

GRADING NOTES

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations. All soils tests shall be verified by the Geotechnical Engineer concurrent with the grading and backfilling operations. The developer must supply the city construction inspectors with soil reports prior to or during site soil testing.
- The grading contractor shall perform a complete grading and compaction operation as shown on the plans, stated in these notes, or reasonably implied there from, all in accordance with the plans and notes as interpreted by the Geotechnical Engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas shall be allowed to drain. All low points shall be provided with temporary ditches.
- All filled places, including trench backfills, under buildings, proposed storm and sanitary sewer lines and/or paved areas, shall be compacted to 90% of maximum density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test." (A.S.T.M.-D-1557), or 95% maximum density as determined by the Standard Proctor Test A.A.S.H.T.O. T-99. All filled places within public roadways shall be compacted from the bottom of the fill up to 90% maximum density as determined by the Modified A.A.S.H.T.O. T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test A.A.S.H.T.O. T-99, Method "C" (A.S.T.M.-D-698). All test shall be verified by a soils engineer concurrent with grading and backfilling operations.

- A sediment control plan that includes monitored and maintained sediment control basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage systems. All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rain storm resulting in 1/2 inch of rain or more.

- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.

- All trash and debris on site, either existing or from construction, must be removed and properly disposed of off-site.

- Soft soil in the bottom and banks of any existing or former pond sites or tributaries or on any sediment basin or traps should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on any storm sewer locations.

- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The material shall be properly disposed of off-site. Topsill and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.

- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory rollers, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.

- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing fill quality will be made to the Owner at regular intervals.

- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.

- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted in accordance with the specifications given below. Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches cut into the slopes before the placement of any fill. The width and height to be determined by the Soils Engineer. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.

- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture control.

- The surface of the fill shall be finished so that it will not impound water. If at the end of a day's work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

- Fill and backfill should be compacted to the criteria specified in the following table:
- | CATEGORY | MINIMUM
PERCENT
COMPACTION |
|---------------------------------------|----------------------------------|
| Fill in building areas below footings | 90% |
| Fill under slabs, walks, and pavement | 90% |
| Fill other than building areas | 88% |
| Natural subgrade | 88% |
| Pavement subgrade | 90% |
| Pavement base course | 90% |

Measured as a percent of the maximum dry density as determined by modified Proctor Test (A.S.T.M.-D-1557).

Moisture content must be within 2 percent below or 4 percent above optimum moisture content if fill is deeper than 10 feet.

LEGEND



VEGETATIVE ESTABLISHMENT

For Urban Development Sites

APPENDIX A

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)

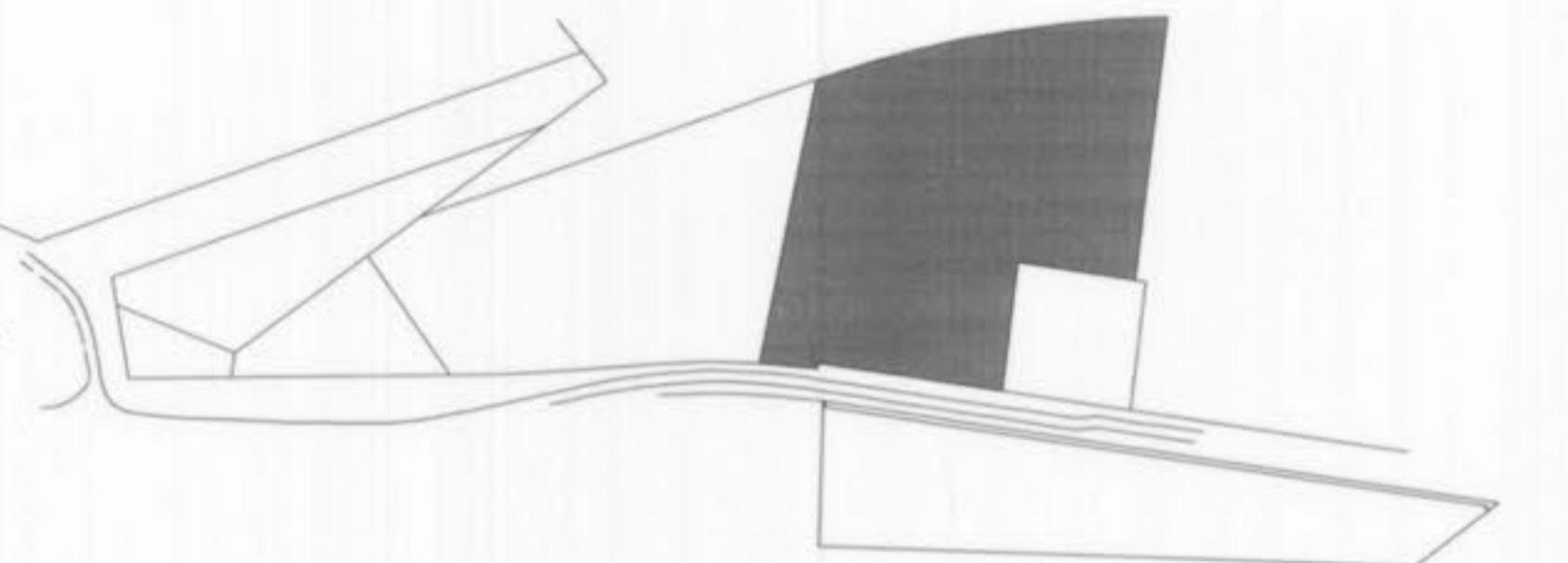
Fertilizer Rates: Nitrogen 30 lbs./ac.
Phosphate 30 lbs./ac.
Potassium 30 lbs./ac.
Lime 600 lbs./ac. ENM*

* ENM = effective neutralizing material as per State evaluation of quarried rock.

CALL BEFORE YOU DIG!
1-800-DIG-RITE



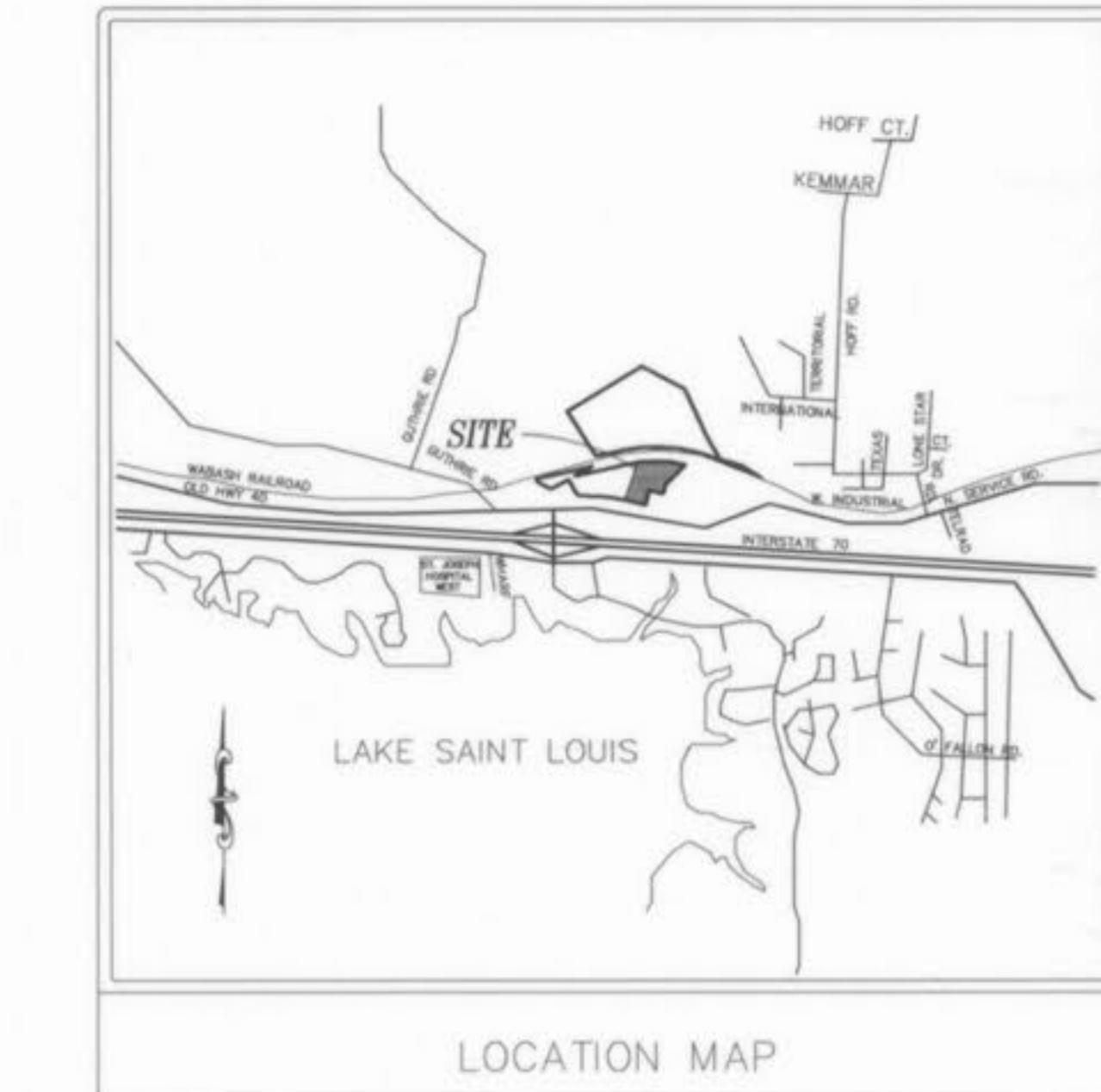
A SET OF AS-BUILT PLANS FOR PERUQUE CROSSING TWO TRACTS OF LAND IN U.S. SURVEY 54, AND FRACTIONAL SECTION 26, TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN ST. CHARLES COUNTY, MISSOURI



