

[illegible]

STERLING CO.
ENGINEERS & SURVEYORS

5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-sur.com
Corporate Certificate of Authority #001348

THE ST
ENGINE

505 S
Ph 314
W
Corporate



Date: 09-16-2021
Michael G. Boerding, PE
License No. MO E-28843
Professional Engineer

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LOUIS, LLC
SUITE 150
368

AMES OF ST.
OLOGY DRIVE, S
NN, MISSOURI 63
L 636-265-2710
x 636-695-3195

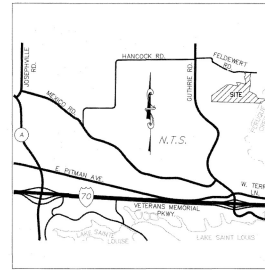
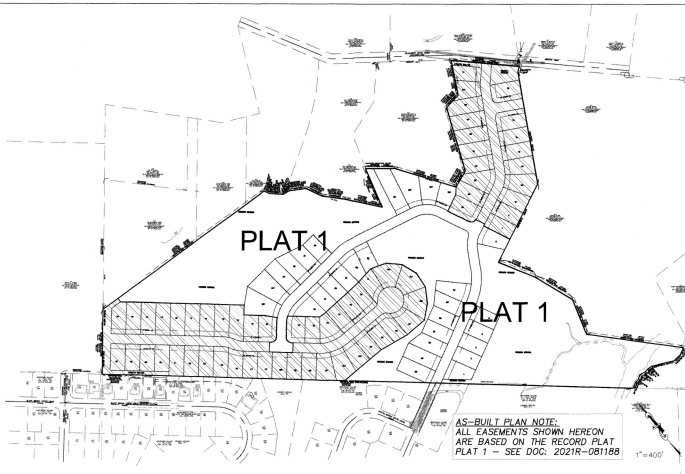
MBARDO HCO
2299 TECHNICAL
O'FALLON
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CON

LONG

P+Z No.	20-001538
City No.	20-009251
Date:	Sept. 16, 2021
Job No.	18-10-311

Page No. 1.1

Y PLAT* Approval Date: September 3, 202



Plan View

1.1	COVER SHEET
1-2	GENERAL NOTES
2.1-2.3	GRADING PLAN (PAVEMENT & SWALES)
3.1-3.3	SITE PLAN (ELECTRIC)
4.1-4.3	UTILITY PLAN (WATER & SEWER LINES)
5.1-5.3	STREET PROFILES
6.1-6.4-6.3	SANITARY PROFILES
7.1-7.5-7.4	STORM PROFILES
8.1-8.3	DRAINAGE AREA MAP
9.1-9.4	DETENTION / WATER QUALITY DETAILS
10.1-10.2	ENTRANCE DETAILS / WARPINGS
11.1	TRAFFIC CONTROL PLAN
12.1	ZONE-OF-INFLUENCE SECTIONS
13.1-13.3	RETAINING / CULWALL DETAILS
1-1	LANDSCAPE PLAN
DTL-1-DTL-2	EROSION CONTROL DETAILS
DTL-3-DTL-4	LOW PRESSURE SEWER DETAILS
DTL-5	STORM SEWER DETAILS
DTL-6	DOWNSTREAM DEFENDER DETAILS
DTL-7-DTL-8	WATER DETAILS
DTL-9-DTL-10	PAVEMENT DETAILS
DTL-11	MISC. CONSTRUCTION DETAILS
S1.1-S3.2	BOX CULVERT / WINGWALL DETAILS

PROJECT BENCHMARK
NGS BENCHMARK C-149 ELEVATION = 545.45' (PUBLISHED NAVD 88
BASED ON GEOID 18)
ELEVATION = 545.64' (OBSERVED NAVD 88
GEOID 12B)(ADOPTED)
"STANDARD DISK" 1.8 MILES EAST ALONG THE WABASH RAILROAD
FROM THE STATION AT GILMORE, ST. CHARLES COUNTY, 80 FEET WEST
OF TOWNSHIP ROAD CROSSING, 100 FEET NORTH OF THE CENTERLINE
OF THE TRACK, 12 FEET WEST OF THE RIGHT-OF-WAY FENCE CORNER,
AND 2 FEET SOUTH OF THE RIGHT-OF-WAY FENCE.

SITE BENCHMARK #1: ELEVATION = 480.86' (NAVD 88)
"CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE
CENTERLINE OF MOSSY BROOK DRIVE AND THE CENTERLINE OF MYSTIC
BROOK ROAD.

SITE BENCHMARK #2: ELEVATION = 572.06' (NAVD 88)
"CROSS" SET IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE
CENTERLINE OF BLUFF BROOK DRIVE AND THE CENTERLINE OF HIGH
BROOK COURT.

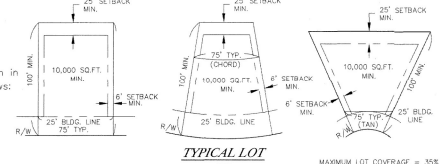
SITE BENCHMARK #3: ELEVATION = 481.58' (NAVD 88)
"CROSS" CUT IN TOP OF SOUTH END OF RETAINING WALL AT THE
WEST SIDE OF DRIVEWAY AT 3125 FELDEWERT ROAD; 42 FEET WEST
OF A MAILBOX FOR 3125 FELDEWERT ROAD, 51 FEET SOUTH OF A
UTILITY POLE AND 61 FEET NORTHEAST OF A UTILITY POLE.

1. GROSS AREA OF SITE: 52.87 ACRES
2. CURRENT ZONING: R-1 SINGLE FAMILY RESIDENTIAL
3. CURRENT OWNER:
LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MO 63368
4. DWELLING UNITS PROPOSED: 90 UNITS
5. PARKING:
SPACES REQUIRED: (2.0 SPACES/UNIT)(90 UNITS)=180 SPACES

SPACES REQUIRED: (20 SPACES/UNIT)(80 UNITS)=160 SPACES

TOTAL SPACES SHOWN:	
180 GARAGE SPACES	
180 DRIVEWAY SPACES	
00 GUEST PARKING	
360 SPACES PROVIDED	

06' SETBACK 06' SETBACK



EXISTING	PROPOSED
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CONDITIONS:

- [illegible]

1. PROVIDE APPROVAL OF THE METHOD OF MAIL DELIVERY FROM USPS. A MAILBOX KIOSK OR BOXES OUT WILL REQUIRE OFF-STREET PARKING, INCLUDING AN ADA ACCESSIBLE SPACE.
 2. PROVIDE LANDSCAPING PLANS.
 3. PROVIDE APPROVAL OF LETTERS FROM REVIEWING ENTITIES, INCLUDING THE SCHOOL DISTRICT, CORPS OF ENGINEERS, AND MDMR.
 4. PROVIDE TRAFFIC CALMING WITHIN THE SITE.
- AS PART OF THE APPROVAL, THE APPLICANT IS MAKING A \$400 DOLLAR PER LOT CONTRIBUTION (\$35,000) TOWARD GUTHRIE ROAD IMPROVEMENTS.

CITY OF O'FALLON
ENGINEERING DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY [Signature] DATE SEPTEMBER 21, 2021
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary waste and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for the specific information.

All public utilities are located within the designated existing or proposed easements except as shown herein.



