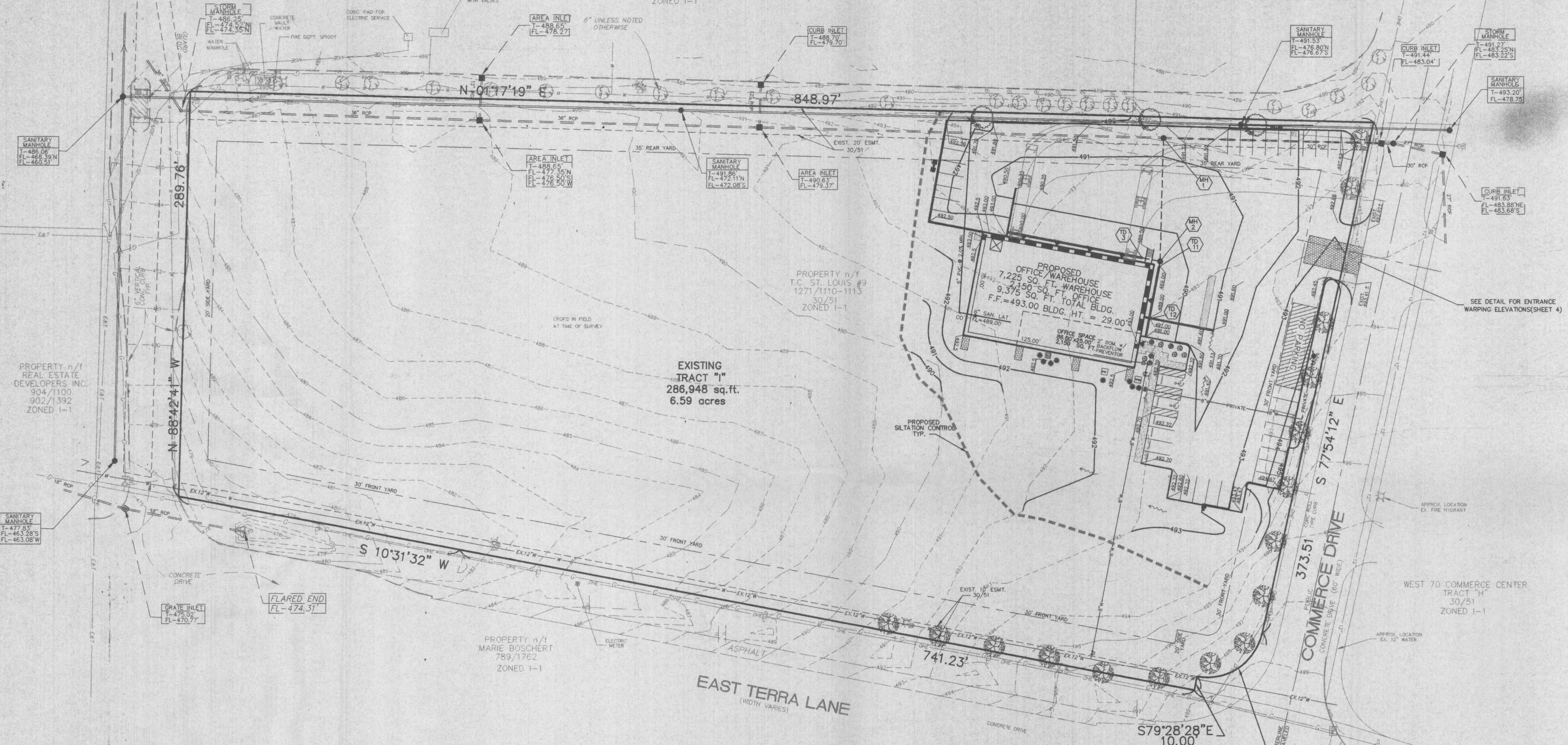
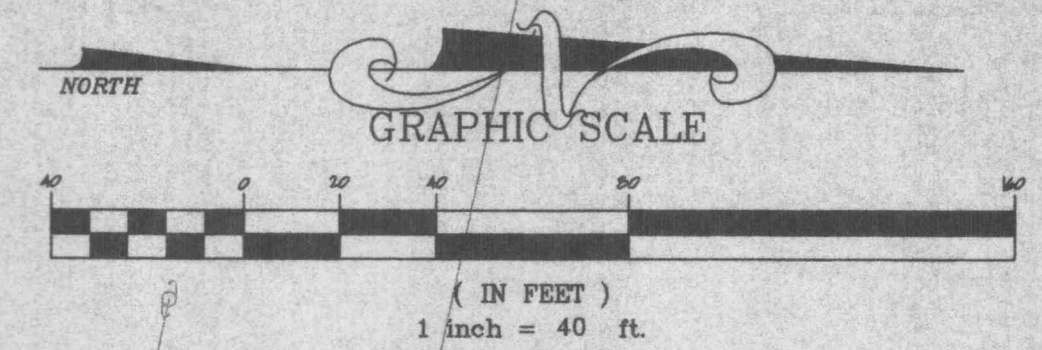


