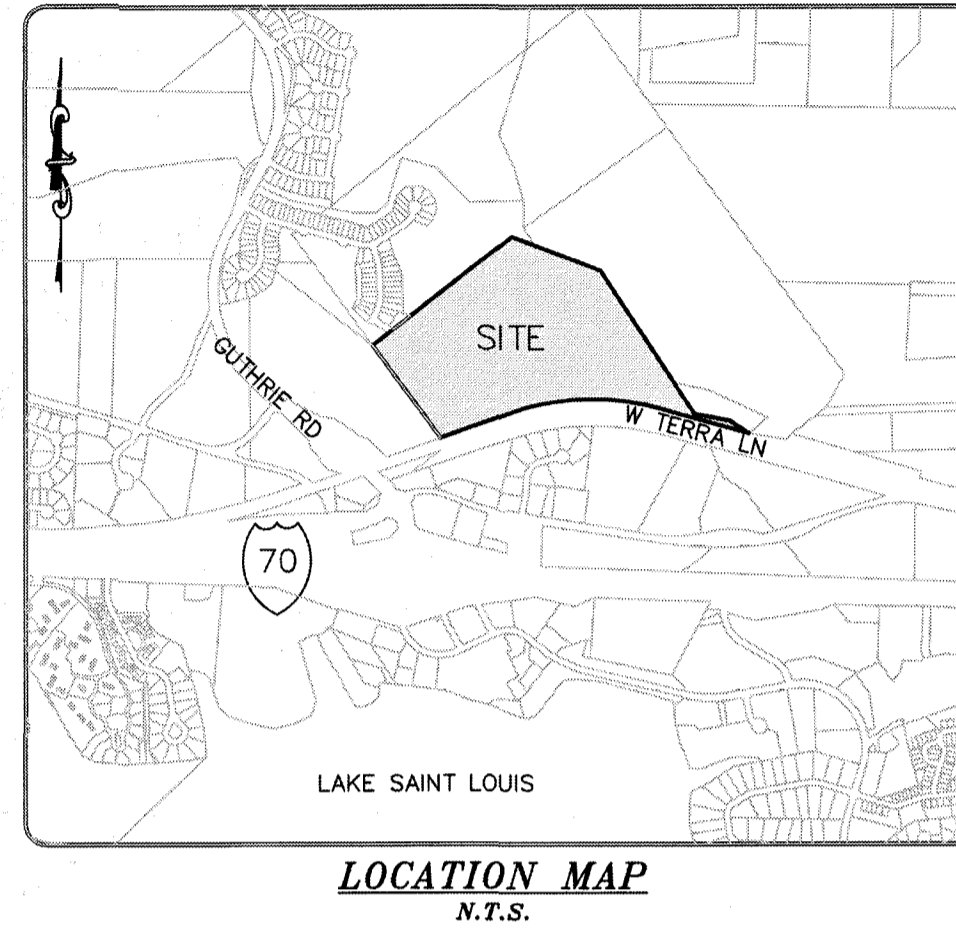
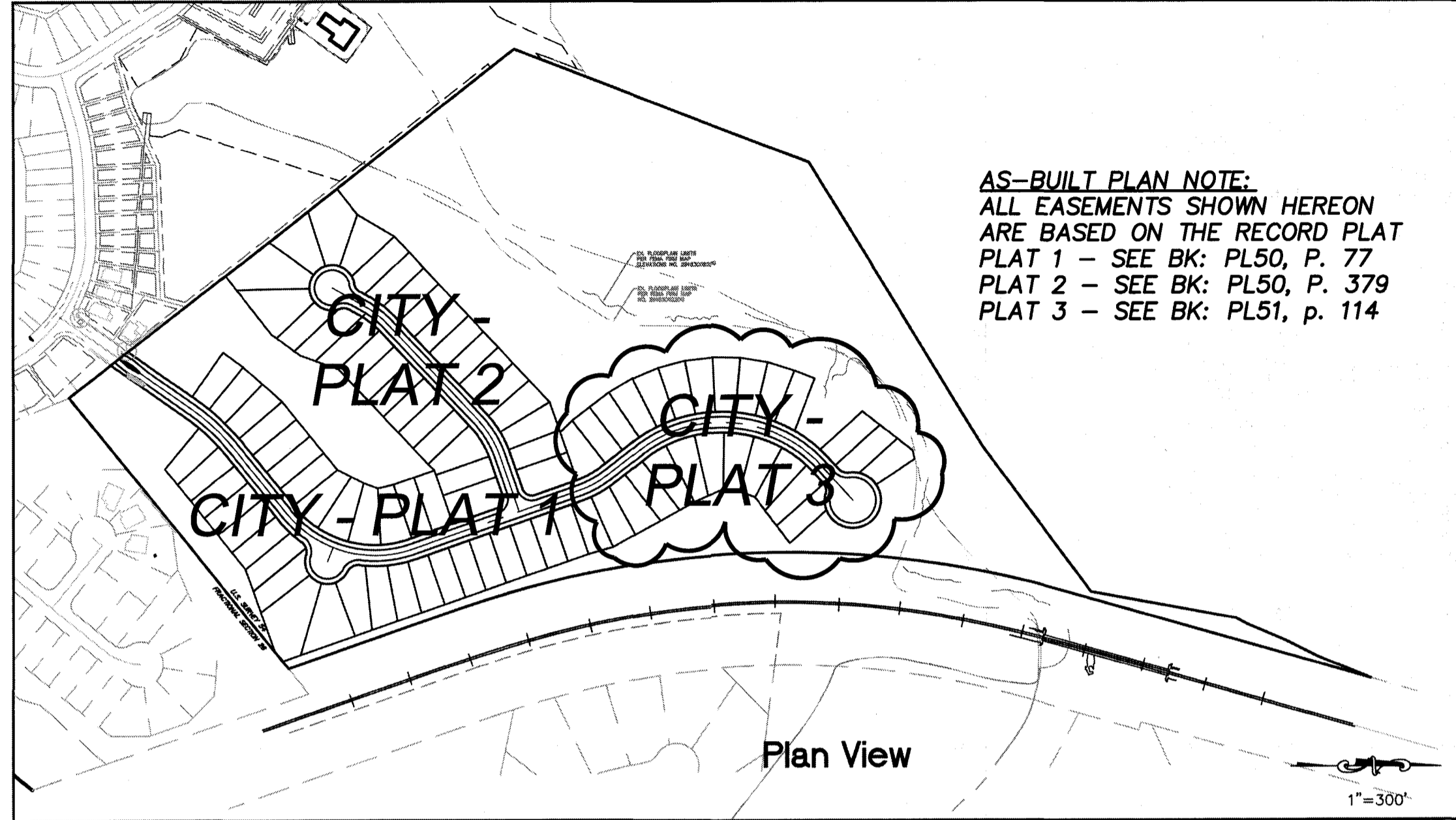


A SET OF CONSTRUCTION PLANS FOR AS-BUILT BROOKSIDE FOREST - PLAT 3

A TRACT OF LAND IN U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST OF FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-2017
2	CITY & CLIENT REV. 09-08-17
3	CITY REV. 10-16-17
4	CITY REV. 10-27-17



Legal Description

A TRACT OF LAND IN U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST OF FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH WEST CORNER OF LOT 47 OF BROOKSIDE VILLAGE A PLAT TWO-B, A SUBDIVISION RECORDED IN PLAT BOOK 48 PAGE 304-305 OF THE ST. CHARLES COUNTY RECORDS; THENCE ALONG THE SOUTHERN LINE OF SAID LOT 47, NORTH 67 DEGREES 49 MINUTES 49 SECONDS EAST 39.55 FEET TO A POINT AT THE COMMON CORNER OF SAID BROOKSIDE VILLAGE A PLAT TWO-B AND BROOKSIDE VILLAGE A PLAT TWO-A RECORDED IN PLAT BOOK 48, PAGE 19-20 OF THE ST. CHARLES COUNTY RECORDS, BEING THE POINT OF BEGINNING; THENCE ALONG THE SOUTHERN LINE OF SAID BROOKSIDE VILLAGE A PLAT TWO-B, NORTH 52 DEGREES 11 MINUTES 43 SECONDS EAST 1352.40 FEET TO A POINT IN THE SOUTHWEST LINE OF PROPERTY CONVEYED TO THE CITY OF O'FALLON, MISSOURI BY DEED RECORDED IN BOOK 924, PAGE 117 OF SAID RECORDS; THENCE ALONG THE SAID SOUTHWEST LINE OF THE CITY OF O'FALLON PROPERTY, THE FOLLOWING COURSES AND DISTANCES, SOUTH 69 DEGREES 01 MINUTES 18 SECONDS EAST 757.63 FEET TO A POINT; THENCE SOUTH 31 DEGREES 36 MINUTES 28 SECONDS EAST 795.30 FEET TO A POINT; THENCE SOUTH 36 DEGREES 36 MINUTES 56 SECONDS EAST 434.94 FEET TO A POINT; THENCE SOUTH 79 DEGREES 36 MINUTES 26 SECONDS EAST 355.08 FEET TO A POINT; THENCE SOUTH 61 DEGREES 36 MINUTES 26 SECONDS EAST 31.68 FEET TO A POINT; THENCE SOUTH 67 DEGREES 06 MINUTES 26 SECONDS EAST 97.68 FEET TO A POINT; THENCE SOUTH 63 DEGREES 21 MINUTES 26 SECONDS EAST 86.46 FEET TO A POINT; AND SOUTH 68 DEGREES 06 MINUTES 26 SECONDS EAST 137.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORFOLK AND SOUTHERN RAILROAD FORMERLY (WABASH RAILROAD); THENCE ALONG SAID NORTH RIGHT-OF-WAY, THE FOLLOWING COURSES AND DISTANCES, NORTH 74 DEGREES 09 MINUTES 53 SECONDS WEST 772.61 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 88 DEGREES 22 MINUTES 50 SECONDS WEST 1448.88 FEET AND WHOSE RADIUS POINT BEARS SOUTH 15 DEGREES 50 MINUTES 07 SECONDS WEST 2411.83 FEET FROM THE LAST MENTIONED POINT, AN ARC DISTANCE OF 1469.50 FEET TO A POINT; THENCE SOUTH 70 DEGREES 55 MINUTES 32 SECONDS WEST 432.60 FEET TO A POINT ON THE WESTERN LINE OF SAID BROOKSIDE VILLAGE A PLAT TWO-A; THENCE ALONG SAID WESTERN LINE, NORTH 39 DEGREES 05 MINUTES 00 SECONDS WEST 833.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 45,9656 ACRES, MORE OR LESS.

Utility Contacts

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

Duckett Creek Sanitary District
3550 Highway K
O'Fallon, MO. 63368
636-441-1244

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

Missouri American Water Co.
727 Craig Rd.
St. Louis, MO. 63141
1-866-436-0820

Public Water Supply District No. 2
P.O. Box 967
O'Fallon, MO. 63366
636-561-3737 Ext. 131

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

Curve River Electric Co.
P.O. Box 166
Troy, MO. 63379-0166
1-800-392-3709

Ameren UE
200 Callahan Road
Wentzville, MO. 63385
636-639-8312

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

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

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

Wentzville Fire District
209 West Pearce Blvd.
Wentzville, MO. 63385

Gottville Fire Protection District
1385 Metherhead Rd.
St. Charles, MO. 63304
636-447-6655

Drawing Index

1.1	COVER SHEET
1.2	RESIDENTIAL NOTES
2.1	EXISTING CONDITION
3.1-3.2	GRADING PLAN (PAVEMENT & SWALES)
3.3-3.6	SWPPP & NOTES/DETAILS
4.1-4.2	SITE PLAN (ELECTRIC & SEWERS)
5.1-5.4 5.2	UTILITY PLAN/DETAILS (WATER)
6.1-6.2	STREET PROFILES
6.3-6.4	PAVEMENT DETAILS
7.1-7.2	SANITARY SEWER PROFILES
8.1-8.8	STORM SEWER PROFILES/DEFENTION-DETAILS
8.2, 8.3, 8.5, 8.6, 8.8	STORM & SANITARY SEWER DETAILS
8.10	ZONE OF INFLUENCE & OVERLAND FLOW PATH SECTIONS
9.1-9.2	DRAINAGE AREA MAP
10.1	ENTRANCE DETAILS / WARPINGS
11.1	LANDSCAPE PLAN
12.1	MISCELLANEOUS DETAILS

Benchmarks

PROJECT BENCHMARK:
THE STERLING COMPANY HAS ESTABLISHED A SITE BENCHMARK, AS SHOWN HEREON AND DESCRIBED BELOW. THE SITE DATUM HAS BEEN ESTABLISHED VIA A GPS REAL TIME KINEMATIC NETWORK PUBLISHED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION (MDOOT RTK), USING PUBLISHED BASE STATION "MOOF" AND OBSERVING THE SITE BENCHMARK. THE ELEVATIONS PUBLISHED HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85).

SITE BENCHMARK:
*CROSS FOUND IN CONCRETE PAVEMENT AT THE INTERSECTION OF THE CENTERLINES OF BURNING BROOK DRIVE AND DUSTY BROOK DRIVE.

ELEVATION=494.02 (NAVD 88 DATUM)

Zoning and Density Notes

GROSS PROPOSED RESIDENTIAL AREA OF SITE: 45.96 ACRES
PROPOSED RIGHT-OF-WAY WITHIN RESIDENTIAL: 3.73 ACRES = 8.12%
NET PROPOSED RESIDENTIAL AREA: 42.23 ACRES = 91.88%

CURRENT ZONING: R-1 - P.U.D., SINGLE FAMILY RESIDENTIAL

CURRENT OWNER: S S AND D PROPERTIES, LLC
501 FIRST CAPITAL DRIVE, STE. 2
ST. CHARLES, MO 63301

TOTAL LOTS = 90

DWELLING UNITS PROPOSED:
90 UNITS/(45.96-3.73) AC. = 2.13 UNITS/ACRE

PARKING:
RESIDENTIAL SPACES REQUIRED: (2.0 SPACES/UNIT)x(90 UNITS) = 180 SPACES
RESIDENTIAL SPACES PROVIDED: 180 SPACES

COMMON GROUND: 26.20 ACRES
RIGHT-OF-WAY: 3.73 ACRES

Deviations From R-1 Zoning District

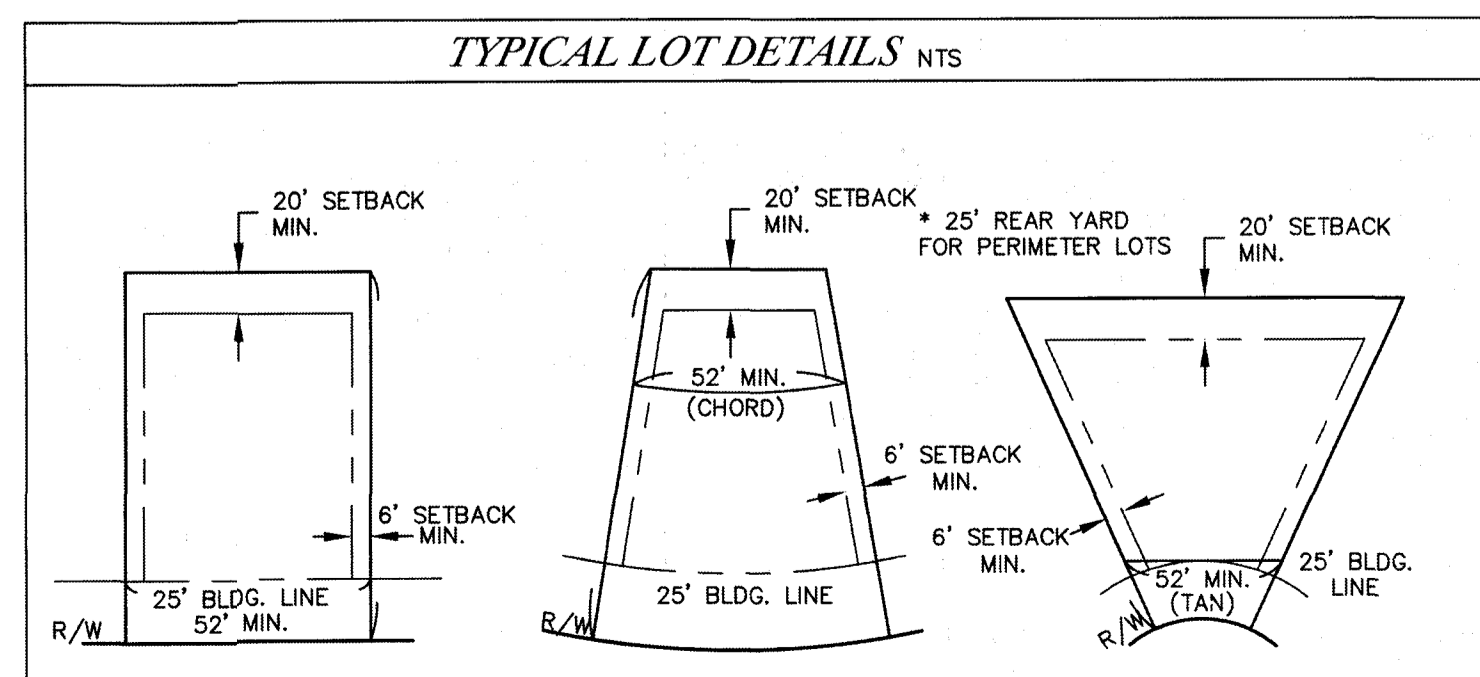
	R-1 REGULATIONS	PROPOSED
MIN. LOT SIZE	10,000 S.F.	6,200 S.F.
MIN. LOT WIDTH	80 FT.	52 FT.
REAR YARD	25 FT.	20 FT.
LOT COVERAGE	35%	50%

