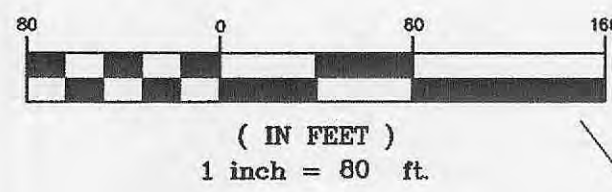


**BASIS OF BEARING**

NORTHEASTERLY LINE OF LOT 24 OF JOHN COALTER'S SUBDIVISION OF HOWELL'S PRAIRIE TRACT DEED BOOK 2325, PAGE 1742



N/F CALVARY BAPTIST CHURCH DB. 1495, PG. 696

N/F HENNESSEY DEVELOPMENT, INC. DB. 2714, PG. 1771

ABUTTER'S RIGHTS OF DIRECT ACCESS DB. 462, PG. 398

**CAUTION:**  
BEWARE OF OVERHEAD & UNDERGROUND UTILITIES

**TRACT 1**  
1,392,390 TRACT SQ. FT.  
59,790 ROAD SQ. FT.  
1,452,180 TOTAL SQ. FT.  
33.34 TOTAL ACRES

N/F ALL PURPOSE STORAGE, INC. DB. 2325, PG. 1759 (TO BE CONVEYED TO 64K, L.L.C.)

N/F 64K, L.L.C. DB. 2714, PG. 1767

**TREE PRESERVATION CALCULATIONS**

EXISTING TREE MASS AREA = 8.37 ACRES  
REMOVED TREE MASS AREA = 4.00 ACRES (48%)  
REMAINING TREE MASS AREA = 4.37 ACRES (52%)

N/F KELLEN-BECK PROPERTIES, LLC DB. 2476, PG. 1717

**SILTATION NOTES**

- 1. THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION CONTROL OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL EROSION AND SILTATION INCLUDING, BUT NOT LIMITED TO, STAKED STRAW BALES AND/OR SILTATION FABRIC FENCES (POSSIBLE METHODS OF SILTATION CONTROL DETAILED IN THE PLAN). CONTROL SHALL COMMENCE WITH THE 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 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.
- 2. SEE SHEET 3 OF THIS SET FOR SILTATION CONTROL SPECIFICATIONS

**GENERAL DEMOLITION NOTES:**

1. THE UTILITIES SHOWN HEREIN WERE PLOTTED FROM AVAILABLE INFORMATION AND FIELD LOCATIONS. 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 DEMOLITION OR CONSTRUCTION. THESE PROVISIONS SHALL IN NO WAY ABSOLVE ANY PARTY FROM COMPLYING WITH THE UNDERGROUND FACILITY SAFETY AND DAMAGE PREVENTION ACT CHAPTER 319, RSMO.

CONTRACTOR MUST CONTACT "DIG-RITE" (1-800-344-7483) FOR UTILITY LOCATIONS BEFORE PERFORMING ANY EXCAVATION ON THE SITE.

2. GENERAL CONTRACTOR RESPONSIBLE TO COORDINATE DEMOLITION, RELOCATING, DISCONNECTING, AND CAPPING OF ALL EXISTING UTILITIES PRIOR TO DEMOLITION WITH APPROPRIATE UTILITY COMPANY.

3. DUE CARE IS TO BE TAKEN TO AVOID UNDUE DAMAGE TO ADJACENT STRUCTURES/FINISHES AND SCHEDULED ITEMS TO REMAIN.

4. GENERAL CONTRACTOR TO REMOVE ALL DEBRIS, RUBBISH, AND OTHER MATERIAL RESULTING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE. COORDINATE LOCATION OF DUMPSTER WITH OWNER PRIOR TO ITS DELIVERY. ALL DEBRIS REMOVED FROM SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS IN A LICENSED DEMOLITION LANDFILL.

5. IF UNANTICIPATED ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS ARE ENCOUNTERED WHICH CONFLICT WITH THE INTENDED FUNCTION OR DESIGN, NOTIFY ARCHITECT IMMEDIATELY.

6. GENERAL CONTRACTOR TO COORDINATE ALL PHASING OF DEMOLITION AND NEW CONSTRUCTION WITH OWNER. PROVIDE FREE AND SAFE ACCESS TO AND FROM EXISTING BUILDING AT ALL TIMES. ENTRANCE WALKS AND MEANS OF EGRESS.

7. PROMPTLY REPAIR DAMAGES TO ADJACENT AREAS SCHEDULED TO REMAIN CAUSED BY DEMOLITION WORK.

8. GENERAL CONTRACTOR SHALL CATALOG AND PROPERLY STORE ALL EXISTING ITEMS SCHEDULED TO BE REINSTALLED.

9. UPON REMOVAL OF ANY STORM OR SANITARY SEWER STRUCTURES THE PIPES GOING TO THAT STRUCTURE SHALL HAVE THE ENDS CAPPED.

10. ALL SEWER STRUCTURES TO BE ABANDONED SHALL HAVE THE STRUCTURE COMPLETELY REMOVED. ALL PIPES TO THE STRUCTURE SHALL BE CAPPED.

11. ALL EXISTING SEWER STRUCTURES TO BE USED IN PLACE (U.I.P.) SHALL BE PROTECTED BY THE PLACEMENT OF BARRICADES OR A SIMILAR DEVICE AROUND THE STRUCTURE.

12. SEE SHEET 3 OF THIS SET FOR DETAILED SPECIFICATIONS

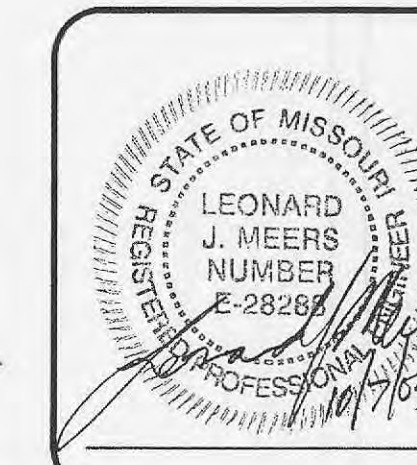
ABUTTER'S RIGHTS OF DIRECT ACCESS DB. 461, PG. 6

**CAUTION:**  
BEWARE OF OVERHEAD & UNDERGROUND UTILITIES

L=78.90' R=878.93'  
CH=N72°17'38"W 78.87'  
D=05°08'36"

L=49.03' R=854.93'  
CH=N79°30'31"W 49.03'  
D=03°17'10"

NORTH OUTER ROAD (WIDTH VARIES)



64K, L.L.C. TRACT GRADING PERMIT PLANS

**J. R. GRIMES CONSULTING ENGINEERS, INC.**

12300 OLD TESSON ROAD SUITE 3000 ST. LOUIS, MO. 63128 PH. (314) 849-6100 FAX (314) 849-6010 E-MAIL jrgeng@mlink.com

DRAWN BY: DM	DATE: 10/02/03	CHECKED BY: LJM	DATE: 10/02/03	JOB NUMBER: 1150	SHEET: 2 of 4
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