACRES  
AREA OF COMMON GROUND: 5.79 ACRES  
NUMBER OF LOTS: 48

DENSITY CALCULATIONS  
PROPOSED DENSITY: 21.67 ACRES - 2.17 ACRES = 19.5 ACRES  
48 LOTS/19.5 ACRES = 2.46 UNITS/ACRES

**BENCH MARK**

JE 93. THE STATION IS LOCATED ABOUT 5 MILES NORTH-NORTHWEST OF ARNOLD, MO., ABOUT 2.3 MILES SOUTHERLY OF FENTON, MO., AND ABOUT 80 YARDS EAST OF ROUTE 141. IT IS 20.6 FT WEST OF THE CENTER OF OLD HWY 141; 5.7 FT NORTHWESTERLY FROM THE NORTHWEST CORNER OF A BRIDGE (#0820015) ABUTMENT; 37.9 FT NORTHERLY FROM A NAIL AND SHINER IN A UTILITY POLE (#SW 6221); 64.3 F SOUTHEASTERLY FROM A NAIL AND SHINER IN A UTILITY POLE (#Z1-9446); AND 3.7 FT NORTHEASTERLY FROM A CARSONITE WITNESS POST.

**SITE BENCH MARK**

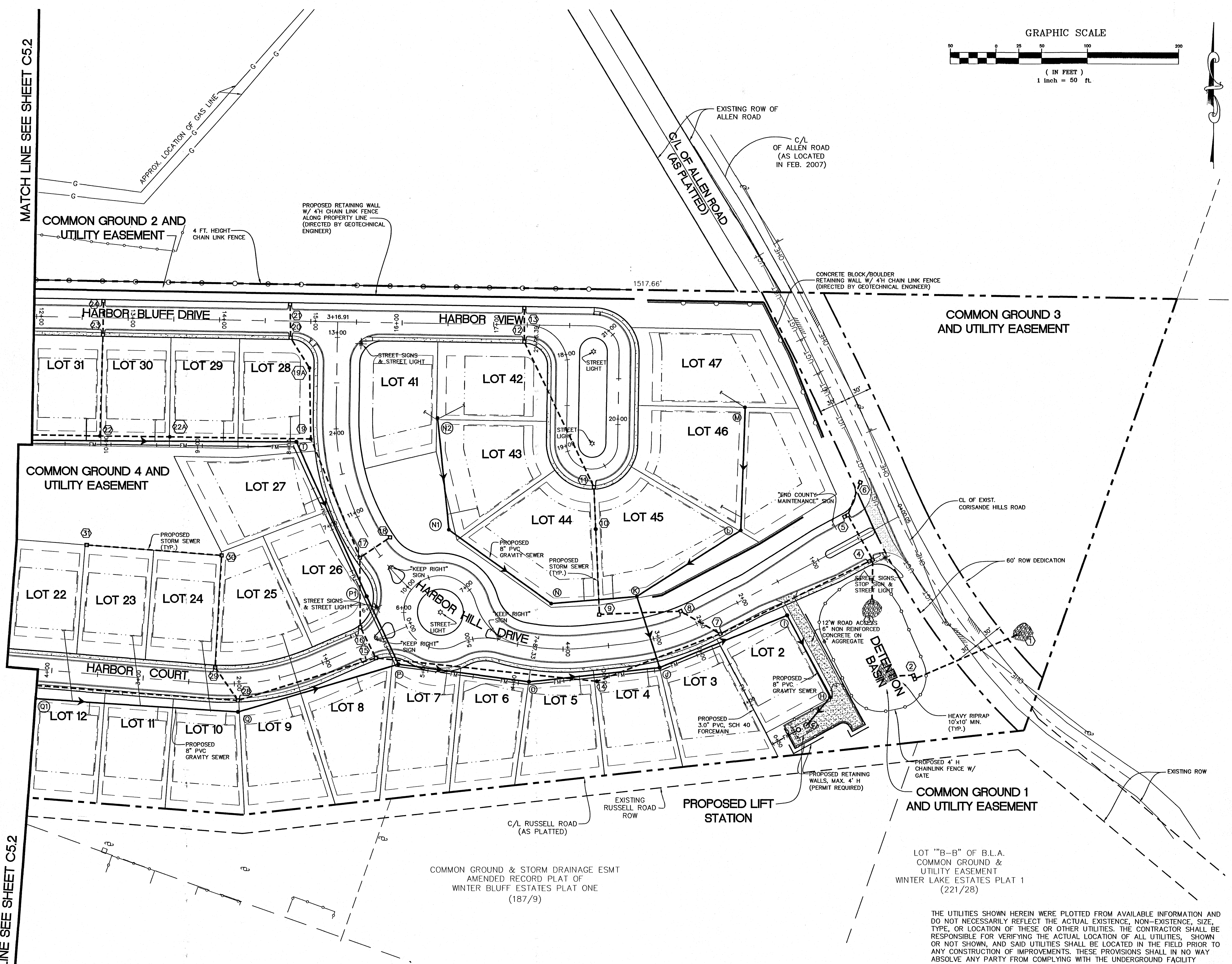
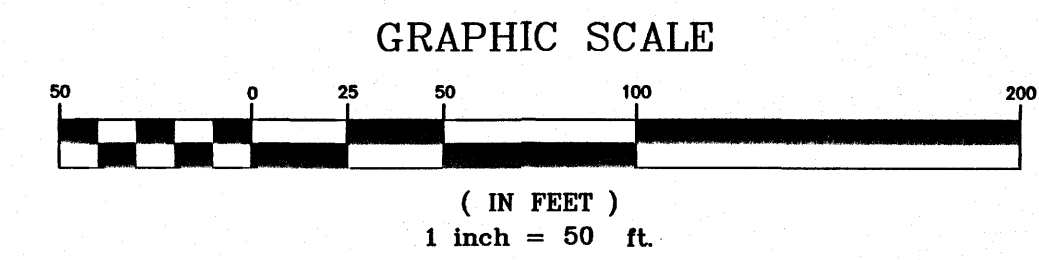
SITE TBM "A"  
TOP CROSS CUT ON CONCRETE LOCATED 145± NORTHEAST OF THE CENTERLINE WINTER GARDEN DRIVE AND 25± SOUTHEAST OF CENTERLINE WINTER VIEW CIRCLE. ALSO BEING ON THE DIVISION LINE BETWEEN ST. LOUIS AND JEFFERSON COUNTY. ELEV. 541.59

