

GUTHRIE ROAD PROPERTY IMPROVEMENTS

220 GUTHRIE RD

ST. CHARLES COUNTY, MISSOURI



Gateway Land Services, Inc.
9378 Olive Blvd.
St. Louis, MO 63132
Office: 314.881.9556
www.glsatl.com

PROJECT CONTACT:

CIVIL ENGINEER & SURVEYOR

GATEWAY LAND SERVICES, INC.
9378 OLIVE BLVD, SUITE 104
ST. LOUIS, MO 63132

CALEB ROBBERN
PROJECT MANAGER
PHONE: (314) 881-9556
EMAIL: CALEBR@GLSSTL.COM

LESLIE CERNY
PROJECT ENGINEER
PHONE: (314) 881-9556
EMAIL: LESLIEC@GLSSTL.COM

SHEET INDEX:

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C-1.0	COVER SHEET
SUV-1	EXISTING SURVEY
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C-2.1	SITE PLAN DETAIL

PROJECT REVISION:

NO: DATE: DESCRIPTION:

GUTHRIE RD

ST. CHARLES COUNTY
MISSOURI

GENERAL NOTES:

1. UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM ONE CALL MARKINGS AND AVAILABLE SURVEYS AND THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT OTHER BELOW GROUND UTILITIES MAY EXIST. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND LOCATION BEFORE EXCAVATION. PRIOR TO ANY DEMOLITION WORK, THE CONTRACTOR SHALL PERFORM A MISSOURI ONE CALL FOR UTILITY LOCATIONS TO BE MARKED.
2. THE CONTRACTOR SHALL TAKE ALL NECESSARY CARE AND PRECAUTIONS TO ENSURE THE SAFETY OF THE GENERAL PUBLIC AND FOR DETERMINING SAFE METHODS FOR DEMOLITION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE ENSURING ALL UTILITIES TO BE DISTURBED TO BE DE-ENERGIZED/SHUT OFF PRIOR TO WORK COMMENCING.
4. ANY DEMOLITION DEBRIS AND ORGANIC MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.
5. NO CHANGES TO THE EXISTING DRAINAGE PATTERN ARE PROPOSED.
6. ALL GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH ST. CHARLES COUNTY STANDARDS.
7. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO ST. CHARLES COUNTY STANDARDS.
8. NO SLOPES SHALL EXCEED 3 TO 1.
9. INTERIM STORM WATER DRAINAGE CONTROL BMPS ARE REQUIRED.



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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 316, RSMo.

CALL MISSOURI ONE-CALL, 1-800-DIG-RITE.

DATE: 01/18/19
BOOK NO.:
DRAFTED BY: CJR
APPROVED BY: MWB

18-224 GUTHRIE CIVIL.DWG

SHEET TITLE:

COVER

SHEET NUMBER

C-1.0

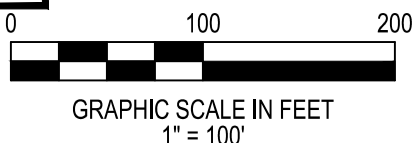
SHEET NO: 1 OF 5
PROJECT NO:18-224

BOUNDARY SURVEY

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 47 NORTH, RANGE 2 EAST
FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI.

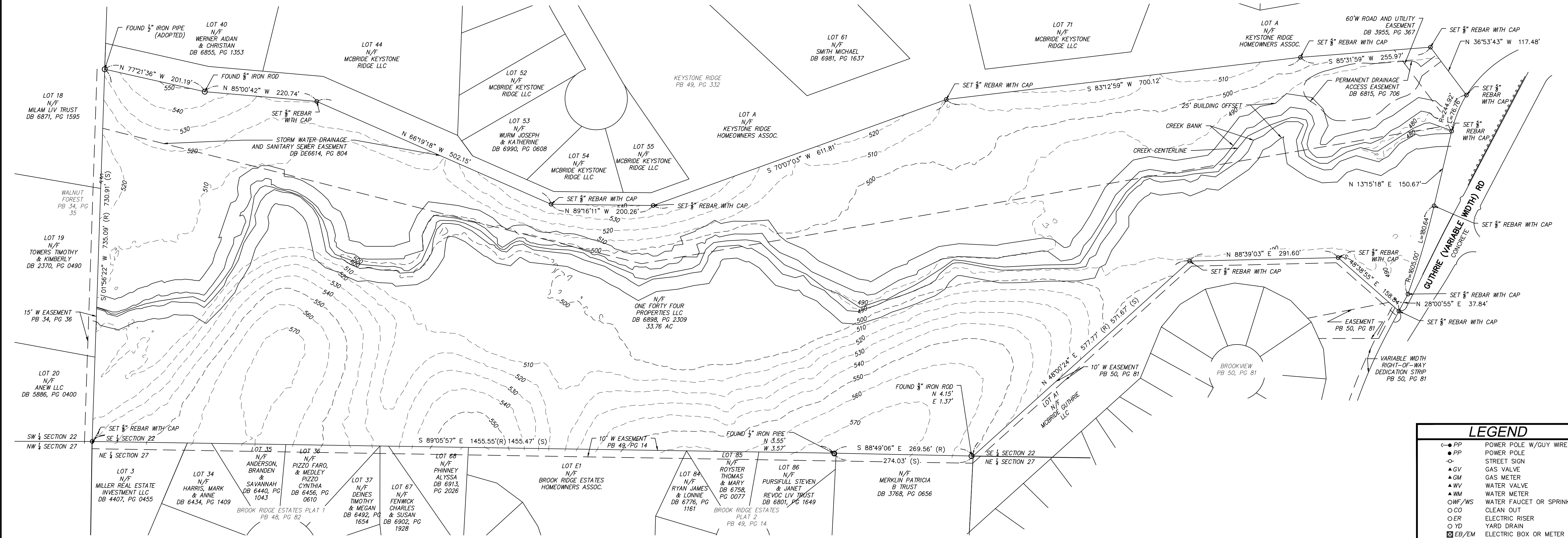


LOCATION MAP



ABBREVIATIONS	
AC	ACRES
ASPH	ASPHALT
BLDG	BUILDING
BM	BENCHMARK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DB	DEED BOOK
E	EAST
EL	ELEVATION
FF	FINISHED FLOOR
FL	FLOW LINE
LF	LINEAR FEET
MH	MANHOLE
N	NORTH
NE	NORTHEAST
NTS	NOT TO SCALE
PB	PLAT BOOK
PG	PAGE
A.A.A.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
PVMT	PAVEMENT
R	RADIUS
R	RECORD
R/W	RIGHT OF WAY
S	SOUTH
SF	SQUARE FEET
ST	STORM
SUR	SURVEY
SW	SOUTHWEST
W	WEST
W/	WEST WITH

MONUMENT LEGEND	
○	FOUND IRON PIPE
●	FOUND REBAR
○	SET REBAR
●	BENCHMARK
■	STONE
■	CONCRETE MONUMENT
+	RIGHT OF WAY MARKER
+	CROSS
+	ANCHOR CROSS
+	CUT CROSS
+	COTTON PICKER SPINDLE
+	RAILROAD SPIKE
+	POST
+	DISC
+	HUB
+	NAIL WITH NOTE TYPE
+	AXLE