GENERAL NOTES

10,849 C.Y. CUT (INCLUDES SUBGRADE)
10,849 C.Y. FILL (INCLUDES 15% SHRINKAGE)
BALANCED

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.



PRINCIPALS & STANDARDS

- All excavations, grading, or filling shall have a finished grade not to exceed a 3:1 slope (33%). Steeper grades may be approved by the designated official if the excavation is through rock or the excavation or fill is adequately protected (a designed head wall or toe wall may be required). Retaining walls that exceed a height of four (4) feet shall require the construction of safety guards as identified in the appropriate section(s) of the adopted BOCA Codes and must be approved by the City Building Department. Permanent safety guards will be constructed in accordance with the appropriate section(s) of the adopted BOCA Codes.

- Sediment and erosion control plans for sites that exceed 20,000 square feet of grading shall provide for sediment or debris basins, silt traps or filters, staked straw bales or other approved measures to remove sediment from run-off waters. Temporary siltation control measures shall be maintained until vegetative cover is established at a sufficient density to provide erosion control on the site.

- Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible during the next seeding period after grading has been completed.

- When grading operations are completed or suspended for more than 30 days permanent grass must be established at sufficient density to provide erosion control on the site. Between permanent grass seeding periods, temporary cover shall be provided.

- All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.

- Provisions shall be made to accommodate the increased runoff caused by changed soils and surface conditions during and after grading. Unvegetated open channels shall be designed so that gradients result in velocities of 2 f/s (feet per second) or less. Open channels with velocities more than 2 f/s and less than 5 f/s shall be established in permanent vegetation by use of commercial erosion control blankets or lined with rock riprap or concrete or other suitable materials. Detention basins, diversions or any other appropriate structures shall be constructed to prevent velocities above 5 f/s.

- The adjoining ground to development sites (lots) shall be provided with protection from accelerated and increased surface water, silt from erosion, and any other consequence of erosion. Run-off water from developed areas (parking lots, paved sites and buildings) above the area to be developed shall be directed to diversions, detention basins, concrete gutters and/or underground outlet systems. Sufficiently anchored straw bales may be temporarily substituted.

- Development along natural watercourses shall have residential lot lines, commercial or industrial improvements, parking areas or driveways set back a minimum of 25 feet from the top of the existing stream bank. The watercourse shall be maintained and made the responsibility of the subdivision trustees or in this case of a site plan by the property owner. Permanent vegetation should be left intact. Variances will include designed stream bank erosion control measures. FEMA and U.S. Army Corps of Engineers guidelines shall be followed where applicable regarding site development areas designated as flood plains and wetlands.

- All lots shall be seeded and mulched or sodded before an occupancy permit shall be issued except that a temporary occupancy permit may be issued by the Building Department in cases of undue hardship because of unfavorable ground conditions.

REFERENCE BENCHMARK

R.M. #45 - ELEV.=526.16 (U.S.G.S. DATUM)
CHISELED SQUARE ON THE SOUTHEAST WINGSPAN OF
THE LAKE ST. LOUIS BOULEVARD BRIDGE OVER THE
SPILLWAY OF LAKE ST. LOUIS.

AS-BUILTS ADDED FEBRUARY 2005

CITY FILE NUMBER 2001.00

S.S.&D. PROPERTIES, L.L.C.
501 FIRST CAPITOL DRIVE
ST. CHARLES, MISSOURI 63301
(636) 946-9753

DISCLAIMER OF RESPONSIBILITY:
I hereby certify that the documents intended to be used on this sheet, and I hereby disclaim any responsibility for any errors or omissions contained therein. Estimates, Reports or other documents or instruments relating to or intended to be used for any purpose are the sole responsibility of the engineer or surveyor.

REVISIONS

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ENGINEERING
PLANNING
SURVEY

1052 South Cloverleaf Drive
St. Louis, MO 63376-6445
636-928-5552
FAX 928-1718

2-9-05
DATE

00-11282C

PROJECT NUMBER

1 SHEET OF 6

FILE NAME

WSK DRAWN

WSK CHECKED

PROPERTY N/F
S.S. & D. PROPERTIES, L.L.C.
2603/1032

**FUTURE
DEVELOPMENT**

LOT 1
0.504 ACRES
21,949 SQ.FT.

LOT 2
0.509 ACRES
22,152 SQ.FT.

PROPERTY N/F
JOSEPHINE ANN DITTMER
648/1490

UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE INFORMATION AND THEREFORE THEIR LOCATIONS SHALL 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 ANY GRADING OR CONSTRUCTION OF THE IMPROVEMENTS.

LOT 1
TRINITY MET
R.R. 36, PG. 1

LOT 2
TRINITY METALS
P.B.36 PG.149

PROPERTY N/F
TRINITY PRODUCTS
2117/1664



110'W. UTILITY AND
ACCESS EASEMENT

**COMMON
GROUND "C"**

LOT 7
0.514 ACRES
22,380 SQ.FT.

LOT
0.519 ACR
22,598 SQ.

