

# CHADWYCK

A TRACT OF LAND IN SECTION 34,  
TOWNSHIP 47 NORTH, RANGE 3 EAST, CITY OF O'FALLON,  
ST. CHARLES COUNTY, MISSOURI

## RECREATIONAL AREA IMPROVEMENT PLANS

### GENERAL 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.
- Contractor shall keep road clear of mud and debris.
- Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
- This tract is in or served by:
  - A. Water - Missouri American Water Company
  - B. Electric - Union Electric Company
  - C. Telephone - Southwestern Bell Telephone Company
  - D. Sewers - City of O'Fallon connecting into City of St. Peters
  - E. Gas - Laclede Gas Company
  - F. Fire Protection - City of O'Fallon Fire Protection District
  - G. School District - Fort Zumwalt School District
- Yard and Setback Requirements:
  - A. Front - 25 ft.
  - B. Side - 6 ft.
  - C. Rear - 25 ft.
- See architectural plans for building, pool, and deck dimensions and specifications.
- The parking lot, pool and recreation building shall comply with ADA requirements.
- Site is not located within any flood plain per FEMA map no. 21983c0241e effective Aug. 2, 1996.
- This project is in compliance with article 26 of the City of O'Fallon's zoning code.
- Contractor to provide backflow preventer on building water supply.
- Fence construction will require separate permit.
- Curb side trash pick up shall be provided.
- See architectural plans for wall mounted decorative lighting. No free standing lights are proposed within recreation area.

### GRADING SPECIFICATIONS:

- All fill areas to be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified AASHTO compaction Test, ASTM D1557-78, or as specified by the soils engineer.
- All drainage swales shall be sodded or seeded and mulched to prevent erosion.
- Slope to receive fill which are steeper than 5:1 should be benched prior to placement of fill.
- All grading shall comply with the soils engineer's recommendations.
- No earth slope shall exceed 3:1 max.
- All grading and drainage shall comply with the City of O'Fallon's guidelines.

### SILTATION CONTROL NOTES:

- Siltation controls 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.

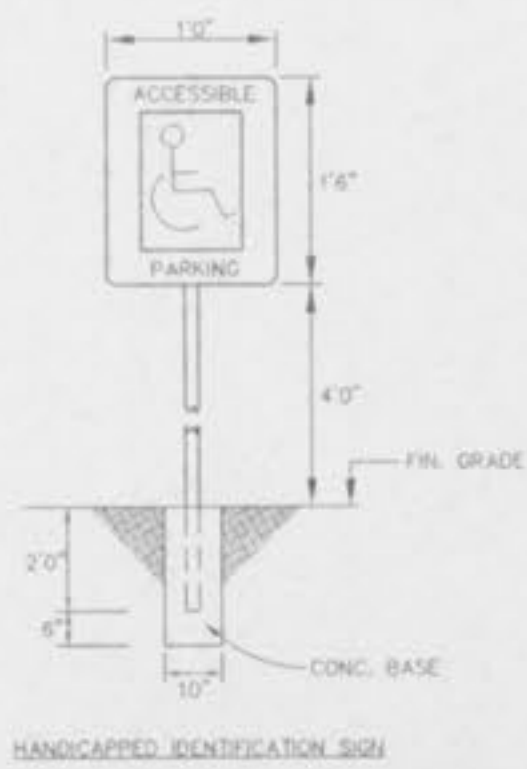
### SEWER CONSTRUCTION NOTES:

- All storm and sanitary sewer construction methods to conform to latest standards and specifications of the applicable codes and shall conform to all appropriate City of O'Fallon standards.
- Trenches under existing pavement and under areas to be paved shall be backfilled with 3/4" minus crushed limestone and compacted to 90% of the maximum dry density as determined by the modified proctor test.
- Face of curb inlets shall be flush with face of vertical curb when used.
- All storm and sanitary trench backfills shall be water jetted.

