

VEGETATIVE ESTABLISHMENT
FOR URBAN DEVELOPMENT SITES

APPENDIX A

SEEDING RATES:

PERMANENT:

TALL FESCUE - 30 lbs./ac.
SMOOTH BROME - 20 lbs./ac.
COMBINED FESCUE
& BROME @ 10 lbs./ac.

TEMPORARY:

WHEAT OR RYE - 150 lbs./ac. (3.5 lbs. per 1,000 square feet)
OATS - 120 lbs./ac. (2.75 lbs. per 1,000 square feet)

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 square 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 QUARRED ROCK.

GRADING NOTES

1. GAS, WATER AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OR HORIZONTAL LOCATION OF EXISTING, PROPOSED SANITARY SEWERS AND STORM SEWERS INCLUDING HOUSE LATERALS.
2. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. THE VERIFICATION OF THE LOCATION OF ALL UNDERGROUND UTILITIES, EITHER SHOWN OR NOT SHOWN ON THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE LOCATED PRIOR TO GRADING OR CONSTRUCTION OF IMPROVEMENTS.
3. ALL FILLED PLACES UNDER BUILDINGS, PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD A.A.S.H.O. T-99 COMPACTION TEST" (A.S.T.M. D-690). FILL PLACED IN LANDSCAPED AREAS SHALL BE COMPACTED TO 90%. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER.
4. ALL FILLED PLACES IN PAVED STATE, COUNTY OR CITY ROADS (HIGHWAYS) SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE "STANDARD PROCTOR TEST A.A.S.H.O. T-99" (A.S.T.M. D-690) UNLESS OTHERWISE SPECIFIED BY LOCAL GOVERNING AUTHORITY SPECIFICATIONS. ALL TESTS SHALL BE VERIFIED BY A SOILS ENGINEER.
5. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE DEVELOPER.
6. ALL GRADE SHALL BE WITHIN 0.2 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
7. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED. 2:1 SLOPES MAY BE ALLOWED IF APPROVED BY SOILS ENGINEER AND THE CITY OF OFFALON.
8. ALL STREETS MUST MEET THE SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE CITY OF OFFALON, MISSOURI.
9. CITY OF OFFALON SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO CONSTRUCTION OF WATER, SEWER AND STREETS FOR COORDINATION AND INSPECTION.
10. THE SOILS ENGINEER SHALL BE EMPLOYED BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE SOILS ENGINEER AT LEAST 1 DAY PRIOR TO RESUMPTION OF WORK AFTER ANY SUBSTANTIAL DELAY.
11. GRADE ALL LOW PLACES WHETHER ON-SITE OR OFF-SITE TO ALLOW DRAINAGE WITH TEMPORARY OR PERMANENT DITCHES.
12. THE SEDIMENT AND EROSION PLAN MUST BE IN PLACE BEFORE GRADING BEGINS.
13. ALL EROSION CONTROL SYSTEMS SHALL BE INSPECTED AND NECESSARY CORRECTIONS MADE WITHIN 24 HOURS OF ANY RAIN STORM RESULTING IN 1/2" RAIN OR MORE.
14. STANDARD 2' SILTATION FENCE MAY BE USED INSTEAD OF SYNTHETIC SHOWN IN DETAIL.

