

Jay For Review

GRADING NOTES

- 1. A GEOTECHNICAL ENGINEER SHALL BE EMPLOYED BY THE OWNER AND BE ON SITE DURING GRADING OPERATIONS. ALL SOILS TESTS SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER AND CITY OF ST. PAUL CONCURRENT WITH THE GRADING AND BACKFILLING OPERATIONS.
2. THE GRADING CONTRACTOR SHALL PERFORM A COMPLETE GRADING AND COMPACTION OPERATION AS SHOWN ON THE PLANS, STATED IN THESE NOTES, OR REASONABLY IMPLIED THEREFROM, ALL IN ACCORDANCE WITH THE PLANS AND NOTES AS INTERPRETED BY THE GEOTECHNICAL ENGINEER AND CITY OF ST. PAUL. CONSTRUCTED SLOPES SHALL NOT EXCEED 3:1 (HORIZ./VERT.).
3. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AND CITY OF ST. PAUL AT LEAST TWO DAYS IN ADVANCE OF THE START OF THE GRADING OPERATION.
4. ALL AREAS SHALL BE ALLOWED TO DRAIN. ALL LOW POINTS SHALL BE PROVIDED WITH TEMPORARY DITCHES.
5. A SEDIMENT CONTROL PLAN THAT INCLUDES MONITORED AND MAINTAINED SEDIMENT CONTROL BASINS AND/OR STRAW BALES SHOULD BE IMPLEMENTED AS SOON AS POSSIBLE. NO GRADED AREA IS TO BE ALLOWED TO REMAIN BARE OVER THE WINTER WITHOUT BEING SEEDED AND MULCHED. CARE SHOULD BE EXERCISED TO PREVENT SOIL FROM DAMAGING ADJACENT PROPERTY AND SILTING UP EXISTING DOWNSTREAM STORM DRAINAGE SYSTEM.
6. SOFT SOIL IN THE BOTTOM AND BANKS OF ANY EXISTING OR FORMER POND SITES OR TRIBUTARIES SHOULD BE REMOVED, SPREAD OUT AND PERMITTED TO DRY SUFFICIENTLY TO BE USED AS FILL. NONE OF THIS MATERIAL SHOULD BE PLACED IN PROPOSED RIGHT-OF-WAY LOCATIONS OR ON STORM SEWER LOCATIONS.
7. SITE PREPARATION INCLUDES THE CLEARANCE OF ALL STUMPS, TREES, BUSHES, SHRUBS, AND WEEDS; THE GRUBBING AND REMOVAL OF ROOTS AND OTHER SURFACE OBSTRUCTIONS FROM THE SITE; AND THE DEMOLITION AND REMOVAL OF ANY MAN-MADE STRUCTURES. THE UNSUITABLE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE. TOPSOIL AND GRASS IN THE FILL AREAS SHALL BE THOROUGHLY DISKED PRIOR TO THE PLACEMENT OF ANY FILL. THE SOILS ENGINEER AND THE CITY OF ST. PAUL SHALL APPROVE THE DISKING OPERATION.
8. COMPACTION EQUIPMENT SHALL CONSIST OF TAMPING ROLLERS, PNEUMATIC-TIRED ROLLERS, VIBRATORY ROLLER, OR HIGH SPEED IMPACT TYPE DRUM ROLLERS ACCEPTABLE TO THE SOILS ENGINEER AND THE CITY OF ST. PAUL. THE ROLLER SHALL BE DESIGNED SO AS TO AVOID THE CREATION OF A LAYERED FILL WITHOUT PROPER BENDING OF SUCCESSIVE FILL LAYERS.
9. THE SOILS ENGINEER SHALL OBSERVE AND TEST THE PLACEMENT OF THE FILL TO VERIFY THAT SPECIFICATIONS ARE MET. A SERIES OF FILL DENSITY TESTS WILL BE DETERMINED ON EACH LIFT OF FILL. INTERIM REPORTS SHOWING FILL QUALITY WILL BE MADE TO THE OWNER AND THE CITY OF ST. PAUL AT REGULAR INTERVALS.
10. THE SOILS ENGINEER SHALL NOTIFY THE CONTRACTOR AND THE CITY OF ST. PAUL OF REJECTION OF A LIFT OF FILL OR PORTION THEREOF. THE CONTRACTOR SHALL REWORK THE REJECTED PORTION OF FILL AND OBTAIN NOTIFICATION FROM THE SOILS ENGINEER OF ITS ACCEPTANCE PRIOR TO THE PLACEMENT OF ADDITIONAL FILL.
11. ALL AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A DEPTH OF NOT LESS THAN 6 INCHES AND THEN COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN BELOW.
12. THE WIDTH AND HEIGHT TO BE DETERMINED BY THE SOILS ENGINEER AND THE CITY OF ST. PAUL. THE FILL SHALL BE LOOSELY PLACED IN HORIZONTAL LAYERS NOT EXCEEDING 8 INCHES IN THICKNESS AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN BELOW. THE SOILS ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING THE ACCEPTABILITY OF SOILS PLACED. ANY UNACCEPTABLE SOILS PLACED SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE.
13. THE SEQUENCE OF OPERATION IN THE FILL AREAS WILL BE FILL, COMPACT, VERIFY ACCEPTABLE SOIL DENSITY, AND REPEATITION OF THE SEQUENCE. THE ACCEPTABLE MOISTURE CONTENTS DURING THE FILLING OPERATION ARE THOSE AT WHICH SATISFACTORY DRY DENSITIES CAN BE OBTAINED. THE ACCEPTABLE MOISTURE CONTENTS DURING THE FILLING OPERATION IN THE REMAINING AREAS ARE FROM 2 TO 8 PERCENT ABOVE THE OPTIMUM MOISTURE CONTROL.
14. THE SURFACE OF THE FILL SHALL BE FINISHED SO THAT IT WILL NOT IMPOUND WATER. IF AT THE END OF A DAYS WORK IT WOULD APPEAR THAT THERE MAY BE RAIN PRIOR TO THE NEXT WORKING DAY, THE SURFACE SHALL BE FINISHED SMOOTH. IF THE SURFACE HAS BEEN FINISHED SMOOTH FOR ANY REASON, IT SHALL BE SCARIFIED BEFORE PROCEEDING WITH THE PLACEMENT OF SUCCEEDING LIFTS. FILL SHALL NOT BE PLACED ON FROZEN GROUND, NOR SHALL FILLING OPERATIONS CONTINUE WHEN THE TEMPERATURE IS SUCH AS TO PERMIT THE LAYER UNDER PLACEMENT TO FREEZE.
15. FILL AND BACKFILL SHOULD BE COMPACTED TO THE CRITERIA SPECIFIED IN THE FOLLOWING TABLE:

Table with 3 columns: CATEGORY, PERCENT, MINIMUM COMPACTION. Rows include fill in building areas below footings (90%), fill under slabs, walks, and pavement (90%), fill other than building areas (88%), natural subgrade (88%), pavement subgrade (90%), and pavement base course (90%).

MEASURED AS A PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM-D-1557).

MOISTURE CONTENT MUST BE WITHIN 2 PERCENT BELOW OR 4 PERCENT ABOVE OPTIMUM MOISTURE CONTENT IF FILL IS DEEPER THAN 10 FEET.

VEGETATION ESTABLISHMENT NOTES

- 1. PERMANENT SEEDING RATES: TALL FESCUE 30 LBS./AC., SMOOTH BROME 20 LBS./AC., COMBINED FESCUE 15 LBS./AC.-FESCUE & 10 LBS./AC.-BROME
2. TEMPORARY SEEDING RATES: WHEAT OR RYE 150 LBS./AC. (3.5 LBS./1,000 SF), OATS 120 LBS./AC. (2.75 LBS./1,000 SF)
3. SEEDING PERIODS: FESCUE OR BROME MARCH 1 TO JUNE 1, WHEAT OR RYE AUGUST 1 TO OCTOBER 1, OATS MARCH 15 TO NOVEMBER 1
4. MULCH RATES: 100 LBS./1,000 SF (4,356 LBS./AC.)