THE STERLING COMPANY
By *Alfred M.*

Glenn S. Mazuranie
Mo. Reg. P.L.S. - #2610 5/30/202

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○=AS BUILT

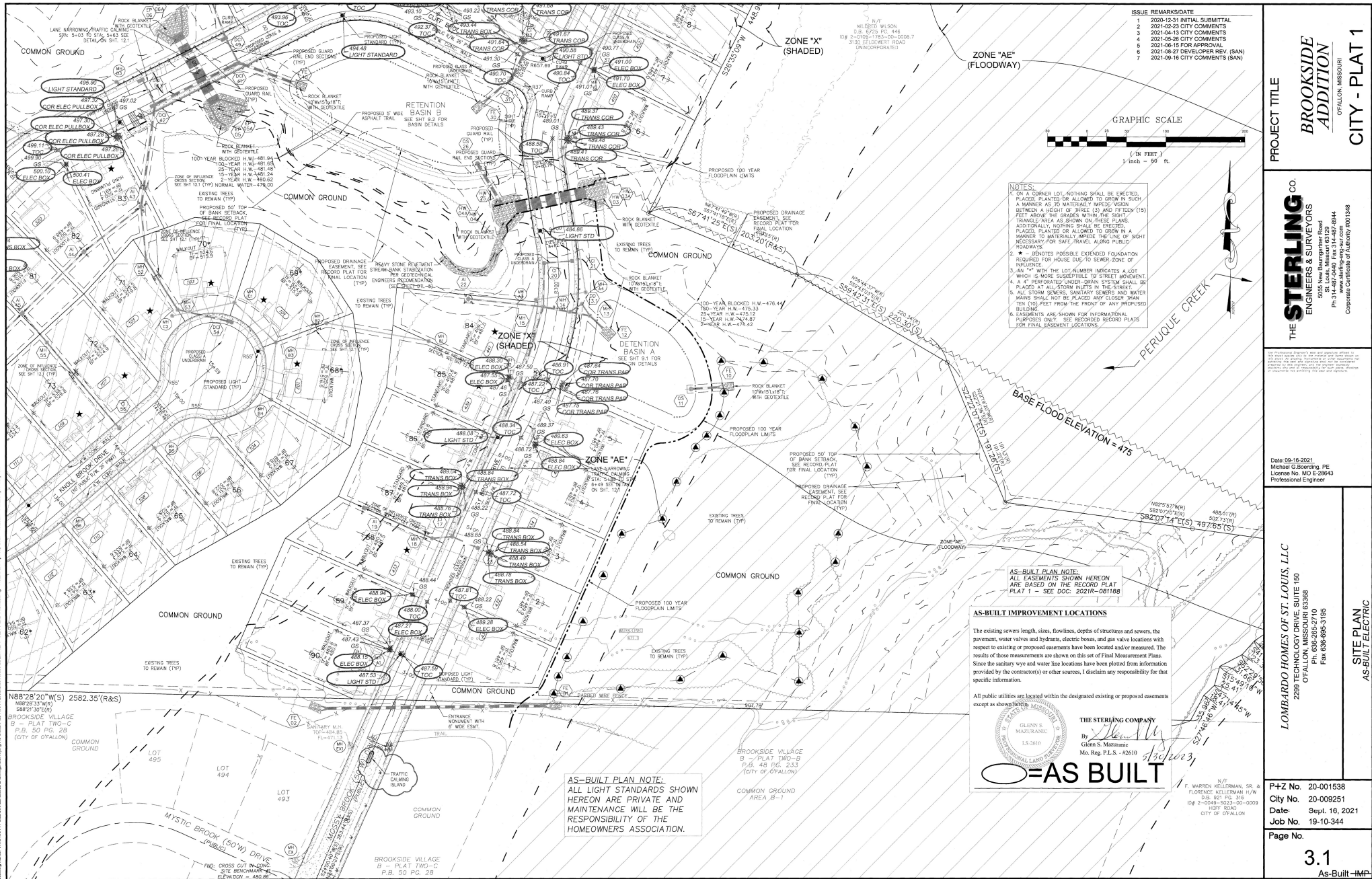
City of O'Fallon Construction work hours per City Ordinance 3429 as shown in Section 500.420 of the Municipal Code of the City of O'Fallon are as follows:

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

City of O'Fallon Standard Notes and Details - July 2019

CITY - As-Builts *PRELIMINARY PLAT* Approval Date: September 3, 2021

Drawing name: V11910344 Fishweb Lombardo Drawings\Surveying\As-Built\Plan - V11910344 AsBuilt REV1.rvt Plotted on: Dec 15, 2022 - 2:03pm Plotted by: marmpon
Drawing name: V11910344 Fishweb Lombardo Drawings\Engineering\Improvements\10344MP.dwg Plotted on: Sep 16, 2021 - 6:25am Plotted by: jaykhanhau



PROJECT TITLE

BROOKSIDE VILLAGE ADDITION

CITY - PLAT 1

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5005 New Braunfels Road
O'Fallon, Missouri 63366
PH 314-877-0000 FAX 314-877-8944
www.sterling-eng-ar.com
Corporate Certificate of Authority #0011548

Date: 09-16-2021
Michael G. Boering, PE
License No. MO E-28643
Professional Engineer

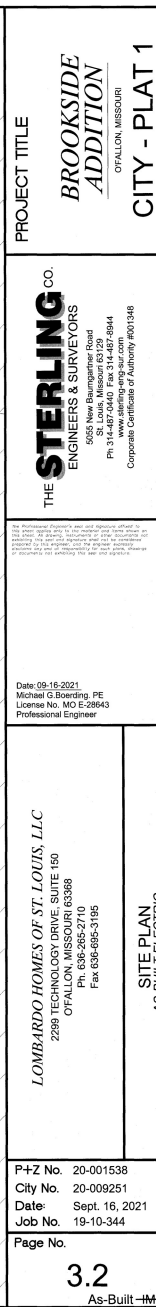
LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
O'FALLON, MISSOURI 63368
PH 636-695-3100
FAX 636-695-3199

