VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES

APPENDIX A

Seeding Rates

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. per 1000 square foot)
Oats 120 lbs./ac (2.75 lbs. per 1000 square foot)

Seeding periods

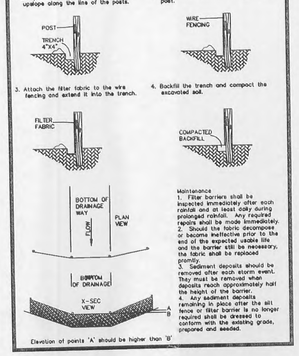
Fescue or Brome	March 1 to June 1 August 1 to October 1
Wheat or Rye	March 15 to November 1
Oats	March 15 to September 15

Mulch Rates: 100 lbs. Per 1,000 sq. ft. (4,356 lbs. per acre)

Fertilizer Rates: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

*ENM - effective neutralizing material as per State evaluation of quarried rock.

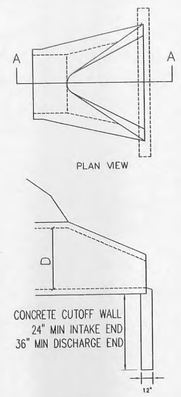
SYNTHETIC FILTER BARRIERS



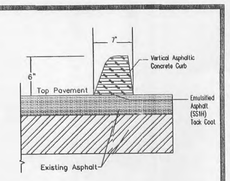
Maintenance
1. Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
2. Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
3. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
4. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

Elevation of points 'A' should be higher than 'B'

TYPICAL FLARED END SECTION

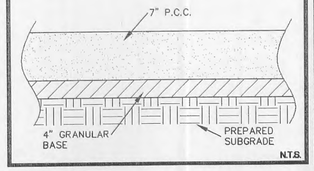


SECTION A-A
D= INSIDE DIAMETER OF PIPE



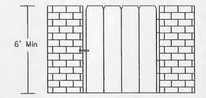
6" VERTICAL ASPHALTIC CONCRETE CURB ALONG MoDOT SHOULDER

CONCRETE ENTRANCE

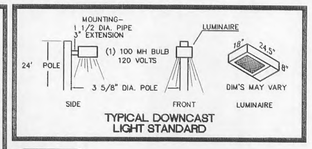


N.T.S.

TRASH ENCLOSURE DETAIL



Enclosure to be constructed with a six-foot high solid wall with a sight proof vinyl gate consistent with the architectural theme of the primary structure in site.



TYPICAL DOWNCAST LIGHT STANDARD

12" X 18" SIGN

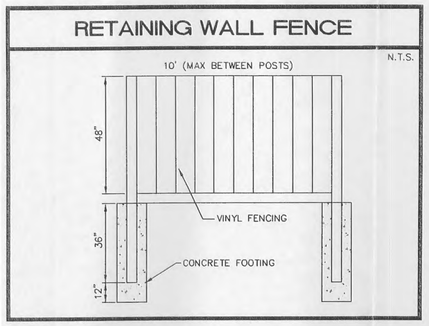
STANDARD SIGN FACE, STANDARD HIGHWAY DEPARTMENT, OR CITY STREET DEPARTMENT GAUGE, BLACK OR BLUE LETTERING, GALVANIZED U CHANNEL POST 8'-0" LONG, SET 3'-0" INTO GRADE, SET BOTTOM OF SIGN 5'-0" ABOVE FINISHED GRADE

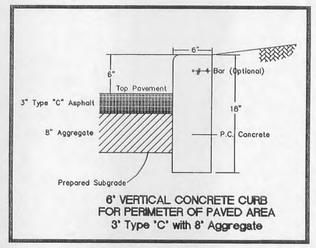
12" X 6" SIGN

12" X 6" SIGN

HANDICAP PARKING SIGN

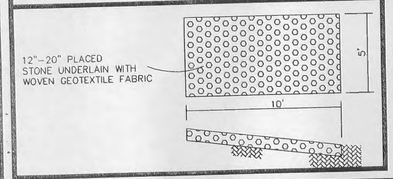
RETAINING WALL FENCE



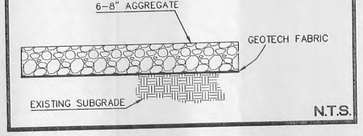


6" VERTICAL CONCRETE CURB FOR PERIMETER OF PAVED AREA
3" Type 'C' with 8" Aggregate

TYPICAL RIP-RAP DETAIL



WASH OFF PAD



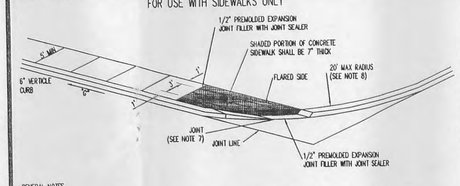
N.T.S.

