

CARRIAGE HILLS SUBDIVISION

A FRACTIONAL PART OF U.S. SURVEY 1669,
TOWNSHIP 46 NORTH, RANGE 3 EAST
5th PRINCIPAL MERIDIAN,
O'FALLON, ST. CHARLES COUNTY, MISSOURI
"AS-BUILTS"

GENERAL NOTES:

1. Trench backfills within the road right-of-way will be water jetted and granular backfill will be used under paved areas.
2. All filled places under proposed storm and sanitary sewer lines and/or paved areas including trench backfills within and off the road right-of-way shall be compacted to 90% of maximum density as determined by the "Modified AASHTO T-150 Compaction Test (ASTM D-1557)". All tests shall be verified by a Soils Engineer concurrent with grading and backfilling operations.
3. All filled places in proposed and existing St. Charles County roads (highways) shall be compacted from the bottom of the fill up to 90% maximum density as determined by "Standard Proctor Test AASHTO T-99, Method C." (ASTM D-690). All tests shall be verified by a Soils Engineer concurrent with grading operations.
4. All granular fill shall be water jetted.
5. All sanitary sewer construction shall conform to current Duckett Creek Sewer specifications.
6. All manhole and catch basin tops built without elevations furnished by the Engineer will be the responsibility of the Sewer Contractor. At the time of construction stake-out of the sewer lines, all curb and grate inlets will be facestaked, provided said stakes do not fall in the ditch line. If stakes fall within the ditch line, the Sewer Contractor or Job Superintendent shall notify the Engineer by phone that stakes are needed and allow 48 hours for cuts.
7. All dimensions are in feet and decimals of a foot unless otherwise specified.
8. Conformation of soils compaction shall be the responsibility of the Developer.
9. It shall be the responsibility of the Contractor to perform his services in a workmanlike manner and to see that all facilities are complete and usable.
10. The Contractor shall notify the Engineer of any discrepancy before proceeding with construction. Dimensioned distances take precedence over scaled distances.
11. Easements shall be provided for storm sewers, sanitary sewers and all utilities on the record plat.
12. Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers including house laterals.
13. Existing underground utilities have been plotted from available information, and therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, is the responsibility of the Contractor.
14. All construction and materials used shall conform to current standards.
15. All storm sewer pipe under pavement shall be reinforced concrete pipe (A.S.T.M. C-76) Class II.
16. Corrugated metal pipe shall conform to specifications for corrugated culvert pipe M-36, A.A.S.H.T.O.
17. No changes shall be made without written permission of the Engineer.
18. Clearing is not allowed except as shown on the construction plans.
19. All grades shall be within 0.2 feet more or less of those shown on the grading plan.
20. All swales shall be sodded or seeded to prevent erosion.
21. No slope shall be greater than 3:1.
22. All existing and required easements shall be shown on the final record plat.
23. No graded area shall remain undeveloped without being seeded to provide erosion control. Straw bales shall be provided for sediment control where needed.
24. All grout for rip-rap shall be high slump ready-mix concrete.
25. Hazard markers will consist of three (3) Standard Specification Manual on Uniform Traffic Control Devices, End of Roadway Markers mounted on two (2) pound "U" channel sign posts. Each marker shall consist of an eighteen (18) inch diamond reflectorized red panel. The bottom of each panel shall be mounted a minimum of four (4) feet above the elevation of the pavement surface.
26. Concrete cut-off walls are to be constructed at each end of pipe.

PREPARED BY:

OWNER : SPRING MEADOWS PARTNERSHIP
1821 SHERMAN DR.
ST. CHARLES, MO. 63303
(314) 946-2886

DEVELOPER : GRIFFIN DEVELOPMENT LTD.
1821 SHERMAN DR.
ST. CHARLES, MO. 63303
(314) 946-2886

ENGINEER : TERRA ASSOCIATES LTD.
1821 SHERMAN DR.
ST. CHARLES, MO. 63303
(314) 946-3422

REVISED 9/9/87 PER CITY OF O'FALLON
COMMENTS DATED 9/4/87.

TERRA ASSOCIATES

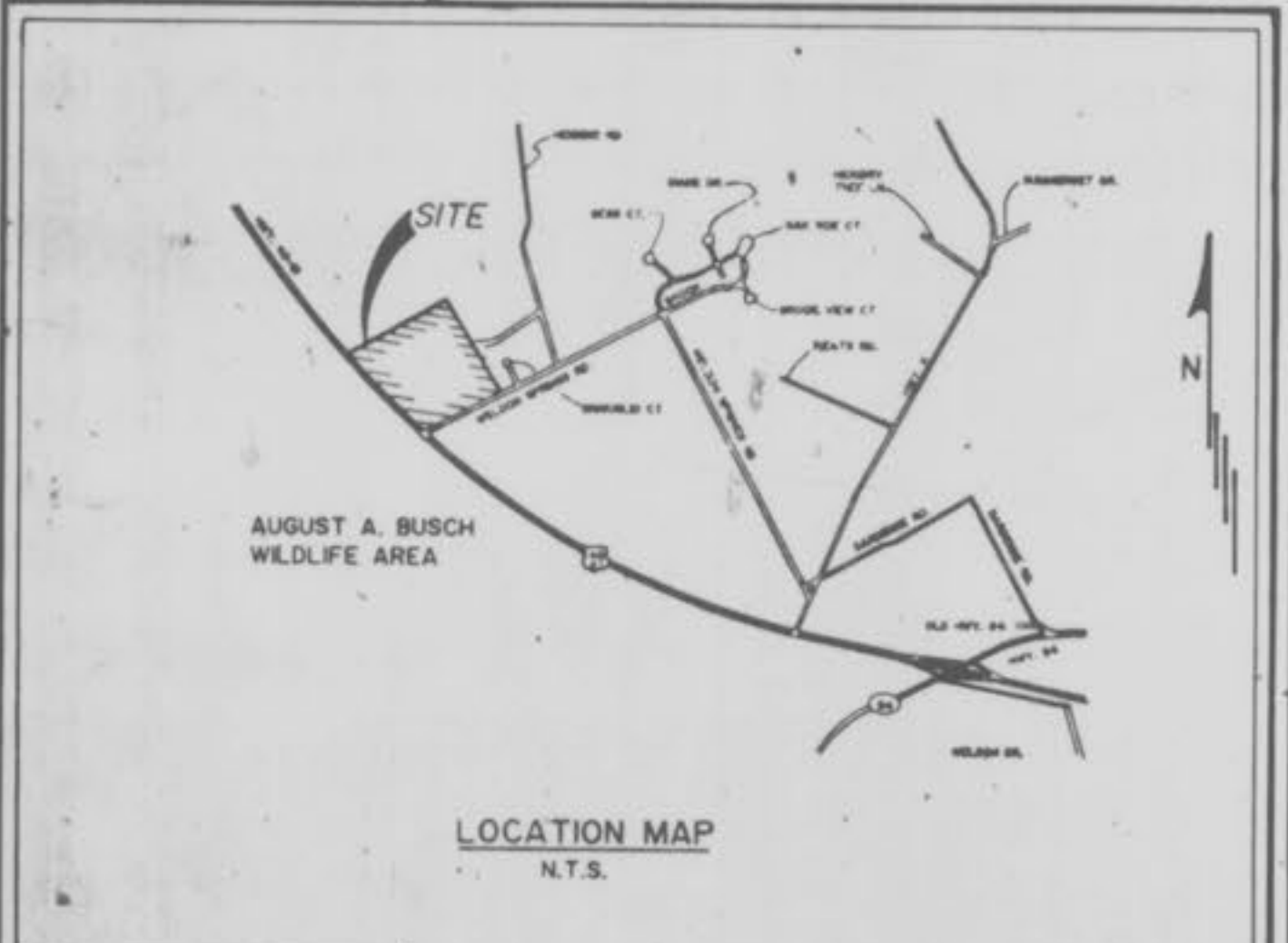
1821 SHERMAN DRIVE
ST. CHARLES, MISSOURI 63303
PHONE: (314) 724-2277 or 946-2886

PROJECT NO. 120485
DATE: 8/26/87

"AS-BUILTS"

