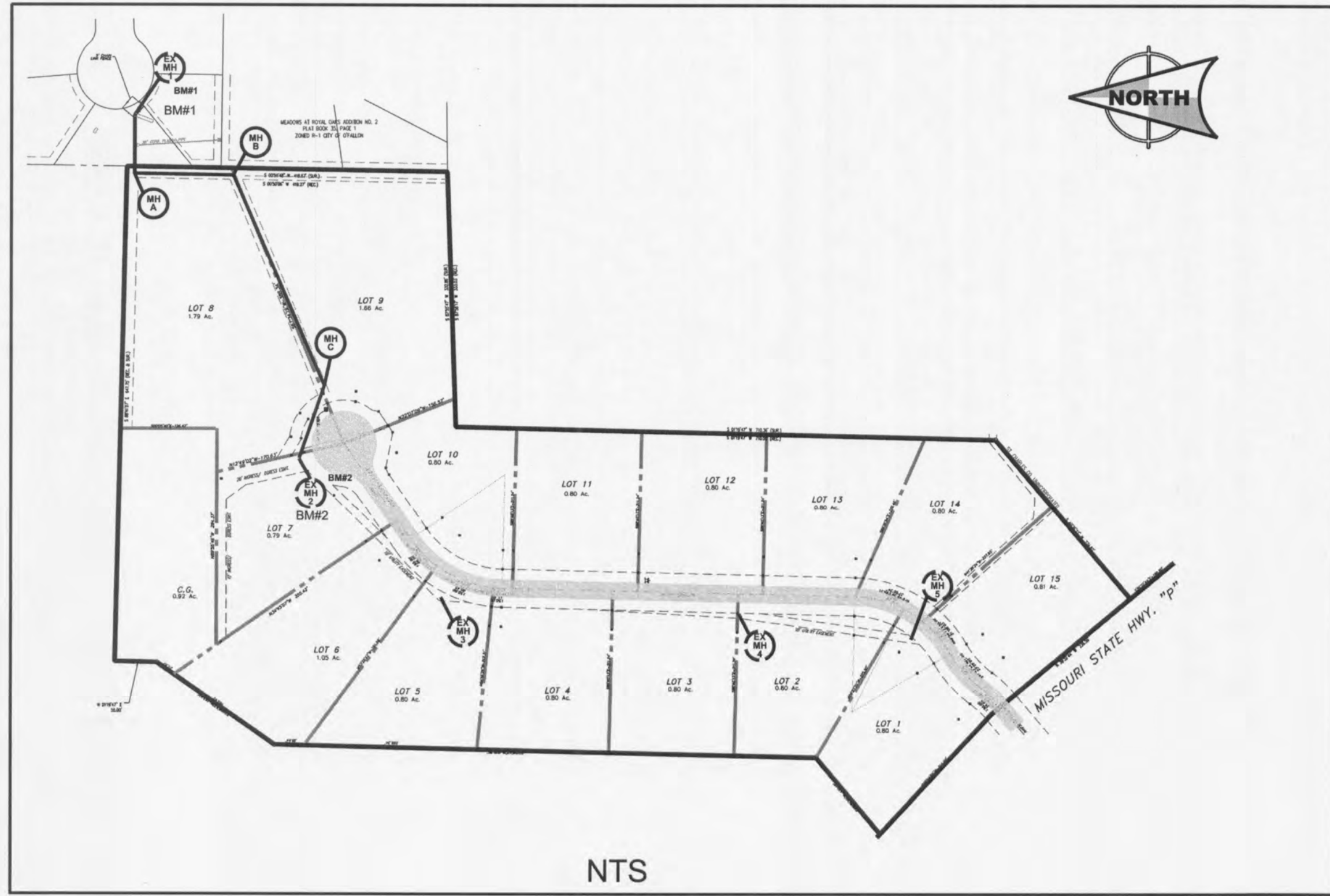
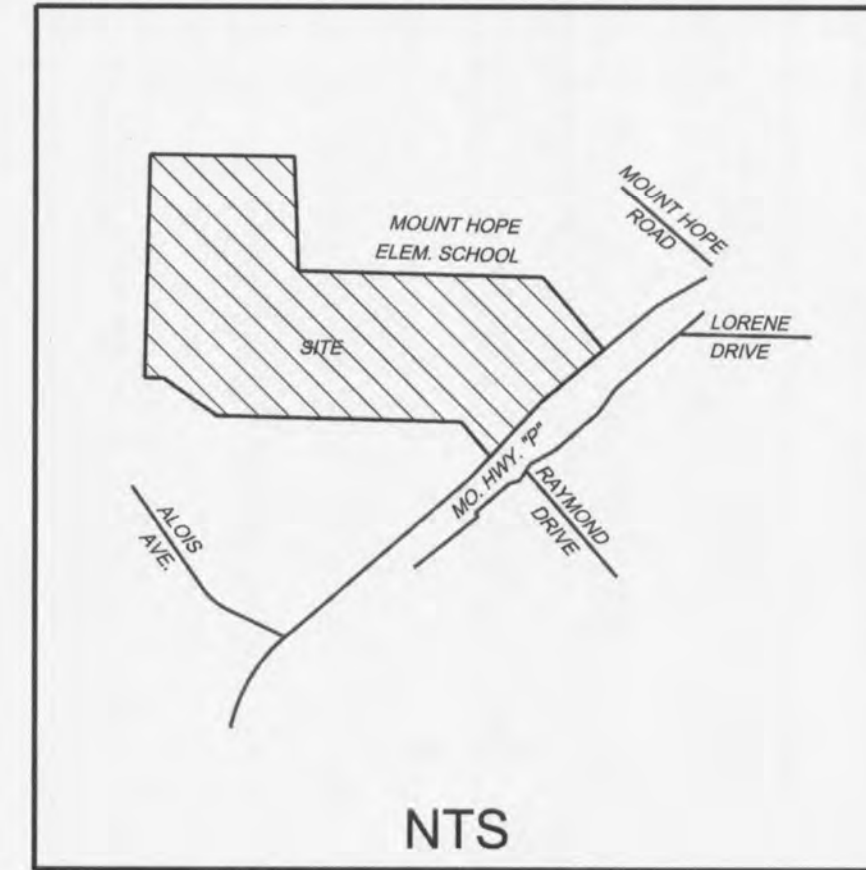


