GENERAL NOTES:

SOIL:

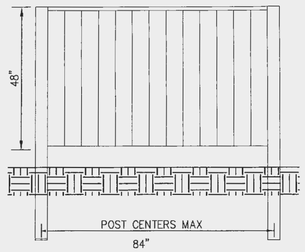
A. Soil preparation and revegetation shall consist of seeding fescue between March 1 and June 1 at a rate of 30 pounds per acre. See Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
B. Property Owner/Developer assumes full responsibility for performance of grading operation and assurance that all properties and City, County and State roads will be adequately protected.
C. If siltation control devices are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by Contractor.
D. Where natural vegetation is removed during grading, vegetation shall be reestablished 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.
E. When grading operations are completed or suspended for more than 14 days, 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 Designated Official's recommendation.
F. Any wells and/or springs which may exist on this property should be located and treated in a manner acceptable to the local governing authority.
G. All existing trash, debris and broken concrete pieces on site must be removed and legally disposed of off site.
H. Debris material from any existing on site building or structure which is scheduled to be razed for this development must be legally disposed of off site.
I. Soft soils in the bottom and banks of existing or former pond sites or tributaries should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer location.
J. The fill material shall be placed as directed by the Geotechnical Engineer.

SILTATION CONTROL:

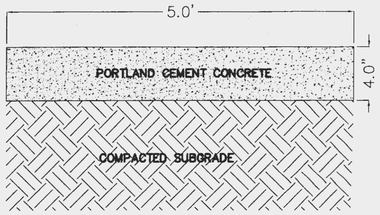
A. Siltation control shall consist of temporary berms and swales to divert storm water runoff to a natural discharge point (see Grading Plan for location), at which point there shall be a siltation fence (see details, this sheet). In areas where a berm and swale are not feasible, a single row of siltation fence shall be placed end to end to protect adjacent property and rights-of-way. This shall be the responsibility of the Grading Contractor or Developer.
B. Upon completion of storm sewers, if any, siltation devices shall be placed on all sides of inlet structures to keep silt out of storm sewer. This shall be the responsibility of the Sewer Contractor or the Developer. All siltation fences shall be securely anchored and properly maintained until all disturbed areas are paved or vegetation is established.
C. Temporary siltation control measures shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.
D. Erosion control shall not be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties, and ditches.
All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch or more.

MUNICIPAL GRADING NOTES:

1. Developer must supply City inspectors with soil reports before and during site construction.
2. No slopes shall be steeper than 3 (horizontal) to 1 (vertical).
6. All filled places under proposed storm and sanitary sewer lines and/or paved areas shall be compacted to ninety (90%) of maximum density as determined by the Modified AASHTO T-180 Compaction Test or ninety-five (95%) of maximum density as determined by the Standard Proctor Test AASHTO T-99.
7. All filled places in proposed roads shall be compacted from the bottom of the fill up to ninety (90%) maximum density as determined by the Modified AASHTO T-180 Compaction Test or ninety-five (95%) of maximum density as determined by the Standard Proctor Test AASHTO T-99. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the City. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations.
8. The sediment control plan should be implemented before grading begins. No graded area is to remain bare without being seeded and mulched. Also, when deemed necessary positive steps should be exercised to prevent this soil from damaging adjacent property and silting up all storm drainage systems whether on or off site.
9. All low places whether on or off site should be graded to allow drainage. This can be accomplished with temporary ditches.
10. The Contractor shall assume compete 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 fence. Control shall commence with grading and be maintained throughout the project until acceptance of the work by the Owner and/or the City. The Contractor responsibilities include all design and implementation as required to prevent erosion and the depositing of silt. the Owner and/or City may at their option direct the Contractor in his methods as deemed fit to protect property and improvements. Any depositing of silt or mud on new or existing pavement shall be removed immediately. Any depositing of silts or mud in new or existing storm sewers shall be removed after each rain and affected areas cleaned to the satisfaction of the Owners and/or City.

