

GENERAL NOTES:

- Soil
- 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.
- Owner, Developer assumes full responsibility as to performance of grading operation and assurance that all properties and county roads will be adequately protected.
- If Siltation Control Devices are destroyed by heavy rains, vandalism, etc., they are to be replaced immediately by Contractor.

- Proposed phasing of development (rough dates) including:
 - Clearing (estimated duration of exposed areas).
 - Grading and construction (installation of temporary sediment control, storm drainage, paving)
 - Final Grading and Landscaping (vegetative cover)

E. 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.

F. When grading operations are completed or suspended for more than 14 days permanent grass cover 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. All finished grades (areas not to be disturbed by future improvements) 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.

G. All lots shall be seeded and mulched before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

H. 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.

I. All existing trash, debris and broken concrete pieces on site must be removed and disposed of off site, and outside of the City of O'Fallon.

J. 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 and outside of the City of O'Fallon.

K. 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.

II. Bid Yardage 24,500 cubic yards, more or less.

A. The total yardage for this project is based on a 15% shrinkage factor.

B. This shrinkage factor is subject to change, due to soil conditions, (types and moisture content) weather conditions, and the percent compaction actually achieved. As a result, adjustments in final grades may be required.

C. The earth quantities were obtained from the existing topography using aerial photogrammetric procedures, with contours at two foot intervals, with a tolerance of plus or minus one foot or 1/2 contour interval.

D. The computed bid yardage is to finished grade and does not include subgrade removal.

E. This site is calculated to be a balanced on site grading, without having to haul in or haul out any materials. But due to the above conditions, some sites may not balance exactly. It is the contractor's responsibility to notify the engineer if it expects to have a shortage or surplus of material.

III Siltation Control

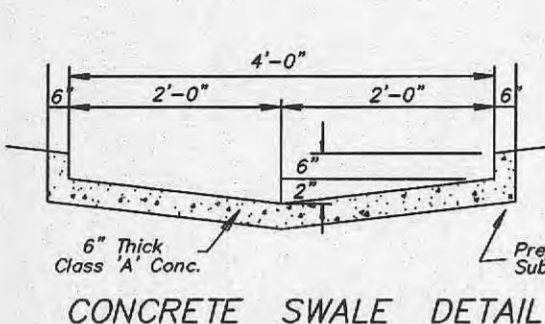
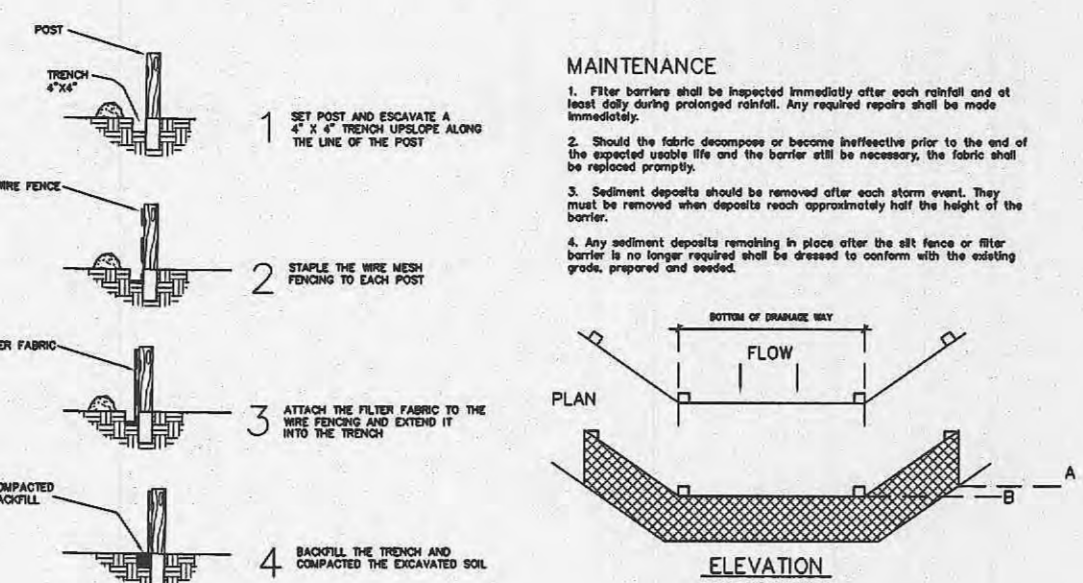
A. Siltation control shall consist of temporary berms and swales to divert storm water runoff to a natural discharge point. (See grading plan for locations.) At which point there shall be a double row of straw bales with four feet of separation between rows. The straw bales shall be placed with a one foot separation between bales and straw bales shall be staggered. In areas where a berm and swale are not feasible, a single row of straw bales shall be placed end to end to protect adjacent property and right-of-ways (This shall be the responsibility of the grading contractor or developer if so agreed).