LOT
0.658
28,651

LOT
0.506 AC
22,056 S

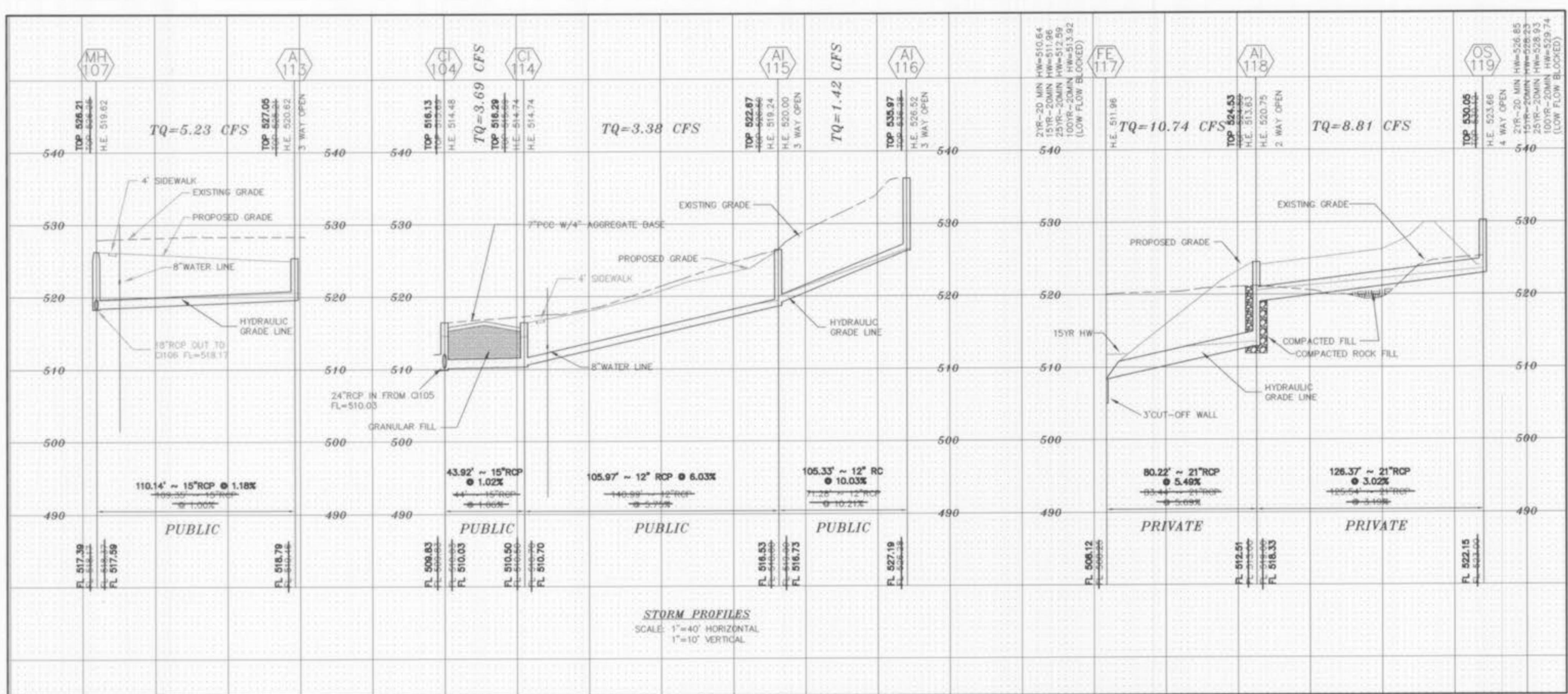
LOT
0.509
22,152

LC
0.50
21.94

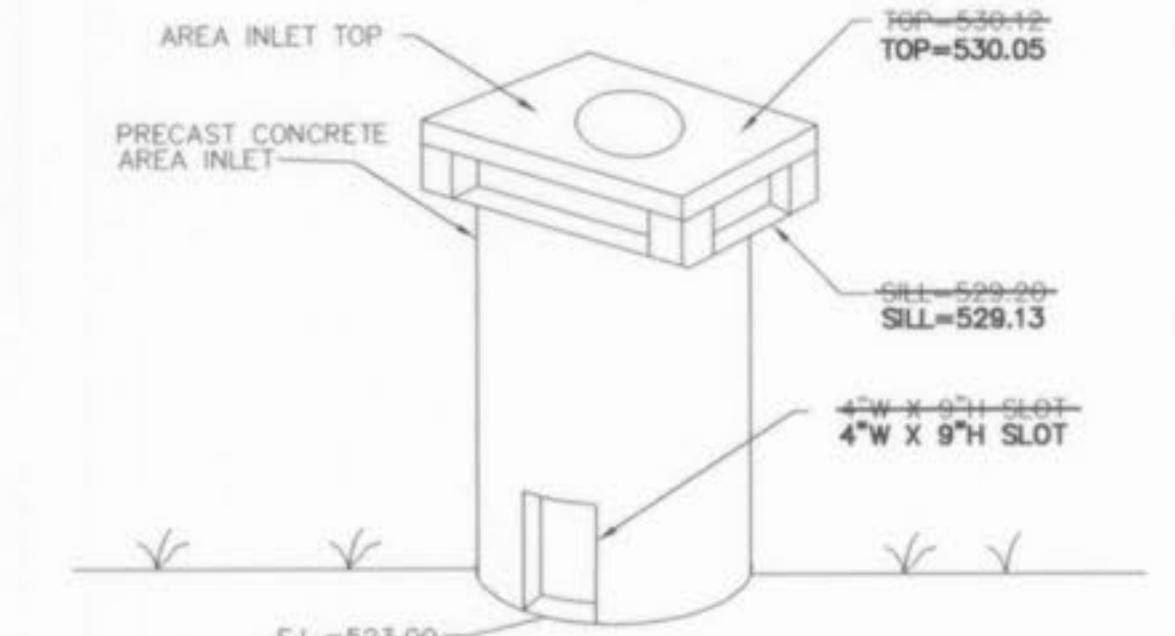
OLD U.S. HIGHWAY 40
(KNOWN AS WEST TERRA LANE)

AS-BUILTS ADDED FEBRUARY 2005

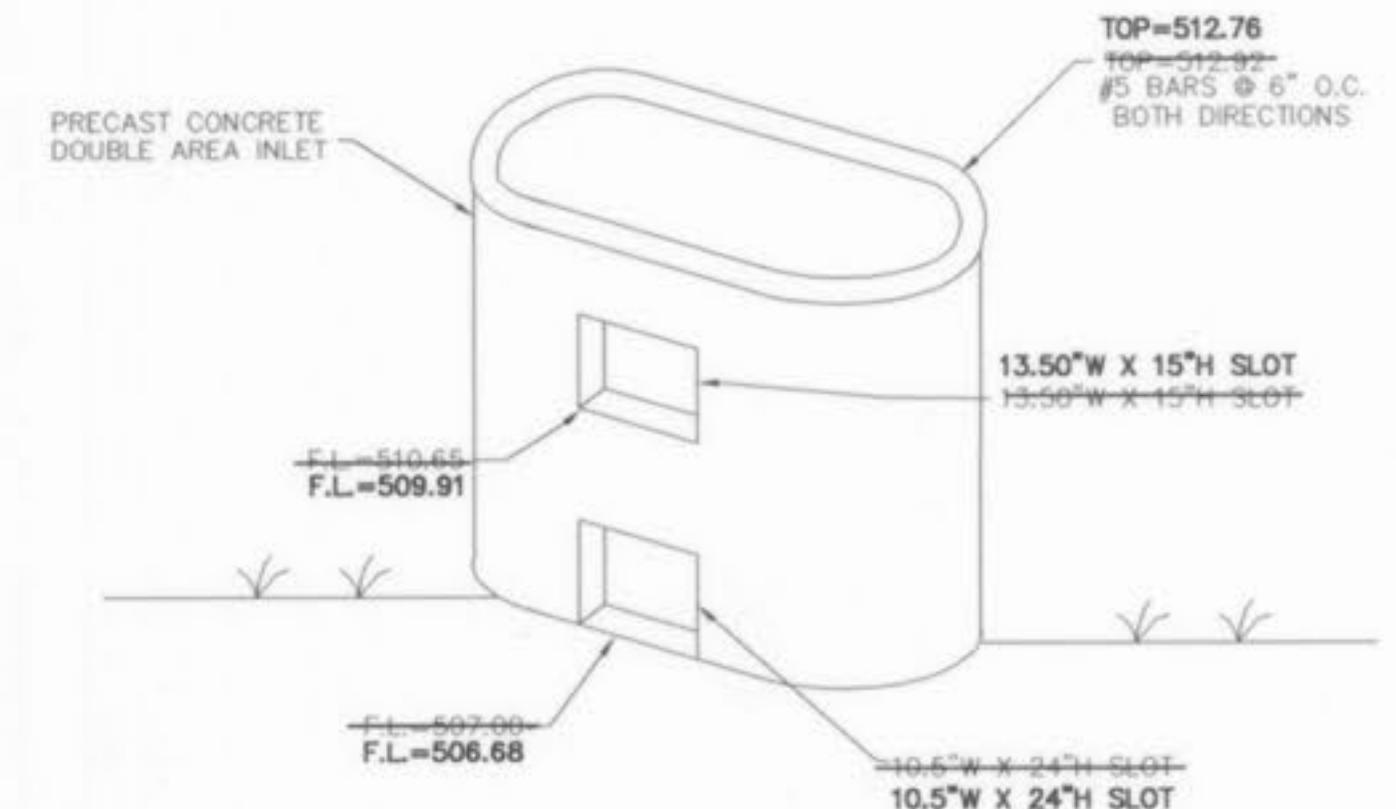
Parque Crossing AIB



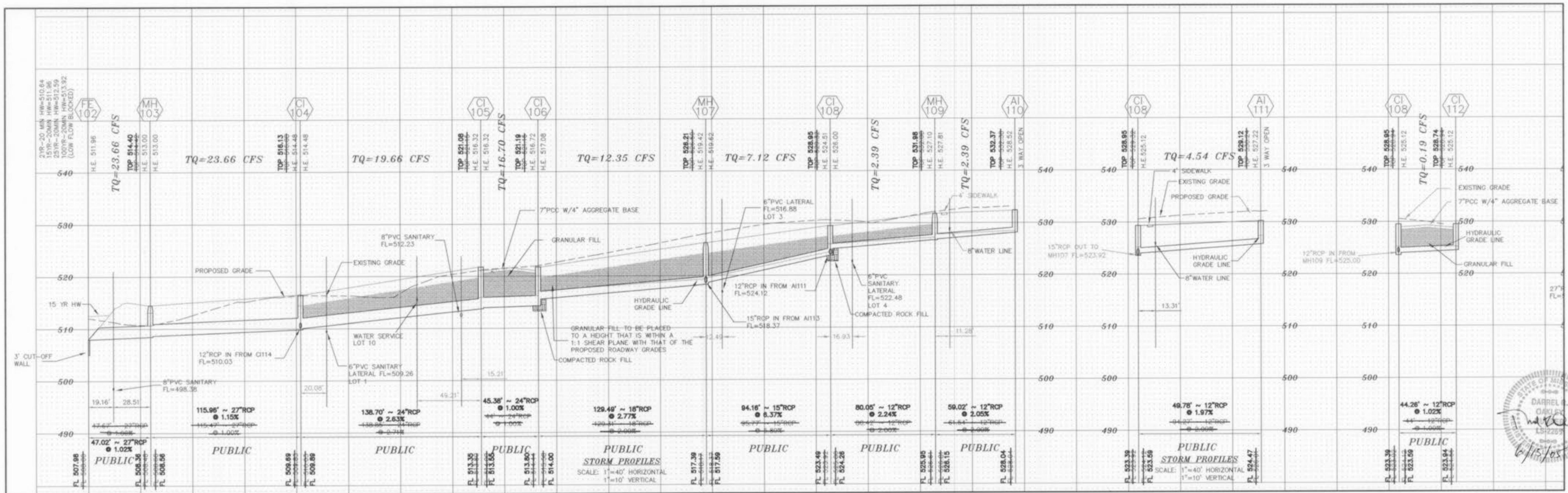
CITY FILE NUMBER 2001.00

O.S. 119 OVERFLOW STRUCTURE DETAIL

NOT TO SCALE

O.S. 101 OVERFLOW STRUCTURE DETAIL

NOT TO SCALE

ALL STORM SEWERS TO HAVE A MINIMUM OF
36" OF COVER FROM TOP OF PIPE TO FINISH GRADEALL DROP MANHOLES TO BE 48" MIN. DIA.
TO HAVE COMPAKED ROCK BACKFILL

AS-BUILTS ADDED FEBRUARY 2005



00-11282C

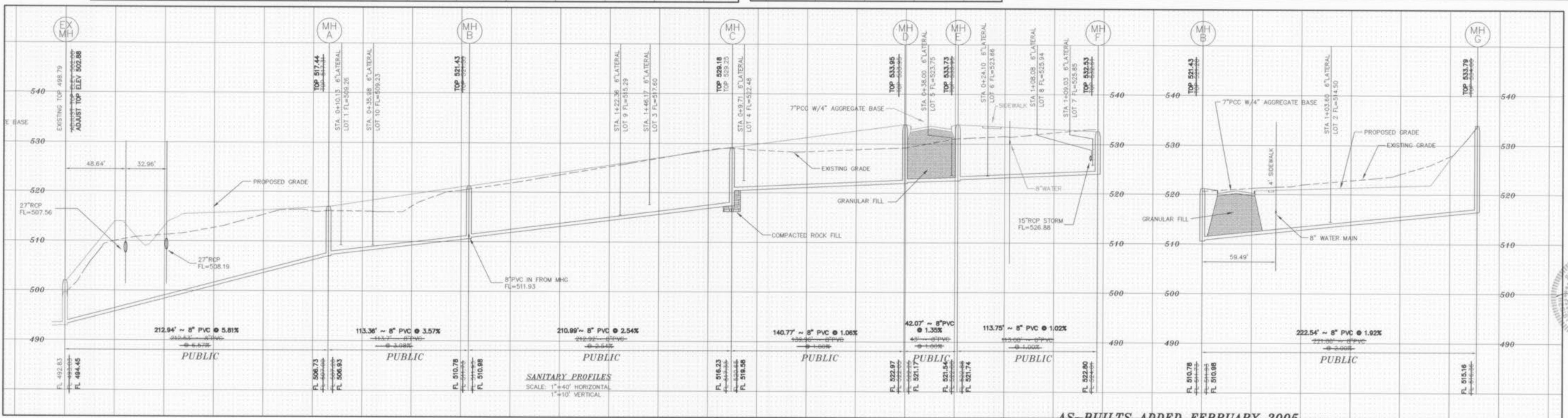
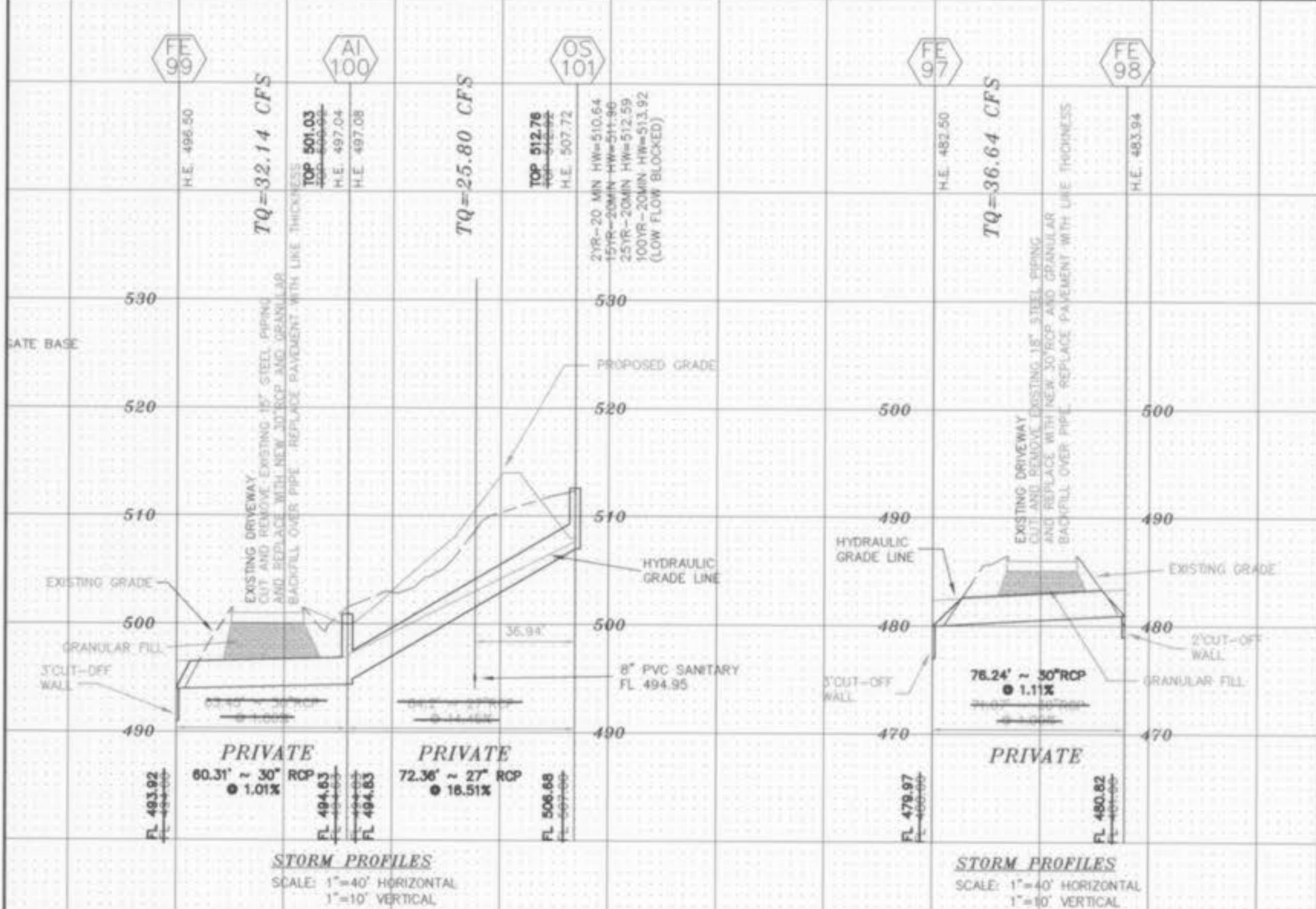
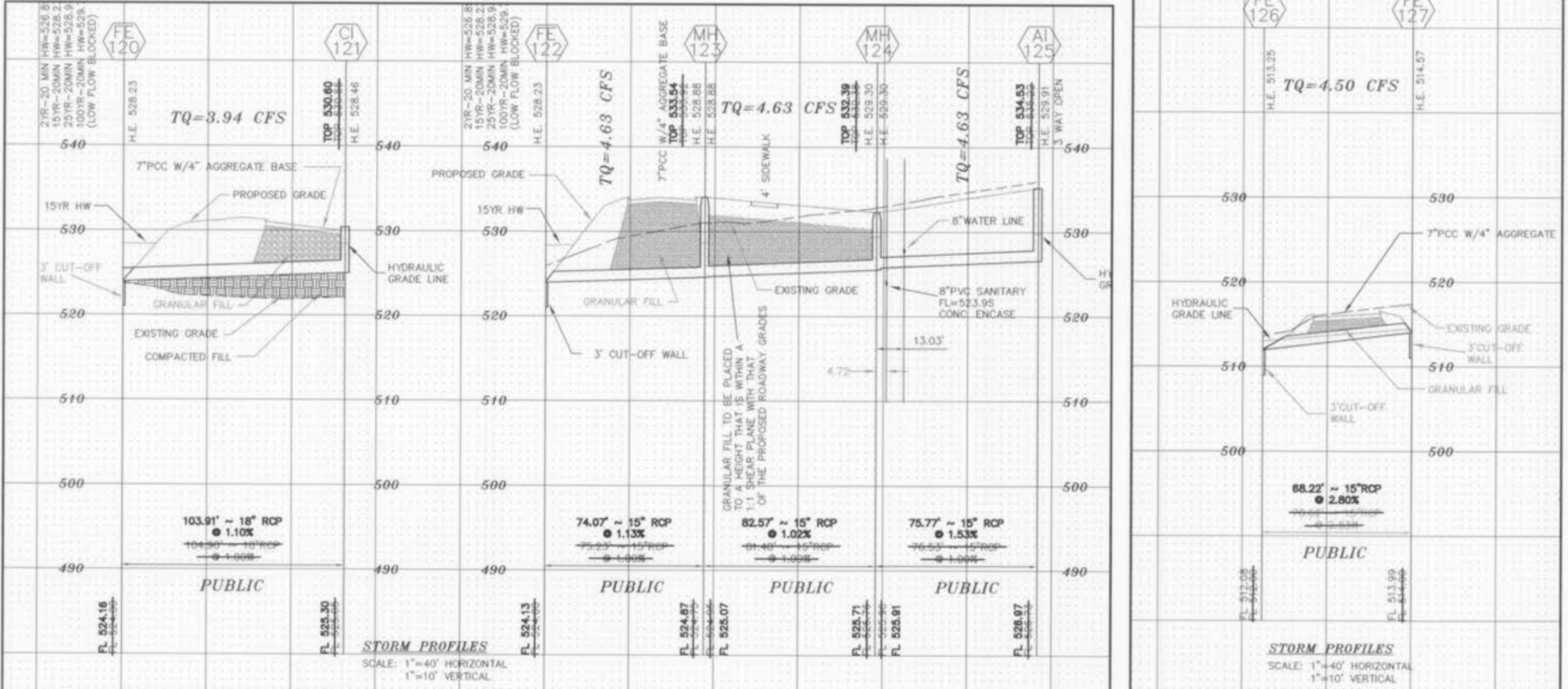
2-9-1