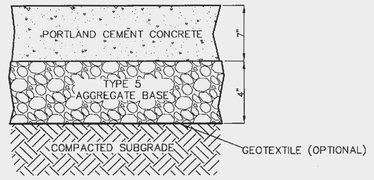


VINYLE SIGHT PROOF FENCE 4' HIGH



SIDEWALK DETAIL

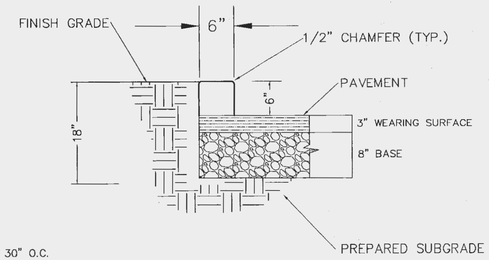
TOOL JOINT EVERY 5 FEET
CONSTRUCTION JOINT EVERY 20 FEET



1. AGGREGATE MATERIALS SHALL COMPLY WITH ASTM D 2321.
2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
3. GEOTEXTILE TO BE MIRAFI 600X WOVEN POLYPROPHYLENE GEOTEXTILE AS MANUFACTURED BY NICOLON MIRAFI, NARCROSS, GA OR EQUAL, APPROVED BY ENGINEER.
4. IN RIGHT-OF-WAY: 15' MAX. JOINT SPACING AND LONGITUDINAL TIE BARS @ 30" O.C. SPACING ON A PREPARED SUBGRADE WITH A MIN. COMPACTION OF 90 PROCTOR. COMPACTION CURVES TO BE USED IN SUBGRADE TESTING WILL BE SUPPLIED TO THE CITY ENGINEERING DEPT. BY DEVELOPER. CRACK SEALANT SHALL BE IN ACCORDANCE WITH ASTM 1190 OR AN APPROVED EQUAL.
5. IN RIGHT-OF-WAY: FINES NOT TO EXCEED 0-25% PASSING #30 SIEVE AND 0-8 PASSING #200 SIEVE, UNLESS OTHERWISE AUTHORIZED BY THE CITY.

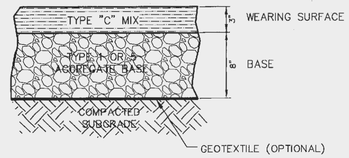
CONCRETE APPROACH PAVEMENT

NOT TO SCALE



VERTICAL CURB

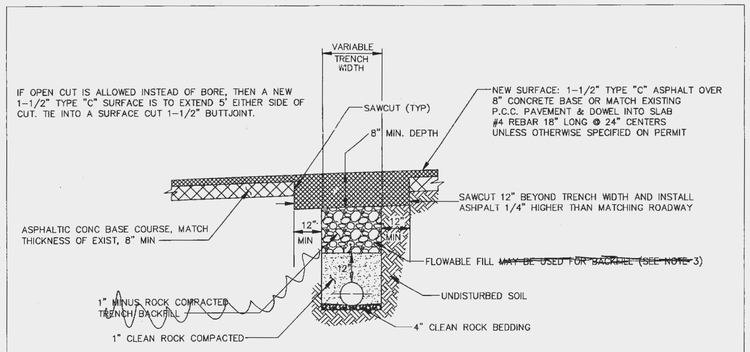
NOT TO SCALE



1. AGGREGATE MATERIALS SHALL COMPLY WITH ASTM D 2321.
2. OPTIONAL GEOTEXTILE TO BE MIRAFI 600X WOVEN POLYPROPHYLENE GEOTEXTILE AS MANUFACTURED BY NICOLON MIRAFI, NARCROSS, GA OR EQUAL, APPROVED BY ENGINEER.
3. TYPE "C" & "X" ASPHALT MIXTURES TO COMPLY WITH CITY OF O'FALLON SPECIFICATIONS FOR CONSTRUCTION.

