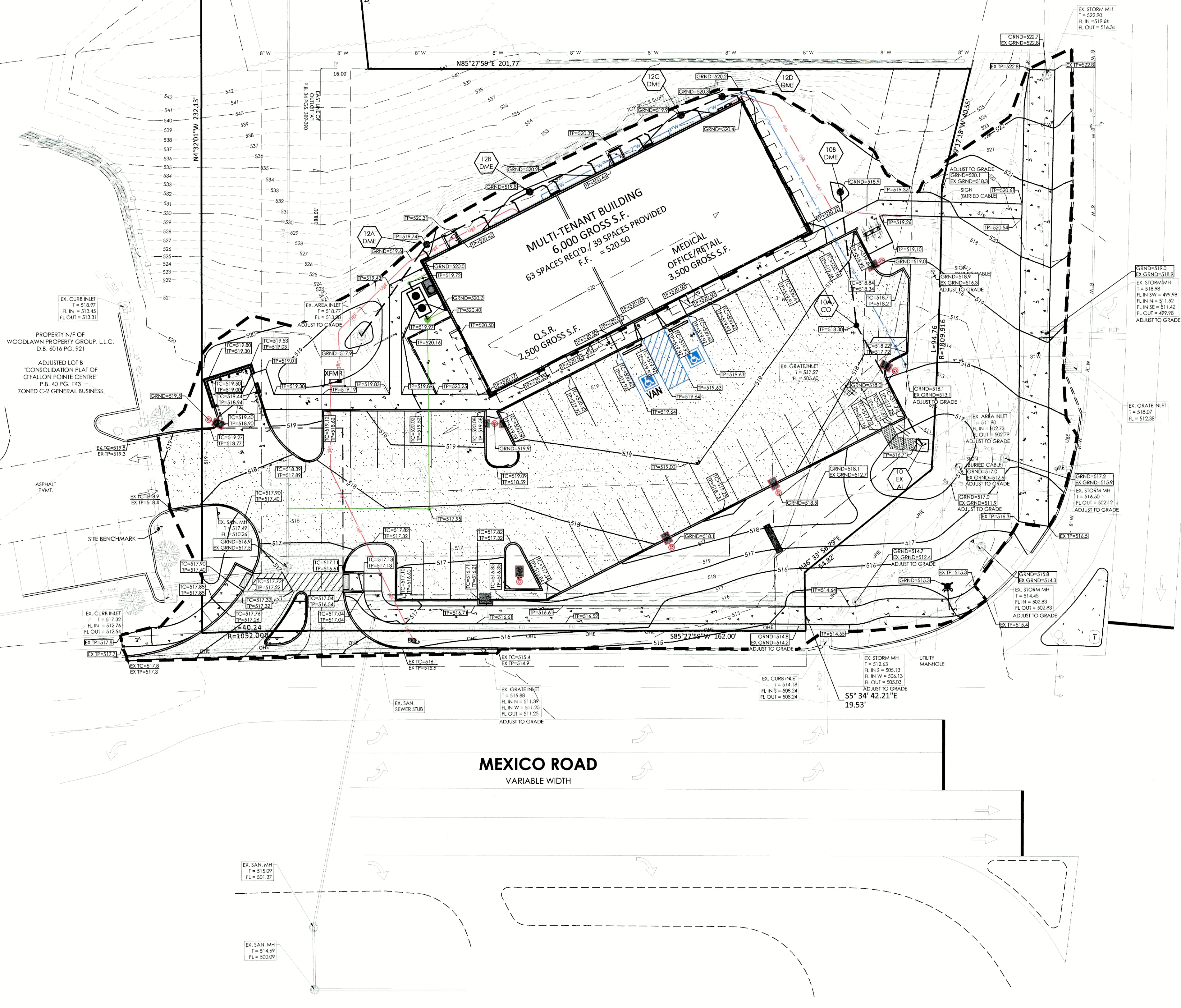


ADJUSTED LOT 1A
 "A LOT CONSOLIDATION PLAT OF LOTS 5, 7, & 8 OF
 OFALLON POINTE CENTRE AND ADJUSTED LOT 6 OF
 BOUNDARY ADJUSTMENT AND EASEMENT PLAT OF
 OFALLON POINTE CENTRE"
 P.B. 43 PG. 202-203
 ZONED C-2 GENERAL BUSINESS