SITE TBM "B"  
TOP MANHOLE NORTH RIM LOCATED 10' NORTH OF THE NORTHEAST CORNER OF LOT 26 WINTER GARDEN ESTATES PLAT 1 RECORDED IN PLAT 1 RECORDED IN PLAT BOOK 173 AT PAGE 6 OF THE JEFFERSON COUNTY LAND RECORDS. ELEV. 481.42

DRAWING INDEX	
C1	TITLE SHEET
C5.1 - C5.2	UTILITY PLAN
C7.1 - C7.2	STORM SEWER PROFILES
C8.1 - C8.2	SANITARY SEWER PROFILES

REVISIONS  
 DATE  
 DEVELOPER: WINTERGREEN DEVELOPMENT  
 P.O. BOX 1010  
 FENTON, MISSOURI 63026  
 636.343.9923 PHONE  
 636.343.9922 FAX  
 SEAL: DAVID L. JANKA, E-26847  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MISSOURI  
 ASSOCIATED LAND SURVEYORS & ENGINEERS, INC.  
 PH. (636) 797-2283  
 FAX (636) 797-5108  
 WEB SITE: www.alsinc.com  
 GENERAL E-MAIL: info@alsinc.com  
 STATE ENGINEER / SUPERVISOR  
 10550 HIGHWAY 21  
 P.O. BOX 137  
 HILLSBORO, MISSOURI 63020  
 "AS-BUILT"  
**HARBOR VIEW ESTATES**  
 ISSUE DATE  
 01-08-2007  
 1/5  
 "AS-BUILT"  
**TITLE SHEET**