CONSTRUCTION PLANS

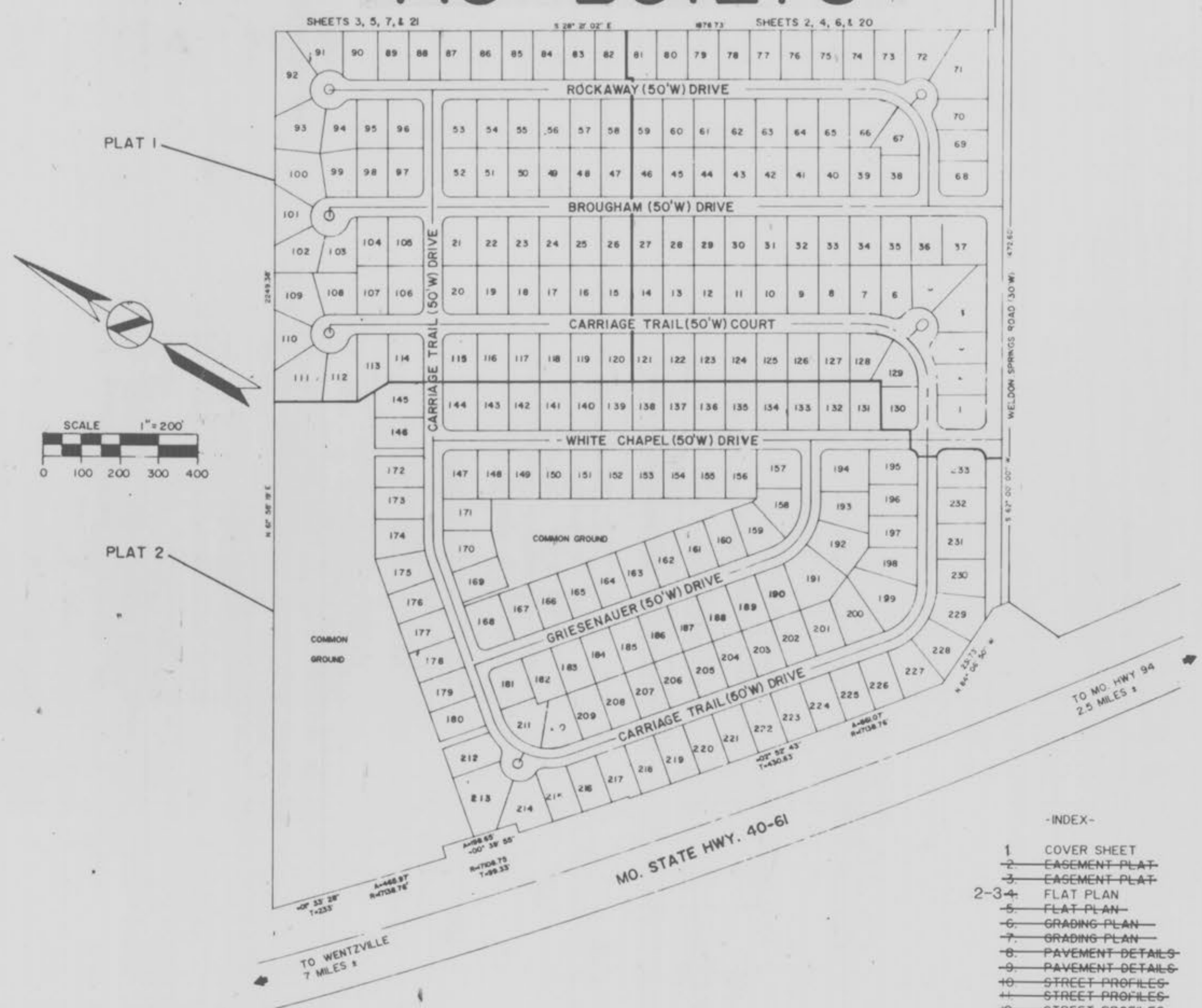
ENGINEER'S SEAL



LEGEND

BM	BENCHMARK	MH	MANHOLE
CB	CATCH BASIN	NTS	NOT TO SCALE
CC	CONCRETE COLLAR	PVC	POLYVINYL CHLORIDE PIPE
CP	CAST IRON PIPE	R/W	RIGHT OF WAY
C	CENTER LINE	RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE	STA.	STATION
CO	CLEAN OUT	TBM	TEMPORARY BENCHMARK
CONC.	CONCRETE	TC	TOP OF CURB
DCB	DOUBLE CATCH BASIN	UP	UTILITY POLE
EP	END OF PIPE	VCP	VITRIFIED CLAY PIPE
E/P	EDGE OF PAVEMENT	YCB	YARD CATCH BASIN
FF	FINISHED FLOOR	GT	GRADED TROUGH
FES	FLARED END SECTION	FL	FLOW LINE
FO	FLUSH OUT	PVMT	PAVEMENT

G	GAS LINE	TV	CABLE TELEVISION LINE
W	WATER LINE	TEE	CROSS
E	ELECTRIC LINE	BEND	BEND
T	TELEPHONE LINE		
○	EXISTING MANHOLE		
□	EXISTING CATCH BASIN		
●	PROPOSED MANHOLE		
■	PROPOSED CATCH BASIN	FO	FLUSH OUTLET
---	EXISTING CONTOUR	PWP	PLUG END PIPE
520	PROPOSED CONTOUR	REDUCER	REDUCER
—●—	PROPOSED SANITARY SEWER		
—■—	PROPOSED STORM SEWER		
BSMT.	ELEVATION AT LATERAL CONNECTION		
—○—	UTILITY POLE W/ GUY WIRES		
—●—	FIRE HYDRANT		
—V—	WATER VALVE		
—	GENERAL SURFACE DRAINAGE		
—	SWALE		
—	HIGH WATER ELEVATION		



BENCHMARKS:

REFERENCE BENCHMARK: CHISEL SQUARE ON TOP OF WINGWALL AT EAST END OF WESTBOUND U.S. HIGHWAYS 40 & 61 BRIDGE OVER DARDENNE CREEK. ELEV. - 504.92 (FEET NGVD) RM 74, U.S. DEPT. OF HOUSING AND DEV. NATIONAL FLOOD INSURANCE STUDY, COMMUNITY-PANEL NO. 29035 0250 A, PAGE 250 OF 350I.

SITE BENCHMARK NO. 1: CHISEL SQUARE ON N.W. COR. OF WESTBOUND U.S. HIGHWAYS 40 & 61 CULVERT HEADWALL, STA. 406+75 (APPROX. 0.4 MI. WEST WELDON SPRINGS RD.) ELEV. - 504.51.

SITE BENCHMARK NO. 2: SPIKE IN S. SIDE OF TREE ON NORTH SIDE OF WELDON SPRINGS RD. (APPROX. 1500 FEET EAST OF HWY 40-61) ELEV. 505.00.

This is to certify to City of O'Fallon that these "As-Built" plans are based on actual field surveys conducted during March 19 90 and the results are shown here on.

by Pickett Ray & Silver
Delmar F. Vincent
MO R.L.S. No 1869
Date 3/90

UTILITY INFORMATION

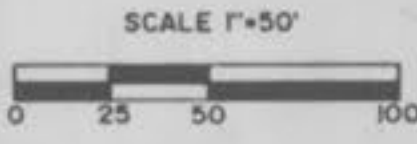
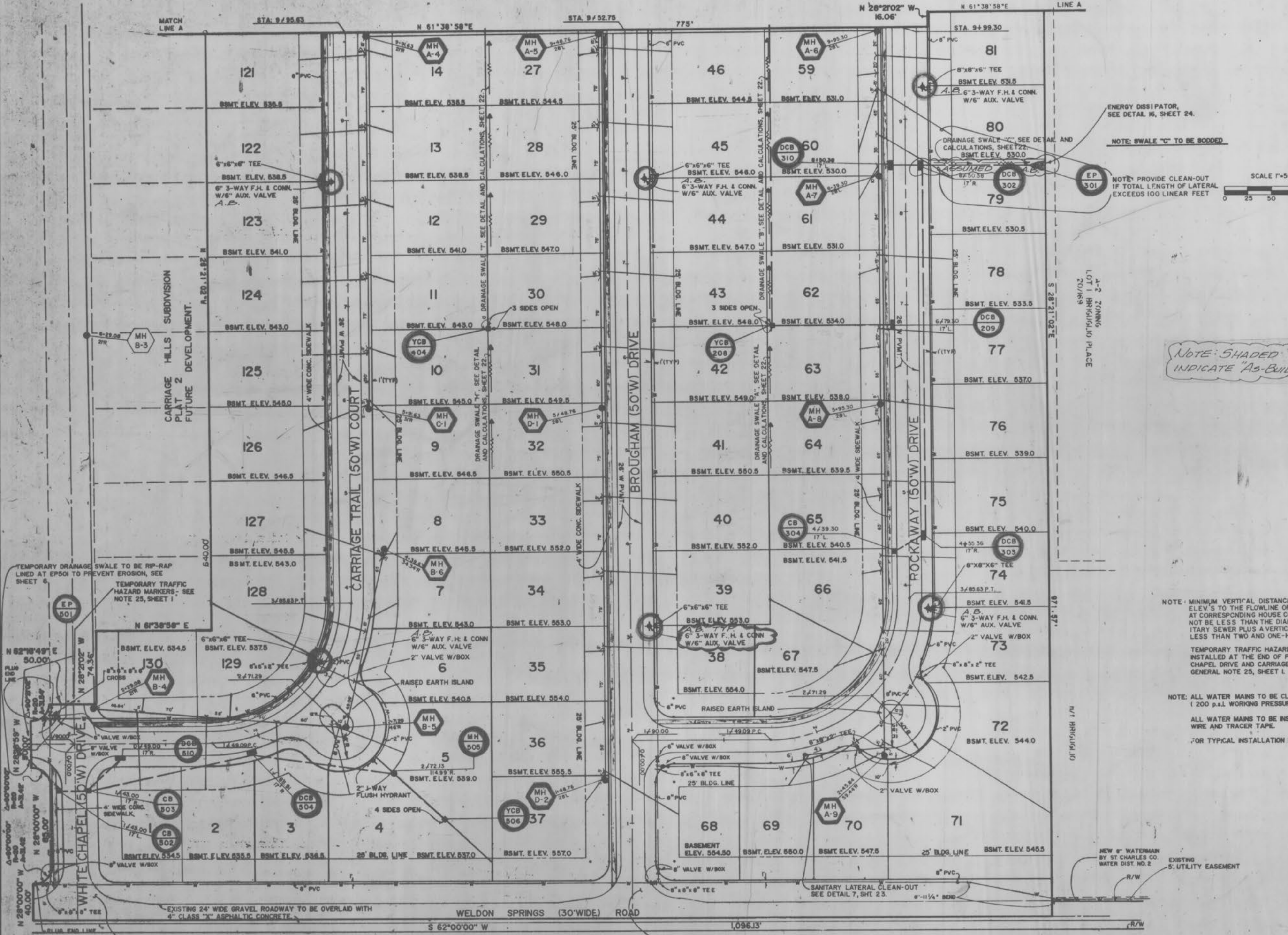
- GAS - ST. CHARLES GAS CO.
- WATER - ST. CHARLES CO. DISTRICT NO. 2
- ELECTRIC - UNION ELECTRIC
- TELEPHONE - SOUTHWESTERN BELL TELEPHONE CO.
- SANITARY - DUCKETT CREEK SEWER DISTRICT
- FIRE - WENTZVILLE FIRE PROTECTION DIST.
- SCHOOL - FRANCIS HOWELL

