

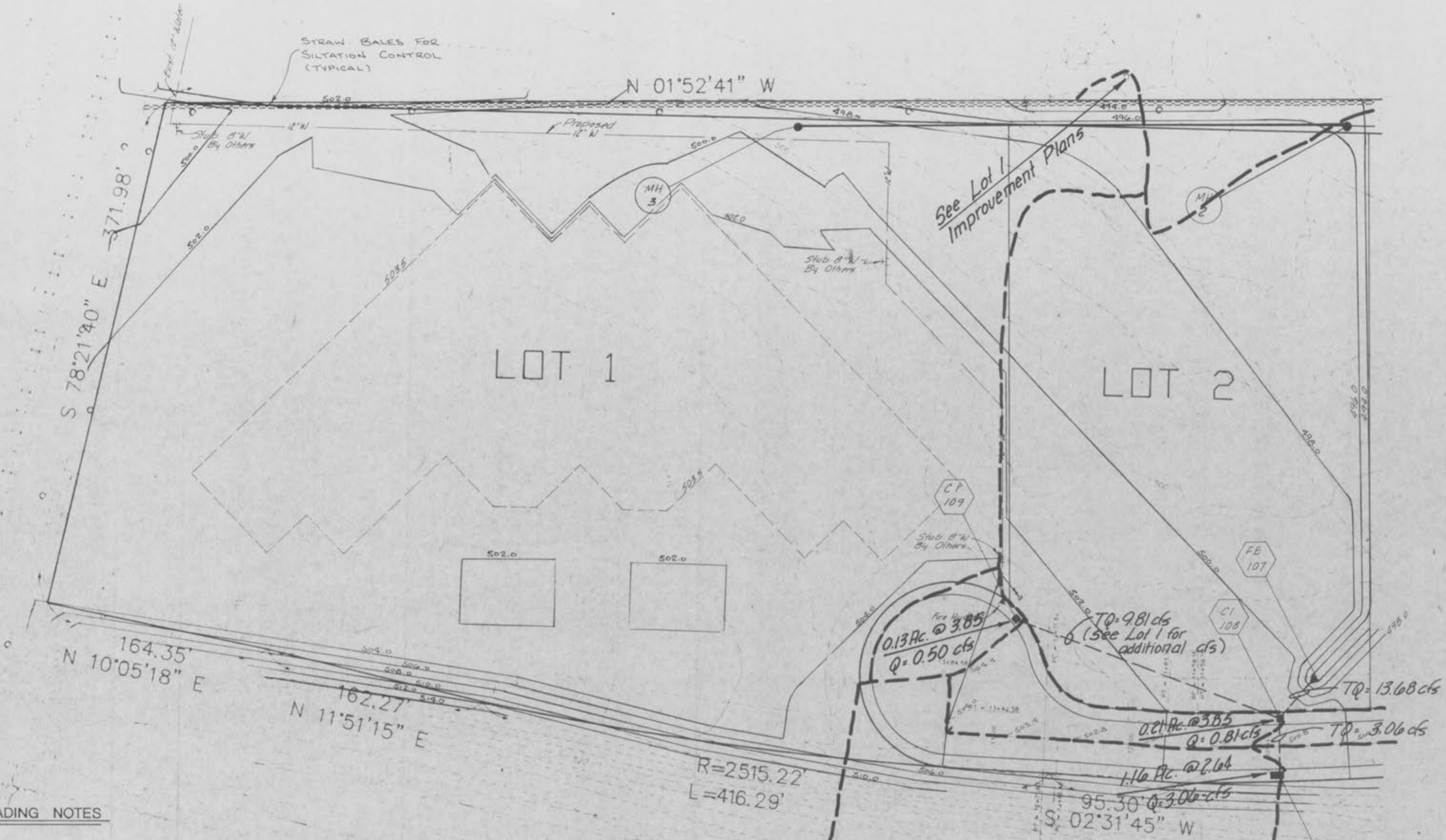


LOCATION MAP

SALT RIVER INDUSTRIAL PARK

A TRACT OF LAND BEING PART OF U.S. SURVEY 731
TOWNSHIP 47 NORTH RANGE 3 EAST
ST. CHARLES COUNTY, MISSOURI

DRAINAGE AREA MAP



DESCRIPTION

16.233 Acres

A tract of land being part of property described under Parcel 4 of a deed recorded in Book 582, Pages 854-859 of the St. Charles County Recorder's Office, said tract being part of U.S. Survey 731, in Township 47 North, Range 3 East, St. Charles County, Missouri, being more particularly described as follows:

COMMENCING at the Southeast corner of U.S. Survey 749 in Township 47 North, Range 3 East, St. Charles County, Missouri; THENCE, South 89°41'05" East, 3.23 feet survey (9.90 feet record) to a point; THENCE, South 01°52'41" East, 136.75 feet to a point on the Southern right-of-way line of Old Highway 79, said point being the POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE, South 38°25'10" East, 205.40 feet to a point; THENCE, South 67°17'06" East, 168.19 feet to an old right-of-way marker; THENCE, South 71°10'02" East, 134.21 feet to a point on the new right-of-way line of Missouri State Highway 79; THENCE, along said right-of-way line in a Southwardly direction along a curve to the right having a radial bearing of South 72°37'39" West, a central angle of 15°40'43" and an arc length of 695.50 feet to a point; THENCE, South 07°11'45" West, 95.30 feet to a point; THENCE, in a Southwardly direction along a curve to the right having a radial bearing of North 89°23'40" West, a central angle of 09°28'59" and an arc length of 416.29 feet to a point; THENCE, South 11°51'15" West, 162.27 feet to a point; THENCE, South 10°05'18" West, 164.35 feet to the point of intersection on the Northern line of a Wabash Railroad right-of-way; THENCE, along said right-of-way line North 78°21'40" West, 371.98 feet to an old iron pipe two inches in diameter; THENCE, leaving said right-of-way line along the Westmost line of a tract of land described as Parcel 4 in a deed in Book 582, Pages 854-859, North 01°52'41" West, 1,704.30 feet to the Point of Beginning and containing 16.233 acres, more or less, as surveyed by Pickett, Ray & Silver, Inc. during January of 1989.

GRADING NOTES

- A Geotechnical Engineer shall be employed by the owner and be on site during grading operations.
- The grading contractor shall perform a complete grading and construction operation as shown on the plans, stated in these notes or reasonably implied therefrom, all in accordance with the plans and notes as interpreted by the geotechnical engineer.
- The Contractor shall notify the Soils Engineer at least two days in advance of the start of the grading operation.
- All areas will be allowed to drain. All low points should be provided with temporary ditches.
- A sediment control plan that includes monitored and maintained sediment basins and/or straw bales should be implemented as soon as possible. No graded area is to be allowed to remain bare over the winter without being seeded and mulched. Care should be exercised to prevent soil from damaging adjacent property and silting up existing downstream storm drainage systems.
- Debris and foundation material from any existing on-site building or structure which is scheduled to be razed for this development must be disposed of off-site.
- Any existing trash and debris currently on this property must be removed and disposed of off-site.
- Soft soils in the bottom and banks of any existing or former pond site should be removed, spread out and permitted to dry sufficiently to be used as fill. None of this material should be placed in proposed public right-of-way locations or on storm sewer locations.
- Site preparation includes the clearance of all stumps, trees, bushes, shrubs, and weeds; the grubbing and removal of roots and other surface obstructions from the site; and the demolition and removal of any man-made structures. The unsuitable material shall be properly disposed of off-site. Topsoil and grass in the fill areas shall be thoroughly disced prior to the placement of any fill. The Soils Engineer shall approve the discing operation.
- Compaction equipment shall consist of tamping rollers, pneumatic-tired rollers, vibratory roller, or high speed impact type drum rollers acceptable to the Soils Engineer. The roller shall be designed so as to avoid the creation of a layered fill without proper blending of successive fill layers.
- The Soils Engineer shall observe and test the placement of the fill to verify that specifications are met. A series of fill density tests will be determined on each lift of fill. Interim reports showing full quality will be made to the Owner at regular intervals.
- The Soils Engineer shall notify the Contractor of rejection of a lift of fill or portion thereof. The Contractor shall rework the rejected portion of fill and obtain notification from the Soils Engineer of its acceptance prior to the placement of additional fill.
- All areas to receive fill shall be scarified to a depth of not less than 6 inches and then compacted to at least 85 percent of the maximum density as determined by the Modified AASHTO 5-1000 Compaction Test (ASTM D-1557). Natural slopes steeper than 1 vertical to 5 horizontal to receive fill shall have horizontal benches, with minimum width of 10 feet and maximum height of 4 feet, cut into the slopes before the placement of any fill. The fill shall be loosely placed in horizontal layers not exceeding 8 inches in thickness and compacted in accordance with the specifications given below. The Soils Engineer shall be responsible for determining the acceptability of soils placed. Any unacceptable soils placed shall be removed at the Contractor's expense.
- The sequence of operation in the fill areas will be fill, compact, verify acceptable soil density, and repetition of the sequence. The acceptable moisture contents during the filling operation are those at which satisfactory dry densities can be obtained. The acceptable moisture contents during the filling operation in the remaining areas are from 2 to 8 percent above the optimum moisture content.