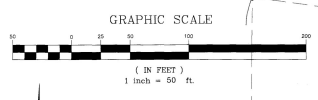
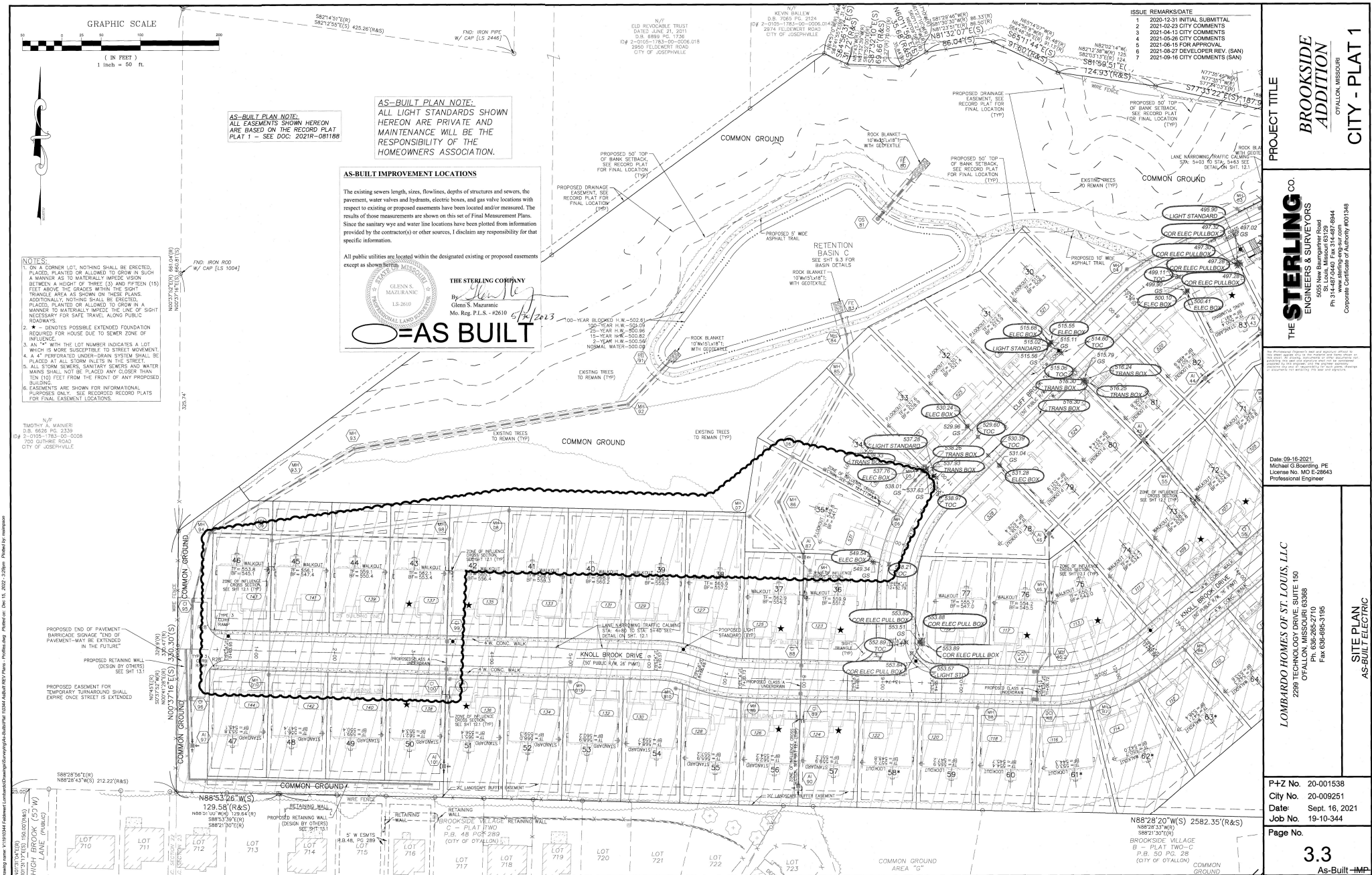
SITE PLAN
AS-BUILT ELECTRIC

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344
Page No.

3.1
As-Built - IMP

C:\Users\m\OneDrive\Documents\Projects\Brookside Village Addition\Drawings\As-Built\Plat 1 - 0917\Plat 1 - 0917.dwg Plot Date: 09/16/2021 10:28am Plotted by: m





AS-BUILT PLAN NOTE:
ALL EASEMENTS SHOWN HEREON
ARE BASED ON THE RECORD PLAT
PLAT 1 - SEE DOC. 2021R-081188

AS-BUILT PLAN NOTE:
ALL LIGHT STANDARDS SHOWN
HEREON ARE PRIVATE AND
MAINTENANCE WILL BE THE
RESPONSIBILITY OF THE
HOMEOWNERS ASSOCIATION.

AS-BUILT IMPROVEMENT LOCATIONS
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary sewer and water line locations have been plotted from information provided by the contractor(s) or other sources, I disclaim any responsibility for that specific information.

All public utilities are located within the designated existing or proposed easements except as shown herein.

THE STERLING COMPANY
By: *[Signature]*
Glenn S. MacFarlane
Ms. Reg. P.L.S. - #2610
5/17/2013

AS-BUILT

- NOTES:**
1. ON A CORNER LOT, NOTHING SHALL BE ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPROVE VISION BETWEEN A HIGHWAY OF THREE (3) AND FIFTEEN (15) FEET ABOVE THE GRADES WITHIN THE RIGHT-OF-WAY. ANYTHING SO ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN A MANNER AS TO MATERIALLY IMPROVE VISION SHALL BE REMOVED AT THE OWNER'S EXPENSE.
 2. * - DENOTES POSSIBLE EXTENDED FOUNDATION REQUIRED FOR HOUSE DUE TO SEWER ZONE OF INFLUENCE.
 3. AN "X" WITH THE LOT NUMBER INDICATES A LOT WHICH IS MORE SUSCEPTIBLE TO STREET MOVEMENT.
 4. A 4" PERFORATED UNDER-DRAIN SYSTEM SHALL BE PLACED AT ALL STORM INLETS IN THE STREET.
 5. ALL STORM SEWERS, SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED ANY CLOSER THAN TEN (10) FEET FROM THE FRONT OF ANY PROPOSED BUILDING.
 6. EASEMENTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. SEE RECORDED RECORD PLATS FOR FINAL EASEMENT LOCATIONS.

N/F
TIMOTHY A. MAHONEY
D.B. 6655 PG. 2233
2-2005-1783-00-0008
700 GORDON ROAD
CITY OF JOSEPHVILLE

ISSUE REMARKS/DATE

1	2020-12-31 INITIAL SUBMITTAL
2	2021-02-23 CITY COMMENTS
3	2021-04-15 CITY COMMENTS
4	2021-05-26 CITY COMMENTS
5	2021-06-15 FOR APPROVAL
6	2021-08-27 DEVELOPER REV. (SAN)
7	2021-09-16 CITY COMMENTS (SAN)

PROJECT TITLE
BROOKSIDE ADDITION
CITY - PLAT 1

THE STERLING COMPANY
ENGINEERS & SURVEYORS
1000 N. 1st St., Suite 100
St. Louis, Missouri 63102
Ph. 314.497.0440 Fax 314.497.0444
Corporate Certificate of Authority #001348

Date: 09-16-2021
Michael G. Boeringer, P.E.
License No. MO E-28643
Professional Engineer