ESTIMATED GRADING & CONSTRUCTION SCHEDULE

1) INSTALL SILT FENCING & WASH DOWN PAD -- 6/1/2005 - 6/5/2005
2) CLEARING -- 6/6/2005 - 6/12/2005
3) GRADING -- 6/13/2005 - 7/15/2005
4) UTILTY CONSTRUCTION -- 6/13/2005 - 7/15/2005
5) ALL EXPOSED SLOPES IN EXCESS OF 5 (HORIZ) : 1 (VERT) AND ALL EXPOSED FINISHED GRADE AREAS SHALL BE SEEDED AND MULCHED w/ TEMPORARY VEGETATION BY JULY 15, 2005.
6) FINAL SEDDING AND MULCHING -- 9/1/2005

STRAIGHT CURB RAMP (TYPE 1)

FOR USE WITH SIDEWALKS ONLY

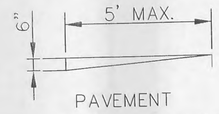


GENERAL NOTES

1. Do not scale drawing. Follow dimensions.
2. Sidewalks and sidewalk curb ramps shall be constructed in accordance with these details and the current accordance approved "Americans with Disabilities Act Accessibility Guidelines" (ADAAG)
3. Provide a landing at the top of each straight ramp when the Grade Along Curb" (G") is greater than +2% and less than +7%. For other values of "G", including all negative (-) values, no landing is required.
4. Minimum sidewalk width along 6" vertical curb shall be 5 feet. Minimum sidewalk width along 3" rolled curb shall be 4 feet.
5. Maximum sidewalk cross slope 0.02" / ft.
6. All sidewalk sections shall be 4" thick, except where indicated otherwise by shaded portions shown on details. All sidewalk sections and curb ramps, regardless of thickness, shall be paid for as "Concrete Sidewalk".
7. Where curb ramp meets pavement, bullnose will not be permitted.
8. Construct a diagonal ramp when the maximum corner radius allowed for a straight ramp is exceeded.
9. If integral concrete curb is constructed, strike a dummy joint across bottom of ramp at curb line. If concrete curb is doweled-in, block out pavement to provide full depth curb across ramp from outer point of curb taper to outer point of curb taper.
10. For sidewalk locations on Cul-De-Secs, refer to "Pavement Construction Details".
11. For pavement longitudinal and transverse joint and dowel and tie bar requirements and dimensions, refer to the Pavement Construction Details for "Joints and Curbs", Standard Drawing C8Z0.03.
12. For roadway cross slopes, pavement types, and thicknesses, refer to "Standard Typical Section".

"G" (Grade along curb)	"X" (Min. length of ramp slope- L.F.)
Negative values (-)	6'
0 to +1	7'
+1.01 to +2	8'
+2.01 to +3	10'
+3.01 to +4	12'
Greater than +4	15'

Note: Positive (+) "G" - Proceeding away from intersection and up a grade.
Negative (-) "G" - Proceeding away from intersection and down a grade.