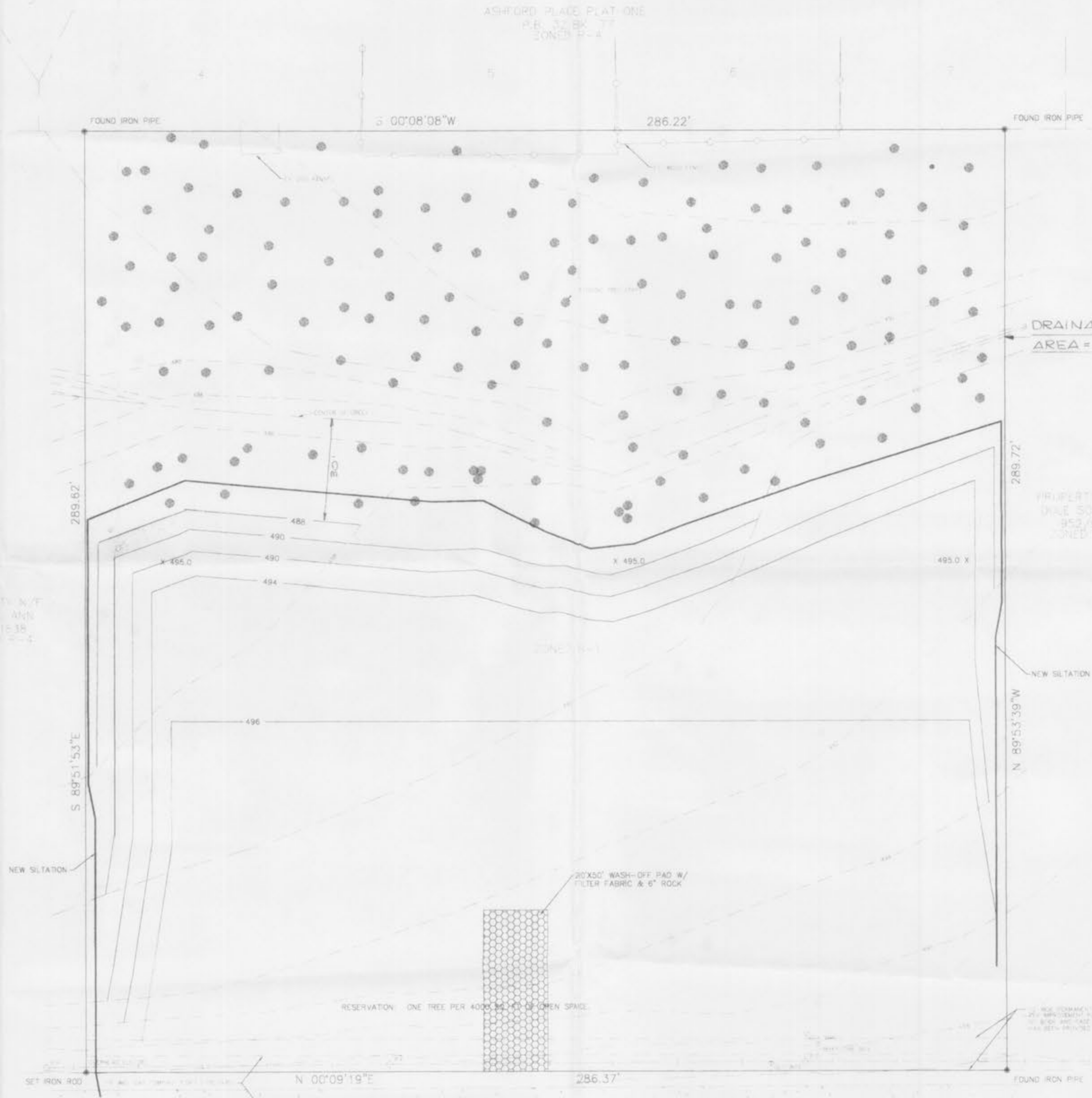
DEVELOPMENT NOTES

1. CURRENT OWNER/DEVELOPER: KUESSEL EXCAVATING CO., INC.
C/O MIKE STENGER
1859 NORTH MAIN STREET
OFFALON, MO 63366
PHONE NO. 978-3478
FAX NO. 978-5713