LOT 3
 "OFALLON POINTE CENTRE"
 P.B. 34 PG. 389-390
 PROPERTY M/F OF
 21ST CENTURY OFALLON, L.L.C.
 (PER ST. CHARLES COUNTY GIS WEBSITE)
 ZONED C-2 GENERAL BUSINESS

PROPERTY M/F OF
 WOODLAWN PROPERTY GROUP, L.L.C.
 D.B. 6016 PG. 921
 ADJUSTED LOT B
 "CONSOLIDATION PLAT OF
 OFALLON POINTE CENTRE"
 P.B. 40 PG. 143
 ZONED C-2 GENERAL BUSINESS



LEGEND - GRADING PLAN:

- XX — PROPERTY LINE
- XXX — PROPOSED CONTOUR
- - - - - EXISTING CONTOUR
- - - - - EXISTING STORM SEWER
- ~ ~ ~ ~ ~ PROPOSED FLOW ARROW

GRADING NOTES:

1. THE CONTRACTOR SHALL RESTORE OFFSITE CONSTRUCTION AREAS TO AN EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL GRADES SHALL BE WITHIN 0.1 FEET MORE OR LESS OF THOSE SHOWN ON THE GRADING PLAN.
3. NO SLOPE SHALL BE GREATER THAN 3:1 AND SHALL BE EITHER SODDED OR SEEDED AND MULCHED UNLESS OTHERWISE NOTED OR DETAIL.
4. THE CONTRACTOR SHALL FIELD INVESTIGATE THE ENTIRE SITE PRIOR TO HIS/HER BID SUBMITTAL NOTING THE EXISTING VEGETATION AND TREES AND INCLUDING THE REMOVAL AND DISPOSAL OF SAME IN HIS BID.
5. NO AREA SHALL BE CLEARED WITHOUT PERMISSION OF THE OWNER.
6. SILTATION CONTROL WILL BE PROVIDED AS REQUIRED TO PREVENT RUN-OFF. SEE SILTATION CONTROL PLAN AND DETAILS.
7. ALL TRASH, DEBRIS, ORGANIC MATERIAL, REFUSE, FROZEN EARTH, ETC., SHALL BE REMOVED FROM FILL AREAS PRIOR TO THE PLACEMENT OF CONTROLLED FILL. ALL FILLS AND BAGGILLS SHALL BE MADE OF SELECTED EARTH MATERIALS, FREE FROM BROKEN MASONRY, ROCK, FROZEN EARTH, RUBBISH, ORGANIC MATERIAL AND DEBRIS.
8. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL PER THE EROSION AND SEDIMENT CONTROL PLAN AND MAY BE REQUIRED TO PROVIDE ADDITIONAL MEASURES AS REQUESTED BY THE CITY OF FALLON. SHOULD EROSION CONTROL PLAN PROVE TO BE INSUFFICIENT.
9. CARE SHALL BE EXERCISED IN COMPACTION OF BACKFILL MATERIALS COVER THE TOP OF STRUCTURES OR PIPES IN ORDER TO PREVENT DAMAGE TO THE WATERPROOFING MEMBRANES, JOINTS, SEALS AND/OR THE PIPES AND STRUCTURES THEMSELVES. COMPACTION AND PLACING OF BACKFILL AND FILL MATERIALS SHALL BE PERFORMED UNDER THE CONTINUOUS SUPERVISION OF AN APPROVED TESTING LABORATORY. FILL SHALL NOT BE PLACED ON FROZEN GROUND. NOB SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
10. ALL CITY, COUNTY AND STATE ROADS SHALL BE KEPT FREE OF DIRT DAILY.
11. FINAL GRADES AT THE PROJECT BOUNDARY SHALL MATCH EXISTING ELEVATIONS UNLESS OTHERWISE SHOWN.
12. PROPOSED CONTOURS SHOWN ARE FINISHED ELEVATIONS ON PAVED AREAS.
13. THE DEVELOPER IS REQUIRED TO PROVIDE ADEQUATE STORM WATER SYSTEMS IN ACCORDANCE WITH THE CITY OF FALLON STANDARDS.
14. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF FALLON STANDARDS.
15. INTERIM STORM WATER DRAINAGE CONTROL IN THE FORM OF SILTATION CONTROL MEASURES ARE REQUIRED.
16. ADEQUATE TEMPORARY OFF-STREET PARKING FOR CONSTRUCTION EMPLOYEES SHALL BE PROVIDED. PARKING ON NON-SURFACED AREAS SHALL BE PROHIBITED IN ORDER TO ELIMINATE THE CONDITION WHEREBY MUD FROM CONSTRUCTION AND EMPLOYEE VEHICLES IS TRACKED ONTO THE PAVEMENT CAUSING HAZARDOUS ROADWAY AND DRIVEWAY CONSTRUCTION.
17. ANY DETURBED SIDEWALK AREAS SHALL BE REPLACED WITH FULL SLABS.

NOTES REGARDING EXISTING UNDOCUMENTED FILL AND BID ALLOWANCES:

1. REMOVE ALL UNDOCUMENTED FILLS AS DIRECTED BY THE PROJECT'S GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER OR OWNER'S REPRESENTATIVE AND REPLACE WITH CONTROLLED FILL.
2. UNDOCUMENTED FILLS INCLUDE PAVEMENTS, BUILDING RELATED DEBRIS, FOUNDATIONS, VEGETATION, ROOTS, SOFT, ORGANIC, FROZEN AND UNSUITABLE SOILS.
3. MATERIALS THAT ARE DETERMINED TO BE UNSUITABLE FOR REUSE SHALL BE HAULED OFF TO A LICENSED LANDFILL. MATERIALS THAT ARE DETERMINED TO BE SUITABLE FOR REUSE SHALL BE STOCKPILED FOR REUSE AS CONTROLLED FILL AS DIRECTED BY THE PROJECT'S GEOTECHNICAL ENGINEER.

EARTHWORK QUANTITY NOTES:

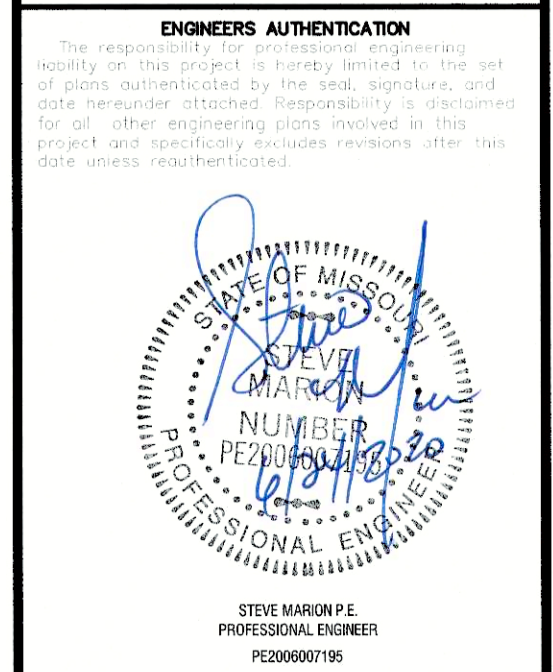
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO READ ALL APPLICABLE REPORTS IN ORDER TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS OF THE SITE.
2. THE CUT AND FILL QUANTITIES SHOWN ON THIS PLAN ARE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR IS CAUTIONED THAT THE QUANTITIES SHOWN ARE THE ENGINEER'S ESTIMATE FOR PERMITTING PURPOSES ONLY. THE GRADING CONTRACTOR SHALL COMPLETE HIS/HER OWN ESTIMATE WHEN BIDDING. NO ADDITIONAL COSTS WILL BE ALLOWED FOR GRADING WITHOUT JUSTIFICATION DUE TO PLAN CHANGES OR REVISIONS.
3. TRUCKS SHALL NOT EXCEED POSTED WEIGHT LIMITS FOR THE CITY OF FALLON AND MODOT BRIDGES DURING HAUL OPERATIONS.