- INDEX-**
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 - 2 EASEMENT PLAT
 - 3 EASEMENT PLAT
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 - 6 GRADING PLAN
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"AS-BUILTS"
CARRIAGE HILLS
SUBDIVISION - PHASE ONE
FLAT PLAN



NOTE: SHADED "BALLOONS" INDICATE "AS-BUILT" STRUCTURES.

NOTE: MINIMUM VERTICAL DISTANCE FROM BASEMENT ELEV'S TO THE FLOWLINE OF SANITARY SEWER AT CORRESPONDING HOUSE CONNECTIONS SHALL NOT BE LESS THAN THE DIAMETER OF THE SANITARY SEWER PLUS A VERTICAL DISTANCE NOT LESS THAN TWO AND ONE-HALF (2 1/2) FEET.

TEMPORARY TRAFFIC HAZARD MARKERS TO BE INSTALLED AT THE END OF PAVEMENTS OF WHITE CHAPEL DRIVE AND CARRIAGE TRAIL COURT. SEE GENERAL NOTE 25, SHEET 1.

NOTE: ALL WATER MAINS TO BE CL. 200 P.V.C. (200 p.s.i. WORKING PRESSURE)

ALL WATER MAINS TO BE INSTALLED WITH LOCATER WIRE AND TRACER TAPE.
FOR TYPICAL INSTALLATION DETAILS, SEE SHEET 24.

NEW 8" WATERMAIN BY ST. CHARLES CO. WATER DIST. NO. 2
EXISTING 8" UTILITY EASEMENT

TEMPORARY DRAINAGE SWALE TO BE RP-RAP LINED AT EP501 TO PREVENT EROSION, SEE SHEET 6.
TEMPORARY TRAFFIC HAZARD MARKERS - SEE NOTE 25, SHEET 1.

NOTE: FOR ENTRANCE ELEVATION DETAILS, SEE SHEET 9.

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NOTE:
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A-1 ZONING
11/1 ELTEA

3-16-90

"AS-BUILTS"

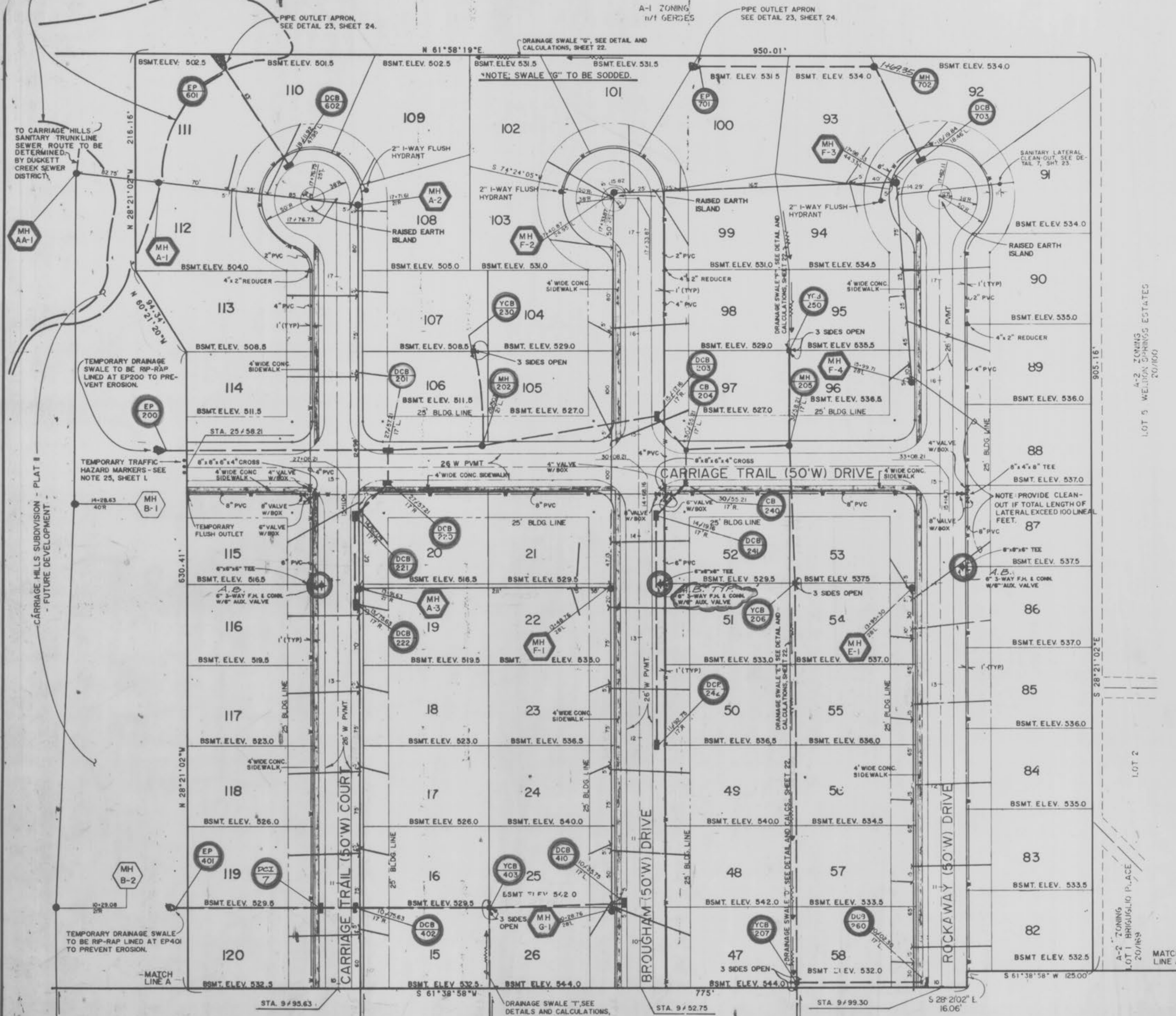
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JOB NO.		120485	
SCALE		AS SHOWN	
DATE		07/31/87	
DRAWN BY		MM	
PROJECT DESCRIPTION		SPRING MEADOW PARTNERSHIP 1821 SHERMAN DRIVE - SUITE 2 ST. CHARLES, MO. 63303	
CLIENT		SPRING MEADOW PARTNERSHIP 1821 SHERMAN DRIVE - SUITE 2 ST. CHARLES, MO. 63303	

TERRA ASSOCIATES
1821 SHERMAN DRIVE
ST. CHARLES, MISSOURI 63303
PHONE: (314) 724-2277 or 946-2886

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"AS-BUILTS"
CARRIAGE HILLS
SUBDIVISION - PHASE ONE
FLAT PLAN

100 YEAR FLOOD BOUNDARY: FROM UNITED STATES HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP FOR ST. CHARLES COUNTY, MISSOURI, COMMUNITY PANEL NO. 29038 0250A, PAGE 250/350, SEPTEMBER 15, 1978.



NOTE: SHADED "BALLOONS" INDICATE "AS-BUILT" STRUCTURES.

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FOR TYPICAL INSTALLATION DETAILS, SEE SHEET 24.

