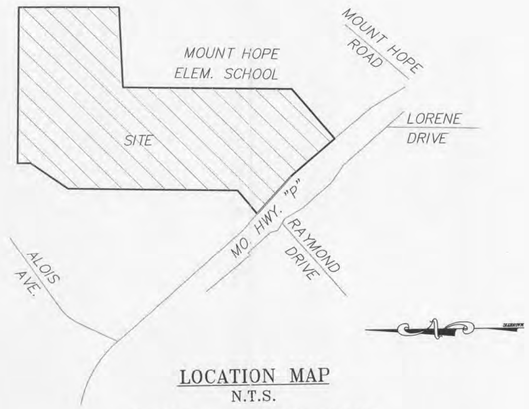
SIGMUND PLACE

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

WATER PLANS

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

15 LOT RESIDENTIAL SUBDIVISION
ZONING:
R-1B
(SINGLE FAMILY RESIDENTIAL USE)
SETBACKS:
FRONT - 50' FROM CENTER OF ROAD
SIDES - 10'
BACK - 30'
FROM WWTP - 150'



LOCATION MAP
N.T.S.

PROJECT ZIP CODE 63028

INDEX OF SHEETS

WATER LINE NOTES:

1. ALWAYS KEEP THE WATER MAIN ON EASEMENT
2. ALL WATER MAINS SHOULD BE 8 INCHES IN DIAMETER OR LARGER UNLESS NOTED OTHERWISE. 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 ½) 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 (45°, 22 ½°, & 11 ¼°), 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.
9. 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'.
10. MUST USE APPROPRIATE SIZED CASINGS WHEN CROSSING STREETS.
11. 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.
12. USE 3M WATERPROOF SPLICE KITS FOR ALL SPLICING OF TRACER WIRE.
13. 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.
14. ALL PIPE SHALL BE DISINFECTED IN ACCORDANCE WITH *A.W.W.A. C-651* PRIOR TO BEING PLACED INTO SERVICE IN THE FOLLOWING MANNER: DISINFECTION SHALL BE BY THE TABLET METHOD. HYPOCHLORITE TABLETS (HTH) SHALL BE ATTACHED TO THE PIPE DURING INSTALLATION WITH *TWO TABLETS PER 20 FOOT LENGTH OF 8" PIPE*. FOLLOWING INSTALLATION, THE MAIN SHALL BE FILLED WITH WATER AT A VELOCITY NOT TO EXCEED ONE (1) FOOT PER SECOND. THE WATER SHALL REMAIN IN THE PIPE FOR 24 HOURS PRIOR TO FLUSHING. (2)
15. 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.
16. IF CHLORINE TEST FAILS THEN MAIN MUST BE RECHLORINATED.
15. AFTER FLUSHING THE CHLORINE RESIDUAL SHALL BE TESTED AND SHALL BE BETWEEN 0.5 – 1.5 MG/1. FOLLOWING DISINFECTION, FLUSHING AND PRESSURE TESTING, SAMPLES SHALL BE TAKEN ON TWO CONSECUTIVE DAYS FOR BACTERIOLOGICAL TESTING. IF THE SAMPLES ARE ACCEPTABLE, THE MAINS MAY BE PLACED IN SERVICE. IF THE SAMPLES ARE NOT ACCEPTABLE, THE MAINS SHALL BE RE-FLUSHED AND/OR RE-CHLORINATED UNTIL THE BACTERIOLOGICAL TESTS MEET THE REQUIREMENTS STATED ABOVE. (2)
16. COLIFORM SAMPLES SHOULD BE COLLECTED EVERY 1,200'.
17. *FINAL PRESSURE TEST: THE WATER MAIN MUST BE PRESSURE TESTED IN ACCORDANCE WITH A.W.W.A. C-600 TO A PRESSURE OF 1.5 TIMES THE WORKING PRESSURE OR 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.* (2)
18. 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.
19. ALL WATERLINE CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF O'FALLON STANDARDS AND SPECIFICATIONS.
20. THE CONTRACTOR SHALL PLACE THE 'STEAMER' OUTLET OF THE FIRE HYDRANT TOWARD THE STREET.
21. BACK FILL NO DEBRIS LARGER THAN 6" IN DIAMETER.
22. ALL CREEK CROSSINGS WILL REQUIRE DUCTILE IRON PIPE EXCEPT WHEN C906 IS USED. IF LESS THAN 3' OF COVER, CONCRETE ENCASEMENT WITH RIPRAP REQUIRED.
23. HYDRANT DISTANCES: 600'/300' - RESIDENTIAL/COMMERCIAL PENDING.
24. EASEMENTS SHALL BE PROVIDED FOR WATER MAINS, AND ALL UTILITIES ON THE RECORD PLAT. SEE RECORD PLAT FOR LOCATION SIZE, AND WIDTH OF EASEMENTS.
25. THE O'FALLON CONSTRUCTION INSPECTION DIVISION SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF WATER MAINS FOR COORDINATION AND INSPECTIONS.
26. 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.
27. ALL BORE CASINGS, EXCEPT SERVICE LINES, SHALL HAVE A CASING SPACER EVERY 10' AND C906 OR 17 CLASS 100 PIPE WILL BE REQUIRED.
28. 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".
29. 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.
30. ALL WATER MAINS ARE TO BE INSTALLED IN A STRAIGHT LINE (NO BENDS IN INDIVIDUAL PIPES). A 5% DEFLECTION IN JOINTS IS ALLOWED. BENDS AROUND CUL-DE-SACS ARE TO BE MADE WITH 22 ½° ELBOWS.
31. SMALL FIELD CHANGES MAY BE MADE BY THE CITY INSPECTOR. LARGER CHANGES HAVE TO BE RESUBMITTED BY THE DEVELOPER'S ENGINEER FOR APPROVAL.
32. 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.) *A COPY OF THE RECORD PLAT AND/OR EASEMENT DOCUMENTS SHALL BE SUBMITTED TO THE CITY OF O'FALLON WITH SUBMITTAL OF AS-BUILT DRAWINGS.* (2)

