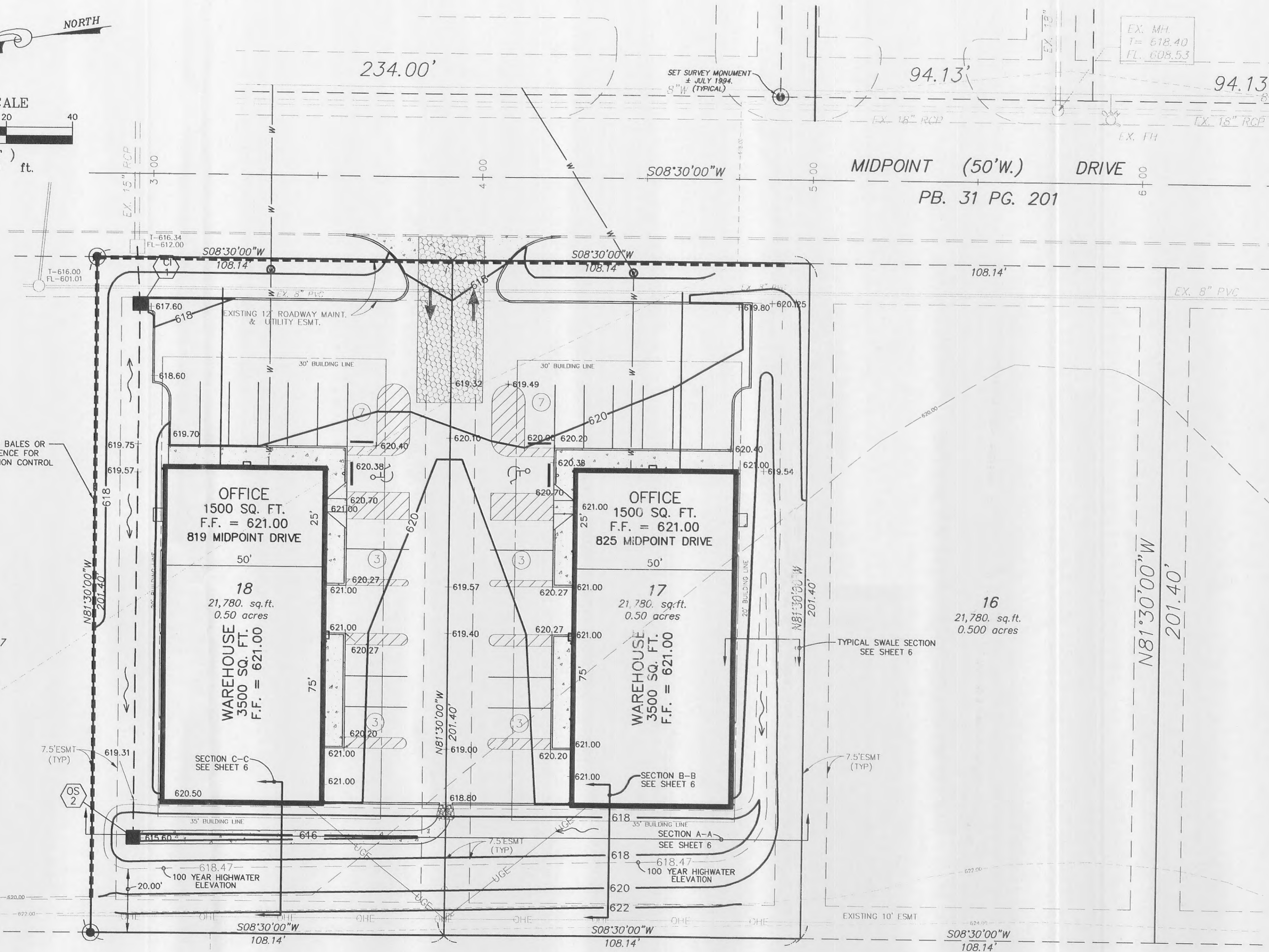


PARCEL A
N/F
COLLIER
BK. 893 PG. 1247



GRADING NOTES

- 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 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 a "Modified Proctor Test," (ASTM D-1557), and must be inspected and approved by a City Representative, before paving may commence.
- Siltation control shall be straw bales placed end to end and anchored with no less than 2 1/2" x 4' reinforcing rods. 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 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 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.
- Siltation control will be provided as required to prevent run-off.
- All erosion control systems shall be inspected and necessary corrections made within 24 hours of any rain storm resulting in one-half inch of rain or more.
- Where soil disturbing activities cease in an area for more than 14 days, the disturbed areas shall be protected from erosion by stabilizing the area with mulch or similarly effective erosion control best management practices.

KING AUTHUR'S COURT
ZONED C-2

U.S.G.S. BM #54 F-149 1935:
LOCATED @ N.E. CORNER OF THE INTERSECTION
R.R. TRACKS & HWY. "M", O'FALLON, MO
ELEV.=542.86

SITE BM #3:
RAILROAD SPIKE IN NORTH SIDE OF POWER
POLE, 57.5± EAST OF N.W. PROPERTY CORNER
& 51± SOUTH OF CENTERLINE SOUTH SERVICE
ROAD (0.60' ABOVE GROUND)
ELEV.=618.12

LEGAL DESCRIPTION

Both Lots 17 & 18 of Midpoint Industrial Park as recorded
in Book 31 Page 201 in St. Charles County Records Office.

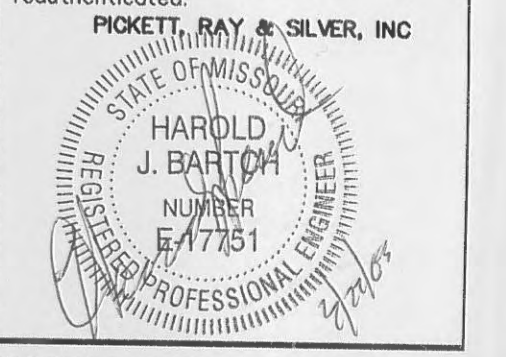
NOTE
Underground utilities and structures have
been plotted from available information and
therefore, their location must be considered
approximate only. It is the responsibility
of the individual contractors to notify the
utility companies before actual construction.

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

**LOTS 17 & 18 OF
MIDPOINT INDUSTRIAL PARK**
OFALLON, MISSOURI
Prepared For:
Mr. Don Collier, Sr.
United Properties
1001 Fort Zumwalt Square, Suite 124
St. Louis, MO 63102
(636) 978-5300

REVISIONS	NO.	DATE	CITY COMMENTS
	1	3.11.03	CITY COMMENTS
	2	3.21.03	CITY COMMENTS
	3	3.27.03	CITY COMMENTS

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.



DRAWN	D.L.S.	DATE	01-03-03
CHECKED	D.W.B.	DATE	01-03-03
PROJECT #	88134.UNPR.OOC		
TASK #	1	FIELD BOOK	

MIDPOINT INDUSTRIAL PARK
GRADING PLAN
SHEET **3** OF **6**
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