15. The surface of the fill shall be finished so that it will not impound water. If at the end of a days work it would appear that there may be rain prior to the next working day, the surface shall be finished smooth. If the surface has been finished smooth for any reason, it shall be scarified before proceeding with the placement of succeeding lifts. Fill shall not be placed on frozen ground, nor shall filling operations continue when the temperature is such as to permit the layer under placement to freeze.

16. Fill and backfill should be compacted to the criteria specified in the following table:

CATEGORY	MINIMUM PERCENT COMPACTION
Fill in building areas	90%
below footings	90%
Fill under slabs, walks and pavements	90%
Fill other than building areas	88%
Natural subgrade	90%
Pavement subgrade	90%
Pavement	90%
base course	90%

Measured as a percent of the maximum dry density as determined by modified Proctor test (ASTM D 1557).

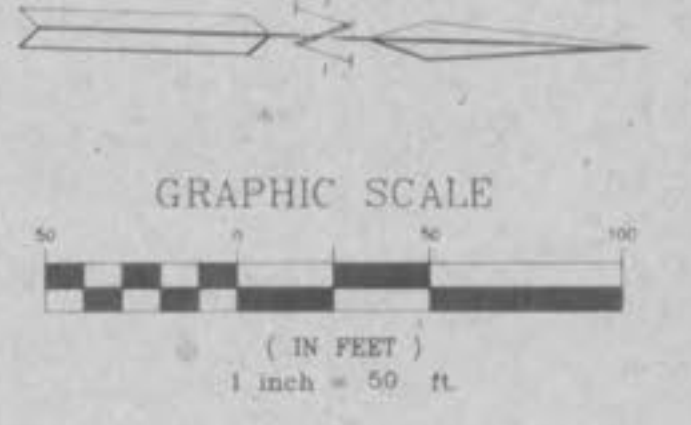
Moisture content must be within 2 percent below of 4 percent above optimum moisture content if fill is deeper than 10 feet.

17. NO SLOPE SHALL BE GREATER THAN 3:1

MISSOURI STATE HIGHWAY 70

GOVERNING AUTHORITY - CITY OF O'FALLON
FRANK GOONIN

Any trees removed or destructed during grading shall be replaced at a rate of 15 trees per acre within 2 years after completion of grading or at time of development.



Prepared For:
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SALT RIVER INDUSTRIAL PARK

DRAWN	D.POTHAST	DATE	
CHECKED		DATE	4
FIELD BOOK	XXX	PROJECT #	88-160
		JOB ORDER #	XXX

NOT APPROVED FOR CONSTRUCTION