WATER NOTES CONTINUED:

1. JETTING: GRANULAR MATERIALS AND EARTH MATERIALS ASSOCIATED WITH NEW CONSTRUCTION OUTSIDE OF PAVEMENTS MAY BE JETTED, TAKING CARE TO AVOID DAMAGE TO NEWLY LAID MAINS. THE JETTING SHALL BE PERFORMED WITH A PROBE ROUTE ON NOT GREATER THAN 7.5-FOOT CENTERS WITH THE JETTING PROBE CENTERED OVER AND PARALLEL WITH THE DIRECTION OF THE PIPE. TRENCH WIDTHS GREATER THAN 10-FEET WILL REQUIRE MULTIPLE PROBES EVERY 7.5-FOOT CENTERS.
2. DEPTH: TRENCH BACKFILL LESS THAN 8-FEET IN DEPTH SHALL BE PROBED TO A DEPTH EXTENDING TO HALF THE DEPTH OF THE TRENCH BACKFILL, BUT NOT LESS THAN 3-FEET. TRENCH BACKFILL GREATER THAN 8-FEET IN DEPTH SHALL BE PROBED TO HALF THE DEPTH OF THE TRENCH BACKFILL BUT NOT GREATER THAN 8-FEET.
3. EQUIPMENT: THE JETTING PROBE SHALL BE A METAL PIPE WITH AN EXTERIOR DIAMETER OF 1.5 TO 2 INCHES.
4. METHOD: JETTING SHALL BE PERFORMED FROM THE LOW SURFACE TOPOGRAPHIC PINT AND PROCEED TOWARD THE HIGH POINT, AND FROM THE BOTTOM OF THE TRENCH BACKFILL TOWARDS THE SURFACE. THE FLOODING OF EACH JETTING PROBE SHALL BE STARTED SLOWLY ALLOWING SLOW SATURATION OF THE SOIL. WATER IS NOT ALLOWED TO FLOW AWAY FROM THE DITCH WITHOUT FIRST SATURATING THE TRENCH.
5. SURFACE BRIDGING: THE CONTRACTOR SHALL IDENTIFY THE LOCATIONS OF THE SURFACE BRIDGING (THE TENDENCY FOR THE UPPER BACKFILL CRUST TO ARCH OVER THE TRENCH RATHER THAN COLLAPSE AND CONSOLIDATE DURING THE JETTING PROCESS). THE CONTRACTOR SHALL BREAKDOWN THE BRIDGED AREAS USING AN APPROPRIATE METHOD SUCH AS WHEELS OR BUCKET OF A BACKHOE. WHEN THE SURFACE CRUST IS COLLAPSED, THE VOID SHALL BE BACKFILLED WITH THE SAME MATERIAL USED AS TRENCH BACKFILL AND REJETTED. COMPACTION OF THE MATERIALS WITHIN THE SUNKEN/JETTED AREA SHALL BE IMPACTED SUCH THAT NO FURTHER SURFACE SUBSIDENCE OCCURS.

SITE NOTES:

1. NO DRIVEWAY ACCES WILL BE ALLOWED ON TO HIGHWAY P.
2. A TYPE III ENTRANCE PERMIT SHALL BE OPTAINED FROM TEH MISSOURI DEPARTMENT OF TRANSPORTATION PRIOR TO CONSTRUCTION WITHIN MODOT RIGHT OW WAY.
3. A 42' WIDE PRIVATE STREET EASEMENT SHALL BE PROVIDED, CENTERED ON THE PROPOSED 22' WIDE ROADWAY.
4. A SIGN SHALL BE COSNTRUCTED AT TEH 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.

