

NOTES:

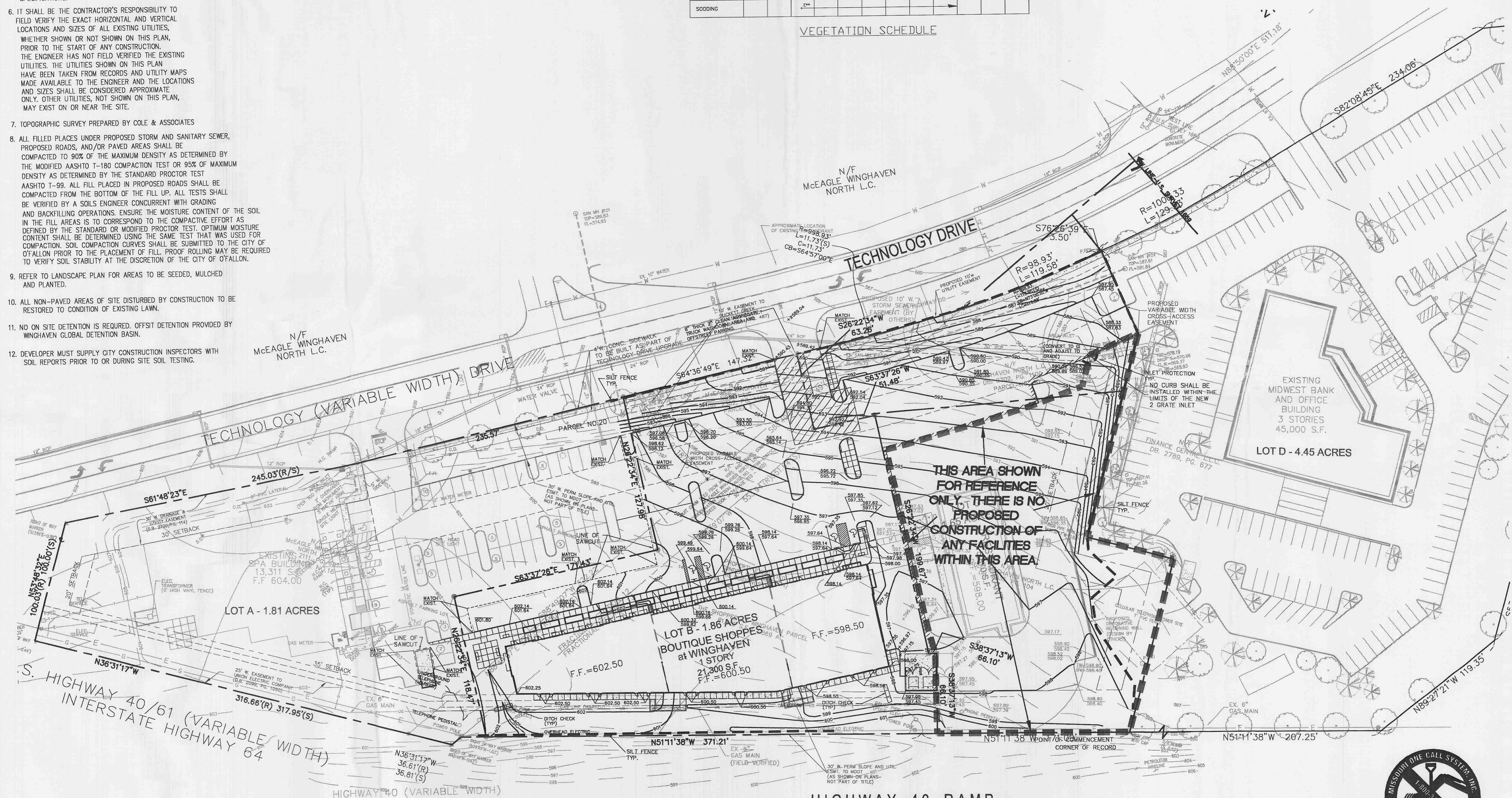
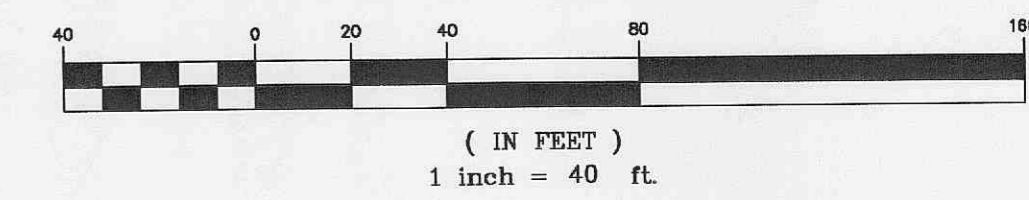
- ALL GRADES ARE TO FINISH GRADE OR FINISH PAVEMENT. THE CONTRACTOR SHALL DEDUCT PAVEMENT THICKNESS IN BUILDING AREAS TO OBTAIN SUBGRADE ELEVATIONS.
- SILTATION CONTROL SHALL BE UTILIZED DURING CONSTRUCTION TO PREVENT SILTATION FROM RUNNING ONTO THE ADJACENT STREETS & PROPERTIES. NO STORM WATER SHALL DRAIN ONTO CITY STREETS.
- ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAINSTORM RESULTING IN ONE-HALF INCH OF RAIN OR MORE.
- MAXIMUM SLOPE SHALL BE 3 HORIZ. TO 1 VERT. (3:1) THE CIVIL ENGINEER ASSUMES NO LIABILITY FOR SLOPES EXCEEDING THOSE RECOMMENDED BY GEOTECH. REPORT.
- ALL GRADING AND DRAINAGE SHALL MEET THE CITY OF O'FALLON AND ST. CHARLES COUNTY STANDARDS & SPECIFICATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT HORIZONTAL AND VERTICAL LOCATIONS AND SIZES OF ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THIS PLAN. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER HAS NOT FIELD VERIFIED THE EXISTING UTILITIES. THE UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM RECORDS AND UTILITY MAPS MADE AVAILABLE TO THE ENGINEER AND THE LOCATIONS AND SIZES SHALL BE CONSIDERED APPROXIMATE ONLY. OTHER UTILITIES, NOT SHOWN ON THIS PLAN, MAY EXIST ON OR NEAR THE SITE.
- TOPOGRAPHIC SURVEY PREPARED BY COLE & ASSOCIATES
- ALL FILLED PLACES UNDER PROPOSED STORM AND SANITARY SEWER, PROPOSED ROADS, AND/OR PAVED AREAS SHALL BE COMPACTED TO 90% OF THE MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED AASHTO T-180 COMPACTION TEST OR 95% OF MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST ASHTO 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. ENSURE THE MOISTURE CONTENT OF THE SOIL IN THE FILL AREAS IS TO CORRESPOND TO THE COMPACTION EFFORT AS DEFINED BY THE STANDARD OR MODIFIED PROCTOR TEST. OPTIMUM MOISTURE CONTENT SHALL BE DETERMINED USING THE SAME TEST THAT WAS USED FOR COMPACTION. SOIL COMPACTION CURVES SHALL BE SUBMITTED TO THE CITY OF O'FALLON PRIOR TO THE PLACEMENT OF FILL. PROOF ROLLING MAY BE REQUIRED TO VERIFY SOIL STABILITY AT THE DISCRETION OF THE CITY OF O'FALLON.
- REFER TO LANDSCAPE PLAN FOR AREAS TO BE SEEDED, MULCHED AND PLANTED.
- ALL NON-PAVED AREAS OF SITE DISTURBED BY CONSTRUCTION TO BE RESTORED TO CONDITION OF EXISTING LAWN.
- NO ON SITE DETENTION IS REQUIRED. OFFSITE DETENTION PROVIDED BY WINGHAVEN GLOBAL DETENTION BASIN.
- DEVELOPER MUST SUPPLY CITY CONSTRUCTION INSPECTORS WITH SOIL REPORTS PRIOR TO OR DURING SITE SOIL TESTING.
- GRADED AREAS TO REMAIN BARE FOR OVER 2 WEEKS SHALL BE SEEDED AND MULCHED.
- PROPERTY IS LOCATED OUTSIDE 100 YEAR FLOOD PLAIN PER FIRM MAP NUMBER 29183C0410E DATED AUGUST 2, 1996.
- 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 STRAWBALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS METHODS OF CONTROL ARE DETAILED IN PLAN). 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 AND/OR MODOT. 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 AND/OR MODOT 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 AND/OR MODOT.

