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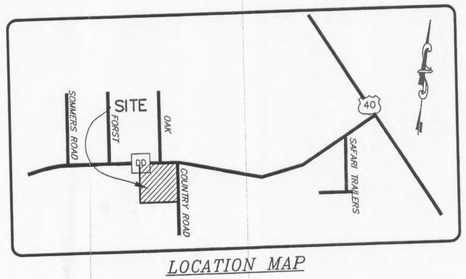
JAN 10 2005
CITY OF O'FALLON, MO

FOX HAVEN ADDITION

A tract of land being a part of U.S. Survey 1778,
Township 46 North, Range 2 East,
St. Charles County, Missouri

GRADING & STORM WATER POLLUTION PREVENTION PLAN



LOCATION MAP
N.T.S.

INDEX OF SHEETS

1	COVER SHEET
2	GRADING PLAN
3	INTERIM DRAINAGE AREA MAP
4	SILTATION CONTROL DETAILS

GRADING NOTES:

1. All construction methods, materials and practices shall conform to all current applicable specifications of the governing agencies.
2. Any destruction of existing improvements or features shall be repaired or replaced in kind by the contractor and shall remain the contractors responsibility.
3. 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.
4. It shall be distinctly understood that failure to specifically mention any work which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
5. Contractor shall keep road clear of mud and debris.
6. All filled 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.
7. It shall be the grading contractors 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.
8. It shall be the grading contractors responsibility to provide the location of any existing underground utilities by notifying utility companies prior to grading operations.
9. The grading contractor shall cut or fill to subgrade elevation under all areas to be paved. (Subgrade is figured at pavement depth).
10. All permanent drainage swales shall be sodded or seeded and mulched to prevent erosion.
11. 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.
12. Subgrade is included in the total bid yardage. (Subgrade is figured at pavement depth).
13. Slopes to receive fill which are steeper than 5:1 should be benched prior to placement of fill.
14. If fill is to be place 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.
15. All grading shall comply with the soils engineer's recommendations.
16. A drainage easement will be granted to the City of O'Fallon for any creeks to remain in the development on the record plat.
17. 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.
18. Additional siltation control may be required as directed by the local governing authority.
19. All grading areas shall be protected from erosion by erosion control devices and/or seeding and mulching as required by the City of O'Fallon.
21. Erosion and sediment control structures shall be maintained throughout the construction process.
22. The Developer shall provide the City of O'Fallon construction inspectors with soils reports prior to and during site soil testing.
23. 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
24. 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.
25. 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.
26. No graded area shall remain bare for over 2 weeks without being seeded or mulched.
27. No slope shall exceed 3(horz.):1(Vert.) unless approved by the soils engineer and the City of O'Fallon.
28. All filled places 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–180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHOT 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.
29. When deemed necessary, positive steps should be exercised to prevent the soil from damaging adjacent property and silting up all storm drainage systems whether on or off site.
30. All low places whether on–site of off–site should be graded to allow drainage by installing temporary ditches.
31. 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.
32. All trash and debris on–site, either existing or from construction, must be removed and disposed of off–site.
33. 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.
34. 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. Dewatering of existing pond shall not exceed 50 GPM.
35. 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.
36. The sediment control plan should be implemented before grading begins. This should follow the guidelines in the model sediment and erosion control regulations by St. Charles Soil and Water Conservation District.
37. The engineer shall not be liable for damage caused by erosion or siltation due to defective siltation control devices, installation, or maintenance.
38. The moisture content of the soil in fill areas is to correspond to the compaction efforts as defined by the Standard or Modified Proctor Test.

PROJECT BENCHMARK

RM 19 ELEV. 536.06 Chiseled square on wingwall at northeast corner of County Highway DD bridge over Dardenne Creek.

RM 38 ELEV. 538.75 Chiseled U on southwest corner of northwest wingwall of old bridge over Kraut Run about 4,500 feet downstream of County Highway DD.

LEGEND	EXISTING	PROPOSED
CONTOURS	542	(542)
SPOT ELEVATIONS	536	(536)
CENTER LINE		
BUILDINGS, ETC.		
TREE LINE		
FENCE	x—x—x—x	—x—x—x—x—
STORM SEWERS		
SANITARY SEWERS		
CATCH BASIN	EX CI	CI NO.
AREA INLET	EX AI	AI NO.
GRATED INLET	EX SI	SI NO.
STORM MANHOLE	EX MH	MH NO.
SANITARY MANHOLE	EX SMH	SMH NO.
FLARED END SECTION	EX FE	FE NO.
CLEANOUT	CO	CO
LATERAL CONNECTION		
UTILITY OR POWER POLE		
FIRE HYDRANT		
TEST HOLE		
PAVEMENT		
GAS MAIN & SIZE	2"G	(2"G)
WATER MAIN & SIZE	6"W	(6"W)
TELEPHONE	T	(T)
ELECTRIC (U) UNDERGROUND	E	(E)
ELECTRIC (O) OVERHEAD	OHW	(OHW)
FLOW LINE	℄	℄
TO BE REMOVED		TBR
TOP OF CURB	TC	(TC)
SWALE		
LIGHT STANDARD		
STREET SIGN		
PARKING STALLS	P.S.	P.S.
YARD LIGHT		

PROJECT NOTES:
1) GROSS AREA OF SITE: 17.71 ACRES

2) EXISTING ZONING: R–1

3) OWNER: MCBRIDE & SON HOMES LAND DEVELOPMENT INC.
#1 MCBRIDE & SON CORP. CENTER DRIVE
CHESTERFIELD, MO. 63005

TREE ORDINANCE

Existing trees = 2.94 acres
Trees removed = 2.94 acres
Trees required = 20% x 2.94 ac. = 0.58 ac.
Existing trees retained = 0.00 ac.

Replacement trees required = 0.58 ac. x 15 trees/ac. = 8.7 trees(9 trees)
Replacement trees provided = 9 (Requirement met)
Street trees required = 1 tree per frontage

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE COUNTY OF ST. CHARLES, MISSOURI, UNINCORPORATED AREAS (COMMUNITY PANEL NUMBER 29183C0410 E DATED AUGUST 2, 1996), THIS PROPERTY LIES ENTIRELY OUTSIDE THE 100–YEAR FLOOD PLAIN.

4/29/05
Inspectors Field Copy
APPROVED
AHK

RECEIVED
NOV 2 3 2005
ENGINEERING DEPARTMENT

BASE MAP

ISSUE	REMARKS/DATE
1	REVISION PER CITY OF O'FALLON, 8/17/2005
2	REVISION PER CITY OF O'FALLON, 11-23-05

PREPARED FOR:
McBride & Son Homes
Land Development, Inc.
#1 McBride & Son Center Drive
Chesterfield, MO. 63005
636 537-2000

PREPARED BY:
THE STERLING CO
ENGINEERS & SURVEYORS
5055 NEW BAUMGARTNER ROAD
ST. LOUIS, MISSOURI 63129
(314) 487-0455 FAX 487-3944
E-Mail: Sterling@sterling-eng.-sur.com

DRAWN: DESIGNED: CHECKED:

PROJECT: FOX HAVEN ADDITION

SHEET TITLE: COVER SHEET

NO.		
04	05	084

M.S.D. P#
SHEET 1 OF 4
DIGITAL FILE LOCATION
SERVER=STERLING-2
DIR. 0405084\5084MP.DWG

Drawing name: K:\0405084 FOX HAVEN ADDN.dwg\Improvements\5084GRADING-SWPPP.dwg Plotted on: Nov 23, 2005 - 10:24am Plotted by: rlowery