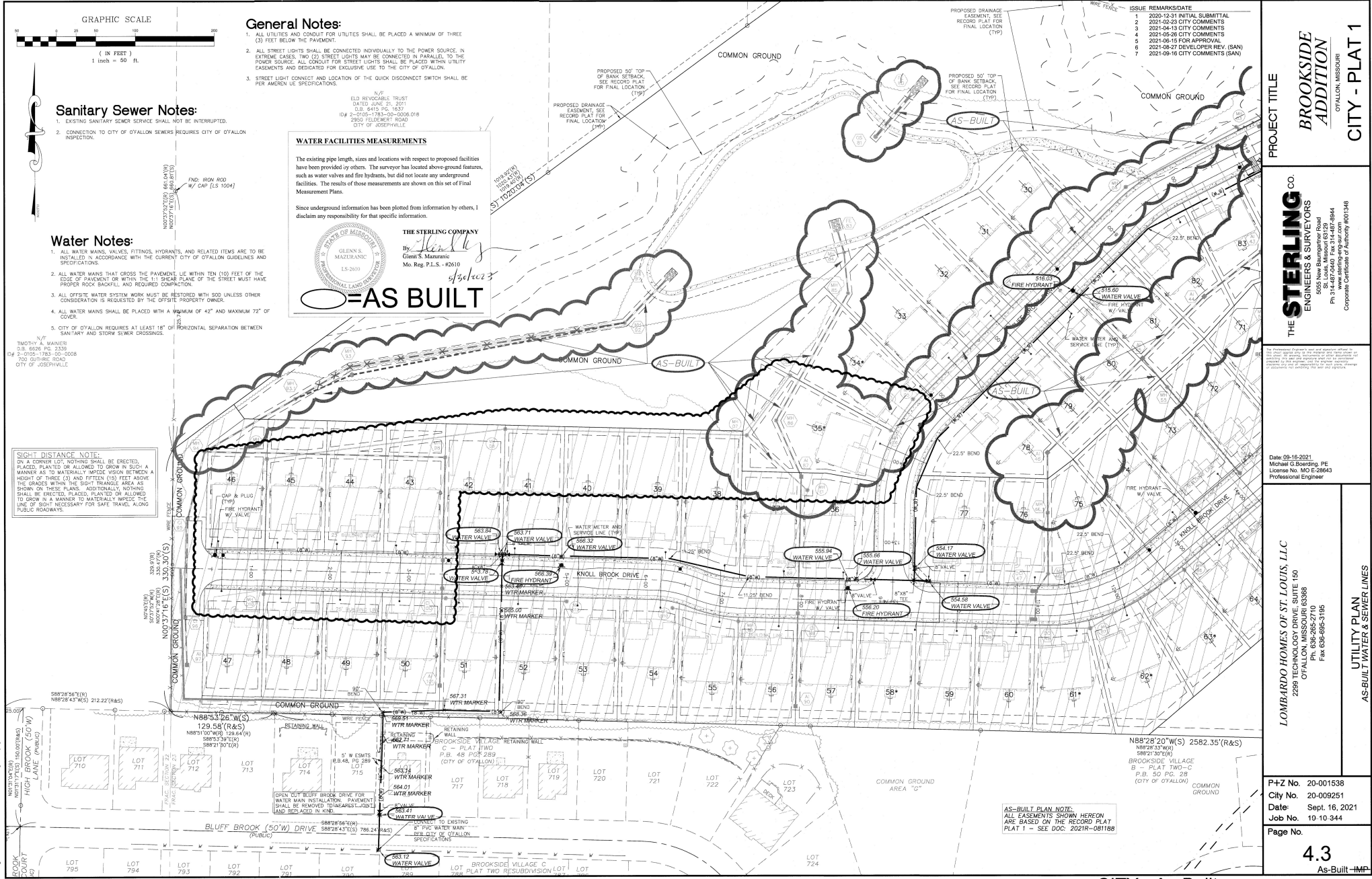
LOMBARDO HOMES OF ST. LOUIS, LLC
2289 TECHNOLOGY DRIVE, SUITE 150
OFALLON, MISSOURI 63368
Ph. 636-265-2710
Fax 636-695-3195

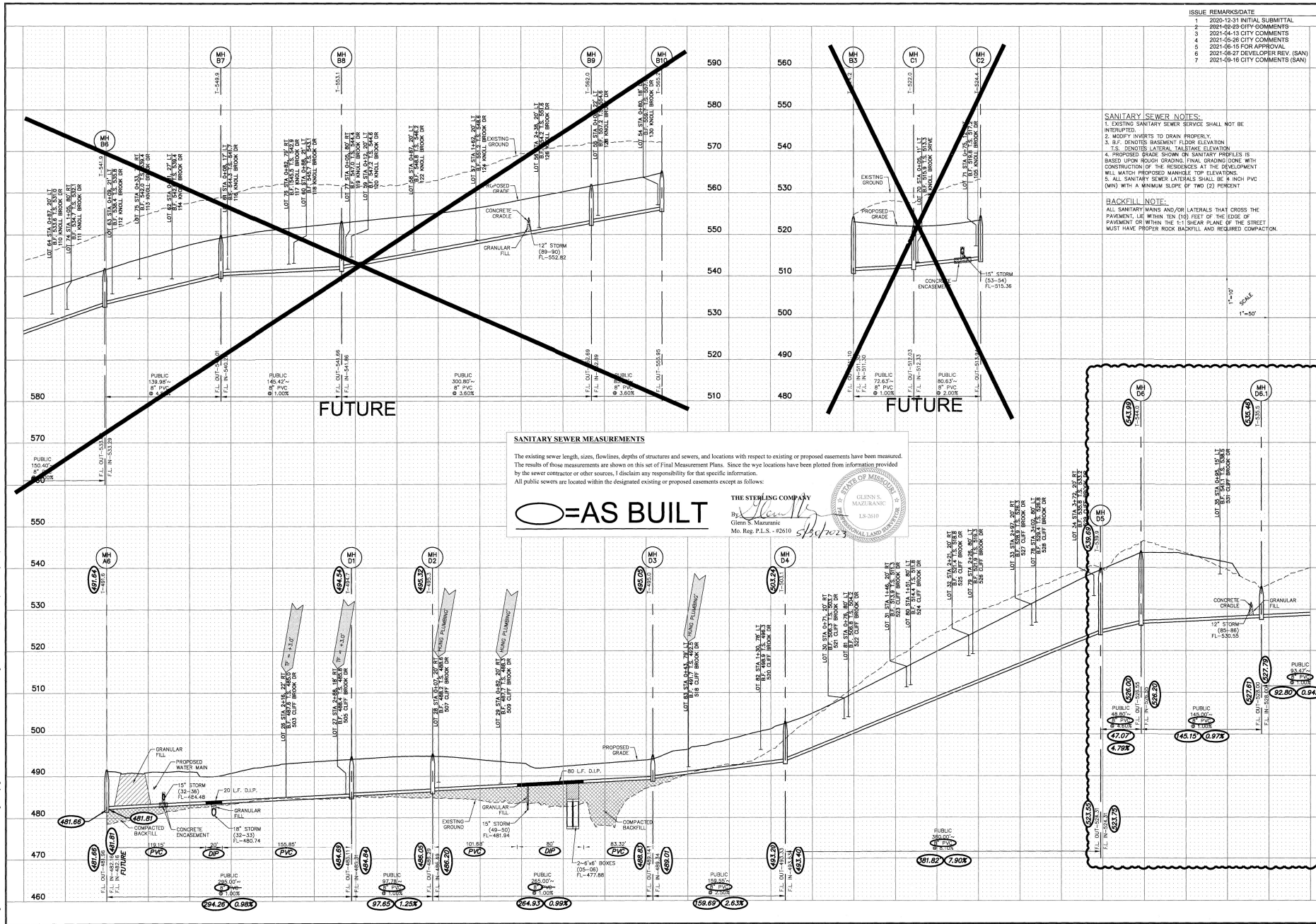
P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344
Page No.

3.3
As-Built - IMP

CITY - As-Built

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PROJECT TITLE

BROOKSIDE ADDITION

CITY - PLAT 1

THE **STERLING** CO.

ENGINEERS & SURVEYORS

6005 New Baumgardner Road

St. Louis, Missouri 63129

Ph: 636-464-6644

www.sterlingengr.com

Corporate Certificate of Authority #001348

Date: 09-16-2021

Michael G. Boetting, PE

License No. MO E-28643

Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC

2299 TECHNOLOGY DRIVE, SUITE 150

OTFALLON, MISSOURI 63368

Ph: 636-265-2710

Fax: 636-695-3195

P+Z No. 20-001538

City No. 20-009251

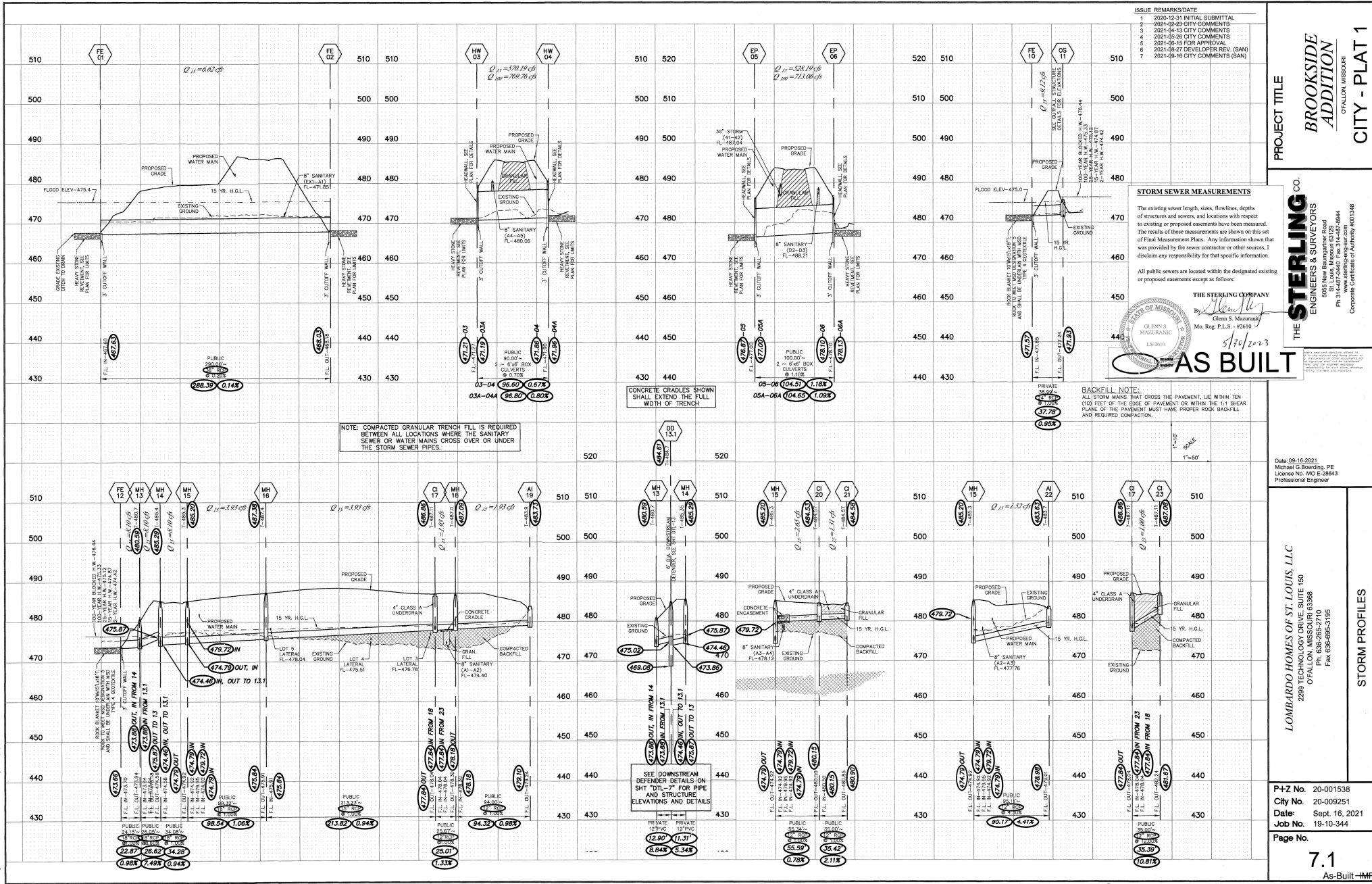
Date: Sept. 16, 2021

Job No. 19-10-344

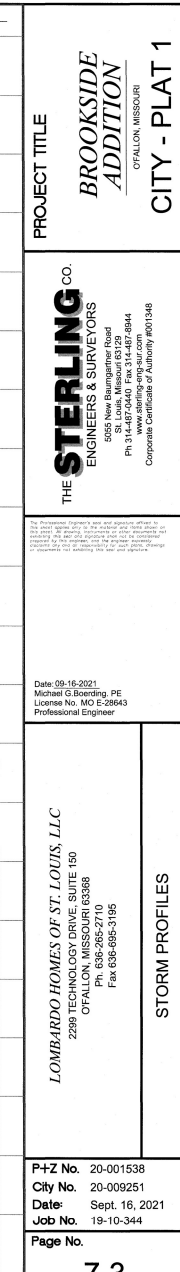
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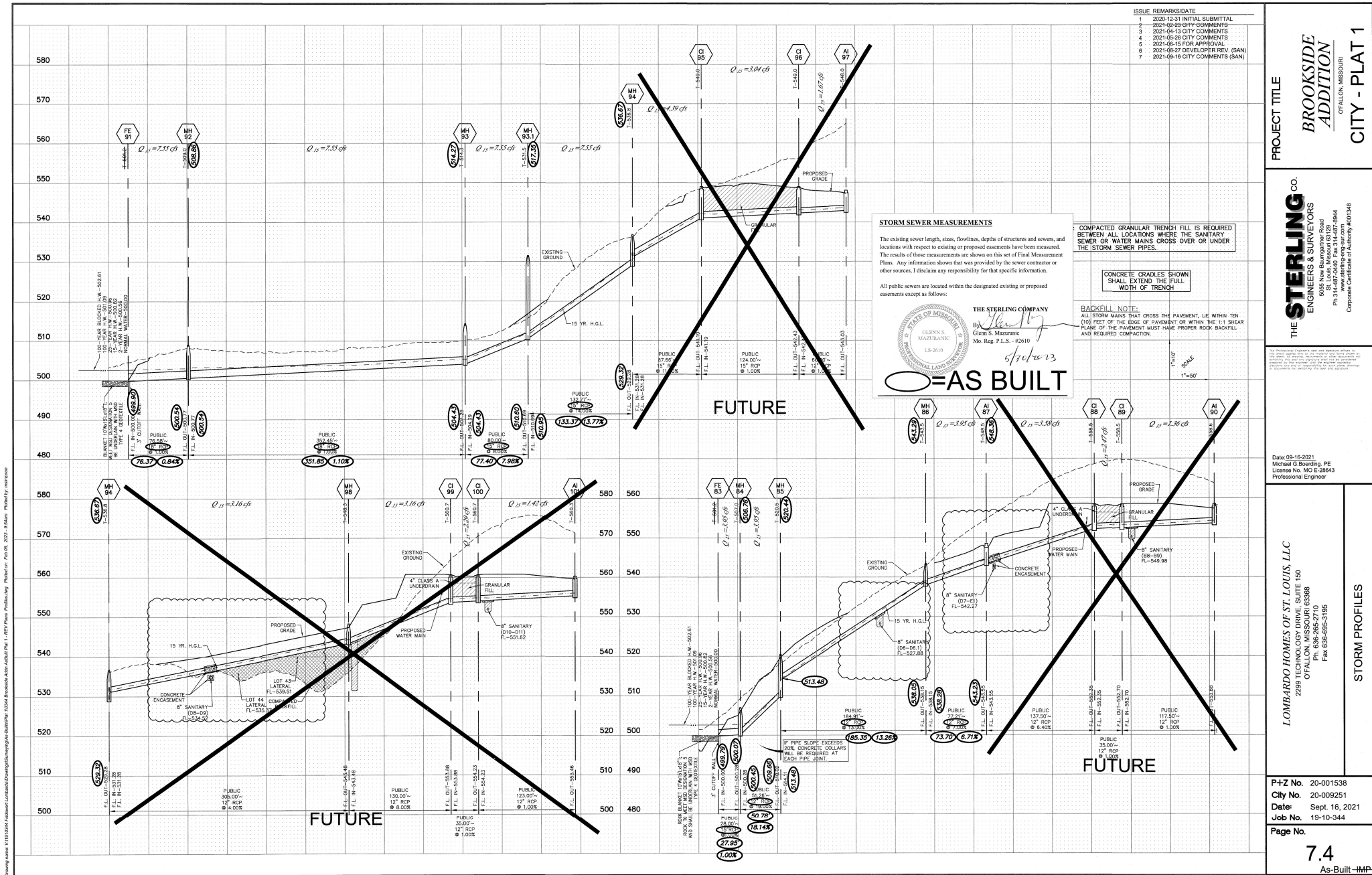
6.2

As-Built-IMP



PROJECT TITLE BROOKSIDE ADDITION CITY - PLAT 1	
STORM SEWER MEASUREMENTS The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Any information shown that was provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information. THE STERLING COMPANY By: <i>Glenn S. Mazurak</i> GLENN S. MAZURAK LS-2610 Missouri Professional Engineer No. Reg. P.L.S. - #2610 5/30/2023	
BACKFILL NOTE: ALL STORM MAINS THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SLOPE PLANE OF THE PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.	
DATE: 09-16-2021 DESIGNER: Michael G. Boering, PE License No. MO E-28643 Professional Engineer	
CLIENT: LOMBARDO HOMES OF ST. LOUIS, LLC 2299 TECHNOLOGY DRIVE, SUITE 150 OTTAWA, MISSOURI 63368 PH: 636-265-2710 FAX: 636-695-3195	
PLAT NO.: 20-001538 CITY NO.: 20-009251 DATE: Sept. 16, 2021 JOB NO.: 19-10-344 PAGE NO.: 7.1 As-Built - IMP	





ISSUE	REMARKS	DATE
1	2009-12-31 INITIAL SUBMITTAL	
2	2021-02-23 CITY COMMENTS	
3	2021-04-13 CITY COMMENTS	
4	2021-05-28 CITY COMMENTS	
5	2021-06-15 FOR APPROVAL	
6	2021-08-27 DEVELOPER REV (SAN)	
7	2021-09-16 CITY COMMENTS (SAN)	

STORM SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of those measurements are shown on this set of Final Measurement Plans. Any information shown that was provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:



THE STERLING COMPANY
By: *[Signature]*
Glenn S. Mazurkiewicz
Mo. Reg. P.E. No. 15-2610

AS BUILT

COMPACTED GRANULAR TRENCH FILL IS REQUIRED BETWEEN ALL LOCATIONS WHERE THE SANITARY SEWER OR WATER MAINS CROSS OVER OR UNDER THE STORM SEWER PIPES.

CONCRETE CRADLES SHOWN SHALL EXTEND THE FULL WIDTH OF TRENCH

BACKFILL NOTE:
ALL STORM MAINS THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE PAVEMENT MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.

1"=50'

PROJECT TITLE

BROOKSIDE ADDITION
CITY - PLAT 1

THE STERLING CO.
ENGINEERS & SURVEYORS
5005 New Baumgartner Road
O'Fallon, Missouri 63366
PH 314-487-0440 FAX 314-487-4844
www.sterlingengr.com
Corporate Certificate of Authority 0001348

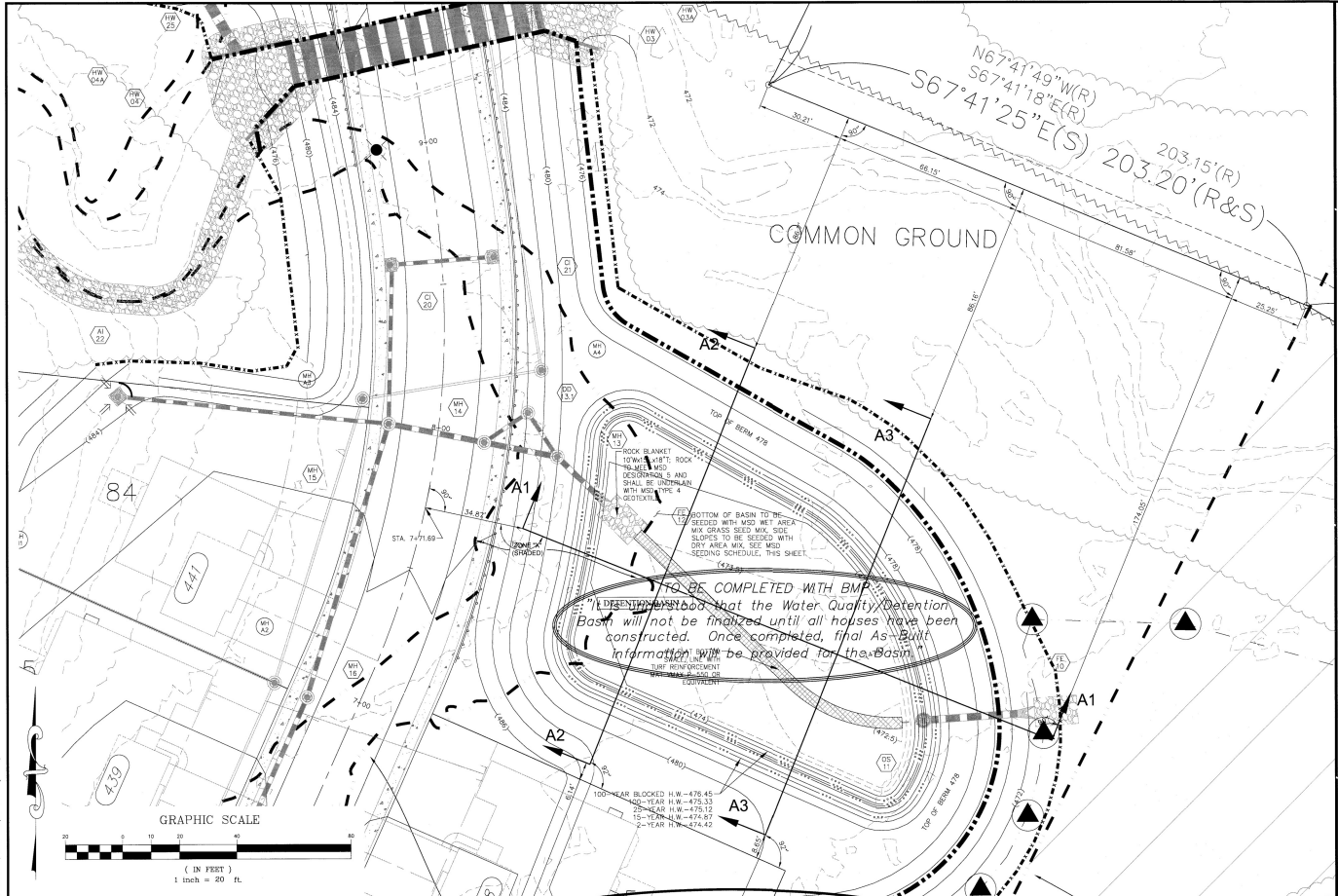
Date: 09-16-2021
Michael G. Boarding, P.E.
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 JEFFERSON AVENUE SUITE 150
O'FALLON, MISSOURI 63368
PH 636-265-2710 FAX 636-695-3195

STORM PROFILES

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344

7.4
As-Built-IMP



Series 37G

- Fits into pipe 12
- Tested with standard expansion clamp
- Features a stainless steel expansion clamp
- In service with no maintenance required
- No need for temporary seals



The Series 37G Inflow Check Valve was developed specifically for applications where downflow is required. It is designed to prevent backflow and is suitable for use in a wide range of applications. The Series 37G Inflow Check Valve is made of stainless steel and is suitable for use in a wide range of applications. It is designed to prevent backflow and is suitable for use in a wide range of applications.

