

GENERAL NOTES

- 1.) ALL UTILITIES SHOWN HAVE BEEN LOCATED BY OTHERS FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES, PRIOR TO CONSTRUCTION, TO HAVE EXISTING UTILITIES FIELD LOCATED.
2.) ALL ELEVATIONS ARE BASED ON U.S.G.S. DATUM.
3.) ALL MATERIALS AND METHODS OF CONSTRUCTION TO MEET THE CURRENT STANDARDS AND SPECIFICATIONS AS REQUIRED BY ST. CHARLES COUNTY OR AS MODIFIED ON THESE PLANS.
...
30.) ALL STORM SEWER INLETS SHALL BE INSTALLED WITH A MARKER, BELOW IS THE RECOMMENDATIONS:

THE CITY WILL ALLOW THE FOLLOWING MARKERS AND ADHERE PROCEDURES ONLY AS SHOWN IN THE TABLE BELOW OR AN APPROVED EQUAL. FEEL AND STICK ADDRESSING PAWS WILL NOT BE ALLOWED.

Table with 6 columns: MANUFACTURER, SIZE, ADHESIVE, STYLE, MESSAGE (PART #), WEBSITE. Rows include APC INTERNATIONAL and DAS MANUFACTURING, INC.

NON-SEDIMENT POLLUTION CONTROL NOTES

- 1. HANDLING AND DISPOSAL OF HAZARDOUS MATERIALS
DO: PREVENT SPILLS
USE PRODUCTS UP
FOLLOW LABEL DIRECTIONS FOR DISPOSAL
REMOVE LIDS FROM EMPTY BOTTLES AND CANS WHEN DISPOSING IN TRASH
RECYCLE WASTES WHENEVER POSSIBLE
DON'T: DON'T POUR WASTE INTO SEWERS OR WATERWAYS ON THE GROUND
DON'T POUR WASTE DOWN THE SINK, FLOOR DRAIN OR SEPTIC TANKS
DON'T BURY CHEMICALS OR CONTAINERS, OR DISPOSE OF THEM WITH CONSTRUCTION DEBRIS
DON'T BURN CHEMICALS OR CONTAINERS
DON'T MIX CHEMICALS TOGETHER
2. CONTAINERS SHALL BE PROVIDED FOR COLLECTION OF ALL WASTE MATERIAL INCLUDING CONSTRUCTION DEBRIS, TRASH, PETROLEUM PRODUCTS AND ANY HAZARDOUS MATERIALS TO BE USED ON-SITE. ALL WASTE MATERIAL SHALL BE DISPOSED OF AT FACILITIES APPROVED FOR THAT MATERIAL.
...
9.) PERMANENT SEEDING & MULCHING

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 USE, AND 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 COLE AND ASSOCIATES CONSULTING ENGINEERS. 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, STRIPPING OF TOPSOIL, 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 FROM SITE. THE ABOVE QUANTITIES ARE AN ESTIMATE AND SHOULD BE CONSIDERED AS SUCH. IT IS THE GRADING CONTRACTOR'S RESPONSIBILITY TO PREPARE A QUANTITY TAKEOFF AND NOTE ANY DISCREPANCIES TO THE ENGINEER.

GRADING/SEDIMENT & EROSION CONTROL NOTES

- 1) SEDIMENT AND EROSION CONTROL SHALL NOT BE LIMITED TO THE MEASURES SHOWN ON THE PLANS. THE CONTRACTOR, WITH THE APPROVAL OF THE CITY INSPECTOR, SHALL UTILIZE BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM ENTERING ADJACENT PROPERTIES, ROADWAYS, STORM SEWERS, AND DRAINAGEWAYS.
2) ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD RIGHT-OF-WAY SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE "MODIFIED AASHTO T-180 COMPACTION TEST" (ASTM D-1557). ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER CONCURRENT WITH GRADING AND BACKFILLING OPERATIONS.
...
11) TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

