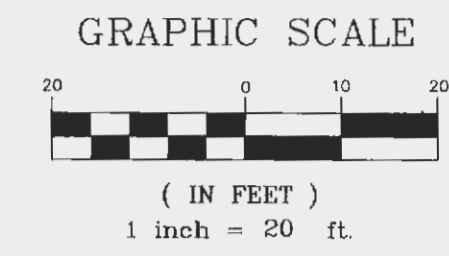
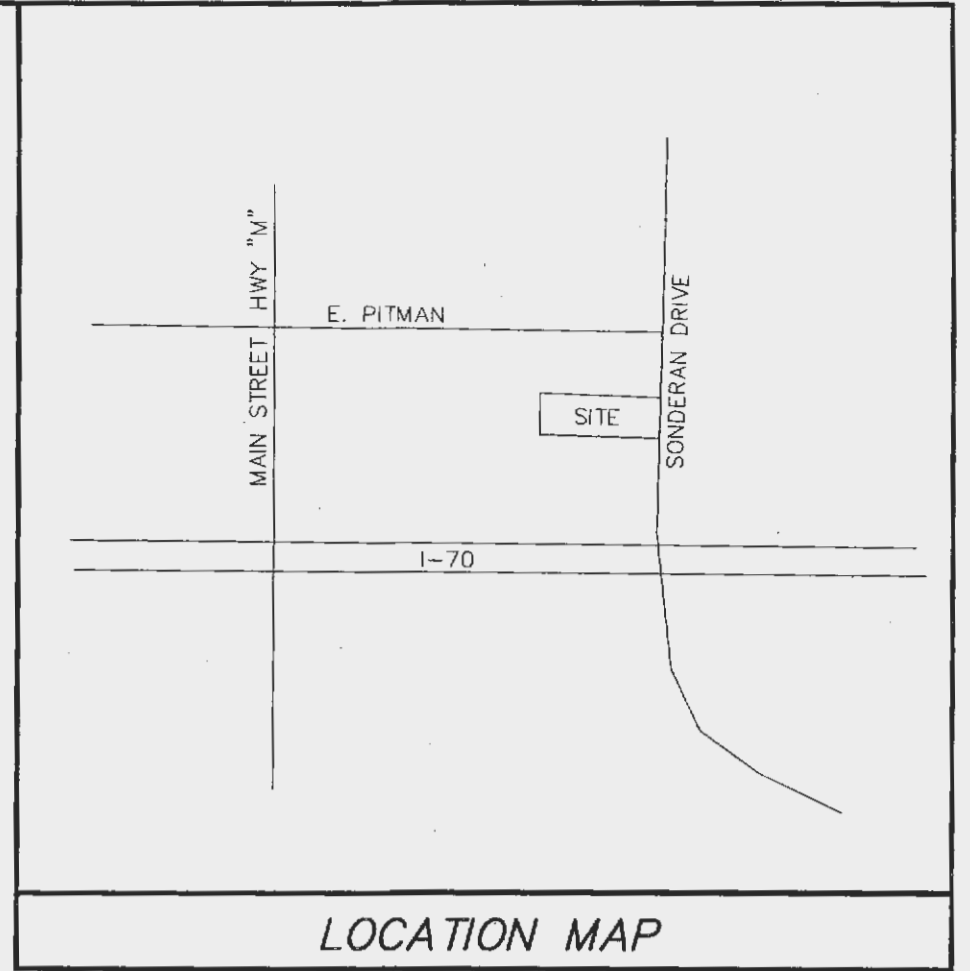