- A KENTUCKY BLUEGRASS 90 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
30 LBS/ACRE.
- B KENTUCKY BLUEGRASS 135 LBS/ACRE
MIXED WITH PERENNIAL RYEGRASS
45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
- C SPRING OATS 100 LBS/ACRE
- D WHEAT OR CEREAL RYE
150 LBS/ACRE.
- E SOD
- F STRAW MULCH 2 TONS/ACRE.
- * IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B											
TEMPORARY SEEDING			C			D						
SODDING			E**									

VEGETATION SCHEDULE

GRAPHIC SCALE



BENCHMARK INFORMATION:
BENCH MARK: (USGS DATUM)
X-CUT IN S.W. CORNER OF NORTH ABUTMENT OF BOX CULVERT UNDER PHOENIX PARKWAY EAST OF THE ENCLAVE APARTMENTS.
ELEV.=503.51

HIGHWAY 40 RAMP
U.S. HIGHWAY 40/61 (VARIABLE WIDTH)
INTERSTATE HIGHWAY 64

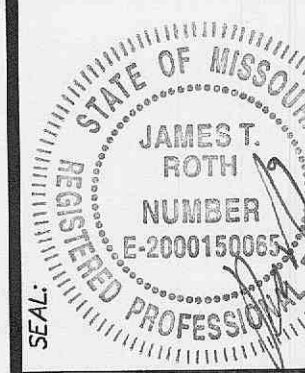


CALL 1-800-DIG-RITE (MISSOURI ONE CALL) TO HAVE LOCATIONS MARKED IN THE FIELD (SUBSCRIBING UTILITIES REQUIRE 48 HOURS NOTICE PRIOR TO CONSTRUCTION).

FILE # 9831.41

REVISIONS	
DATE	DESCRIPTION
5/25/04	CITY REVIEW COMMENTS
5/28/04	CITY REVIEW COMMENTS
5/28/04	REVISED PROPOSED PROPERTY LINE LOCATION

DEVELOPER/OWNER:
MCEAGLE DEVELOPMENT COMPANY
1001 BOARDWALK SPRINGS PLACE
O'FALLON, MO 63366
636-561-9900



SHOPPES AT WINGHAVEN

Cole & Associates Inc.
Planning • Civil Engineering • Land Surveying
10777 Sunset Office Drive, Suite 10
St. Louis, MO 63127 (314) 984-9887 FAX: 984-0587

DESIGNED BY RJM
DRAWN BY RJM
CHECKED BY JTR
DATE 02/13/04

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