SERVER:\COMPANY\ENGINEERING PROJECTS\30147E\DWG\AS-BUILT\30147E-C1.DWG



MATCH LINE SEE SHEET C5.2

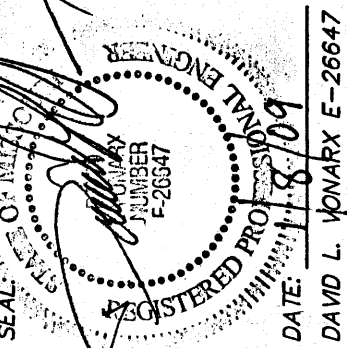
MATCH LINE SEE SHEET C5.2

NOTE: ONSITE PROPOSED WATER MAIN AND FIRE HYDRANT LOCATIONS ARE DESIGNED BY THE MISSOURI AMERICAN WATER COMPANY AND ARE SHOWN IN DIFFERENT DRAWINGS. CONTRACTOR SHALL CONSULT WITH THE MISSOURI AMERICAN WATER COMPANY PRIOR TO THE CONSTRUCTION OF WATER MAIN.

THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NON-EXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY 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.

Table with columns for Revisions and Date.

WINTERGREEN DEVELOPMENT  
P.O. BOX 1070  
FENTON, MISSOURI 63026  
636.343.9923 PHONE  
636.343.9922 FAX

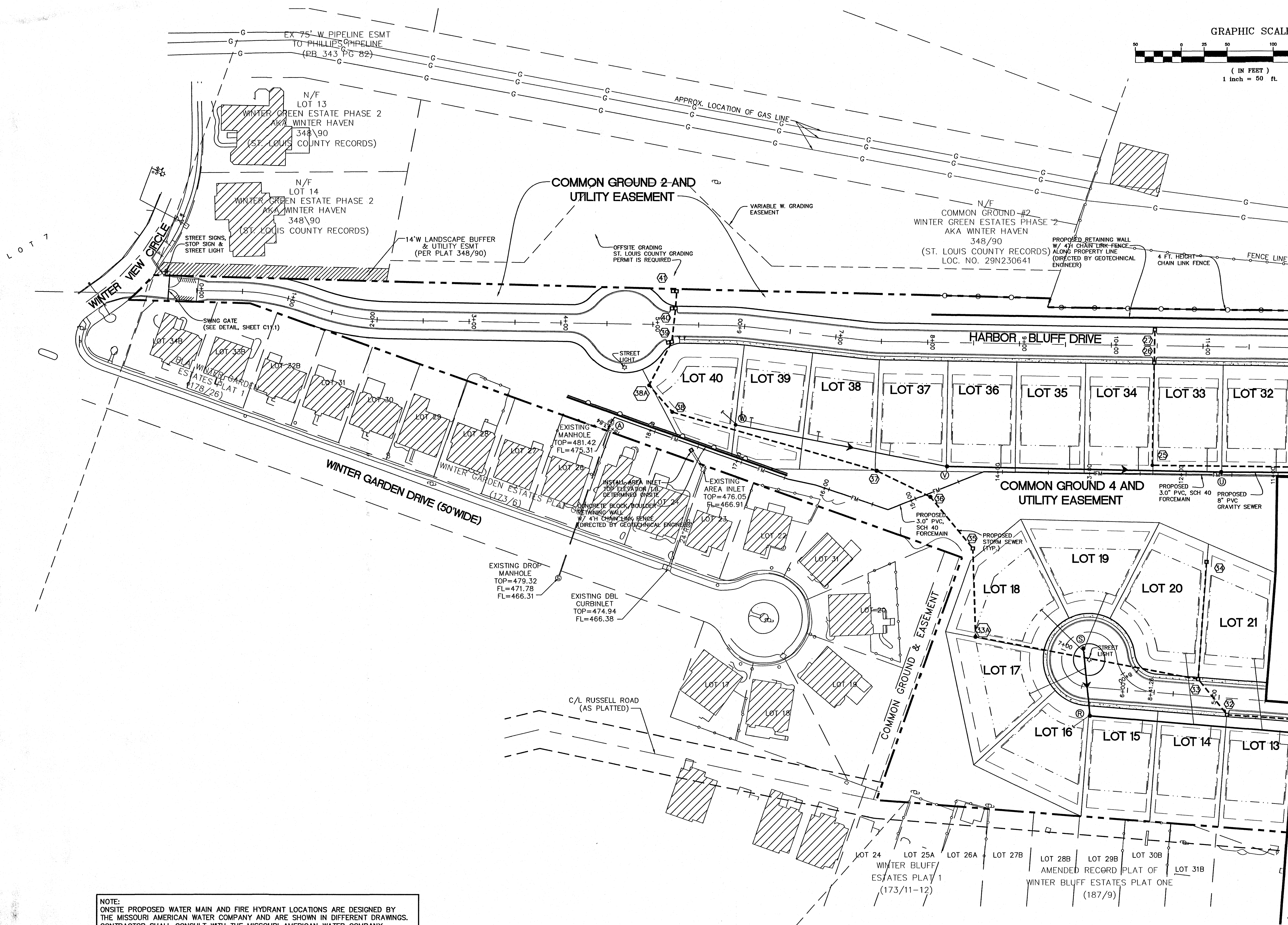
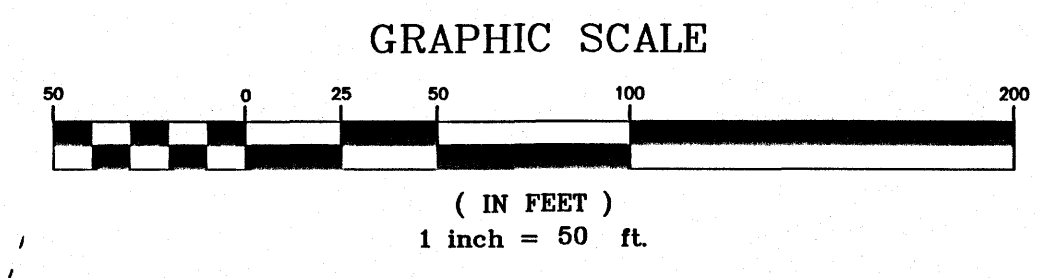


