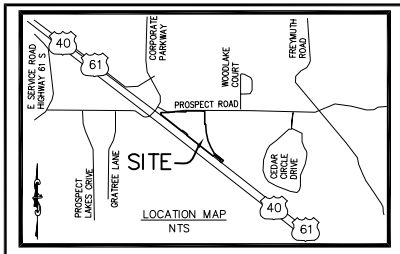
SITE GRADING PLAN FOR
PROSPECT GROVE
THREE TRACTS OF LAND BEING PART OF SECTION 32, TOWNSHIP 47 NORTH, RANGE 2 EAST, ST. CHARLES COUNTY, MISSOURI

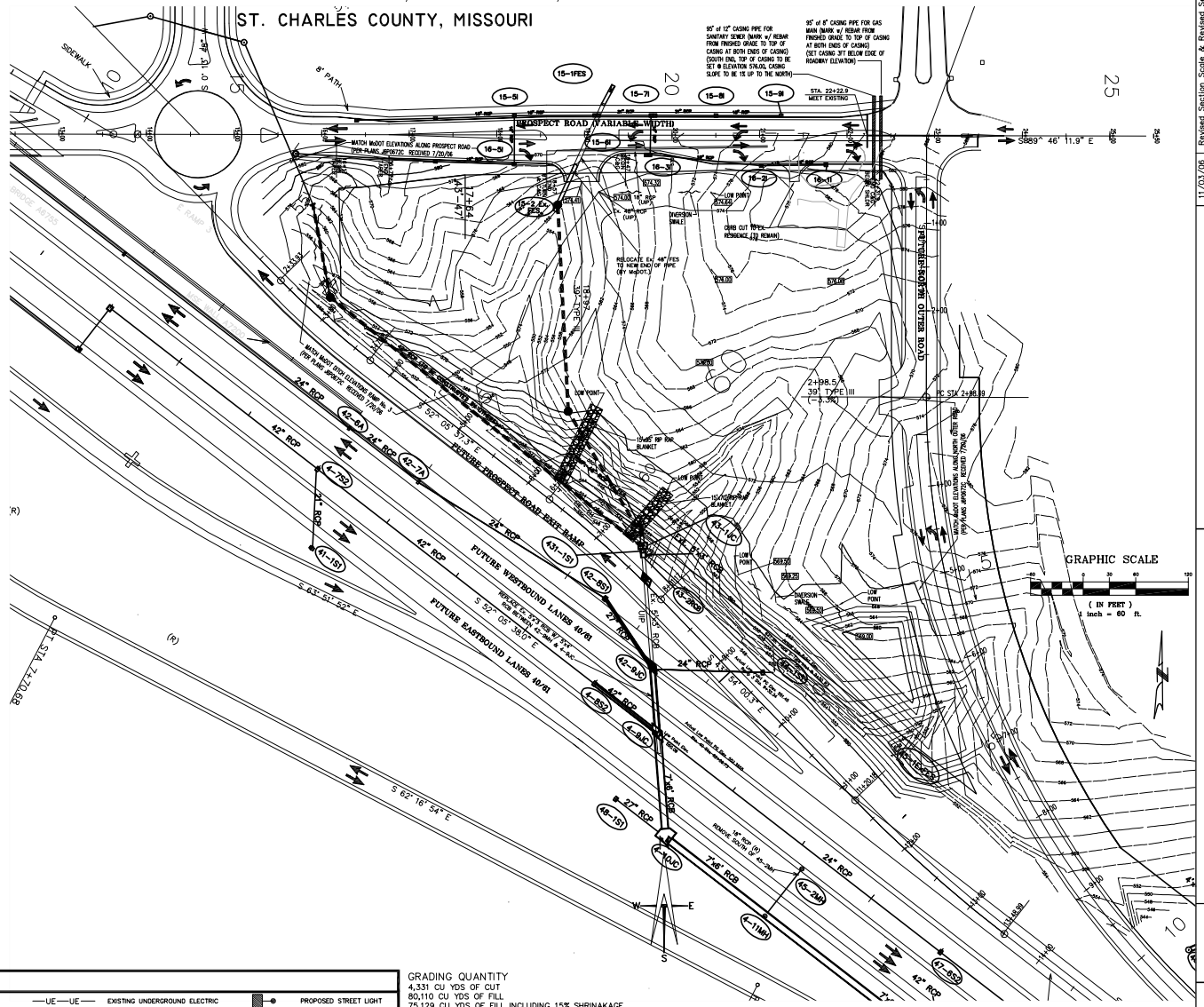


GENERAL NOTES:

1. This plan is provided to show how the existing property will be graded in coordination with the new Modot work that will surround the property. The timing of this grading work is contingent upon acquiring the necessary amount of fill material to accomplish the proposed grading shown.

2. The road improvements that include the addition of turn lanes, curb cuts, Prospect Road curb and gutter, storm water structure modifications, sleeves and pedestrian path are being completed by Modot as part of their interchange project. These additional improvements are a material part of the coordinated effort between the Owner and Modot that include right of way acquisition.

3. The existing western curb cut providing access to the existing residence on Prospect Road will be maintained as part of the Modot work and will be removed by Owner upon completion of the grading of the property for commercial development.



OWNER:
PROSPECT GROVE, LLC.
C/O CADRE DEVELOPMENT, LLC.
10560 OLD OLIVE STREET RD, SUITE 500
ST. LOUIS, MO 63141
314-997-4100

LEGEND

EXISTING SANITARY SEWER	EXISTING MANHOLE	EXISTING POST	UE UE	EXISTING UNDERGROUND ELECTRIC	PROPOSED STREET LIGHT
EXISTING STORM SEWER	EXISTING CI OR AI	GAS GAS	EXISTING GAS MAIN	OHE OHE	EXISTING OVERHEAD ELECTRIC	PROPOSED FIRE HYDRANT
490 EXISTING CONTOUR	EXISTING GRATE INLET	TELE	EXISTING TELEPHONE CABLE		PROPOSED SANITARY SEWER	8"W PROPOSED WATER MAIN
EXISTING WOODED AREA	EXISTING SIGN	WTR WTR	EXISTING WATER MAIN		PROPOSED STORM SEWER	S PROPOSED STREET SIGN

GRADING QUANTITY
4,331 CU YDS OF CUT
80,110 CU YDS OF FILL
75,129 CU YDS OF FILL INCLUDING 15% SHRINKAGE
The above yardage is an approximation only, NOT FOR BIDING PURPOSES. Contractors shall verify quantities prior to construction.

The Engineer shall be notified if any difficulties arise in achieving the balance.

McDOT
Fiber optics may be present
Call 314-340-4100

Call BEFORE you DIG TOLL FREE 1-800-344-7483 MISSOURI ONE-CALL SYSTEM, INC.

11/03/06 Revised Section Scale & Revised Section A-A Location

SITE GRADING PLAN FOR
PROSPECT GROVE
THREE TRACTS OF LAND BEING PART OF SECTION 32,
TOWNSHIP 47 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

ST. CHARLES ENGINEERING & SURVEYING, INC.
801 S. FIFTH STREET, SUITE 202
ST. CHARLES, MO 63301
TEL: (636) 947-0607 FAX: (636) 947-2448

ORDER NO.
05-0481
DATE
8/23/2006
1