

IMPROVEMENT PLANS

VILLAGES AT DARDENNE - PRAIRIE VILLAGE

A TRACT OF LAND BEING PART OF
 LOTS 1, 2 AND 3 OF THE JAMES CAMPBELL
 ESTATE AS RECORDED IN PLAT BOOK 3, PAGE 51,
 WITHIN U.S. SURVEY 3225, TOWNSHIP 46 NORTH, RANGE 3 EAST
 ST. CHARLES COUNTY, MISSOURI

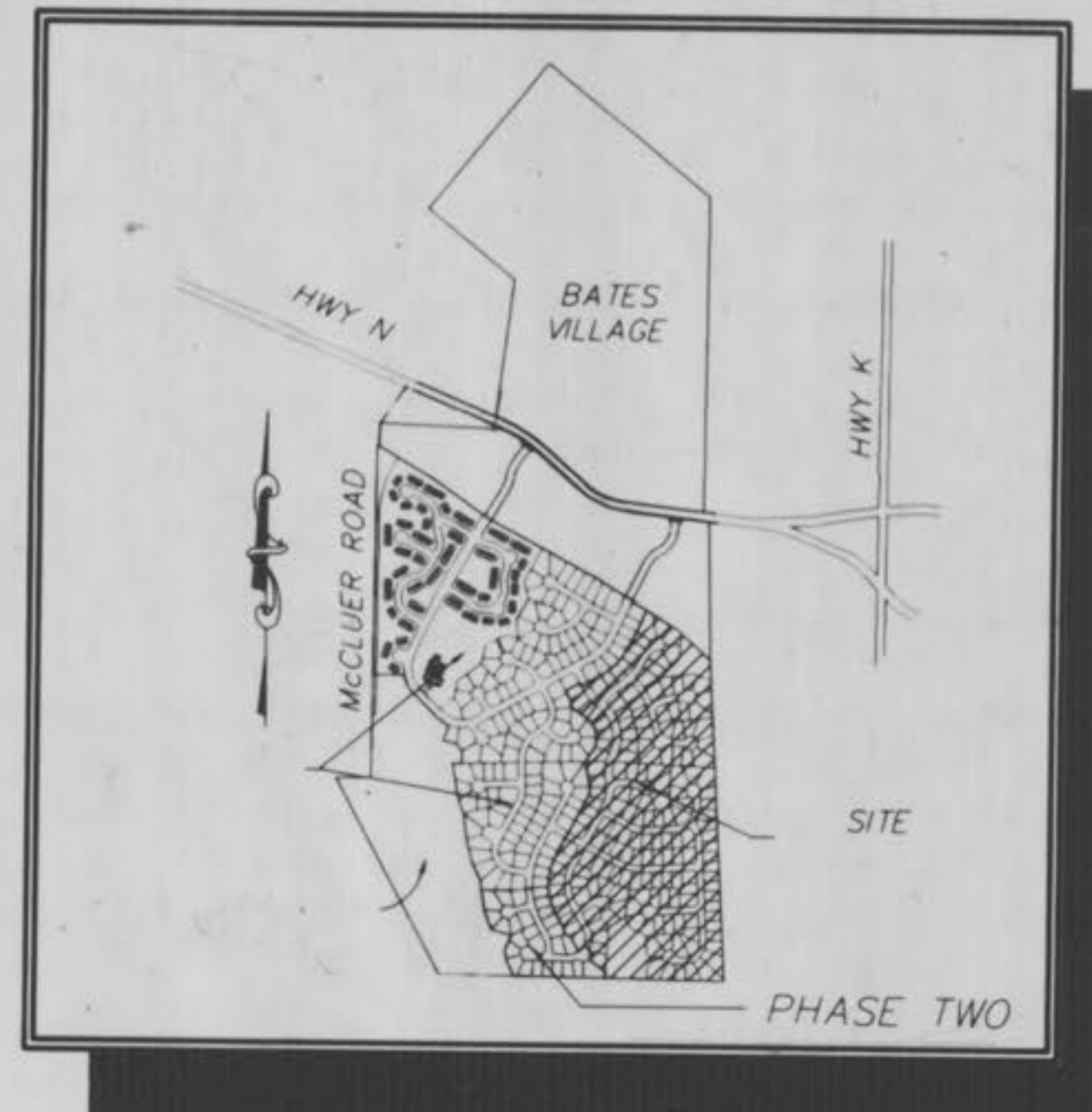
PHASE THREE - 185 LOTS

DRAWING INDEX

CITY OF O'FALLON GENERAL NOTES

1. 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.
2. 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, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
3. Polyvinyl Chloride (PVC) shall conform to the requirements of ASTM D-3034 Standard Specifications for the PSM Polyvinyl Chloride (PVC) Sewer Pipe and Fittings, SDR-35.
4. All storm sewer pipe under pavement, regardless of size, shall be reinforced concrete pipe (ASTM C-76, Class II) unless noted otherwise in the plans.
5. Property is located within the Flood Plain boundaries per FIRM Map No. 29183C0239E and 29183C0430E, revised on August 2, 1996.
6. All filled places under buildings, proposed sanitary and storm sewer lines, and/or paved areas including trench backfills shall be compacted to 90% of maximum density as determined by the "Modified A.S.H.T.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a soils engineer.
7. All earthen filled places within State, County, or City roads (Highways) shall be compacted to 95% of maximum density as determined by the "Standard Proctor Test A.S.H.T.O. T-99" (ASTM D-698) unless otherwise specified by local governing authority specifications. All tests will be verified by a soils engineer.
8. All storm and sanitary trench backfills shall be water jetted. Granular fill will be used under paved areas.
9. Easements shall be provided for storm sewers, sanitary sewers, and all utilities on the record plat. See record plat for location and size of easements. This does not apply to house laterals.
10. No area shall be cleared without the permission of the developer.
11. All grades shall be within 0.2 feet (more or less) of those shown on the grading plan.
12. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
13. 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 post. 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.
14. All manhole and curb inlet taps 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 face staked. If normal face stakes fall in line with sewer construction, the Engineer will set these stakes on a double offset. It shall be the responsibility of the sewer contractor to preserve all face stakes from destruction.
15. All standard street curb inlets to have front of inlet 2 feet behind curb.
16. The minimum vertical distance from the low point of the basement to the flowline of a sanitary sewer at the corresponding house connection shall not be less than the diameter of the sanitary sewer plus a vertical distance not less than two and one-half feet (2-1/2').
17. Water lines, valves, sleeves, meters and etc., shall meet all specifications and installation requirements of the local governing authority.
18. All cast iron pipe for water mains shall conform to A.W.W.A. specification C-106 and/or C-108. The cast iron fittings shall conform to A.W.W.A. specification C-110. All rubber gasket joints for water cast iron pressure pipe and fittings shall conform to A.W.W.A. specification C-111.
19. All water hydrants and valves shall be cast iron and installed in accordance with plans and details.
20. All sanitary and storm sewers shall meet all specifications and installation requirements of the local governing authority.
21. All PVC water pipe shall have a minimum pressure rating of PR-200 or SDR-21.
22. All PVC sanitary sewer pipe shall be SDR-35 or equal with "clean" 1/2" to 1" granular stone bedding uniformly graded. This bedding shall extend from 4" below the pipe to springs of pipe. Immediate backfill over pipe shall consist of same size "clean" or "minus" stone from springs of pipe to 6" above the top of pipe.
23. All grading on Missouri State Highway Right-of-Way shall be seeded and mulched and all disturbed Right-of-Way markers shall be reset at the completion of grading.
24. All streets must meet the specifications and installation requirements of the City of O'Fallon.
25. All sanitary manholes top shall be set 0.2' higher than the proposed ground except in pavement areas.
26. All sanitary manholes shall have a 31 mil thick coat of coal tar pitch waterproofing. See note #32 and #42.
27. All sanitary service lines shall have a 6" diameter for Villas and a 4" diameter for single-family developments.
28. Manhole frame and cover shall be Clay and Batey No. 2008 or Neenah R-1736 or Deeter 1315 or approved equal.
29. A snap of 0.2 feet is required through each sanitary manhole. SEE NOTE #45.
30. The City of O'Fallon shall be notified at least 48 hours prior to construction of sanitary sewers for coordination and inspection.
31. Brick shall not be used on manholes.
32. Waterproofing: Waterproofing will be required on the exterior of all manholes. The bitumen shall consist of two coats of asphalt, coal-tar pitch, or a coating meeting American Society for Testing and Materials (ASTM) D-441. Asphalt shall conform to the requirements of ASTM D 449. Coal-tar pitch shall conform to the requirements of ASTM D-450. Coating shall be 31 mils thickness.
33. NOTE: The grading and elevations shown on the grading plans are for construction purposes only. Finished grades and slopes will vary from those shown on the plans depending upon the location, size and type of house built on the lot. However, care should be taken to insure that finished grading conforms to drainage area maps.
34. As needed, siltation fence shall be installed as a protective barrier for trees to remain.
35. This tract is in or served by:
 - A. Water - St. Charles County P.W.S.D. No. 2
 - B. Electric - Union Electric
 - C. Telephone - G.T.E. Missouri
 - D. Sanitary Sewers - Duckett Creek Sanitary District
 - E. Gas - St. Charles Gas
 - F. Fire Protection - O'Fallon Fire Protection District
 - G. School District - Fort Zumwalt
 - H. Mail Service - O'Fallon
36. Lot Data:
 - A. Total Number of Lots - 337
 - B. Minimum Lot Size - 9,000 Sq. Ft.
 - C. Minimum Lot Width at Building Line - 75 Ft.
37. Yard and Setback Requirements:
 - A. Front - 25 Feet
 - B. Side - 8 Feet
 - C. Rear - 25 Feet
38. Villa Data:
 - A. Total Number of Villas - 115
39. Distance between Villa buildings:
 - A. Front to Front - 50 feet
 - B. Back to Back - 50 feet
 - C. Side to Side - 20 feet
 - D. Front to Side - 35 feet
 - E. Back to Side - 35 feet
 - F. Corner to Corner - 15 feet
40. The contractor will be responsible to insure that all areas within the project limits that have been disturbed by the grading process shall be seeded and mulched within ninety (90) days of completion.
41. The contractor will be responsible for the removal and disposal of all existing improvements, except those designated to be left in place, from within the limits of the construction area.
42. TOTAL DEVELOPMENT LANDSCAPING REQUIREMENTS:
 - A. Total tree coverage: 6.81 Acres
 - B. Total tree coverage preserved: 5.45 Acres
 - C. Required tree coverage preserved: 6.81 Acres x 0.20 = 1.36 Acres
 - D. Excess tree coverage preserved: 5.45 Acres - 1.36 Acres = 4.09 Acres
 - E. Excess trees preserved: (All preserved trees are Type IV) 4.09 Acres x 15 Trees/Acre = 61 Trees
 - F. Required street tree planting: 48,144 in. ft. frontage ÷ 50 in. ft./tree = 963 Trees
 - G. Reduced street tree requirement: 963 trees - 61 trees = 902 Trees
43. The Duckett Creek Sanitary District shall be notified at least 48 hours prior to construction for coordination and inspection.
44. All exterior sanitary sewer manholes shall be waterproofed on the exterior in accordance with Missouri Department of Natural Resource Specification 1Q 09S-6.120(7)(C).
45. All pipes shall have positive drainage through manholes. No flat base structures are allowed.
46. All creek crossings shall be grouted rip-rap as directed by District inspectors (All grout shall be high slump ready-mix concrete).
47. All streets shall be paved with a paving machine.
48. Pre-manufactured adapters shall be used at all PVC to D.I.P. connections. Rubber boot / Mission type couplings will not be allowed.
49. The contractor shall prevent all storm surface water, mud and construction debris from entering the existing sanitary sewer systems.

