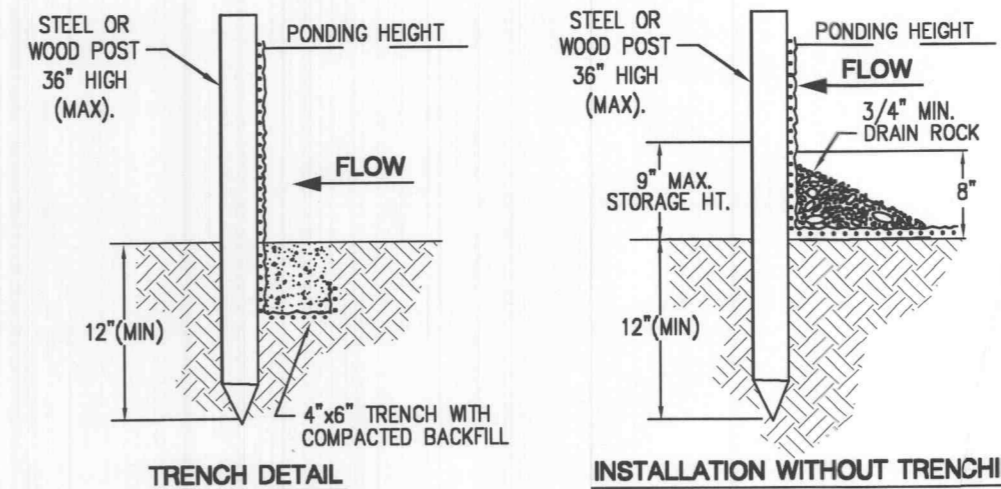
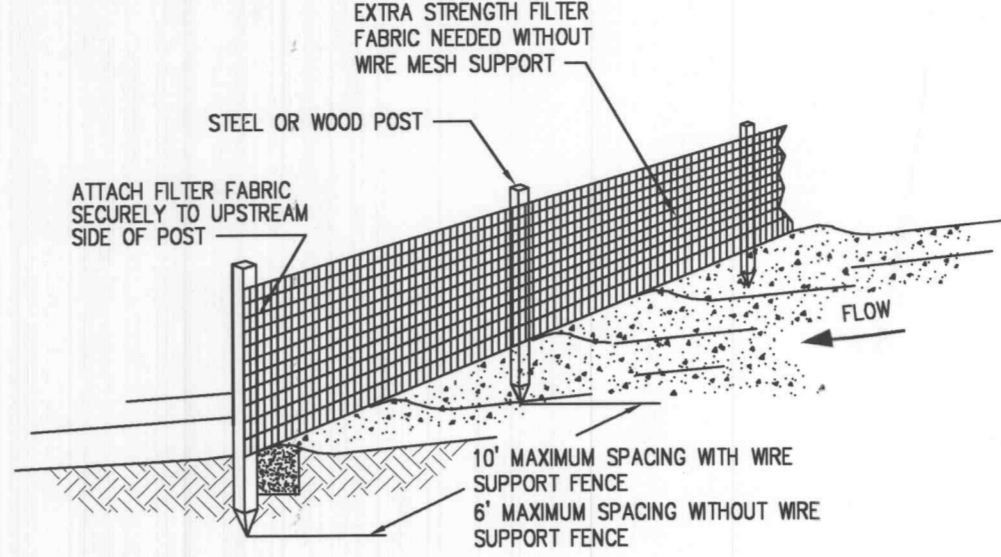


**TREE PRESERVATION CALCULATIONS**  
 TOTAL AREA OF SITE: 7.40 ACRES  
 TOTAL AREA OF EXISTING TREE MASS: .91 ACRES  
 PERCENTAGE OF SITE IN EXISTING TREE MASS: 12.30%  
 PERCENTAGE OF EXISTING TREES TO BE REMOVED: 100%  
 NUMBER OF TREES REQUIRING REPLACEMENT: 14\*  
 (15 TREES/ACRE X .91 ACRES)  
 NUMBER OF TREES PROVIDED EXCLUSIVE OF THOSE PROVIDED FOR STREET FRONTAGE AND OPEN SPACE REQUIREMENTS: 27  
 \*ADJUSTED, IF NECESSARY, TO MEET TREE PRESERVATION CODES.