PER F.I.R.M. 291830230E, DATED AUG. 2, 1998 THIS SITE IS LOCATED IN ZONE "X" AND NOT IN A FLOOD PLAN

TREE PRESERVATION: NO TREES WILL BE REMOVED FROM SITE

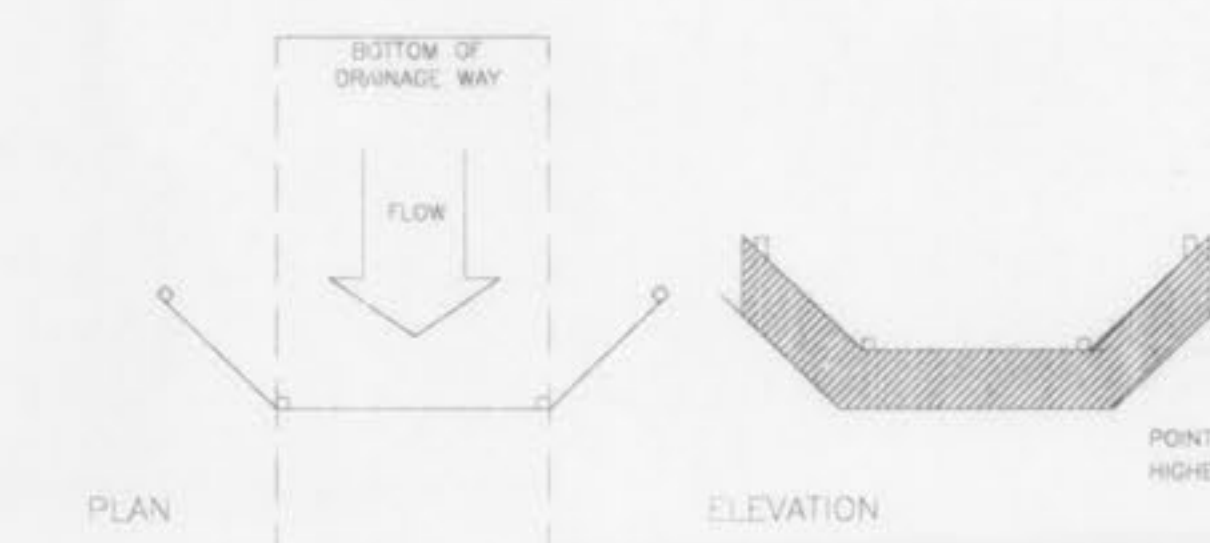
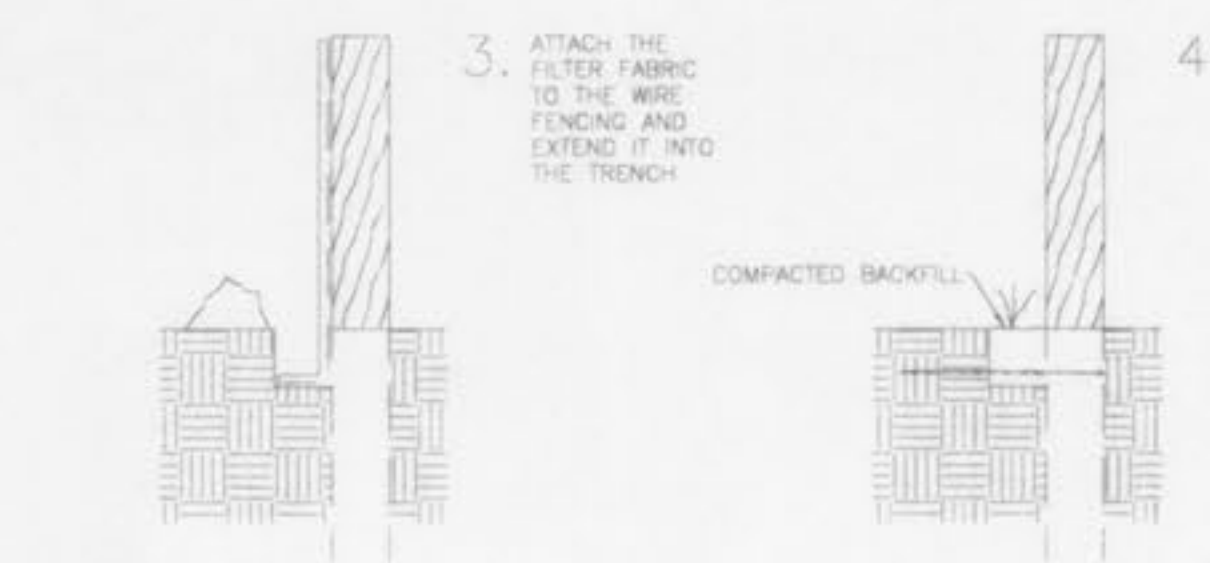
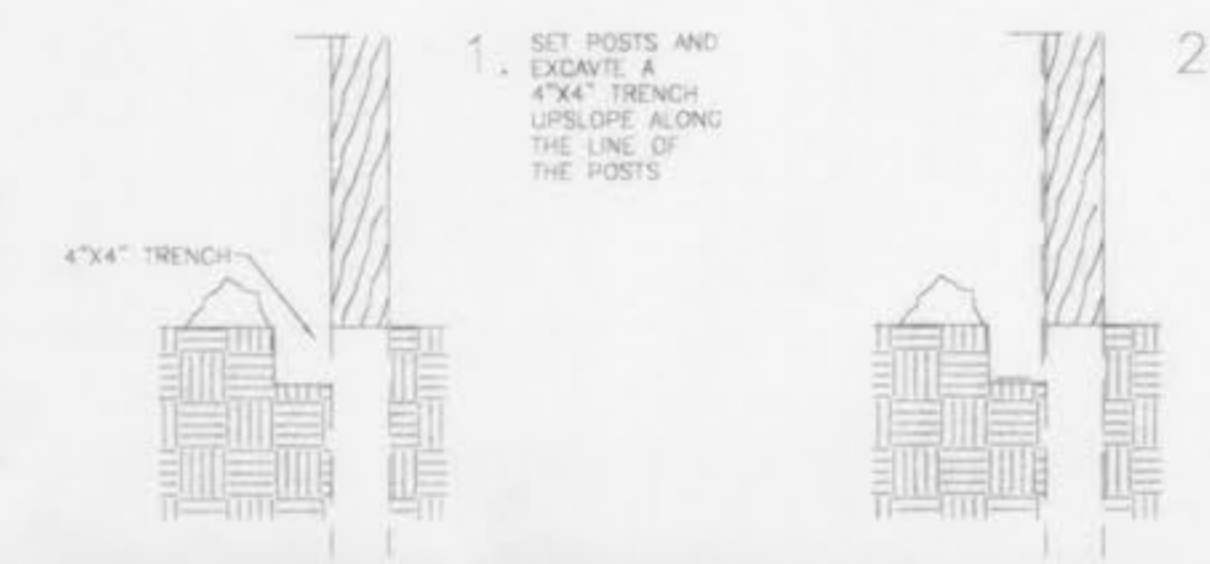
A GRADING PLAN FOR
A TRACT OF LAND BEING PART OF
THE SOUTHWEST 1/4 OF FRACTIONAL SECTION 16,
TOWNSHIP 47 NORTH, RANGE 3 EAST,
ST. CHARLES CO., MO



ERIC FINE
APPROVED
FOR GRADING ONLY
JUNE 22, 2000
[Signature]

SYNTHETIC FILTER BARRIER

1. FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.
4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.



SILTATION FENCE
NOT TO SCALE



MISSOURI STATE HIGHWAY "M"
(A.K.A. MAIN STREET)
(80' WIDE)



LANDMARK SURVEYING & ENGINEERING, INC.
802 E. MAIN WENTZVILLE, MO. 63385
PHONE NO. 636-332-9190 636-327-5853
FAX NO. 636-332-9285

GRADING PLAN

DRAWN BY: GJD	DATE: 2/7/00	SHEET 1 OF 1
CHECKED BY: DWV	DATE: 6-12-00	
REVISIONS BY: DWV	DATE: 6-12-00	
FILENAME: STENGER.DWG		