WATER LINE NOTES

- 1. ALWAYS KEEP THE WATER MAIN ON EASEMENT
2. ALL WATER MAINS SHOULD BE 8 INCHES IN DIAMETER, OR LARGER. THE PIPE SHOULD MEET THE CITY OF O'FALLON FIRE PROTECTION DISTRICT SPECIFICATIONS. ALL WATER MAINS OF PVC MATERIAL SHALL BE CERTIFIED BY NSF AND LISTED IN NSF STANDARDS 61. NSF STANDS FOR NSF INTERNATIONAL WHICH IS AN AGENCY THAT CERTIFIES MATERIALS, SUCH AS STANDARDS 61 IS THE (ANSI/NSF STANDARD 61) IS A LISTING OF CERTIFIED DRINKING WATER SYSTEM COMPONENTS. THE MISSOURI DNR REQUIRES THAT PRODUCT WHICH COMES IN CONTACT WITH DRINKING WATER BE LISTED IN NSF STANDARD 61. IF THE PIPE IS NSF CERTIFIED, IT WILL HAVE A STAMP ON THE PIPE THAT SAYS "NSF-PW".
3. FIRE HYDRANTS MUST BE MUELLER STEAMER CENTURION AND PAINTED YELLOW IN COLOR. ALL VALVES MUST BE MUELLER MECHANICAL JOINT RESILIENT WEDGE GATE VALVE. A FIRE HYDRANT IS REQUIRED AT THE END OF ALL DEAD END WATERLINES, INCLUDING THOSE WHICH MAY BE EXTENDED AT THE LATER DATE.
4. ALL FIRE HYDRANTS ARE TO HAVE VALVES FLANGED TO THE TEE AND (WITH A TOTAL LENGTH OF 38" OR LESS) HYDRANT SWIVEL ANCHORED TO THE VALVE. CLEAN 1" ROCK SHOULD BE USED TO BACK FILL ABOVE THE WEEP HOLES OF THE FIRE HYDRANT.
5. THE CONTRACTOR SHALL PLACE ALL FIRE HYDRANTS BETWEEN 1.5 (1 V) FEET AND THREE FEET (3') FROM THE STREET CURB (MEASURED FROM THE EDGE OF THE FIRE HYDRANT). THE BURY LINE SHOULD BE SET 6" HIGHER IN ELEVATION THAN TOP OF CURB.
6. THESE WATER BENDS (450, 22 1/20, 11 1/40), ARE TO BE MADE WITH MECHANICAL JOINT FITTING USING MEGA LUGS UP TO 10" DIAMETER. 12" AD LARGER REQUIRES MEGA LUGS AND CONCRETE BLOCKING. CONCRETE NOT TO BE ON NUTS OR BOLTS. NINETY DEGREE (90) BENDS ARE NOT ALLOWED. THE FIRST SLIP JOINT, UP AND DOWN STREAM AFTER SHALL BE APPLIED TO ALL BOLTS FOR MECHANICAL CONNECTIONS.
7. TEES, 4-WAYS, ETC. SHALL HAVE CONCRETE BLOCKING. CONCRETE NOT TO BE ON NUTS OR BOLTS.
8. ROCKY SOILS SHALL REQUIRE BEDDING 6" UNDER AND 6" OVER WATER PIPE. CONCRETE ENCASEMENT REQUIRED, TO DNR SPECIFICATION, WHEN CROSSING STORM OR SANITARY SEWERS. SANITARY: VERTICAL IS 18", HORIZONTAL IS 10". STORM: VERTICAL IS 12", HORIZONTAL IS 3".
9. MUST USE APPROPRIATE SIZED CASINGS WHEN CROSSING STREETS.
10. MUST ATTACH COATED SOLID CORE, 12-GAUGE TRACER WIRE, TAPED TO THE TOP OF THE PIPE. ALL WIRE MUST RUN UP THE OUTSIDE OF THE PVC SDR 21 VALVE BOX AND IS TO BE TUCKED INSIDE THE VALVE BOX UNDER THE WATER LID.
11. USE 3M WATERPROOF SPLICE KITS FOR ALL SPLICING OF TRACER WIRE.
12. ANY PROJECT WHERE FIRE HYDRANTS, OR VALVES, ARE OVER 600' APART, TRACER WIRE WITH A CONNECTING BOX MUST BE INSTALLED EVERY 500'. THE CONNECTING BOX WILL BE A CARSONITE SCEPTER TELECOMMUNICATIONS TEST STATION WITH WHITE POST AND BLUE CAP MADE OF LEXON MATERIAL.