VEGETATION ESTABLISHEMENT 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. SEEEDING PERIODS:
   - FESCUE OR BROME — MARCH 1 TO JUNE 1; AUGUST 1 TO OCTOBER 1
   - WHEAT OR RYE — MARCH 15 TO NOVEMBER 1
   - OATS — MARCH 15 TO SEPTEMBER 15
4. MULCH RATES: 100 LBS/1,000 SF (4,356 LBS/AC.)

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. CONSTRUCTED SLOPES SHALL NOT EXCEED 3:1 (HORIZ./VERT.)
3. ALL AREAS SHALL BE ALLOWED TO DRAIN. ALL LOW POINTS SHALL BE PROVIDED WITH TEMPORARY DITCHES.
4. 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.
5. 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.
6. THE SURFACE OF THE FILL SHALL BE FINISHED SO THAT IT WILL NOT IMPOUND WATER. IF AT THE END OF A DAY'S 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.
7. FILL AND BACKFILL SHOULD BE COMPACTED TO THE CRITERIA SPECIFIED IN THE FOLLOWING TABLE:

CATEGORY	MINIMUM PERCENT COMPACTION
FILL IN BUILDING AREAS BELOW FOOTINGS	95%
FILL UNDER SLABS, WALKS, AND PAVEMENT	95%
FILL OTHER THAN BUILDING AREAS	88%
NATURAL SUBGRADE	88%
PAVEMENT SUBGRADE	95%
PAVEMENT BASE COURSE	95%

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.

SEPARATION OF WATER AND SEWER MAINS:

1. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY OR STORM SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A TEN FOOT SEPARATION, DEVIATIONS MAY BE MADE ON A CASE-BY-CASE BASIS, IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. SUCH DEVIATION MAY ALLOW INSTALLATION OF THE WATER MAIN CLOSER TO A SEWER, PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AND IN EITHER CASE, AT SUCH ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER AND ONLY AFTER REVIEW AND APPROVAL BY THE CITY OF O'FALLON AND THE MISSOURI DEPARTMENT OF NATURAL RESOURCES. (2)
2. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL CLEAR DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. THIS SHALL BE THE CASE WHERE THE WATER MAIN IS EITHER ABOVE OR BELOW THE SEWER. AT CROSSINGS, THE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE 18 INCHES OF VERTICAL SEPARATION IS NOT POSSIBLE, THE PIPE SHALL BE CONSTRUCTED WITH MECHANICAL JOINT PIPE WITH THE JOINTS LOCATED AT LEAST 10' FROM THE CROSSING SEWER MAIN, OR THE PIPE SHALL BE CONTINUOUSLY ENCASED A MINIMUM OF 10' EITHER SIDE OF THE SEWER MAIN.
3. THERE SHALL BE AT LEAST A 10 FOOT HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER FORCE MAINS. THERE SHALL BE AN 18 INCH VERTICAL SEPARATION AT CROSSINGS AS REQUIRED ABOVE FOR GRAVITY SEWERS. NO WATER LINE SHALL BE LOCATED CLOSER THAN 10 FEET TO ANY PART OF A SEWER MANHOLE.

LEGEND

EXISTING		PROPOSED	EXISTING		PROPOSED
542	CONTOURS	(542)		UTILITY OR POWER POLE	
X 536	SPOT ELEVATIONS	X 536		FIRE HYDRANT	
	CENTER LINE		TH	TEST HOLE	
	BUILDINGS, ETC.			PAVEMENT	
	TREE LINE		G	GAS MAIN & SIZE	2" G
	FENCE		W	WATER MAIN & SIZE	8" W
	STORM SEWERS		UT	TELEPHONE	UT
	SANITARY SEWERS		UE	ELECTRIC UNDERGROUND	UE
	CATCH BASIN		OE	ELECTRIC OVERHEAD	OE
	AREA INLET		FL	FLOW LINE	FL
	GRATED INLET			TO BE REMOVED	TBR
D	STORM MANHOLE		TC	TOP OF CURB	(TC)
S EA 504	SANITARY MANHOLE	MH		SWALE	
	FLARED END SECTION			LIGHT STANDARD	
CO	CLEANOUT	CO	5%	STREET SIGN	5%
T	LATERAL CONNECTION	T			
	ROCK CHECK DAM			REVISION TAG	
	SILTATION FENCE OR STRAW BALES	SF			
	SILTATION FENCE WIRE BACK				

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 ROW	MoDOT

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CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE: 9/1/09
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

BENCH MARKS:

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

ISSUE	REVISIONS	DATE
1	REVISED WATER LAYOUT PER CITY OF O'FALLON COMMENTS DATED 09/12/08	09/26/08
2	REVISED PER CITY OF O'FALLON COMMENTS ON 10/10/2008	10/28/2008
3		
4		
5		
6		
7		
8		

PREPARED BY:
Land Services LLC
TRUMPET
Build. Renew. Restore.
1487 B Highway 61
Festus, Missouri 63028
636.933.4700 Office
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RECEIVED NOV - 7 2008

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

SHEET 1 OF 3
DATE: 4/21/2008
DRAWN BY:
CHECKED BY:
SCALE: