THORNBURY CROSSING

TWO TRACTS OF LAND BEING PART OF U.S. SURVEY
1780, TOWNSHIP 47 NORTH, RANGE 2 AND 3 EAST,
ST. CHARLES COUNTY, MISSOURI

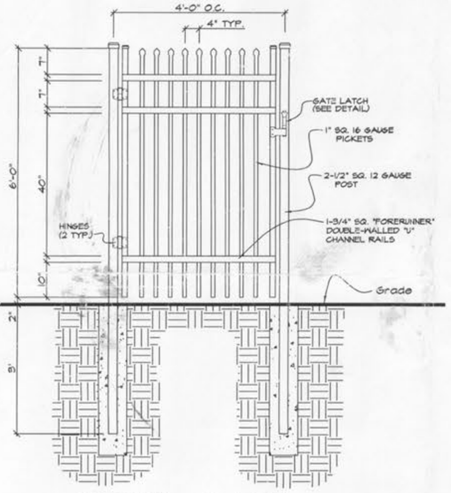
RECREATION AREA SITE PLAN

GENERAL NOTES

1. All construction methods, materials and practices shall conform to all current applicable specifications of governing agencies.
2. Any destruction of existing improvements or features shall be repaired or replaced in kind by the contractor and shall remain the conctractor's responsibility.
3. It shall be distinctly understood that failure to mention specifically any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
4. Contractor shall keep road clear of mud and debris.
5. The grading and elevations shown on the grading plan are for construction purposes only. Finished grades and slopes will vary from those shown on the plans depending upon location, size, and type of house built on lot. However, care should be taken to insure that the finished grading conforms to the drainage area maps.
6. Easements shall be provided for all sanitary sewers, storm sewers and all utilities on the record plat.
7. Any permits, licenses, easements, or approvals required to work on public or private properties or roadways are the responsibility of the developer.
8. Contractor must notify the Chief Inspector of the St. Charles County Highway Department 24 hours prior to the commencement of grading and/or prior to the commencement of construction.
9. All drainage swales shall be sodded or seeded and mulched to prevent erosion.
10. All common ground areas are to be finished graded at time of rough grading and planted immediately.

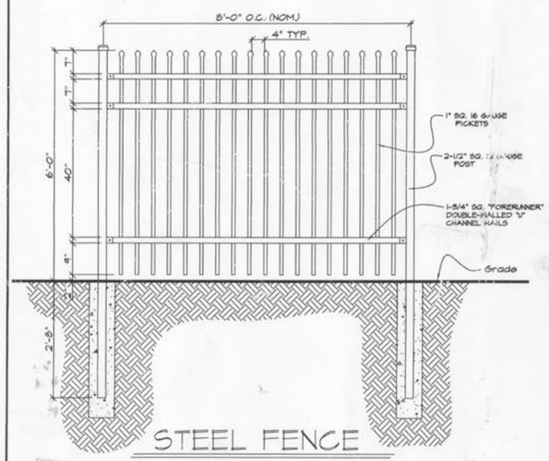
SPECIAL NOTES

1. Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible or during the next seeding period after grading has been completed.
2. When grading operations are completed or suspended for more than 30 days and/or prior to home construction, permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided according to the City of O'Fallon recommendations.
3. Straw bales or other approved measures shall be provided at all curb and area inlets to catch mud/debris until such time as permanent ground cover is established.
4. Swimming pool backwash connections to the sanitary sewer must not exceed fifty gallons per minute (50 gpm). Backwash shall be connected to the sanitary sewer main through the clubhouse lateral (perferably through the clubhouse plumbing which in turn is connected to the clubhouse lateral and sanitary main.)
5. A continuous 2% cross slope shall be maintained across the parking and drive as indicated on the plan.
6. For construction details and additional information, see overall Improvement Plans.
7. Residential trash service will apply to this site.



STEEL GATE

N.T.S.