**REVEGETATION SCHEDULE**  
**SEEDING RATES:**  
 PERMANENT:  
 TALL FESCUE --- 30 LBS/ACRE  
 SMOOTH BROME --- 20 LBS/ACRE  
 COMBINED --- FESCUE @ 15 LBS/ACRE AND BROME @ 10 LBS/ACRE  
 TEMPORARY:  
 WHEAT OR RYE --- 150 LBS/ACRE (3.5 LBS. PER SQUARE FOOT)  
 OATS --- 120 LBS/ACRE (2.75 LBS. PER SQUARE FOOT)  
**SEEDING PERIODS:**  
 FESCUE OR BROME --- MARCH 1 TO JUNE 1 & AUG 1 TO OCT 1  
 WHEAT OR RYE --- MARCH 15 TO NOVEMBER 1  
 OATS --- MARCH 15 TO SEPTEMBER 15  
**MULCH RATES:**  
 100 LBS. PER 1000 SQUARE FEET (4,356 LBS. PER ACRE)  
**FERTILIZER RATES:**  
 NITROGEN --- 30 LBS/ACRE  
 PHOSPHATE --- 30 LBS/ACRE  
 POTASSIUM --- 30 LBS/ACRE  
 LIME --- 600 LBS/ACRE (ENM\*)  
 \* ENM = EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRELED ROCK.



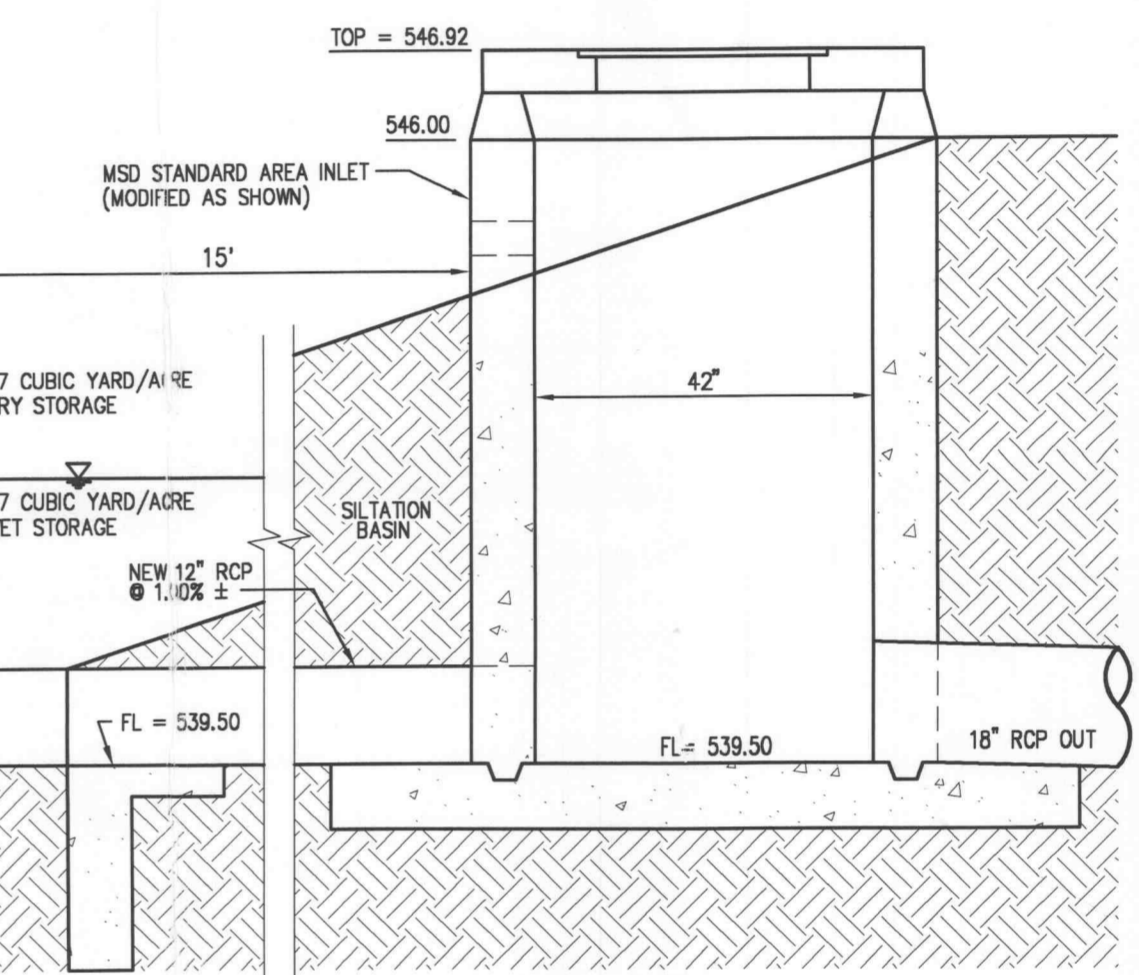
- NOTES:**
- SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
  - INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 9" MAXIMUM RECOMMENDED STORAGE HEIGHT.
  - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.