LOCATION MAP



Sheet	Description
1	COVER SHEET
2-4	2-10 SITE PLAN
	11-19 GRADING PLAN
	20-28 STREET PROFILES
	28a McCLUER ROAD ENTRANCE
5-10	29-37 SANITARY SEWER PROFILES
11-16	38-46 STORM SEWER PROFILES
	47-55 DRAINAGE AREA MAPS
	56-60 CONSTRUCTION DETAILS
	60a-60b WATER LAYOUT PLAN

LEGEND

	Sanitary Sewer (Proposed)		Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
	Sanitary Sewer (Existing)		Storm Structure	C.M.P.	Corrugated Metal Pipe
	Storm Sewer (Proposed)		Test Hole	C.I.P.	Cast Iron Pipe
	Storm Sewer (Existing)		Power Pole	P.V.C.	Polyvinyl Chloride
	Water Line & Size		Light Standard	V.C.P.	Vitrified Clay Pipe
	Existing water line		Double Water Meter Setting		
	Tee & Valve		Single Water Meter Setting	C.O.	Clean Out
	Hydrant		Curb Inlet	V.T.	Vent Trap
	Cap		Skewed Curb Inlet	T.B.R.	To Be Removed
	Lot or Building Number		Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
	Existing Fence Line		Grate Inlet	T.B.P.	To Be Protected
	Existing Tree Line		Area Inlet	T.B.A.	To Be Abandoned
	Street Sign		Double Area Inlet	B.C.	Base Of Curb
	Existing Contour		Concrete Collar	T.C.	Top Of Curb
	Proposed Contour		Flared End Section	T.W.	Top Of Wall
	Grouted Rip-Rap		End Pipe	B.W.	Base Of Wall
	End of Lateral		Energy Dissipator	(TYP)	Typical
	Asphalt Pavement		Manhole	U.N.O.	Unless Noted Otherwise
	Concrete Pavement		Concrete Pipe	U.I.P.	Use in Place

SITE BENCHMARK

BM. #1
 "O" IN OPEN ON FIRE HYDRANT ON WEST SIDE OF HENNING ROAD AT 250' NORTH OF S.E. CORNER OF RAUP TRACT. ELEV. = 501.32 (BASED ON F.I.R.M. B.M. RM. #57 ELEV. = 486.44)

REVISIONS

Rev. 10/21/98; EJS

AS-BUILTS REVISED 2-02-00
 AS-BUILTS 12-02-99

DEVELOPER

WHITTAKER
CONSTRUCTION, INCORPORATED
 355A MID RIVERS MALL DRIVE
 ST. PETERS, MO. 63376
 (314)970-1511

"AS-BUILTS"

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DRAWN	EJS	DATE	DEC. 1997
CHECKED	DWD	DATE	DEC. 1997
FIELD BOOK	595	PROJECT #	95-080C
		JOB ORDER #	38059

PICKETT RAY & SILVER

Civil Engineers
 Planners
 Land Surveyors

333 Mid Rivers Mall Dr.
 St. Peters, MO 63376
 397-1211 FAX 397-1104

This is to certify to City of O'Fallon that these "As-Built" SEWERS plans are based on actual field surveys conducted during OCT., 1999 and the results are shown hereon.

By: [Signature]
 DANIEL EHLMANN, R.L.S., #2215
 STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the act of plans authorized by the seal, signature and date hereunder attached. Responsibility is disclaimed for all other engineering plans created on the project and specifically includes revisions after the date unless reauthorized.

PICKETT, RAY & SILVER, INC.
[Signature]
 Date: 11/25/98



SEE SHEET 8

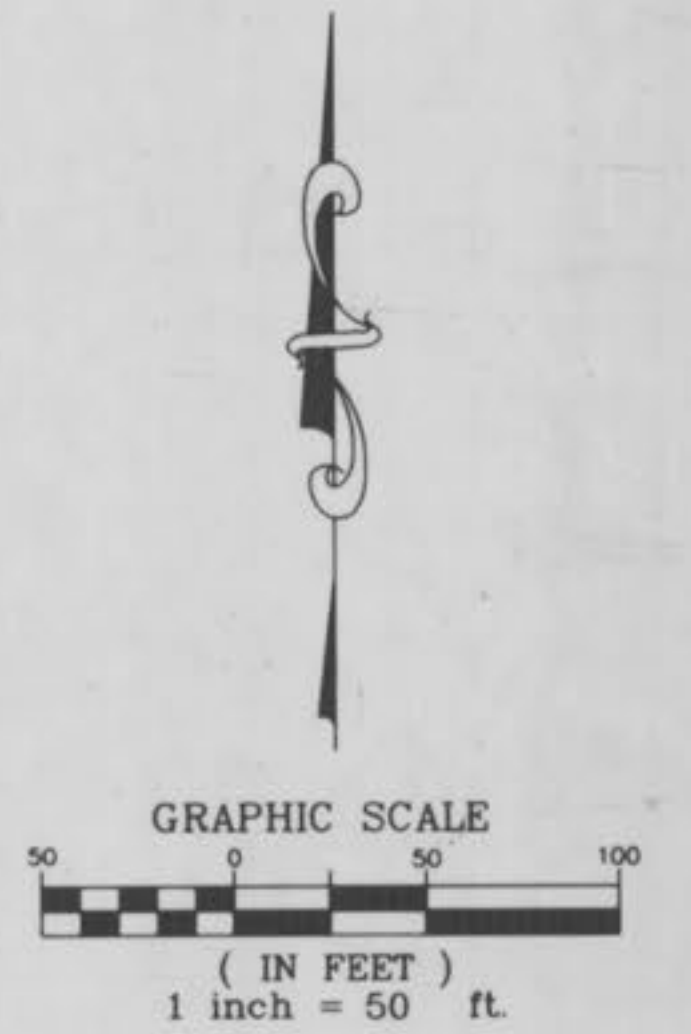
THE VILLAGES AT DARDENNE
PRAIRIE VILLAGE
SITE PLAN

REVISED 10-21-98 PER D.C.E.O. E.S.
REVISED 10-21-98 PER CITY OF OTTAWA, E.S.
REVISED 06-19-98 PER CITY OF OTTAWA, D.M.D.
REVISED 7-15-97 PER CITY OF OTTAWA, E.S.
REVISED 7-15-97, E.S.



2170.22'

NOTE: SWALES SHOWN SHALL BE GRADED TO MATCH DETAIL ON SHEET 60.



N/E
DICKERBER,
DENNIS ESTATE
ETAL
1372/1091
ZONED C-2

0821' W WATERFORD CROSSING SUBDIVISION

2144.09'

EXISTING WATERFORD CROSSING SUBDIVISION

SEE SHEET 6

NOTE: THE UTILITIES AND STRUCTURES SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION.

