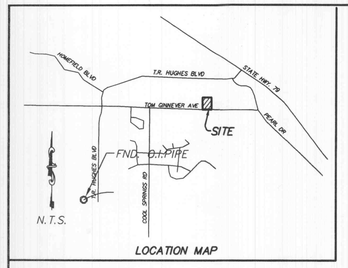


LOCATION MAP

GRAPHIC SCALE

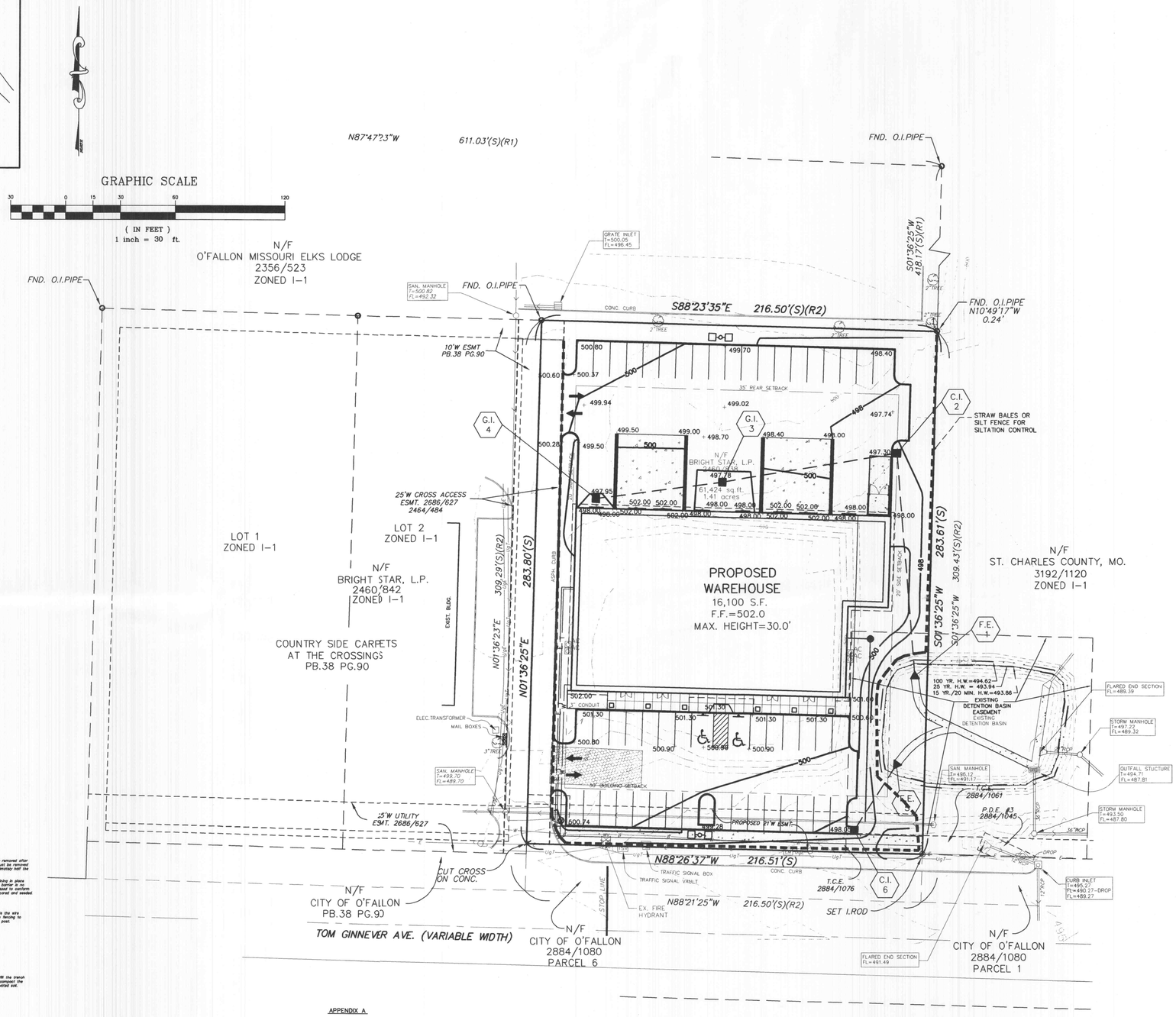
30 0 15 30 60 120

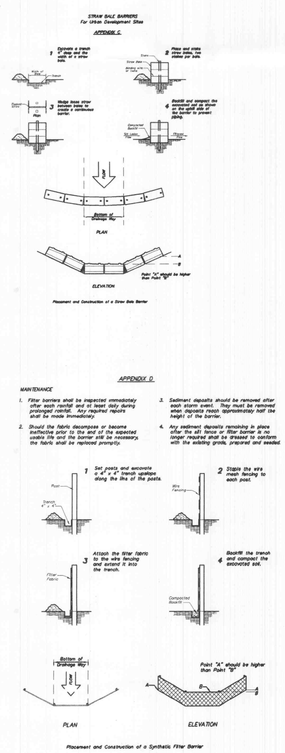
(IN FEET)
1 inch = 30 ft.