# GRADING PLAN

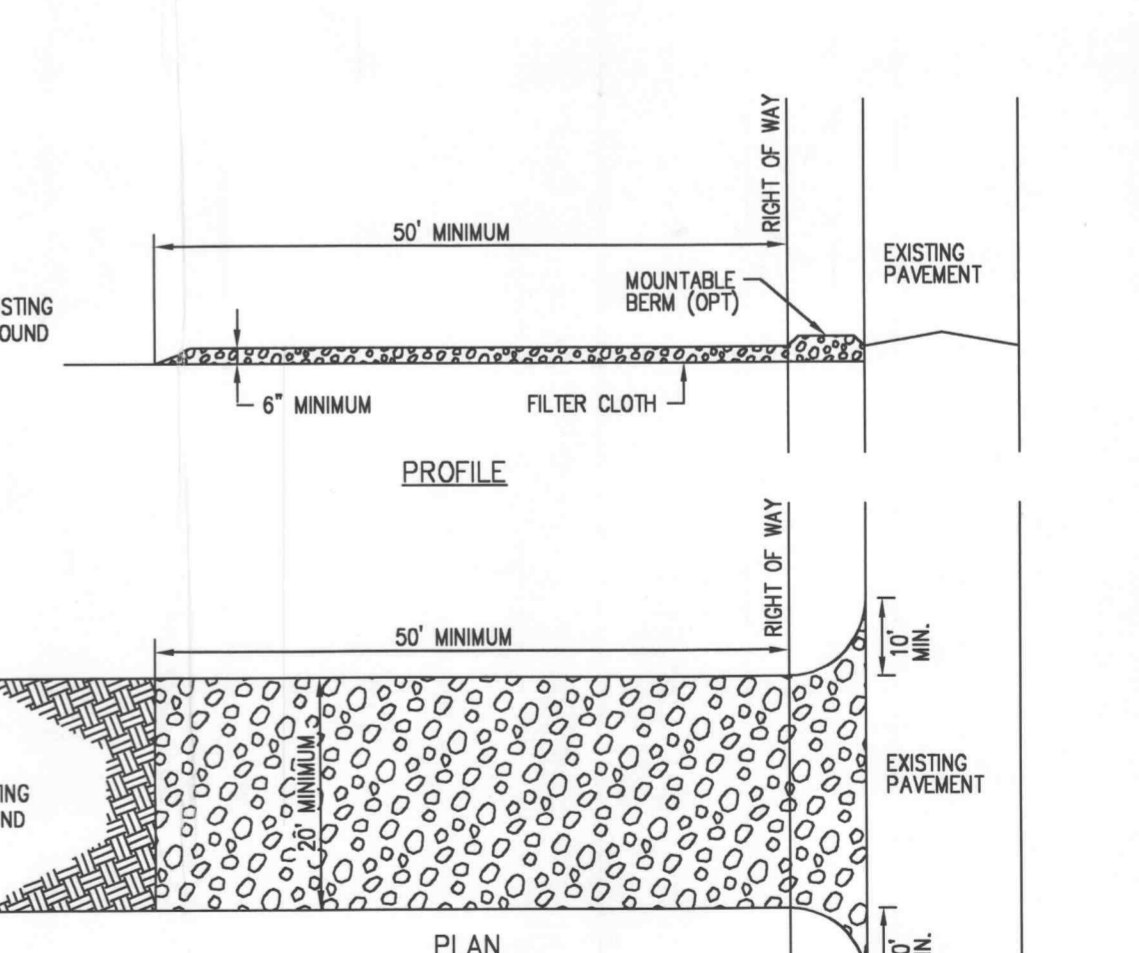
## GENERAL NOTES

- FINISH SPOT ELEVATIONS AND CONTOURS ARE SHOWN TO TOP OF NEW PAVEMENT, WALKS, SOD, ETC. EXCEPT BUILDING PADS WHICH ARE 1 FOOT BELOW FINISH FLOOR.
- ALL GRADING AND DRAINAGE SHALL CONFORM TO THE LATEST STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
- NO SLOPE SHALL BE STEEPER THAN 3 (HORIZONTAL) TO 1 (VERTICAL).
- 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 PLANS. 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. 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 MAY AT THEIR OPTION DIRECT THE CONTRACTOR IN HIS METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITING OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN NEW OR EXISTING STORM 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. NO GRADED AREA IS TO REMAIN BARE FOR OVER 2 WEEKS WITHOUT BEING SEEDED AND MULCHED.
- THE CONTRACTOR SHALL VERIFY THE PROPOSED ELEVATIONS TO ASSURE POSITIVE DRAINAGE FOR THE PARKING LOT & ENTRANCES PRIOR TO POURING ANY CONCRETE OR INSTALLING ASPHALT PAVEMENT. HE SHALL REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT. DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH RAIN OR MORE.
- GRADED AREA SHALL BE SEEDED AND MULCHED AFTER 6 MONTHS OF COMPLETION.
- ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWERS, PROPOSED ROADS, DRIVES OR OTHER PAVED AREAS SHALL BE COMPACTED TO 80% 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 T-99 AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT SET FORTH BY TERRACON, DATED NOVEMBER 17, 2003. ALL FILL PLACED IN PROPOSED ROADS SHALL BE COMPACTED FROM THE BOTTOM OF THE FILL UP. ALL TESTS TO BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILL OPERATIONS.
- STORM AND SANITARY SEWER STRUCTURE LOCATIONS AND LINES ARE PRELIMINARY AND FOR REFERENCE ONLY. FINAL DESIGN WILL BE INCLUDED IN CONSTRUCTION DRAWINGS.
- CONTRACTOR SHALL REVIEW THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT AND COMPLY WITH ALL REQUIREMENTS.
- CONTRACTOR TO COORDINATE WITH MODOT FOR TEMPORARY ACCESS TO SITE FOR GRADING WORK.