13. A CHLORINE TEST IS REQUIRED. IT MUST INITIALLY TEST AT 25 PPM, OR GREATER, AND 24 HOURS LATER 10 PPM MUST BE PRESENT. A CITY INSPECTOR MUST TEST IT, AND HAVE 24 HOURS NOTICE PRIOR TO THAT INSPECTION. THE MAIN WILL BE TESTED FOR CL2 EVERY 1,200' OF PIPE.
14. IF CHLORINE TEST FAILS THEN MAIN MUST BE RECHLORINATED.
15. COLIFORM SAMPLES SHOULD BE COLLECTED EVERY 1,200'.
16. FINAL PRESSURE TEST: THE WATER MAIN MUST BE PUMPED UP TO 150 PSI, AND MAINTAIN THIS PRESSURE FOR ONE HOUR WITHOUT ANY DROP IN PRESSURE. THE CITY MAY REQUIRE A HIGHER PRESSURE TEST IF DEEMED NECESSARY.
17. GAS, WATER, AND OTHER UNDERGROUND UTILITIES SHALL NOT CONFLICT WITH THE DEPTH OR HORIZONTAL LOCATION OF EXISTING AND PROPOSED SANITARY AND STORM SEWERS INCLUDING HOUSE LATERALS.
18. ALL WATERLINE CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF ST. PAUL STANDARDS AND SPECIFICATIONS.
19. THE CONTRACTOR SHALL PLACE THE 'STEAMER' OUTLET OF THE FIRE HYDRANT TOWARD THE STREET.
20. BACK FILL NO DEBRIS LARGER THAN 6" IN DIAMETER.
21. ALL CREEK CROSSINGS WILL REQUIRE DUCTILE IRON PIPE EXCEPT WHEN C906 IS USED. IF LESS THAN 3' OF COVER, CONCRETE ENCASEMENT WITH RIPRAP REQUIRED.
22. HYDRANT DISTANCES: 600'/300' - RESIDENTIAL/COMMERCIAL PENDING. EASEMENTS SHALL BE PROVIDED FOR WATER MAINS, AND ALL UTILITIES ON THE RECORD PLAT. SEE RECORD PLAT FOR LOCATION SIZE, AND WIDTH OF EASEMENTS.
23. THE O'FALLON FIRE PROTECTION DISTRICT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF WATER MAINS FOR COORDINATION AND INSPECTIONS.
24. ALL OPEN MAINS SHOULD BE PROPERLY CAPPED WHEN THE MAIN IS UNATTENDED FOR MORE THAN 4 HOURS. DUCT TAPE THE END CLOSED SO IT IS VISUALLY SEEN.
25. ALL BORE CASINGS, EXCEPT SERVICE LINES, SHALL HAVE A CASING SPACER EVERY 10' AND C906 DR 17 CLASS 100 PIPE WILL BE REQUIRED.
26. ALL SERVICE LINES UNDER THE STREETS ARE TO HAVE A 2" PVC CASING INSTALLED, AT A MINIMUM OF 30" DEPTH. LARGER CASING MAY BE REQUIRED DEPENDING ON SERVICE SIZE REQUESTED OR REQUIRED. ALL WATER MAINS SHALL BE BURIED AT A DEPTH TO ALLOW A MINIMUM COVER OF 42".
27. NOTIFY THE CITY WHEN WORK STOPS AND WHEN THE CONTRACTOR WILL NOT BE CONTINUING WORK. TWENTY-FOUR (24) HOUR NOTICE IS REQUIRED NOTIFYING WHEN WORK WILL CONTINUE.
28. ALL WATER MAINS ARE TO BE INSTALLED IN A STRAIGHT LINE (NO BENDS IN INDIVIDUAL PIPES). A 5X DEFLECTION IN JOINTS IS ALLOWED. BENDS AROUND CUL-DE-SACS ARE TO BE MADE WITH 22 1/2 ELBOWS.
29. SMALL FIELD CHANGES MAY BE MADE BY THE CITY INSPECTOR. LARGER CHANGES HAVE TO BE RESUBMITTED BY THE DEVELOPER'S ENGINEER FOR APPROVAL.
30. AS-BUILT DRAWINGS MUST BE SENT TO THE CITY BEFORE THE PROJECT CAN BE CONSIDERED FINAL. (EX. SHOWING LOCATION CHANGES OF ELBOWS, ELEVATIONS, EASEMENTS, ETC.)