DEED DESCRIPTION:
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, PART OF FRACTIONAL SECTION 23, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 20 OF "WALNUT FOREST", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 34, PAGE 36 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID LOT 20 AND CONTINUING ALONG THE EAST LINE OF LOT 19 AND 18 OF "WALNUT FOREST", NORTH 01 DEGREES 48 MINUTES 49 SECONDS EAST 735.08 FEET; THENCE ALONG THE SOUTH LINE OF PROPERTY CONVEYED TO L.K. INVESTMENTS I, L.L.C. ACCORDING TO THE DEED RECORDED IN BOOK 50860 PAGE 643 OF THE SAID RECORDS; THE FOLLOWING COURSES AND DISTANCES, SOUTH 77 DEGREES 23 MINUTES 08 SECONDS EAST 201.19 FEET; SOUTH 85 DEGREES 08 MINUTES 14 SECONDS EAST 220.74 FEET; SOUTH 66 DEGREES 28 MINUTES 50 SECONDS EAST 502.15 FEET; SOUTH 89 DEGREES 23 MINUTES 43 SECONDS EAST 200.26 FEET; SOUTH 69 DEGREES 59 MINUTES 31 SECONDS EAST 811.81 FEET; NORTH 83 DEGREES 05 MINUTES 27 SECONDS EAST 255.97 FEET TO A POINT ON THE WESTERN LINE OF U.S. SURVEY 54; THENCE ALONG THE SAID WESTERN LINE OF U.S. SURVEY 54, SOUTH 37 DEGREES 01 MINUTES 15 SECONDS EAST 117.48 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE ROAD, VARIABLE WIDTH; THENCE ALONG THE SAID WESTERN RIGHT-OF-WAY LINE OF GUTHRIE ROAD, THE FOLLOWING COURSES AND DISTANCES, ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 72 DEGREES 06 MINUTES 28 SECONDS WEST 76.45 FEET AND WHOSE RADIUS POINT BEARS SOUTH 58 DEGREES 54 MINUTES 50 SECONDS EAST 244.92 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 76.76 FEET; SOUTH 13 DEGREES 07 MINUTES 46 SECONDS WEST 150.67 FEET; ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 16 DEGREES 21 MINUTES 13 SECONDS WEST 180.55 FEET AND WHOSE RADIUS POINT BEARS NORTH 76 DEGREES 52 MINUTES 14 SECONDS WEST 1605.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 180.63 FEET; SOUTH 27 DEGREES 53 MINUTES 23 SECONDS WEST 85.83 FEET; AND ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 22 DEGREES 33 MINUTES 18 SECONDS WEST 186.33 FEET AND WHOSE RADIUS POINT BEARS SOUTH 72 DEGREES 46 MINUTES 48 SECONDS EAST 1002.00 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 186.58 FEET; THENCE LEAVING THE SAID WESTERN RIGHT-OF-WAY LINE OF GUTHRIE ROAD, THE FOLLOWING COURSES AND DISTANCES, NORTH 72 DEGREES 46 MINUTES 48 SECONDS WEST 374.81 FEET; AND SOUTH 64 DEGREES 16 MINUTES 15 SECONDS WEST 430.26 FEET TO A POINT ON THE NORTH LINE OF THE MERKIN PROPERTY; THENCE ALONG THE SAID NORTH LINE OF THE MERKIN PROPERTY, NORTH 88 DEGREES 56 MINUTES 38 SECONDS WEST 269.56 FEET TO A POINT ON THE NORTH LINE OF PROPERTY CONVEYED TO MCBRIDE BROOK RIDGE LLC ACCORDING TO THE DEED RECORDED IN BOOK 6311 PAGE 804 OF THE SAID RECORDS; THENCE ALONG THE SAID NORTH LINE OF THE MCBRIDE BROOK RIDGE LLC PROPERTY AND CONTINUING ALONG THE NORTH LINE OF "BROOK RIDGE ESTATES PLAT ONE", A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 48, PAGE 82 OF THE SAID RECORDS, NORTH 89 DEGREES 13 MINUTES 29 SECONDS WEST 1455.55 FEET TO THE POINT OF BEGINNING, CONTAINING 37.066 ACRES.

EXCEPTING THEREFROM THAT PART CONVEYED TO MCBRIDE GUTHRIE, LLC BY QUIT CLAIM RECORDED IN BOOK 6866 PAGE 56 BEING FURTHER DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 47 NORTH, RANGE 2 EAST OF THE 5TH P.M., ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT FOUND IRON ROD AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO PATRICIA B. MERKIN REVOCABLE TRUST, DATED JANUARY 26, 2004 PER QUIT CLAIM DEED RECORDED IN BOOK 3768 PAGE 656 OF THE ST. CHARLES COUNTY, MISSOURI RECORDS, SAID POINT ALSO BEING ON THE COMMON LINE BETWEEN SECTIONS 22 AND 27; THENCE NORTH 47 DEGREES 53 MINUTES EAST 577.77 FEET; THENCE NORTH 88 DEGREES 32 MINUTES 06 SECONDS EAST, 291.60 FEET; THENCE SOUTH 48 DEGREES 53 MINUTES 10 SECONDS EAST, 158.76 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF GUTHRIE ROAD, VARIABLE WIDTH; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 53 MINUTES 28 SECONDS WEST, 48.45 FEET TO A POINT OF SURVEY FOUND IRON PIPE WITH CAP (BAY LS 144-D) BEARS NORTH 28 DEGREES 11 MINUTES 48 SECONDS WEST, 012 FEET; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 22 DEGREES 33 MINUTES 18 SECONDS WEST, 186.32 FEET; WITH A RADIUS OF 1002.00 FEET FROM LAST MENTIONED POINT, AN ARC DISTANCE OF 186.32 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, NORTH 72 DEGREES 44 MINUTES 51 SECONDS WEST 374.88 FEET; THENCE SOUTH 64 DEGREES 16 MINUTES 20 SECONDS WEST, 430.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 136.689 SQUARE FEET (93.1379 ACRES, MORE OR LESS) ACCORDING TO A SURVEY PERFORMED BY THE STERLING COMPANY, DURING APRIL 2017 UNDER ORDER NO. 17-02-041.