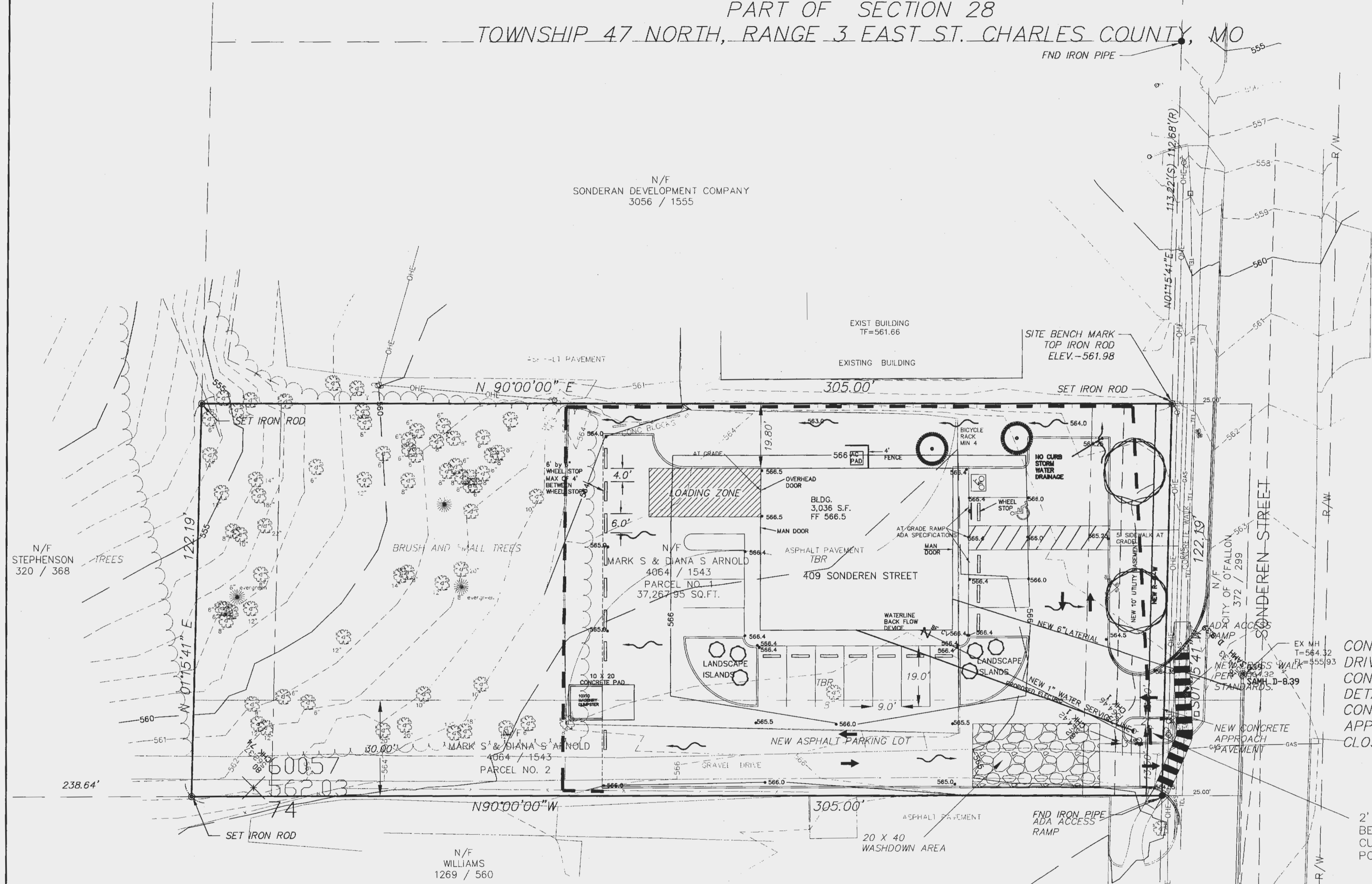