| MAX PROJECT NAME : PERDUE CROSSING AS-BUILD | | MAX PROJECT NO. : 1-96-11282C | | DESIGN DATE : 4-13-03 | | DESIGNED BY : SWR | | SUBMITTED: FILENAME: 11282AAB | |
|---|---------|-------------------------------|--------|-----------------------|-------------|-------------------|-------------|-------------------------------|-----------|
| MAX PROJECT NAME : PERDUE CROSSING AS-BUILD | | MAX PROJECT NO. : 1-96-11282C | | DESIGN DATE : 4-13-03 | | DESIGNED BY : SWR | | SUBMITTED: FILENAME: 11282AAB | |
| 15 YEAR HYDRAULICS | | | | | | | | | |
| OFF STN | LOW STN | L | SWR | OFFER PL LN | OFFER PL LN | DEPTL | OFFER PL LN | LOWE | STN GRADE |
| OFF STN | LOW STN | L | SWR | OFFER PL LN | OFFER PL LN | DEPTL | OFFER PL LN | LOWE | STN GRADE |
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| A1189 01186 | 115 90 | 532.44 | 527.24 | 1.94 | 527.21 | 3.03 | 527.22 | 523.59 | 524.59 |
| A1190 01187 | 116 91 | 532.54 | 527.28 | 1.94 | 527.26 | 3.03 | 527.22 | 523.59 | 524.59 |
| A1191 01188 | 117 92 | 532.64 | 527.32 | 1.94 | 527.31 | 3.03 | 527.22 | 523.59 | 524.59 |
| A1192 01189 | 118 93 | 532.74 | 527.36 | 1.94 | 527.36 | 3.03 | 527.22 | 523.59 | 524.59 |
| A1193 01190 | 119 94 | 532.84 | 527.40 | 1.94 | 527.41 | 3.03 | 527.22 | 523.59 | 524.59 |
| A1194 01191 | 120 95 | 532.94 | 527.44 | 1.94 | 527.46 | 3.03 | 527.22 | 523.59 | 524.59 |
| A1195 01192 | 121 96 | 533.04 | 527.48 | 1.94 | 527.51 | 3.03 | 527.22 | 523.59 | |

AS BUILT'S NOTE:
ALL DISTANCE AND SLOPE CALCULATIONS ARE FROM
CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

THE CENTER OF THE GLOBE AND THE CLOUDS ARE FROM
CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

SANITARY SEWERS TO HAVE A MINIMUM OF
OF COVER FROM TOP OF PIPE TO FINISH GRADE
DROP MANHOLES TO BE 48" MIN. DIA.
HAVE COMPACTED ROCK BACKFILL