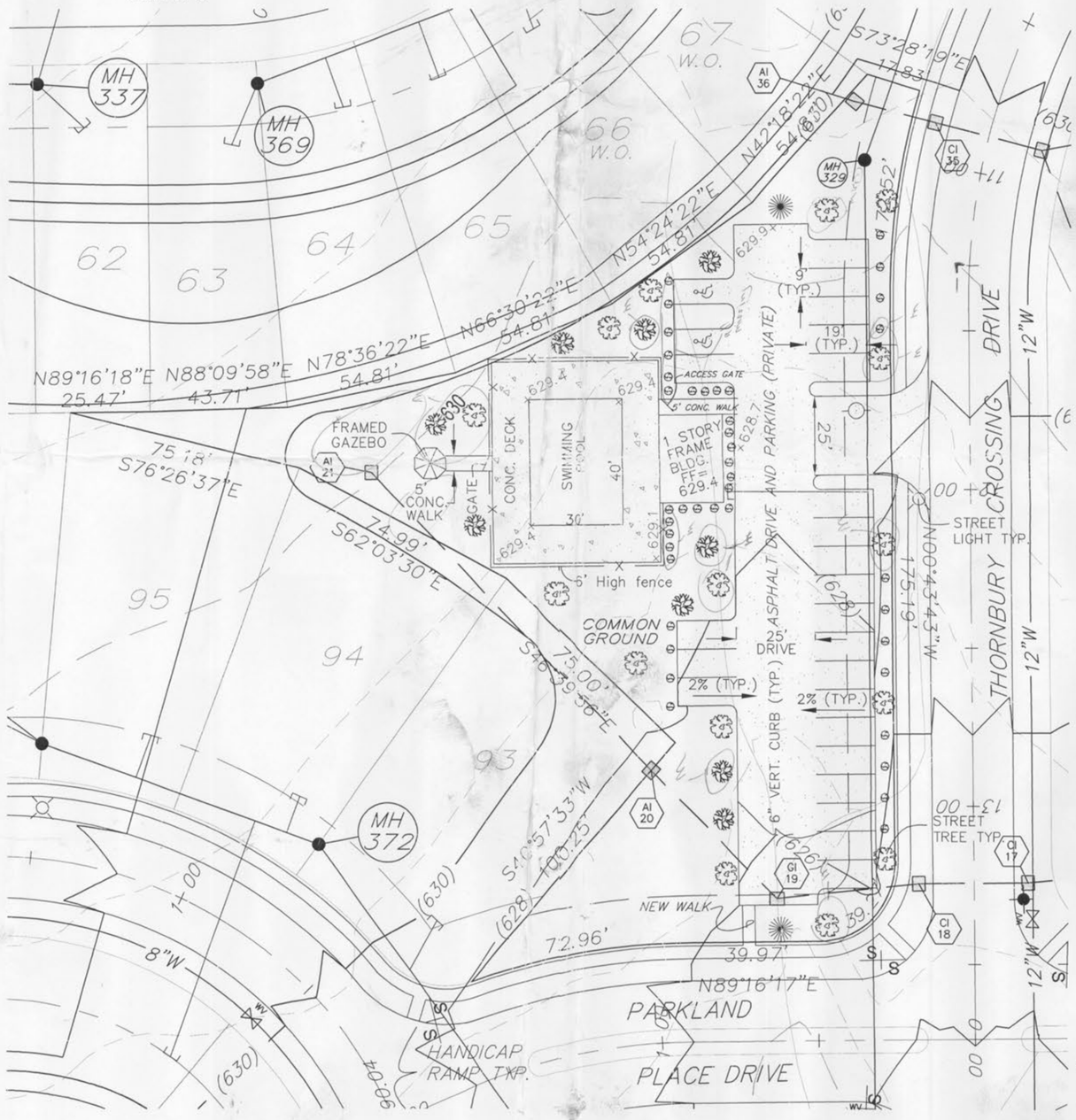
STEEL FENCE

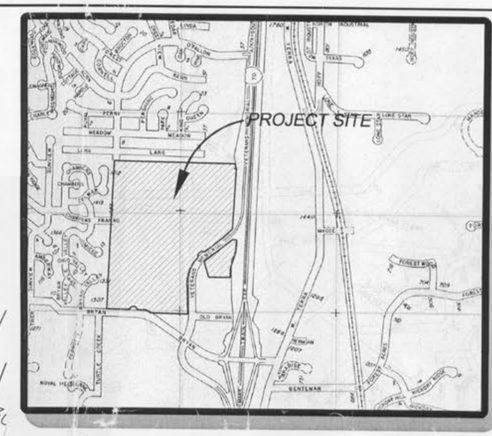
N.T.S.

ENCLOSURE: The entire pool area shall be enclosed. Fences shall be at least 48" above the finished ground level. Access gates will comply with items 1 thru 7 of Section 421.10.1 of the 1999 BOCA CODE and shall be equipped to accommodate a locking device. All access gates shall open outwards and will be self closing and have a self latching device.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.





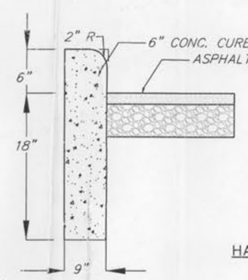
LOCATION MAP

NOT TO SCALE

LANDSCAPE LEGEND

EVERGREEN TREE(6' MIN. HT.) : WHITE PINES/AUSTRIANS	2 TOTAL
DECIDUOUS TREE(2" MIN. CALIPER : PIN OAKS, ASH, SWEET GUM	15 TOTAL
SHRUBS(18" MIN. DIA.) : BURNING BUSH, LILAC, FORSYTHIA, JUNIPER	39 TOTAL
FLOWERING TREES (1 1/2" MIN CALIPER): BRADFORD PEAR, DOGWOOD, RED BUD	9 TOTAL

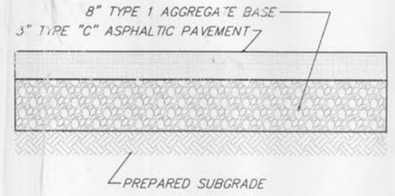
SEE LANDSCAPE PLAN AS APPROVED ON IMPROVEMENT PLAN SHEET LP-1 FOR STREET TREES ALONG THORNBURY CROSSING DRIVE.



6" VERTICAL CURB

N.T.S.

HANDICAPPED IDENTIFICATION SIGN



TYPICAL ASPHALT PAVEMENT SECTION

N.T.S.

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.

George J. Gower, L.S.

ISSUE	REMARKS/DATE
1	3/5/02
2	4/2/02

PREPARED FOR:
McBride & Son Homes, Inc.
#1 McBride & Son Center Drive
Chesterfield, Missouri 63005
(636)537-2000

THESE DRAWINGS ARE HEREBY APPROVED FOR PERMIT AND ANNOTATED AS NEEDED TO MEET THE REQUIREMENTS OF THE CITY.
SHEETS 1 OF 1

PREPARED BY:
THE STERLING CO.
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314)487-1544 FAX (314)487-2544
E-Mail: Sterling@con-stl.net

DRAWN: DESIGNED: CHECKED:

PROJECT: THORNBURY CROSSING

SHEET TITLE: RECREATION AREA SITE PLAN

NO. 00 11 289

DIGITAL FILE LOCATION: SERVER-STERLING 2 C:\S 13BR 00.DWG

SHEET 1 OF 1