DESCRIPTION
1.41 ACRES

A tract of land being part of Fractional Section 22, Township 47 North, Range 3 East city of O'Fallon, St. Charles County, Missouri, and being more particularly described as follows:

BEGINNING at point marking the northeast corner of Country Side Carpets at The Crossings a subdivision recorded in Plat Book 38, Page 90 of the St. Charles County, Missouri Records said point also being the northwest corner of property now or formerly of Bright Star, L.P. as recorded in Book 2460, Page 838 of the said St. Charles County, Missouri Records and being a point on the southern line of property now or formerly of O'Fallon, Missouri Elks Lodge as recorded in Book 2356, Page 523 of the said St. Charles County, Missouri Records; thence leaving said corner along the northern line of said Bright Star, L.P. property and the southern line of the said O'Fallon, Missouri Elks Lodge South 88°23'35" East a distance of 216.50 feet to a point marking the northeast corner of said Bright Star, L.P. property and being a point on the western line of property now or formerly of St. Charles County, Missouri as recorded in Book 3192, Page 1120 of the said St. Charles County, Missouri Records; thence leaving the northeast corner of said Bright Star, L.P. property along the western line of said St. Charles County, Missouri property South 01°36'25" West a distance of 283.61 feet to a point on the northern right-of-way line of Tom Ginnever Avenue (variable width) as widened said per Deed Book 2884, Page 1080 of the said St. Charles County, Missouri Records; thence along the northern right-of-way line of said Tom Ginnever Avenue North 88°26'37" West a distance of 216.51 feet to a point on the eastern line of the aforementioned Country Side Carpets at The Crossings; thence leaving the northern right-of-way line of said Tom Ginnever Avenue along the eastern line of said Country Side Carpets at The Crossings North 01°36'25" East a distance of 283.80 feet back to the POINT OF BEGINNING and containing 61,424 square feet or 1.41 acres more or less.





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MISSOURI ONE-CALL SYSTEM, INC.

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.

BENCH MARKS

B.M. RM#727 (USGS) Sq. on north wingwall at east end of Mexico Rd. over Dardenne Creek.
ELEVATION = 462.06

SITE BM I: "Sq." on the concrete base of the west gate post at the center entrance to Fort Zumwalt North High School 40'± south of the centerline of Tom Ginnever Ave.
ELEVATION = 497.89

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. pr 1,000 square feet)
Oats – 120 lbs./ac. (2.75 lbs. ser 1,000 square feet)

Seeding Periods:

Fescue or Brome – March 1 to June 1
August 1 to October

Wheat or Rye – March 15 to November 1
Oats – March 15 to September 5

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 500 lbs./ac. ENI*

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

SYNTHETIC FILTER BARRIERS
For Urban Development Sites

GRADING NOTES

1. Siltation control will be provided as required to prevent run-off.
2. Siltation control shall be silt fence and/or 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.
3. All straw bales must be countersunk a minimum of 3" and additional straw bales shall be placed at the direction of the city.
4. 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.
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 or mulched.
8. The contractor shall restore offsite construction areas to an equal or better condition than existed prior to commencement of construction.
9. Earth subgrade for paved areas must be compacted to a minimum 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 from the bottom 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. Owner to provide a copy of the soils report to the grading contractor. Contractor shall be responsible for adhering to all recommendations outlined in the soils report.
10. 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=20lsb/AC. See Appendix A of the Model Sediment and Erosion Control Regulations for Urban Development.
11. Proposed phasing of development (rough dates) including:
    AUG 04 – SEPT 04 a. Clearing (estimated duration of exposed area).
    AUG 04 – DEC 04 b. Grading and construction (installation of temporary sediment control, storm drainage, paving).
    DEC 04 – _____ c. Final Grading and Landscaping (vegetative cover).
12. 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.
13. When grading operations are completed or suspended for more than 14 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. Developer must supply City construction inspectors with soils reports prior to or during site soil testing.
15. Erosion control systems shall be inspected and necessary corrections made within 24 hours of any rainstorm resulting in one-half inch of rain or more.
16. Curb inlets are to be wrapped with filter fabric until paving is done.

EROSION AND SEDIMENT CONTROL NOTES:

1. EROSION AND SILTATION CONTROL SHALL BE INSTALLED PRIOR TO ANY GRADING AND BE MAINTAINED THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER AND/OR CONTROLLING REGULATORY AGENCY AND ADEQUATE VEGETATIVE GROWTH INSURES NO FURTHER EROSION OF THE SOIL.
2. TEMPORARY SILTATION CONTROL MEASURES (STRUCTURAL) SHALL BE MAINTAINED UNTIL VEGETATIVE COVER IS ESTABLISHED AT A SUFFICIENT DENSITY TO PROVIDE EROSION CONTROL ON THE SITE.
3. 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.
4. STORM WATER PIPES, OUTLETS AND CHANNELS SHALL BE PROTECTED BY SILT BARRIERS AND KEPT FREE OF WASTE AND SILT AT ALL TIMES PRIOR TO FINAL SURFACE STABILIZATION AND/OR PAVING.
5. SILTATION FENCES SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND FOR THE AMOUNT OF SEDIMENT WHICH HAS ACCUMULATED. REMOVAL OF SEDIMENT WILL BE REQUIRED WHEN IT REACHES 1/2 THE HEIGHT OF THE SILTATION FENCE.
6. SITE SHALL SHEET DRAIN DURING GRADING OPERATIONS SIMILAR TO EXISTING CONDITIONS. NO ADDITIONAL TEMPORARY DRAINAGE WAYS WILL BE NECESSARY TO ADEQUATELY HANDLE DRAINAGE DURING GRADING OPERATIONS.

FILE #9811.11

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
333 Mid Rivers Mall Drive
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

CROSSINGS SPEC. BUILDING #2
O'FALLON, MO

Prepared For:
BRIGHT STAR, L.C.
239 FOX HILL ROAD
ST. CHARLES, MO 63301
(636) 940-9300

REVISIONS		
NO.	DATE	
	9-21-04	PER CITY OF O'FALLON
	10-21-04	PER CITY OF O'FALLON

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	DATE
B.L.P.	08-12-04
CHECKED D.L.S.	DATE 08-12-04

PROJECT # 01212.BRST.00C
TASK # 1 FIELD BOOK 826A

CROSSINGS SPEC BLDG #2
GRADING PLAN
SHEET 3 OF 7

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