Project Data

- TOTAL SITE AREA: 45.96 ACRES
- TOTAL DISTURBED: 24.47 ACRES
- FLOOD NOTE:
FEMA MAP PANEL: PER FLOOD INSURANCE RATE MAP PANEL NUMBER 29183C0220G DATED JANUARY 20, 2016, THIS SITE IS PARTIALLY WITHIN ZONED AE, DESCRIBED AREAS OF THE 100-YEAR FLOOD HAZARD.
- TREE PRESERVATION CALCS:
EXISTING TREES = 40.5 ACRES
TREES REMOVED = 23.1 ACRES
TREES SAVED = 17.4 ACRES (43.0%)
TREES REQUIRED TO BE SAVED = 8.6 ACRES (20.0%)
- NO PLANTING MITIGATION IS REQUIRED.
COMPLIED WITH CHAPTER 402, SECTION 402.040
- ESTIMATED SANITARY SEWER FLOW = 33,300 GALLONS/DAY

* 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



Legend

EXISTING	PROPOSED
542	(542)
X 536	XXX.X
CONTOURS	CONTOURS
SPOT ELEVATIONS	SPOT ELEVATIONS
CENTER LINE	CENTER LINE
BUILDINGS, ETC.	BUILDINGS, ETC.
TREE LINE	TREE LINE
FENCE	FENCE
SILTATION CONTROL FENCE	SILTATION CONTROL FENCE
STORM SEWERS	STORM SEWERS
SANITARY SEWERS	SANITARY SEWERS
CATCH BASIN	CATCH BASIN
AREA INLET	AREA INLET
GRATED INLET	GRATED INLET
DOUBLE CURB INLET	DOUBLE CURB INLET
STORM MANHOLE	STORM MANHOLE
SANITARY MANHOLE	SANITARY MANHOLE
FLARED END SECTION	FLARED END SECTION
CLEANOUT	CLEANOUT
LATERAL CONNECTION	LATERAL CONNECTION
UTILITY OR POWER POLE	UTILITY OR POWER POLE
FIRE HYDRANT	FIRE HYDRANT
TEST HOLE	TEST HOLE
PAVEMENT	PAVEMENT
GAS MAIN & SIZE	GAS MAIN & SIZE
WATER MAIN & SIZE	WATER MAIN & SIZE
TELEPHONE	TELEPHONE
ELECTRIC (U) UNDERGROUND	ELECTRIC (U) UNDERGROUND
ELECTRIC (O) OVERHEAD	ELECTRIC (O) OVERHEAD
FIBER OPTIC	FIBER OPTIC
FLOW LINE	FLOW LINE
TO BE REMOVED	TBR
TO BE REMOVED & RELOCATED/REPLACED	TBRR
TOP OF CURB	(TC)
SWALE	SWALE
LIGHT STANDARD	LIGHT STANDARD
STREET SIGN	STREET SIGN
PARKING STALLS	P.S.
YARD LIGHT	YARD LIGHT

Conditions of Approval From Planning and Zoning

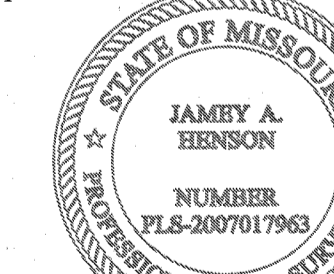
This approval would be contingent upon the following:

- The developer shall install traffic calming measures in accordance with the Code. The traffic calming provided is inadequate. The developer shall work with Staff on the location and method of traffic calming during the construction plan phase.
- The proposed deviation note from the R-1 district do not match the lot data note. The minimum lot size and proposed lot coverage shall be corrected. Also in a response from the developer it is stated the smallest lot shall be 6,200 square feet. The plans shall be corrected to reflect the proper information.
- The pipes leaving the basin shall be sized for a 100 year, 20 minute storm event. Provide the direction of overland flow for emergency relief swales for the detention basins.
- A note shall be provided on the plans stating, the developer will document the current condition of all streets within Brookside Forest. The condition of the streets shall be documented prior to use. And, a maintenance escrow will be required to ensure the streets are repaired.
- The USPS shall be contacted to finalize their preferred method of mail delivery. A mail kiosk may be required in lieu of individual mail boxes for each lot. If a kiosk is required, the location shall be provided on the construction plans and off-street parking spaces provided. Provide written confirmation from the USPS prior to construction plan approval that states their preferred method and location of mail delivery.
- Provide a letter from St. Charles County approving the name of the proposed Planned Unit Development and all proposed street names.
- The Developer shall work with staff to establish which streets shall be used construction traffic to enter and leave the site. A maintenance escrow will be required for those streets.
- The applicant shall abide by the Municipal Code Requirements.

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 wye 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: James A. Benson
11-10-2020
Mo. Reg. P.L.S. - #2007017963

AS BUILT

BROOKSIDE FOREST PLAT 3 AS-BUILT APPROVAL NOVEMBER 24, 2020

CITY OF O'FALLON COMMUNITY DEVELOPMENT DEPARTMENT ACCEPTED FOR CONSTRUCTION BY: [Signature]
DATE **November 9, 2017** PROFESSIONAL ENGINEER'S SEAL INDICATES RESPONSIBILITY FOR DESIGN

P+Z No. 02-17-01
City No.
Date Nov. 7, 2017
Job No. 16-09-274
Page No.

1.1
As-Built-IMP

CITY - PLAT 3

"FINAL PLAN" Approval Date: March 2, 2017

PROJECT TITLE

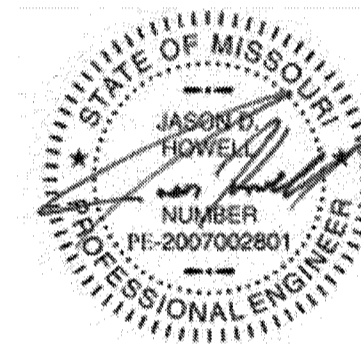
BROOKSIDE FOREST

O'FALLON, MISSOURI

CITY - PLAT 3

THE STERLING CO.
ENGINEERS & SURVEYORS

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



Date: 11-17-17
Jason D Howell
License No. PE 2007002801
Civil Engineer

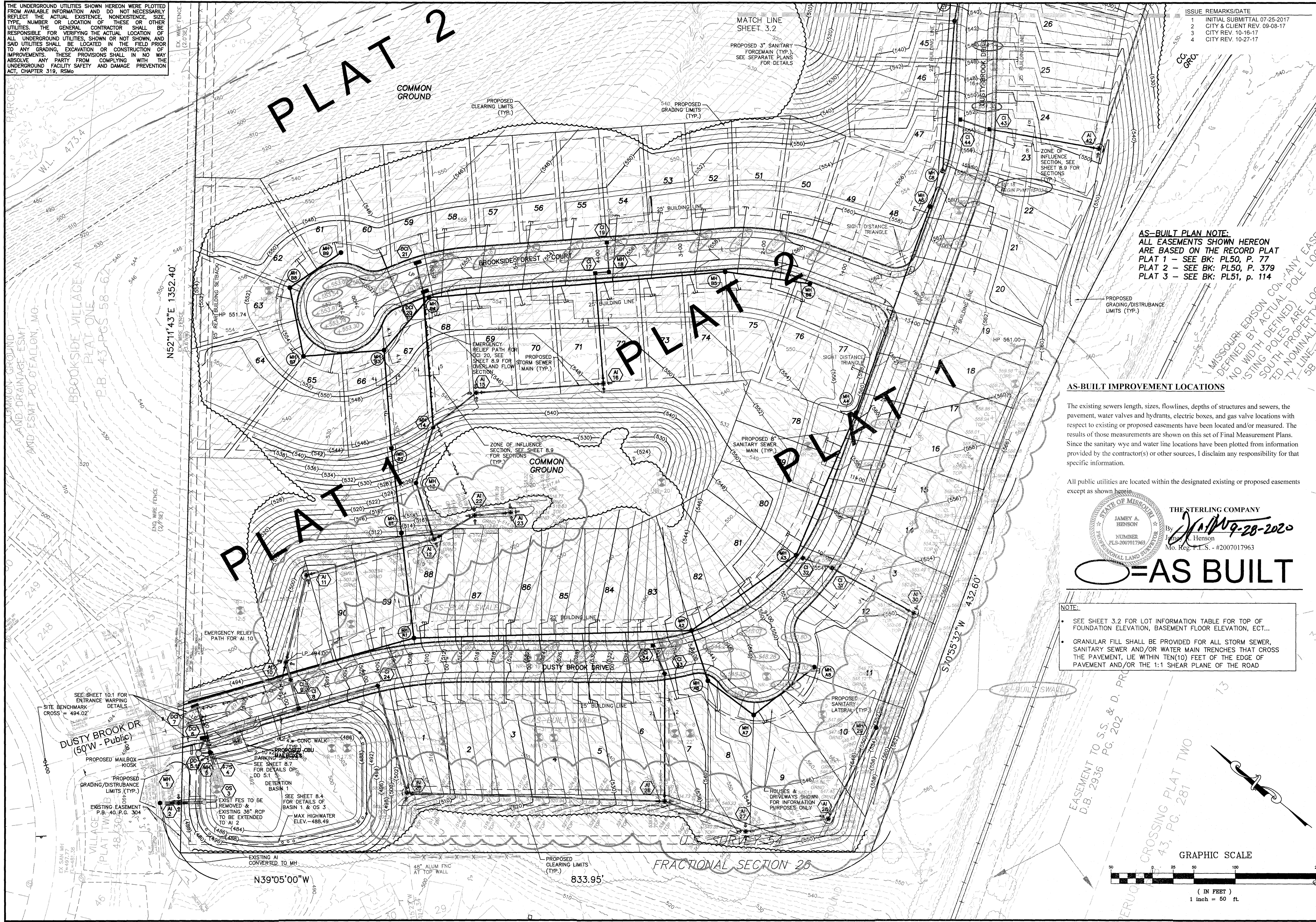
Brookside Forest, LLC

16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph: 636-537-2000
Fax: 636-537-2546
www.mrbrooksidehomes.com

COVER SHEET

THE UNDERGROUND UTILITIES SHOWN HEREON WERE 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

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-2017
2	CITY & CLIENT REV. 09-08-17
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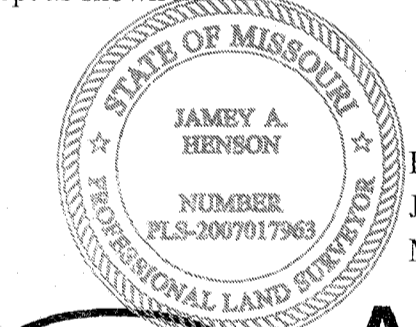


AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT
 PLAT 1 - SEE BK: PL50, P. 77
 PLAT 2 - SEE BK: PL50, P. 379
 PLAT 3 - SEE BK: PL51, P. 114

AS-BUILT IMPROVEMENT LOCATIONS

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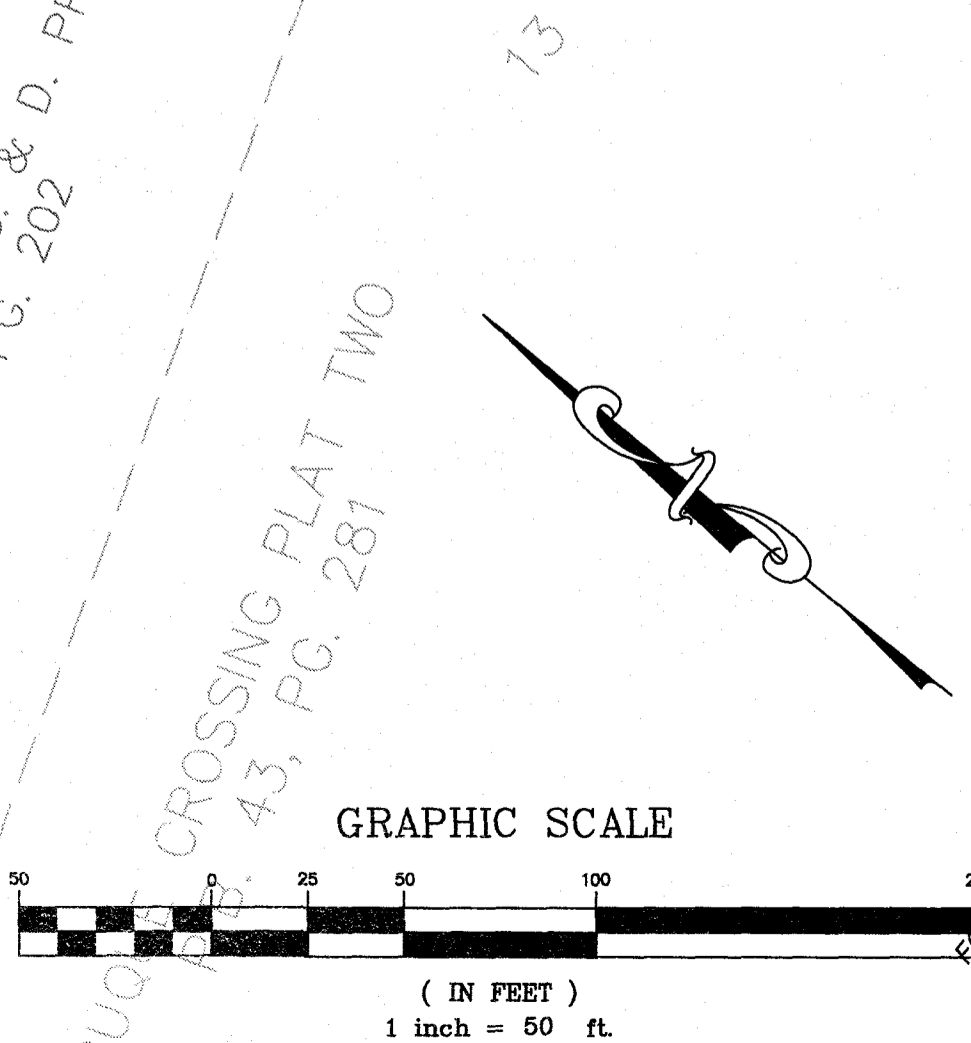
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THE STERLING COMPANY
 By *J.A. Henson* 9-28-2020
 James A. Henson
 Mo. Reg. P.L.S. - #2007017963

AS BUILT

- NOTE:**
- SEE SHEET 3.2 FOR LOT INFORMATION TABLE FOR TOP OF FOUNDATION ELEVATION, BASEMENT FLOOR ELEVATION, ECT...
 - GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD



PROJECT TITLE
BROOKSIDE FOREST
 CITY - PLAT 3

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-8944
 www.sterling-eng-srv.com
 Corporate Certificate of Authority #001348

Date: 11-7-17
 Jason D Howell
 License No. PE 2007002801
 Civil Engineer

Brookside Forest, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph. 636-637-2000
 Fax 636-637-2546
 www.mcbrookside.com

GRADING PLAN
 AS-BUILT PAVEMENT & SWALES

P+Z No. 02-17-01
 City No.
 Date: Nov. 7, 2017
 Job No. 16-09-274
 Page No.
3.1
 As-Built - IMP