B. Upon completion of storm sewers, straw bales shall be placed on all sides of appropriate structures to keep silt out of storm sewer (This shall be the responsibility of the sewer contractor or the developer if so agreed.) All straw bales shall be securely anchored and properly maintained until all disturbed areas are paved or vegetation is established. A synthetic filter barrier may be used in place of straw bales.

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

SYNTHETIC FILTER BARRIER SILTATION CONTROL
NOT TO SCALE

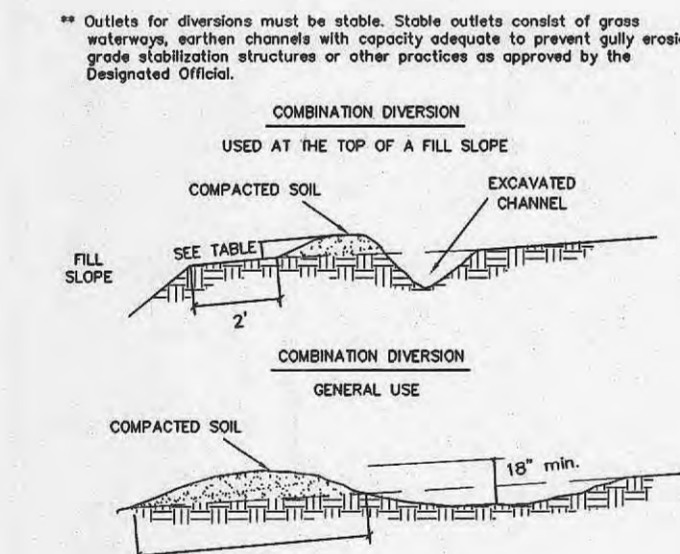
Install WEBTEC J-2 24" SILT FENCE on posts at 8 foot centers or equivalent product. Install as recommended by manufacturer. If equivalent product is not available, then use installation procedure outlined below.



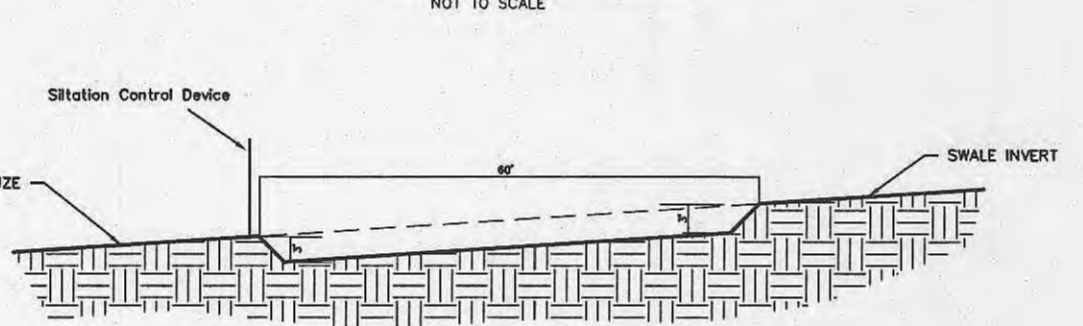
VEGETATIVE ESTABLISHMENT
For Urban Development Sites
APPENDIX A