"AS-BUILTS"

7/16/60

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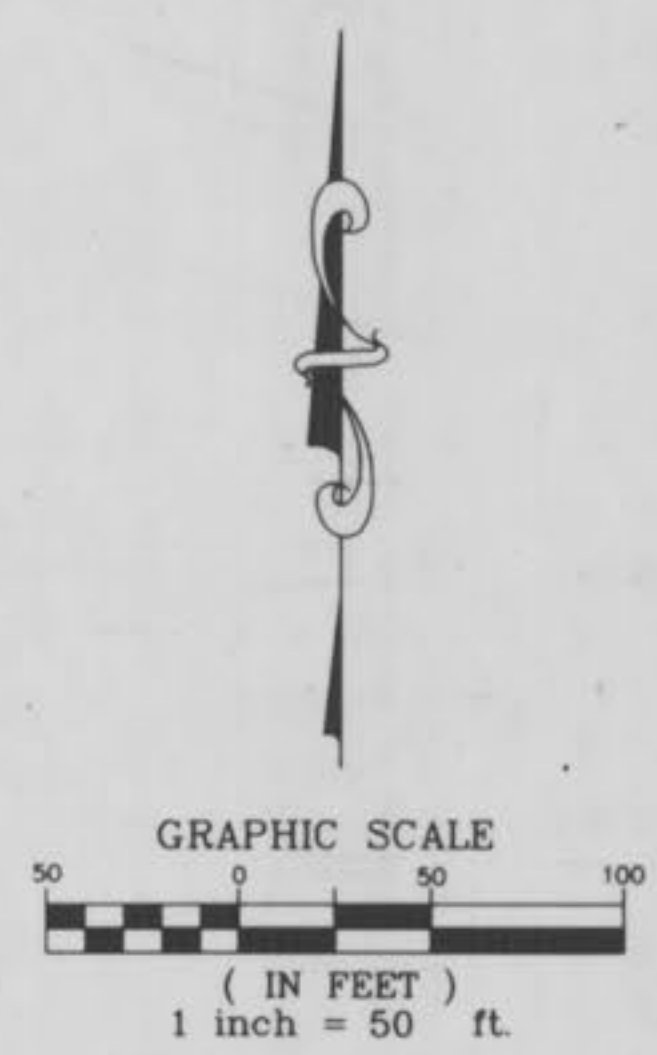
SEE SHEET 9

N/E
DICKERBERG,
ENNIS TRUST
ETAL
1372/1094
ZONED R-1A

THE VILLAGES AT DARDENNE
PRAIRIE VILLAGE
SITE PLAN
JUNE 1997

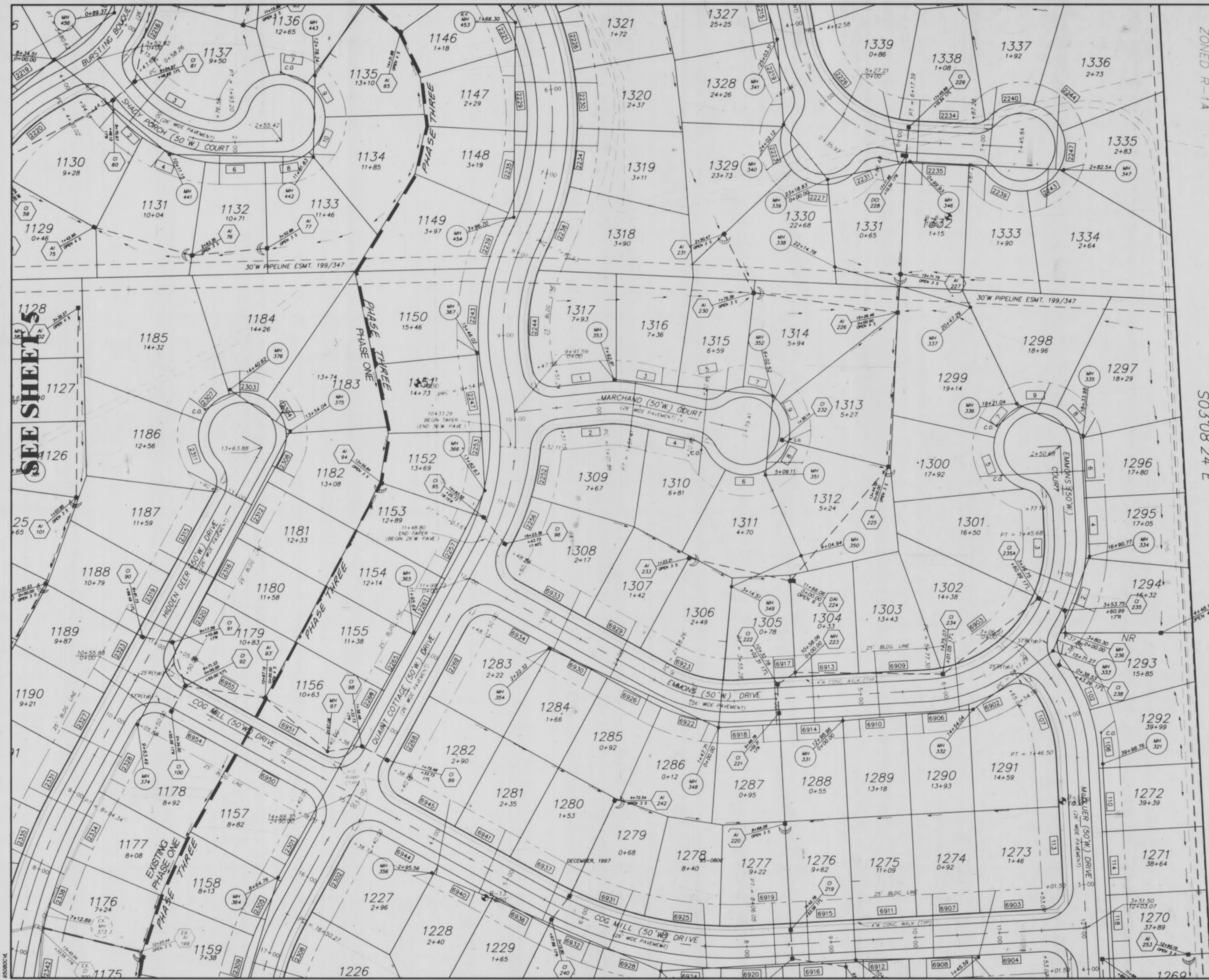
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REVISED 10-21-98 PER CITY OF FALLON, E.S.
REVISED 08-19-98 PER CITY OF FALLON, DING
REVISED 7-18-97 PER CITY OF FALLON, E.J.S.
REVISED 7-15-95, E.J.S.

NOTE: SWALES SHOWN SHALL BE GRADED
TO MATCH DETAIL ON SHEET 60.



"AS-BUILTS"
SEE SHEET 7

8
3
60



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SEE SHEET 10

THE VILLAGES AT DARDENNE
PRAIRIE VILLAGE
SITE PLAN

REVISED 10-21-98 PER D.C.S.D. E.S.
REVISED 10-21-98 PER CITY OF OTTAWA, E.S.
REVISED 06-19-98 PER CITY OF OTTAWA, D.M.D.
REVISED 7-19-97 PER CITY OF OTTAWA, E.S.
REVISED 7-19-97 PER CITY OF OTTAWA, E.S.
JUNE 1997

PROPOSED RTE. D
(PAGE AVE. EXTENSION)

ENTRANCE
MONUMENT
EASEMENT

PHASE THREE
S58°58'12"E
720.70'

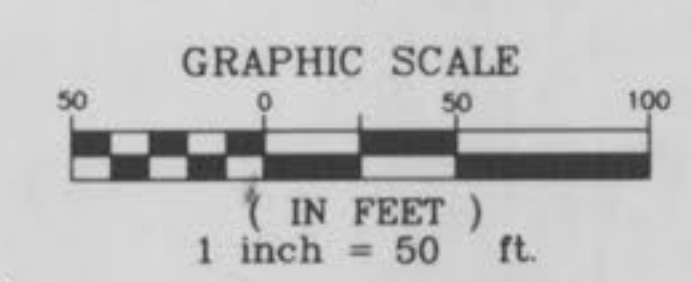
PROPOSED SOUTH OUTER ROAD

1106.04(S)

S47°29'41"E
328.75'

S33°21'34"E
27.01'

NOTE: SWALES SHOWN SHALL BE GRADED
TO MATCH DETAIL ON SHEET 60.



S02°51'23"E
223.40'

BASIN "B"
15' IR. H.W. = 541.12
25' IR. H.W. = 541.66
100' IR. H.W. = 542.24

CONCRETE SWALE
(SEE DETAILS)

BASELINE
QUANT COTTAGE (50' W.) DRIVE

QUANT COTTAGE (50' W.) DRIVE

QUANT COTTAGE (50' W.) DRIVE

QUANT COTTAGE (50' W.) DRIVE

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DICKERBERG
DENNIS TRUST
ETAL
1372/1094
ZONED R-1A

"AS-BUILTS"
SEE SHEET 8

NOTE: SEE SHEET 8 FOR
ADDITIONAL INFORMATION
REGARDING THE
REVISIONS TO THIS
SITE PLAN.

16
60



SEE SHEET 4

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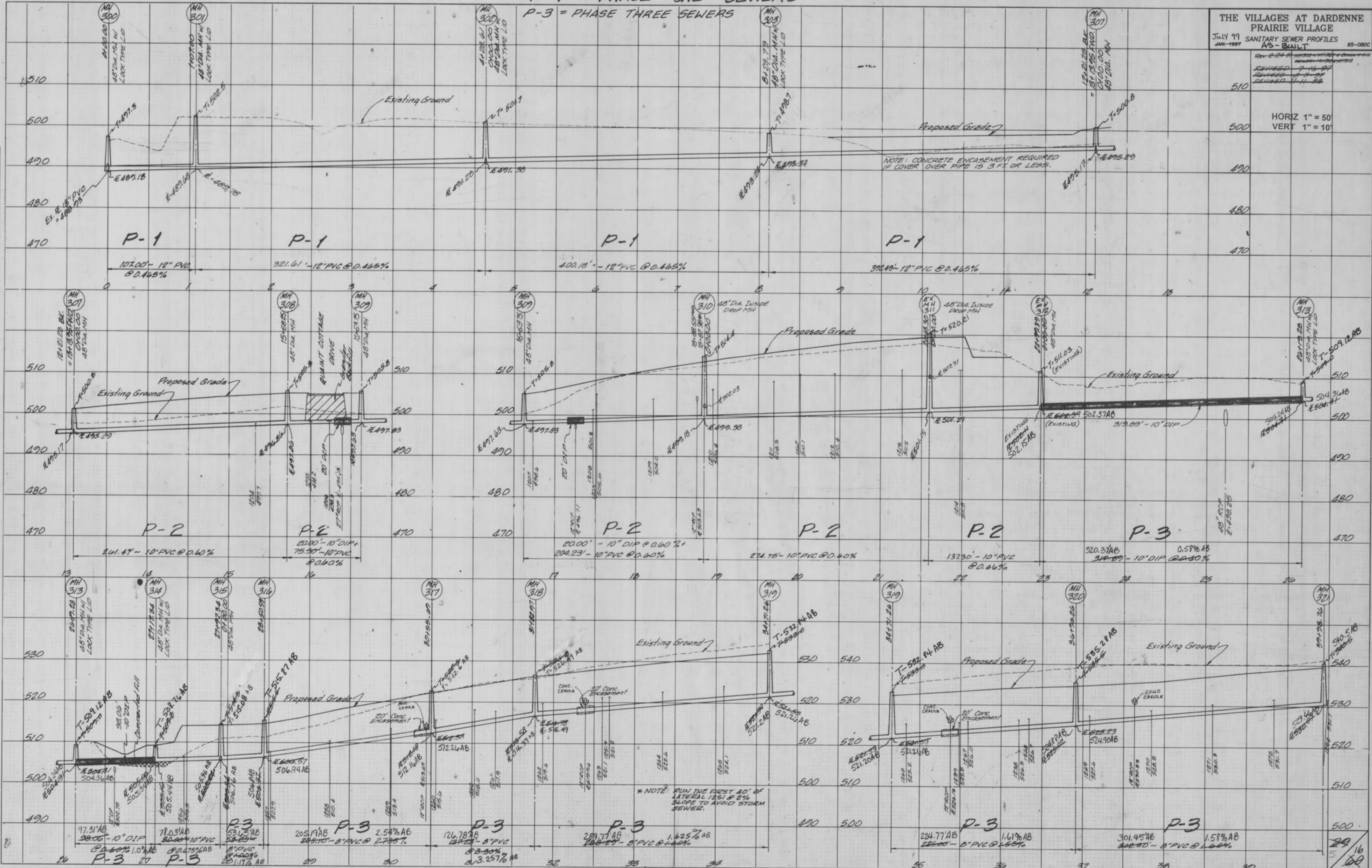
P-1 = PHASE ONE SEWERS

P-3 = PHASE THREE SEWERS

THE VILLAGES AT DARDENNE
PRAIRIE VILLAGE
JULY 99 SANITARY SEWER PROFILES
AS-BUILT 95-080C

Rev. 2-04-99
REVISION 2-11-99
REVISION 3-15-99
REVISION 11-11-99

HORIZ 1" = 50'
VERT 1" = 10'



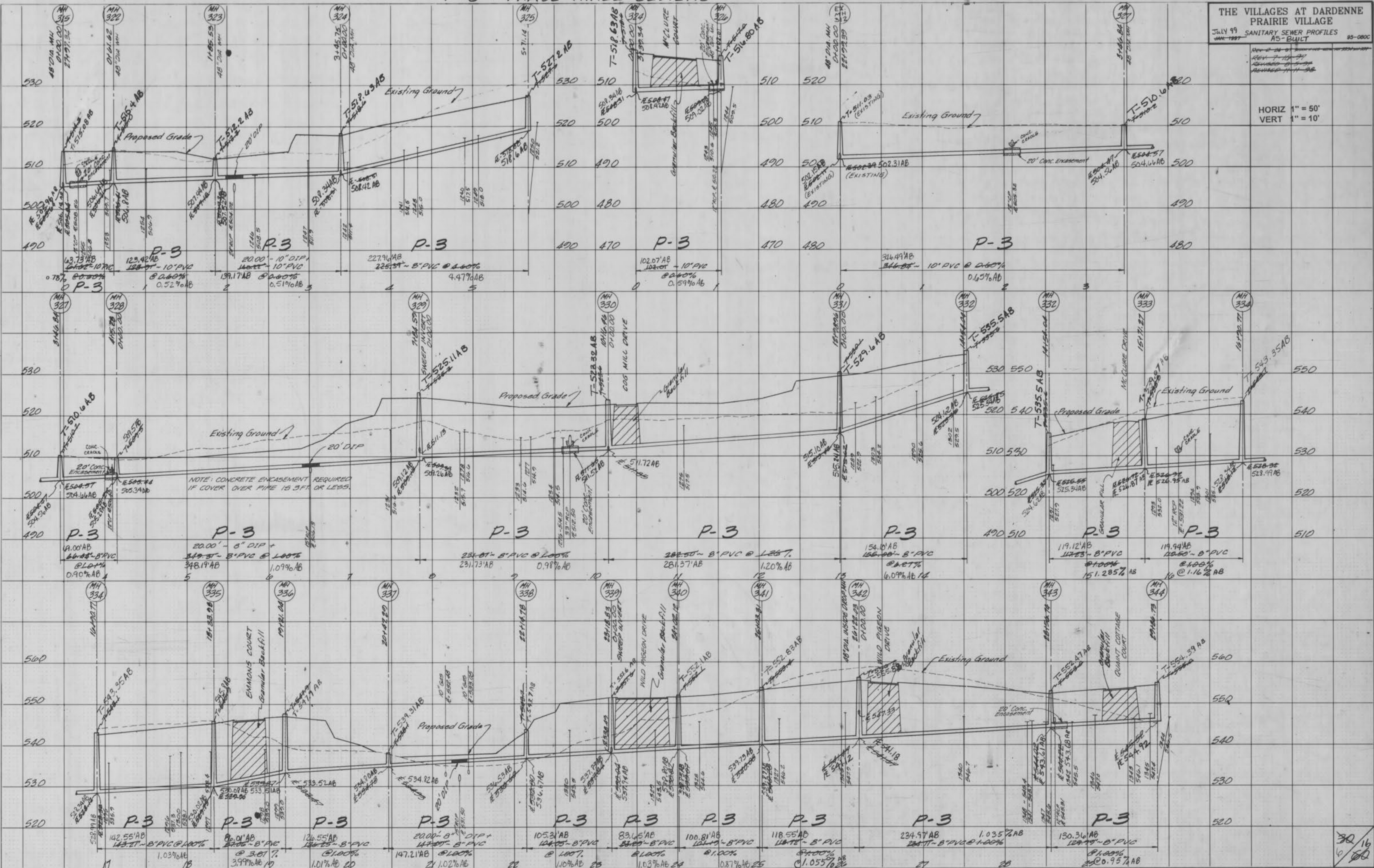
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NOTE BOOK
NO. AREAS CHECKED

ORIGINAL SURVEY PLOTTED
NOTE BOOK
NO. AREAS CHECKED

P-3 = PHASE THREE SEWERS

THE VILLAGES AT DARDENNE PRAIRIE VILLAGE
 JULY 99 SANITARY SEWER PROFILES AS-BUILT 85-080C

HORIZ 1" = 50'
 VERT 1" = 10'



DATE: _____
 BY: _____
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 TEMPLATE: _____
 AREAS CHECKED: _____

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 AREAS CHECKED: _____

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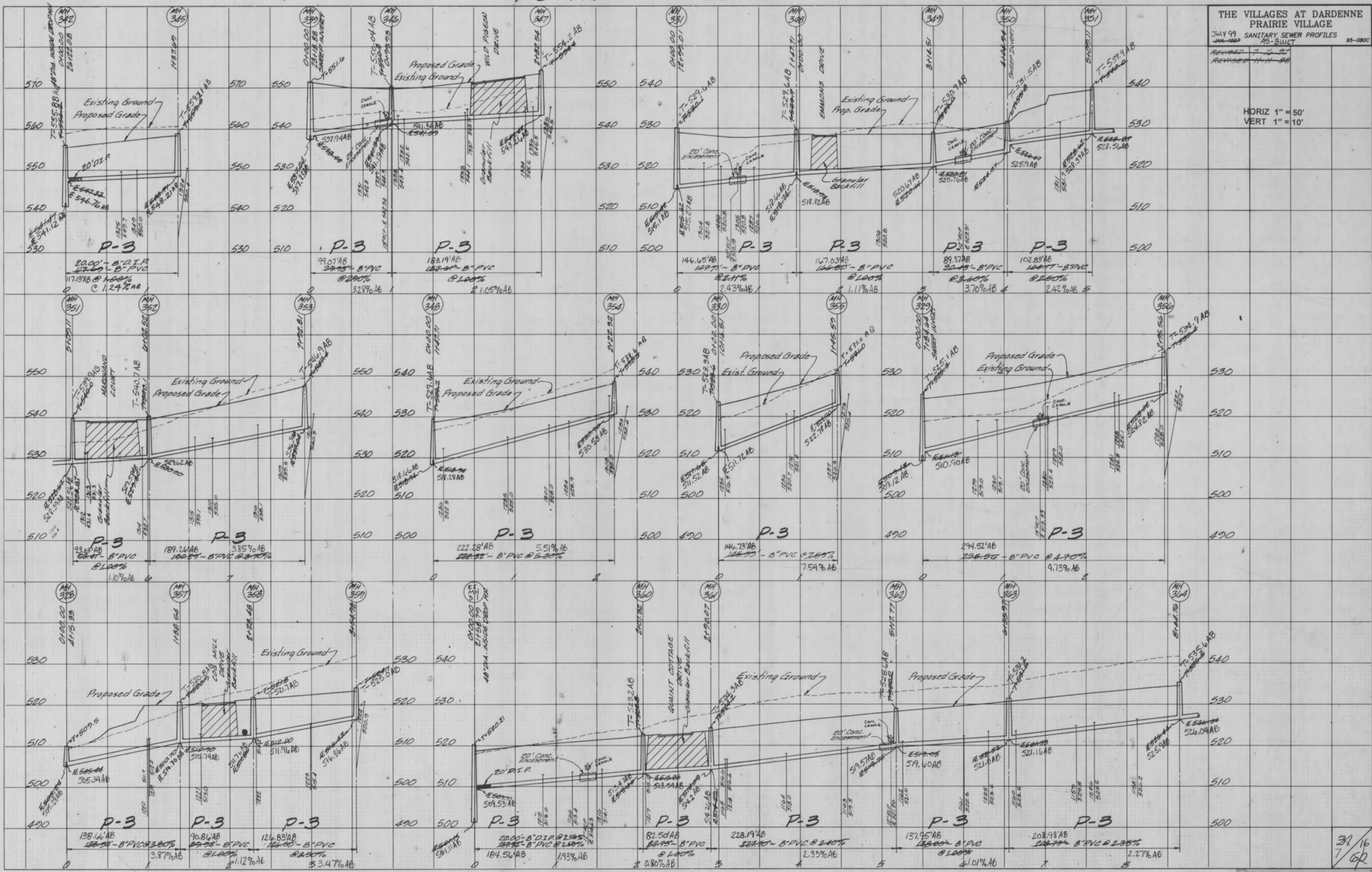
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THE VILLAGES AT DARDENNE PRAIRIE VILLAGE
 JULY 99 SANITARY SEWER PROFILES
 AS-BUILT
 REVISION 7-14-99
 REVISION 11-1-98

HORIZ 1" = 50'
 VERT 1" = 10'

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

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



HIGHWAY FEDERAL AID SHEET
 PLATE 3-FULL CROSS SECTION LINE & DOT
 NATIONAL PRINTING

"AS-BUILT"

31/16
 7/62

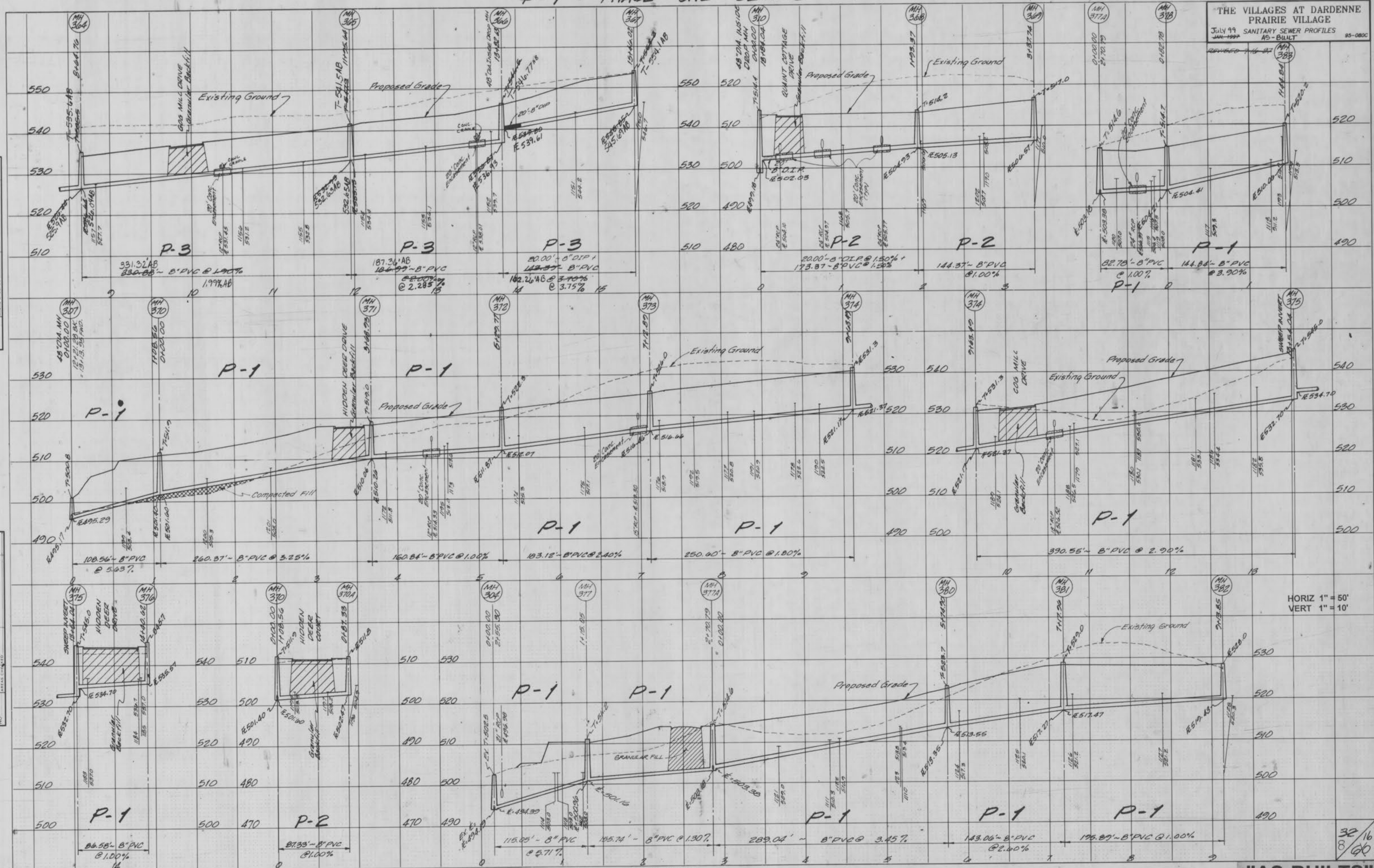
VILLAGES AT DARDENNE PHASE 3 AS-BUILT

P-3 = PHASE THREE SEWERS
 P-1 = PHASE ONE SEWERS

THE VILLAGES AT DARDENNE
 PRAIRIE VILLAGE
 JULY 99 SANITARY SEWER PROFILES
 AS-BUILT

FINAL SURVEY
 DATE
 BY
 CHECKED
 SURVEYED
 PLOTTED
 NOTE BOOK
 MAPS
 AREAS CHECKED

ORIGINAL SURVEY
 DATE
 BY
 CHECKED
 SURVEYED
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 NOTE BOOK
 MAPS
 AREAS CHECKED



HORIZ 1" = 50'
 VERT 1" = 10'