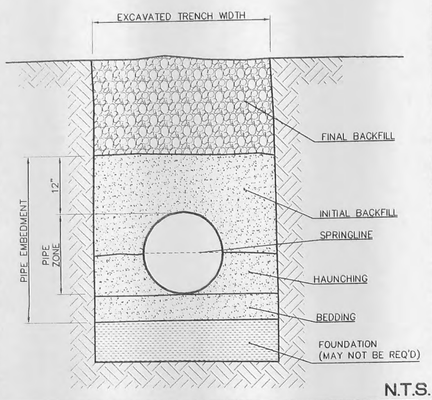


PAVEMENT

CURB TAPER DETAIL

HDPE PIPE BEDDING

N-12 WT WATERTIGHT PIPE REQUIRED



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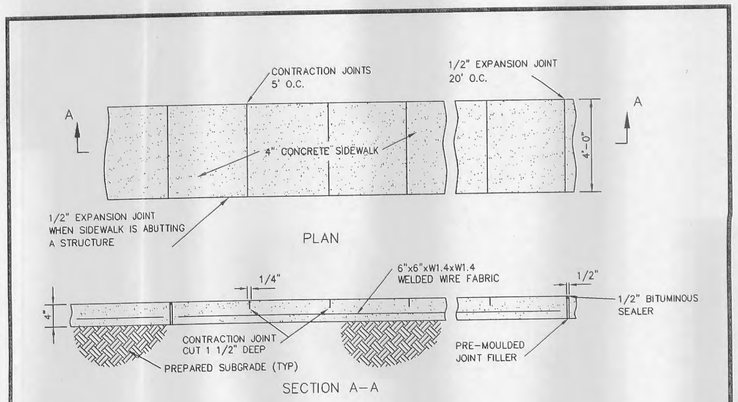
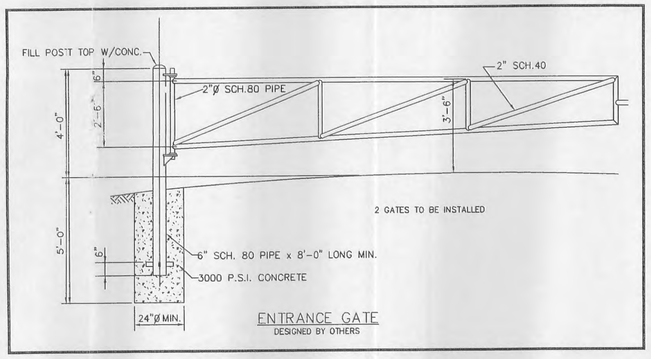
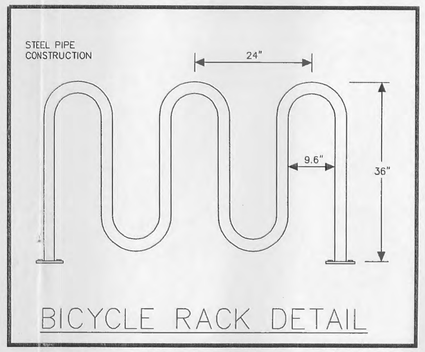


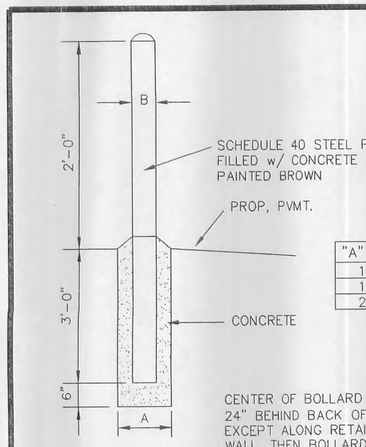
DETAIL OF CONCRETE SIDEWALK



ENTRANCE GATE
DESIGNED BY OTHERS



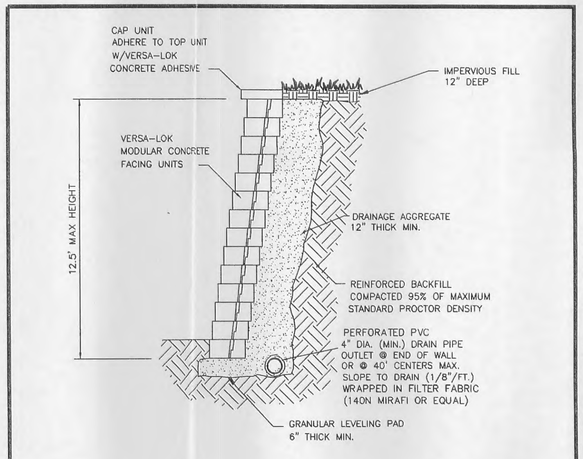
BICYCLE RACK DETAIL



"A" DIA.	"B" DIA.
16"	4"
18"	6"
20"	8"

CENTER OF BOLLARD TO BE 24" BEHIND BACK OF CURB, EXCEPT ALONG RETAINING WALL, THEN BOLLARD SHALL BE PLACED BETWEEN BACK OF CURB AND BACK OF WALL

PERIMETER PIPE BOLLARD



TYPICAL SECTION-REINFORCED RETAINING WALL

MODULAR CONCRETE UNIT (DESIGNED BY OTHERS)
SCALE: NONE

11/28/2005	REVISE PER: CITY & MoDOT COMMENTS

GENERAL DETAILS
IMPROVEMENT PLANS FOR PHASE ONE OF MAGNOLIA COMMERCIAL
INSTA-CREDIT AUTO MART
CITY OF O'FALLON

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

SCES

STATE OF MISSOURI — MICHAEL NEWELL MEINERS — NUMBER 2003002483 — PROFESSIONAL ENGINEER

ORDER NO.	04-1441
DATE	9/13/2005
	5

Planning & Zoning File #3603.11

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