- Seeding rates:**
- Permanent:**
- Tall Fescue - 30 lbs./ac.
 - Smooth Bromes - 20 lbs./ac.
 - Combined: Fescue @ 15 lbs./ac. and Bromes @ 10 lbs./ac.
- Temporary:**
- Wheat or Rye - 150 lbs./ac. (3.5 lbs. per 1000 sq ft)
 - Oats - 120 lbs./ac. (2.75 lbs. per 1000 sq ft)
- Seeding periods:**
- Fescue or Bromes - March 1 to June 1
August 1 to October 1
 - Wheat or Rye - March 15 to November 15
October 1 to September 15
- Mulch rates:** 100 lbs. per 1,000 sq. feet (4,356 lbs. per acre)
- Fertilizer rates:** Nitrogen 30 lbs./ac., Phosphate 30 lbs./ac., Potassium 30 lbs./ac., Lime 600 lbs./ac.
- *ENM = effective neutralizing material as per State evaluation of quarried rock.

DIMENSIONS
For Urban Development Sites
APPENDIX B

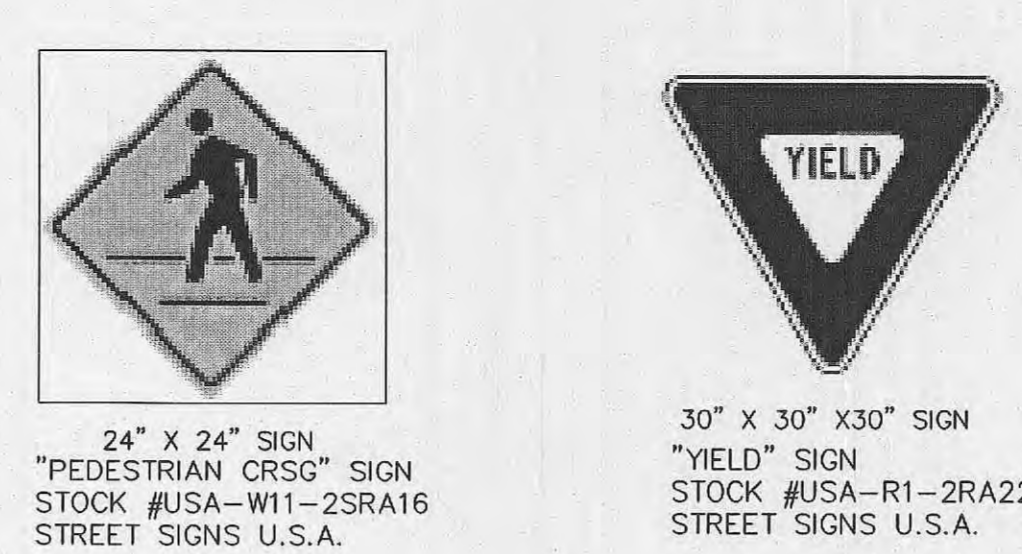
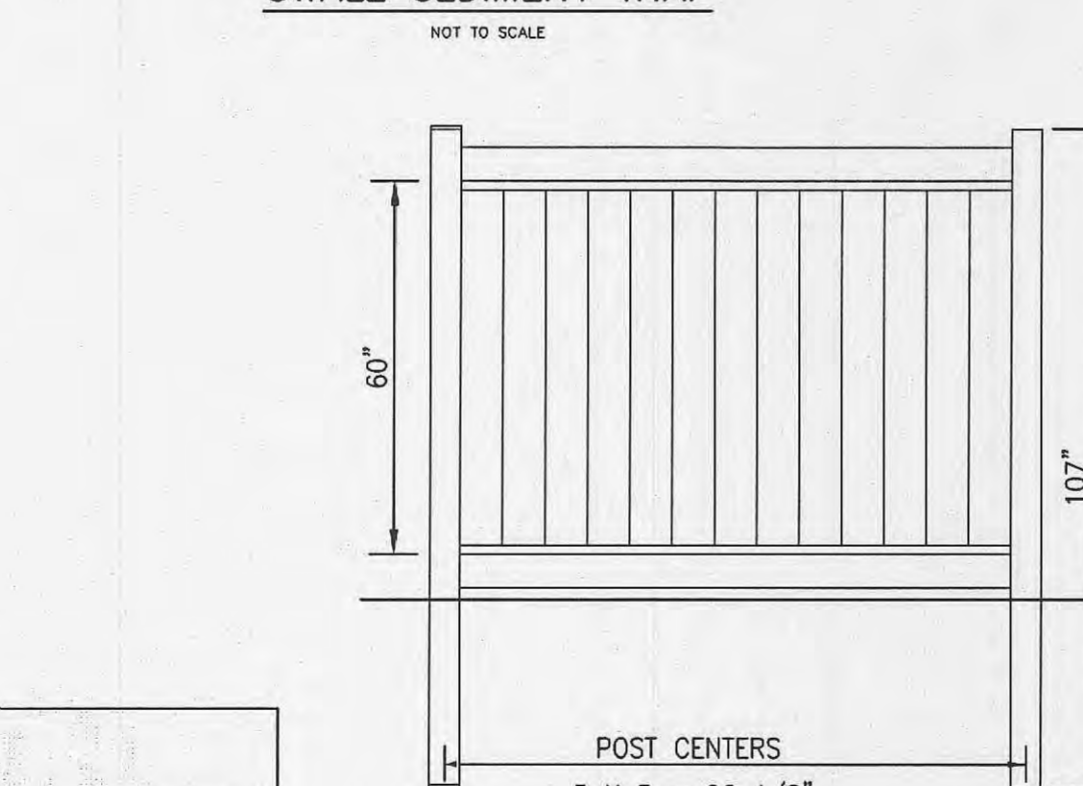