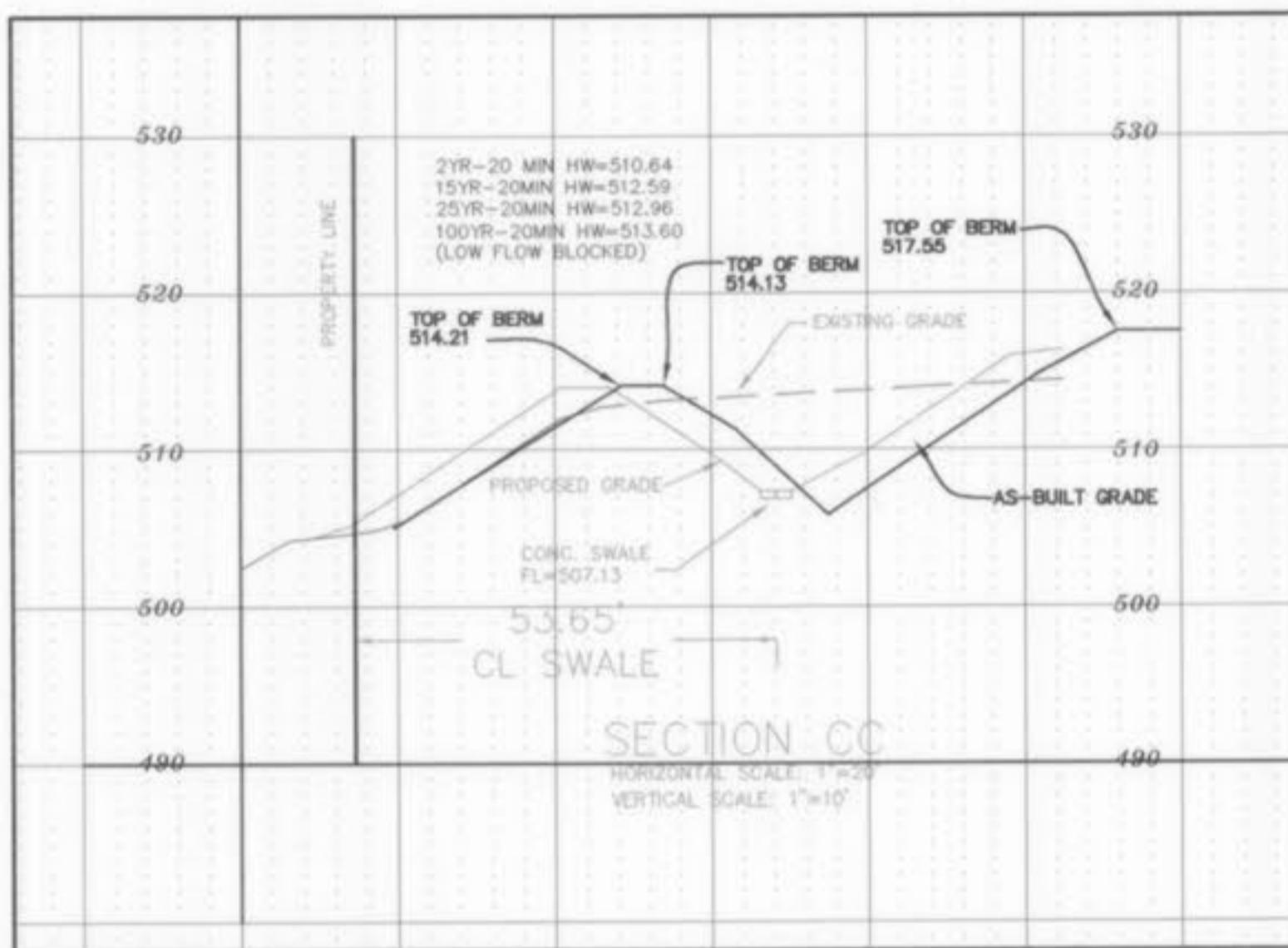
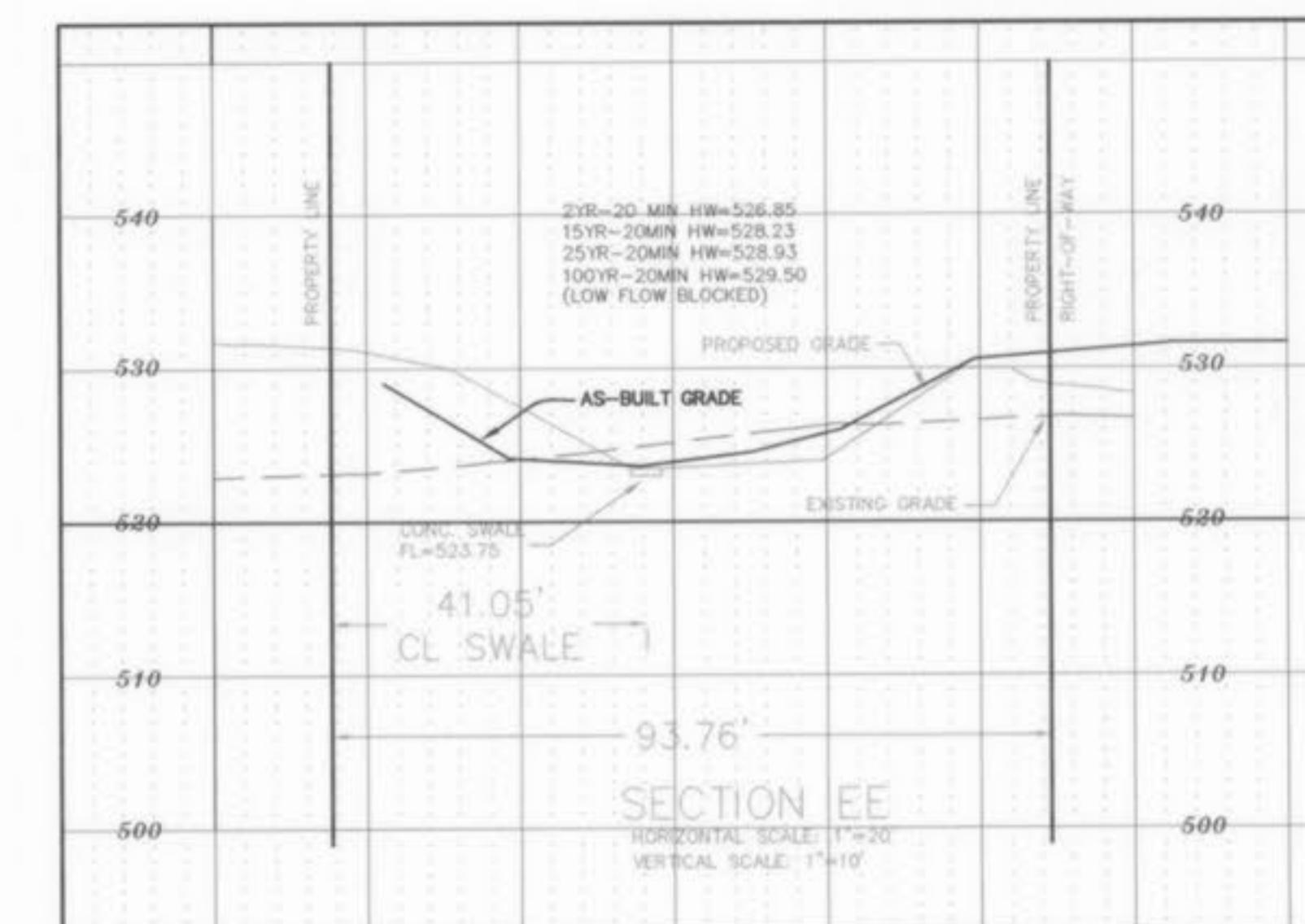
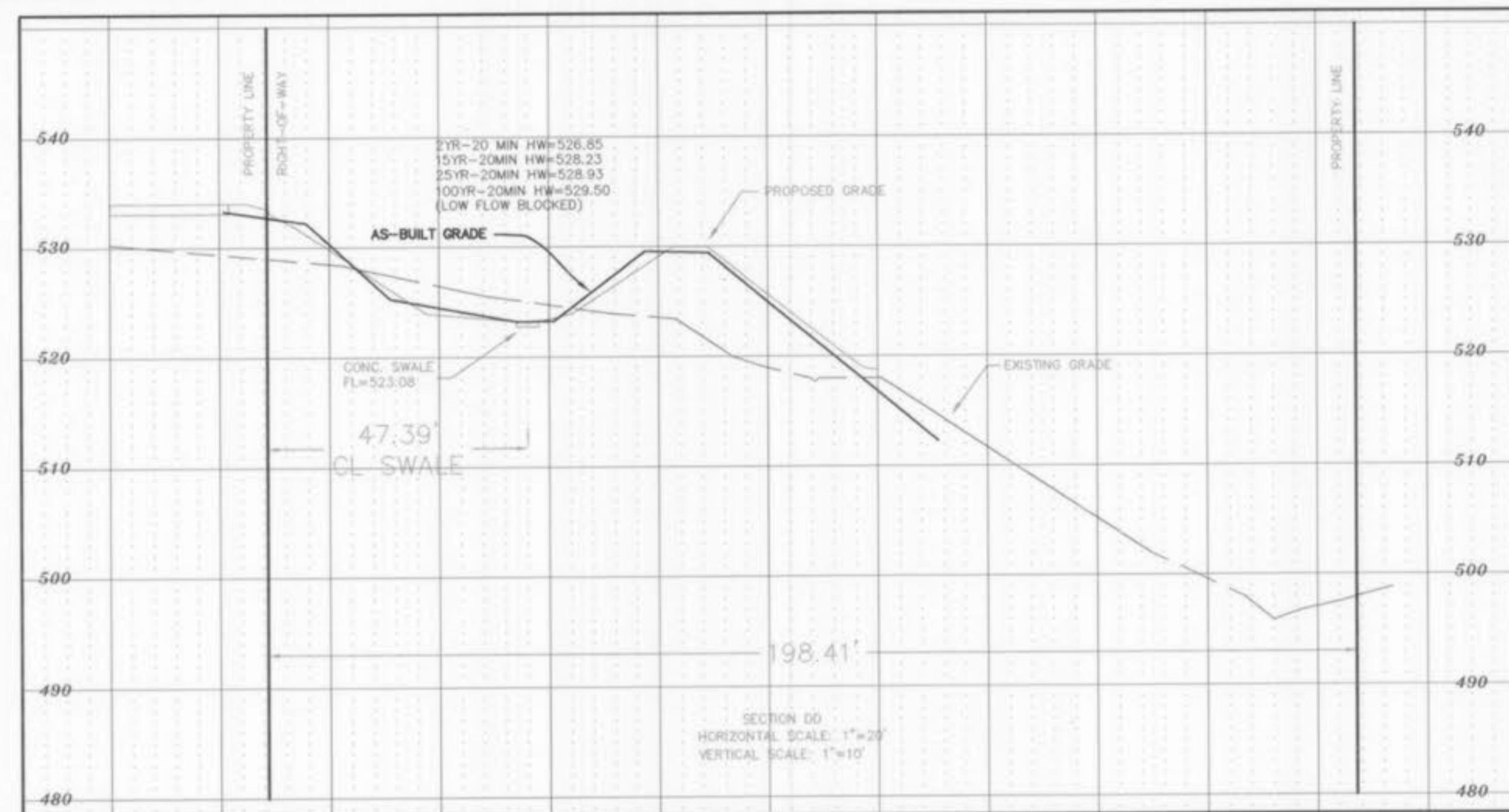