- CONTRACTOR SHALL CLEAN AND MAINTAIN THE TEMPORARY SEDIMENT BASIN AFTER EACH MEASURABLE RAIN. BEFORE END OF CONSTRUCTION, THE BASIN MUST BE REGRADED TO PROPOSED CONDITIONS.



NOTE: ADJUSTMENT WITH BRICKS IS NOT ALLOWED

## SILTATION BASIN OUTFLOW DETAIL



## CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.  
 LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET  
 THICKNESS - NOT LESS THAN SIX (6) INCHES.  
 WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.  
 FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF STONE. FILTER WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.  
 SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.  
 MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.  
 WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.  
 PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.  
 ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.

## STABILIZED CONSTRUCTION ENTRANCE & WASHOFF AREA



- NOTES:**
- STRAW BALES, NOT HAY BALES, SHALL BE USED.
  - BUTT ENDS OF BALES TIGHTLY TOGETHER.
  - INSTALL BALES WITH BINDING AROUND SIDES, NOT TOP AND BOTTOM.
  - FILL ANY GAP BETWEEN BALES BY WEDGING LOOSE STRAW BETWEEN THEM.

## SEDIMENT BARRIER



**CURVE INFORMATION**  
 PI 491+36.06  
 PC 465+64.28  
 PT 485+94.58  
 Δ 61°49'26.1" (LT)  
 D 6100'00.0"  
 L 1,030.40'  
 T 571.78'  
 R 954.93'  
 S 4%

ENGINEERS  
 ARCHITECTS  
 SURVEYORS  
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# Farnsworth GROUP

20 ALLEN AVENUE, SUITE 200  
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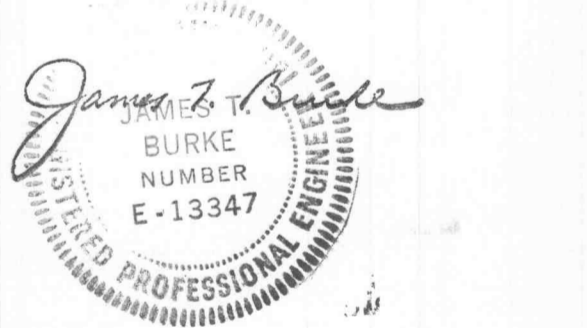
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ISSUE:

#	Date	Description
1	2/13/04	City of O'Fallon Comments
2	2/13/04	Duckett Creek Sanitary District Comments
3	2/13/04	Cottleville Fire Protection District Comments
4	2/13/04	MoDOT Comments
5	2/13/04	Corps of Engineers Comments

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 MoDOT (814) 340-4100

PROJECT:  
 PERSIMMON POINTE HOTEL DEVELOPMENT



#4130 HIGHWAY 40-61  
 O'FALLON, MO

Date: 12-30-03  
 Design/Drawn: DB  
 Approved: JTB  
 Book No.:

## EARLY GRADING PLAN

SHEET TITLE:

# EGP-1

SHEET 36 OF 36  
 Project No.: 29916312  
 Planning & Zoning File: #3103.03