STRAW BALE BARRIER SILTATION CONTROL
NOT TO SCALE

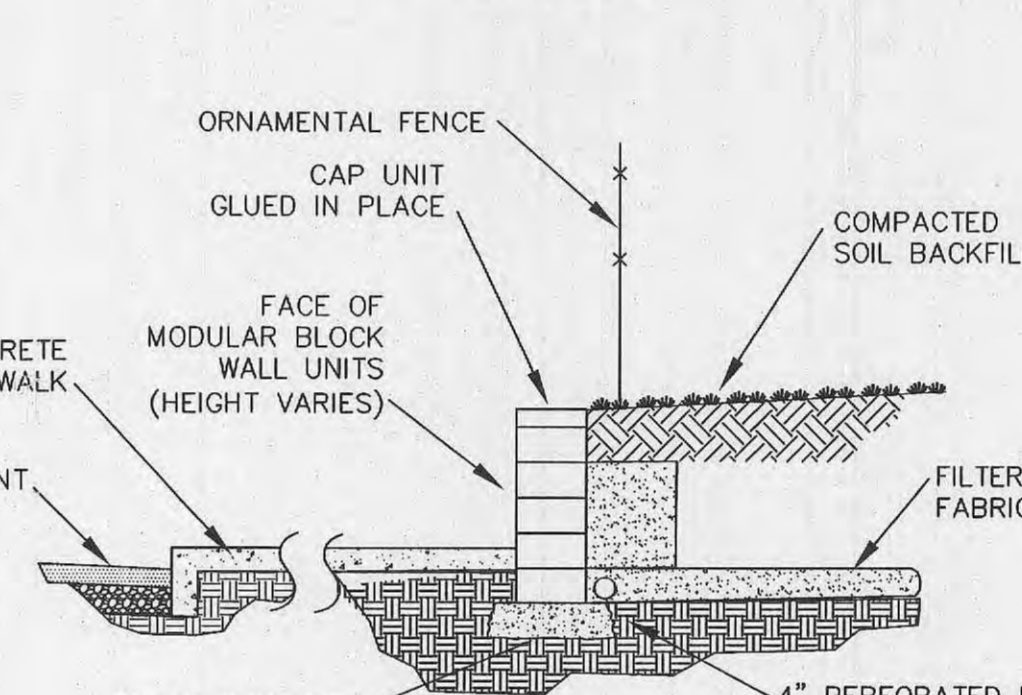


- NOTES:**
- THE SWALE SEDIMENT TRAP SHALL BE 20' x 60' TO PROVIDE MINIMUM STORAGE OF 1800 CUBIC FEET PER ACRE OF DRAINAGE AREA.
 - SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
 - THE SEDIMENT TRAP SHALL BE REMOVED AND AREA STABILIZED WHEN THE CONTRIBUTORY DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
 - THE SWALE SEDIMENT TRAP WILL BE PROPERLY BACK FILLED AND THE SWALE RECONSTRUCTED.

