GRANT INDUSTRIAL PARK

A TRACT OF LAND BEING PART OF SECTION 24,
TOWNSHIP 47 NORTH, RANGE 2 EAST
ST. CHARLES COUNTY, MISSOURI

BENCH MARKS

PROJECT BM: Box cut on the north end ot Texas Ct. at the top of curb 27' n of centerline cross at lot 14 and outlot.
ELEVATION = 565.70'

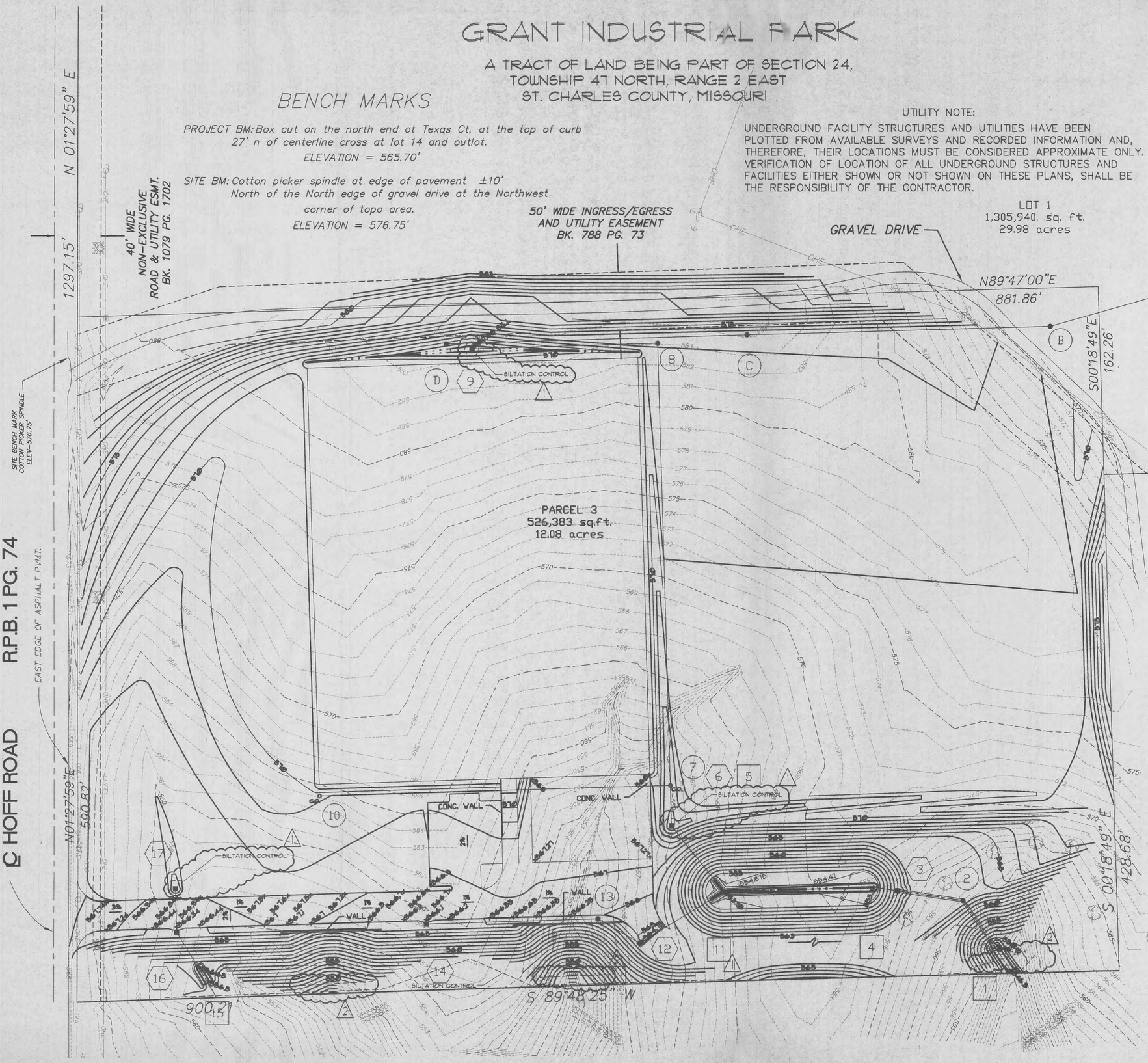
SITE BM: Cotton picker spindle at edge of pavement ±10' North of the North edge of gravel drive at the Northwest corner of topo area.
ELEVATION = 576.75'

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.

