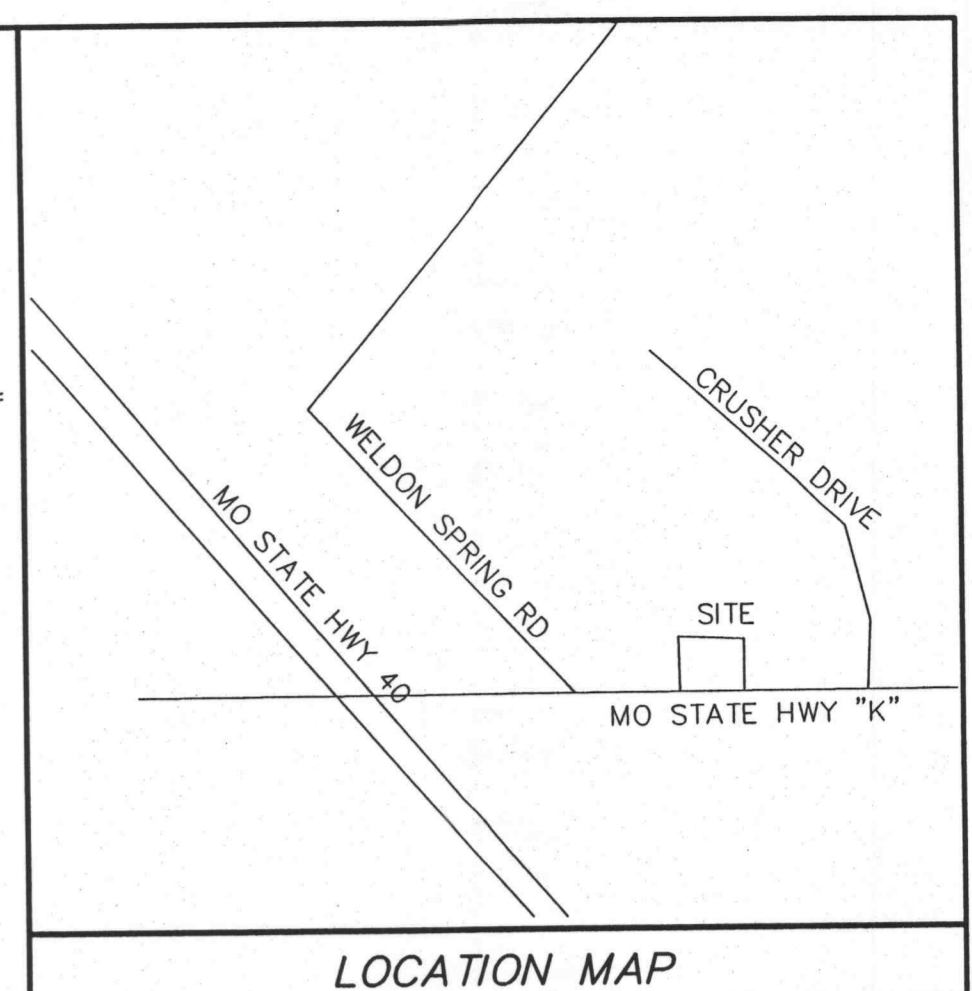


Grading Plan for BISTRO of JAPAN O'Fallon, MO

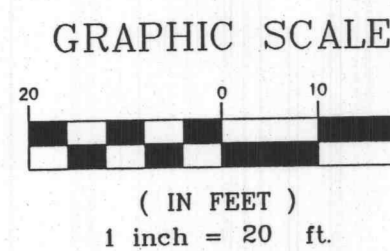


LOT 3
WILLIAM H. ERKER SUBDIVISION
"MIDWEST BANK"

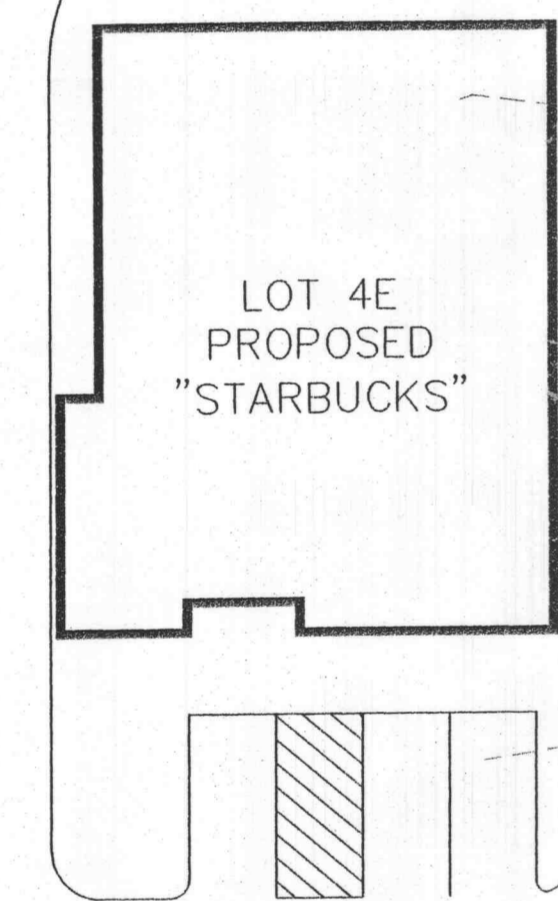
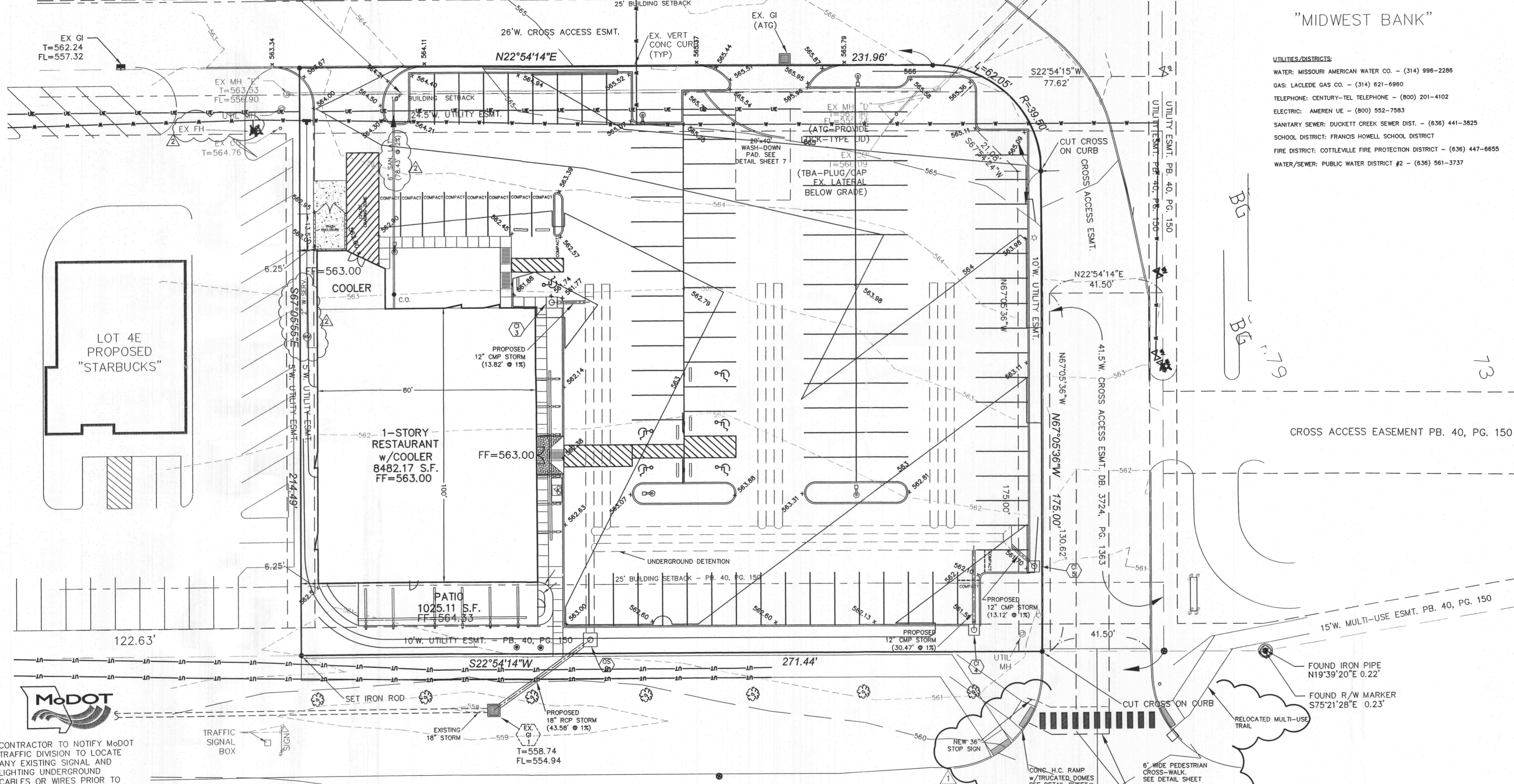
GRADING NOTES

- UTILITIES/DISTRICTS:**
 WATER: MISSOURI AMERICAN WATER CO. - (314) 998-2286
 GAS: LACLEDE GAS CO. - (314) 621-6960
 TELEPHONE: CENTURY-TEL TELEPHONE - (800) 201-4102
 ELECTRIC: AMEREN UE - (800) 552-7583
 SANITARY SEWER: DUCKETT CREEK SEWER DIST. - (636) 441-3825
 SCHOOL DISTRICT: FRANCIS HOWELL SCHOOL DISTRICT
 FIRE DISTRICT: COTLEVILLE FIRE PROTECTION DISTRICT - (636) 447-6655
 WATER/SEWER: PUBLIC WATER DISTRICT #2 - (636) 561-3737

- NOTIFY CITY OF O'FALLON PUBLIC WORKS DEPARTMENT 48 HOURS PRIOR TO THE STARTING OF GRADING AND/OR CONSTRUCTION.
- ALL FILLS PLACED UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-99 COMPACTION TEST (ASTM D 1557) FOR THE ENTIRE DEPTH OF FILL. COMPACTED GRANULAR BACKFILL IS REQUIRED IN ALL TRENCH EXCAVATION WITHIN THE STREET RIGHT-OF-WAY AND UNDER ALL PAVED AREAS. ALL TEST SHALL BE PERFORMED UNDER THE DIRECTION OF AND VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILL OPERATIONS.
- EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
- SEDIMENT AND EROSION CONTROL SHALL NOT BE LIMITED TO THE MEASURES SHOWN ON THE PLANS. THE CONTRACTOR, WITH THE APPROVAL OF THE CITY INSPECTOR, SHALL UTILIZE BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTIES, ROADWAYS, STORM SEWERS, AND DRAINAGE WAYS.
- REFER TO SHEETS 6, 7 & 8 FOR ADDITIONAL NOTES AND DETAILS.
- THE STREETS SURROUNDING THIS DEVELOPMENT AND ANY STREET USED FOR CONSTRUCTION ACCESS THERETO SHALL BE KEPT FREE FROM MUD AND CONSTRUCTION DEBRIS AND SHALL BE CLEANED THROUGHOUT THE DAY.
- ALL TRASH AND DEBRIS ON-SITE, EITHER EXISTING OR FROM CONSTRUCTION, MUST BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
- DEBRIS AND FOUNDATION MATERIAL FROM ANY ON-SITE BUILDING OR STRUCTURE THAT IS SCHEDULED TO BE RAZED FOR THIS DEVELOPMENT MUST BE PROPERLY DISPOSED OF OFF-SITE.
- PROPOSED STORM SEWERS SHALL COMPLY WITH ALL CITY, COUNTY & STATE STORM WATER MANAGEMENT ORDINANCES.
- ALL GRADES TO BE WITHIN 0.20% FEET OF PROPOSED CONTOURS AND ELEVATIONS SHOWN ON THE GRADING PLAN.
- ALL LOTS SHALL BE SEEDED AND MULCHED OR SODDED BEFORE AN OCCUPANCY PERMIT SHALL BE ISSUED EXCEPT THAT A TEMPORARY OCCUPANCY PERMIT MAY BE ISSUED BY THE CITY OF O'FALLON PLANNING DEPARTMENT IN CASES OF UNDUER HARDSHIP BECAUSE OF UNFAVORABLE GROUND CONDITIONS. IF THE LOT IS TO BE SEEDED AND MULCHED, IT SHALL BE DONE IN A MANNER THAT MEETS OR EXCEEDS THE REQUIREMENTS OF THE CITY'S "SEDIMENT & EROSION CONTROL GUIDELINES".
- ALL EXCAVATIONS, GRADING OR FILLING SHALL HAVE A FINISH GRADE NOT TO EXCEED A 3:1 SLOPE (3 HORIZONTAL TO 1 VERTICAL) (33%) UNLESS SPECIFICALLY APPROVED OTHERWISE.
- ALL EROSION CONTROL SYSTEMS TO BE INSPECTED AND NECESSARY CORRECTIONS TO BE MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
- ANY GRADED AREA THAT ARE TO REMAIN BARE FOR MORE THAN TWO WEEKS ARE TO BE SEEDED AND MULCHED.
- CONTRACTOR TO TURN IN GRADING APPLICATION AND PLANS AFTER SITE APPROVAL.
- PARKING ON NON-SURFACED AREAS IS PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
- SOFT SOILS FROM THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES OR ANY SEDIMENT BASINS OR TRAPS SHALL NOT BE PLACED IN PROPOSED PUBLIC RIGHT-OF-WAY LOCATIONS OR IN ANY STORM SEWER LOCATION.
- ANY WELLS, CISTERNS AND/OR SPRINGS WHICH MAY EXIST ON THIS PROPERTY, SHOULD BE LOCATED AND SEALED IN A MANNER ACCEPTABLE TO THE CITY OF O'FALLON AND THE MOENR.
- NO EXCAVATION SHALL BE MADE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PROPERTY OF ANY PUBLIC OR PRIVATE STREET WITHOUT SUPPORTING AND PROTECTING SUCH PUBLIC OR PRIVATE STREET OR PROPERTY FROM SETTLING, CRACKING OR OTHER DAMAGE.



