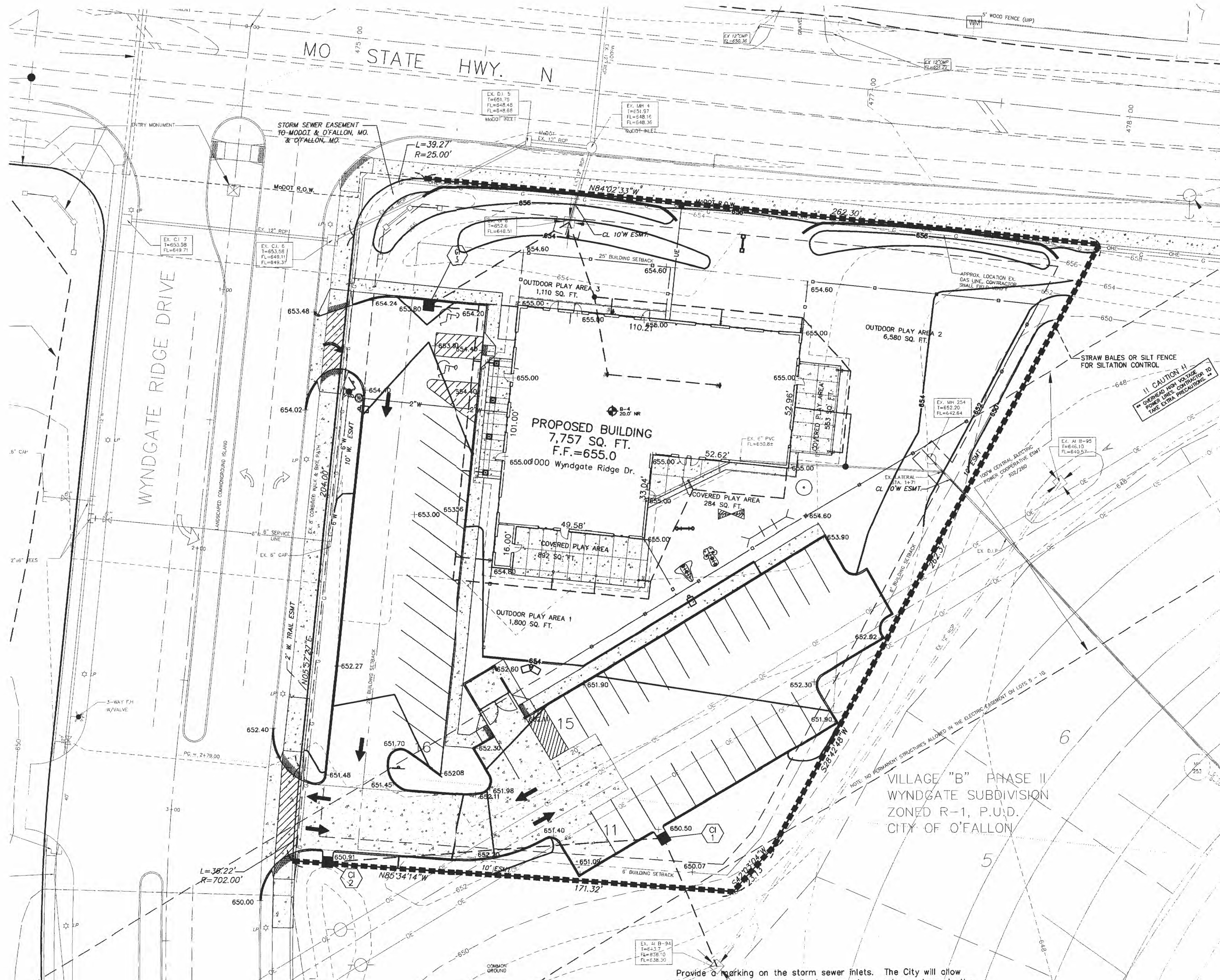
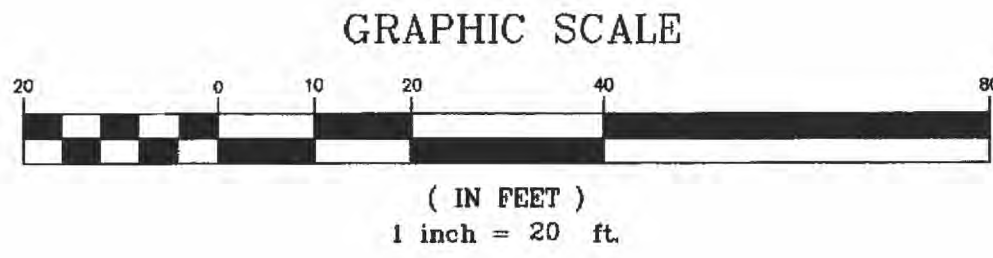


TRACTS OF LAND BEING PART OF FRACTIONAL SECTIONS 16 & 17, AND U.S. SURVEYS 61 & 417, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI



- ### GRADING NOTES
- Siltation control will be provided as required to prevent run-off.
 - Siltation control shall be silt fence and/or straw bales placed end to end and anchored with no less than 3" long x 2" x 1" wooden stakes. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
 - All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed at the direction of the city.
 - The contractor shall field investigate the entire site prior to his bid submitting noting the existing vegetation and trees and including the removal and disposal of same in his bid.
 - No area shall be cleared without permission of the developer.
 - All grade shall be within 0.2 feet more or less of those shown on the grading plan.
 - No slope shall be greater than 3:1 and shall be either sodded or seeded or mulched.
 - The contractor shall restore offsite construction areas to an equal or better condition than existed prior to commencement of construction.
 - Earth subgrade for paved areas must be compacted to a minimum 90% of maximum dry density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted from the bottom of the fill up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations and must be approved by a City Representative before paving may commence. Owner to provide a copy of the soils report to the grading contractor. Contractor shall be responsible for adhering to all recommendations outlined in the soils report.
 - Soil preparation and revegetation shall consist of Tall Fescue (TF) & Smooth Brome (SB) between March 1st and June 1st at a rate of TF=30lb/AC & SB=20lb/AC. See Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
 - Proposed phasing of development (rough dates) including:

JAN 06	FEB 06	a. Clearing (estimated duration of exposed area)
JAN 06	MAY 06	b. Grading and construction (installation of temporary sediment control, storm drainage, paving)
MAY 06		c. Final Grading and Landscaping (vegetative cover)
 - 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. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
 - 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 design of the officials recommendation. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
 - Developer must supply City construction inspectors with soils reports prior to or during site soil testing.
 - 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.
 - Rip rap shown at flared ends will be evaluated in the field after installation for effectiveness and field modified if necessary to reduce erosion on and off site.
 - All filled places under proposed roads, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-180 Compaction Test" or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted from the bottom of the fill up. All tests shall be verified by a soils engineer concurrent with grading and backfilling operations. Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion of the City of O'Fallon.
 - Developer must supply city construction inspectors with soil reports prior to or 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:
 - Maximum dry density
 - Optimum moisture content
 - Maximum and minimum allowable moisture content
 - 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-157) 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.
 - Curve must have at least 5 density points with moisture content and sample locations listed on document.
 - Specific gravity
 - Natural Moisture content
 - Liquid limit
 - Plastic limit
 Be advised that if this information is not provided to the City's Construction Inspector the City will not allow grading or construction activities to proceed on any project site.
- ### EROSION AND SEDIMENT CONTROL NOTES:
- EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCESS BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
 - TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
 - ALL FINISHED GRADES (AREAS NOT TO BE DISTURBED BY FUTURE IMPROVEMENT) IN EXCESS OF 20% SLOPES (S:1) SHALL BE MULCHED AND TACKED AT THE RATE OF 100 POUNDS PER 1,000 SQUARE FEET WHEN SEED.
 - STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
 - SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
 - SITE SHALL SHEET DRAIN DURING GRADING OPERATIONS SIMILAR TO EXISTING CONDITIONS. NO ADDITIONAL TEMPORARY DRAINAGE WAYS WILL BE NECESSARY TO ADEQUATELY HANDLE DRAINAGE DURING GRADING OPERATIONS. FILE #3203.05

NOTE
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

Provide a marking on the storm sewer inlets. The City will allow the following markers and adhesive procedures only as shown in the table below or an approved equal by Almetek Industries, "Peel and stick" adhesive pads will not be allowed.

MANUFACTURER	SIZE	ADHESIVE	STYLE	MESSAGE (PART #)	WEBSITE
ACP International	3 7/8"	Epoxy	Crystal Cap	No Dumping Drains To Waterways (SD-W-CC)	www.acpinternational.com
DAS Manufacturing, Inc.	4"	Epoxy	Standard Style	No Dumping Drains To Stream (#SDS)	www.dasmanufacturing.com

PICKETT RAY & SILVER

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

BRIGHT START
IMPROVEMENT PLANS

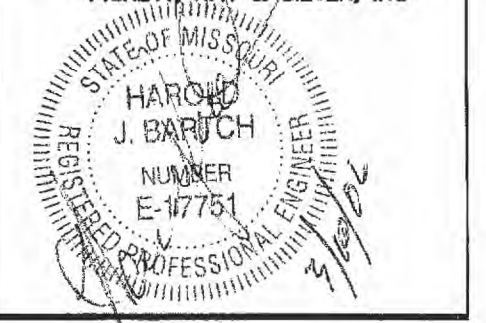
ST. CHARLES, MO

Prepared For:
SUMMIT POINTE, L.L.C.

239 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 946-9300

REVISIONS NO.	DATE	PER CITY OF O'FALLON	REVISOR
1	01-09-06	PER CITY OF O'FALLON	HUGHES
2	11-16-06	REVISOR PER T.R. HUGHES	HUGHES
3	02-06-06	REVISOR PER T.R. HUGHES	HUGHES
4	02-21-06	PER CITY OF O'FALLON	HUGHES
5	03-10-06	PER CITY OF O'FALLON	HUGHES

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authorized by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.



DRAWN	B.PARKS	DATE	12-05-05
CHECKED	D.BYRD	DATE	12-05-05
PROJECT #	01267.BRST.00C	TASK #	2
FIELD BOOK			X

NOT APPROVED FOR CONSTRUCTION

C:\projects\proj03\01267.dwg 3/10/2006 3:22:37 PM BRITANNY PARKS