

**A PARTIAL GRADING PLAN FOR
TURTLE CREEK PLAYGROUND
THE RECREATIONAL AREA OF TURTLE CREEK PLAT TWO
A TRACT OF LAND BEING PERT OF FRACTIONAL SECTION 31
TOWNSHIP 47 NORTH, RANGE 3 EAST,
CITY OF O'FALLON, ST. CHARLES COUNTY, MISSOURI**

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: *4/24/08*
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

Development Notes

- Area of Site: 2.19 AC +/-.
- Zoning: R-1 Single Family
- Proposed Use: Playground Area
- This Site is served by the following utilities:
Water: Public Water District No. 2 of St. Charles County (636) 561-3737
Sanitary Sewer: City of O'Fallon (636) 240-2000
Electric: AmerenUE (636) 925-3235
Gas: Laclede Company (636) 946-6170
Telephone: CenturyTel (636) 332-7392
- This Site is located in the following service areas:
Fire Protection: O'Fallon Fire Protection District
School District: R-3 Fort Zumwalt School District
- This site shall comply with the requirements in Article 26.
- All proposed utilities to this site must be underground services.
- The following setbacks pertain to this site:
Minimum Front Yard: 25 feet
Minimum Side Yard: 6 feet
Minimum Rear Yard: 25 feet
- The site is tributary to Belleau Creek, and is unaffected by the 100 year flood plain as depicted by FIRM 29183C0240 E, dated August 2, 1996.
- No slope shall exceed 3:1.
- A permit is required from the Building Division before any construction may begin.
- No emptying of stored effluent into storm drainage system or on-site.
- Graded areas that are to remain bare for over two weeks are to be seeded and mulched.
- Developer must supply City construction inspectors with soil reports prior to and during site soil testing. The soil report will be required to contain the following information on soil test curves (Proctor reports) for projects within the City:
1. Maximum dry density
2. Optimum moisture content
3. Maximum and minimum allowable moisture content
4. Curve must be plotted to show density from a minimum of 90% compaction and above as determined by the "Modified AASHTO T-180 Compaction Test" (A.S.T.M.-D-1557) or from a minimum of 95% as determined by the "Standard Proctor Test AASHTO T-99, Method C" (A.S.T.M.-D-698), Proctor type must be designated on document.
5. Curve must have at least 5 density points with moisture content and sample locations listed on document
6. Specific gravity
7. Natural moisture content
8. Liquid limit
9. Plastic limit
- All erosion control systems are to be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- All construction shall be per City of O'Fallon specifications or as approved with these plans.
- Construction working hours per City of O'Fallon Ordinance 3914:
October 1 to May 31 - Monday through Sunday: 7:00 AM to 7:00 PM
June 1 to September 30 - Monday through Friday: 8:00 AM to 8:00 PM
- Saturday and Sunday: 7:00 AM to 8:00 PM
- The City of O'Fallon Construction Inspection Division shall be notified at 636-379-5596 at least 48 hours before construction begins and 24 hours in advance of any required inspections.
- All low places shall be graded to allow proper drainage. Areas with temporary low areas can use temporary swales.
- Project Benchmark: Top of existing manhole (M.H. 4) from the as-built plans of Glen Eagle Municipal Golf Course Sanitary Extension - Elevation = 553.71.
- Underground utilities have been plotted from available information and therefore their locations shall 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 any grading or construction of the improvements.
- Developer to post a financial guarantee of performance (per an approved cost estimate) as required by Article 403 of Subdivision Ordinance.
- Calculations for the retaining wall will be provided by others.
- A Geotechnical Engineer shall be onsite and monitor the construction of the retaining wall and determine compactive efforts of the base, compacted backfill and stability of exposed soils. Any changes due to soil inconsistency shall be shown with revised retaining wall calculations.

NOTE: 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 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 silts or mud on new or existing pavement or in new or existing storm 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.

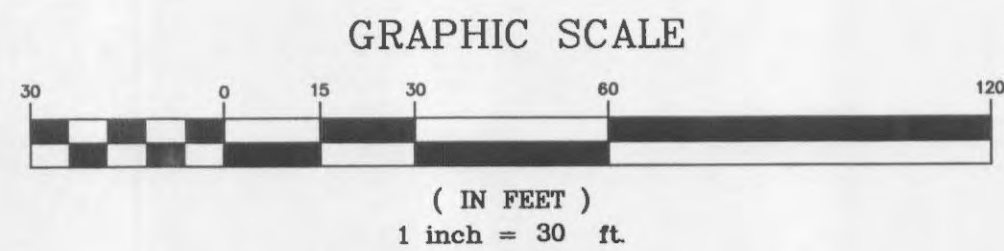
5/29/08	4	CITY OF O'FALLON COMMENTS
5/27/08	3	CITY OF O'FALLON COMMENTS
5/12/08	2	CITY OF O'FALLON COMMENTS
4/22/08	1	CITY OF O'FALLON COMMENTS

DATE: NO.: REVISION:

MUSLER ENGINEERING COMPANY

CIVIL ENGINEERING - PLANNING - LAND SURVEYING
32 Portwest Court, St. Charles, Missouri 63303
Telephone: (636) 916-0444
Fax: (636) 916-3444

DATE:	DRAWN:	CHECKED:	PROJECT NO.:	SHEET NO.:
april 2008	M.F.V./J.R.S.	J.R.S.	08-1086	1 OF 3



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Underground facilities, structures and utilities have been plotted from available surveys, records and information, and therefore, do not necessarily reflect the actual existence, non-existence, size, type, number of, or location of these facilities, structures, and utilities. The Contractor shall be responsible for verifying the actual location of all underground facilities, structures, and utilities, either shown or not shown on these plans. The underground facilities, structures, and 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.



INDEX

- 1 COVER SHEET
- 2 SITE PLAN & WALL PROFILE
- 3 DETAILS

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