A SET OF CONSTRUCTION PLANS FOR SIGMUND PLACE SANITARY SEWER EXTENSION



NTS
Plan View



NTS
Locator Map

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

Drawing Index

- C-1 TITLE SHEET
- C-2 SANITARY SEWER EXTENSION PLAN
- C-3 PROFILE, NOTES & DETAILS

Benchmarks Project

BENCHMARK:
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.
EL. 542.59 (N.G.V.D. 1988)

SITE BENCHMARK:
BM#1 - THE SOUTH RIM OF EXISTING MANHOLE #1, ELEVATION = 536.86
BM#2 - THE SOUTH RIM OF EXISTING MANHOLE #2, ELEVATION = 545.34

Legend

A.I.	Area Inlet	MH	Manhole
A.T.G.	Adjust to Grade	RCP	Reinforced Concrete Pipe
BM	Benchmark	U.C.P.	Ultra Flo Corrugated Pipe
B.O.C.	Back of Curb	U.P.	Utility Pole
C.M.P.	Corrugated Metal Pipe	W.M.	Water Meter
C.I.	Curb Inlet	W.V.	Water Valve
C.L.	Centerline	-G-	Gas Line
D.C.I.	Double Curb Inlet	-OE-	Overhead Electric
C.O.	Clean Out	-OU-	Overhead Utilities
E.P.	End of Pipe	-T-	Telephone Line
F.L.	Flow Line Elevation	T.C.	Top of Curb Elevation
F.E.	Flared End Section	TF	Top of Foundation
-X-	Fence Line	BSMT	Basement Floor Elev.
GT	Grated Trough	TH	Test Hole
F.H.	Fire Hydrant	-UE-	Underground Electric
G.I.	Grated Inlet (2 Grate Cover)	-UT-	Underground Telephone Line
G.M.	Gas Meter	-W-	Water Line
GV	Gas Valve	U.I.P.	Use in Place
G.W.	Guy Wire	T.B.R.	To Be Removed
L.S.	Light Standard	(TYP.)	Typical
		- 500 -	Existing Contour
		- 500 -	Proposed Contour
		[Symbol]	Concrete Pavement

**FIRM
FLOOD INSURANCE RATE MAP
MAP NUMBER: 29183C0230 F
MAP REVISED: MARCH 17, 2003**

CAUTION!!!
CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING EXCAVATION OPERATIONS TO AVOID AND PROTECT EXISTING UNDERGROUND UTILITIES.

The underground utilities shown herein have been plotted from available information and do not necessarily reflect the actual existence, nonexistence, size, type, number, or location of these or other utilities. The general contractor shall be responsible for verifying the actual location of all underground utilities, shown or not shown, and said utilities shall be located in the field prior to any grading, excavation, or construction of improvements. These provisions shall in no way absolve any party from complying with the Underground Facility Safety and Damage Prevention Act, Chapter 319, RSMo.



1-800-DIG-RITE

Utility Contacts

Sanitary Sewers
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Water
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
Contact: 636-281-2858

Storm Sewer
City of O'Fallon
100 N. Main St.
O'Fallon, MO. 63366
636-281-2858

Electric
Curve River Electric Co.
P.O. Box 160
Troy, MO. 63379-0160
1-800-392-3709

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2297

Telephone
Century Tel
1151 Century Tel Dr.
Wentzville, MO. 63385
636-332-7261

Fire District
O'Fallon Fire Protection District
119 E. Elm St.
O'Fallon, MO. 63366
636-272-3493

PROJECT TITLE

**SIGMUND PLACE
SANITARY SEWER
EXTENSION**

SDE

3808
S. Lindbergh Blvd.
Suite 106
St. Louis, Missouri
63127
314-822-4800

SDE-civil.com

SITE DEVELOPMENT ENGINEERING, INC.
CORPORATE CERTIFICATE OF AUTHORITY
No. 00128



Date: 10-24-13
Steven D. Rush
Civil Engineer
License No. E-20332

REVISIONS

10-06-13	MSD REVIEW COMMENTS
10-14-13	MSD REVIEW COMMENTS
10-21-13	OWNER COMMENTS
10-24-13	CITY COMMENTS

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

COVER SHEET

P&Z No.
Approval
Date
City No.

Page No.

C-1

* City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

October 1 through May 31
7:00 A.M. To 7:00 P.M. Monday Through Sunday
June 1 Through September 30
6:00 A.M. To 8:00 P.M. Monday Through Friday
7:00 A.M. to 8:00 P.M. Saturday and Sunday

* The area of this phase of development is 15 acres

The area of land disturbance is 0.34 ac.

Number of proposed lots is 15

Building setback information. Front 50' from center of road

Side 10'

Rear 30'

* The estimated sanitary flow in gallons per day is 6,000 gpd

* Tree preservation calculations

City approval of any construction site plan does not mean that any building can be constructed on the lots without meeting the building setbacks as required by the zoning codes.

All installations and construction shall conform to the approved engineering drawings. However, if the developer chooses to make minor modifications in design and/or specifications during construction, they shall make such changes at their own risk, without any assurance that the City Engineer will approve the completed installation or construction. It shall be the responsibility of the developer to notify the City Engineer of any changes from the approved drawings. The developer may be required to correct the installed improvements so as to conform to the approved engineering drawings. The developer may request a letter from the Construction Inspection Division regarding any field changes approved by the City Inspector.

Lighting values will be reviewed on site prior to the final occupancy inspection.