THE UNDERGROUND UTILITIES SHOWN HEREON WERE 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

LOT INFORMATION TABLE		T.F. Var.	B.F. Var.	T.S. Var.
1	414 Dusty Brook Dr.	509.73	512.2	503.5
2	416 Dusty Brook Dr.	516.17	518.7	510.0
3	418 Dusty Brook Dr.	521.50	524.0	515.3
4	420 Dusty Brook Dr.	526.72	529.3	520.6
5	422 Dusty Brook Dr.	531.94	534.2	525.5
6	424 Dusty Brook Dr.	537.05	539.9	531.2
7	426 Dusty Brook Dr.	542.12	544.7	536.0
8	428 Dusty Brook Dr.	547.05	549.7	541.0
9	430 Dusty Brook Dr.	548.93	551.4	542.7
10	432 Dusty Brook Dr.	549.76	552.3	543.6
11	434 Dusty Brook Dr.	550.90	553.4	544.7
12	436 Dusty Brook Dr.	553.92	556.9	548.2
13	438 Dusty Brook Dr.	555.37	557.9	549.2
14	440 Dusty Brook Dr.	556.73	559.2	550.5
15	442 Dusty Brook Dr.	558.29	560.8	552.1
16	444 Dusty Brook Dr.	559.86	562.4	553.7
17	446 Dusty Brook Dr.	561.42	563.9	555.2
18	448 Dusty Brook Dr.	562.85	565.4	556.7
19	450 Dusty Brook Dr.	563.32	565.8	557.1
20	452 Dusty Brook Dr.	563.06	565.6	556.9
21	454 Dusty Brook Dr.	561.76	564.3	555.6
22	456 Dusty Brook Dr.	559.37	561.9	553.2
23	458 Dusty Brook Dr.	556.52	559.0	550.3
24	460 Dusty Brook Dr.	552.87	555.4	546.7
25	462 Dusty Brook Dr.	547.75	550.3	541.6
26	464 Dusty Brook Dr.	541.79	544.3	535.6
27	466 Dusty Brook Dr.	533.95	536.5	527.8
28	470 Dusty Brook Dr.	526.13	528.6	519.9
29	474 Dusty Brook Dr.	518.69	521.2	512.5
30	476 Dusty Brook Dr.	513.45	516.0	507.3
31	480 Dusty Brook Dr.	510.67	513.2	504.5
32	482 Dusty Brook Dr.	510.58	513.1	504.4
33	484 Dusty Brook Dr.	512.21	514.7	506.0
34	487 Dusty Brook Dr.	513.44	515.9	507.2
35	485 Dusty Brook Dr.	511.67	514.2	505.5
36	483 Dusty Brook Dr.	510.37	513.7	505.0
37	479 Dusty Brook Dr.	512.47	515.0	506.3
38	477 Dusty Brook Dr.	514.82	517.3	508.6
39	475 Dusty Brook Dr.	517.98	520.5	511.8
40	473 Dusty Brook Dr.	521.96	524.5	515.8
41	471 Dusty Brook Dr.	526.47	529.0	520.3
42	469 Dusty Brook Dr.	530.99	533.5	524.8
43	467 Dusty Brook Dr.	535.50	538.1	529.4
44	465 Dusty Brook Dr.	540.02	542.5	533.8
45	463 Dusty Brook Dr.	544.65	547.2	538.5
46	461 Dusty Brook Dr.	549.87	552.4	543.7
47	459 Dusty Brook Dr.	556.91	559.4	550.7
48	502 Brookside Forest Ct.	562.10	565.1	556.4
49	504 Brookside Forest Ct.	561.07	563.8	555.1
50	506 Brookside Forest Ct.	560.11	563.1	554.4
51	508 Brookside Forest Ct.	559.27	562.0	553.3
52	510 Brookside Forest Ct.	558.37	560.9	552.2
53	512 Brookside Forest Ct.	557.32	559.8	551.1
54	514 Brookside Forest Ct.	556.28	558.8	550.1
55	516 Brookside Forest Ct.	555.23	557.7	549.0
56	518 Brookside Forest Ct.	554.19	556.7	548.0
57	520 Brookside Forest Ct.	553.15	555.7	547.4
58	522 Brookside Forest Ct.	552.11	554.6	546.5
59	524 Brookside Forest Ct.	551.48	554.4	545.7
60	526 Brookside Forest Ct.	550.19	554.7	545.0
61	528 Brookside Forest Ct.	552.92	555.4	546.7
62	530 Brookside Forest Ct.	553.58	556.1	547.4
63	532 Brookside Forest Ct.	553.93	556.4	547.7
64	534 Brookside Forest Ct.	553.97	556.5	547.8
65	529 Brookside Forest Ct.	553.69	556.2	547.5
66	527 Brookside Forest Ct.	552.98	555.5	546.8
67	525 Brookside Forest Ct.	551.72	554.2	545.5
68	523 Brookside Forest Ct.	551.77	554.3	545.6
69	521 Brookside Forest Ct.	552.81	555.3	546.6
70	519 Brookside Forest Ct.	553.86	556.4	547.7
71	517 Brookside Forest Ct.	554.90	557.4	548.7
72	515 Brookside Forest Ct.	555.95	558.5	549.8
73	513 Brookside Forest Ct.	556.99	559.5	550.8
74	511 Brookside Forest Ct.	558.03	560.5	551.8
75	507 Brookside Forest Ct.	559.54	562.0	553.3
76	503 Brookside Forest Ct.	561.07	563.6	554.9
77	501 Brookside Forest Ct.	562.12	564.6	555.9
78	443 Dusty Brook Dr.	559.16	561.7	553.0
79	439 Dusty Brook Dr.	557.59	560.1	551.4
80	437 Dusty Brook Dr.	555.63	558.1	549.4
81	435 Dusty Brook Dr.	552.84	555.3	546.6
82	429 Dusty Brook Dr.	547.69	550.2	541.5
83	425 Dusty Brook Dr.	539.69	542.2	533.5
84	423 Dusty Brook Dr.	532.75	535.3	526.6
85	421 Dusty Brook Dr.	527.53	530.0	521.3
86	419 Dusty Brook Dr.	522.31	524.8	516.1
87	417 Dusty Brook Dr.	517.09	519.6	510.9
88	415 Dusty Brook Dr.	512.20	514.7	506.0
89	413 Dusty Brook Dr.	507.46	510.0	501.3
90	411 Dusty Brook Dr.	502.78	505.3	496.6

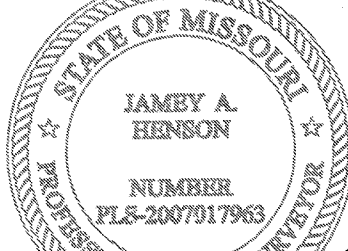
T.F. - TOP OF FOUNDATION
B.F. - BASEMENT FLOOR
L.S. - LOW SILL
T.S. - SANITARY LATERAL TAILSTAKE

AS-BUILT IMPROVEMENT LOCATIONS

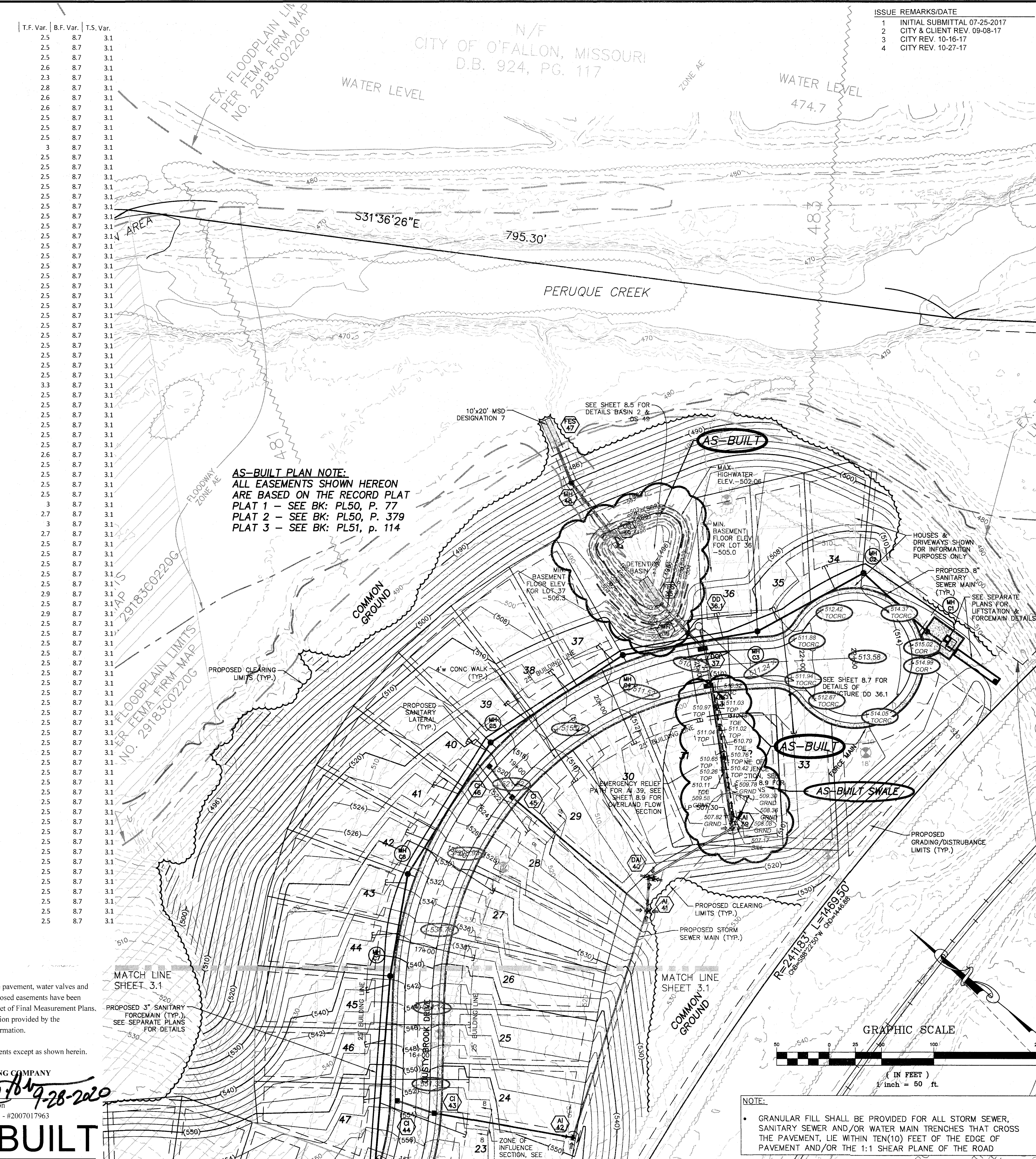
The existing sewers length, sizes, flowlines, depths of structures and sewers, the pavement, water valves and hydrants, electric boxes, and gas valve locations with respect to existing or proposed easements have been located and/or measured. The results of those measurements are shown on this set of Final Measurement Plans. Since the sanitary wye 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.

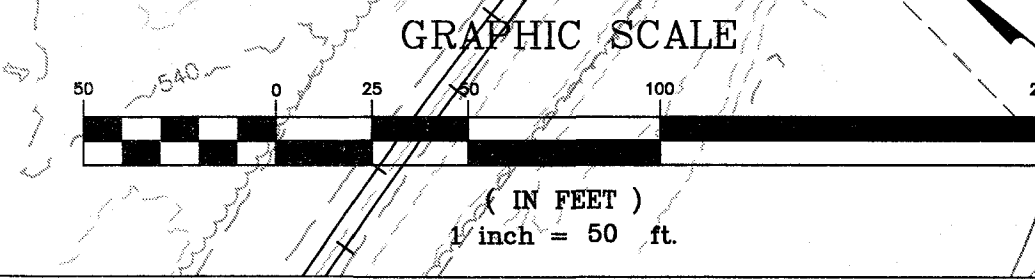
THE STERLING COMPANY
By *James A. Henson*
James A. Henson
Mo Reg. P.L.S. - #2007017963



AS-BUILT



AS-BUILT PLAN NOTE:
ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT PLAT 1 - SEE BK: PL50, P. 77
PLAT 2 - SEE BK: PL50, P. 379
PLAT 3 - SEE BK: PL51, P. 114



NOTE:
GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD

Drawing name: V:\1602074_Brookside_Architect\Drawings\Surveying\Submittal\Plat3_FINAL_Plan3.dwg Plotted on: Sep 24, 2020 - 3:53pm Plotted by: msjones

PLAT 2

COMMON GROUND

PROJECT TITLE
BROOKSIDE FOREST
CITY - PLAT 3

THE STERLING CO.
ENGINEERS & SURVEYORS
5055 New Baumgardner Road
St. Louis, Missouri 63129
Ph 314-487-0040 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Date: 11-7-17
Jason D Howell
License No. PE 2007002801
Civil Engineer

Brookside Forest, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph. 636-537-2000
Fax 636-537-2546
www.mcbridehomes.com

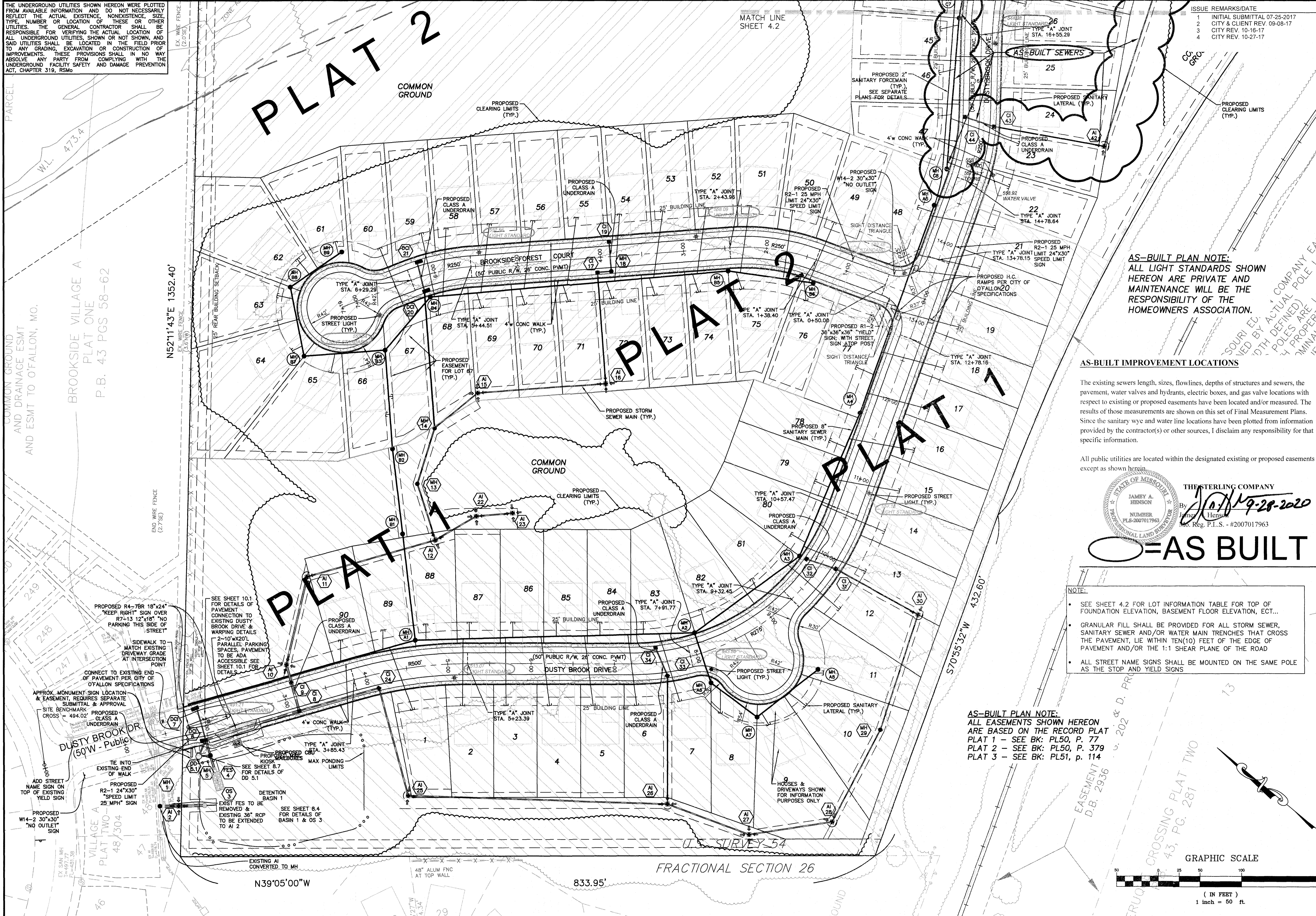
**GRADING PLAN
AS-BUILT PAVEMENT & SWALES**

P+Z No. 02-17-01
City No.
Date: Nov. 7, 2017
Job No. 16-09-274
Page No.

3.2
As-Built IMP

THE UNDERGROUND UTILITIES SHOWN HEREON WERE 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

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-2017
2	CITY & CLIENT REV. 09-08-17
3	CITY REV. 10-16-17
4	CITY REV. 10-27-17

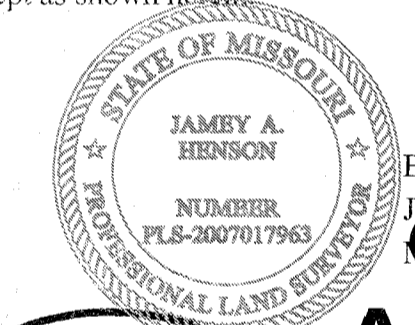


AS-BUILT PLAN NOTE:
ALL LIGHT STANDARDS SHOWN HEREON ARE PRIVATE AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

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 wye 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.

