

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, 36 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.

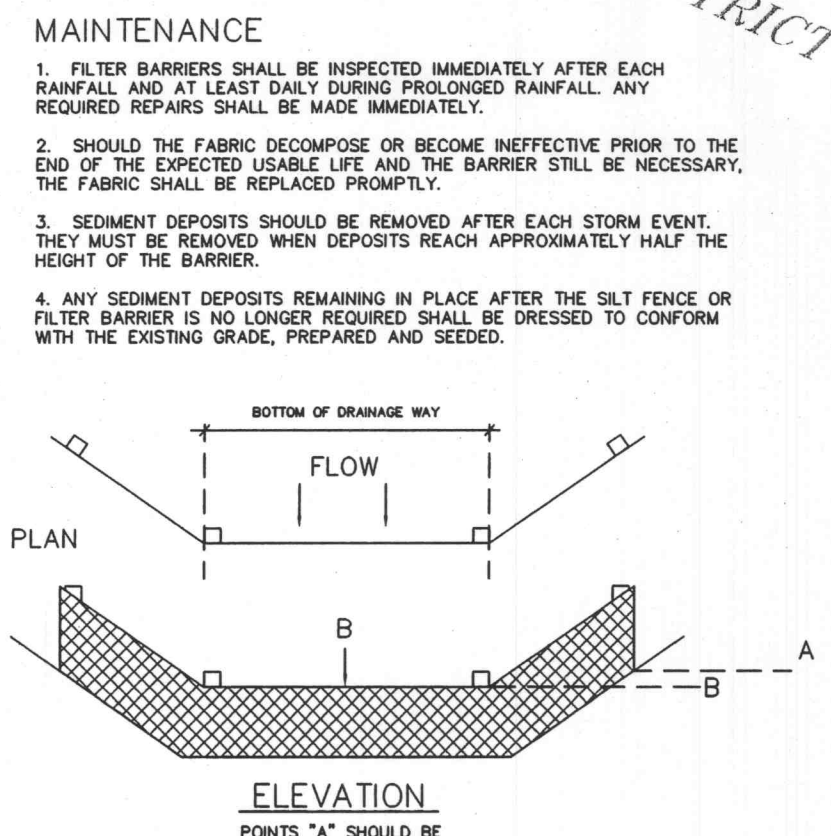
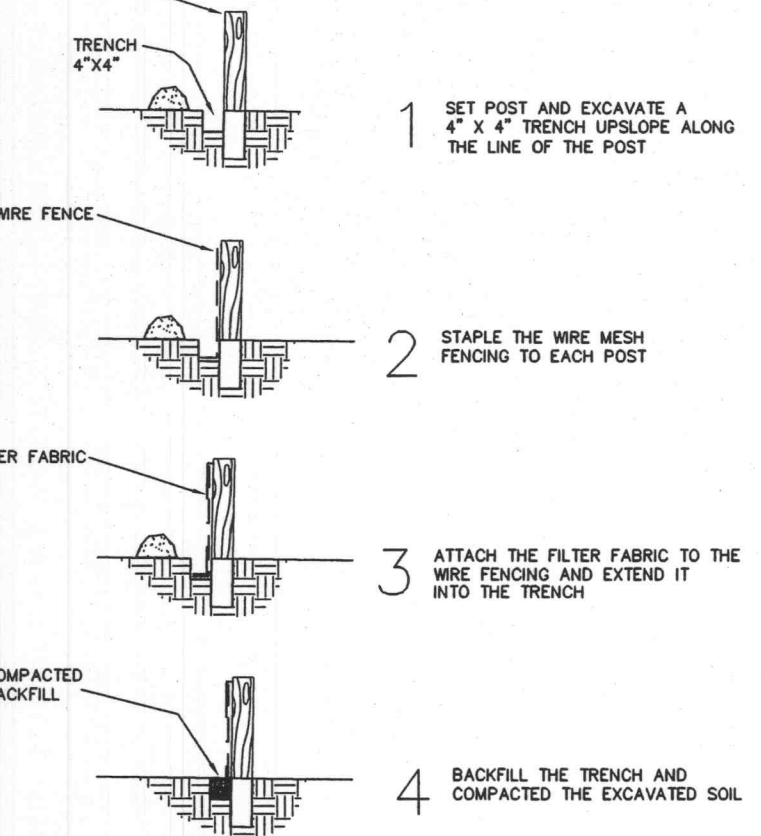
- SILTATION CONTROL:**
- A. Siltation control shall consist of temporary berms and swales to divert storm water runoff to a natural discharge point (see Grading Plan for location), at which point there shall be a siltation fence (see details, this sheet). In areas where a berm and swale are not feasible, 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.

