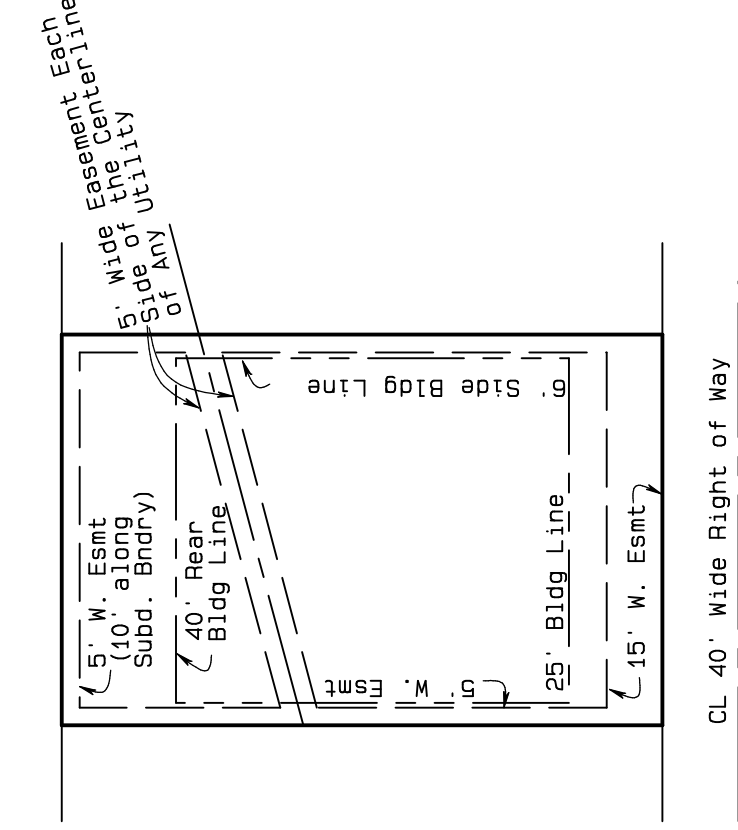
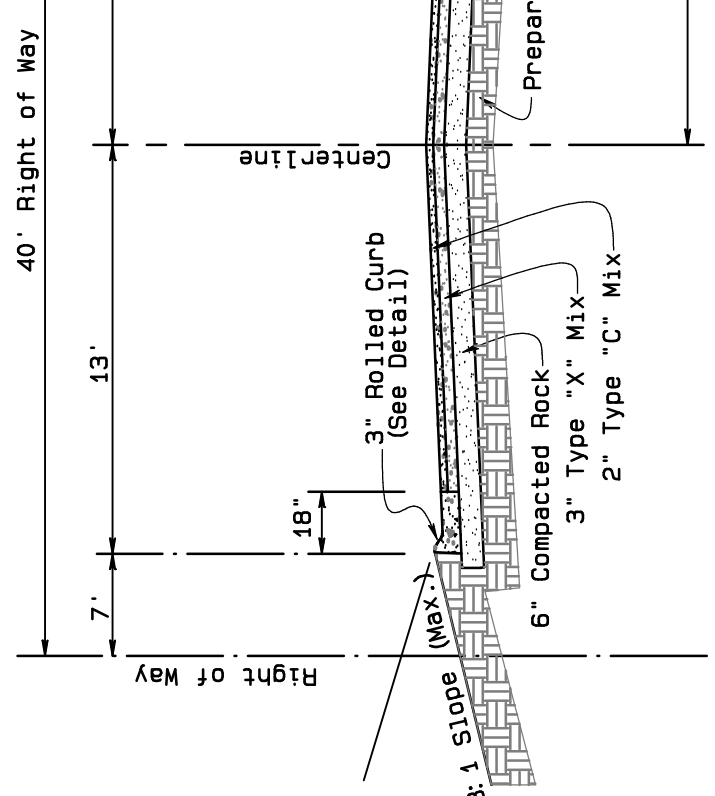


GENERAL NOTES:

- 1. THE UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM READILY AVAILABLE RECORDS...
2. ALL FILL UNDER PROPOSED STORM AND SANITARY SEWER LINES AND/OR PAVED AREAS INCLUDING TRENCH BACKFILLS WITHIN AND OFF THE ROAD...
3. ALL EMBANKMENT TO BE COMPACTED TO MINIMUM OF 90 PERCENT (STANDARD PROCTOR)...
4. GRADES SHOWN ON THIS DRAWING ARE ROUGH GRADES. FINISH GRADING SHALL BE COMPLETED WITH CONSTRUCTION OF INDIVIDUAL BUILDINGS...
5. MAXIMUM SLOPE = 3 UNITS HORIZONTAL/1 VERTICAL. (EARTH SLOPES ONLY)...
6. SOFT OR SPONGY EARTH, MULCH, MID, UNCONSOLIDATED EARTH FILL, OR UNSTABLE FILL SHALL BE DECAYED VEGETABLE OR ORGANIC MATTER...
7. GRANULAR BACKFILL (1/4" CLEAN CRUSHED STONE) SHALL BE PLACED AT LOCATIONS OF PIPE TO THE SUBGRADE ELEVATION OF THE PAVEMENT...
8. BACKFILLING IN TRENCHES WHERE GRANULAR BACKFILL IS NOT SPECIFIED...
9. PRECAST MANHOLES SHALL CONFORM TO ASTM-478...
10. ALL LATERALS TO BE DIAMETER SPECIFIED BY SEWER DISTRICT AND ENDS OF LATERALS TO BE STAKED AND TALLSTAKE ELEVATION GIVEN...
11. ALL SANITARY AND STORM SEWERS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AGENCY...
12. ALL WYES AND ENDS OF LATERALS TO BE CAPPED TO PREVENT INFILTRATION...
13. ALL SEWERS WITHOUT ELEVATIONS FURNISHED BY THE ENGINEER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR...
14. ALL STREETS SHALL MEET ALL SPECIFICATIONS AND INSTALLATION REQUIREMENTS OF THE LOCAL GOVERNING AGENCY...
15. STORM SEWER PIPING: ALL PIPE TO BE SHOOT WALKER POLYETHYLENE (MDR 3) OR ABOVE (CL MUST BE APPROVED BY ENGINEER)...
16. MANHOLES SHALL BE 24" DIA. AND STRAINED IMMEDIATELY UPON THE COMPLETION OF GRADING OR CESSION FOR MORE THAN ONE MONTH...
17. CONTRACTOR SHALL PROVIDE EROSION CONTROL DEVICES AS REQUIRED BY THE EROSION AND SEDIMENT CONTROL STANDARD SPECIFICATIONS DATED MARCH 1988...
18. ALL SANITARY SEWERS SHALL HAVE A GRANULAR BEDDING OF 6" BELOW TO 12" ABOVE SEWER PIPE...
19. ALL STREETS SHALL MEET THE STANDARDS ESTABLISHED BY JEFFERSON ENGINEERS TO COORDINATE WITH COUNTY HIGHWAY DEPARTMENT...
20. TWENTY FOUR HOUR NOTICE SHALL BE PROVIDED TO JEFFERSON COUNTY PLANNING AND ZONING BEFORE EACH OF THESE OPERATIONS...
21. INSTALLATION OF STORM DRAINS...
22. PAVING OF ROAD SURFACE...
23. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON THE SITE WITH THE PUBLIC WORKS DEPARTMENT INSPECTOR PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION...
24. DEVELOPER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS BEFORE CONSTRUCTION BEGINS...
25. THE INSTALLATION OF TYPE 'X' EXPANSION JOINTS ARE REQUIRED ON RESIDENTIAL STREETS AT THE FOLLOWING LOCATIONS...
26. WHEN APPLICABLE, ANY CHANGE TO EXISTING OFFSITE IMPROVEMENTS SHALL BE REPLACED WITH IN-KIND MATERIALS.



Typical Lot Layout

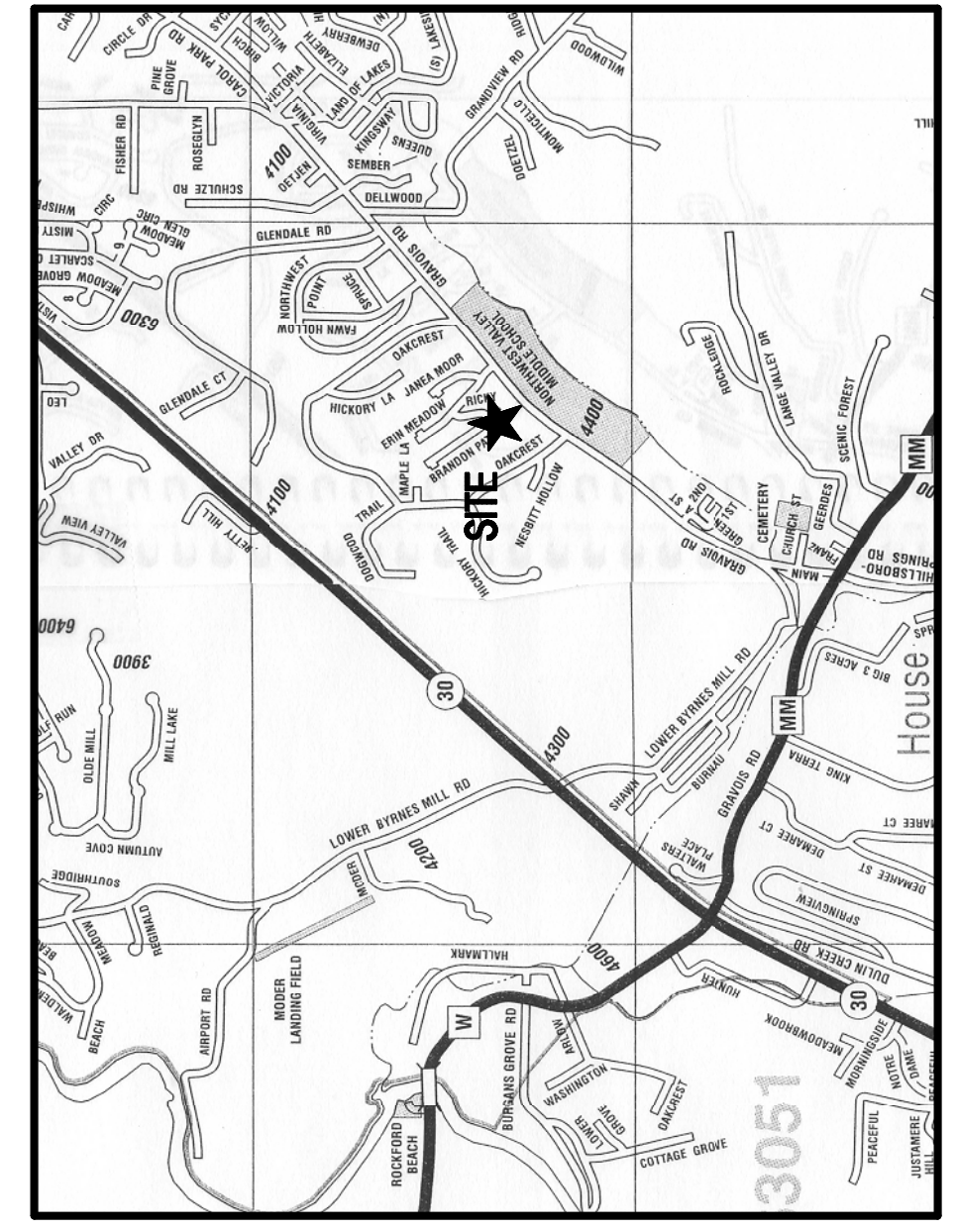


Typical Roadway Section

Spring Mill Valley Phase 2

Located in South Half of Section 34 Township 43 North, Range 4 East, Jefferson County, Missouri

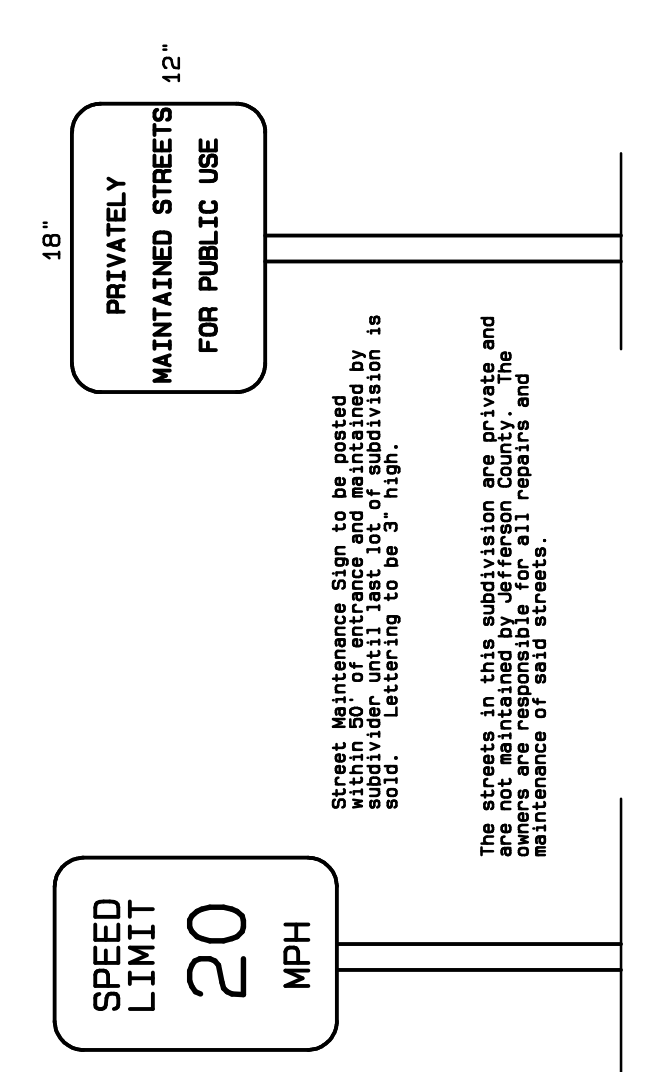
Zoned R-11
Total Acres Phase II: 10.64 Acres
Common Ground Provided: 2.78 Acres
Right-of-Way: 1.06 Acres (10% per ordinance)
General Right-of-Way: 1.50 Acres
Garage/Access: 1.20 Acres
Total Right-of-Way: 2.78 Acres
Lot density: 26 Lots / 10.64 acres - 1.06 Acres (10% per ordinance) - 2.71 Lots per Acre
Subdivision uses Cluster Design Standards.