ESTIMATED EARTHWORK QUANTITIES:

CUT = 413 CUBIC YARDS
 FILL = 1,150 CUBIC YARDS X 1.15 (SHRINKAGE) = 1,323 CUBIC YARDS
 = 910 CUBIC YARDS FILL

GENERAL CONTRACTOR SHALL PROVIDE A PROPOSED HAUL ROUTE FOR APPROVAL PRIOR TO ANY HAUL ACTIVITIES.

PROJECT TITLE
 MEDICAL OFFICE/RETAIL/
 RESTAURANT



Developer / Owner Information
 RCP-N, LLC
 STEVE NOLES
 660 OFFICE PARKWAY
 CREVE COEUR, MO 63141

GRADING PLAN

P+Z No. 19-010806
APPROVED: FEB. 6, 2020

City No.

Sheet Number:
 C-3.0
 PCE PROJECT NO. 1910120

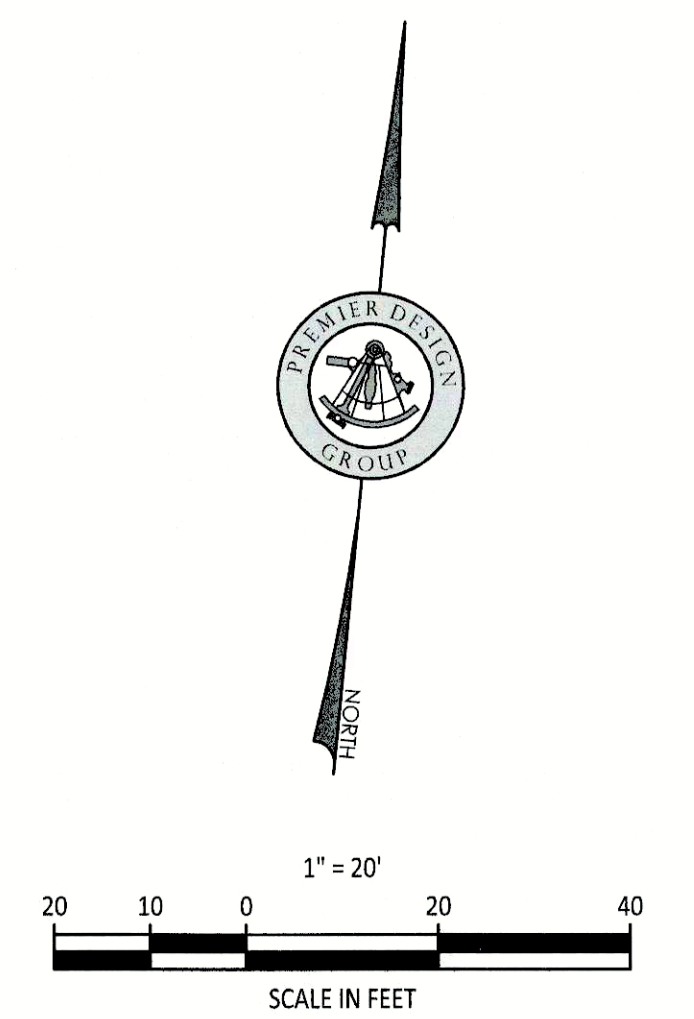


NOTE:
 Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction.

All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.).

NOTE
 ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:
 TP=TOP OF PAVEMENT
 TC=TOP OF CURB
 TW=TOP OF WALL
 BW=FINISHED GROUND AT FACE OF WALL
 GRND=FINISHED GROUND

DATUM BENCHMARK:
 ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM, NAD 1983, EAST ZONE.
SITE BENCHMARK:
 CUT SQUARE IN EAST SIDE OF LIGHT STANDARD LOCATED IN LANDSCAPE ISLAND ALONG WEST PROPERTY LINE. ELEVATION = 520.57



SITE ADDRESS: 8600 MEXICO ROAD
 O'FALLON, MO 63366

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