

ST. CHARLES COUNTY STANDARD NOTES

GRADING/SEDIMENT & EROSION CONTROL NOTES

By acceptance of the grading permit to be issued for this development, the Developer/Owner shall assume full responsibility for the performance of the grading operations and ensure that all off-site properties and County roads will be protected.

There shall be no clearing, grading, construction, or disturbance of the vegetated buffer except as permitted by section 405.5026 of the unified development ordinance of St. Charles County, Missouri.

Sediment and erosion control shall not be limited to the measures shown on the plans. The contractor, with the approval of the County inspector, shall utilize best management practices to prevent sediment from entering adjacent properties, roadways, storm sewers, and drainageways.

All filled places under proposed storm and sanitary sewer lines and/or paved areas including trench backfills within and off the road right-of-way shall be compacted to 90 percent of maximum density as determined by the "Modified AASHTO T-180 Compaction Test (ASTM D-1557)". All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations.

All filled places in proposed and existing St. Charles County roads (highways) shall be compacted from the bottom of the fill up to 90 percent maximum density as determined by the "Modified AASHTO T-180 Compaction Test" (ASTM D-1557). Paved areas in cuts shall meet the same compaction requirements. All tests shall be verified by a Soils Engineer concurrent with grading operations.

Any wells and/or springs which may exist on this property should be located and sealed in a manner acceptable to the St. Charles County Highway Department and the Building Code Enforcement Division of the Community Development Department.

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 existing on-site building or structure which is scheduled to be razed for this development must be properly disposed of off-site.

Soft soils in the bottom and banks of any existing or former pond sites or tributaries or any sediment basins or traps 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 Chief Inspector of the St. Charles County Highway Department 24 hours prior to the commencement of grading and/or prior to the commencement of construction.

All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%).

Temporary siltation control measures (structural) shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

Upon completion of storm sewers, siltation control shall be provided around all open sewer inlets and shall remain until the disturbed drainage areas have been properly stabilized.

There shall be no clearing, grading, construction, or disturbance of vegetation except as permitted by Section 405.5026 of the Unified Development Ordinance of St. Charles County, Missouri.

Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion.

When mechanized land clearing activities are completed or suspended for more than 30 days, either temporary vegetation must be established or temporary siltation control measures must be put in place with the review and approval of the Director of the Division of Development Review.

When grading operations are completed or suspended for more than 30 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 recommendation of the Director of the Division of Development Review.

All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

All lots shall be seeded and mulched at the minimum rates defined in Appendix 'A' in Chapter 410, Article VI of the Unified Development Ordinance or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Code Enforcement Division of the Community Development Department in cases of undue hardship because of unfavorable ground conditions.

A pre-construction conference must be scheduled with the Director of Development Review prior to the start of each construction phase of land disturbance activity. The permittee will be responsible for notifying all contractors, utility crews, and other entities that will perform work at the site to be in attendance.

Please notify the Erosion Control Inspector of the Community Development Department a minimum of 48 hours prior to the commencement of clearing, grading, and/or prior to the commencement of construction to arrange for an inspection of the site.

TREE PROTECTION NOTES

The protection area around trees shall include all land within the canopy drip line. This area shall remain free of all grading and filling activities.

Construction site activities such as parking, material storage, soil stock piling, and concrete wash-out shall not be permitted within tree protection areas.

Tree protection areas shall be clearly identified prior to any land disturbance. Methods that may be used include snow fence, polyethylene, chain link fence, or construction stakes. Designated areas shall remain clearly marked until the protected area has been inspected.

Signs shall be used to designate tree protection areas. Signs are to be posted visibly on all sides of the preservation area. Minimum size for the signs is 24" x 36" and should state the following: "TREE PROTECTION AREA - Machinery Access and Dumping or Storage of Materials and Equipment Prohibited."

GENERAL INFORMATION

1. Total area of tract: 34.92 AC.

2. Total area of land disturbance: 32.72 AC.

3. Current Owner: Cross Development of Missouri, Inc.
1609 Prospect Village Dr.
Lake St. Louis, MO 63367

4. Any depositing of silts or mud in new or existing storm sewers shall be removed within 24 hours after each rain and affected areas cleaned to the satisfaction of the Countryside Homeowners Association and/or the City of O'Fallon.

5. Brick shall not be used in the construction of storm sewer structures.

THE ENCLAVE AT SOMMERS POINTE

A TRACT OF LAND BEING A PART OF SECTION 10 AND 15, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

CLEARING, GRADING & STORM WATER POLLUTION PREVENTION PLAN



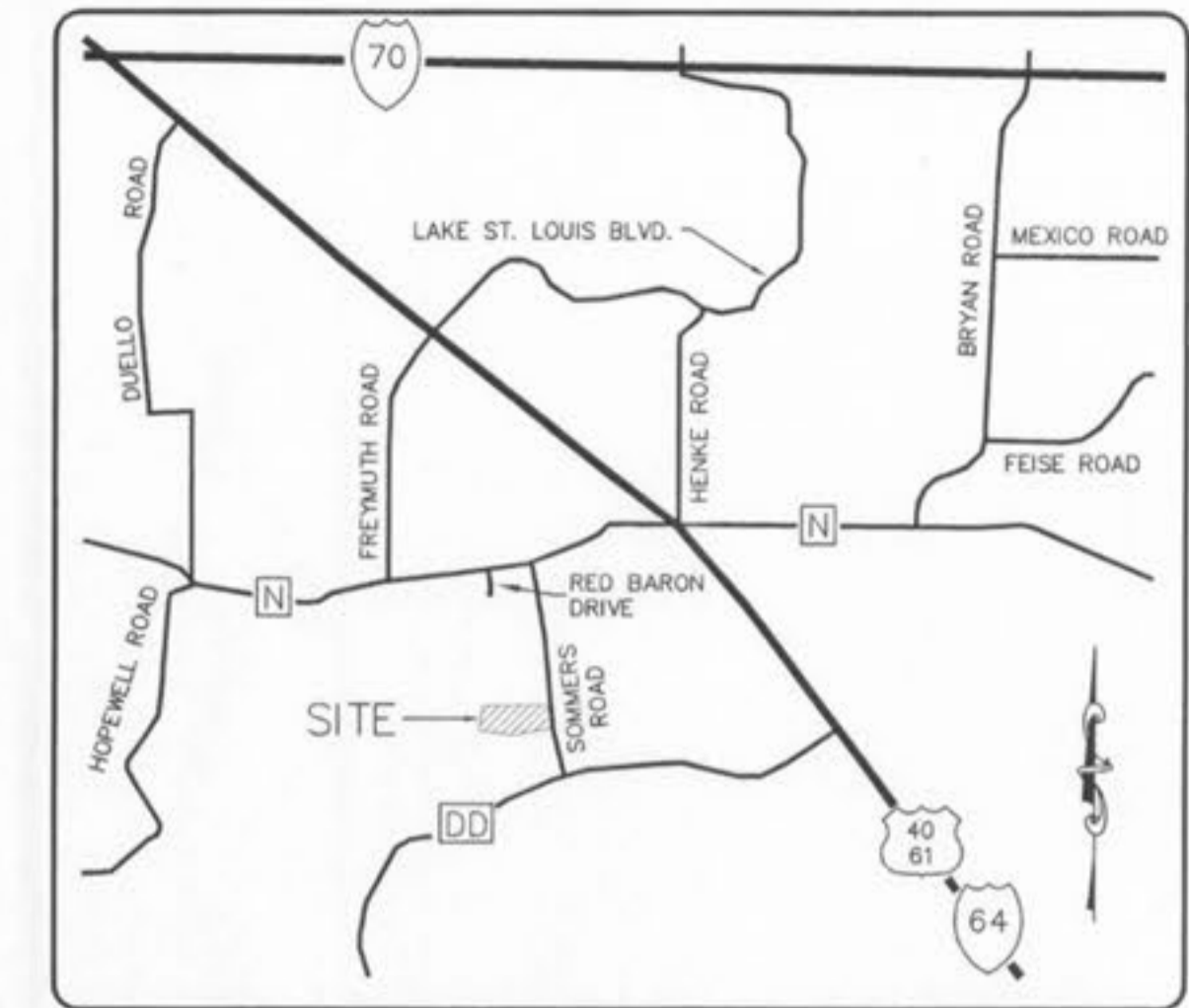
ZIP CODE 63366

INDEX OF SHEETS

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- 2-3 GRADING PLAN
- 4 STORM SEWER PROFILES
- 5 EXISTING DRAINAGE AREA MAP
- 6 INTERIM DRAINAGE AREA MAP
- 7 TREE PRESERVATION PLAN
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By acceptance of the grading permit to be issued for this development, the Developer/Owner shall assume full responsibility for the performance of the grading operations and ensure that all off-site properties and County roads will be protected.

CROSS DEVELOPMENT OF MISSOURI, INC.



LOCATION MAP
N.T.S.

RECEIVED
AUG 2 2007

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: *[Signature]* DATE: 8/3/07
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN
FOR CONNECTION OF STORM SEWER: MH 11 - MH 10

BENCHMARK:

PROJECT: "SO" CUT WEST END OF SOUTHERN HEADWALL LOCATED AT THE SOUTHEAST INTERSECTION OF SOMMERS ROAD AND STATE HIGHWAY "N"; 36.5' EAST OF SOMMERS ROAD AND 14' SOUTH OF CENTERLINE OF STATE HIGHWAY "N".
ELEVATION = 607.22

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF SECTION 10 AND 15, TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FOUND ON THE EAST LINE OF U.S. SURVEY 931 AND BEING ALSO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CMB RHODES, LLC RECORDED IN DEED 4195 PAGES 1315-1374 OF THE ST. CHARLES COUNTY RECORDS; THENCE, WITH THE EAST LINE OF SAID U.S. SURVEY AND THE EAST LINE OF SAID CMB RHODES, LLC TRACT, NORTH 07°41'29" EAST 720.71 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO CMB RHODES, LLC RECORDED IN DEED 4080 PAGES 1666 OF THE ST. CHARLES COUNTY RECORDS AND FROM WHICH POINT A FOUND STONE BEARS NORTH 89°06'31" WEST 0.08 FEET AND A STONE FOUND FOR THE NORTHEAST CORNER OF U.S. SURVEY 931 BEARS NORTH 07°41'29" EAST 2678.05 FEET; THENCE, DEPARTING SAID U.S. SURVEY LINE AND WITH THE SOUTH LINE OF SAID CMB RHODES, LLC TRACT, SOUTH 89°06'31" EAST 1912.22 FEET TO A POINT ON THE WEST LINE OF U.S. SURVEY 1778; SAID POINT ALSO BEING THE CENTERLINE OF SOMMERS (40' WIDE) ROAD; THENCE WITH THE WEST LINE OF U.S. SURVEY 1778, SOUTH 07°49'36" EAST 658.75 FEET TO A POINT; THENCE DEPARTING THE CENTERLINE OF SOMMERS ROAD AND THE WEST LINE OF U.S. SURVEY 1778, WITH THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO LEO & JAYNE ROCKWOLD RECORDED IN DEED BOOK 1768 PAGE 585 OF THE ST. CHARLES COUNTY RECORDS, SOUTH 81°09'58" WEST 1129.39 FEET TO AN IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 1 OF FOX WOOD ESTATES AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 19 PAGE 175 OF THE ST. CHARLES COUNTY RECORDS; THENCE WITH THE NORTH LINE OF FOX WOOD ESTATES, NORTH 81°47'51" WEST 992.31 FEET TO THE POINT OF BEGINNING AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A DEED TO THE HENRY KERN, TRUSTEE AS RECORDED IN DEED BOOK 1394 PAGE 1372 AND CONTAINING 1,534.479 SQUARE FEET (35.2268 ACRES), AS CALCULATED TO THE CENTERLINE OF SAID SOMMERS ROAD AND 1,521,270 SQUARE FEET (34.9235 ACRES), AS CALCULATED TO THE WEST LINE OF SAID 40 FOOT WIDE ROADWAY.



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1-800-DIG-RITE

ISSUE	REMARKS/DATE
1	FIRST SUBMITTAL - 8-10-06
2	06-22-06 REVISED PER ST. CHARLES CO. COMMENTS
3	10-24-06 REVISED PER CITY OF O'FALLON COMMENTS
4	06-25-07 SUBMITTED FOR APPROVAL

PREPARED FOR:
CROSS DEVELOPMENT OF MISSOURI, INC.
1609 PROSPECT VILLAGE DR.
LAKE ST. LOUIS, MO. 63367
314-713-4054



PREPARED BY:
STERLING CO. ENGINEERS & SURVEYORS
6065 NEW BALTIMORE ROAD
ST. LOUIS, MISSOURI 63128
(314) 487-0440 FAX 487-8944
E-Mail: Sterling@sterling-eng-survey.com

DRAWN: DESIGNED: CHECKED:

PROJECT: **THE ENCLAVE AT SOMMERS POINTE**
SHEET TITLE: COVER SHEET - SWPPP

NO.	06	04	087
M.S.D.	SHEET		
P#	1		
DIGITAL FILE LOCATION			
DRAWING NUMBER			
DATE			
OTHER COMMENTS			

BASE MAP

Drawing name: K:\0564087 POINTE LOUISA\dwg\Grading\40875wppp.dwg Plotted on: Jul 06, 2007 - 2:40pm Plotted by: glcaine