

"THE ESTATES AT O'FALLON LAKES"
P.B. 41 PGS. 80-81

"O'FALLON HILLS"
P.B. 6 PG. 82

"TYNDALE VILLAGE AT THORNBURY PLAT TWO"
P.B. 39 PG. 198

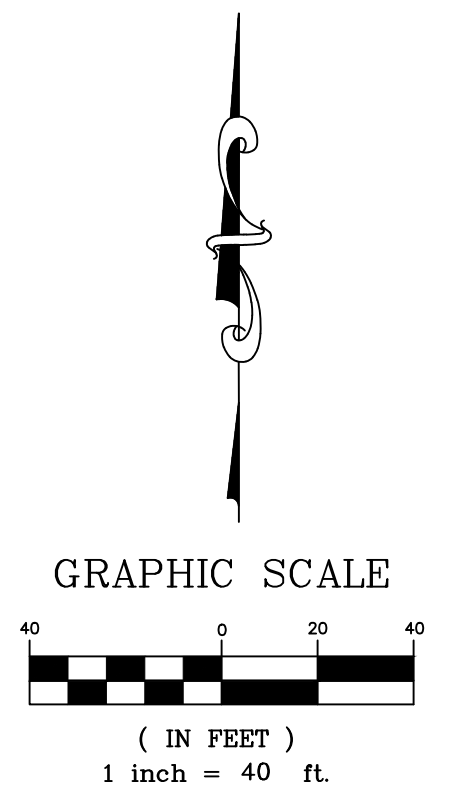
GRADING QUANTITIES:
 21,526 C.Y. CUT (INCLUDES SUBGRADES AND 10,751 C.Y. OF MATERIAL STOCKPILED UNDER GRADING PACKAGE)
 26,728 C.Y. FILL (INCLUDES 15% SHRINKAGE)
 5,202 C.Y. FILL SHORT

THE ABOVE GRADING QUANTITY IS APPROXIMATE ONLY, NOT FOR BIDDING PURPOSES. CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO CONSTRUCTION.

IT IS THE INTENTION OF THE ENGINEER FOR THE EARTHWORK TO BE SHORT TO ACCOUNT FOR ANY SOIL REMEDIATION AT BUILDINGS, FOOTINGS, FOUNDATIONS, AND RETAINING WALLS THAT MAY BE REQUIRED EITHER AS ROCK-IMPORT OR ADDITIONAL CONCRETE FILL IN ORDER TO SATISFY THE GEOTECH SOILS REPORT FOR STRUCTURES. (1 FOOT OF REMEDIATION UNDER BUILDINGS WOULD GENERATE 4,188 CUBIC YARDS)

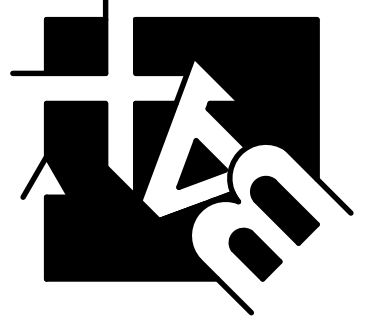
EXISTING GRADES SHOWN ARE FROM GRADING PERMIT GR24-000006 ISSUED APRIL 19, 2024.

NOTE: RIP-RAP SHOWN AT FLARED ENDS WILL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR AND CITY INSPECTOR AFTER INSTALLATION FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION ON AND OFF-SITE.



PROJECT TITLE:
 THORNWOOD APARTMENTS
 THORNBURY CROSSING DRIVE
 O'FALLON, MO 63366

**ENGINEERING
 PLANNING
 SURVEYING**
 221 Point West Blvd.
 St. Charles, MO 63301
 636-928-5552
 FAX 636-928-1718



DISCLAIMER OF RESPONSIBILITY
 I hereby certify that the documents intended to be authenticated by my seal are limited to this sheet, and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the architectural or engineering project or survey.



CLIFFORD L. HEITMANN
 Civil Engineer
 Engineers License E-29817

REVISIONS

NO.	DATE	DESCRIPTION
07-25-24	07-25-24	CITY COMMENTS
08-15-24	08-15-24	CITY COMMENTS

Box Engineering Company, Inc.
 Missouri State Certificate of Authority
 Engineering #000655
 Missouri State Certificate of Authority
 Surveying #000144

Developer / Owner:
 MRS TROMBONE LLC
 1100 WOODCHASE LANE
 CHESTERFIELD, MO 63071
 314-469-0029

GRADING PLAN

P+Z No. 23-010426
Approval Date: 1-4-24
City No. #

Page No.
 5 of 34

Box Project # 23-18014 Issue Date: 5-10-24

MATCHLINE SHEET 6

MATCHLINE SHEET 6

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