ASSOCIATED LAND  
SE Surveyors & Engineers, Inc  
16550 HIGHWAY 21  
P.O. BOX 137  
HELLSBURG, MISSOURI 63050  
PH. (636) 797-2283  
FAX (636) 797-5168  
GENERAL E-MAIL: info@alland.com

"AS-BUILT"  
HARBOR VIEW  
ESTATES

ISSUE DATE  
01-08-2009  
SCALE  
1" = 50'  
Job Number  
30147E  
Sheet Number  
C5.1

SERVER\COMPANY\ENGINEERING\PROJECTS\30147E\DWG\AS-BUILT\30147E-C5.1-C5.2.DWG



MATCH LINE SEE SHEET C5.1

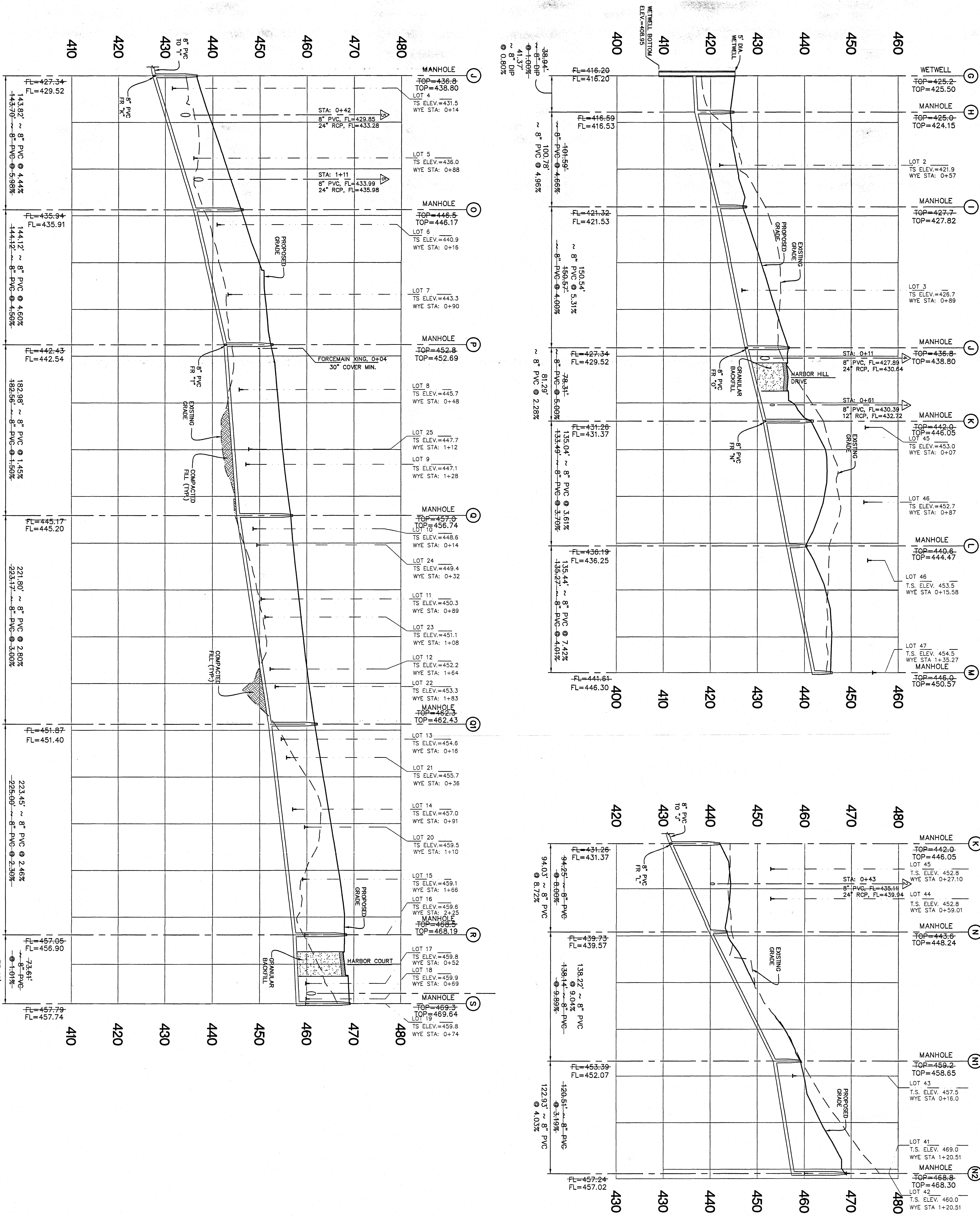
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Revisions Date	WINTERGREEN DEVELOPMENT P.O. BOX 1010 FENTON, MISSOURI 63026 636.343.9923 PHONE 636.343.9922 FAX	DEVELOPER WINTERGREEN DEVELOPMENT
<b>ASSOCIATED LAND</b> Surveyors & Engineers, Inc. PH. (636) 797-2283 FAX (636) 797-5108 10550 HIGHWAY 21 P.O. BOX 137 MISSOURI HILLBORO, MISSOURI 63050 GENERAL E-MAIL: info@alinc.com DAVID L. VINARY E-26847		
*AS-BUILT* <b>HARBOR VIEW</b> <b>ESTATES</b>		
ISSUE DATE <b>01-08-2009</b>		
SCALE <b>1" = 50'</b>		
Job Number <b>30147E</b>		
Sheet Number <b>C5.2</b>		

SERVER\COMPANY\ENGINEERING\PROJECTS\30147E\DWG\AS-BUILT\30147E-C5.1-CS.2.DWG



SCALE  
1" = 10' VERTICAL  
1" = 50' HORIZONTAL

"AS-BUILT"  
SANITARY SEWER LINE PLAN

# "AS-BUILT" HARBOR VIEW ESTATES

CIVIL ENGINEER / SURVEYOR

**AL** ASSOCIATED LAND  
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10550 HIGHWAY 21  
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DATE: 2/17/09  
DAVID L. VONARX E-26647

DEVELOPER:

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Date	Revisions

Job Number  
30147E  
Sheet Number  
201

ISSUE DATE  
01-08-2009