SEEDING NOTES

PERMANENT:	
TALL FESCUE	- 30 LBS./AC.
SMOOTH BROME	- 20 LBS./AC.
COMBINED - FESCUE	15 LBS./AC. AND BROME 10 LBS./AC.
TEMPORARY:	
WHEAT OR RYE	- 150 LBS./AC. (3.5 LBS./1,000 SQ. FT.)
DATS	- 120 LBS./AC. (2.75 LBS./1,000 SQ. FT.)
SEEDING PERIODS:	
FESCUE OR BROME:	MARCH 1 TO JUNE 1
	AUGUST 1 TO OCTOBER 1
WHEAT OR RYE:	MARCH 15 TO NOVEMBER 1
DATS:	MARCH 15 TO SEPTEMBER 15
MULCH RATES:	
	100 LBS./1,000 SQ. FT. (4356 LBS./AC.)
FERTILIZER RATES:	
NITROGEN	30 LBS./AC.
PHOSPHATE	30 LBS./AC.
POTASSIUM	30 LBS./AC.
LIME	600 LBS./AC. ENM*

*ENM = EFFECTIVE NEUTRALIZING MATERIAL PER STATE EVALUATION OF QUARRIED ROCK.

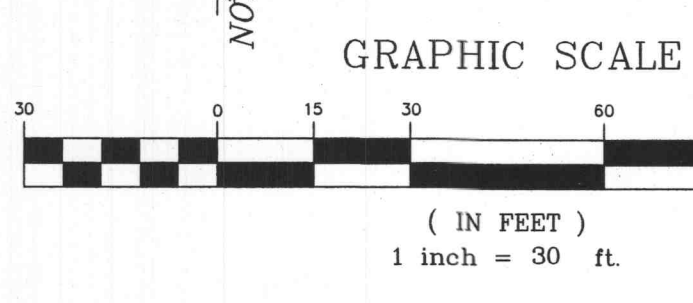
Install WESTEC J-2 24" SILT FENCE on posts at 8 foot centers or equivalent product. Install as recommended by manufacturer. If equivalent product is not available, then use installation procedure outlined below.