EXCEPTING THEREFROM THAT PART FOR VOLUNTARY ANNEXATION TO THE CITY OF O'FALLON, MISSOURI AND GENERALLY LOCATED ON GUTHRIE ROAD TO BE KNOWN AS BROOKVIEW BY ORDINANCE NO. 6357 RECORDED IN BOOK 6774 PAGE 2269, AS CORRECTED BY ORDINANCE NO. 6378 RECORDED IN BOOK 6811 PAGE 2192.

A CURRENT TITLE COMMITMENT HAS NOT BEEN MADE AVAILABLE FOR OUR USE. IT IS POSSIBLE THERE ARE EASEMENTS AND OTHER INSTRUMENTS OF RECORD THAT AFFECT THE SUBJECT TRACT THAT WOULD BE EXPOSED IN THE TITLE COMMITMENT REPORT AND ARE UNKNOWN TO THIS OFFICE AT THE TIME OF SURVEY WAS EXECUTED AND THEREFORE NOT PLOTTED HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

BASIS OF BEARING: THE BEARING SYSTEM HAS BEEN ADOPTED FROM GPS OBSERVATION, USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S NETWORK OF CONTINUOUSLY OPERATING REFERENCE SYSTEMS, ADJUSTED TO THE NAD83 STATE PLANE COORDINATE SYSTEM FOR THE STATE OF MISSOURI, EAST ZONE.

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT AT THE REQUEST OF JOE SWEENEY, WE HAVE DURING THE MONTH OF NOVEMBER, 2018, EXECUTED A SURVEY IN ACCORDANCE WITH THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS, PUBLISHED IN THE CODE OF STATE REGULATIONS, TITLE 20, DIVISION 2030. THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR URBAN PROPERTY AS DEFINED IN SAID STANDARDS. UNLESS OTHERWISE NOTED, THE RIGHT OF WAY, EASEMENTS AND SETBACKS SHOWN HEREON, HAVE BEEN ADOPED FROM THE RECORD PLAT.

GATEWAY LAND SERVICES, INC. (AGENT)

James L. Degenhardt
BY (AGENT) JAMES L. DEGENHARDT

SURVEY TRACT DESCRIPTION:

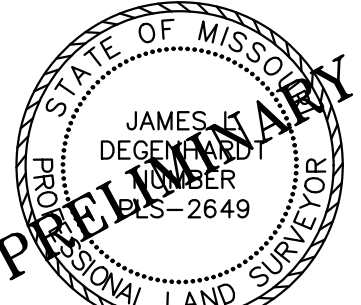
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LEGEND	
PP	POWER POLE W/GUY WIRE
PP	POWER POLE
LS	STREET SIGN
GV	GAS VALVE
GM	GAS METER
WM	WATER VALVE
WM	WATER METER
OWF/WS	WATER FAUCET OR SPRINKLER
CO	CLEAN OUT
ER	ELECTRIC RISER
YD	YARD DRAIN
EB/EM	ELECTRIC BOX OR METER
MB	MAIL BOX
TE/CE	TELEPHONE OR CABLE BOX
LS	LIGHT STANDARD
FD	FIRE HYDRANT
TS	TRAFFIC SIGNAL
YL	YARD LIGHT
CM	CONCRETE
CM	TEST HOLE
CM	FLAGPOLE
CM	BOLLARD
OHW	OVERHEAD UTILITY LINE
UE	GAS LINE
UE	UNDERGROUND ELECTRIC
SS	SANITARY SEWER
SS	WATER LINE
ST	STORM SEWER
X	FENCE
UT	UNDERGROUND TELEPHONE
FO	FIBER OPTIC
TL	TREE LINE
ST	SEPTIC TANK
TL	TREE W/SIZE
GI	STORM GRATE INLET
GI	STORM INLET
ET	ELECTRIC TRANSFORMER
SM	SANITARY MANHOLE
U	UTILITY MANHOLE
B	BUSH W/ DIAMETER
EPB	ELEC. PULL BOX



Gateway Land Services, Inc.
9378 Olive Blvd.
St. Louis, MO 63132
Office: 314.881.9556
www.glsllc.com
Land Surveying Services No.
LS-2009014482



James L. Degenhardt, P.L.S.
License No.: PLS-2649

PROJECT REVISION:

NO: DATE: DESCRIPTION:

GUTHRIE
GUTHRIE RD
ST. CHARLES, MO

BOUNDARY SURVEY
PART OF THE SW 1/4 SE 1/4 AND THE SE 1/4 SE 1/4
OF S 22, T 47 N.
R 2E OF THE 5TH P.M. ST. CHARLES COUNTY, MO.

DATE: 11/07/18
BOOK NO.:
DRAWN BY: CJR
APPROVED BY: JLD

18-224 GUTHRIE SURVEY.DWG

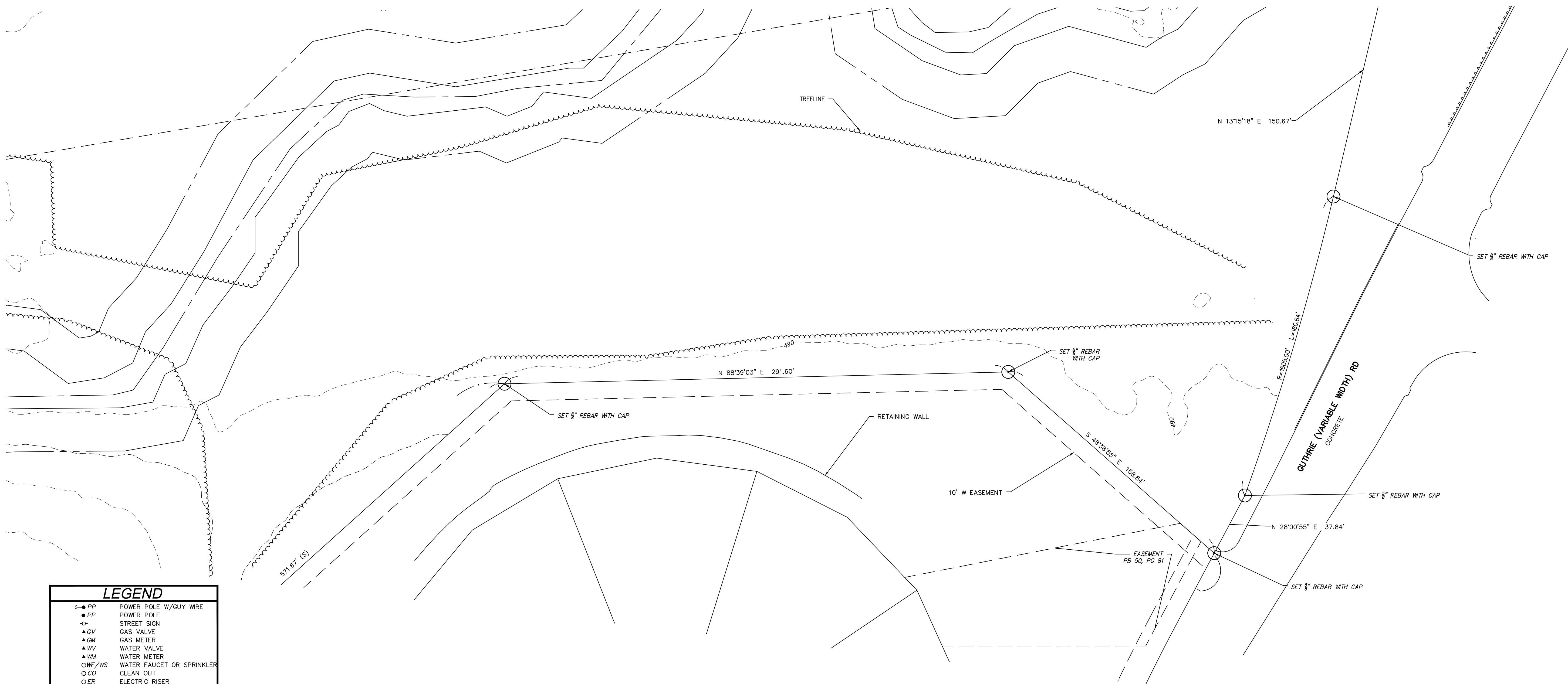
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SURVEY