32/16
 8/60

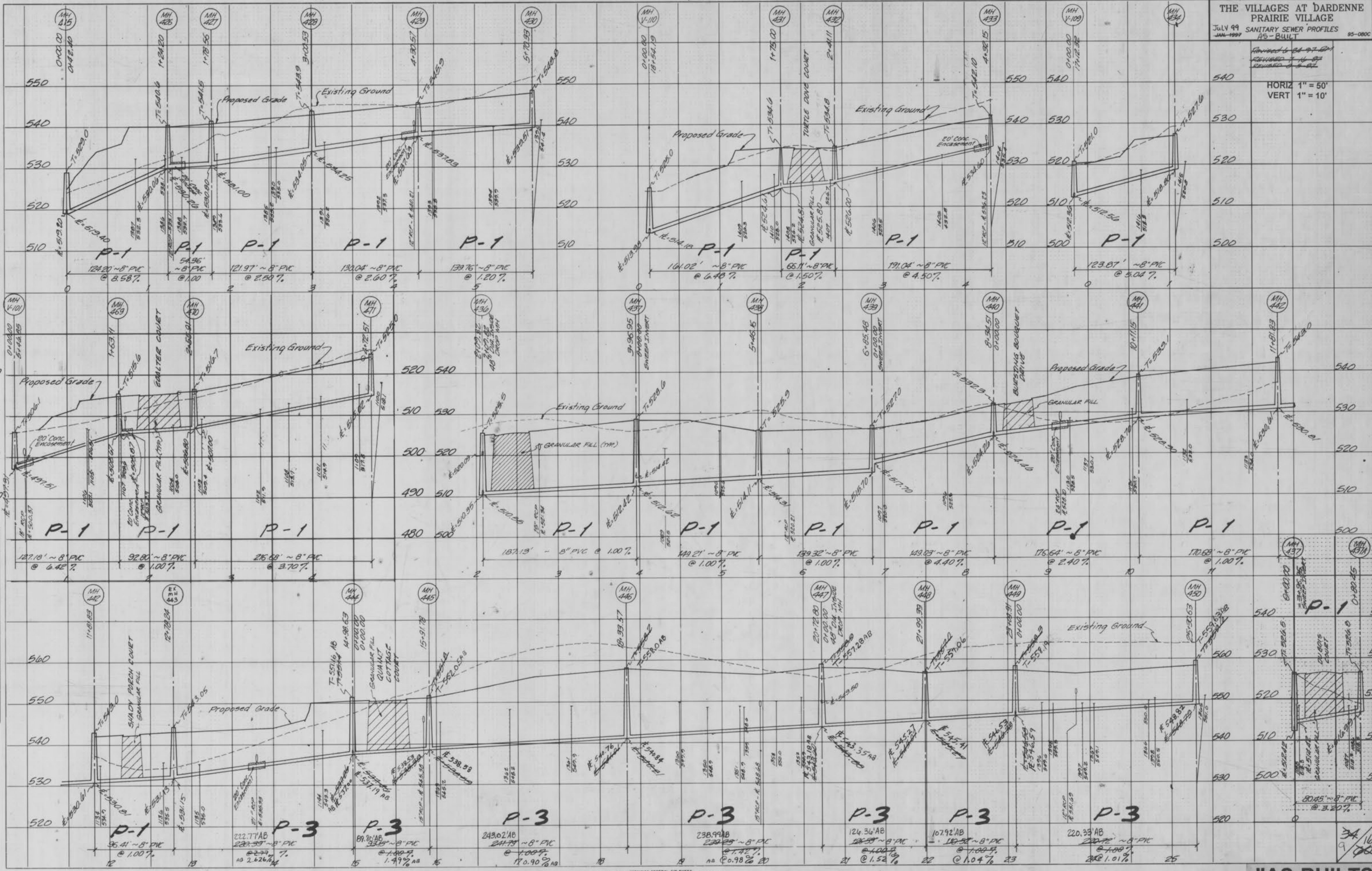
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P-1 = PHASE ONE SEWERS

THE VILLAGES AT DARDENNE
PRAIRIE VILLAGE
JULY 99
SANITARY SEWER PROFILES
AS-BUILT 95-080C

HORIZ 1" = 50'
VERT 1" = 10'

DATE: _____ BY: _____
FINAL SURVEY
REVISED
DATE
NO. _____
NO. _____
NO. _____
NO. _____

DATE: 4/30 BY: _____
ORIGINAL SURVEY
REVISED
DATE
NO. _____
NO. _____
NO. _____
NO. _____



HYDRA-TECH FEDERAL AID SHEET
PLATE 3-FULL CROSS SECTION LINE & DOT
NATIONAL INSTRUMENT
PRINTED IN U.S.A.

"AS-BUILTS"

P-3 = PHASE THREE SEWERS
P-1 = PHASE ONE SEWERS

THE VILLAGES AT DARDENNE
PRAIRIE VILLAGE
JULY 99 SANITARY SEWER PROFILES
AS-BUILT 95-0800

HORIZ " = 50'
VERT " = 10'

FINAL SURVEY
DATE: _____ BY: _____
REVISIONS:
NO. DATE DESCRIPTION
1 10/99 PLOTTED
2 11/99 TEMPLATE
3 12/99 AREAS CHECKED

ORIGINAL SURVEY
DATE: _____ BY: _____
REVISIONS:
NO. DATE DESCRIPTION
1 10/99 PLOTTED
2 11/99 TEMPLATE
3 12/99 AREAS CHECKED



AMERICAN FEDERAL 60 SHEET
PLATE 3-FULL CROSS SECTION LINE & DOT
NATIONAL INSTRUMENT
PRINTED IN U.S.A.

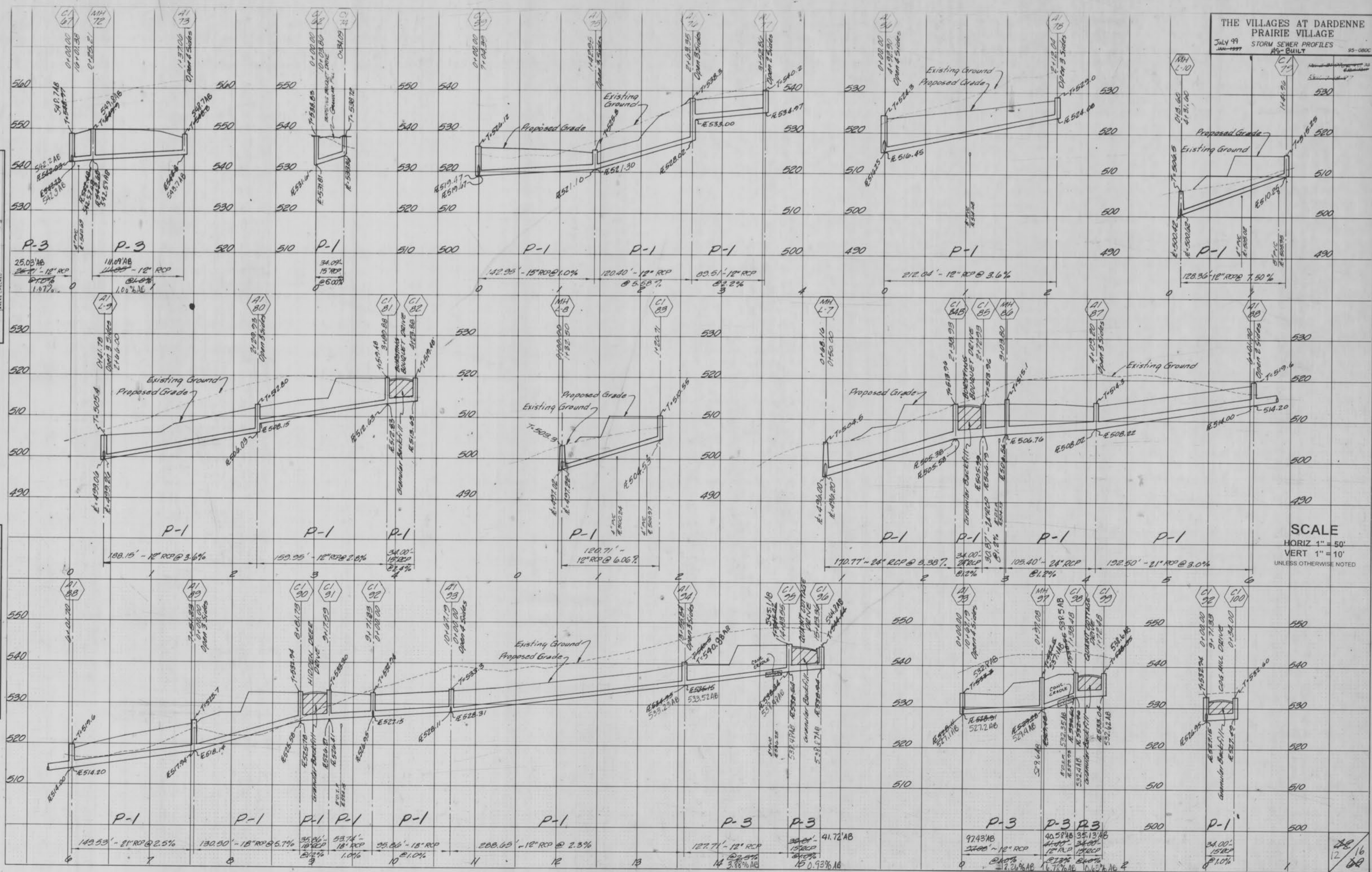
"AS-BUILTS"