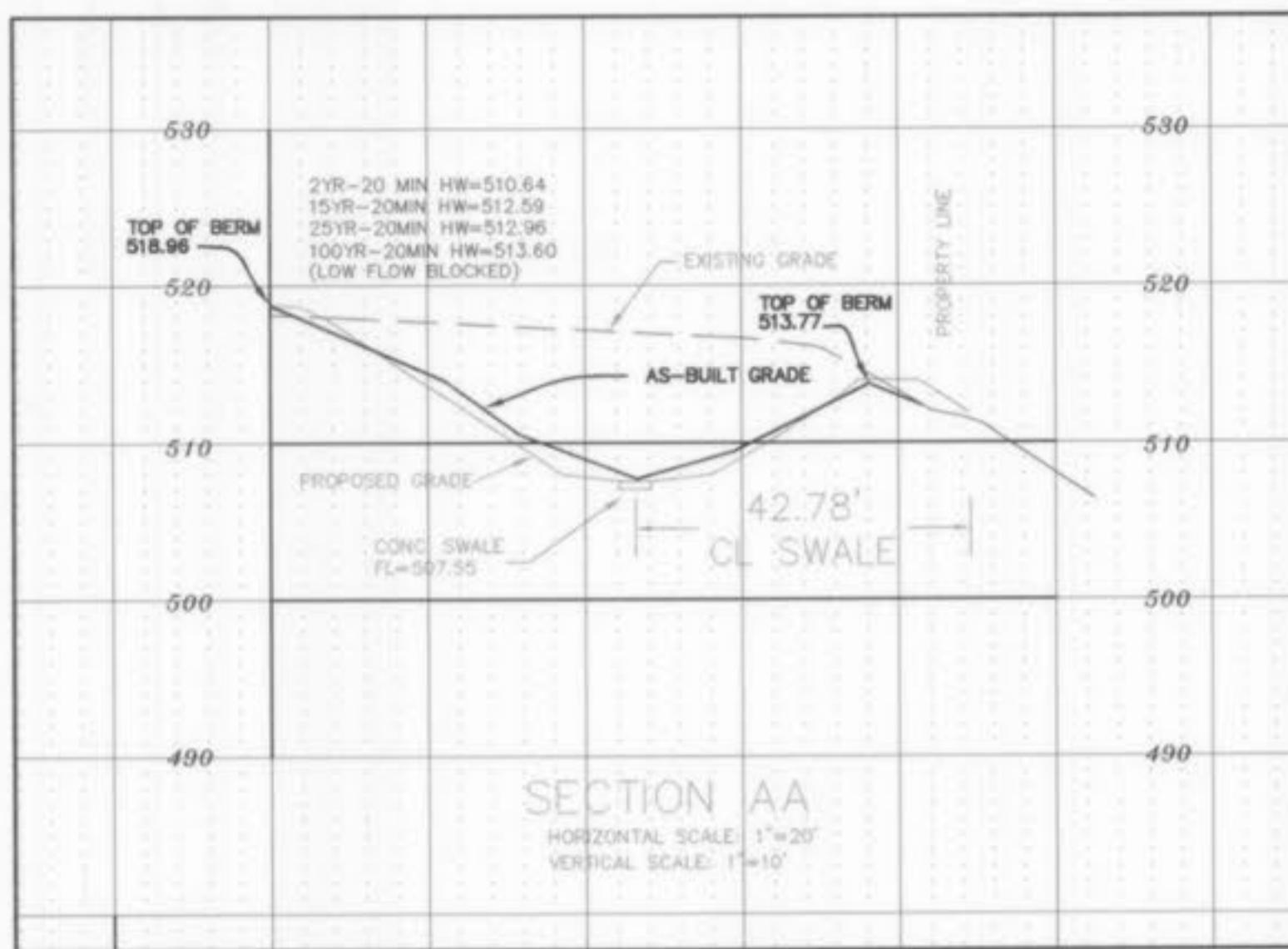
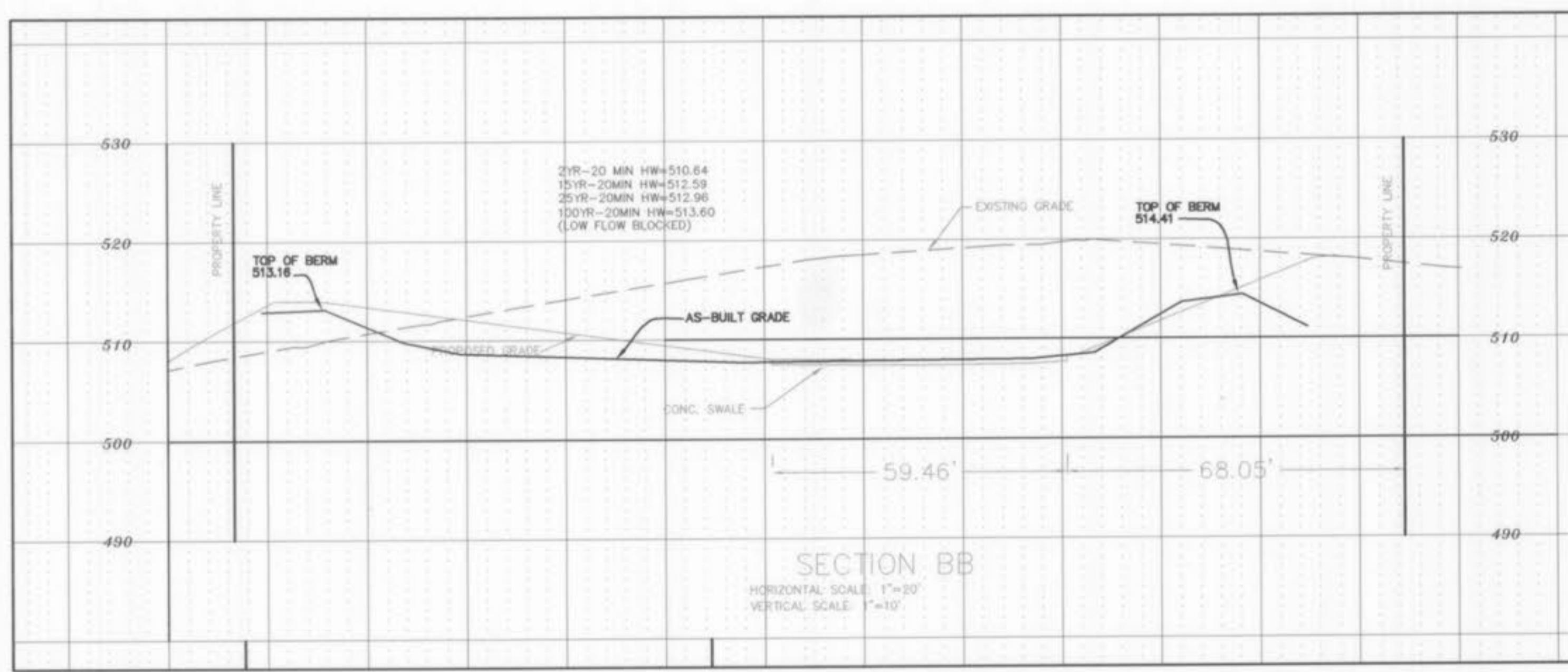