LAND DESCRIPTIONS

DOYLE TRACT

A TRACT OF LAND BEING PART OF U.S. SURVEY 931, LOCATED IN TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WEST LINE OF LAND NOW OR FORMERLY OF THE RHODES FAMILY FARM, INC. AS RECORDED BY DEED IN BOOK 2617, PAGE 1 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE WITH THE SOUTH LINE OF THE AFOREMENTIONED U.S. SURVEY 931;
THENCE ALONG SAID SOUTH LINE, SOUTH 82 DEGREES 14 MINUTES 19 SECONDS EAST, A DISTANCE OF 937.49 FEET TO THE EAST LINE OF SAID RHODES LAND, ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED DOYLE TRACT;
...
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 65.354 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF NOVEMBER 2005 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

RHODES TRACT

A TRACT OF LAND BEING PART OF U.S. SURVEY 931, LOCATED IN TOWNSHIP 46 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE AFOREMENTIONED U.S. SURVEY 931 WITH OF THE EAST LINE OF LAND NOW OR FORMERLY OF DONALD & MARIANNE MOLLISON, AS RECORDED BY DEED IN BOOK 1872, PAGE 771 OF THE ST. CHARLES COUNTY, MISSOURI RECORDER'S OFFICE;
THENCE ALONG SAID EAST LINE AND THE NORTHERN PROLONGATION OF SAID EAST LINE ALONG WITH THE EAST LINE OF LAND NOW OR FORMERLY OF R. STEPHEN & CATHERINE M. BARNETT, AS RECORDED BY DEED IN BOOK 1874, PAGE 1123 OF SAID RECORDER'S OFFICE, NORTH 07 DEGREES 41 MINUTES 13 SECONDS EAST, A DISTANCE OF 4770.81 FEET TO THE SOUTH LINE OF BRIARCHASE PLAT ONE, A SUBDIVISION AS RECORDED IN PLAT BOOK 40, PAGES 72 THROUGH 75 OF SAID RECORDER'S OFFICE;
...
THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 103.198 ACRES IS BASED UPON AN ACTUAL BOUNDARY SURVEY COMPLETED BY COLE AND ASSOCIATES, INC. DURING THE MONTH OF NOVEMBER 2005 AND IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

SILTATION CONTROL SPECIFICATIONS

SILTATION CONTROL GENERAL NOTES

- 1. INSTALLATION OF ALL PERIMETER SEDIMENT CONTROL SHALL BE IMPLEMENTED PRIOR TO CLEARING, GRUBBING, OR GRADING.
2. INSPECTION OF SILTATION CONTROL DEVICES SHALL TAKE PLACE ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY RAIN EVENT. ANY SILTATION CONTROL IN NEED OF REPAIR SHALL BE ADDRESSED A COPY OF THE INSPECTION REPORT SHALL BE KEPT ON THE CONSTRUCTION SITE.
...
11) TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

SILTATION CONTROL SCHEDULE IMPLEMENTATION

- 1. CONTRACTOR SHALL INSTALL PERIMETER SILTATION CONTROL DEVICES AS SHOWN ON THE PLAN, PER ATTACHED SPECIFICATIONS.
2. AFTER ALL CLEARING, GRUBBING, AND EROSION CONTROL MEASURES ARE IN PLACE, GRADING AND UTILITY INSTALLATION CAN BEGIN.
...
11) TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