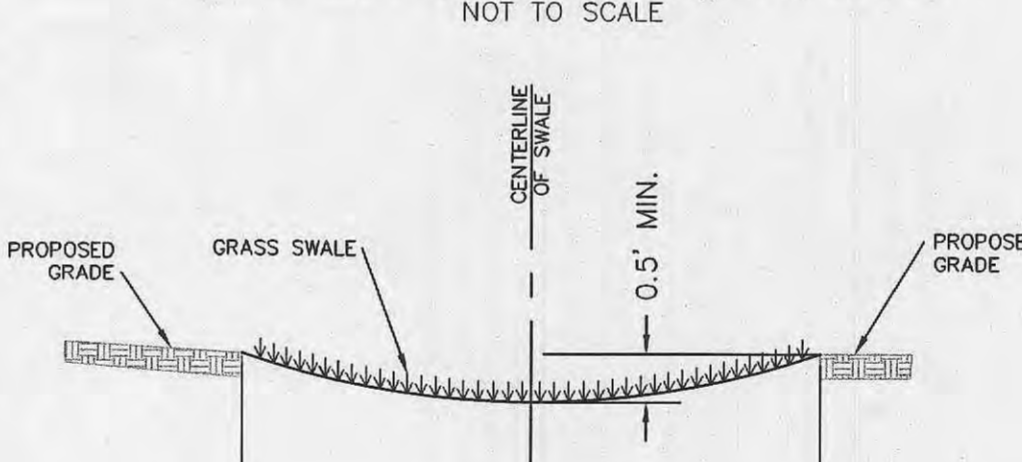
SWALE SEDIMENT TRAP
NOT TO SCALE



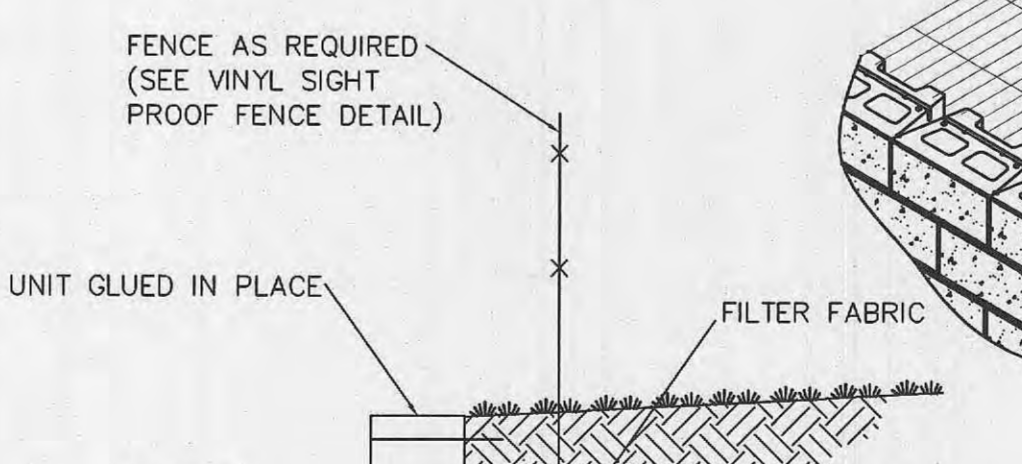
MISC. TRAFFIC CONTROL SIGNS
NOT TO SCALE