FIG. 1. Check Valve Assembly

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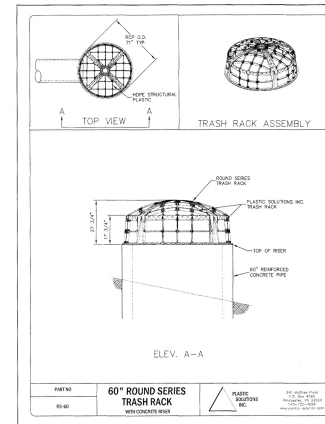
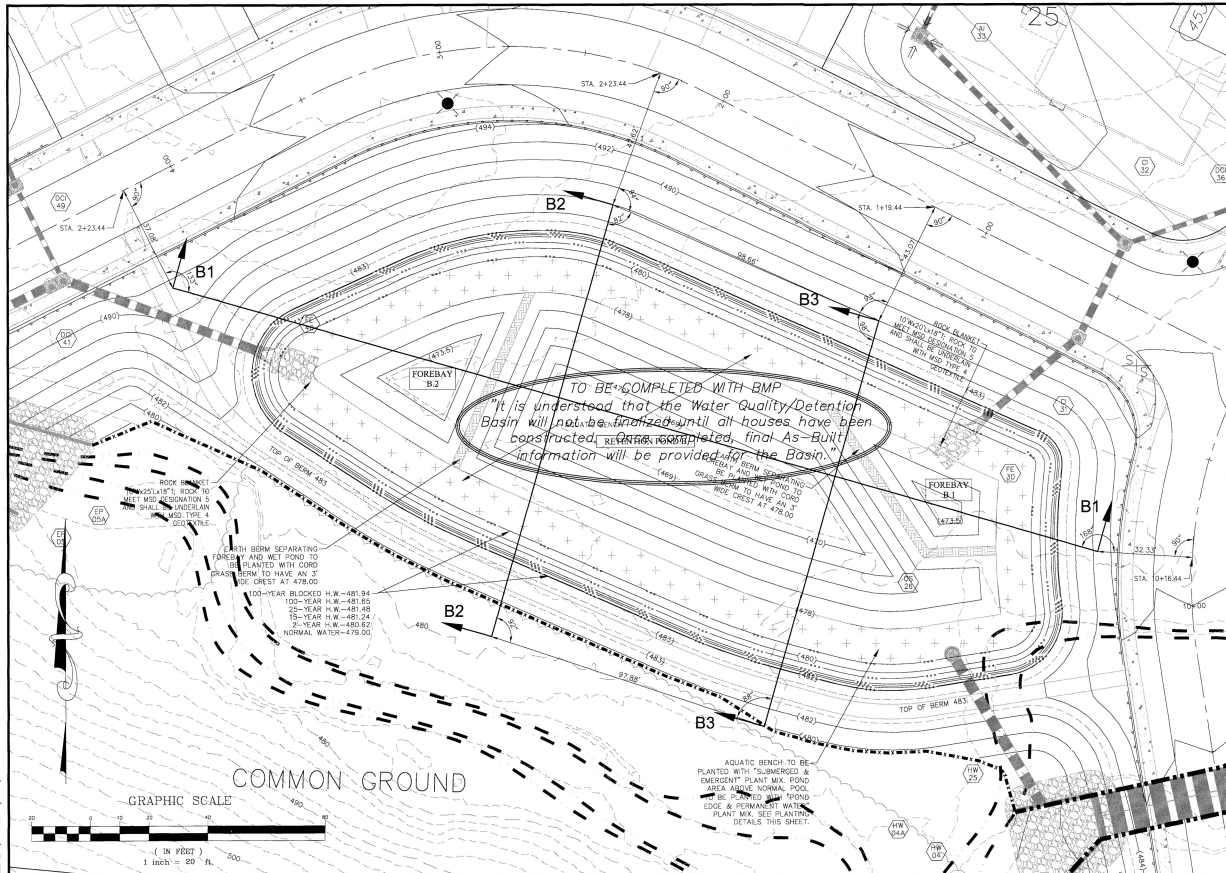


Table with 10 columns: Station/Begin, Common Name, and 9 columns for different pipe sizes (12, 15, 18, 21, 24, 30, 36, 42, 48 inches). The table lists various pipe materials and their corresponding stationing.

Station: 1119.04

60" ROUND SERIES TRASH RACK

STORM SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Any information shown that was provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

THE STERLING COMPANY
GLENN S. MAZURANIC
Mo. Reg. P.E.S. #26310
5/7/2023

AS BUILT

PROJECT TITLE
BROOKSIDE ADDITION
OTYALLO, MISSOURI

CITY - PLAT 1

THE STERLING COMPANY
ENGINEERS & SURVEYORS
1508 New Baumgartner Road
OTYALLO, MISSOURI 64085
PH 314-487-0440 FAX 314-487-0944
www.sterling-engineers.com
Corporate Certificate of Authority 001748

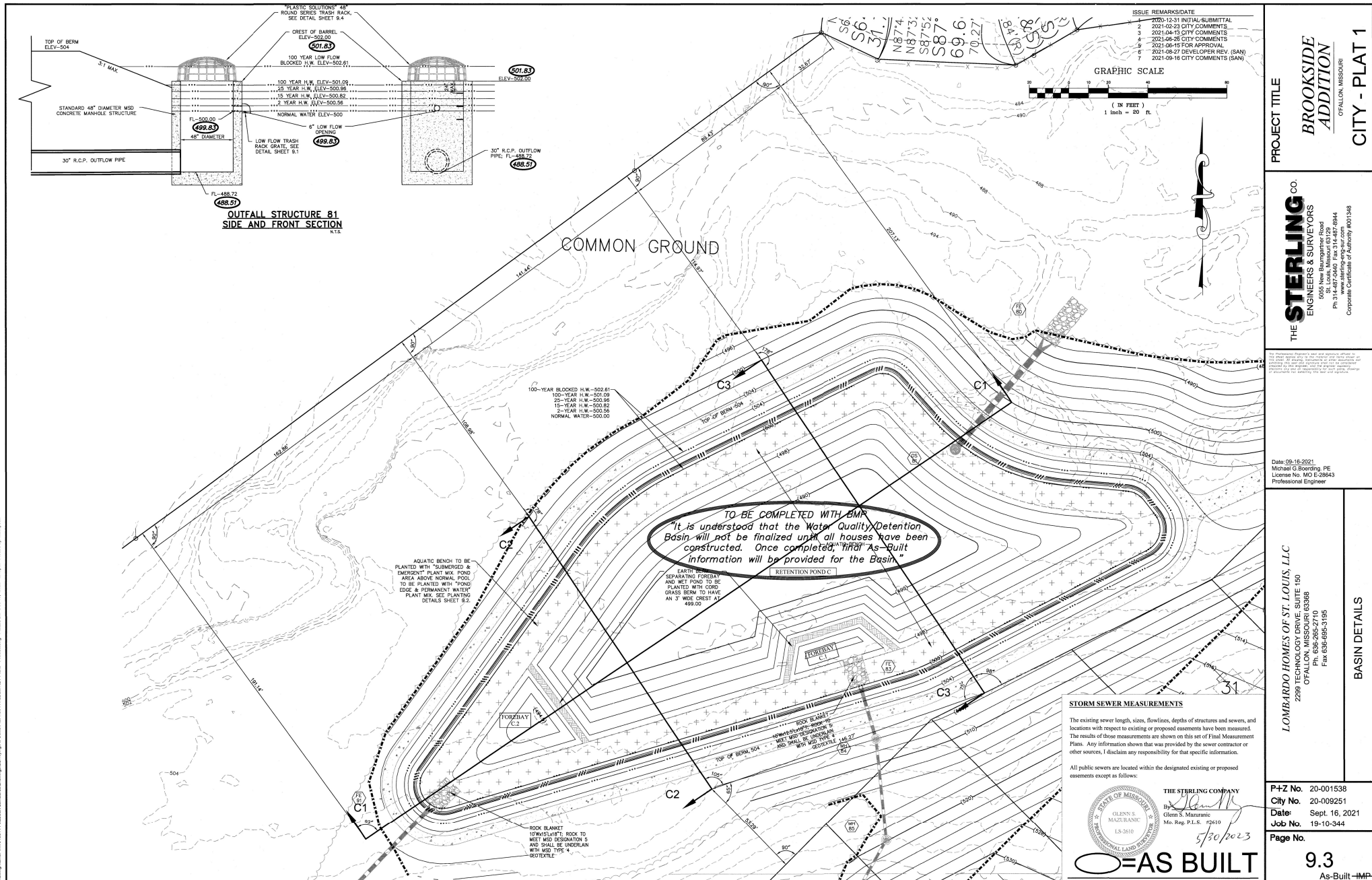
Date: 09-16-2021
Michael G. Boarding, PE
License No. MO E-28643
Professional Engineer