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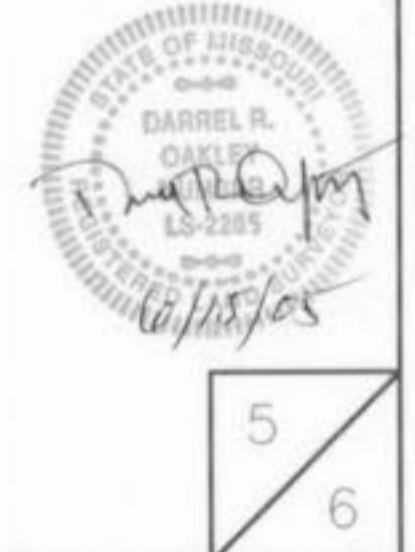
AS-BUILT BASIN SECTIONS
PERUQUE CROSSINGUPPER BASIN SECTIONS
SCALE: 1"=30'

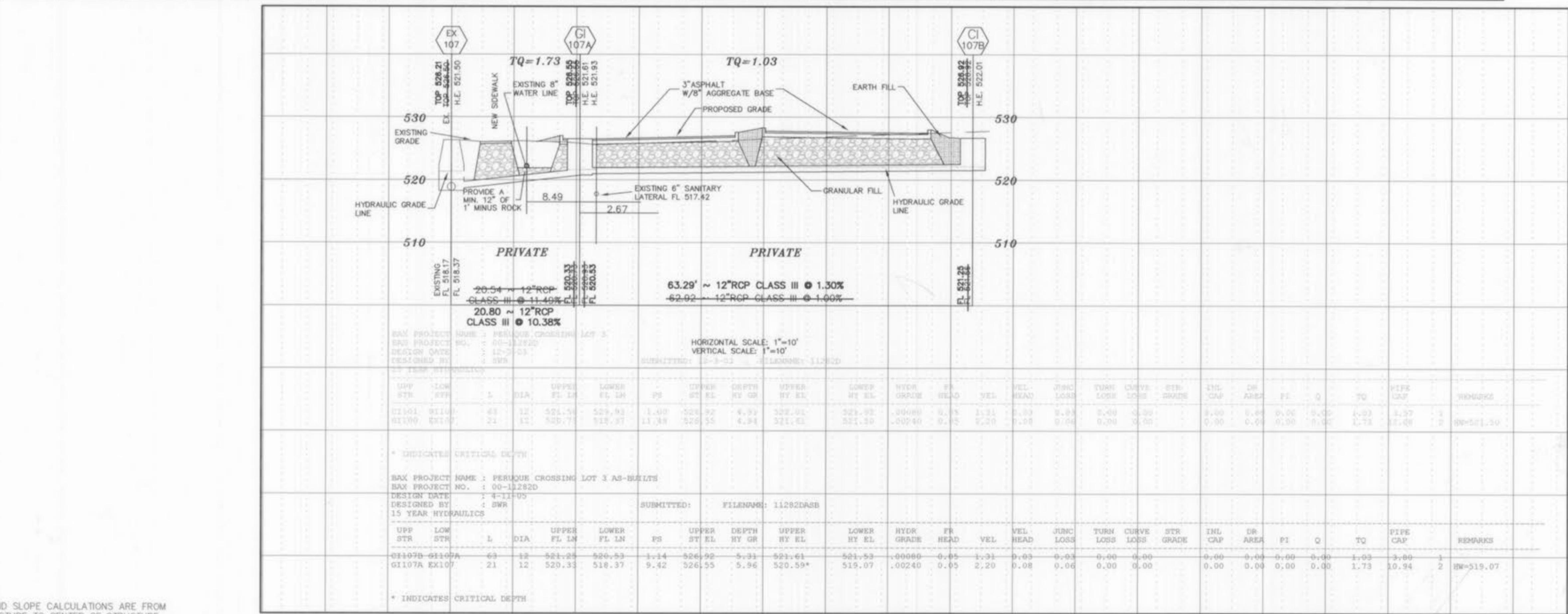
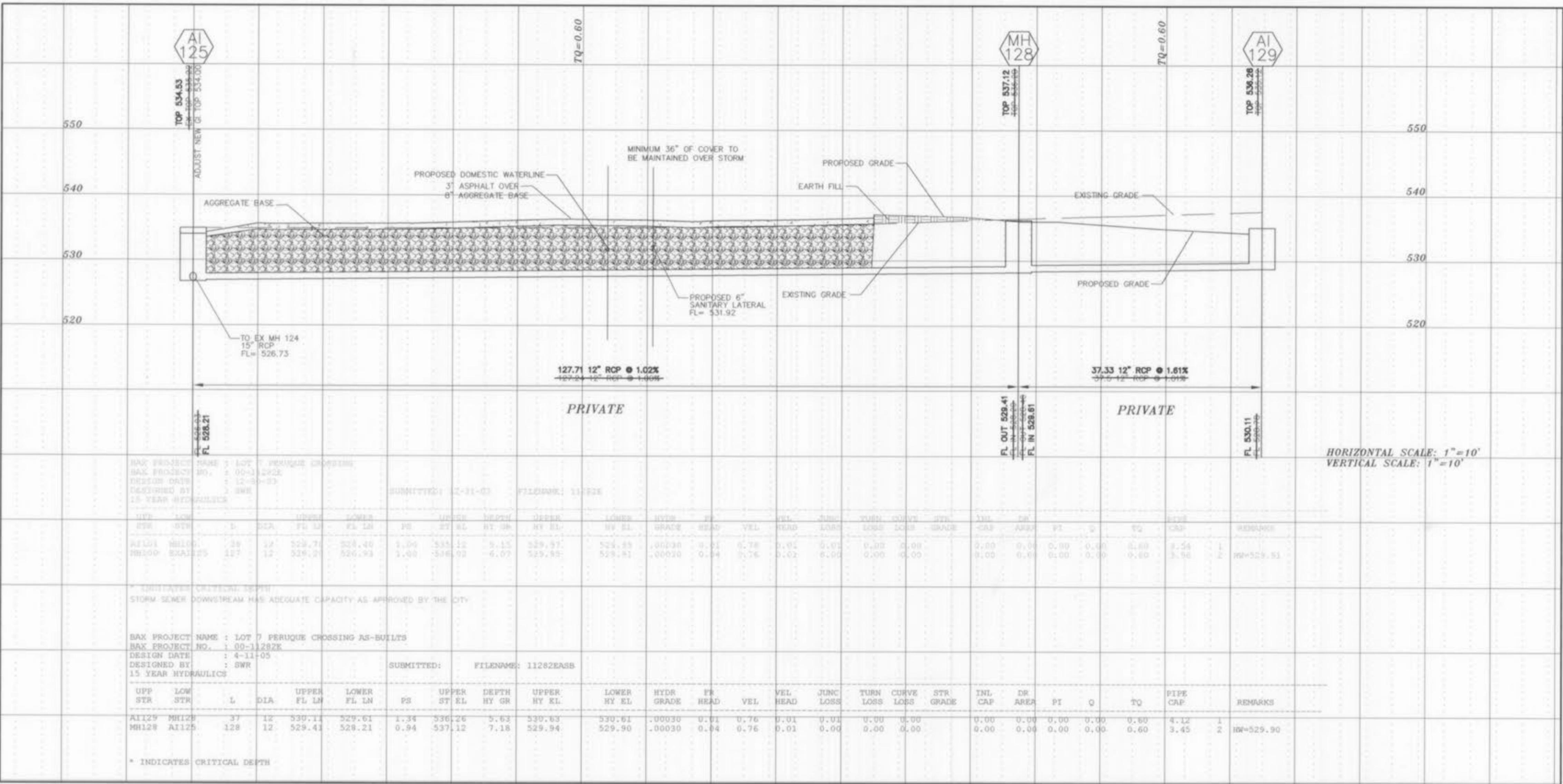
00-11282C

2-11-2005

LOWER BASIN SECTIONS
SCALE: 1"=30'AS-BUILTS NOTE:
ALL DISTANCE AND SLOPE CALCULATIONS ARE FROM
CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

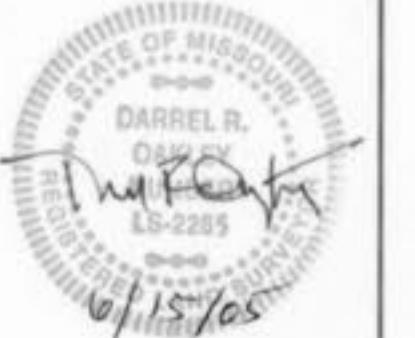
AS-BUILTS ADDED FEBRUARY 2005

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AS-BUILTS NOTE:
ALL DISTANCE AND SLOPE CALCULATIONS ARE FROM
CENTER OF STRUCTURE TO CENTER OF STRUCTURE.

AS-BUILTS ADDED FEBRUARY 2005



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