### LANDSCAPE LEGEND

SYMBOL	QUANTITY	COMMON NAME	SIZE
	9	SHADE TREES	2.5-3"
	2	FLOWERING CRAB	2-2.5"
	12	WHITE PINE	6-8"
	11	SEAGREEN JUNIPER	5 gal.
	6	CHINA HOLLY	5 gal.
	8	MAIDEN GRASS	5 gal.
	9	PURPLE SANDCHERRY	2-3"
	4	GOLDMOUND SPIREA	5 gal.
	4	BURNING BUSH	18-24"
	1	MUCICO PINE	15-18"
	3	GREY OWL JUNIPER	5 gal.
	7	BARK MULCH	CY

NOTE:  
ALL PLANTING BEDS SHALL BE  
MULCHED WITH SHREDDED BARK  
AND SPADE CUT EDGE.



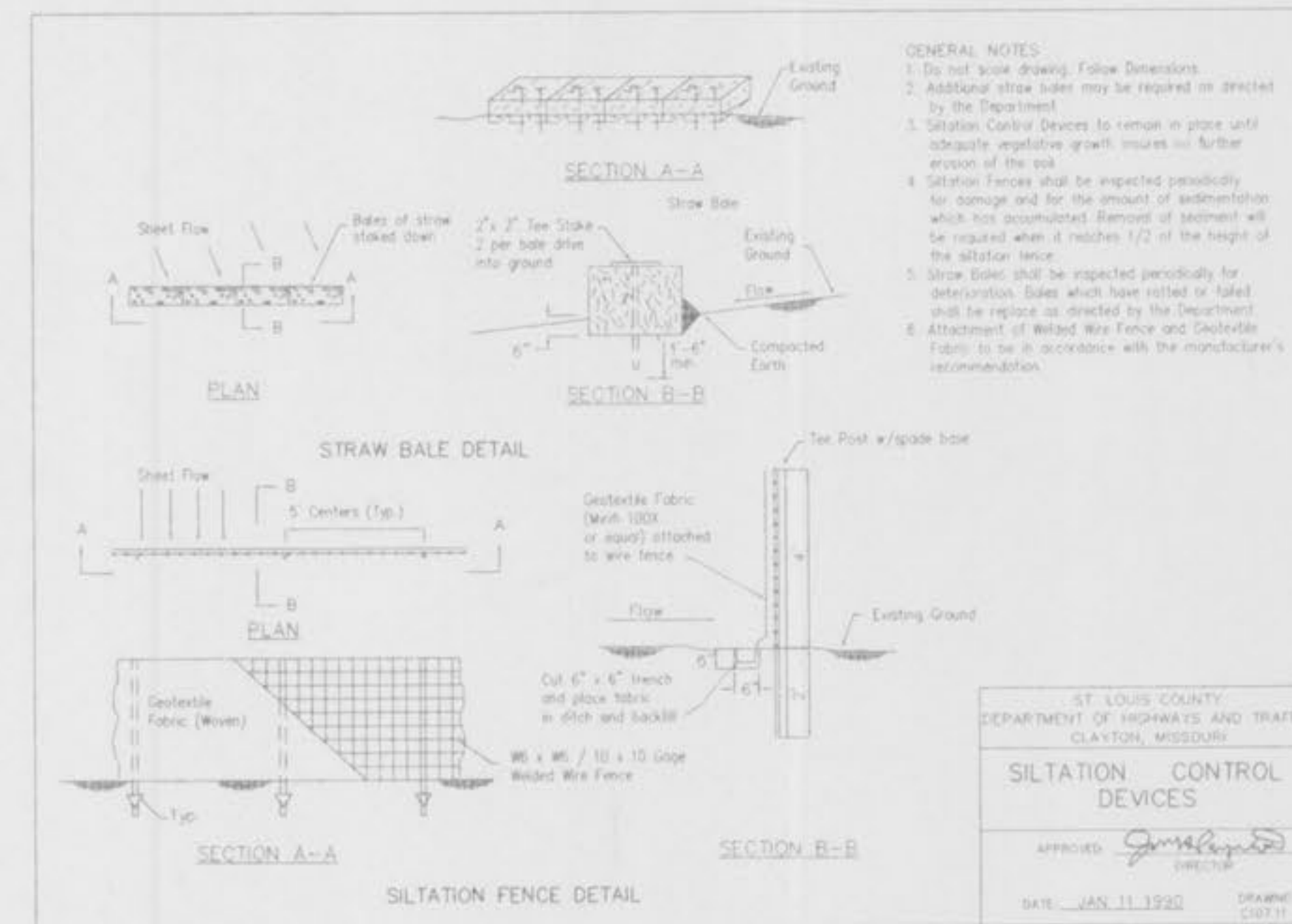
HANDICAPPED IDENTIFICATION SIGN



NOT TO SCALE  
LOCATION MAP

EXISTING	LEGEND	PROPOSED
542	CONTOURS	542
536	SPOT ELEVATIONS	536
	CENTER LINE	
	BUILDINGS, ETC.	
	TREE LINE	
	FENCE	
	STORM SEWERS	
	SANITARY SEWERS	
	CURB INLET	
	AREA INLET	
	GRADED INLET	
	STORM MANHOLE	
	SANITARY MANHOLE	
	FLARED END SECTION	
	CLEAROUT	
	LATERAL CONNECTION	
	UTILITY OR POWER POLE	
	FIRE HYDRANT	
	TEST HOLE	
	PAVEMENT	
	GAS MAIN & SIZE	
	WATER MAIN & SIZE	
	TELEPHONE	
	ELECTRIC (U) UNDERGROUND	
	ELECTRIC (O) OVERHEAD	
	FLOW LINE	
	TO BE REMOVED	
	TOP OF CURB	
	SCALE	
	LIGHT STANDARD	
	STREET SIGN	

PROJECT ZIP CODE 63376  
○ DENOTES LOT ADDRESS



- ### GENERAL NOTES:
- Do not back-draw. Follow Dimensions.
  - Additional straw bales may be required as directed by the Department.
  - Siltation Control Devices to remain in place until adequate vegetative growth insures no further erosion of the soil.