SHEET NUMBER

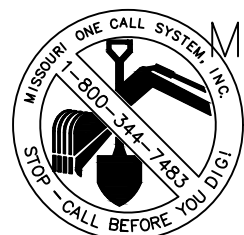
SUV-1

SHEET NO: 2 of 5
PROJECT NO: 18-224

BOUNDARY SURVEY
DETAIL



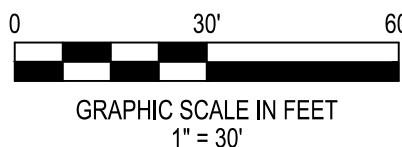
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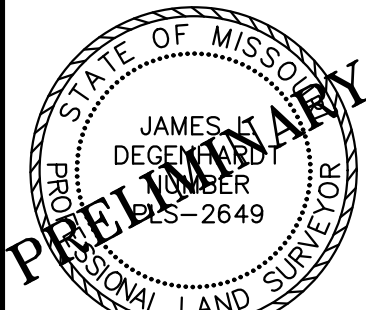
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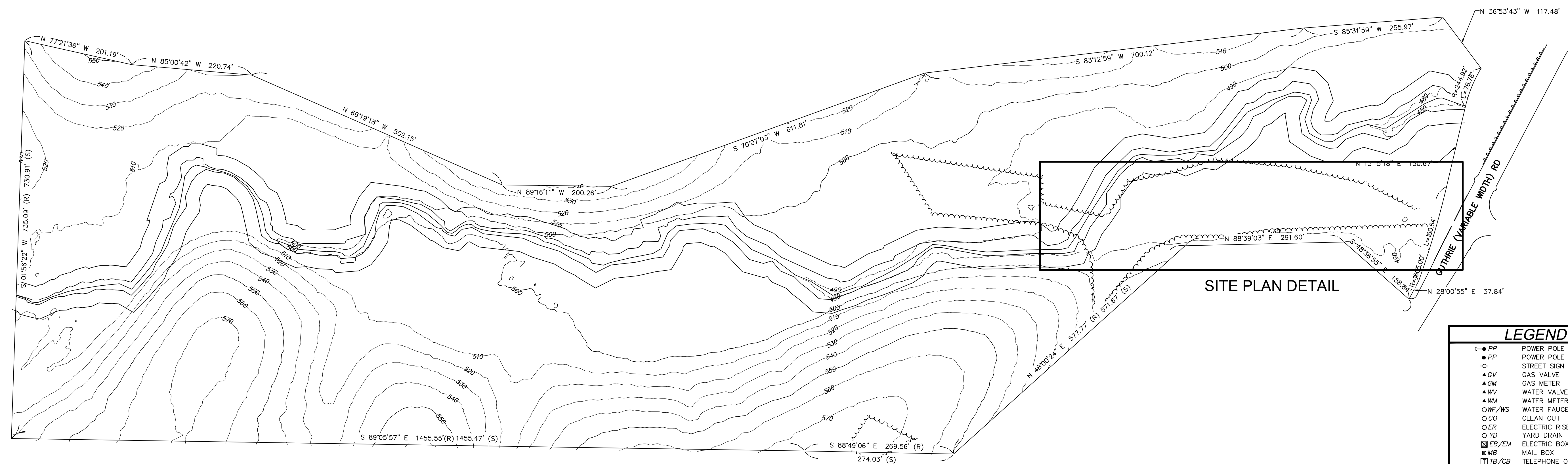
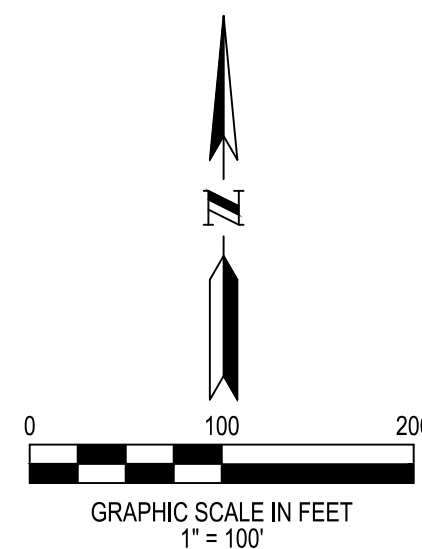
18-224 GUTHRIE SURVEY.DWG