STORM SEWER NOTES

- 1. ALL STORM SEWER PIPES, INLETS AND APPURTENANCES WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY'S REGULATES AND IN ACCORDANCE WITH ACCEPTABLE ENGINEERING PRACTICE, AND WILL BE "PER CITY REQUIREMENTS".
2. ALL STORM SEWER PIPES IN THE RIGHT-OF-WAY SHALL BE REINFORCED CONCRETE PIPE (A.S.T.M. C-76, CLASS III MIN.).
3. STORM SEWER 18" DIAMETER AND SMALLER SHALL BE A.S.T.M. C-14, CLASS III RCP MINIMUM.
4. STORM SEWERS 21" DIAMETER AND LARGER SHALL BE A.S.T.M. C-76, CLASS III RCP MINIMUM.

SIGMUND PLACE

A 15 ACRE TRACT OF LAND LOCATED IN SECTIONS 12 & 13, TOWNSHIP 47 NORTH, RANGE 2 EAST CITY OF ST. PAUL, ST. CHARLES COUNTY, MISSOURI

IMPROVEMENT PLANS

FOR SIGMUND BROTHERS DEVELOPMENT, LLC. C/O JAY SIGMUND 1265 LYDIA LANE ST. PAUL, MISSOURI 63366

ZONING:

R-1B (SINGLE FAMILY RESIDENTIAL USE)

SETBACKS:

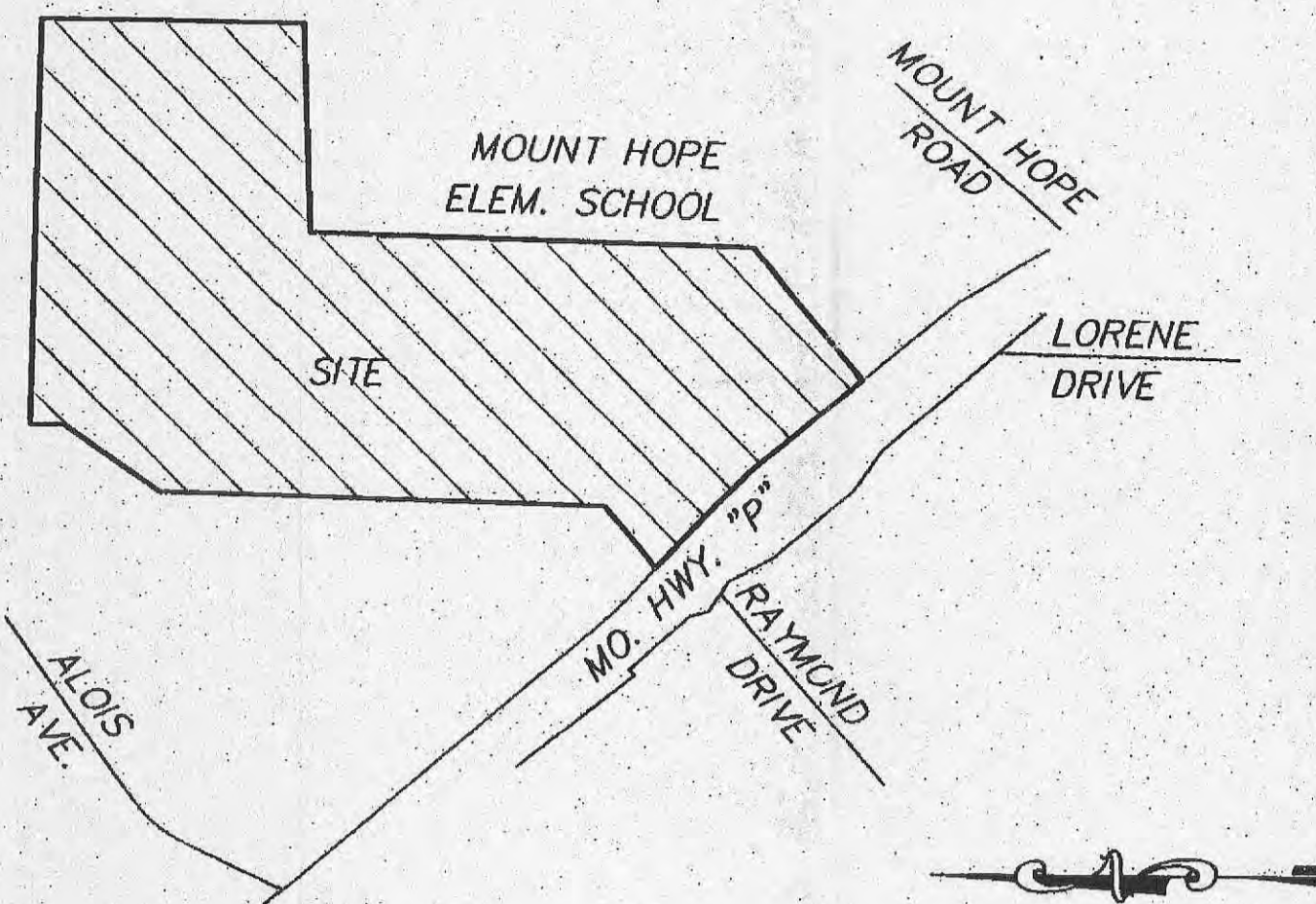
FRONT - 50' FROM CENTER OF ROAD SIDES - 10' BACK - 30' FROM WWTP - 150'