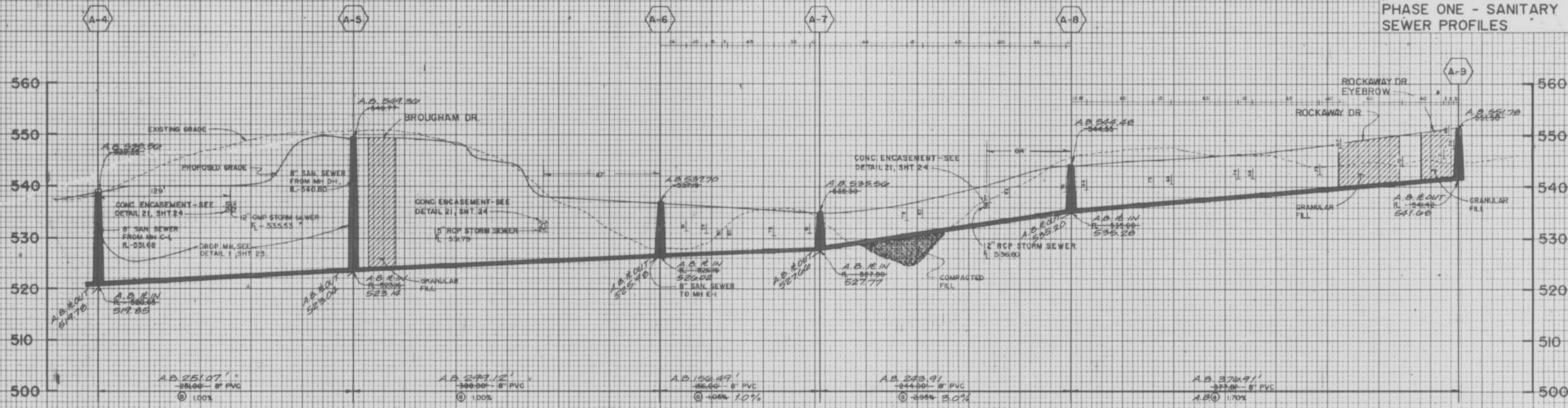
NOTE: MINIMUM VERTICAL DISTANCE FROM BASEMENT ELEV. 5' TO THE FLOWLINE OF SANITARY SEWER AT CORRESPONDING HOUSE CONNECTIONS SHALL NOT BE LESS THAN THE DIAMETER OF THE SANITARY SEWER PLUS A VERTICAL DISTANCE NOT LESS THAN TWO AND ONE-HALF (2 1/2) FEET.
TEMPORARY TRAFFIC HAZARD MARKERS TO BE INSTALLED AT THE END OF PAVEMENTS OF CARRIAGE TRAIL DRIVE. SEE GENERAL NOTE 25, SHEET L.

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3-10-90 "AS-BUILTS"

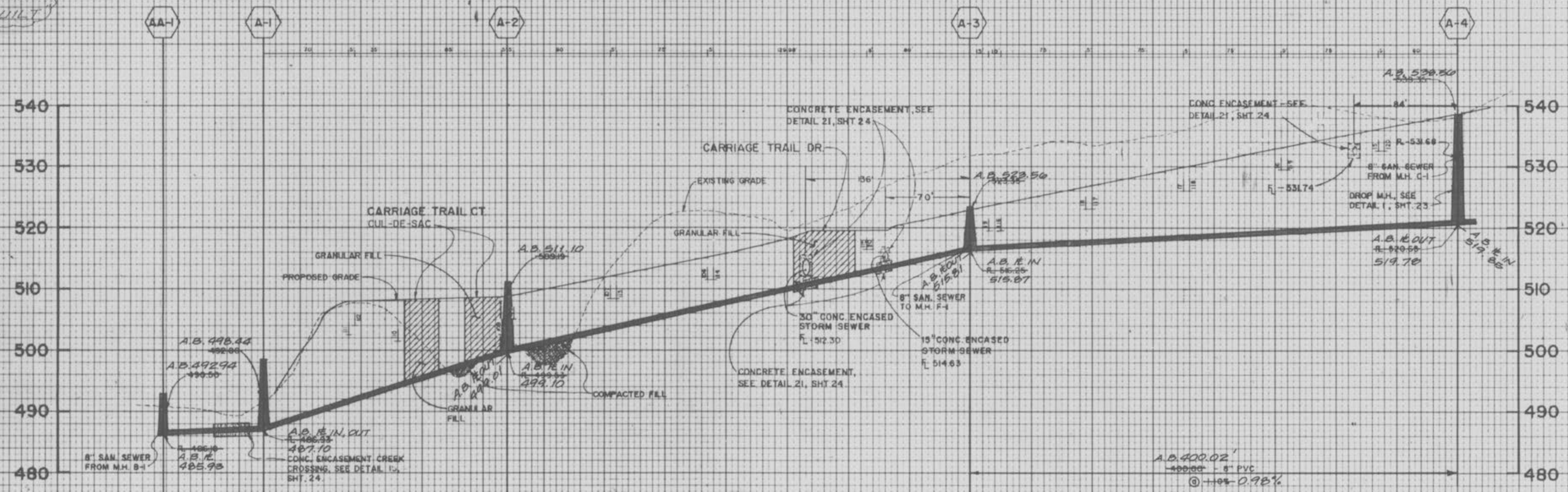
REVISION 9-29-87	PER ST. CHAS. WATER DIST. NO. 2 COMMENTS 9-28-87	JOB NO. 120485
DATE 9-9-87	DESCRIPTION PER CITY OF FALLON COMMENTS DATED 9-4-87.	SCALE AS SHOWN
<p>TERRA ASSOCIATES 1821 SHERMAN DRIVE ST. CHARLES, MISSOURI 63303 PHONE: (314) 724-2277 or 946-2886</p>		DATE 07/31/87
PROJECT DESCRIPTION FLAT PLAN	CLIENT SPRING MEADOW PARTNERSHIP 1821 SHERMAN DRIVE - SUITE 2 ST. CHARLES, MO 63303	DRAWN BY MM
		SHEET NO. 39 24

"AS-BUILTS"
CARRIAGE HILLS SUBD.
PHASE ONE - SANITARY
SEWER PROFILES



DATE
SURVEYED
PLOTTED
NOTE BOOK
AREAL CHECKED

NOTE: A.B. = AS-BUILT



DATE
BY
SURVEYED
PLOTTED
NOTE BOOK
AREAL CHECKED

SCALE: VERTICAL - 1"=10'
HORIZONTAL - 1"=50'

NOTE: A.B. = AS-BUILT

NOTE: SOIL COMPACTION AND DENSITY TESTS SHALL BE MADE AVAILABLE TO DUCKETT CREEK SEWER DISTRICT.

NOTE:
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3-14-88 "AS-BUILTS"

REVISION DATE: 08/11/87
PER DUCKETT CREEK SEWER DISTRICT COMMENTS DATED 08/11/87

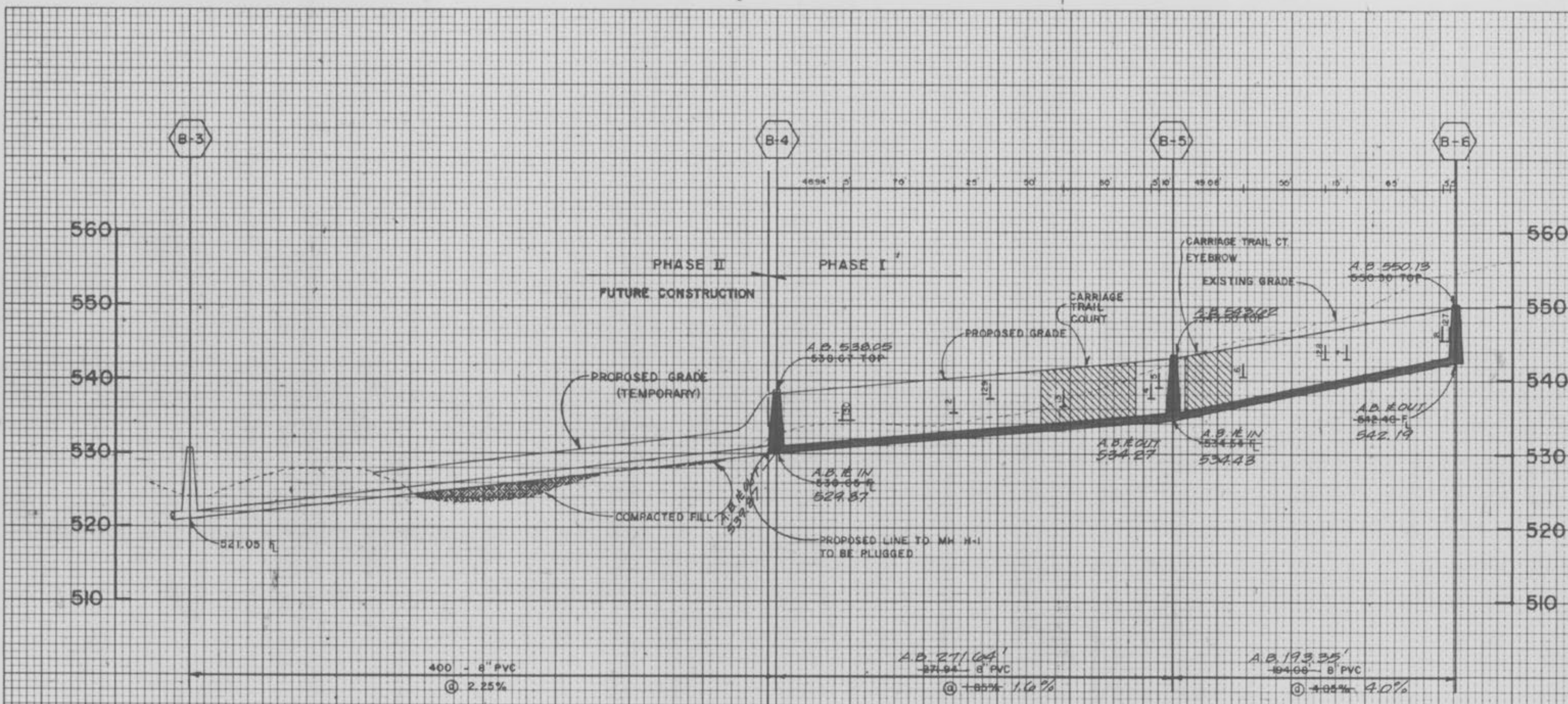
TERRA ASSOCIATES
1821 SHERMAN DRIVE
ST. CHARLES, MISSOURI 63303
PHONE (314) 724-2271 or 946-2886

PROJECT DESCRIPTION: SPRING MEADOW PARTNERSHIP
1821 SHERMAN DRIVE - SUITE 2
ST. CHARLES, MO. 63303

DATE: 07/06/87
BY: SRM
CHECK NO: 14924

"AS-BUILTS"
 CARRIAGE HILLS SUBD.
 PHASE ONE - SANITARY
 SEWER PROFILES

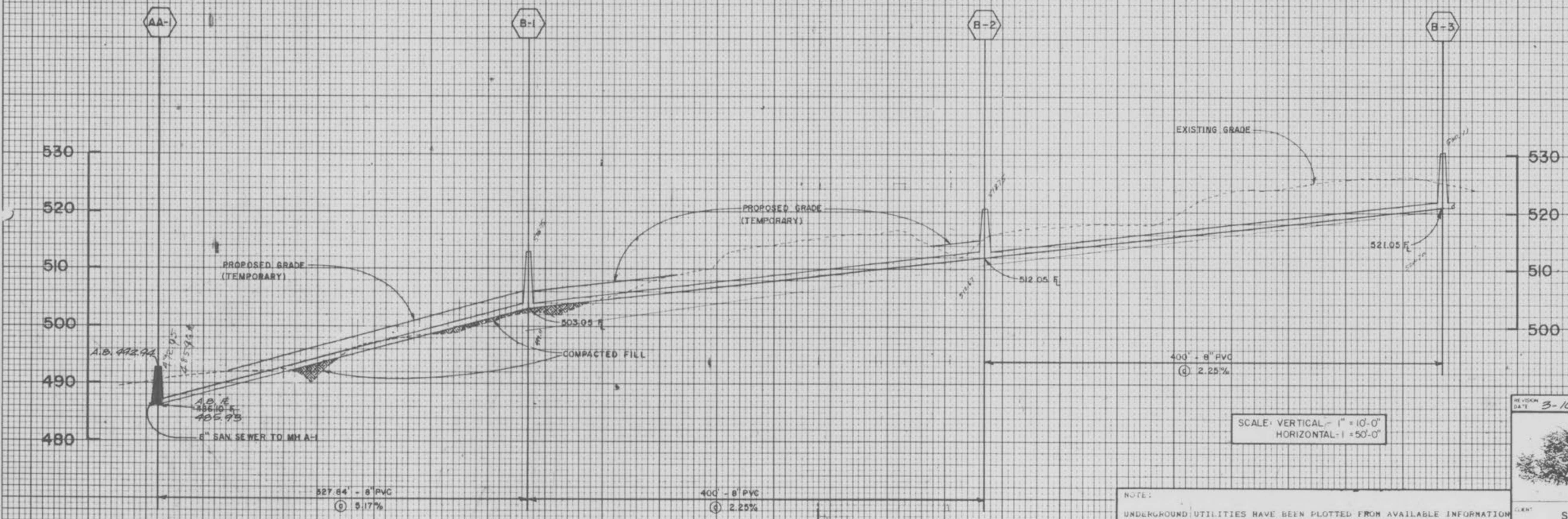
DATE	
BY	
FINAL SURVEY	
PLOTTED	
NOTE BOOK	
NO.	



NOTE -
 MANHOLES IN PHASE II TO BE SET A MINIMUM OF ONE
 CONE/LID SECTION ABOVE EXISTING GRADE.
 FINAL TOP ELEVATIONS TO BE ADJUSTED IN PHASE II CONSTRUCTION.

NOTE: A.B. = "AS-BUILT"

DATE	
BY	
ORIGINAL SURVEY	
PLOTTED	
NOTE BOOK	
NO.	



NOTE: SOIL COMPACTION AND DENSITY TESTS SHALL
 BE MADE AVAILABLE TO DUCKETT CREEK SEWER
 DISTRICT.

SCALE: VERTICAL - 1" = 10'-0"
 HORIZONTAL - 1" = 50'-0"

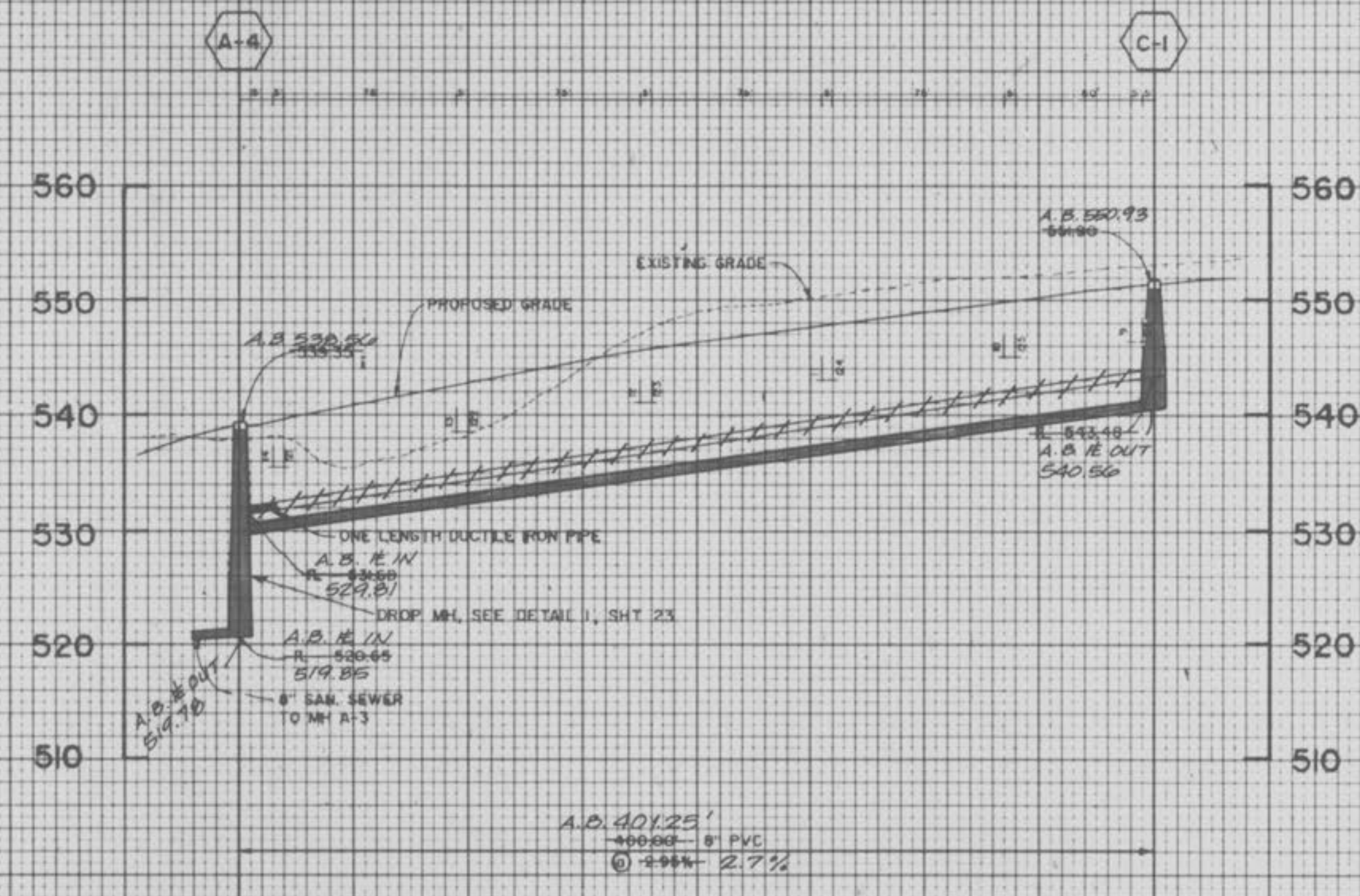
NOTE:
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 CONTRACTOR.

REVISED DATE	3-10-90	DESCRIPTION	"AS-BUILTS"
TERRA ASSOCIATES		120485	AS SHOWN
1821 SHERMAN DRIVE ST. CHARLES, MISSOURI 63303 PHONE: (314) 724-2277 or 946-2886		07/08/87	MWM
PROJECT DESCRIPTION		CLIENT	
SPRING MEADOW PARTNERSHIP 1821 SHERMAN DRIVE - SUITE 2 ST. CHARLES, MO, 63303		15/9 5/24	

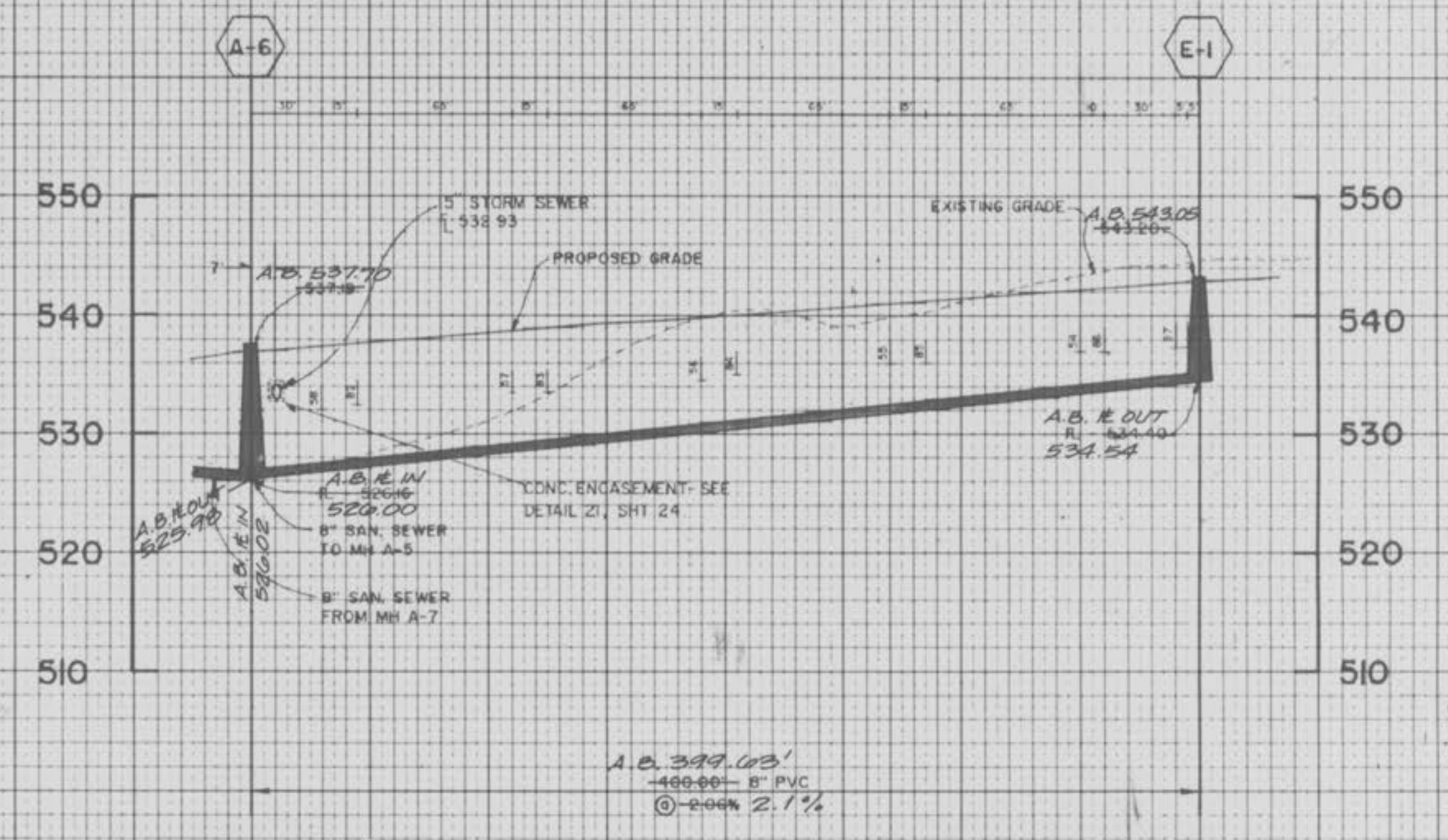
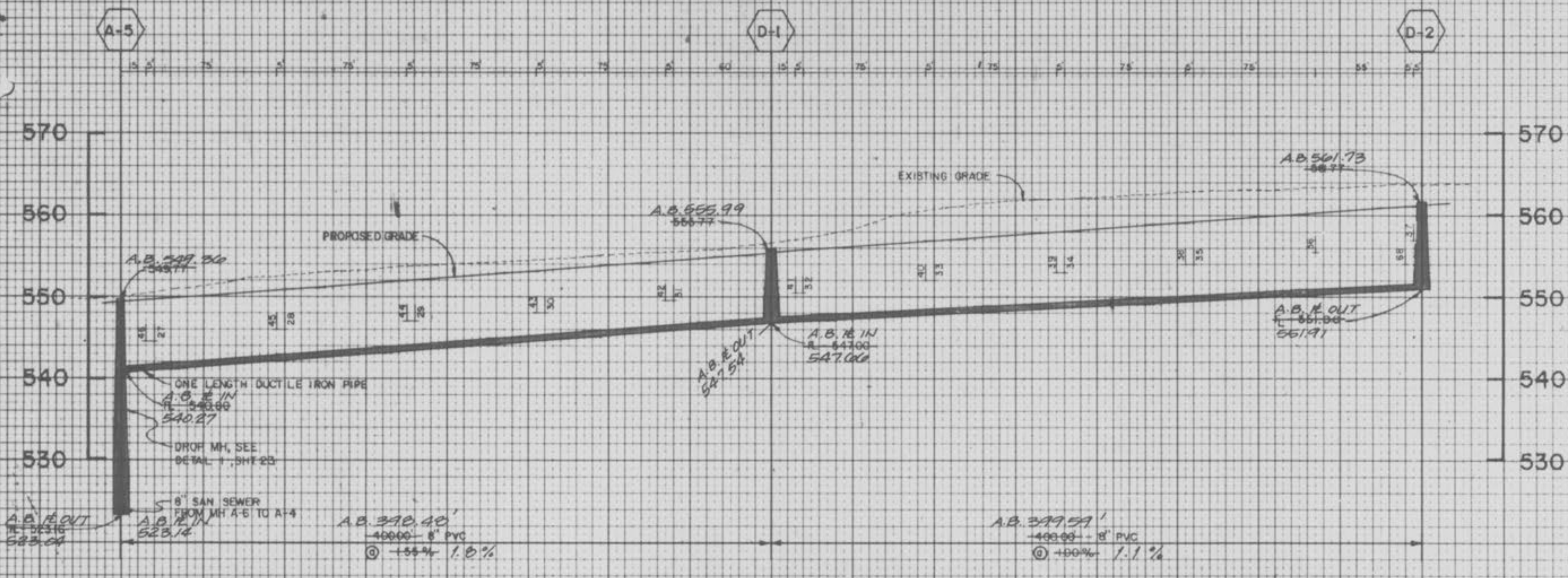
"AS-BUILTS"
CARRIAGE HILLS SUBD.
PHASE ONE - SANITARY
SEWER PROFILES

DATE: _____ BY: _____
FINAL SURVEY PLOTTED: _____
NOTE BOOK NO. _____
AREA CHECKED: _____

DATE: _____ BY: _____
ORIGINAL SURVEY PLOTTED: _____
NOTE BOOK NO. _____
AREA CHECKED: _____



NOTE: A.B. = AS-BUILT



SCALE: VERTICAL - 1" = 10'-0"
HORIZONTAL - 1" = 50'-0"

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3-16-90 "AS-BUILTS"
TERRA ASSOCIATES
1821 SHERMAN DRIVE
ST. CHARLES, MISSOURI 63303
PHONE (314) 724-2277 • 946-2886

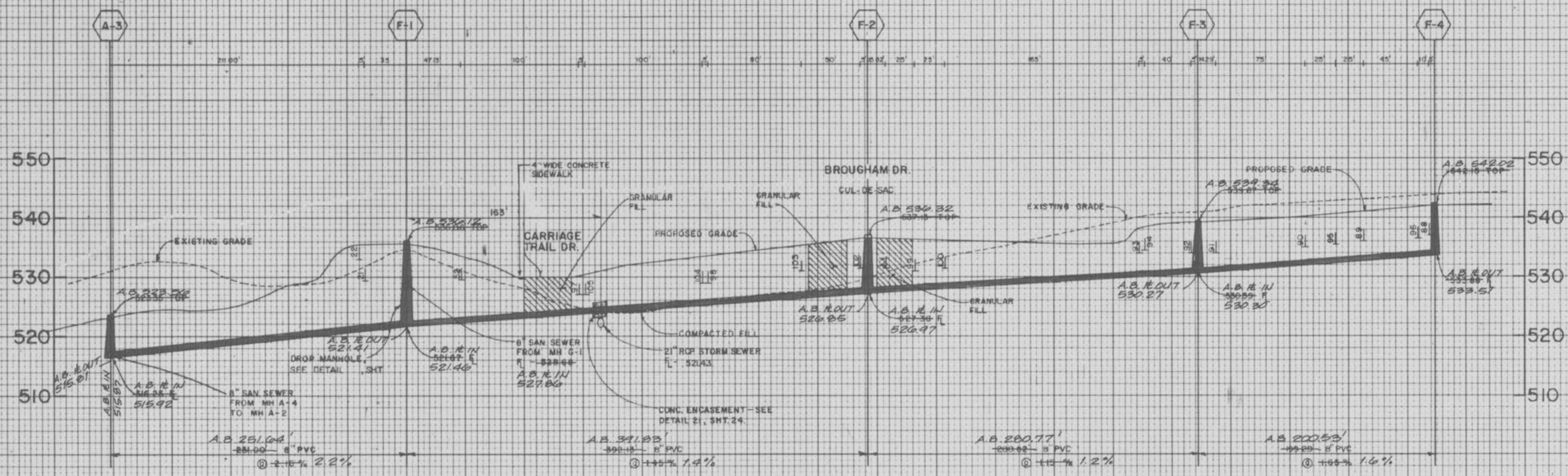
120485
AS SHOWN
07/08/87
SRM

SPRING MEADOW PARTNERSHIP
1821 SHERMAN DRIVE - SUITE 2
ST. CHARLES, MO. 63303

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6 9
24

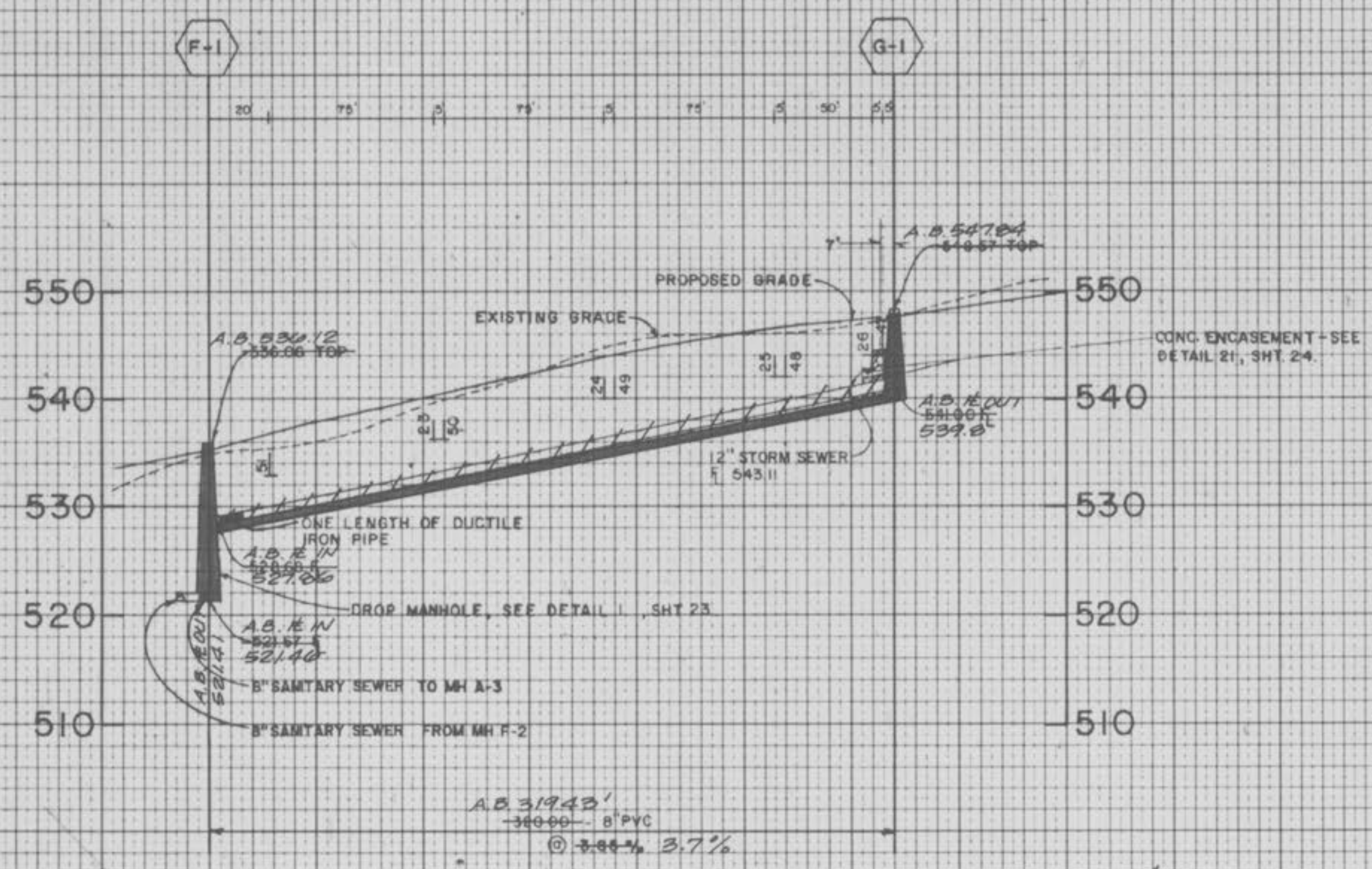
"AS-BUILTS"
CARRIAGE HILLS SUBD.
PHASE ONE - SANITARY
SEWER PROFILES

DATE: _____ BY: _____
FINAL SURVEY PLOTTED: _____
NOTE BOOK NUMBER: _____
AREAS CHECKED: _____



NOTE: A.B. = AS-BUILT

DATE: _____ BY: _____
ORIGINAL SURVEY PLOTTED: _____
NOTE BOOK NUMBER: _____
AREAS CHECKED: _____



SCALE VERTICAL - 1" = 10'-0"
HORIZONTAL - 1" = 50'-0"

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3-16-90 "AS-BUILTS"

08/11/87 PER DUCKETT CREEK SEWER DISTRICT COMMENTS DATED 08/11/87

TERRA ASSOCIATES 120485
1821 SHERMAN DRIVE
ST. CHARLES, MISSOURI 63303
PHONE (314) 724-2277 or 946-2886

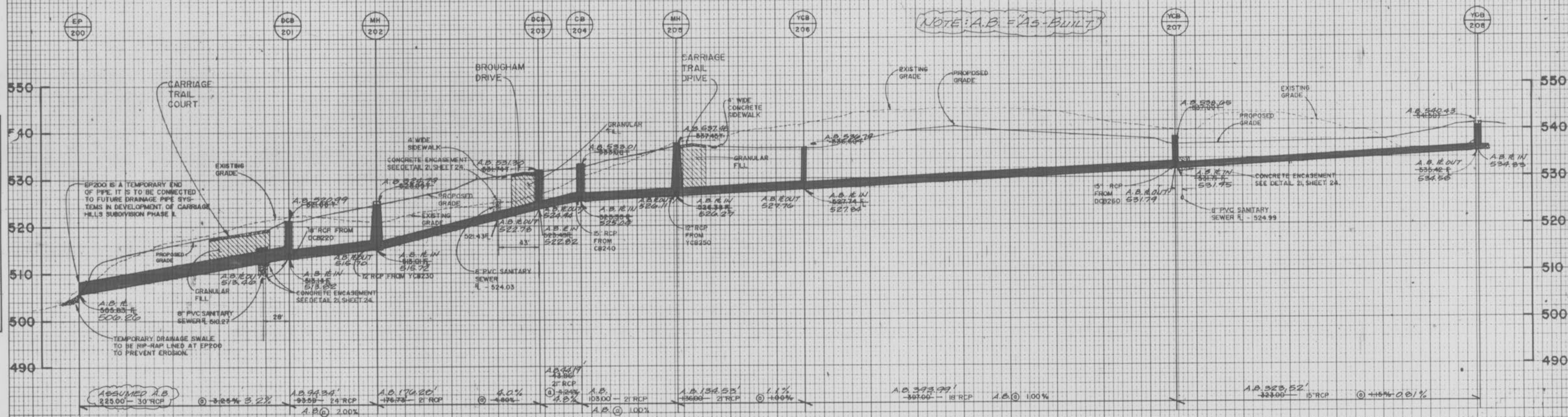
PROJECT DESCRIPTION: _____

CLIENT: **SPRING MEADOW PARTNERSHIP**
1821 SHERMAN DRIVE - SUITE 2
ST. CHARLES, MO. 63303

DATE: 07/07/87
BY: MWM

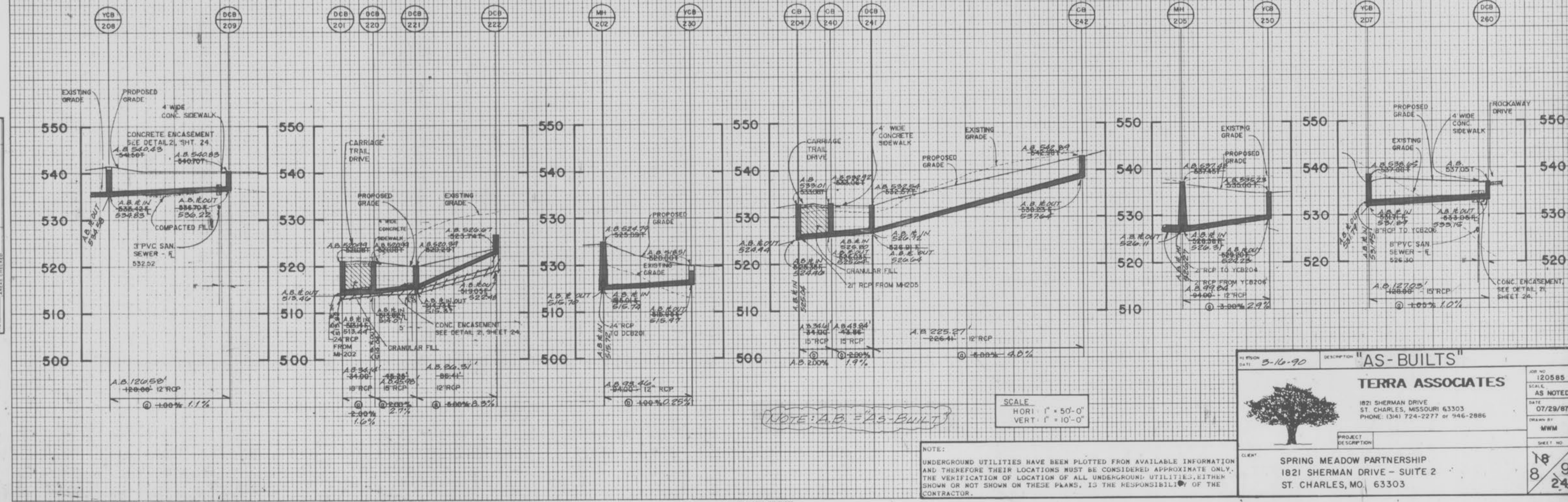
17 9
7 24

"AS-BUILTS"
CARRIAGE HILLS SUBD.
PHASE ONE - STORM
SEWER PROFILES



FINAL SURVEY
DATE: _____
BY: _____
SUPERVISOR: _____
PLOTTED: _____
NOTE BOOK: _____
NO. _____
AREAS CHECKED: _____

ORIGINAL SURVEY
DATE: _____
BY: _____
SUPERVISOR: _____
PLOTTED: _____
NOTE BOOK: _____
NO. _____
AREAS CHECKED: _____



SCALE
HORI. 1" = 50'-0"
VERT. 1" = 10'-0"

NOTE:
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DATE: 3-16-90	DESCRIPTION: "AS-BUILTS"	JOB NO: 120585
TERRA ASSOCIATES		SCALE: AS NOTED
1821 SHERMAN DRIVE ST. CHARLES, MISSOURI 63303 PHONE: (314) 724-2277 or 946-2886		DATE: 07/29/87
PROJECT DESCRIPTION: SPRING MEADOW PARTNERSHIP 1821 SHERMAN DRIVE - SUITE 2 ST. CHARLES, MO. 63303		DRAWN BY: MWM
CLIENT:		SHEET NO: 18/24

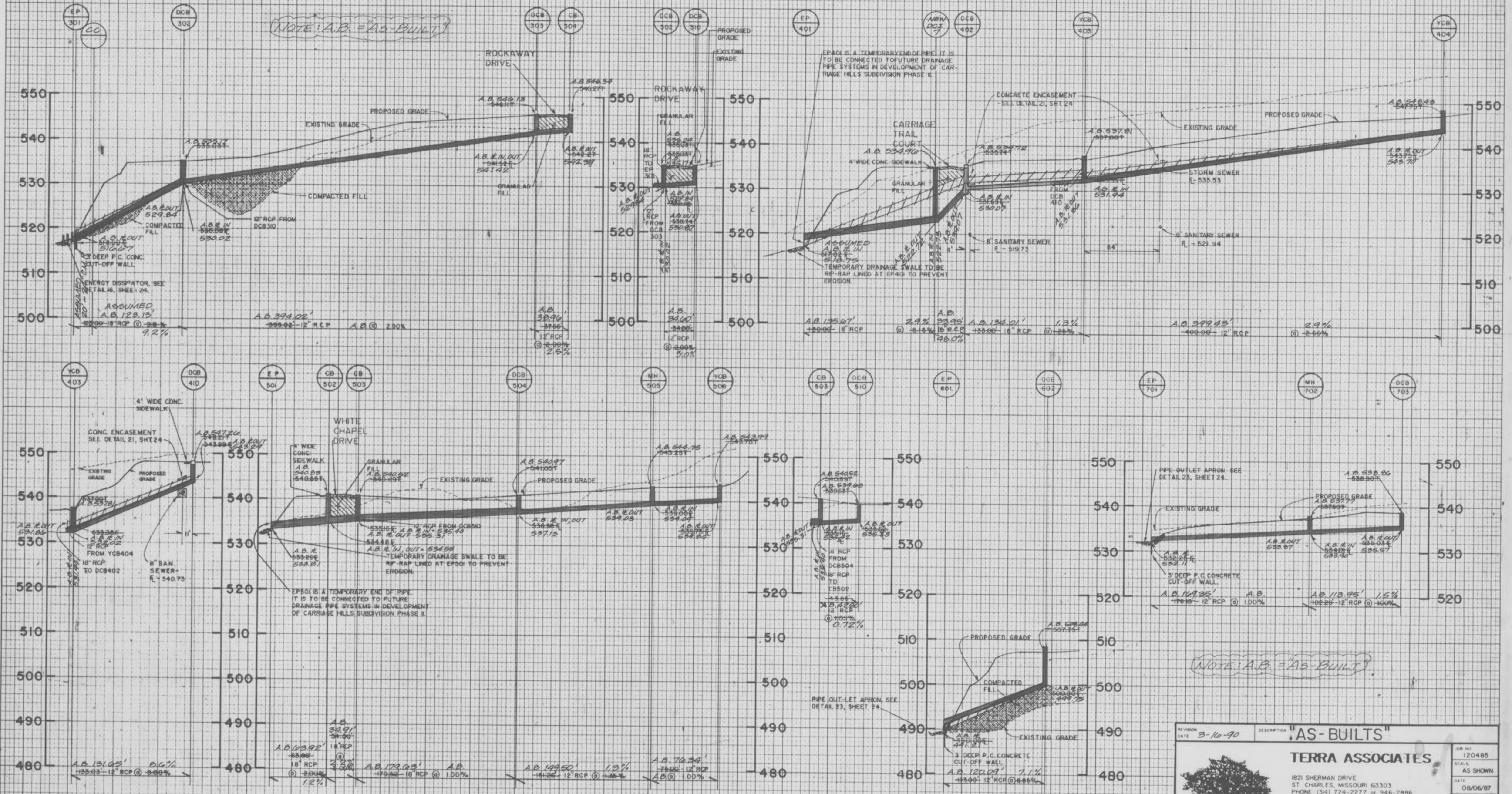
"AS-BUILTS"
 CARRIAGE HILLS
 SUBDIVISION - PHASE ONE
 STORM SEWER PROFILES

DATE: _____
 BY: _____
 SURVEYED
 PLOTTED
 TEMPLATE
 AREA
 AREA CHECKED

DATE: _____
 BY: _____
 ORIGINAL
 SURVEY
 PLOTTED
 TEMPLATE
 AREA
 AREA CHECKED

NOTE: A.B. = AS-BUILT

NOTE: A.B. = AS-BUILT



SCALE: VERTICAL - 1" = 10'
 HORIZONTAL - 1" = 50'

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REVISION DATE: 3-10-90	DESCRIPTION "AS-BUILTS"	JOB NO. 120485
		SCALE AS SHOWN
TERRA ASSOCIATES 1821 SHERMAN DRIVE ST. CHARLES, MISSOURI 63303 PHONE (314) 724-2277 or 946-2886		DATE 08/06/87
PROJECT DESCRIPTION SPRING MEADOW PARTNERSHIP 1821 SHERMAN DRIVE - SUITE 2 ST. CHARLES, MO. 63303	DRAWN BY MM	SHEET NO. 19 9 24