Location Map

Sheet Index:

- 1. Cover Sheet
2. Overall Existing Site Boundary & Topo
3. Site Grading Plan
4. Site Improvement Plan
5. Street & Storm Profiles
6. Drainage Area Map
7. Street & Storm Details
8. Erosion Control Details
9. Sanitary Sewer Details



Roadway Maintenance Sign was Required as part of Phase I, and will not be necessary for Phase II.

AMBULANCE
Big River Ambulance District
P.O. Box 348
Cedar Hill, MO 63016
(636) 274-3964

SCHOOLS
Northwest R-1
2843 Community Lane
P.O. Box 500
High Ridge, MO 63049
(636) 677-3473

SEWERS
House Springs Sewer Company
4089 Country Club Drive
High Ridge, MO 63052
(636) 282-1935

TELEPHONE
Southwestern Bell Telephone
Glen Rosemiller
Glen Rosemiller
(northern J.C. area)
(636) 931-7504
122 N. 2nd Street
Festus, MO 63028
(636) 464-2652

WATER
PMSD #6
High Ridge Fire Protection District
P.O. Box 142
High Ridge, MO 63049
(636) 677-3371

JEFFERSON COUNTY 911
Brenda Shular
5475 Buckeye Valley Road
House Springs, MO 63051
(636) 797-9797 x 302

Site Benchmark - T.B.M. Conc. R/W Marker
Elev. = 518.02

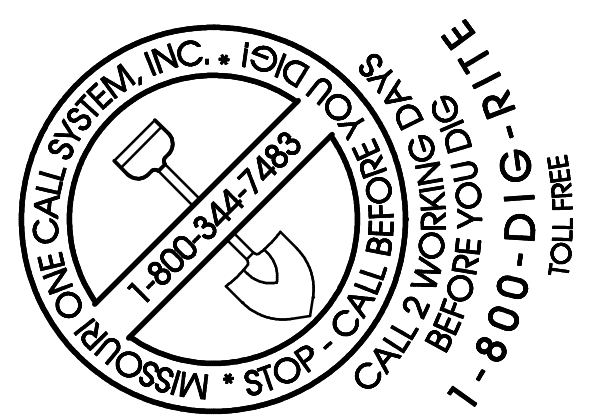
Existing Contours were derived by Aerial Topo (Sanborn) provided to Govers by our client. Govers has As-Built recent improvements in the area of Phase II, and incorporated that information with existing grades.

This Parcel is Located Completely within Zone C of FIRM Map # 290808-0155B

Parcel No. - 56-3-8-34-3-001-1

Legend of Symbols

- Benchmark
Fire Hydrant
Water Valve
Water Meter
Water Manhole
Gas Valve
Gas Meter
Propane Tank
Electric Pedestal
Electric Meter
Light Pole
Utility Pole
Transformer Pole
Cable TV Pedestal
Grated Inlet
Storm Manhole
Sanitary Manhole
Downspout
Flared End Pipe
Telephone Pedestal/Marker
Sign
Bollard
Cleanout



POST OFFICES
High Ridge Bridge Blvd
636-677-5663

SCHOOLS
Northwest R-1
2843 Community Lane
P.O. Box 500
High Ridge, MO 63049
(636) 677-3473

SEWERS
House Springs Sewer Company
4089 Country Club Drive
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Table with columns: REVISION, DATE, DRAWN BY, CHECKED BY, ENGINEER'S SEAL.

DISCLAIMER
THE PLANS WHICH THE REGISTERED PROFESSIONAL ENGINEER HAS PREPARED, AS AUTHENTICATED BY HIS SIGNATURE AND SEAL, ARE LIMITED TO ONLY THE WORK OF GRADING, SEWERS, WATER AND SANITARY SITE AND APPURTENANT GRADES, IMPROVEMENTS, BUT DOES NOT COVER THE ENGINEER FOR SERVICES NOT RENDERED (PARAGRAPHS 327.411 RSMo).

GOVERO LAND SERVICES SURVEYING * ENGINEERING
5929 Old State Road
Imperial, MO 63022
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