



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"x1" 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 investigate the entire site prior to his bid submittal 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 Bromes (SB) between March 1st and June 1st at a rate of TF=30lbs/AC & SB=20lbs/AC. See Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
- Proposed phasing of development (rough dates) including:
 APR 06 - MAY 06 a. Clearing (estimated duration of exposed area).
 APR 06 - JULY 06 b. Grading and construction (installation of temporary sediment control, storm drainage, paving).
 JULY 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 designated 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 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:
 A. Maximum dry density
 B. Optimum moisture content
 C. Maximum and minimum allowable moisture content
 D. 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.
 E. Curve must have at least 5 density points with moisture content and sample locations listed on document.
 F. Specific gravity
 G. Natural Moisture content
 H. Liquid limit
 I. 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 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 placed 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.
- Site shall comply with Phase II Storm Water Guidelines of the City of O'Fallon.

LEGAL DESCRIPTION FILE# 9831.43.01.01

LOT 6 OF PHOENIX VILLAGE, A BOUNDARY ADJUSTMENT OF LOT 6 AND LOT 7, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 217 AND 218 OF THE ST. CHARLES COUNTY RECORDS.

NOT APPROVED FOR CONSTRUCTION

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.

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

**THE GODDARD SCHOOL FOR
 EARLY CHILDHOOD DEVELOPMENT
 IMPROVEMENT PLANS**
 9008 PHOENIX PKWY, OFALLON, MO
 Prepared For:
LIVE TO PLAY PROPERTIES, LLC

REVISIONS	NO.	DATE	BY	DESCRIPTION
	1	4-13-06	PER THE CITY OF OFALLON	
	1	5-22-06	PER THE CITY OF OFALLON	

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated 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.

PICKETT RAY & SILVER, INC.
HAROLD J. BARTCH
 NUMBER E-17751
 PROFESSIONAL ENGINEER

DRAWN D.L.S./B.L.P.	DATE 02-23-06
CHECKED D.BYRD	DATE 02-23-06
PROJECT # 05258.RINA.OOC	TASK # 2 FIELD BOOK

GODDARD SCHOOL
 IMPROVEMENT PLANS
 GRADING PLAN
 SHEET **4** OF **7**
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