35/16
10/50

VILLAGES AT DARDENNE PRAIRIE AS-BUILTS

FINAL SURVEY
 DATE: _____
 BY: _____
 CHECKED: _____
 NO. _____

ORIGINAL SURVEY
 DATE: _____
 BY: _____
 CHECKED: _____
 NO. _____



SCALE
 HORIZ 1" = 50'
 VERT 1" = 10'
 UNLESS OTHERWISE NOTED

SCALE
 HORIZ 1" = 50'
 VERT 1" = 10'
 UNLESS OTHERWISE NOTED

FINAL SURVEY
 SURVEYED
 TEMPLATE
 NO. AREAS CHECKED

ORIGINAL SURVEY
 SURVEYED
 TEMPLATE
 NO. AREAS CHECKED

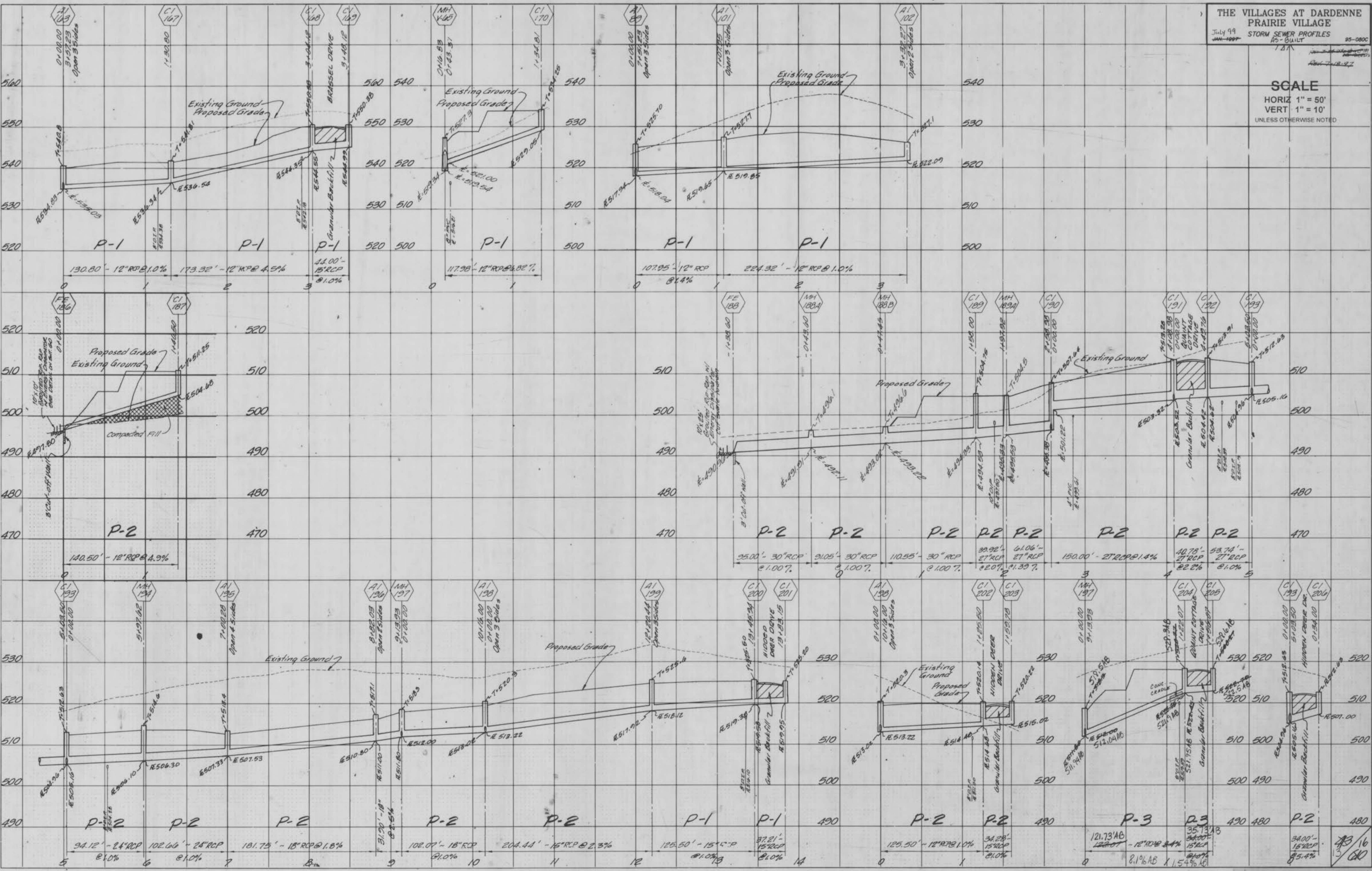


PLATE 3-FULL CROSS SECTION LINE & DOT
 NATIONAL PRIORITY
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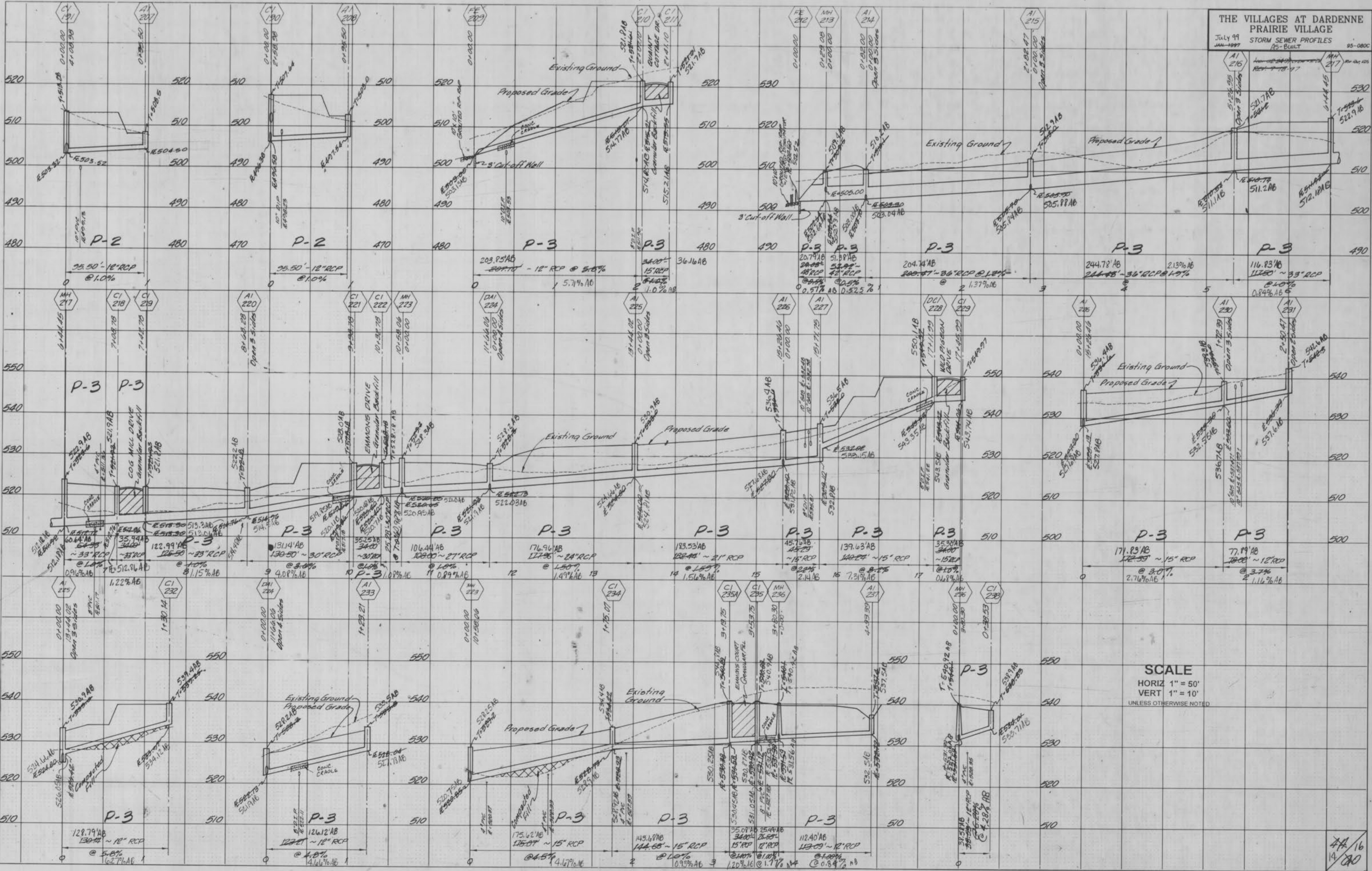
"AS-BUILT"