  - Siltation Fences shall be inspected periodically for damage and for the amount of sediment which has accumulated. Removal of sediment will be required when it reaches 1/2 of the height of the siltation fence.
  - Straw Bales shall be inspected periodically for deterioration. Bales which have rotted or failed will be replaced as directed by the Department.
  - Attachment of Welded Wire Fence and Geotextile Fabric to be in accordance with the manufacturer's recommendation.

ST. LOUIS COUNTY  
DEPARTMENT OF HIGHWAYS AND TRAFFIC  
CLAYTON, MISSOURI  
SILTATION CONTROL DEVICES  
APPROVED: *George I. Goetz*  
DATE: JAN 11 1998  
DRAWN: C8711

NO. 15232  
GEORGE I. GOETZ, President  
MO Res. 10/1/17

Engineering  
APPROVED  
*Jan Culler*  
10/1/17

PROJECT BENCHMARK:  
560.06 - N.E. Corner concrete porch @ house on south side of Mexico Road  
first house east of Belleau Creek Road.

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.

BASE MAP

### INDEX OF SHEETS

1	COVER SHEET
2	SITE PLAN

ISSUE	REMARKS/DATE
1	7/21/07
2	9/17/07

PREPARED FOR:  
**J.H.B. PROPERTIES, INC.**  
5091 NEW BAUMGARTNER ROAD  
ST. LOUIS, MISSOURI 63129  
PHONE: (314) 487-6717



PREPARED BY:  
the  
**STERLING**  
ENGINEERS, SURVEYORS AND PLANNERS CO.  
(314) 487-4440, FAX 487-8944

DRAWN: *George I. Goetz*  
DESIGNED: *George I. Goetz*  
CHECKED: *George I. Goetz*  
PROJECT: CHADWYCK RECREATION AREA  
SHEET TITLE: COVER SHEET  
NO. 95 08 193  
M.S.D. P# 1  
SHEET 1 OF 2