INLET PROTECTION

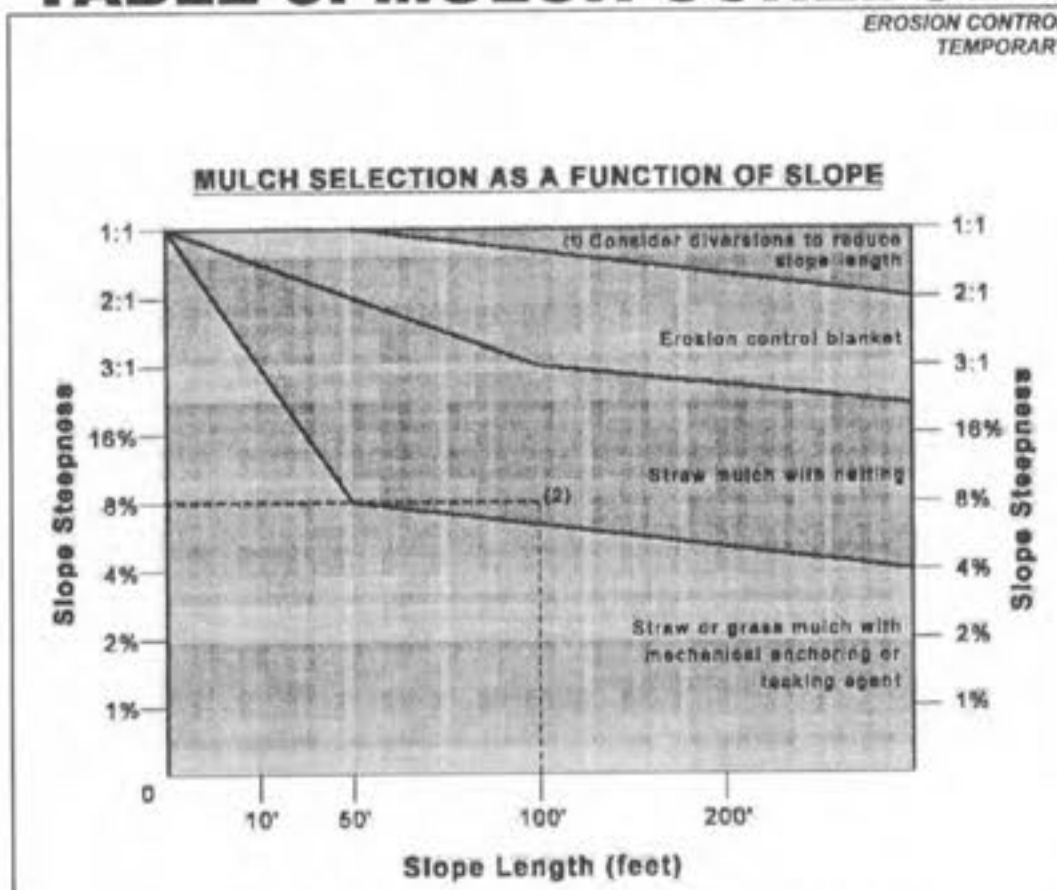
- 1. INLET PROTECTION SHALL CONSIST OF FURNISHING, PLACING, MAINTAINING, AND REMOVING THE GUTTERBUDDY SEDIMENT CONTROL DEVICE OR APPROVED EQUAL AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THE GRADING/SWEEP DRAWINGS.
2. THE GUTTERBUDDY SHALL BE SYNTHETIC FILTER MATERIAL MANUFACTURED FROM RECYCLED SYNTHETIC FIBERS.
...
11) TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.

TABLE 2: SEEDING REQUIREMENTS

Table with 2 main sections: SEEDING REQUIREMENTS and Minimum Fertilizer and Seeding Rates. Includes columns for Permanent and Temporary Seeding with months and quantities.

Table with 2 main sections: Minimum Fertilizer and Seeding Rates and Seeding Requirements. Includes columns for Permanent and Temporary Seeding with fertilizer and seed rates.

TABLE 3: MULCH SCHEDULE



MULCH SELECTION AS A FUNCTION OF SLOPE

(1) For slopes steeper than 5:1, consider building a diversion above slope to divert water. (2) Example: An 8% slope, 100 feet long, requires straw mulch with netting.

GENERAL MULCH RECOMMENDATIONS TO PROTECT FROM SPLASH AND SHEET FLOW

Table with 4 columns: Material, Rate Per Acre, Requirements, Notes. Rows include Straw, Wood Fiber or Wood Chippings, Wood Chips, and Bark.

REVISIONS table with columns for DATE, BY, and DESCRIPTION. Shows revisions 1 through 7.

DEVELOPER/OWNER: THE JONES COMPANY HOMES, L.L.C. 16640 CHESTERFIELD GROVE, SUITE 200 CHESTERFIELD, MO 63005 PHONE: (636) 537-7192



PRESTON WOODS - PHASE II REVISED MASS GRADING PLANS + PARTIAL STORM SEWER ST. CHARLES, MO. 63366 SPECIFICATION SHEET

COLE and ASSOCIATES INCORPORATED logo and contact information: 10777 sunset office dr. saint louis, missouri 63127 p: 314 984 9887 f: 314 984 0587. Includes fields for DESIGNED BY (JKW), DRAWN BY (JKW), CHECKED BY (JFH), DATE (8/13/07), Job Number (07-0041), and Sheet Number (G2.0).

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