THE VILLAGES AT DARDENNE
PRAIRIE VILLAGE
STORM SEWER PROFILES
AS-BUILT 95-0800

July 99
JAN-1997

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

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



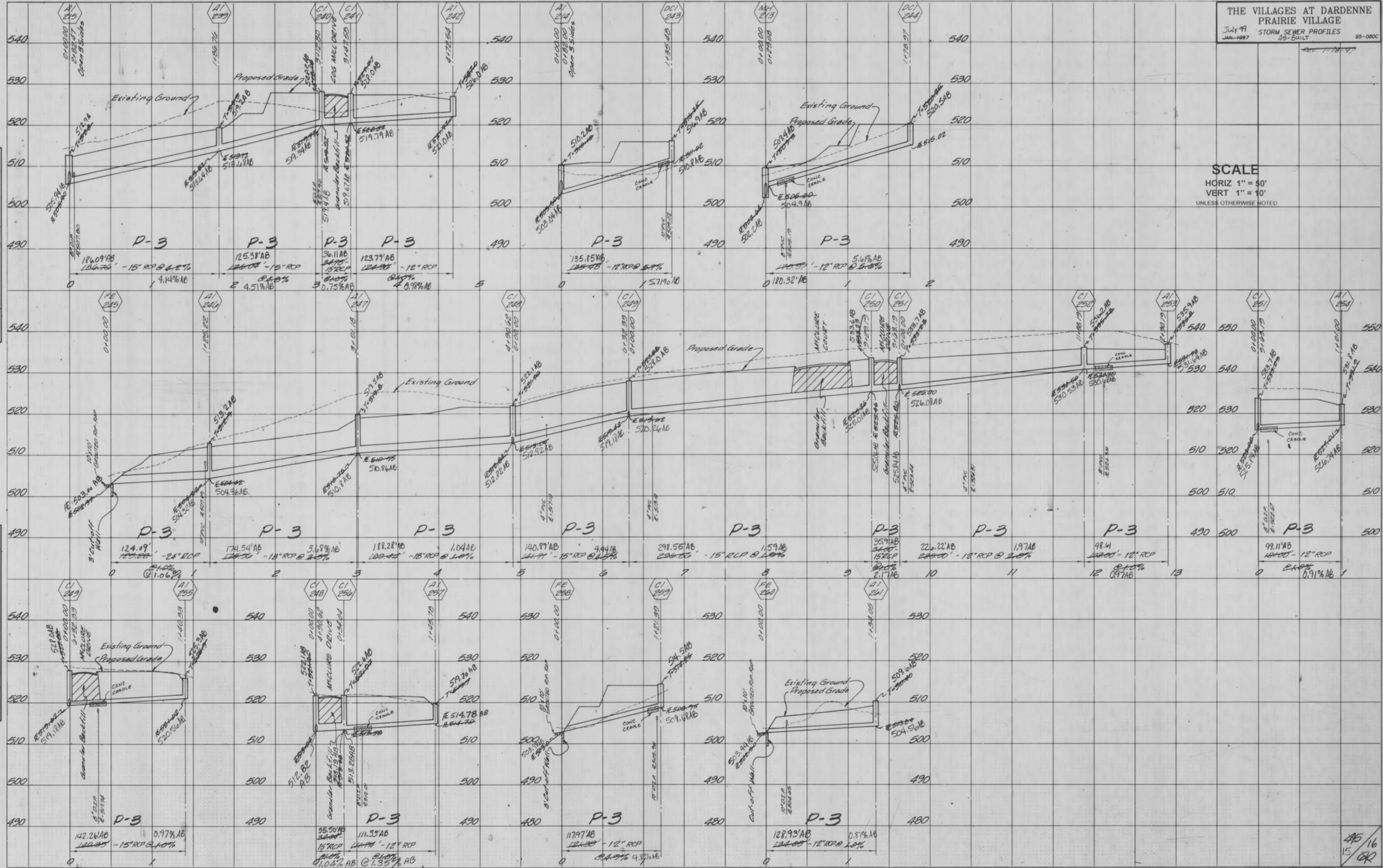
SCALE
HORIZ 1" = 50'
VERT 1" = 10'
UNLESS OTHERWISE NOTED

HIGHWAY FEDERAL AID SHEET
PLATE 3-FULL CROSS SECTION LINE & DOT
NATIONAL HIGHWAY
PRINTED IN U.S.A.

"AS-BUILTS"

4A/16
14/20

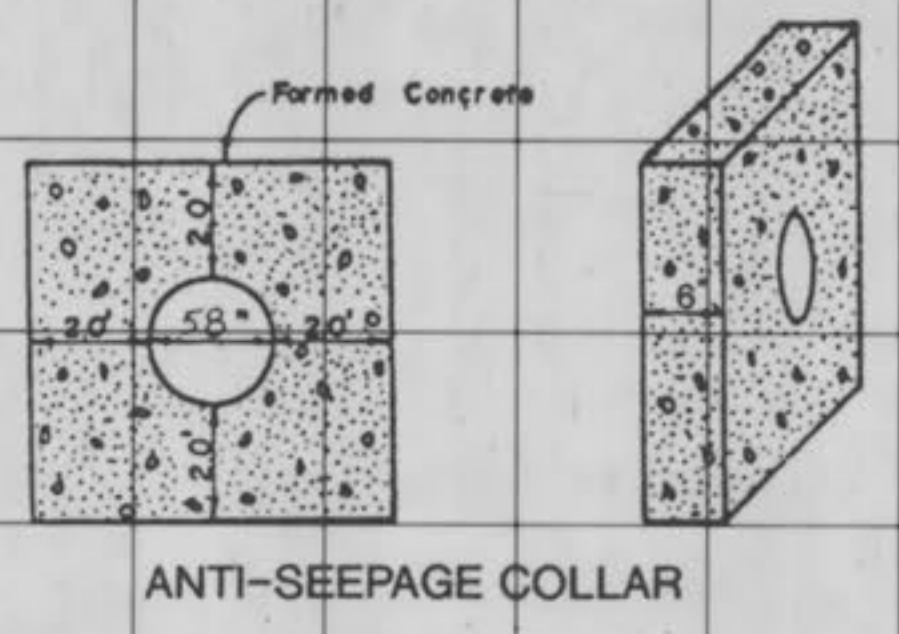
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VERT 1" = 10'
UNLESS OTHERWISE NOTED



DATE: _____ BY: _____
 ORIGINAL SURVEY PLATTED
 NOTE BOOK NO. _____
 MAP CHECKED _____

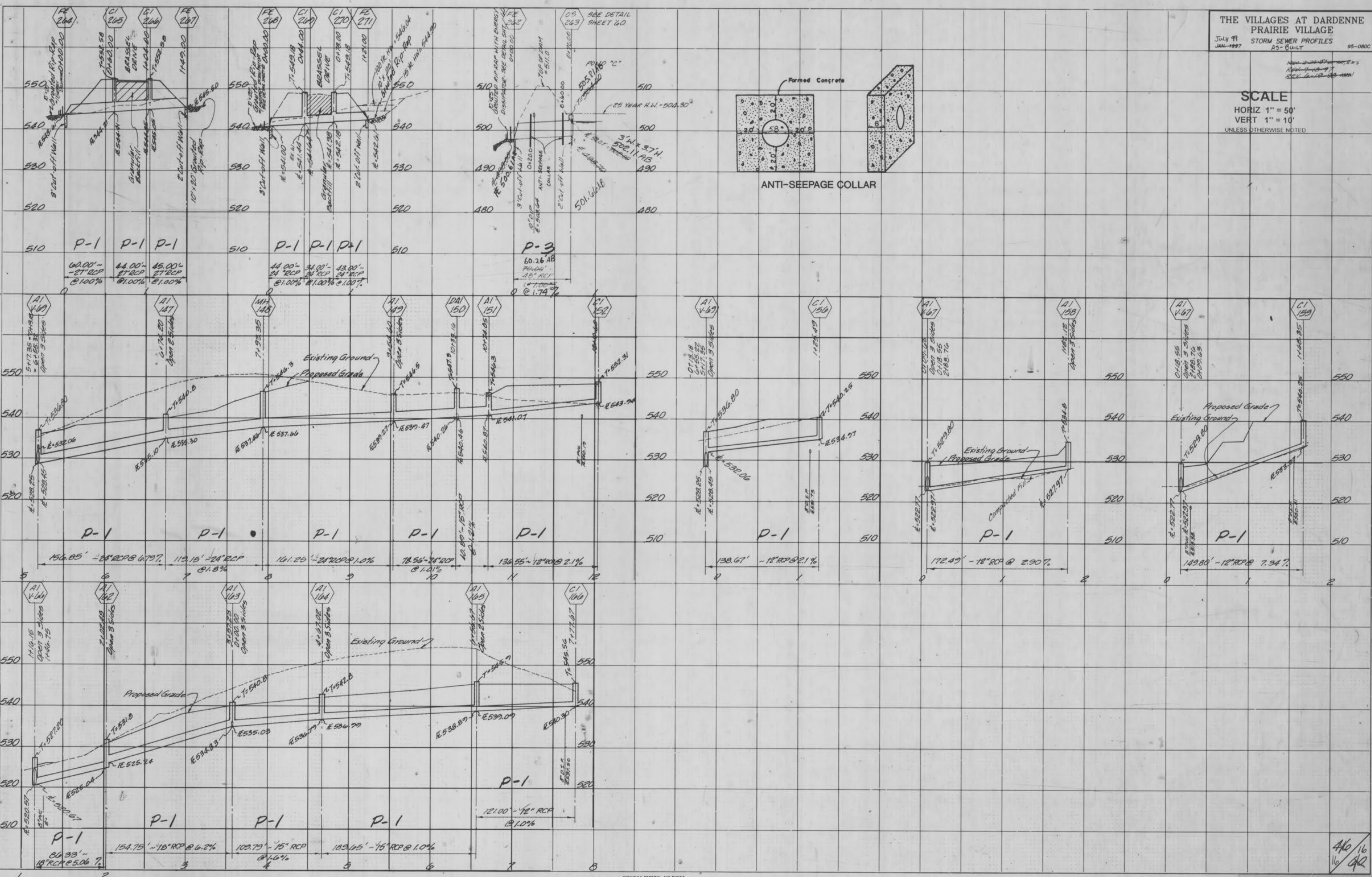
DATE: _____ BY: _____
 ORIGINAL SURVEY PLATTED
 NOTE BOOK NO. _____
 MAP CHECKED _____

SCALE
 HORIZ 1" = 50'
 VERT 1" = 10'
 UNLESS OTHERWISE NOTED



FINAL SURVEY
 DATE
 BY
 SURVEYED
 NOTED
 TEMPLATE
 NO.
 AREAS CHECKED

ORIGINAL SURVEY
 DATE
 BY
 SURVEYED
 NOTED
 TEMPLATE
 NO.
 AREAS CHECKED



4/6/16
 16/02

"AS-BUILTS"