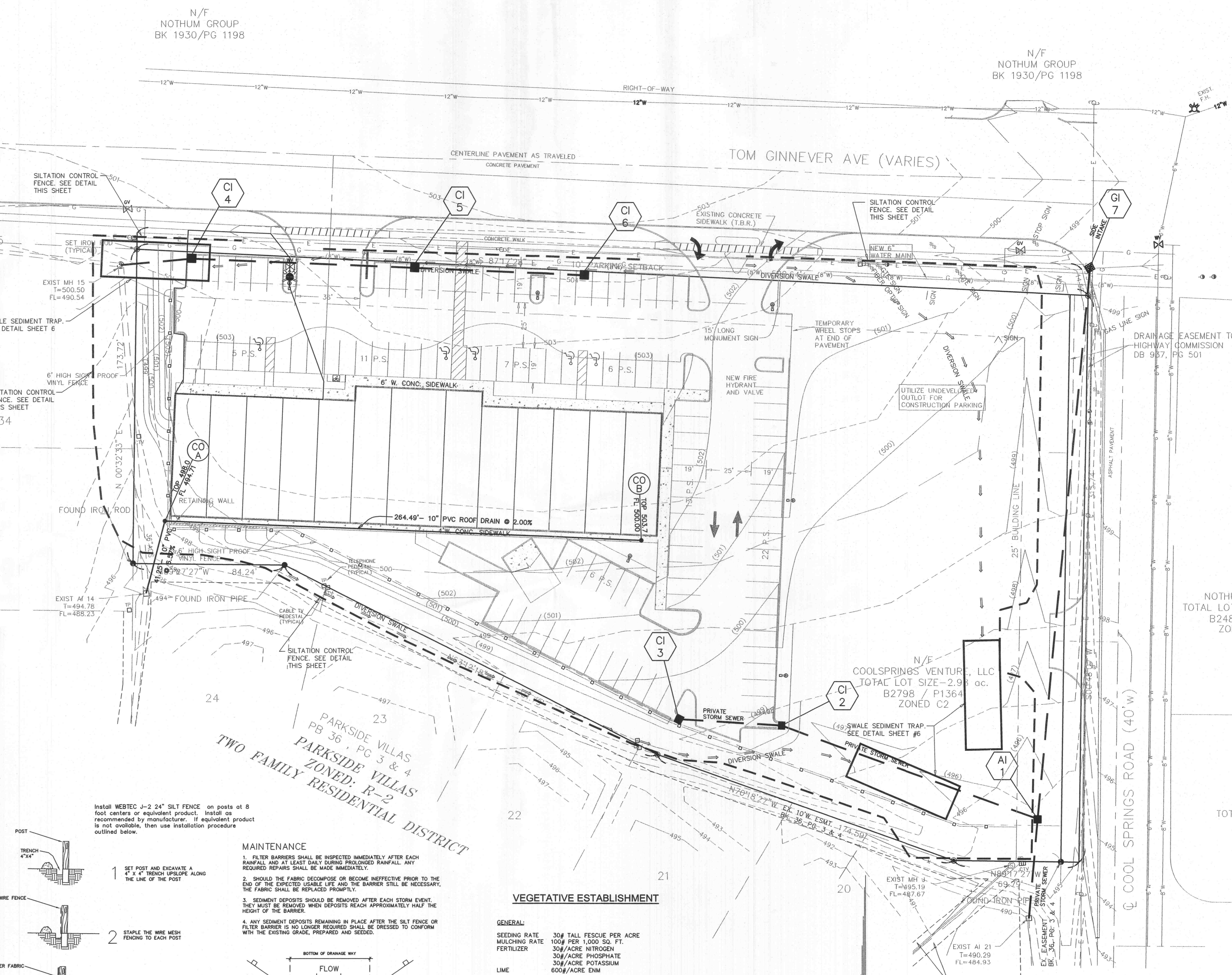
**SYNTHETIC FILTER BARRIER
 SILTATION CONTROL**
 NOT TO SCALE

VEGETATIVE ESTABLISHMENT

- GENERAL:**
- SEEDING RATE 30# TALL FESCUE PER ACRE
 - MULCHING RATE 100# PER 1,000 SQ. FT.
 - FERTILIZER 30#/ACRE NITROGEN
30#/ACRE PHOSPHATE
30#/ACRE POTASSIUM
600#/ACRE ENM
 - LIME
1. WHEN GRADING OPERATION IS COMPLETE, THE SITE WILL BE SEED, FERTILIZED, LIMED, MULCHED AND TACKED AS PER ABOVE RATE.
 2. WHEN GRADING OPERATIONS ARE CEASED FOR 14 DAYS OR MORE, ALL DISTURBED AREAS WILL BE SEED TO WHEAT AT THE RATE OF 90# PER ACRE.
- (FOR PROJECTS WITH BASINS, EROSION ISSUES OR STREAMS)
3. DIVERSION AND SEDIMENT DAM: UPON COMPLETION OF THE DAM AND DIVERSION, THEY WILL BE SEED, FERTILIZED, LIMED, MULCHED AND TACKED AND WHEAT WILL BE SOWN AT THE RATE OF 60# PER ACRE.
 4. WATERWAY: A GEOTEXTILE STRAW NETTING WILL LINE THE BOTTOM AND SIDESLOPES OF THE WATERWAY. SEEDING WILL BE ACCORDING TO RATES DESCRIBED UNDER THE "GENERAL" HEADING.
 5. VEGETATIVE FILTER: REED CANARY-GRASS WILL BE SEED FOR A FILTER ALONG THE WATERLINE OF THE POND. THE STRIP WILL BE 50 FEET WIDE AT 24# PER ACRE.
 6. SOD IS TO BE PROVIDED IN THE HIGHWAY K RIGHT-OF-WAY PER THE CITY OF O'FALLON.



O'FALLON P&Z # 904.01
 04/06/06



LEGEND

- Drainage Flow Arrow
- Sanitary Sewer (Proposed)
- Sanitary Sewer (Existing)
- Storm Sewer (Proposed)
- Storm Sewer (Existing)
- 8" Water Line and size
- Tee and Valve
- Fire Hydrant Cap
- Existing Fence Line
- Existing Contour
- Proposed Contour
- Street Sign
- Power Pole
- Guy Wire
- Light Standard (TYP Height 24')
- Gas Line
- Electric Line
- Telephone Line
- Gas Valve
- Gas Meter
- Water Valve
- Water Meter
- Found Old Iron Pipe
- Found Old Iron Rod
- R.C.P. Reinforced Concrete Pipe
- C.M.P. Corrugated Metal Pipe
- P.V.C. Polyvinyl Chloride Pipe
- C.I.P. Cast Iron Pipe
- E.P. End Pipe
- F.E. Flared End Section
- C.O. Clean Out
- M.H. Manhole
- T.B.R. To Be Removed
- Set I.R. Set Iron Rod with Cap
- O.I.P. Old Iron Pipe
- O.I.R. Old Iron Rod
- New Light Standard

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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.
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 ZAVRADINOS ENGINEERING & SURVEYING

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 PROFESSIONAL ENGINEER
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 DATE 04/06/06