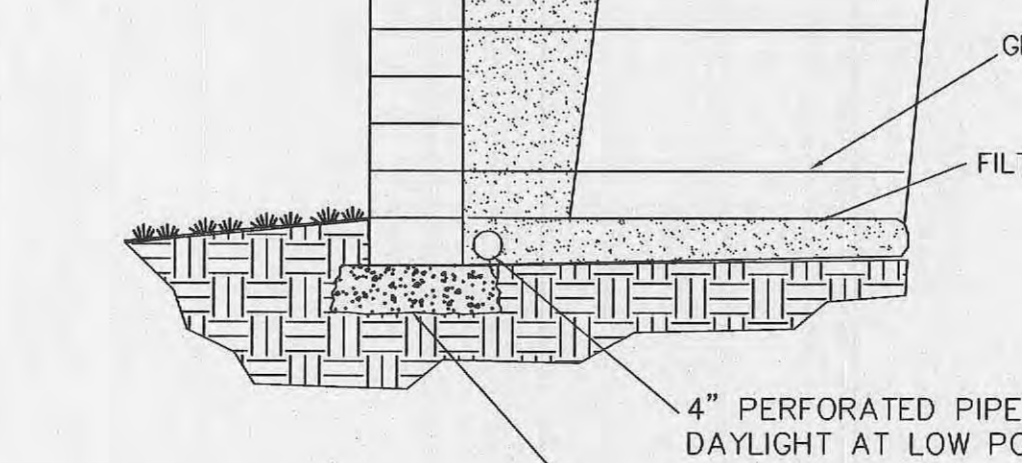
INTERIM GRASS-LINED SWALE
NOT TO SCALE



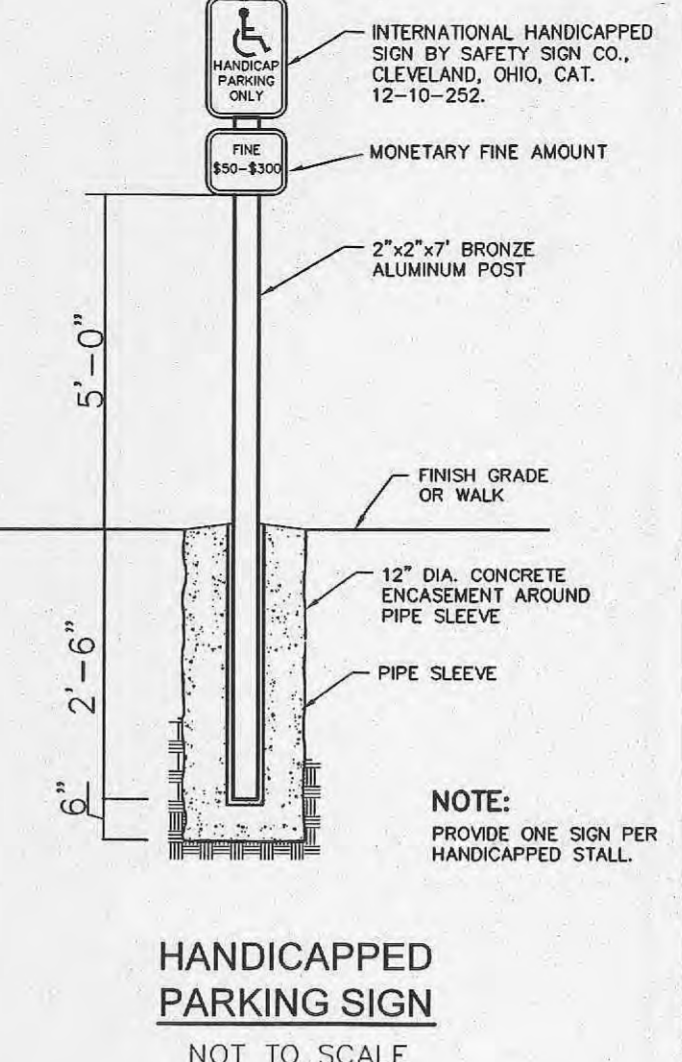
VINYL SIGHT FENCE 6\"/>



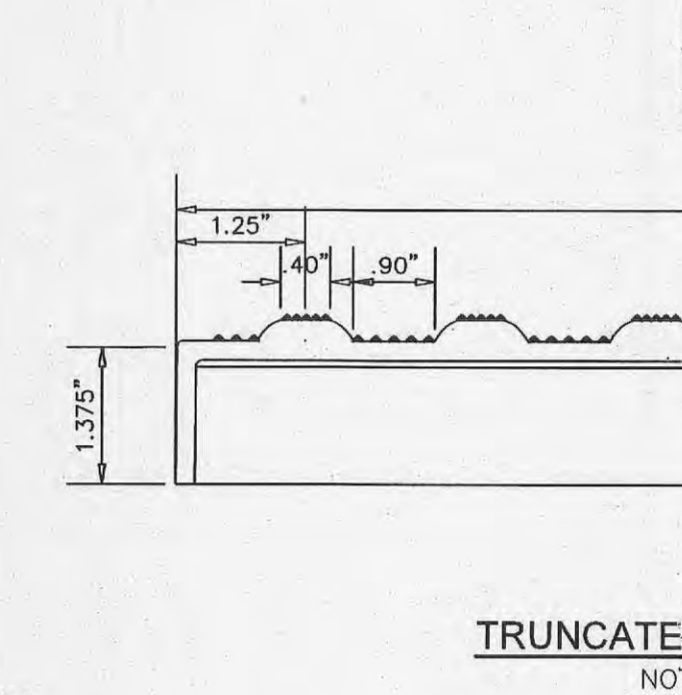
ORNAMENTAL FENCE \"/>



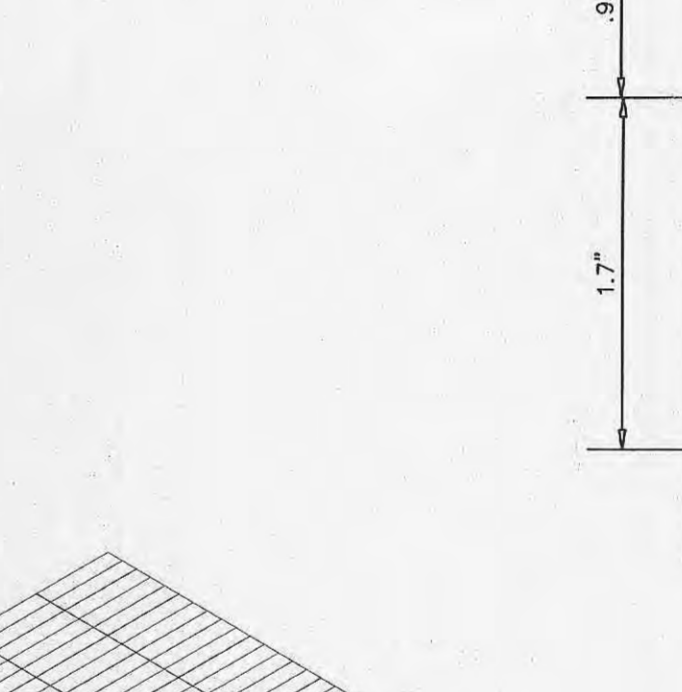
- NOTE:**
- FENCE TO BE SPECIAL, INDUSTRIAL GRADE, S1-1, \"BENNINGTON\" STYLE OR EQUAL.
 - ALUMINUM POST SPACING 22\"/>



TRUNCATED DOME DETAIL
NOT TO SCALE



TYPICAL RETAINING WALL SECTION
REFER TO SITE PLAN FOR WALL HEIGHTS AND LENGTHS
NOT TO SCALE



SEGMENTAL BLOCK RETAINING WALL NOTES:

- PROPOSED WALL SHOWN ON PLANS ARE VERTICAL IN CONSTRUCTION. CONTRACTOR TO VERIFY FINAL BLOCK MANUFACTURER, TYPE & SIZE AND NOTIFY ENGINEER OF ANY DEIGN DISCREPANCIES.
- CONTRACTOR TO PROVIDE CITY WITH RETAINING WALL DESIGN PLAN, INCLUDING STRUCTURAL CALCULATIONS AND CUT SHEETS.
- WHERE SEGMENTAL BLOCK RETAINING WALLS ARE SHOWN ON THE PLANS AND PROFILES, THESE ARE PROVIDED TO THE CONTRACTOR ONLY TO ESTABLISH ALIGNMENTS AND GRADES FOR THE WALLS. THEY ARE NOT INTENDED BY ZAVRADINOS PROFESSIONAL SERVICES, INC., TO ESTABLISH EXACT QUANTITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL QUANTITIES OF MATERIALS NECESSARY TO PROVIDE THE WALLS TO FIT THE ACTUAL SITE CONDITIONS.
- THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND CALCULATIONS, SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER, TO ZAVRADINOS PROFESSIONAL SERVICES, INC., FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE APPROPRIATE REVIEW AGENCY FOR THE REQUIRED BUILDING PERMITS.
- THE CONTRACTOR SHALL PROVIDE A SEGMENTAL RETAINING WALL WITH RED OR GRAY COLOR OPTIONS. ACCEPTABLE MANUFACTURERS ARE KEYSTONE, VERSA-LOK, ROCKWOOD, OR EQUIVALENT. PRIOR TO COMMENCEMENT OF THE CONSTRUCTION OF THE WALLS, THE PROJECT OWNER SHALL REVIEW AND APPROVE THE TYPE OF BLOCK AND BLOCK COLOR.
- ZAVRADINOS PROFESSIONAL SERVICES, INC., ASSUMES NO LIABILITY FOR THE CONTRACTOR'S CONSTRUCTION OR THE STRUCTURAL INTEGRITY OF THE FINISHED WORK.
- A GEOTECHNICAL INVESTIGATION MUST BE COMPLETED PRIOR TO ANY SOIL PLACEMENT OR RETAINING WALL INSTALLATION ON THE SITE.

hunico SUPPLY, LLC
SELECT DESIRED BIKE RACK

SINGLE FACE			
MODEL/CAPACITY	LENGTH	HEIGHT	WIDTH
VS17 7	10 (3048MM)	38 (965MM)	20 (508MM)
VS11 11	15 (4572MM)	38 (965MM)	20 (508MM)

DOUBLE FACE			
MODEL/CAPACITY	LENGTH	HEIGHT	WIDTH
DS18 8	5 (1524MM)	38 (965MM)	12 (3048MM)
DS18 18	10 (3048MM)	38 (965MM)	12 (3048MM)
DS18 36	20 (6096MM)	38 (965MM)	12 (3048MM)

NOTE: PROVIDE ONE SIGN PER HANDICAPPED STALL.

SELECT DESIRED FINISH:

- HIGH-DIPPED GALVANIZED
- POWDER COAT FINISH (SELECT COLOR)
- THERMO PLASTIC COATING (SELECT COLOR)
- CHARLESS STEEL

SELECT DESIRED POWDER COAT FINISH COLOR:

- POSTAL BLUE-RAL 5022
- ROY BLUE-RAL 5019
- FOREST GREEN-RAL 6008
- YELLOW-RAL 5018
- BRIGHT RED-RAL 3001
- BLACK-RAL 9005

SELECT DESIRED THERMO PLASTIC COATING COLOR:

- GLOSS BLACK-RAL 8004
- ROY BLUE-RAL 5021
- TAN-RAL 8001
- BROUZE-RAL 8014
- YELLOW
- BLACK
- DARK GRAY
- LIGHT GRAY
- ROYAL BLUE
- ROY BLUE
- WHITE
- BROWN
- HUNTER GREEN
- RED

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DIMENSIONS.
- CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.projectmosttable.com REFERENCE NUMBER 09-008.

OLD SCHOOL BIKE RACKS
VERTICAL SERIES - SINGLE AND DOUBLE FACE

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Disclaimer

ENGINEERS CERTIFICATION:

The following applies to ALL sheets and documents involved in this project. The responsibility for Professional Engineering liability on this project is limited to the set of plans prepared by the Engineer on each sheet. All responsibility is disclaimed. The plan sheets issued prior to this date are not valid for this project when another set is issued after this date. If the weather, the sheets and documents involved in this project whether the Engineer appears on them or not. Copyright, All Rights Reserved.

Richard C. Zavradinos, Inc.
PE-2003015009

No.	Date	Revision/Issue
2	10-23-06	CITY COMMENTS: 9-20-06
1	9-14-06	CITY COMMENTS: 7-19-06

O'Fallon Station - Residential Details

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CITY/COUNTY JOB NO: P&Z 2204-06; 04/06/06
NSD P-BASEMAP
Original Issue Date: 5-17-06
Drawn By: ZFS PM RSR
Project No: 04126F
Sheet: 7