GENERAL NOTES

- 1. NO DRIVEWAY ACCESS WILL BE ALLOWED ON TO HIGHWAY P.
2. A TYPE III ENTRANCE PERMIT SHALL BE OBTAINED FROM THE MISSOURI DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT OF WAY.
3. A 42' WIDE PRIVATE STREET EASEMENT SHALL BE PROVIDED, CENTERED ON THE PROPOSED 22' WIDE ROADWAY.
4. A SIGN SHALL BE CONSTRUCTED AT THE ENTRANCE TO THE SUBDIVISION, WHICH SHALL STATE: "PRIVATE STREETS MAINTAINED BY PROPERTY OWNERS" THE SIGN SHALL CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ST. PAUL SUBDIVISION ORDINANCE A MINIMUM OF 12" BY 18" WITH 2" HIGH LETTERS. LETTERING COLOR SHALL CONTRAST WITH BACKGROUND COLOR.

SANITARY SEWER NOTES

- 1. SEWER MAINS ARE TO BE AT LEAST 8" PVC WITH A SDR35 RATING
2. METROPOLITAN SEWER DISTRICT SPECIFICATIONS ARE TO BE FOLLOWED, UNLESS OTHERWISE DIRECTED BY THE CITY.
3. ON NEW CONSTRUCTION AND SEWER TAPS, AS-BUILT LOCATION OF LATERALS MUST BE PROVIDED TO THE CITY.
4. FINAL TESTING: SEE STANDARD TESTING REQUIREMENTS FOR SANITARY SEWERS AND MANHOLES.
5. BRICK SHALL NOT BE USED ON SANITARY MANHOLES.
6. ALL SANITARY SEWER MANHOLES SHALL BE WATERPROOFED ON THE EXTERIOR IN ACCORDANCE WITH THE MISSOURI D.N.R. SPECIFICATION 10CSF-8, 12(7) (E).
7. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF ST. PAUL SEWER STANDARDS AND SPECIFICATIONS.
8. ALL PIPES SHALL HAVE POSITIVE DRAINAGE THROUGH MANHOLES. NO FLAT BASE STRUCTURES ARE ALLOWED. ALL TERMINAL MANHOLES SHALL HAVE POSITIVE DRAINAGE.
9. ALL TRENCH BACKFILL UNDER PAVED AREAS SHALL BE 1" CLEAN (MINUS ROCK MAY BE USED WITH WRITTEN APPROVAL BY THE STREET SUPERINTENDENT), GRANULAR BACK FILL, WATER JETTED, AND ALL TRENCH BACKFILLS MAY BE EARTH MATERIAL (FREE OF LARGE CLODS OR STONES, NOTHING OVER A 6" DIAMETER) AND SHALL BE WATER JETTED, INSPECTED AND APPROVED BY THE CITY OF ST. PAUL.
10. ALL SEWER TOPS BUILT WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE SEWER CONTRACTOR.
11. EASEMENTS SHALL BE PROVIDED FOR STORM SEWERS, SANITARY SEWERS, AND ALL UTILITIES ON THE RECORD PLOT. SEE RECORD PLOT FOR LOCATIONS, SIZE, AND WIDTH OF EASEMENTS.
12. ALL DROP SEWER LINES ARE TO BE DUCTILE IRON FOR THE FIRST 20', UPSTREAM FROM THE MANHOLE.
13. ALL DROP MANHOLES ARE TO BE 48", WATER PROOFED. ALL DOUBLE DROP MANHOLES ARE TO BE 60" WATER PROOFED.
14. 42" MANHOLES/WATERPROOFED ARE USED FOR 8" SEWERS ONLY.
15. ALL SEWER MAINS 20" IN DEPTH ARE TO BE C900VC.
16. SMALL FIELD CHANGES MAY BE MADE BY THE CITY INSPECTOR. LARGER CHANGES HAVE TO BE RESUBMITTED TO THE CITY ENGINEER FOR APPROVAL BY THE DEVELOPER'S ENGINEERING COMPANY.
17. AS-BUILT DRAWINGS MUST BE SENT TO THE CITY BEFORE THE PROJECT CAN BE TURNED IN AS COMPLETED.



LOCATION MAP

N.T.S.

PROJECT ZIP CODE 63028

INDEX OF SHEETS

- 1 COVER SHEET
2 SITE & GRADING PLAN
3 ROAD PROFILE & DETAILS
4 GRAVITY PIPE PROFILES
5 DRAINAGE AREA MAP
6 DETAILS
7 SWPPP NOTES
8 SWPPP LAYOUT

LEGEND

Legend table with columns for EXISTING and PROPOSED symbols for contours, spot elevations, center line, buildings, tree line, fence, storm sewers, sanitary sewers, catch basin, area inlet, grated inlet, storm manhole, sanitary manhole, flared end section, cleanout, lateral connection, rock check dam, siltation fence or straw bales, siltation fence wire back, utility or power pole, fire hydrant, test hole, pavement, gas main & size, water main & size, telephone, electric (u) underground, electric (o) overhead, flow line, to be removed, top of curb, swale, light standard, street sign, parking stalls, yard light.

SERVICE DISTRICTS:

- WATER CITY OF O'FALLON
SEWER PRIVATE WWTP (ON-SITE)
FIRE O'FALLON
SCHOOL FORT ZUMWALT SCHOOL DISTRICT
GAS LACLEDE GAS
ELECTRIC CUIVRE RIVER ELECTRIC
TELEPHONE CENTURYTEL
STATE ROAD MODOT



CALL BEFORE YOU DIG!

1-800-DIG-RITE

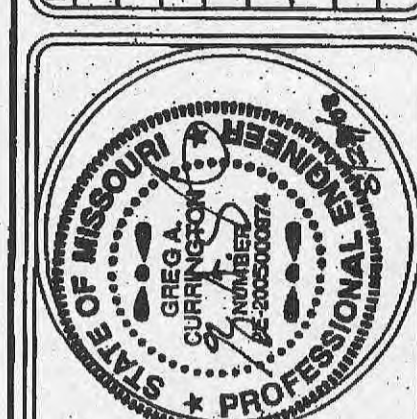
MoDOT U.G. LOCATE (314)340-4100

Approved by the: O'FALLON FIRE PROTECTION DISTRICT FIRE PREVENTION BUREAU Signed: [Signature]

BENCH MARKS:

- 1. ROUTE "P" RIGHT-OF-WAY PLANS BM 1098 -- "O" IN OPEN ON THE FIRE HYDRANT, 29 FEET LEFT EDGE OF PAVEMENT ROUTE "P" 46 FEET WEST OF EDGE OF PAVEMENT OF ROYAL OAKS DRIVE. ELEV. 542.59 (N.G.V.D. 1988)

REVISIONS table with columns for DATE, REVISION, and a grid for tracking changes.



Land Services LLC 1487 B Highway 61 Festus, Missouri 63028 636.933.4700 Office 636.933.4711 Fax



PROJECT NAME: SIGMUND PLACE SHEET TITLE: COVER SHEET CLIENT NAME: SIGMUND BROTHERS DEVELOPMENT LLC PROJECT NUMBER: 06-11-0002

Table with columns for SHEET, DATE, DRAWN BY, CHECKED BY, SCALE, and a grid for tracking.

Vertical text on the left edge: Drawing name: Z:\land Services\Projects\2008\08110002_Sigmund Brothers\Drawings\MPA\110002_MPD.dwg, Printed by: jay, Date: 03/29/07, Scale: 1/8"=1'-0"