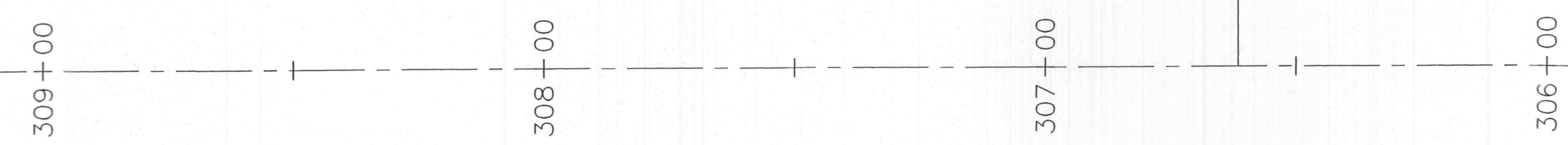
10"x6" WYE STA. = 1+96 LT.
 NOTE: SADDLETAP CONNECTION TO EXIST. 10" PVC SANITARY SEWER MAIN REQUIRES DCSD INSPECTION. CONTACT MR. STEVE OVERBEY, DCSD CHIEF INSPECTOR, AT (636) 441-1244 TO SCHEDULE INSPECTION. 24 HR. ADVANCE NOTICE REQUIRED.



CONTRACTOR TO NOTIFY MoDOT TRAFFIC DIVISION TO LOCATE ANY EXISTING SIGNAL AND LIGHTING UNDERGROUND CABLES OR WIRES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR EARTHWORK. (314) 340-4100.

Missouri One Call System, Inc.
 Call Before You Dig!
 1-800-DIG-RITE
 (1-800-344-7483)

STATE HIGHWAY K (WIDTH VARIES)



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 responsibility is Disclaimed, until ALL review agency approvals are granted, for all other plan sheets issued prior to this issue 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 certification appears on it or not. Copyright. All Rights Reserved.

ZAVRADINOS PROFESSIONAL SERVICES, INC.
 RICHARD G. WISCHMANN, PE-2003015059 DATE

O'FALLON P & Z CASE #: 905.01

No.	Date	Description	By
1	7-27-08	REVISIONS PER CITY COMMENTS	JRE

Prepared For:
 JOHNNY YOON
 523 Madinmoor Drive
 St. Charles, MO 63304
 (314) 650-3937

Checked by: REB
 Issued on: 5-15-08
 Job Number: 04152
 Sheet: 3 of 11

Zavradinos Professional Services, Inc.
 Engineers Surveyors Planners
 17813 Edison Avenue, Suite 201
 Chesterfield, MO 63005
 636-946-5555

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