ASPHALT SURFACE

NOT TO SCALE

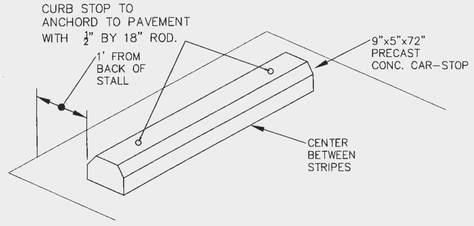


NOTES:
1. CONTRACTOR TO OBTAIN RIGHT-OF-WAY CONSTRUCTION UTILITY PERMIT FROM THE CITY OF O'FALLON AND NOTIFY THEM FOR INSPECTION AT 636-379-5599 PRIOR TO ANY REPAIRS. TRAFFIC CONTROL PER MODOT STANDARDS SHALL BE IMPLEMENTED.
2. ACTUAL TRENCH SIDESLOPE TO BE DETERMINED BY CONTRACTOR IN ACCORDANCE WITH OSHA STANDARDS.
3. THE 12" SAWCUT BEYOND THE TRENCH WIDTH MAY BE OMITTED IF FLOWABLE FILL IS USED FOR BACKFILL.

STREET TRENCHING DETAIL AND CROSSING SECTION

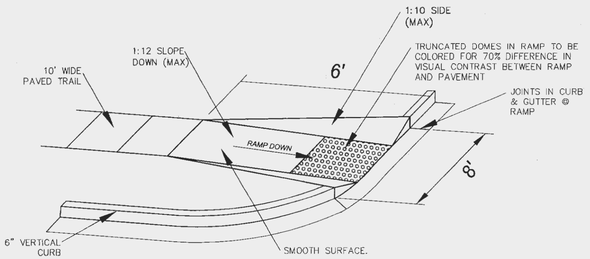
NOT TO SCALE

SONDEREN DRIVE STREET REPAIR



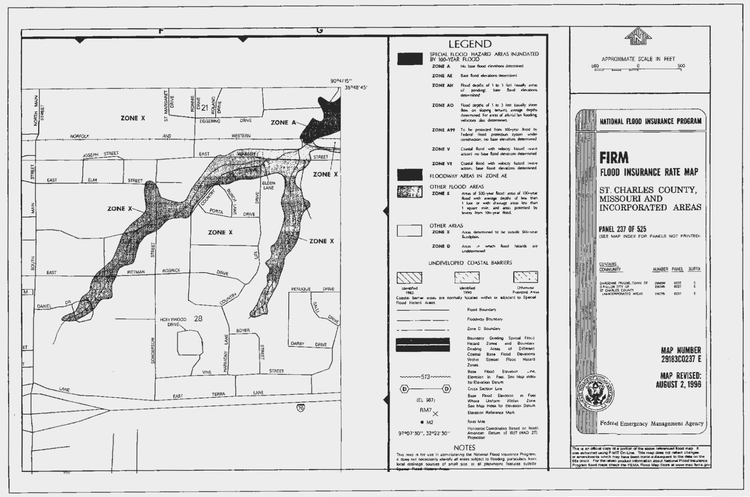
CONCRETE CAR-STOP

NOT TO SCALE



H.C. RAMPS WITHIN RIGHT-OF-WAY

NOT TO SCALE



ENGINEERS CERTIFICATION:
The following applies to ALL sheets and documents involved in the preparation of the plans and documents for this project. The responsibility for Professional Engineering liability on this project is limited to the set of plans displaying the signature and an original stamped seal of the Engineer on each sheet. ALL reponsibility is Disclaimed: until ALL review agency approvals are granted; for all other plan sheets issued prior to this plan set date; for this set when another set is issued after this date; if the sheets are used individually instead of a set. This applies for ALL sheets and documents involved in this project whether this statement appears on them or not. Copyright. All Rights Reserved.

ZAVRADINOS PROFESSIONAL SERVICES, INC.

STATE OF MISSOURI ROBERT E. BAXTER NUMBER 25639 REGISTERED PROFESSIONAL ENGINEER

5/17/05
ROBERT E. BAXTER # 25639 DATE

No.	Date	Description	By
1	5-12-05	CITY COMMENT LETTER 5-12-05	REB
1	4-28-05	CITY COMMENT LETTER 4-21-05	REB

Zavradinos Engineering and Surveying
Engineers Surveyors Planners
17813 Edison Avenue, Suite 201
Chesterfield, MO 63005
636-946-5555

Job Number 04187
Sheet 6 of 6 Sheets