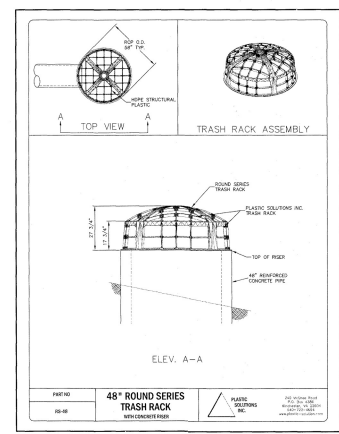
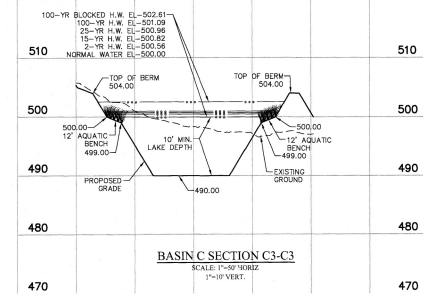
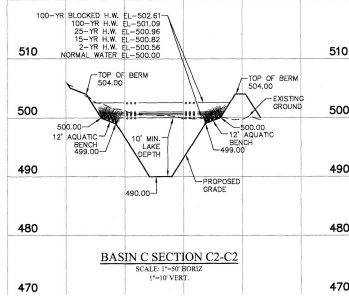
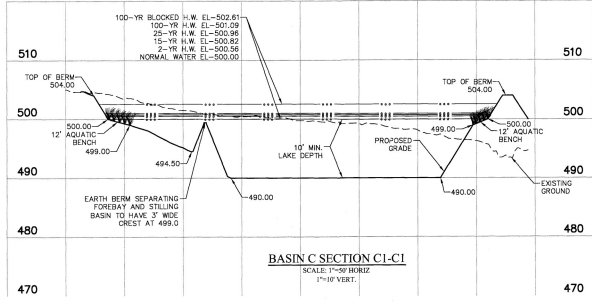
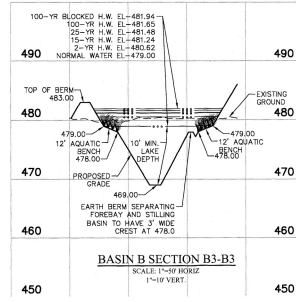
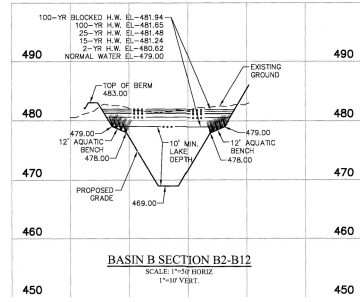
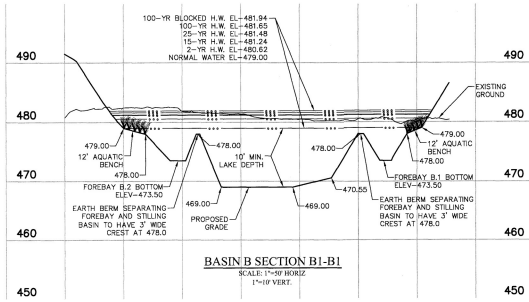
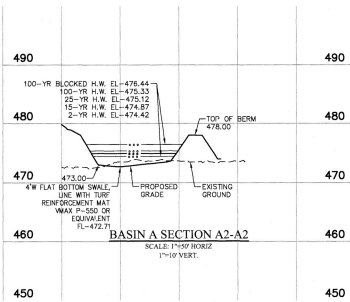
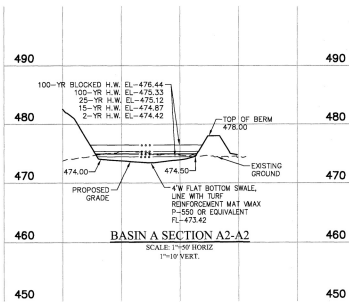
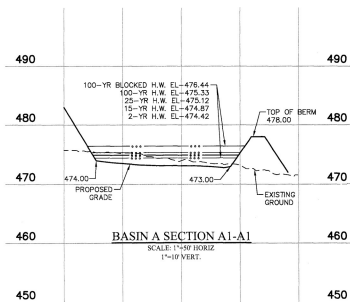
LOMBARDO HOMES OF ST. LOUIS, LLC
2299 OYALLO, MISSOURI 64085
PH 636-666-2710
FAX 636-666-3195

BASIN DETAILS

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344
Page No.

9.2
As-Built-IMP





TO BE COMPLETED WITH BMP
"It is understood that the Water Quality/Detention Basin will not be finalized until all houses have been constructed. Once completed, final As-Built information will be provided for the Basin."

STORM SEWER MEASUREMENTS

The existing sewer length, sizes, flowlines, depths of structures and sewers, and locations with respect to existing or proposed easements have been measured. The results of these measurements are shown on this set of Final Measurement Plans. Any information shown that was provided by the sewer contractor or other sources, I disclaim any responsibility for that specific information.

All public sewers are located within the designated existing or proposed easements except as follows:

THE STERLING COMPANY
By: *Michael G. Boarding*
GLENN S. MAZURKIN
LS-2610
Professional Engineer
Date: 9/30/2023

AS BUILT

ISSUE	REMARKS	DATE
1	2020-12-31 INITIAL SUBMITTAL	
2	2021-02-23 CITY COMMENTS	
3	2021-04-13 CITY COMMENTS	
4	2021-05-26 CITY COMMENTS	
5	2021-06-15 FOR APPROVAL	
6	2021-08-27 DEVELOPER REV. (SAN)	
7	2021-09-16 CITY COMMENTS (SAN)	

PROJECT TITLE
BROOKSIDE ADDITION
CITY - PLAT 1

THE STERLING COMPANY
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
Falls Church, VA 22041
Ph: 314-437-5440 Fax: 314-437-6944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001346

Date: 09-16-2021
Michael G. Boarding, PE
License No. MO E-28643
Professional Engineer

LOMBARDO HOMES OF ST. LOUIS, LLC
2299 TECHNOLOGY DRIVE, SUITE 150
OF FALLON, MISSOURI 63368
Ph: 636-665-3195
Fax: 636-665-3195

BASIN DETAILS

P+Z No. 20-001538
City No. 20-009251
Date: Sept. 16, 2021
Job No. 19-10-344
Page No.

9.4
As-Built - IMP