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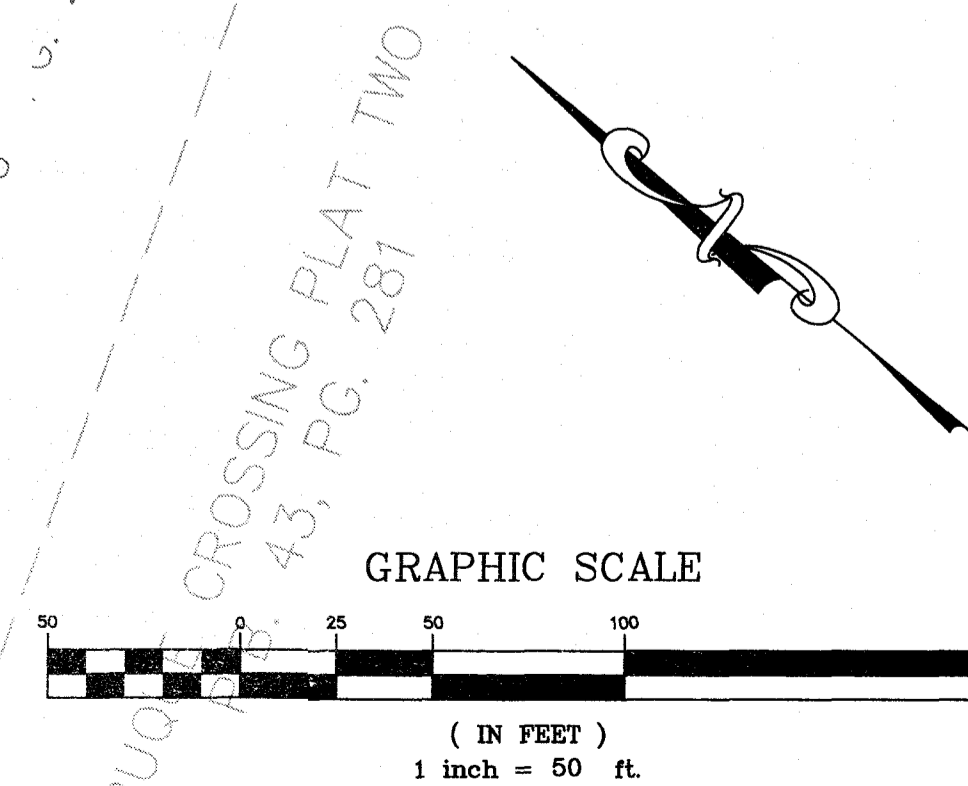


THE STERLING COMPANY
By: *James Henson*
NUMBER: PLS-2007017963
Mo. Reg. P.L.S. - #2007017963

AS BUILT

- NOTE:**
- SEE SHEET 4.2 FOR LOT INFORMATION TABLE FOR TOP OF FOUNDATION ELEVATION, BASEMENT FLOOR ELEVATION, ECT...
 - GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD
 - ALL STREET NAME SIGNS SHALL BE MOUNTED ON THE SAME POLE AS THE STOP AND YIELD SIGNS

AS-BUILT PLAN NOTE:
ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT PLAT 1 - SEE BK: PL50, P. 77
PLAT 2 - SEE BK: PL50, P. 379
PLAT 3 - SEE BK: PL51, p. 114



PROJECT TITLE
BROOKSIDE FOREST
CITY - PLAT 3

THE **STERLING** CO.
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Corporate Certificate of Authority #001346

Date: 11-7-17
Jason D Howell
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CHESTERFIELD, MISSOURI 63017
Ph 636-537-2000
Ph 636-537-2546
www.mcbrooksidehomes.com

P+Z No. 02-17.01
City No.
Date: Nov. 7, 2017
Job No. 16-09-274

Page No.
4.1
As-Built - IMP

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PLAT 2

COMMON GROUND

MATCH LINE SHEET 5.2

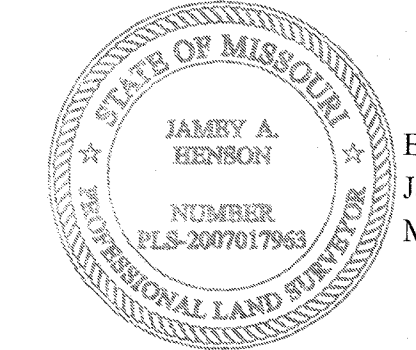
ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-2017
2	CITY & CLIENT REV. 09-08-17
3	CITY REV. 10-16-17
4	CITY REV. 10-27-17

AS-BUILT PLAN NOTE:
ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAT
PLAT 1 - SEE BK: PL50, P. 77
PLAT 2 - SEE BK: PL50, P. 379
PLAT 3 - SEE BK: PL51, P. 114

WATER FACILITIES MEASUREMENTS

The existing pipe length, sizes and locations with respect to proposed facilities have been provided by others. The surveyor has located above-ground features, such as water valves and fire hydrants, but did not locate any underground facilities. The results of those measurements are shown on this set of Final Measurement Plans.

Since underground information has been plotted from information by others, I disclaim any responsibility for that specific information.



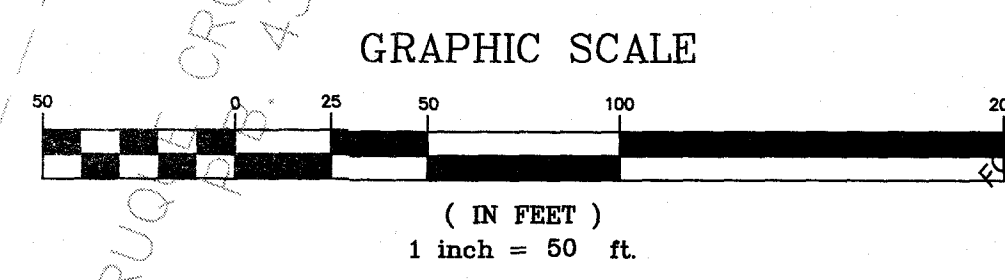
THE STERLING COMPANY

By: *Janey Henson*
Date: 11-7-17
Jason D Howell
License No. PE 200702801
Civil Engineer

○ = AS BUILT

NOTE:

- GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD



PROJECT TITLE
BROOKSIDE FOREST
OF FALLON, MISSOURI
CITY - PLAT 3

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8844
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Date: 11-7-17
Jason D Howell
License No. PE 200702801
Civil Engineer

Brookside Forest, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph. 636-537-2000
Fax 636-537-2546
www.mcbridehomes.com

UTILITY PLAN
AS-BUILT WATER LINE

P+Z No. 02-17-01
City No.
Date: Nov. 7, 2017
Job No. 16-09-274
Page No.

5.1
As-Built - IMP

Drawing name: V:\1609274 Brookside Addition\Drawings\Surveying\AS-Built\Plat 3.dwg Plotted on: Jul 02, 2020 - 8:33am Plotted by: msmpson

THE UNDERGROUND UTILITIES SHOWN HEREON WERE 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.

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-2017
2	CITY & CLIENT REV. 09-08-17
3	CITY REV. 10-16-17
4	CITY REV. 10-27-17

PROJECT TITLE
BROOKSIDE FOREST
 CITY - PLAT 3

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, MO 63122-5944
 Ph. 314-487-9440 Fax 314-487-5944
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

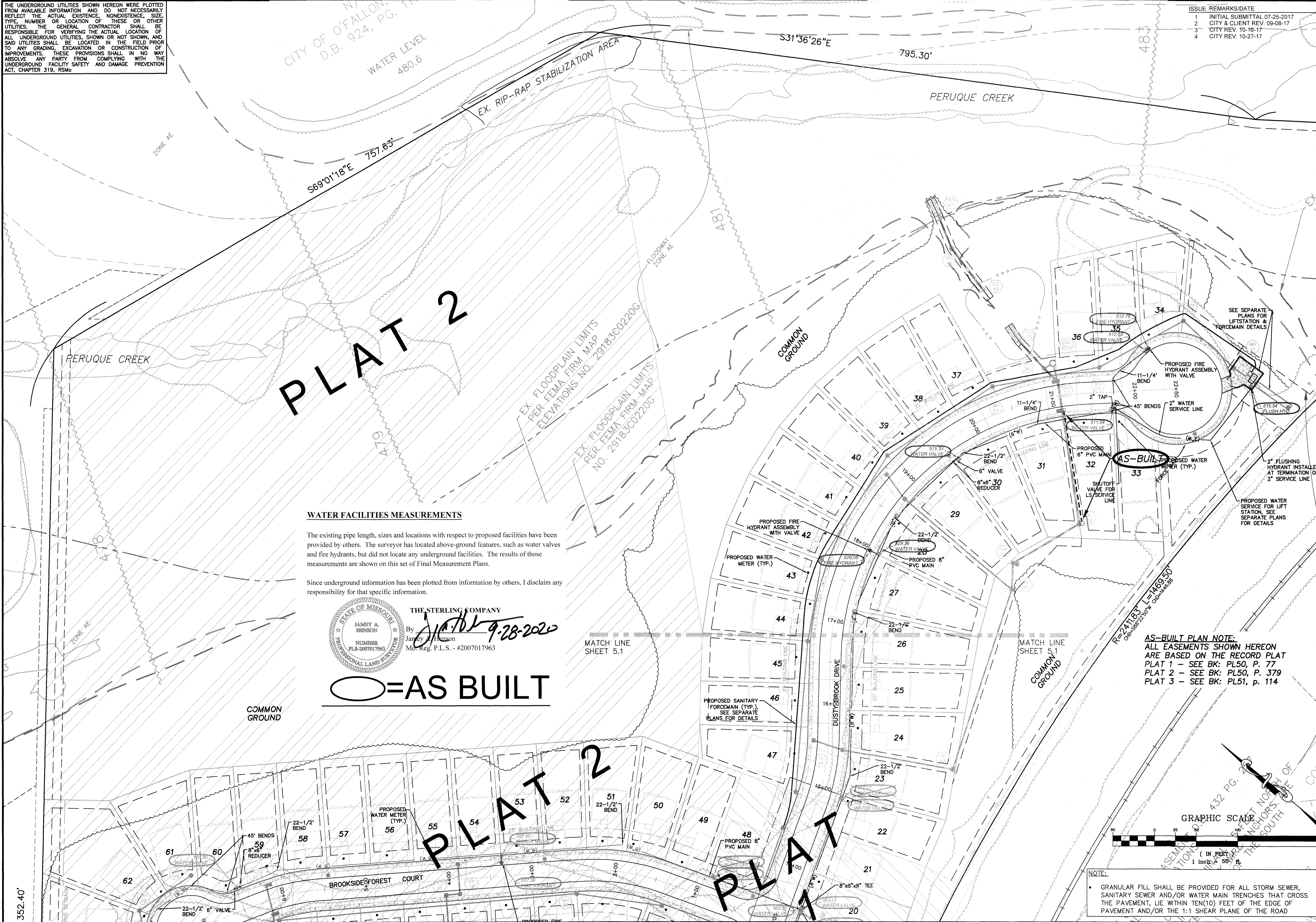
The Professional Engineer's seal and signature are placed on this sheet as proof of his or her personal supervision of the work shown on this sheet. All drawings, instruments or other documents not containing the seal and signature shall be considered unapproved by this engineer, and the engineer expressly disclaims any and all responsibility for such drawings, instruments or documents not exhibiting this seal and signature.

Date: 11-7-17
 Jason D Howell
 License No. PE 2007002801
 Civil Engineer

Brookside Forest, LLC
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 CHESTERFIELD, MISSOURI 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbirdehomes.com

UTILITY PLAN
 AS-BUILT WATER LINE

P+Z No. 02-17-01
 City No.
 Date: Nov. 7, 2017
 Job No. 16-09-274
 Page No.
5.2
 As-Built -IMP



PLAT 2

PLAT 2

WATER FACILITIES MEASUREMENTS

The existing pipe length, sizes and locations with respect to proposed facilities have been provided by others. The surveyor has located above-ground features, such as water valves and fire hydrants, but did not locate any underground facilities. The results of those measurements are shown on this set of Final Measurement Plans.

Since underground information has been plotted from information by others, I disclaim any responsibility for that specific information.

THE STERLING COMPANY
 By: *Jason D Howell* 9-28-2017
 JAMBY A. HENSON
 NUMBER PLS-2007017963
 Mo. Reg. P.L.S. - #2007017963

○ = AS BUILT

AS-BUILT PLAN NOTE:
 ALL EASEMENTS SHOWN HEREON ARE BASED ON THE RECORD PLAN
 PLAT 1 - SEE BK: PL50, P. 77
 PLAT 2 - SEE BK: PL50, P. 379
 PLAT 3 - SEE BK: PL51, p. 114

NOTE:
 GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD

Drawing name: V:\1609274 Brookside Forest\Drawings\Surveying\AS-Built\Plat 3 - CAD\1609274 AS-Built - PLANS Plat 3.dwg Plotted on: Jul 02, 2020 - 8:35am Plotted by: mstimpson

STORM AND SANITARY SEWER MEASUREMENTS

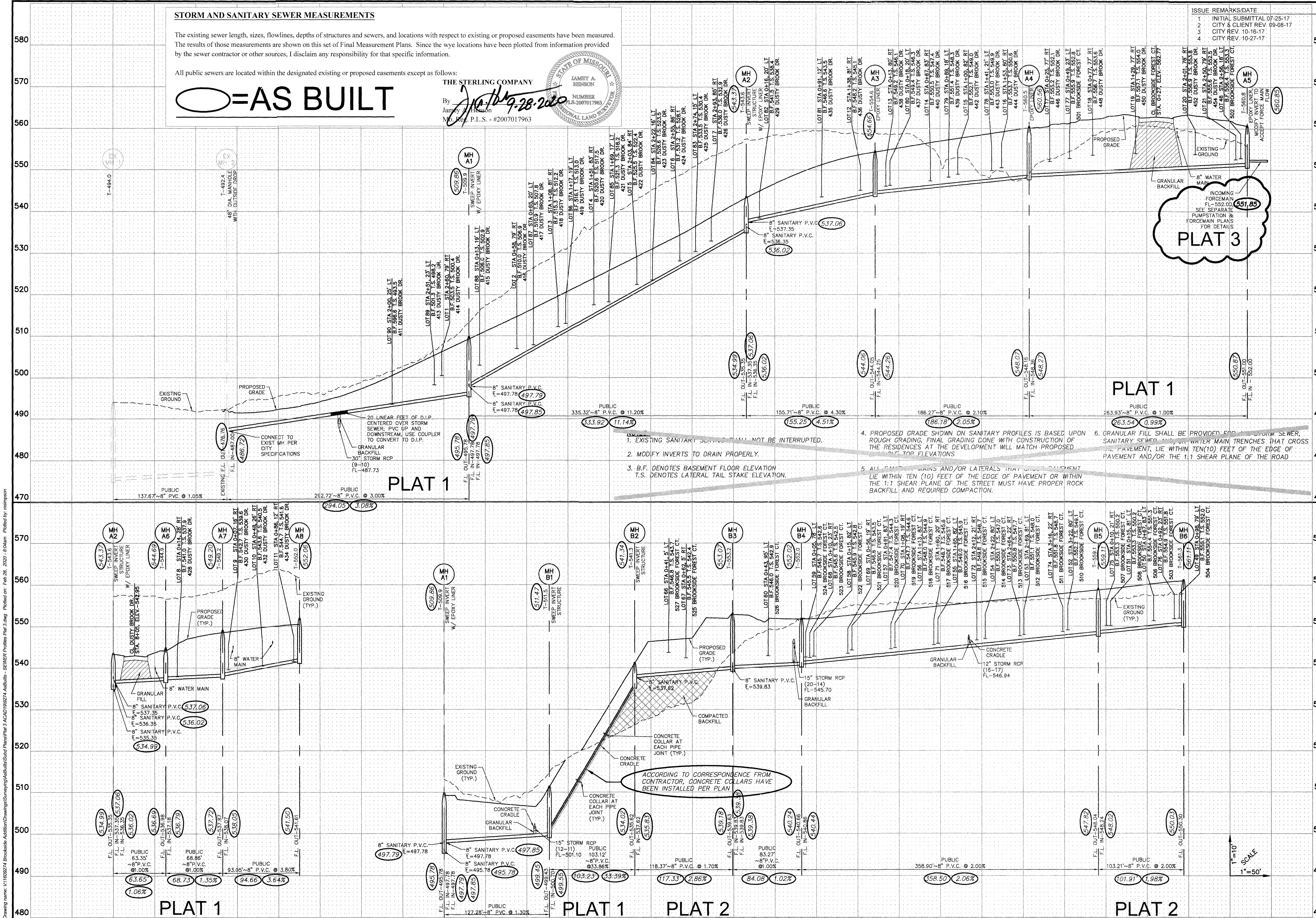
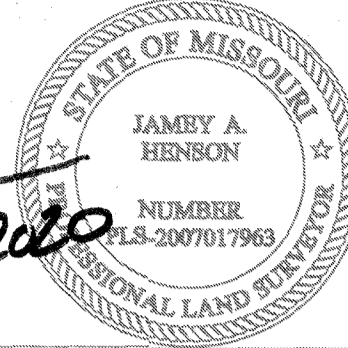
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All public sewers are located within the designated existing or proposed easements except as follows:

○ = AS BUILT

THE STERLING COMPANY

By *J.A.H.* 7-28-2010
 JAMES A. HENSON
 PROFESSIONAL LAND SURVEYOR
 No. Reg. P.L.S. - #2007017963



- EXISTING SANITARY SERVICE SHALL NOT BE INTERRUPTED.
- MODIFY INVERTS TO DRAIN PROPERLY.
- B.F. DENOTES BASEMENT FLOOR ELEVATION
T.S. DENOTES LATERAL TAIL STAKE ELEVATION.
- PROPOSED GRADE SHOWN ON SANITARY PROFILES IS BASED UPON ROUGH GRADING. FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES AT THE DEVELOPMENT WILL MATCH PROPOSED TOP ELEVATIONS.
- ALL SANITARY MAINS AND/OR LATERALS THAT CROSS PAVEMENT LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE PROPER ROCK BACKFILL AND REQUIRED COMPACTION.
- GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND WATER MAIN TRENCHES THAT CROSS PAVEMENT. THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.

PLAT 3

PLAT 1

PLAT 1

PLAT 1

PLAT 1

PLAT 2

PLAT 2

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-17
2	CITY & CLIENT REV. 09-08-17
3	CITY REV. 10-16-17
4	CITY REV. 10-27-17

PROJECT TITLE

BROOKSIDE FOREST
 CITY - PLAT 3

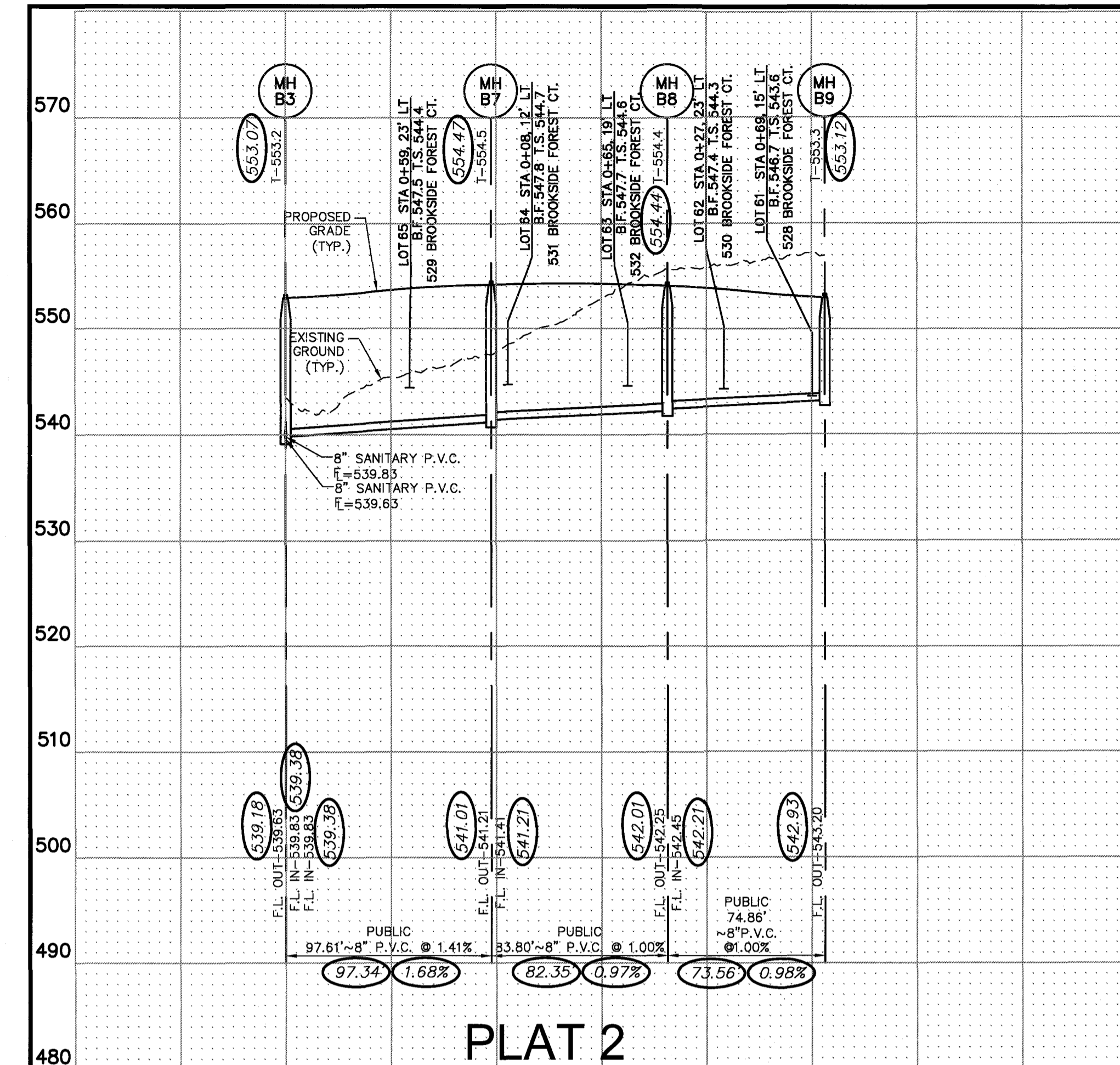
THE STERLING CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgardner Road
 St. Louis, Missouri 63129
 Ph. 314-487-0440 Fax 314-487-8944
 www.sterling-eng-survey.com
 Corporate Certificate of Authority #001348

Date: 11-7-17
 Jason D Howell
 License No. PE 2007002801
 Civil Engineer

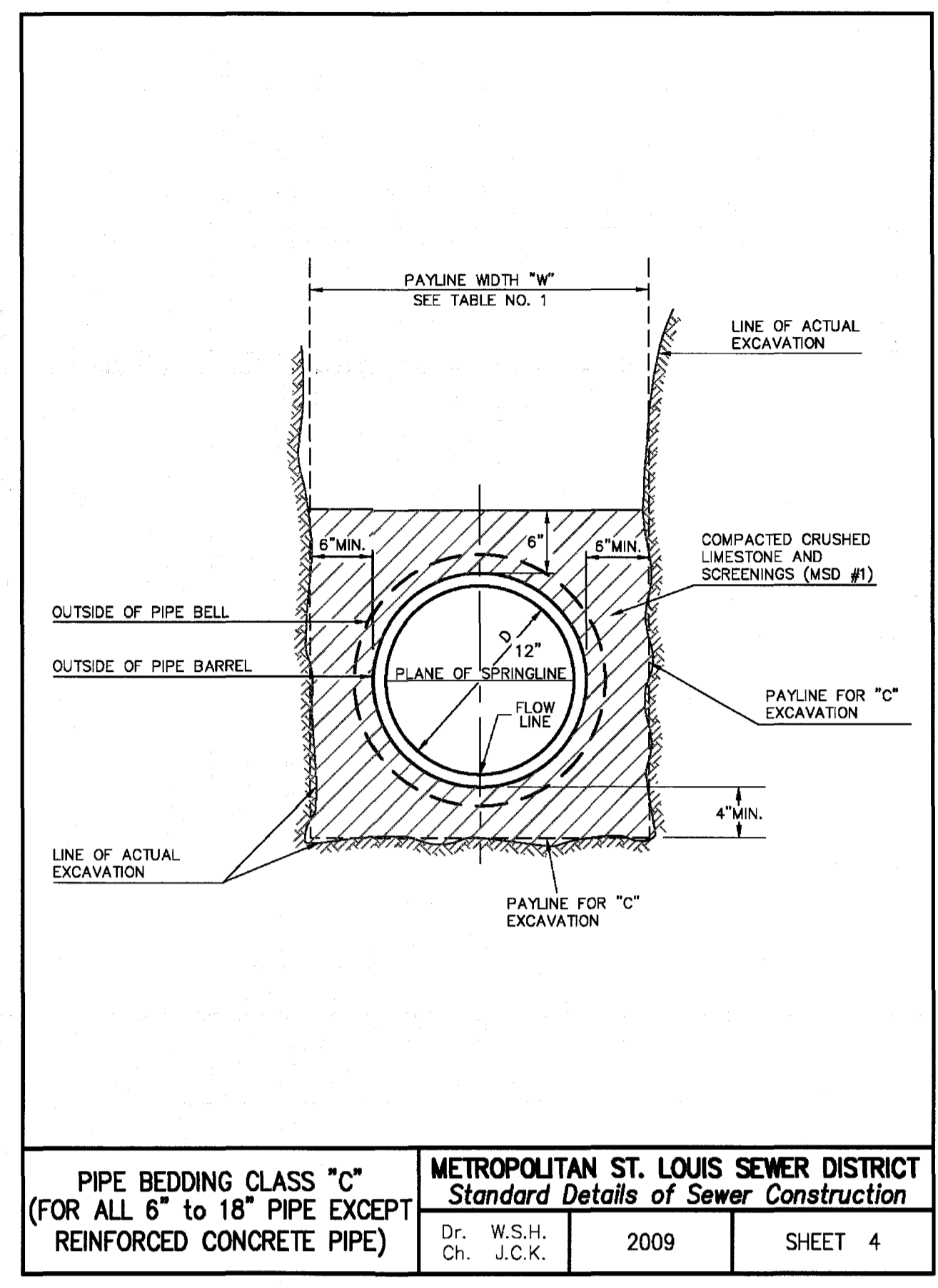
Brookside Forest, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbrooksidehomes.com

P+Z No. 02-17.01
 City No.
 Date: Nov. 7, 2017
 Job No. 16-09-274

Page No.
7.1
 As-Built - IMP



PLAT 2

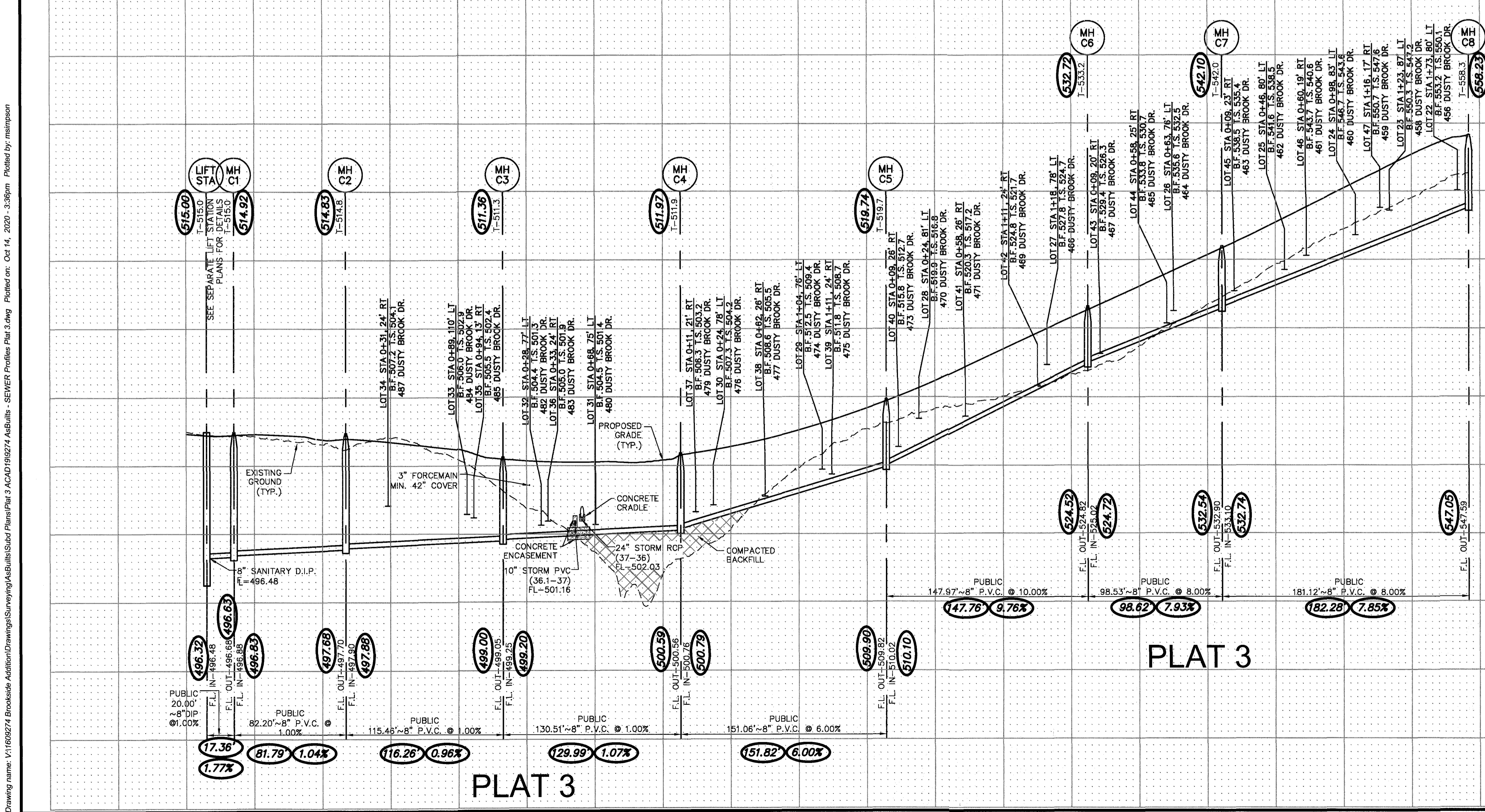


PIPE BEDDING CLASS "C"
(FOR ALL 6" TO 18" PIPE EXCEPT REINFORCED CONCRETE PIPE)

METROPOLITAN ST. LOUIS SEWER DISTRICT
Standard Details of Sewer Construction

Dr. W.S.H.	2009	SHEET 4
Ch. J.C.K.		

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-17
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PLAT 3

PLAT 3

STORM AND SANITARY 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. Since the wye locations have been plotted from information 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:

STATE OF MISSOURI
JAMBY A. HENSON
NUMBER PLS-2007017963
Mo. Reg. P.L.S. - #2007017963

THE STERLING COMPANY
By *J. Henson* 10-26-2020
James A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

- NOTES:**
- EXISTING SANITARY SERVICE SHALL NOT BE INTERRUPTED.
 - MODIFY INVERTS TO DRAIN PROPERLY.
 - B.F. DENOTES BASEMENT FLOOR ELEVATION
T.S. DENOTES LATERAL TAIL STAKE ELEVATION.
 - PROPOSED GRADE SHOWN ON SANITARY PROFILES IS BASED UPON ROUGH GRADING. FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES AT THE DEVELOPMENT WILL MATCH PROPOSED LATERAL TOP ELEVATIONS.
 - ALL SANITARY MAINS AND/OR LATERALS THAT CROSS PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT OR WITHIN THE 1:1 SHEAR PLANE OF THE STREET MUST HAVE ROCKER ROCK BACKFILL AND REQUIRED CONNECTION.
 - GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN (10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD.

PROJECT TITLE
BROOKSIDE FOREST
OF FALLON, MISSOURI
CITY - PLAT 3

THE **STERLING** CO.
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-9944
www.sterling-eng-sur.com
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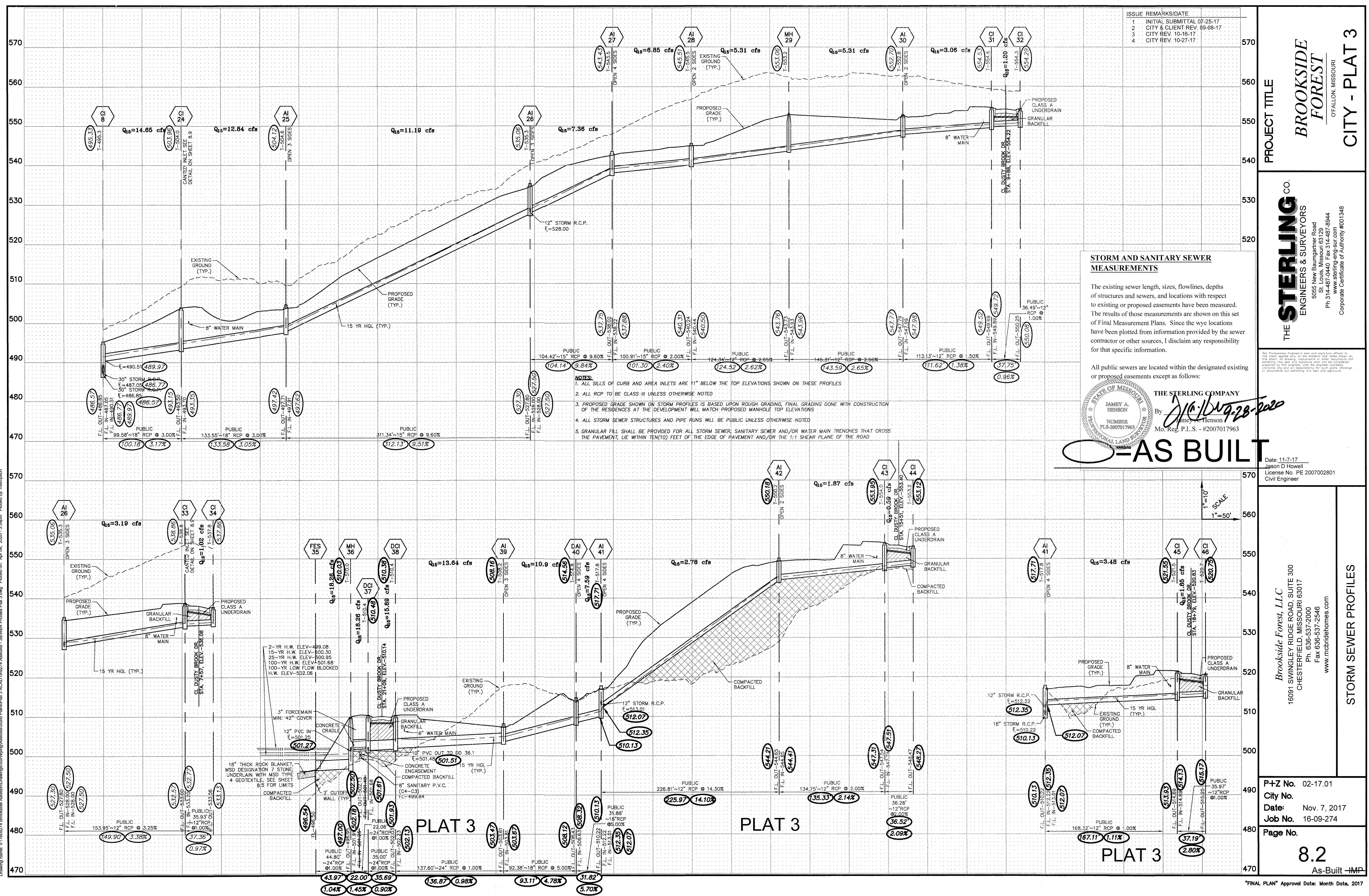
Date: 11-7-17
Jason D Howell
License No. PE 2007002801
Civil Engineer

Brookside Forest, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
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SANITARY SEWER PROFILES

P+Z No. 02-17-01
City No.
Date: Nov. 7, 2017
Job No. 16-09-274
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7.2
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FINAL PLAN Approval Date: Month Date, 2017



ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-17
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PROJECT TITLE
BROOKSIDE FOREST
 OF FALLON, MISSOURI
CITY - PLAT 3

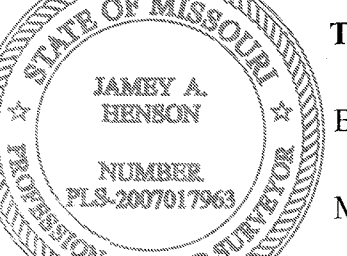
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By *J.A. Henson*
 JAMES A. HENSON
 NUMBER PLS-2007017963
 Mo. Reg. P.L.S. - #2007017963



- NOTES:**
1. ALL SILLS OF CURB AND AREA INLETS ARE 11" BELOW THE TOP ELEVATIONS SHOWN ON THESE PROFILES
 2. ALL RCP TO BE CLASS III UNLESS OTHERWISE NOTED
 3. PROPOSED GRADE SHOWN ON STORM PROFILES IS BASED UPON ROUGH GRADING, FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES AT THE DEVELOPMENT WILL MATCH PROPOSED MANHOLE TOP ELEVATIONS
 4. ALL STORM SEWER STRUCTURES AND PIPE RUNS WILL BE PUBLIC UNLESS OTHERWISE NOTED
 5. GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD

AS BUILT

Date: 11-7-17
 Jason D Howell
 License No. PE 2007002801
 Civil Engineer

SCALE
 1"=10'
 1"=50'

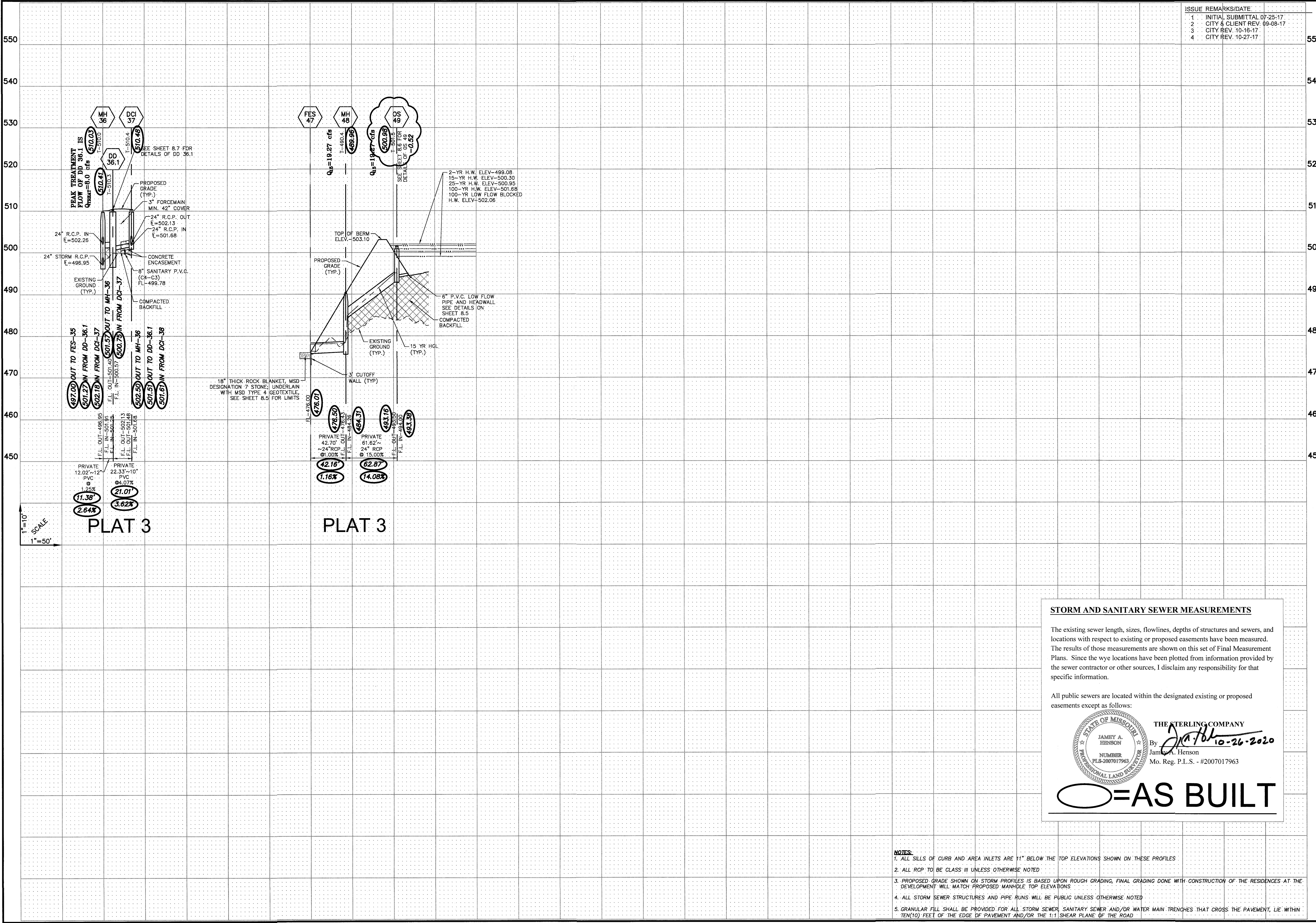
STORM SEWER PROFILES
 Brookside Forest, LLC
 16091 SWINGLEY RIDGE ROAD, SUITE 300
 CHESTERFIELD, MISSOURI 63017
 Ph. 636-537-2000
 Fax 636-537-2546
 www.mcbrookside.com

P+Z No. 02-17.01
 City No.
 Date: Nov. 7, 2017
 Job No. 16-09-274
 Page No.

8.2
 As-Built - IMP

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ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-17
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4	CITY REV. 10-27-17



PROJECT TITLE
BROOKSIDE FOREST
 OF FALLON, MISSOURI
CITY - PLAT 3

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STORM SEWER PROFILES

STORM AND SANITARY SEWER MEASUREMENTS

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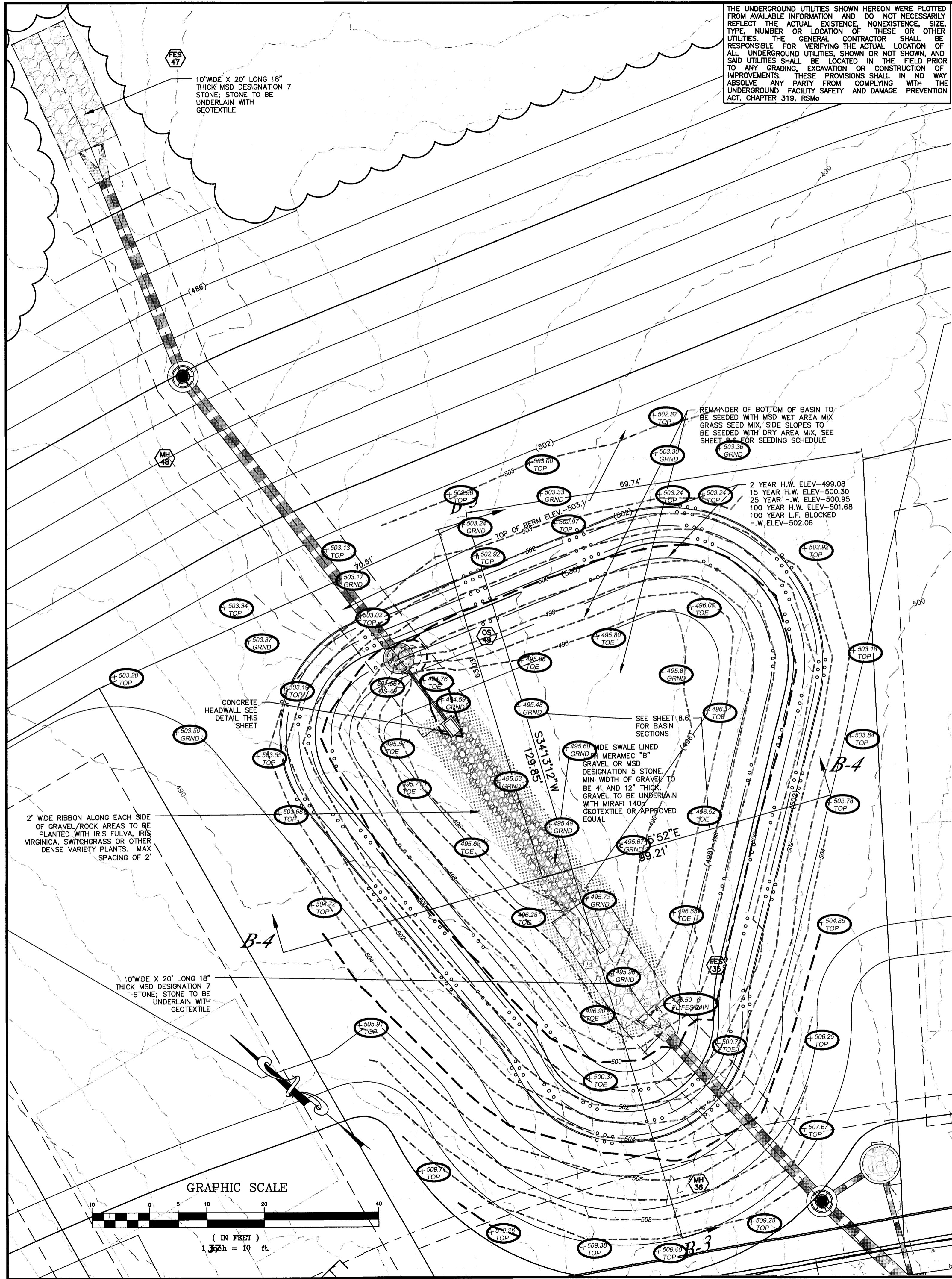
STATE OF MISSOURI
 JAMES A. HENSON
 PROFESSIONAL LAND SURVEYOR
 NUMBER P.L.S.-2007017963
 Mo. Reg. P.L.S. - #2007017963

By: *J.A.H.* 10-26-2020
 James A. Henson

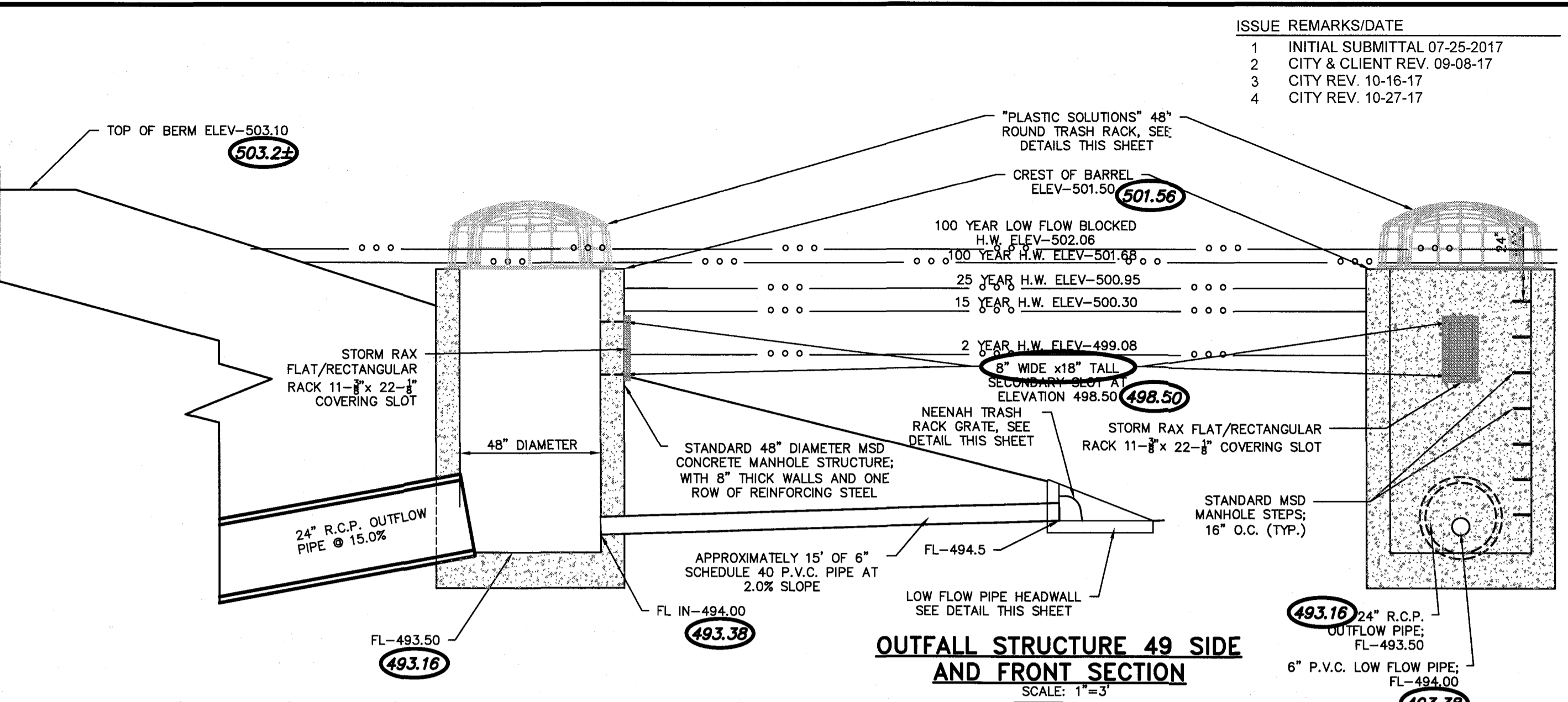
○ = AS BUILT

- NOTES:**
- ALL SILLS OF CURB AND AREA INLETS ARE 11" BELOW THE TOP ELEVATIONS SHOWN ON THESE PROFILES
 - ALL RCP TO BE CLASS III UNLESS OTHERWISE NOTED
 - PROPOSED GRADE SHOWN ON STORM PROFILES IS BASED UPON ROUGH GRADING, FINAL GRADING DONE WITH CONSTRUCTION OF THE RESIDENCES AT THE DEVELOPMENT WILL MATCH PROPOSED MANHOLE TOP ELEVATIONS
 - ALL STORM SEWER STRUCTURES AND PIPE RUNS WILL BE PUBLIC UNLESS OTHERWISE NOTED
 - GRANULAR FILL SHALL BE PROVIDED FOR ALL STORM SEWER, SANITARY SEWER AND/OR WATER MAIN TRENCHES THAT CROSS THE PAVEMENT, LIE WITHIN TEN(10) FEET OF THE EDGE OF PAVEMENT AND/OR THE 1:1 SHEAR PLANE OF THE ROAD

P+Z No. 02-17.01
 City No.
 Date: Nov. 7, 2017
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8.3
 As-Built -IMP



THE UNDERGROUND UTILITIES SHOWN HEREON WERE 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



LOW FLOW PIPE INFORMATION AND FINAL GRADES OF THE DETENTION BASIN WILL BE PROVIDED UPON COMPLETION OF THE DETENTION BASIN

STORM AND SANITARY SEWER MEASUREMENTS

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THE STERLING COMPANY
By *J. A. Henson* 11-10-2020
JAMES A. HENSON
NUMBER PLS-2007017963
Mo. Reg. P.L.S. - #2007017963

AS BUILT

StormRax™ FLAT ROOF RECTANGULAR RACKS/WEIRS
(STANDARD SIZES)
DIMENSIONS IN INCHES

PLAN VIEW

SIDE VIEW

Width (A)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/2
CODE	02	03	04	05	06	07	08	09	10	11	12

Length (B)	11 3/8	16 3/4	22 1/8	27 1/2	32 7/8	38 1/4	43 5/8	49	54 3/8	59 3/4	65 1/2
CODE	02	03	04	05	06	07	08	09	10	11	12

Height (C)	7 1/2	12 7/8
CODE	01	02

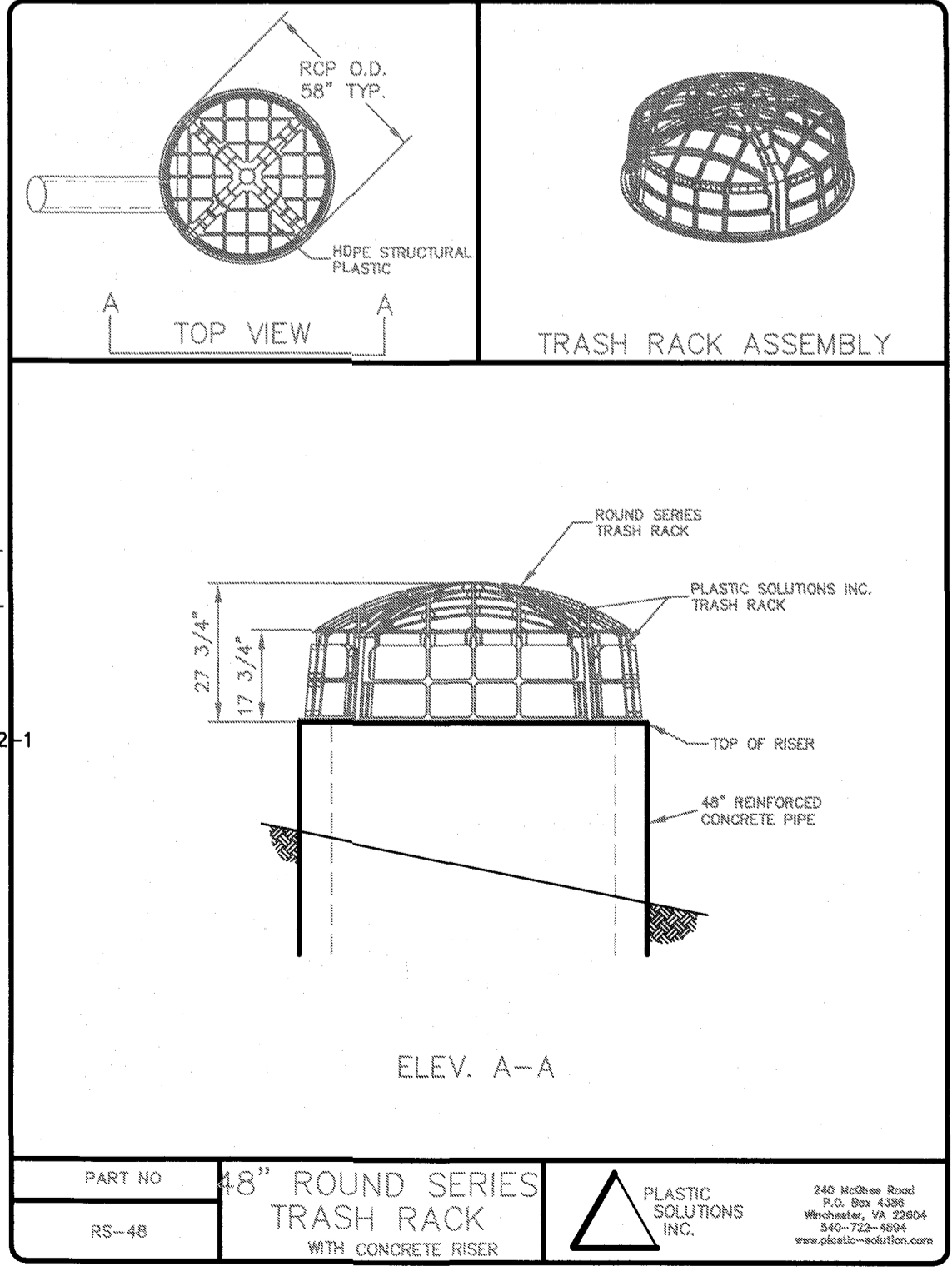
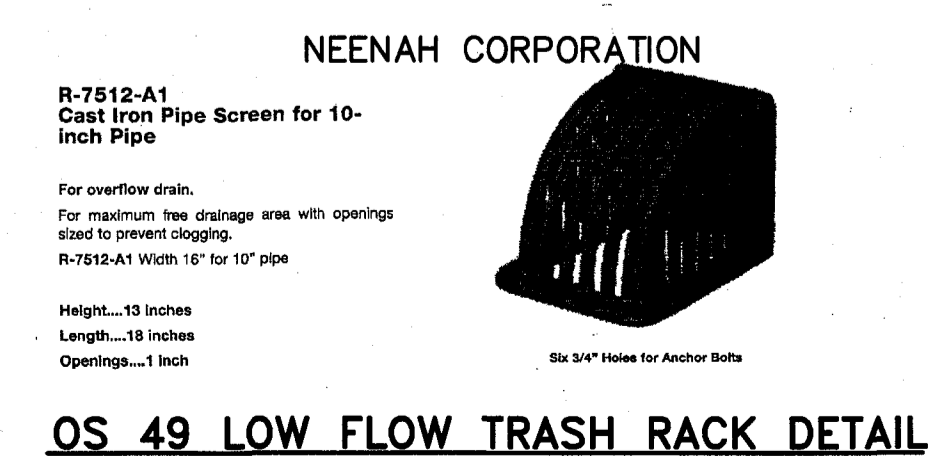
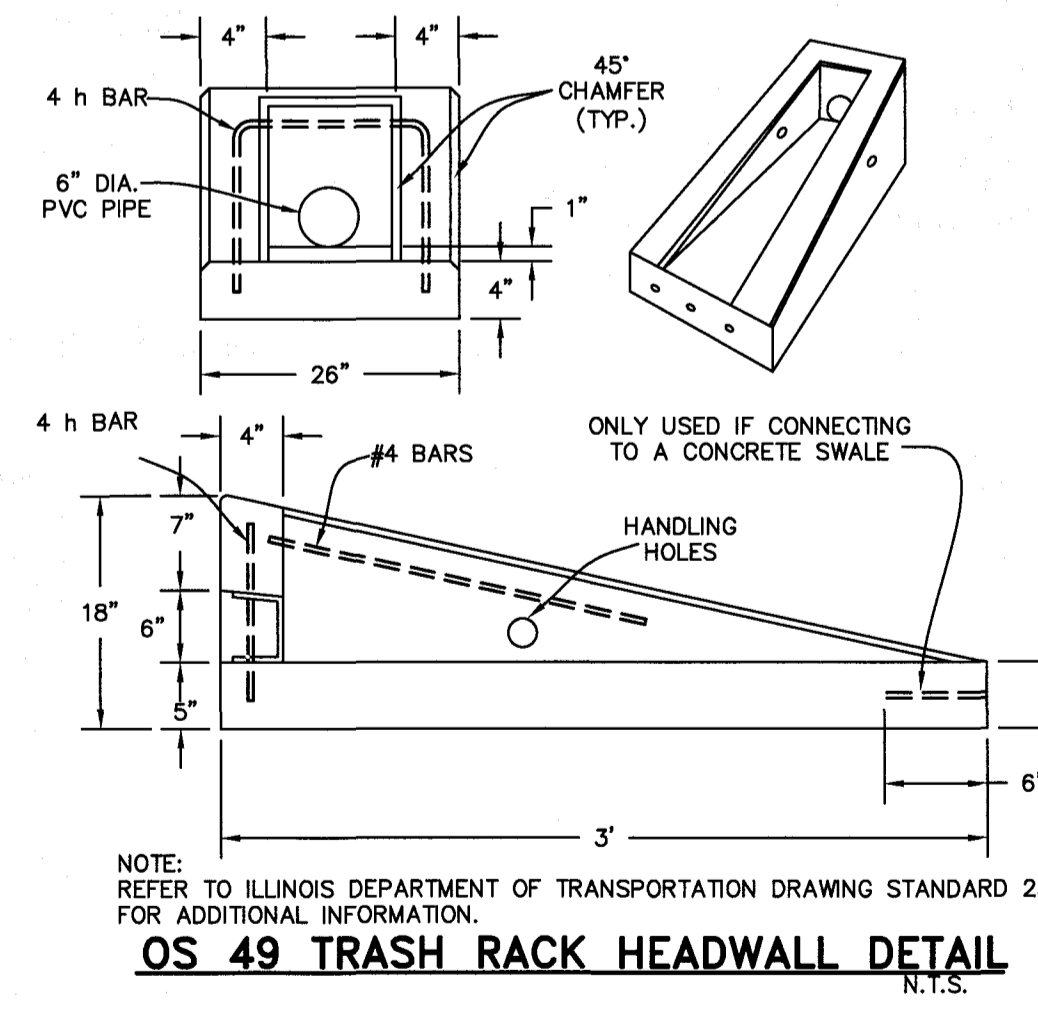
Flat Roof (FR)

Width (A)	Length (B)	Height (C)
FR	FR	FR

AVAILABLE OPTIONS
1" CHANNEL STEEL CROSS BRACING
REMOVABLE ACCESS WATCH
SIDE AUTOMATIC PLATE

Plastic Solutions, Inc.
PO Box 4300, Winchester, VA 22604
118 McAfee Rd., Winchester, VA 22603
(877) 877-2222 phone
(540) 722-2218 fax
http://www.plastic-solution.com

CUSTOMER: _____ DATE: _____
PROJECT: _____ DRAWN BY: _____
APP'D BY: _____
DETAIL: _____



PROJECT TITLE
BROOKSIDE FOREST
OF FALLOON, MISSOURI

CITY - PLAT 3

THE STERLING COMPANY
ENGINEERS & SURVEYORS
5055 New Baumgartner Road
St. Louis, Missouri 63129
Ph 314-487-0440 Fax 314-487-8944
www.sterling-eng-survey.com
Corporate Certificate of Authority #001348

Date: 11-7-17
Jason D Howell
License No. PE 2007002801
Civil Engineer

Brookside Forest, LLC
16091 SWINGLEY RIDGE ROAD, SUITE 300
CHESTERFIELD, MISSOURI 63017
Ph. 636-537-2000
Fax 636-537-2546
www.mcbriehomes.com

DETENTION BASIN/OUTFALL STRUCTURE DETAILS

P+Z No. 02-17.01
City No.
Date: Nov. 7, 2017
Job No. 16-09-274
Page No.
8.5
As-Built-IMP

"FINAL PLAN" Approval Date: March 2, 2017

ISSUE	REMARKS/DATE
1	INITIAL SUBMITTAL 07-25-2017
2	CITY & CLIENT REV. 09-08-17
3	CITY REV. 10-16-17
4	CITY REV. 10-27-17

PROJECT TITLE
BROOKSIDE FOREST
 OF FALLON, MISSOURI
 CITY - PLAT 3

THE **STERLING** CO.
 ENGINEERS & SURVEYORS
 5055 New Baumgartner Road
 St. Louis, Missouri 63129
 Ph 314-487-0440 Fax 314-487-9844
 www.sterling-eng-sur.com
 Corporate Certificate of Authority #001348

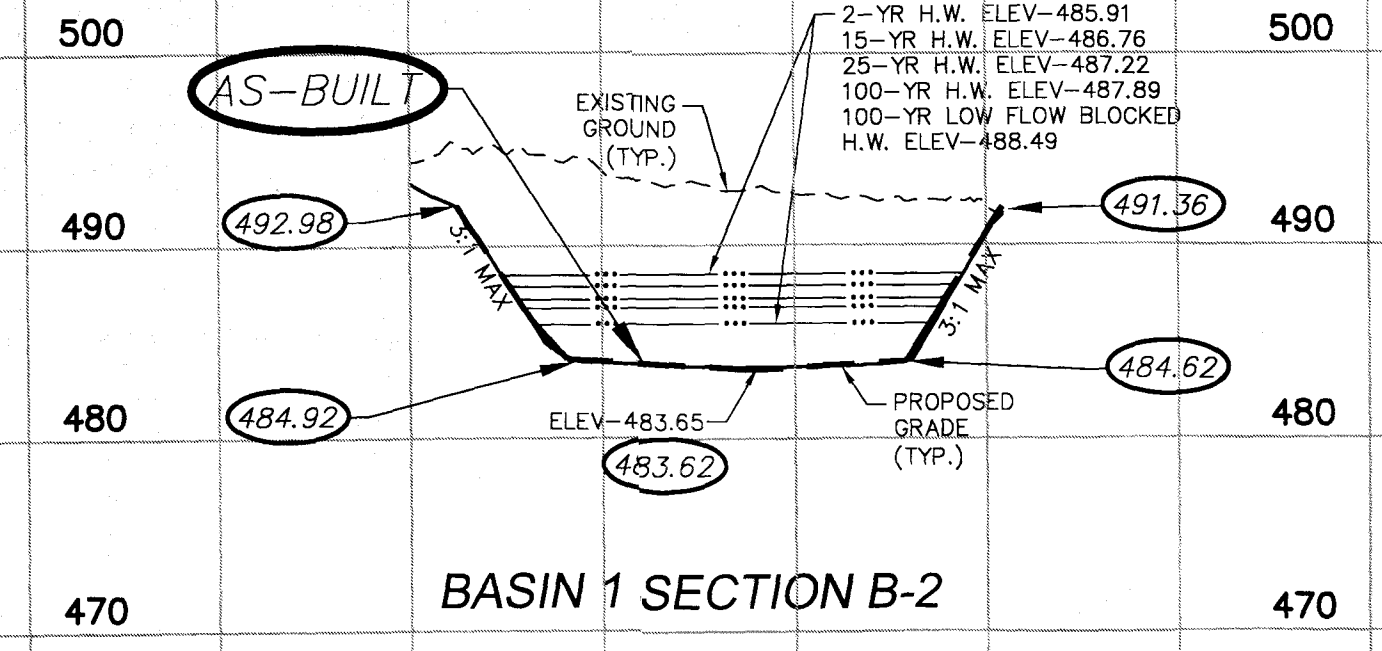
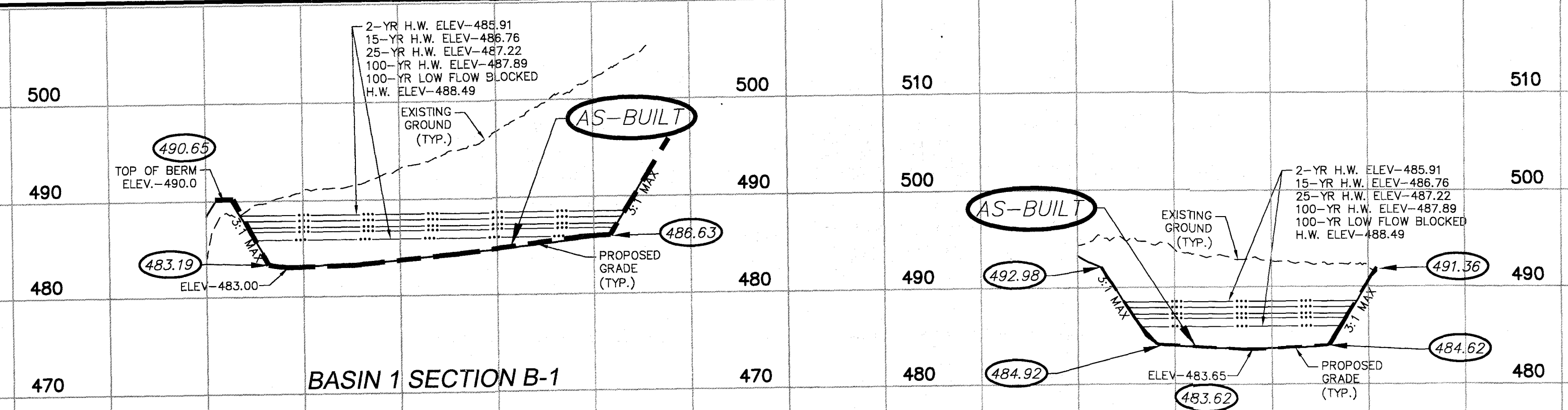
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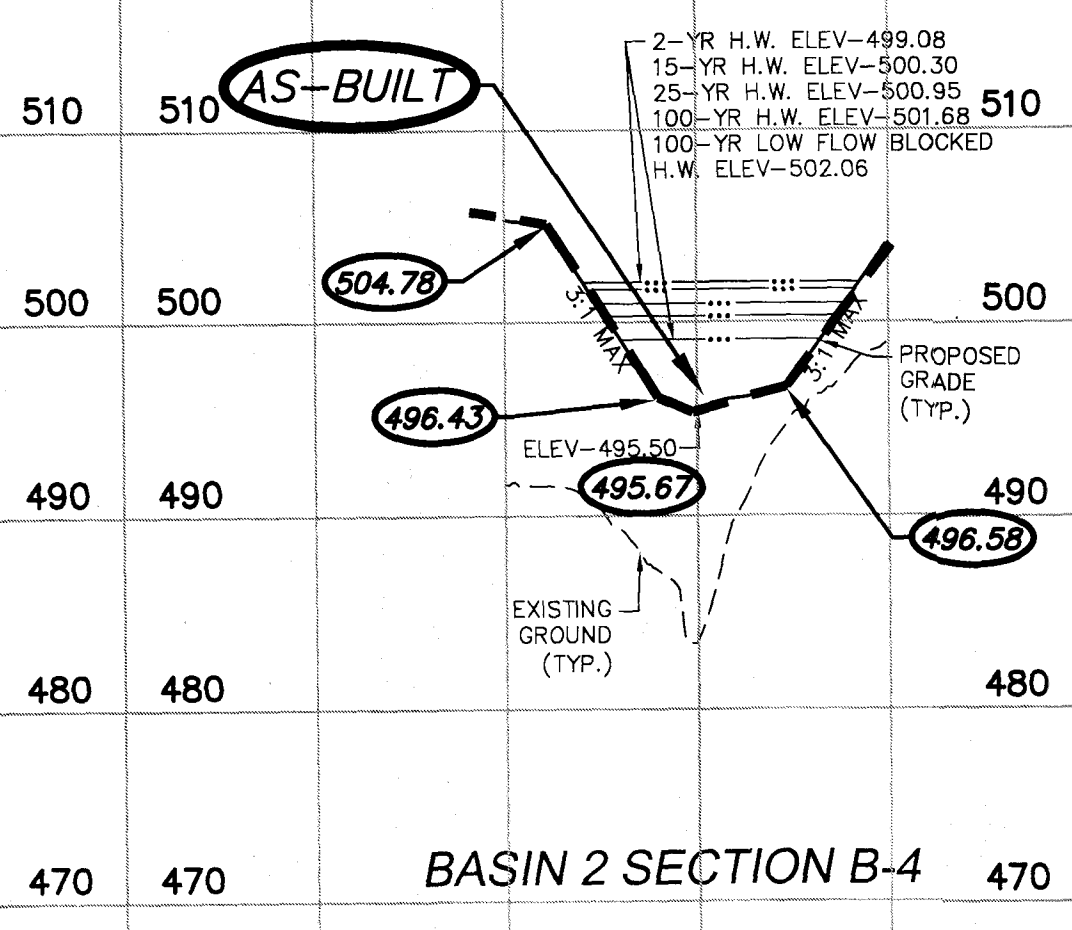
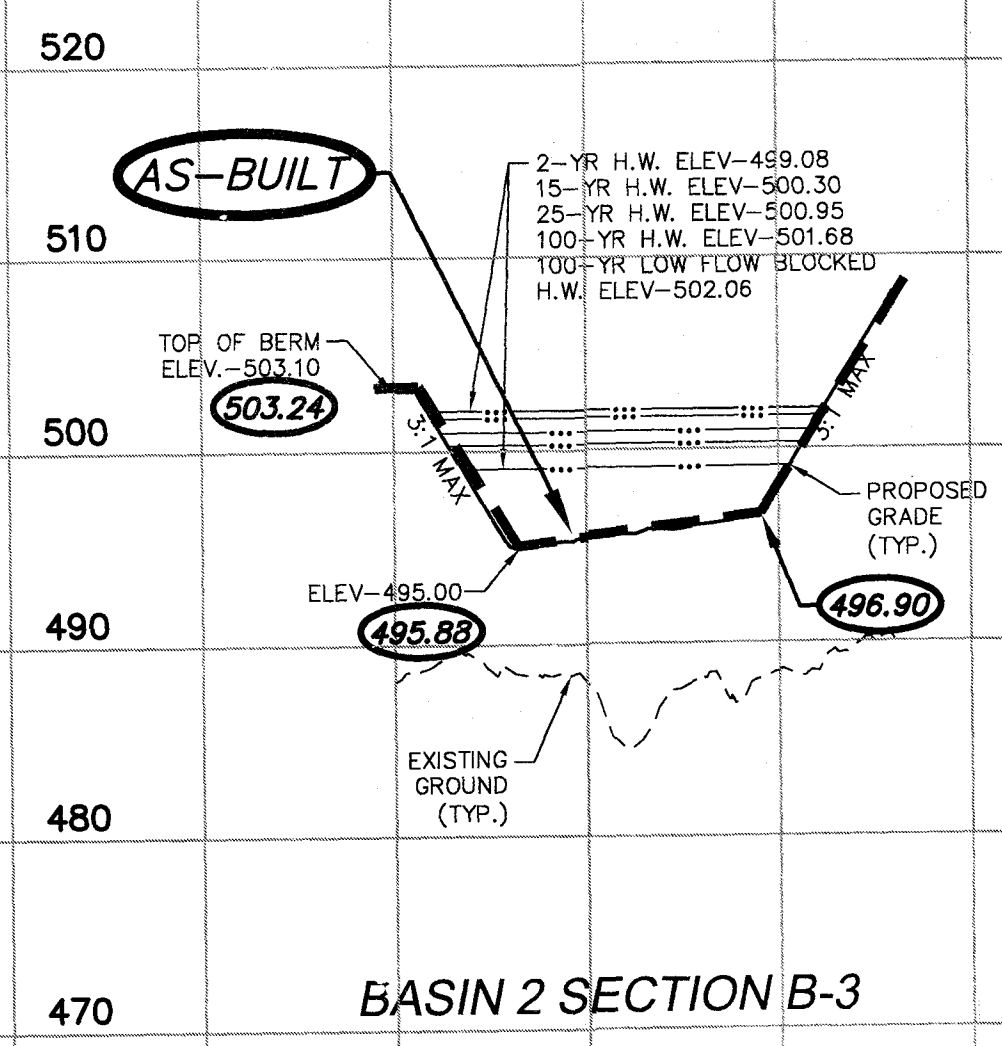
DETENTION BASIN DETAILS/SECTIONS

P+Z No. 02-17-01
 City No.
 Date: Nov. 7, 2017
 Job No. 16-09-274
 Page No.

8.6
 As-Built - IMP



PLAT 1



PLAT 3

STORM AND SANITARY SEWER MEASUREMENTS

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THE STERLING COMPANY
 By: J. A. Henson
 JAMES A. HENSON
 NUMBER PLS-2007017963
 Mo. Reg. P.L.S. - #2007017963

○ = AS BUILT

1" = 10'
 SCALE
 1" = 50'

Water Availability	Required Planting Period	Minimum Container Size	Water Requirement First 3 Weeks*	Water Requirement After 3 Weeks*	Maximum Mulch Depth***
No ability to water after	Late Feb-April only	2.25' x 3.75' or larger	Water each plug immediately	1" (60 min) every 4 days	1.5" for plugs
Manual watering with standard sprinkler	Late Feb-Early June Sept-October	4.5' x 5' (quart) or larger in summer & fall	1" (60 min) every 4 days	1" (60 min) every 7 days until plants established**	2.5" for quarts
Automatic irrigation (set to water more frequently than normal during first two months after planting)	Late Feb - Early Oct	2.25' x 3.75' (plug) or larger in spring 4.5' x 5' (quart) or larger in summer & fall	1" (60 min) every 4 days in spring and fall 1" (60 min) every 3 days in summer	1" (60 min) every 7 days until plants established**	1.5" for plugs 2.5" for quarts

*This water amount includes natural rainfall. If you get a 1/2 inch of natural rain then you will need to add a 1/4 inch of water to meet the 1 inch requirement.
 **Requires transport of water to the planting site in large containers and pouring enough water onto each plant (after planting) to moisten the entire planting pit.
 ***Plants are established when roots have grown out of the container soil and into the native soil by 3-5 inches. This normally takes 3-4 months for most perennials and grasses and up to 6-7 months for trees and shrubs.
 ****Shredded leaf compost is recommended for use with perennials and grasses. Shredded bark mulch is recommended for tree and shrub plantings at a depth of 3 inches.

SEEDED VEGETATION SHALL MEET THE REQUIREMENTS OF THE FOLLOWING TABLE FROM THE MSD "LANDSCAPE GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICE DESIGN"

Seeding and Vegetation Establishment Schedule Summary
If soil bed is ready during this time, install first seeding consisting of cover crop and annuals only. Required native seed mix may only be seeded October - February.
October - February: Sow native seed mix. Include cover crop and annuals if first seed sowing.
Seed mix germinates. Survey seedlings to determine germination success. 80% cover @ 60% species survival is required. Begin mowing annual weeds. Do not let weeds grow over 12 inches.
March-May: Continue mowing weeds as needed. Do not let weeds grow over 12 inches.
June - September: If required seeding success is not met, over seed October through February. Continue mowing if annual weeds continue to dominate.
Year 2: Mow or burn annually in late winter or early spring (January - March).
Year 3: Mow or burn annually in late winter or early spring (January - March).

NOTE:
 FOR ALL OTHER SEEDING DETAILS INCLUDING SITE PREPARATION, SEEDING, EROSION CONTROL MATS, VEGETATION ESTABLISHMENT, ETC... REFER TO CHAPTER 2 OF THE "LANDSCAPE GUIDE FOR STORMWATER BEST MANAGEMENT PRACTICE DESIGN" BY MSD WITH A REVISED DATE OF MAY 2, 2012.

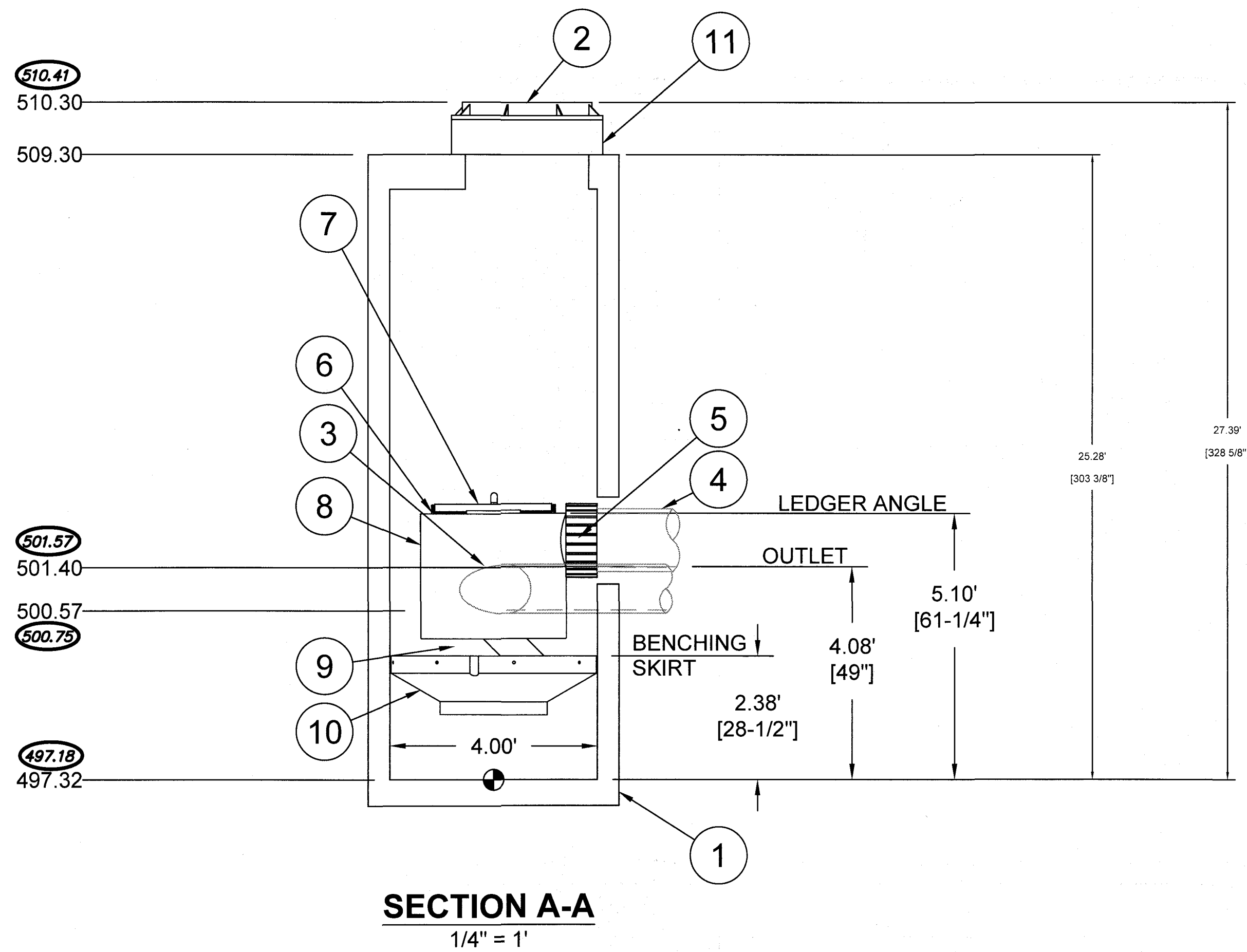
Drawing name: V:\1609274 Brookside Addition\Drawings\Surveying\AsBuilt\Plat 3 ACAD\1609274 AsBulls - PLANS Plat 3.dwg Plotted on: Sep 25, 2020 - 10:26am Plotted by: mshimmon

PARTS LIST: 4' DOWNSTREAM DEFENDER

ITEM	SIZE (IN)	MATERIAL	DESCRIPTION
1	48	CONCRETE	I.D. PRECAST MANHOLE
2	30	-	FRAME & COVER
3	10	PVC	INLET PIPE (BY OTHERS)
4	12	RCP	OUTLET PIPE (BY OTHERS)
5	12	-	PIPE COUPLING (BY OTHERS)
6	-	-	LEDGER ANGLE
7	-	-	SUPPORT FRAME
8	-	-	DIP PLATE
9	-	-	CENTER SHAFT & CONE
10	-	-	BENCHING SKIRT
11	-	-	MATERIALS & LABOR TO ACHIEVE FINAL GRADE (BY OTHERS)

NOTES:

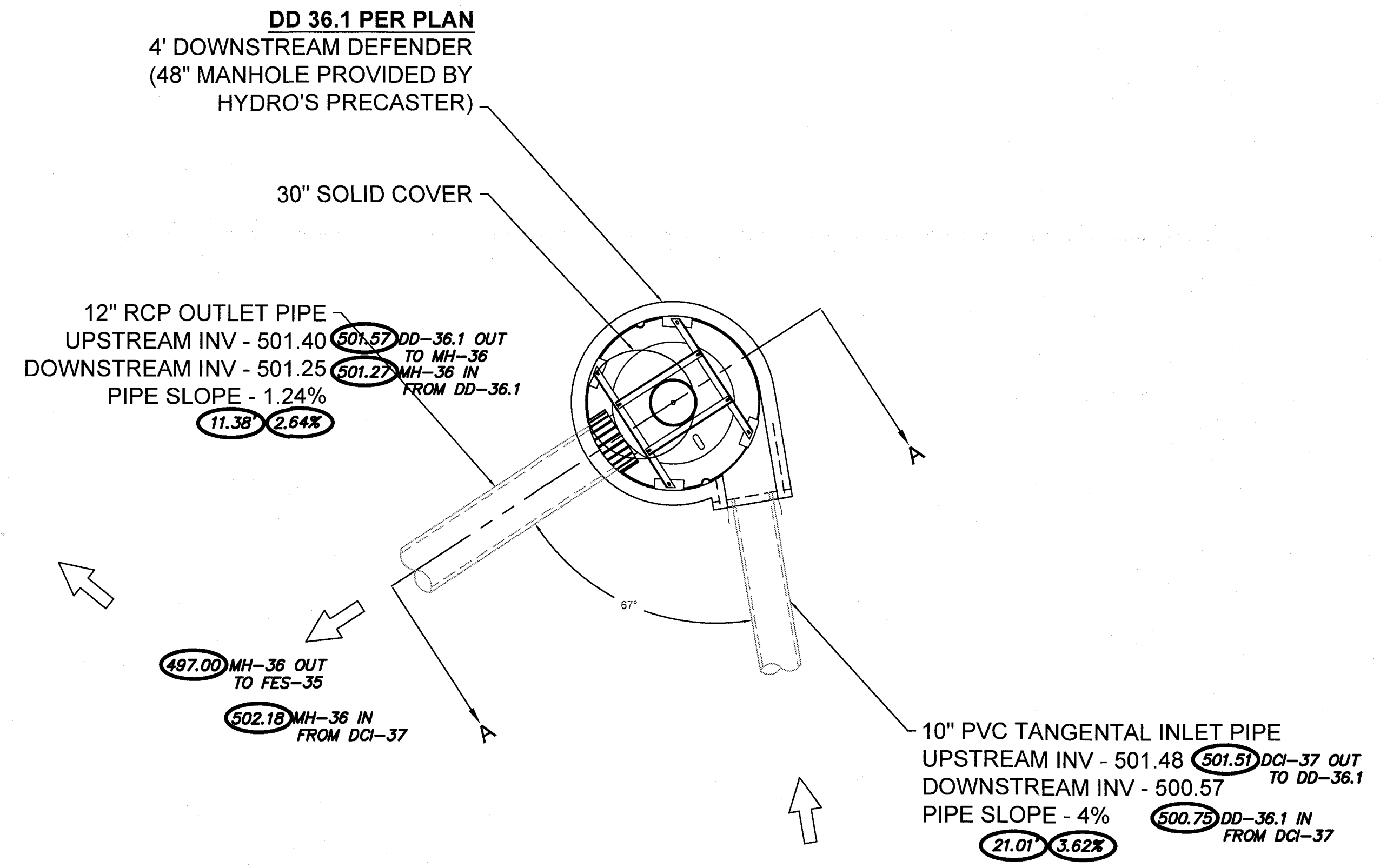
ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS.



- CAPACITIES**
- PEAK TREATMENT FLOW: 3.0 CFS (85 L/S)
 - SEDIMENT STORAGE CAPACITY: 0.70 YD³ (0.54 m³)
 - OIL STORAGE CAPACITY: 70 GALLONS (265 LITERS)

ADDITIONAL DESIGN INFORMATION

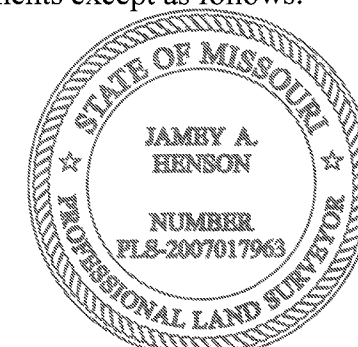
- THE OUTLET PIPE STUB IS A ROTO-MOLDED PRODUCT WITH AN I.D. OF 12" THAT CANNOT BE MODIFIED. TO AVOID THE USE OF A REDUCER OR EXPANDER ON THE OUTLET A 12" OUTLET PIPE SHOULD BE USED IF POSSIBLE.
- ONLY SMALLER INLET PIPES MAY BE USED. THE INLET PIPE INVERT SHOULD BE PLACED ONE INLET PIPE DIAMETER BELOW THE OUTLET PIPE INVERT. THE I.D. OF THE INLET PIPE SHOULD BE PLACED TANGENT TO THE I.D. OF THE MANHOLE. HEADLOSS AT 3.0 CFS WITH A 12" INLET: 8" (203 mm). HEADLOSS WILL INCREASE WITH SMALLER INLET PIPES.
- SEDIMENT SHALL BE STORED IN A ZONE THAT IS ISOLATED FROM THE MAIN FLOW PATH AND PROTECTED FROM RE-ENTRAINMENT BY THE BENCHING SKIRT.



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Jamby A. Henson
Mo. Reg. P.L.S. - #2007017963

AS BUILT

UPSTREAM ELEVATED BYPASS INVERT
INV: 502.13
502.50 DCI-37 OUT TO MH-36

PLAN VIEW
1" = 5'

CITY - PLAT 3

BROOKSIDE FOREST
OFALLON, MO

DATE: 09-19-17 DRAWN: VLW
PROJECT #: S032607 CHECKED: MRJ

REV	DESCRIPTION	CKD	DWN
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#
#	#	#	#

STORMWATER SOLUTIONS
94 HITCHINS DR.
PORTLAND, ME 04102-1930
(207) 766-6600
WWW.HYDRO-INT.COM



THE DOWNSTREAM DEFENDER® AND FIRST DEFENSE® ARE DESIGNED, MANUFACTURED AND SUPPLIED BY HYDRO INTERNATIONAL P.L.C. AND ALL TRADEMARKS ARE THE PROPERTY OF HYDRO INTERNATIONAL P.L.C.

4640 TRUEMAN BLVD
HILLIARD, OH 43026
ADS
ADVANCED DRAINAGE SYSTEMS, INC.

8.8 SHEET
OF #

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.