LOT 1
1,305,940. sq. ft.
29.98 acres

PARCEL 3
526,383 sq.ft.
12.08 acres



LEGEND

- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- POWER POLE
- NEW CONTOURS
- EXISTING CONTOURS
- EXISTING WATER LINE
- OHE OVERHEAD ELECTRIC LINE
- STORM SEWER
- PROPOSED WATER LINE
- SANITARY SEWER
- SILTATION CONTROL

D.S. DOWNSPOUT
F.G. FINISH GRADE
F.L. FLOW LINE
M.H. MANHOLE
Y.D. YARD DRAIN
T. TOP
CO. CLEANOUT

0 40 80
SCALE FEET

NOTES

GRADING:

a. All elevations are based on U.S.G.S. Datum.

b. Contour elevations shown are finish grade.

c. No Slopes shall exceed 3 Horizontal to 1 Vertical.

d. Grading and siltation control for the development shall be in accord with the City of O'Fallon standards.

e. All grading shall comply with the recommendations made in the Soils Report prepared by Geotest, Inc., May 2001

f. Erosion Control shall be provided during construction. As a minimum, staked straw bales or silt fences shall be provided along the perimeter of the area being graded Additional siltation control may be required as directed by the City of O'Fallon.

g. At the completion of rough grading, all areas shall be fine graded to remove any soil clumps, or miscellaneous materials from the top twelve inches of soil. Fine grading shall also assure that all areas will freely drain with no depressions which would temporarily trap surface water. Once fine grading is completed, all denuded areas shall be fertilized and seeded. Fertilizer shall be a commercial fertilizer of the following proportions: Nitrogen 12%, Phosphoric Acid 12%, Soluble Potash 12%, and shall be applied in accordance with manufacturer's instructions at the rate of seven pounds per 1000 square feet. Fertilizer shall be applied prior to the application of seed, and shall be mixed thoroughly into the upper 2 inches of topsoil. Seed shall be a mixture of 50% Kentucky 31 Fescue, and 50% Perennial Rye. Seed shall be applied evenly in two intersecting directions at a total rate of 8 pounds per 1000 square feet. Immediately following seeding a 1-1/2 inch mulch layer shall be applied to all areas receiving seed. In addition, erosion protection fabric shall be placed over all seeded areas with slopes greater than 3H:1V and in all swales. Tack mulch may be used in lieu of filter fabric on all slopes. All seeded areas shall be watered immediately after placement of seed, mulch and erosion protection fabric to saturate the top 4 inches of soil.

REHTZ & JENS, INC.
CONSULTING ENGINEERS
1055 CORPORATE SQUARE DRIVE
ST. LOUIS, MISSOURI 63132
(314) 993-4132

NO.	DESCRIPTION	DATE
2	Added siltation control	02/07/02
1	Revised gen., struc. labels & legend	1/17/02

REVISIONS

Engineer Seal
STATE OF MISSOURI
LEONARD W. LAMMERT
NUMBER E-23997
REGISTERED PROFESSIONAL ENGINEER
Date: FEB 12 2002

STRUCTURAL SYSTEMS, INC.

DESIGN
CONTRACTORS

(314) 966 - 5920
816 South Kirkwood Road
St. Louis, Missouri 63122

Proposed Building for:
TRUE & TRUE
Hoff Road
O'Fallon, MO 63366
(636) 272-7100

GRADING PLAN

DRAWN	L.W.L.
CHECKED	R.R.R.
SCALE	1"=40'-0"
ISSUE DATE	09/24/01
S.S.I. JOB NUMBER	01-005
DRAWING NUMBER	C5 of 11

THE PROFESSIONAL WHOSE SIGNATURE AND PERSONAL SEAL APPEAR HEREON, ASSUMES RESPONSIBILITY ONLY FOR WHAT APPEARS ON THIS PAGE, AND DISCLAIMS RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, OR OTHER DOCUMENTS OR INSTRUMENTS NOT SEALED BY THE UNDERSIGNED WHICH MAY BE ASSOCIATED WITH OR SERVE AS EVIDENCE OF THE PROJECT TO WHICH THIS PAGE REFERS. THIS CERTIFICATION FURTHER DISCLOSES RESPONSIBILITY FOR THE ADEQUACY AND/OR USE OF MOVE PIPE, AND ITS BEDDING DETAIL SHOWN, AND THE COMPACTED EARTH BACKFILL IN TRENCHES UNDER FUTURE BUILDINGS AND PAVEMENT.

GRADING.DWG 9/24/01

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