

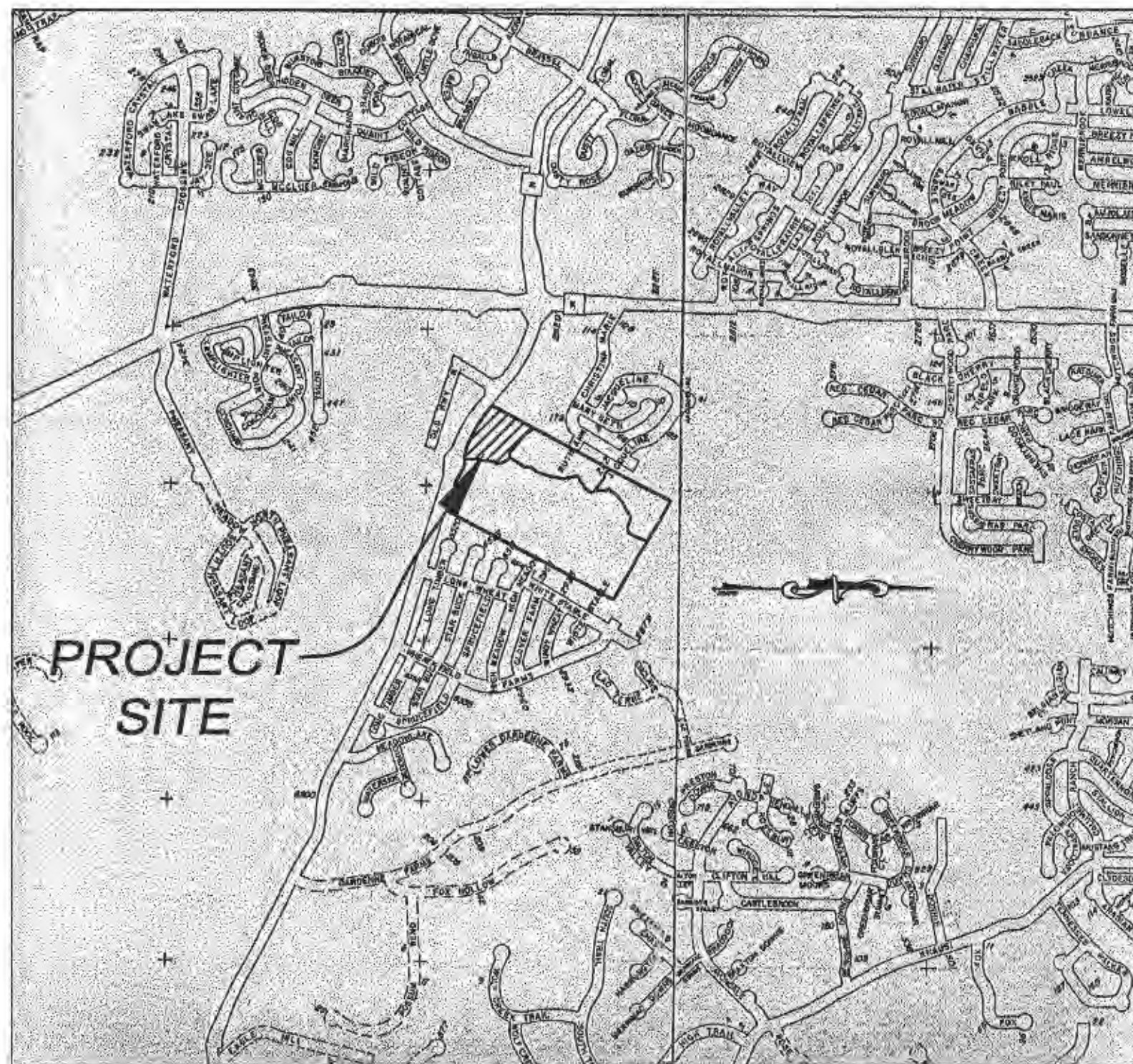
AVONDALE COMMERCIAL

A TRACT OF LAND BEING PART OF U.S. SURVEY 67,
TOWNSHIP 46 NORTH, RANGE 3 EAST,
ST. CHARLES COUNTY, MISSOURI

GRADING / SEDIMENT AND EROSION CONTROL PLAN

GRADING 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.
- 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.
- Contractor shall keep road clear of mud and debris.
- All fill areas to be compacted to a minimum of 90 percent of maximum dry density as determined by the Modified AASHTO Compacting Test, ASTM D1557-78, or as specified by the soils engineer.
- It shall be the grading contractor's responsibility to notify the soils engineer prior to work in progress and to comply with recommendations by the soils engineer with regards to compaction, surface preparation, and placement of fill.
- It shall be the grading contractor's responsibility to provide the location of any existing underground utilities by notifying utility companies prior to grading operations.
- The grading contractor shall cut or fill to subgrade elevation under all areas to be paved. Subgrade depth is 0.5 foot below proposed finished elevations.
- All drainage swales shall be sodded or seeded and mulched to prevent erosion.
- All stumps, limbs, and other debris are to be removed from the site unless a suitable dump area is approved in advance by the owner after consulting with the soils engineer if burning is approved.
- Subgrade is included in the total bid yardage. (Subgrade is figured at pavement depth.)
- Slopes to receive fill which are steeper than 5:1 should be benched prior to placement of fill.
- If fill is to be placed in areas of soft soil, particularly in draws, drainage channels and other low lying areas, the soft soil shall be excavated until firm soil is encountered.
- All grading shall comply with the soils engineer's recommendations.
- Permanent grass is required at completion of grading or a 30 day suspension of grading will be imposed.
- A drainage easement will be granted to the City of O'Fallon for any creeks to remain in the development on the record plat.
- Siltation control 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.
- Additional siltation control may be required as directed by the local governing authority.
- All grading area shall be protected from erosion by erosion control devices and/or seeding and mulching as required by the City of O'Fallon.
- No portion of any lot will be in the 100 year flood plain after proposed grading is completed.
- Erosion and sediment control structures shall be maintained throughout the construction process.
- The Developer shall provide the City construction inspectors with soils reports prior to and during site soil testing.
- 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 the 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 any silts or mud on new or existing pavement or in new or existing 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.
- All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
- 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, adjacent roadways, properties, ditches, and storm drainage systems (both on and offsite).
- No graded area shall remain bare for over 6 months without being seeded or mulched.
- No slope shall exceed 3(horz.):1(vert.).
- When deemed necessary, positive steps should be exercised to prevent the soil from damaging adjacent property and siltting up all storm drainage systems whether on or off site.
- All low places whether on-site or off-site should be graded to allow drainage by installing temporary ditches.
- Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the City of O'Fallon.
- All trash and debris on-site, either existing or from construction, must be removed and disposed of off-site.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site. All existing buildings and fencing is to be removed.
- Soft soils in the bottom and banks of any 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.
- Please notify the Director of Public Works for the City of O'Fallon 24 hours prior to the commencement of grading. No building permits will be issued by the City of O'Fallon until construction plans are approved and the final plat recorded.
- No grading is proposed within the R/W of Hwy. N at this time. Any subsequent grading or construction within state R/W as part of the final improvement plans will require MoDOT approval.
- A LOMR-F (Letter Of Map Revision based on Fill) will be obtained from F.E.M.A. once grading is completed to adjust the 100-year flood plain limits.
- The low sill elevation for any proposed structures adjacent to the flood plain shall be a minimum of 1 (one) foot above the 100-year flood elevation and will be noted on the final improvement plans.