PROPERTY n/1
COUNTRY HOME
IMPROVEMENT CENTER
893/1282
ZONED I-1

PROPERTY n/1
DISTRIBUTION FACILITIES I
DB 1342/ PG 326
ZONED I-1

PROPERTY n/1
T.C. ST. LOUIS #9
1271/1110-1113
30/51
ZONED I-1



PROPERTY n/1
REAL ESTATE
DEVELOPERS INC.
904/1100
902/1392
ZONED I-1

PROPERTY n/1
T.C. ST. LOUIS #9
1271/1110-1113
30/51
ZONED I-1

EXISTING
TRACT "J"
286,948 sq.ft.
6.59 acres

PROPERTY n/1
MARIE BOSCHERT
789/1782
ZONED I-1

WEST 70 COMMERCE CENTER
TRACT "H"
30/51
ZONED I-1

EAST TERRA LANE
(WIDTH VARIES)

COMMERCE DRIVE
CONCRETE DRIVE (60' WIDE)

FLARED END
FL-474.31'

S79°28'28"E
10.00'
L=61.74'
R=40.00'

GRADING NOTES

- Siltation control will be provided as required to prevent run-off.
- Siltation control shall be straw bales placed end to end and anchored with no less than 3' long x 2"x1" wooden stakes. Upon completion of storm sewers, straw bales shall be placed on all sides of structures and shall remain until all graded areas are seeded or sodded.
- All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed at the direction of the city.
- The contractor shall field investigate the entire site prior to his bid submittal noting the existing vegetation and trees and including the removal and disposal of same in his bid.
- No area shall be cleared without permission of the developer.
- All grade shall be within 0.2 feet more or less of those shown on the grading plan.
- No slope shall be greater than 3:1 and shall be either sodded or seeded or mulched.
- The contractor shall restore offsite construction areas to an equal or better condition than existed prior to commencement of construction.
- Earth subgrade for paved areas must be compacted to 90% of maximum dry density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All filled places in proposed roads shall be compacted of the fill up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations and must be approved by a City Representative before paving may commence.
- Soil preparation and revegetation shall consist of Tall Fescue(TF) & Smooth Brome(SB) between March 1st and June 1st, at a rate of TF=30lbs/AC & SB=20lbs/AC. See Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
- Proposed phasing of development (rough dates) including:
DEC. 01 - MAY 02. a. Clearing (estimated duration of exposed area).
DEC. 01 - MAY 02. b. Grading and construction (installation of temporary sediment control, storm drainage, paving).
MAY 02 - c. Final Grading and Landscaping (vegetative cover).
- 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 or during the next seeding period after grading has been completed. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.
- 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 according to the designated officials recommendation. Refer to Appendix A of St. Charles Soil and Water Conservation District - Model Sediment and Erosion Control Regulations.

14. REVEGETATION NOTES

- 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. ft. (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.

15. Refer to landscaping plan for permanent vegetation & plantings

UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

333 Mid Rivers Mall Drive
St. Louis, MO 63276
Phone: (636) 397-1211
Fax: (636) 397-1104

**IMPROVEMENT PLANS
A PROPOSED OFFICE/WAREHOUSE
FOR A.C. TRUCKING, INC.**

Prepared For:
A.C. TRUCKING, INC.

MR. CHRIS ATHANASOPOULOS
ST. LOUIS, MISSOURI 63106
(314) 421-1770

REVISIONS	NO.	DATE	DESCRIPTION
	1	12-04-01	REV. WATER SERVICE PER OWNER REQUEST
	2	12-14-01	REV. PER CITY COMMENTS
	3	01-14-02	REV. CURBLINE, PARKING AND PLANTINGS
	4	08-12-02	REV. PARKING, AND GAS METER AND DUSH
	5	09-21-02	REV. PARKING, AND GAS METER AND DUSH

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC.

DRAWN C.L. MERCHANT	DATE 11-30-01
CHECKED R.J. TAYLOR	DATE 11-30-01
PROJECT # 88052.ACTR.OOC	
TASK # X	FIELD BOOK