SHEET TITLE:
SURVEY












SHEET NUMBER
SUV-2

SHEET NO: 3 of 5
PROJECT NO: 18-224

SITE PLAN OVERVIEW



LEGEND

● PP	POWER POLE W/GUY WIRE
● PP	POWER POLE
○-	STREET SIGN
▲ GV	GAS VALVE
▲ GM	GAS METER
▲ WV	WATER VALVE
▲ WM	WATER METER
○WF/WS	WATER FAUCET OR SPRINKLER
○ CO	CLEAN OUT
○ ER	ELECTRIC RISER
○ YD	YARD DRAIN
▢ EB/EM	ELECTRIC BOX OR METER
▢ MB	MAIL BOX
▢ TB/CB	TELEPHONE OR CABLE BOX
⊥ LS	LIGHT STANDARD
▲ FH	FIRE HYDRANT
⊥ TS	TRAFFIC SIGNAL
⊥ YL	YARD LIGHT
○ CM	COIN METER
●	TEST HOLE
●	FLAGPOLE
⊙	BOLLARD
— OHW —	OVERHEAD UTILITY LINE
— G —	GAS LINE
— UE — UE —	UNDERGROUND ELECTRIC
— SS —	SANITARY SEWER
— W — W —	WATER LINE
— ST —	STORM SEWER
— X —	FENCE
— UT —	UNDERGROUND TELEPHONE
— FO —	FIBER OPTIC
	TREE LINE
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	TREE W/SIZE
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	BUSH W/ DIAMETER
	ELEC. PULL BOX
	SILT FENCE



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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.

General contractor and/or owner shall be responsible for verifying the actual location & elevation of 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.

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St. Louis, MO 63132
Office: 314.881.9556
www.glsstl.com
Land Surveying Services No.:
LS-2009014482

PRELIMINARY

PROJECT REVISION:

NO: DATE: DESCRIPTION:

GUTHRIE ROAD

ST. CHARLES COUNTY
MISSOURI

SITE PLAN OVERVIEW

DATE: 1/18/2019
BOOK NO.:
DRAFTED BY: CJR
APPROVED BY: MWB

18-224 GUTHRIE CIVIL.DWG

SHEET TITLE:

OVERVIEW

SHEET NUMBER

C-2.0

SHEET NO: 4 OF 5
PROJECT NO: 18-224

SITE PLAN DETAIL

Gateway Land Services, Inc.
9378 Olive Blvd.
St. Louis, MO 63132
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www.glsell.com
Land Surveying Services No:
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PRELIMINARY

PROJECT REVISION:

NO.	DATE	DESCRIPTION

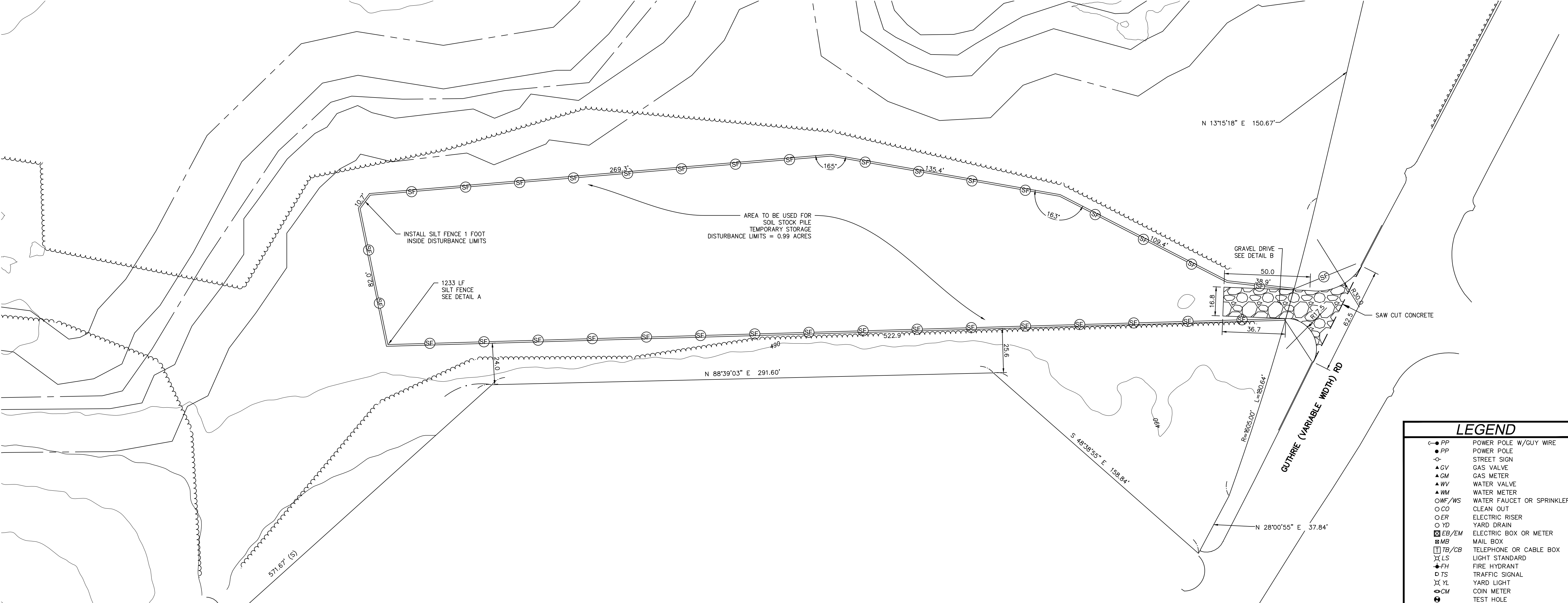
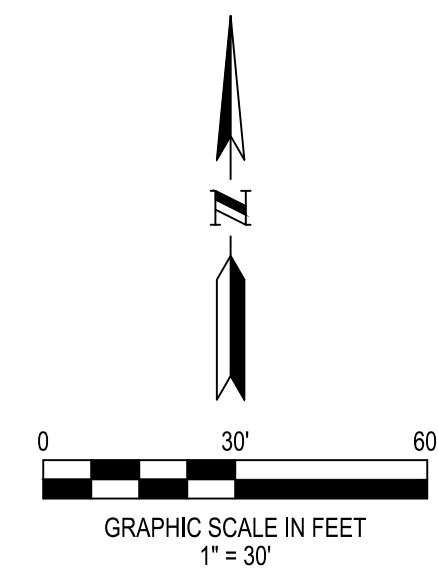
GUTHRIE ROAD
ST. CHARLES COUNTY
MISSOURI

SITE PLAN DETAIL

DATE: 1/18/2019
BOOK NO.:
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SHEET TITLE:
DETAIL

SHEET NUMBER
C-21
SHEET NO: 5 OF 5
PROJECT NO:18-224



NOTE: ALL SHOWN CONTOURS ARE FROM EXISTING SURVEY.

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LEGEND	
PP	POWER POLE W/GUY WIRE
PP	POWER POLE
SS	STREET SIGN
GV	GAS VALVE
GM	GAS METER
WV	WATER VALVE
WM	WATER METER
OWF/WS	WATER FAUCET OR SPRINKLER
CO	CLEAN OUT
ER	ELECTRIC RISER
YD	YARD DRAIN
EB/EM	ELECTRIC BOX OR METER
MB	MAIL BOX
TB/CB	TELEPHONE OR CABLE BOX
LS	LIGHT STANDARD
FH	FIRE HYDRANT
TS	TRAFFIC SIGNAL
YL	YARD LIGHT
CM	COIN METER
TH	TEST HOLE
FP	FLAGPOLE
B	BOLLARD
OHW	OVERHEAD UTILITY LINE
G	GAS LINE
UE	UNDERGROUND ELECTRIC
SS	SANITARY SEWER
W	WATER LINE
ST	STORM SEWER
X	FENCE
UT	UNDERGROUND TELEPHONE
FO	FIBER OPTIC
TL	TREE LINE
ST	SEPTIC TANK
W	TREE W/SIZE
SG	STORM GRATE INLET
SI	STORM INLET
ET	ELECTRIC TRANSFORMER
SM	SANITARY MANHOLE
UM	UTILITY MANHOLE
BW	BUSH W/ DIAMETER
EPB	ELEC. PULL BOX
SF	SILT FENCE