

GENERAL NOTES:

- 1.) THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND DO NOT NECESSARILY REFLECT THE ACTUAL EXISTENCE, NONEXISTENCE, SIZE, TYPE, OR LOCATION OF THESE OR OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFYING THE ACTUAL LOCATION OF ALL UTILITIES, SHOWN OR NOT SHOWN, AND SAID UTILITIES SHALL BE LOCATED IN THE FIELD PRIOR TO ANY CONSTRUCTION OF IMPROVEMENTS.
CONTRACTOR MUST CONTACT "DIG-RITE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.
CONTRACTOR TO CONTACT ALL SEWER, GAS, TELEPHONE, WATERLINE AND ANY OTHER UTILITIES PRIOR TO CONSTRUCTION. ALL CONNECTIONS OR REPAIRS ARE TO BE MADE IN ACCORDANCE WITH LOCAL CODES AND/OR UTILITY COMPANIES REQUIREMENTS.
2.) ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3.) BOUNDARY AND TOPOGRAPHIC SURVEY BY ENGINEERS J.R. GRIMES CONSULTING ENGINEERS.
4.) ALL SIDEWALKS, CURB RAMPS, RAMP AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ABOVE INFORMATION AND THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR PRIOR TO ANY CONSTRUCTION, SHALL NOTIFY THE PROJECT ENGINEER.
5.) ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF O'FALLON.
6.) NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY GEOTECHNICAL REPORT WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF O'FALLON AND THE OFFICE OF THE ENGINEER.
7.) STORMWATER SHALL BE DISCHARGED AT AN ADEQUATE NATURAL DISCHARGE POINT.
8.) REQUIRED ROADWAY IMPROVEMENTS MUST BE COMPLETED PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
9.) PRESENT ZONING - C2, PROPOSED USE - RESTAURANT/RETAIL.
10.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF O'FALLON.
11.) ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF O'FALLON. REFER TO SILTATION NOTES.
12.) PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE DEVELOPER FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
13.) ALL FILLS AND BACKFILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
14.) GRADING CONTRACTOR SHALL KEEP EXISTING ROADWAYS CLEAN OF MUD AND DEBRIS AT ALL TIMES.
15.) PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
16.) A GRADING PERMIT IS REQUIRED PRIOR TO ANY GRADING ON THE SITE. NO CHANGE IN WATERSHEDS SHALL BE PERMITTED.
17.) INTERIM STORMWATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
18.) THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORMWATER SYSTEMS IN ACCORDANCE WITH THE CITY OF O'FALLON STANDARDS.
19.) ADEQUATE TEMPORARY OFF-STREET PARKING SHALL BE PROVIDED FOR CONSTRUCTION EMPLOYEES. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVING CONDITIONS.
20.) PRIOR TO ISSUANCE OF FOUNDATION OR BUILDING PERMITS, ALL APPROVALS FROM THE CITY OF O'FALLON AND THE DUCKETT CREEK SEWER DISTRICT MUST BE RECEIVED.
21.) INSTALLATION OF LANDSCAPING AND ORNAMENTAL ENTRANCE MONUMENT OR IDENTIFICATION SIGNAGE CONSTRUCTION IF PROPOSED, SHALL BE REVIEWED BY THE CITY OF O'FALLON FOR SIGHT DISTANCE CONSIDERATIONS AND APPROVED PRIOR TO INSTALLATION OR CONSTRUCTION.
22.) THE DEVELOPER IS ADVISED THAT UTILITY COMPANIES WILL REQUIRE COMPENSATION FOR RELOCATION OF THEIR UTILITY FACILITIES WITHIN PUBLIC ROAD RIGHT-OF-WAY. UTILITY RELOCATION COST SHALL BE CONSIDERED THE DEVELOPER'S RESPONSIBILITY. THE DEVELOPER SHOULD ALSO BE AWARE OF EXTENSIVE DELAYS IN UTILITY COMPANY RELOCATION AND ADJUSTMENTS. SUCH DELAYS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO COMPLETION OF ROAD IMPROVEMENTS.
23.) ROAD IMPROVEMENTS SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. IF DEVELOPMENT PHASING IS ANTICIPATED, THE DEVELOPER SHALL COMPLETE PERMIT, RIGHT-OF-WAY DEDICATION, AND ACCESS REQUIREMENTS OF EACH ROAD IMPROVEMENT. RIGHT-OF-WAY DEDICATION AND ACCESS REQUIREMENTS OF EACH PHASE OF DEVELOPMENT AS DIRECTED BY THE CITY OF O'FALLON PUBLIC WORKS DEPT. AS PREVIOUSLY NOTED, THE DELAYS DUE TO UTILITY RELOCATION AND ADJUSTMENTS WILL NOT CONSTITUTE A CAUSE TO ALLOW OCCUPANCY PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT.
24.) ALL DISTURBED EARTH AREAS WITHIN THE CITY OF O'FALLON RIGHT-OF-WAY SHALL BE SOODED.
25.) ADDITIONAL SILTATION CONTROL SHALL BE INSTALLED AS REQUIRED BY THE CITY OF O'FALLON.
26.) IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH THE UTILITY COMPANIES THE REMOVAL OF EXISTING UTILITY COMPANY FACILITIES THAT CONFLICT WITH THE NEW DEVELOPMENT AND THE INSTALLATION OF THE NEW SYSTEMS TO SERVE THE PROPOSED DEVELOPMENT.
27.) ALL CONSTRUCTION OF PUBLIC IMPROVEMENTS AND ALL CONSTRUCTION WITHIN CITY R.O.W. SHALL COMPLY WITH THE O'FALLON STANDARDS CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS. THE CITY ENGINEER SHALL BE NOTIFIED AT LEAST 1 WEEK IN ADVANCE OF THE START OF SAID CONSTRUCTION AND ALL APPLICABLE CITY PERMITS SHALL BE OBTAINED PRIOR TO THE START OF SAID CONSTRUCTION.
28.) THE DEVELOPER MUST SUPPLY THE CITY CONSTRUCTION INSPECTORS WITH SOILS REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
29.) 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 AASHTO T-99. ALL FILL 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.
30.) ALL SIGN POSTS, BACKS, AND BRACKET ARMS SHALL BE PAINTED BLACK USING CARBOLINE RUBSTOND PENETRATING SEALER SO AND CARBOLINE 133 HB PAINT (OR EQUIVALENT AS APPROVED BY THE CITY AND WOOD) SIGNS DESIGNATING STREET NAME SHALL BE ON THE OPPOSITE SIDE OF THE STREET FROM TRAFFIC CONTROL SIGNS.
31.) ALL PROPOSED FENCING REQUIRES A SEPARATE PERMIT THROUGH THE PLANNING DIVISION.
32.) ALL SIGN LOCATIONS AND SIZES MUST BE APPROVED SEPARATELY THROUGH THE PLANNING DIVISION.
33.) LIGHTING VALUES WILL BE REVIEWED ON SITE PRIOR TO THE FINAL OCCUPANCY INSPECTION. CORRECTIONS WILL NEED TO BE MADE IF NOT IN COMPLIANCE WITH CITY STANDARDS.
34.) ELECTRIC UTILITIES SHALL BE LOCATED UNDERGROUND.

SITE GRADING SPECIFICATIONS:

SECTION 0210 - SITE CLEARING

PART 1 - GENERAL

SUMMARY

This Section includes the following:
Removing above-grade improvements.
Removing below-grade improvements.

PROJECT CONDITIONS

Traffic: Conduct site-clearing operations to ensure minimum interference with the roads, streets, walks, and other adjacent occupied or used facilities. Do not close or obstruct streets, walks, or other occupied or used facilities without permission from authorities having jurisdiction.
Protection of Existing Improvements: Provide protections necessary to prevent damage to existing improvements indicated to remain in place.
Improvements on Adjoining Property: Authority for performing removal and alteration work on property adjoining Owner's property will be obtained by Owner prior to award of contract.
Extent of work on adjacent property is indicated on Drawings.

EXISTING SERVICES

General: Indicated locations are approximate; determine exact locations before commencing work.

Arrange and pay for disconnecting, removing, capping, and plugging utility services. Notify affected utility companies in advance and obtain approval before starting this work.

Place markers to indicate location of disconnected services. Identify service lines and capping locations on Project Record Documents.

PART 2 - EXECUTION

SITE CLEARING

General: Remove trees, shrubs, grass, and other vegetation, improvements, or obstructions, as required, to permit installation of new construction. Remove similar items elsewhere on site or premises as specifically indicated. The owner will identify any trees & shrubs to remain.
Trees indicated to remain shall have minor roots and branches cut in a clean and careful manner where such roots and branches obstruct installation of new construction.

Where existing trees are indicated to remain, leave existing topsoil in place within drip lines to prevent damage to prevent damage to root system.
Removal of Improvements: Remove existing above-grade and below-grade improvements as indicated and as necessary to facilitate new construction.

DISPOSAL OF WASTE MATERIALS

Burning on Owner's Property: Burning is not permitted on Owner's property.

Removal from Owner's Property: Remove waste materials and unsuitable or excess topsoil from Owner's property.

EARTHWORK

PART 1 - GENERAL

SUMMARY

This Section includes the following:
Preparing and grading subgrades for slabs-on-grade, walks, pavements, and landscaping.
Excavating and backfilling for buildings and structures.
Drainage and moisture-control fill course for slabs-on-grade.
Subbase course for walks and pavements.
Subsurface drainage backfill for walls and trenches.
Excavating and backfilling trenches within construction limits.
Excavating and backfilling for underground mechanical and electrical utilities and appurtenances.

DEFINITIONS

Excavation: consists of the removal of material encountered to subgrade elevations and the reuse or disposal of materials removed.

Subgrade: The uppermost surface of an excavation or the top surface of a fill or backfill immediately below subbase, drainage fill, or topsoil materials.

Borrow: Soil material obtained off site when sufficient approved soil material is not available from excavations.

Subbase Course: The layer placed between the subgrade and surface pavement or walk.

Drainage Fill: Course of washed granular material placed under slab-on-grade to cut off upward capillary flow of pore water toward slab.

Unauthorized excavation consists of removing materials beyond indicated subgrade elevations or dimensions without direction by the owner. Unauthorized excavation, as well as remedial work directed by the owner, shall be at the Contractor's expense.

Structures: Buildings, footings, foundations, retaining walls, slabs, tanks, curbs, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below ground surface.

Utilities include on-site underground pipes, conduits, ducts, cables, and underground services within building lines.

QUALITY ASSURANCE

Codes and Standards: Perform earthwork complying with requirements of authorities with jurisdiction.

Testing and Inspection Services: Owner will employ a qualified independent geotechnical engineering testing agency to classify proposed on-site and borrow soils to verify that soils comply with specified requirements and to perform required field and laboratory testing.

PROJECT CONDITIONS

Existing Utilities: Do not interrupt existing utilities serving facilities occupied by the Owner or others except when permitted in writing by the owner and then only after acceptable temporary utility services have been provided.

PART 2 - PRODUCTS

SOIL MATERIALS

General: Provide approved borrow soil materials from off site when sufficient approved soil materials are not available from excavations.

Satisfactory Soil Materials: ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2 inches in any dimension, debris, waste, frozen materials, vegetation, or other deleterious matter.

Backfill and Fill Materials: Satisfactory soil materials.

Subbase Material: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand, ASTM D 2940, with at least 95 percent passing a 1-1/2-inch sieve and not more than 8 percent passing a No. 200 sieve.

Bedding Material: Subbase materials with 100 percent passing a 1-inch sieve and not more than 8 percent passing a No. 200 sieve.

Drainage Fill: Washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel, ASTM D 448, coarse aggregate grading size 57, with 100 percent passing a 1 1/2-inch sieve and not more than 5 percent passing a No. 8 sieve.

ACCESSORIES

Detectable Warning Tape: Polyethylene film warning tape encasing a metallic core, 6 inches wide and 4 mils thick minimum, continuously inscribed with a description of the utility shall be installed in trench above all water mains as installed for this development.

PART 3 - EXECUTION

PREPARATION

Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.

Prevent erosion and sedimentation control measures.

DEWATERING

Prevent surface water and subsurface or ground water from entering excavations, from ponding on prepared subgrades, and from flooding Project site and surrounding area.

Protect subgrades and foundation soils from softening and damage by rain or water accumulation and from freezing temperatures or frost.

EXCAVATION

Explosives: Do not use explosives.

Unclassified Excavation: Excavation is unclassified and includes excavation to required subgrade elevations regardless of character of materials and obstructions encountered.

Excavate for structures, pavements, and walks to indicated elevations and dimensions. When excavations to permit placing and removing concrete formwork, installing services and other construction, and for inspections. Trim subgrades to required lines and grades to leave solid base to receive other work.

Excavate utility trenches to indicated slopes, line, depths, and invert elevations of uniform widths to provide a maximum 12 inches of working clearance on each side of pipe or conduit. Excavate trench walls vertically from trench bottom to 12 inches higher than the top of pipe or conduit.

Excavate and shape trench subgrade to provide uniform bearing and continuous support for pipe and conduit. Where encountering rock or other unyielding bearing surface, carry trench excavation 6 inches below invert elevation to receive bedding course.

Approval of Subgrade: When Geotechnical Engineer determines that unforeseen unsatisfactory soil is present, continue excavation and replace with compacted backfill or fill material as directed. Payment will be made according to the Contract provisions for changes in the work.

The construction site is to be maintained so that the following conditions can be avoided, but if they occur, then the Contractor shall be responsible to reconstruct subgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities.

Fill unauthorized excavation under foundations or footings by extending indicated bottom elevation of concrete foundation or footing to excavation bottom, without altering required top elevation. Fill unauthorized excavations under other construction as directed by Geotechnical Engineer.

Store excavated and borrow soil materials acceptable for backfill and fill in shaped, graded, drained, and covered stockpiles. Locate stockpiles away from edge of excavations and outside drip line of remaining trees.

BACKFILLING

Backfill excavations promptly following acceptance of affected work below final grade.

Utility Trench Backfill: Place, compact, and shape bedding course to provide continuous support for pipes and conduits over rock and other unyielding bearing surfaces and to fill unauthorized excavations.

Place and compact initial backfill of satisfactory soil material or subbase material, free of particles larger than 1 inch, to a height of 12 inches over the utility pipe or conduit. Place and compact final backfill of satisfactory soil material to final subgrade.

Coordinate backfilling with utilities testing.

Install warning tape directly above water lines, 12 inches below finished grade, except 6 inches below subgrade under pavements and slabs.

Fill Preparation: Plow strip or break up sloped surfaces steeper than 1 vertical to 4 horizontal so fill material will bond with existing surface.

When subgrade or existing ground surface to receive fill has a density less than that required for fill, break up ground surface to depth required, pulverize, moisture-condition or aerate soil, and recompact to required density.

Uniformly moisten or aerate subgrade and each subsequent fill or backfill layer to within 2 percent of optimum moisture content before compaction.

Remove and replace, or scarify and air dry, satisfactory soil material that is too wet to compact to specified density.

COMPACTION

Place backfill and fill materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers. Place evenly alongside structures and utilities to required elevations.

Under structures, building slabs, steps, and pavements, compact the top 12 inches below subgrade and each layer of backfill or fill material to 95 percent.

Under lawn or unpaved areas, compact the top 6 inches below subgrade and each layer of backfill or fill material to 90 percent.

Under walkways, compact the top 6 inches below subgrade and each layer of backfill or fill material to 95 percent.

GRADING

Uniformly grade areas to a smooth surface, free from irregular surface changes. Comply with compaction requirements and grade to cross sections, lines, and elevations indicated. Grade lawns, walks, and unpaved subgrades to tolerances of plus or minus 0.10 foot and pavements and areas within building lines to plus or minus 1/2 inch.

SUBBASE AND BASE COURSES

Sub base: Under pavements and walks, place sub base course material on prepared subgrades and compact at optimum moisture content to required grades, lines, cross sections, and thickness.

Place shoulders along edges of sub base to prevent lateral movement. Construct shoulders at least 12 inches wide of acceptable soil materials and compact simultaneously with each subbase layer.

Under slabs-on-grade, place drainage fill on prepared subgrade and compact to required cross sections and thickness.

FIELD QUALITY CONTROL (BY GENERAL CONTRACTOR)

Allow testing agency to inspect and test each subgrade and each fill or backfill layer. Do not proceed until test results for previously completed work verify compliance with requirements.

Perform field in-place density tests according to ASTM D 1556 (sand cone method), ASTM D 2167 (rubber balloon method), ASTM D 2922 (nuclear method) or ASTM D 2937 (drive cylinder method), as applicable.

Footing Subgrades: Test each soil stratum to verify design bearing capacities.

Paved Areas and Building Slabs: At subgrade and at each compacted fill and backfill layer, perform at least one field in-place density test for every 2,000 sq. ft. or less of paved area or building slab, but in no case fewer than three tests.

Foundation Wall Backfills: At each compacted backfill layer, perform at least one field in-place density test for each 100 feet or less of wall length, but in no case fewer than two tests.

Trench Backfills: In each compacted initial and final backfill layer, perform at least one field in-place density test for each 150 feet or less of trench, but in no case fewer than two tests.

When testing agency reports that subgrade, fills, or backfills are below specified density, scarify and moisten or aerate, or remove and replace soil to the depth required, recompact, and retest until obtaining required density.

PROTECTION

Repair and reestablish grades where completed or partially completed surfaces become eroded, rutted, settled, or lose compaction.

Setting: Where setting occurs during the project correction period, remove finished surfacing, backfill with additional approved material, compact, and reconstruct surfacing.

DISPOSAL

Transport surplus satisfactory soil to designated stockpiles on the Owner's property. Remove waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off the Owner's property.

Dispose: Remove surplus satisfactory soil and waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off the Owner's property.