LOCATION MAP
NOT TO SCALE

INDEX OF SHEETS

1	COVER SHEET
2	GRADING PLAN
3	SILTATION CONTROL DETAILS

EXISTING	LEGEND	PROPOSED
542	CONTOURS	(542)
536	SPOT ELEVATIONS	(536)
[Symbol]	CENTER LINE	
[Symbol]	BUILDINGS, ETC.	
[Symbol]	TREE LINE	
[Symbol]	FENCE	
[Symbol]	STORM SEWERS	
[Symbol]	SANITARY SEWERS	
[Symbol]	UTILITY OR POWER POLE	
[Symbol]	FIRE HYDRANT	
[Symbol]	TEST HOLE	
[Symbol]	PAVEMENT	
2'0"	GAS MAIN & SIZE	(2'0")
6"W	WATER MAIN & SIZE	(6"W)
T	TELEPHONE	(T)
E	ELECTRIC (U) UNDERGROUND	(E)
OHW	ELECTRIC (O) OVERHEAD	(OHW)
E	FLOW LINE	E
	TO BE REMOVED	TBR
TC	TOP OF CURB	(TC)
[Symbol]	SWALE	
[Symbol]	LIGHT STANDARD	
[Symbol]	STREET SIGN	

FLOODWAY IS TO BE CLEARLY STAKED IN THE FIELD PRIOR TO THE BEGINNING OF THE GRADING OPERATION

GENERAL NOTES:

- This site is in the following Districts:
Duckett Creek Sewer District
City of O'Fallon Fire Protection District
Fort Zumwalt School District
- This site is in the following Utility Service Areas:
Public Water District #2
AT&T Broadband
Ameren UE Company
St. Charles County Gas Company
Southwestern Bell Telephone
- Storm Water Management shall be designed pursuant to the requirements of St. Charles County, and City of O'Fallon and shall discharge at an adequate natural discharge point.
- Grading shall be per City of O'Fallon standards.
- The underground utilities shown herein 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 shall be located in the field prior to any grading, excavation, or construction of improvements. The provisions shall in no way, absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.
- The source of topographic information is aerial photo dated 3-08-2001.
- This project is in compliance with Article 28 of the City of O'Fallon's Zoning Code.
- Existing land use: vacant.
- All future uses on subject property will conform with Article XIII of the Zoning Code.

TREE ORDINANCE:

Existing Trees = 0.93 Ac.
Trees Removed = 0.11 Ac. or 11.83% (25% Max.)
15 Trees/Ac x 0.11 Ac. = 2 Trees Required
Trees Proposed = 2 Trees
Com: filed With Ordinance

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29183C0239 E DATED AUGUST 2, 1998), A PORTION OF THIS PROPERTY LIES WITHIN ZONE AE. ZONE AE IS DEFINED AS AN AREA OF 100 YEAR FLOOD HAZARD, IN WHICH BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED.

ESTIMATED CONSTRUCTION SCHEDULE

- Clearing and Grubbing: July 2002
- Rough Grading: July 2002
- Seeding & Mulching: August 2002

PROJECT B.M. (MoDOT #90)

* [Symbol] AT CENTER OF SOUTH HEADWALL; STA. 226+83, 13' RT. ON OLD HIGHWAY N.
ELEV. 487.17
USCS DATUM

S.B.M. #1

OLD CROSS AT INTERSECTION OF RUTH ANN DRIVE AND CHRISTINA MARIE DRIVE
ELEV. 499.98
USCS DATUM

7-17-02 JLM
APPROVED
SEE NOTED

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

ISSUE	REMARKS/DATE
1	FIRST SUBMITTAL 4-18-02
2	6-7-02 REV. PER CITY COMMENTS
3	7-2-02 REV. PER CITY COMMENTS

PREPARED FOR:
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(314) 432-3088



THE **STERLING CO.**
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(314) 487-0440 FAX 487-8944

DRAWN: C.M.
DESIGNED: J.M.
CHECKED: J.M.
PROJECT: AVONDALE COMMERCIAL
SHEET TITLE: COVER SHEET

NO.	02	03	058
M.S.D.			SHEET
P#	1		
DIGITAL FILE LOCATION			
DATE			