409 SONDEREN STREET

N/F FRAVELL
1938 / 337
PROPERTY BOUNDARY AND LOCATION OF IMPROVEMENTS
PART OF SECTION 28
TOWNSHIP 47 NORTH, RANGE 3 EAST ST. CHARLES COUNTY, MO



N/F SONDERAN DEVELOPMENT COMPANY
3056 / 1555



LEGEND

●	Sanitary Sewer (Proposed)	C.P.	Concrete Pipe
○	Sanitary Sewer (Existing)	R.C.P.	Reinforced Concrete Pipe
—○—	Storm Sewer (Proposed)	C.M.P.	Corrugated Metal Pipe
—○—	Storm Sewer (Existing)	P.V.C.	Polyvinyl Chloride Pipe
—	8" W Water Line and size	C.I.P.	Cast Iron Pipe
+	Tee and Valve	V.C.P.	Vitrified Clay Pipe
⊕	Fire Hydrant	E.P.	End Pipe
⊖	Cap	F.E.	Flared End Section
—x—x—	Existing Fence Line	C.O.	Clean Out
—	Existing Tree Line	V.T.	Vent Trap
—	Existing Contour	M.H.	Manhole
(522)	Proposed Contour	C.I.	Curb Inlet
26	Lot or Building Number	D.C.I.	Double Curb Inlet
⊕	Street Sign	A.I.	Area Inlet
⊕	Power Pole	D.A.I.	Double Area Inlet
⊕	Guy Wire	G.I.	Grate Inlet
⊕	Light Standard	C.C.	Concrete Collar
—	Gas Line	U.I.P.	Use in Place
—	Electric Line	C.	Concrete
—	Telephone Line	T.B.R.	To Be Removed
—	Overhead Power Line	T.B.R.&R.	To Be Removed & Relocated/Replaced
—	Gas Valve	Set I.R.	Set Iron Rod with Cap
—	Gas Meter	C.M.	Concrete Monument
—	Water Valve	O.I.P.	Old Iron Pipe
—	Water Meter	O.S.T.	Old Stone
—	Found Old Iron Pipe	O.I.R.	Old Iron Rod
—	Found Old Iron Rod	⊕	Existing Stump
—	Found Old Stone	⊕	Existing Tree
—	Benchmark	⊕	Existing Evergreen
—	DRAINAGE SWALE		

CONTRACTOR IS TO OPEN CUT SONDEREN DRIVE FOR SANITARY SEWER LATERAL.
CONTRACTOR IS INSTRUCTED TO SEE DETAIL SHEET #6 FOR STREET REPAIRS.
CONTRACTOR IS TO NOTIFY THE APPROPRIATE AGENCIES FOR LANE CLOSURE PERMISSION AND TIME.

SITE COVERAGE

TOTAL AREA	37,249 SQ.FT.
PAVEMENT	14,105 SQ.FT.
BUILDING	3,036 SQ.FT.
TOTAL SITE COVERAGE =	46%

2' OF SEPARATION BETWEEN THE EDGE OF CURB AND UTILITY POLES AND GUYS

FLOOD MAP INFORMATION

THE PROPERTY LIES WITHIN ZONE "X" AREA OF MINIMAL FLOODING, PER FIRM COMMUNITY NUMBER 290316, PANEL 0237 SUFFIX "E", EFFECTIVE DATE AUGUST 2, 1996. MAP NUMBER 29183C0237 E



Missouri One Call System, Inc.
Call Before You Dig!
1-800-DIG-RITE
(1-800-344-7483)

All the improvements & facilities and utilities, above ground and underground shown herein were plotted from available information and do not necessarily reflect the actual existence, nonexistence, elevation, size, type, number or location of these or other improvements, facilities, or utilities. The General Contractor and/or owner shall be responsible for verifying the actual location & elevation of all improvements, facilities, & utilities, shown or not shown, and said improvements, facilities, & utilities shall be located in the field prior to any grading, excavation or construction of any improvements. These provisions shall in no way absolve any part from complying with the Underground Facility Safety & Damage Prevention Act, Chapter 319, RSMo. CALL MISSOURI ONE-CALL, 1-800-DIG-RITE.

2	2-12-05	CITY COMMENT LETTER 5-12-05	REB
1	4-28-05	CITY COMMENT LETTER 4-21-05	REB
No.	Date	Description	By
Prepared For: MARK ARNOLD 3499 BELDEER DR. ST. CHARLES, MO 63303			
Drawn by: [Signature]			
Checked by: [Signature]			
Issued on: 7/28/05			
Job Number: 04187			
Sheet: 2 of 6			

Zavradinos Professional Services, Inc.
Engineers Surveyors Planners
17813 Edison Avenue, Suite 201
Chesterfield, MO 63005
636-946-5555

ENGINEERS CERTIFICATION:
The following applies to ALL sheets and documents involved in the preparation of the plans and documents for this project. The responsibility for Professional Engineering liability on this project is limited to the set of plans displaying the signature and an original stamped seal of the Engineer on each sheet. All responsibility is disclaimed until ALL review agency approvals are granted for all other plan sheets issued prior to this plan set date. For this set when another set is issued after this date, if the sheets are used individually instead of a set, the engineer for ALL sheets and documents involved in the project disclaims the statement appears on them or not. (Professional Engineer's Rights Reserved.)
ZAVRADINOS PROFESSIONAL SERVICES, INC.
ROBERT E. BAXTER
NUMBER E-25839
DATE 7/25/05