EARTHWORK NOTES:

BULK CUT.....7,054 C.Y.+ CUBIC YARD
BULK FILL.....7,054 C.Y. (w/15% SHRINKAGE).....+ CUBIC YARD

THE ENGINEER HAS CALCULATED THE ABOVE QUANTITIES OF EARTHWORK TO BE REGARDED AS AN ESTIMATE OF THE BULK MOVEMENT OR REDISTRIBUTION OF SOILS ON THIS PROJECT. AS AN ESTIMATE, THESE QUANTITIES ARE INTENDED FOR GENERAL USE, AND THE ENGINEER ASSUMES NO LIABILITY FOR COST OVERRUNS DUE TO EXCESS EXCAVATED MATERIALS OR SHORTAGES OF MATERIALS AND LABOR.

THE QUANTITIES ESTIMATED FOR EACH OF THE IMPROVEMENT ITEMS LISTED ABOVE ARE BASED UPON THE HORIZONTAL AND VERTICAL LOCATION OF THE IMPROVEMENTS AS PROPOSED ON THE SITE ENGINEERING PLANS PREPARED BY J. R. GRIMES CONSULTING ENGINEERS.

ALL QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO MOVE REQUIRED QUANTITY OF MATERIALS TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

THE ENGINEER'S EARTHWORK ESTIMATE DOES NOT INCLUDE ANY OF THE FOLLOWING ITEMS REQUIRING EARTHWORK THAT MAY BE NECESSARY FOR COMPLETION OF THE PROJECT: MISCELLANEOUS UNDERGROUND CONDUITS, INCLUDING SEWER LINES AND WATER MAINS LESS THAN TWENTY-FOUR INCHES IN DIAMETER, STANDARD MANHOLES, PROCESS OR TRANSFER PIPING, ELECTRICAL OR TELEPHONE CONDUITS, BASES FOR LIGHT STANDARDS, BUILDING FOOTINGS AND FOUNDATIONS, ETC.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL SIZE OF THE FIELD EXCAVATIONS MADE FOR THE INSTALLATION OF UNDERGROUND STRUCTURES, AND AS SUCH, THE ACTUAL QUANTITIES OF EARTHWORK FROM SUCH ITEMS MAY VARY FROM THE ESTIMATE SHOWN ABOVE.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR COSTS INCURRED DUE TO REMOVAL OF UNSUITABLE MATERIAL WHICH MUST BE REMOVED FROM SITE.

VEGETATIVE ESTABLISHMENT FOR URBAN DEVELOPMENT SITES

GRADED AREAS THAT ARE TO REMAIN BARE FOR OVER 6 MONTHS SHALL BE SEEDED AND MULCHED AS DESCRIBED BELOW.

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 SQUARE FOOT)
OATS - 120 lbs./ac. (2.75 lbs. PER 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. FEET (4,356 lbs. PER ACRE)

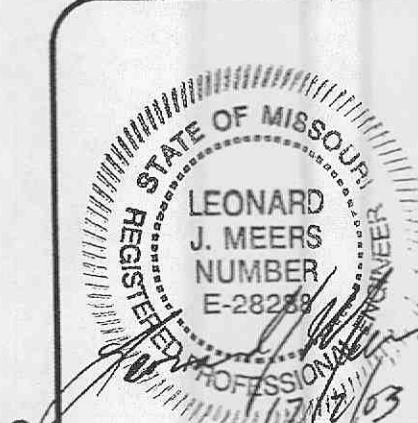
FERTILIZER RATES:

NITROGEN 30 lbs./ac.
PHOSPHATE 30 lbs./ac.
POTASSIUM 30 lbs./ac.
LIME 600 lbs./ac. ENM*

* ENM = EFFECTIVE NEUTRALIZING MATERIAL AS PER STATE EVALUATION OF QUARRIED ROCK.

J. R. GRIMES CONSULTING ENGINEERS, INC. AND THE UNDERSIGNED ENGINEER HAVE NO RESPONSIBILITY FOR SERVICES PROVIDED BY OTHERS TO IMPLEMENT THE IMPROVEMENTS SHOWN ON THIS PLAN AND ALL OTHER DRAWINGS WHERE THE UNDERSIGNED ENGINEER'S SEAL APPEARS. THE CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE OWNER AND CONTRACTOR. J. R. GRIMES CONSULTING ENGINEERS, INC. HAS NO RESPONSIBILITY TO VERIFY FINAL IMPROVEMENTS AS SHOWN ON THIS PLAN UNLESS SPECIFICALLY ENGAGED AND AUTHORIZED TO DO SO BY THE OWNER OR CONTRACTOR.

01/15/03 PER CITY OF O'FALLON COMMENTS



PERSIMMON POINTE MARKET SPECIFICATION SHEET
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