BROOKSIDE

A TRACT OF LAND BEING PART OF
SECTIONS 22, 23, 26, & 27, AND PART OF
U.S. SURVEY 54, TOWNSHIP 47 NORTH, RANGE 2 EAST,
ST. CHARLES COUNTY, MISSOURI

STORM SEWER BYPASS AS-BUILTS

GENERAL NOTES

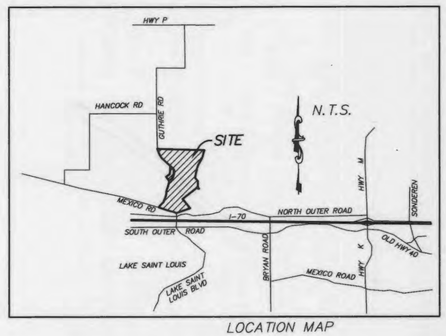
1. Gas, water and other underground utilities shall not conflict with the depth or horizontal locations of existing and proposed sanitary and storm sewers, including house laterals.
2. Underground utilities have been plotted from available information and, therefore, their locations must be considered approximate only. The verification of the location of all underground utilities, either shown or not shown on these plans, shall be the responsibility of the contractor and shall be located prior to grading or construction of improvements.
3. All filled places under buildings shall be compacted to at least 90% of maximum dry density as determined by the "Modified A.A.S.H.T.O. T-180 Compaction Test" (ASTM D-1557) unless otherwise specified by the local governing authority specifications. All tests will be verified by a Soils Engineer.
4. All grading on City of O'Fallon right-of-way shall be seeded and mulched and all disturbed right-of-way markers shall be reset at the completion of grading.
5. No area shall be cleared without permission of the developer.
6. All grades shall be within 0.2 feet more or less of those shown on the grading plan.
7. No slope shall be greater than 3:1 and shall be either sodded or seeded and mulched.
8. The developer shall contract with a soil consultant firm registered in the State of Missouri during the grading operation to monitor cut and fills and to verify proper compaction has been achieved. A report shall be prepared by the soils consultant and provided to the City for verification of the grading operation.
9. Owner/Developer assumes full responsibility as to the performance of the grading operation and assurance that all properties and roads will be adequately protected.
10. The total yardage for this project is based on a 15.0%+ shrinkage factor.
11. The shrinkage factor is subject to change, due to soil conditions, (types and moisture content), weather conditions, and the percent compaction actually achieved at the time year grading is performed. As a result, adjustments in final grade may be required. If adjustments need to be made, the contractor shall contact the project engineer, prior to completion of the grading.
12. If straw bales or siltation fence are destroyed by heavy rains, vandalism, etc., they are to be replaced promptly by Contractor.
13. All fills under and within 15 feet of the building areas that are deeper than 8 feet shall be compacted to at least 92 percent of the maximum dry density as determined by a modified proctor test. Fills less than 8 feet in building areas should be compacted to at least 90 percent of the maximum dry density as determined by a modified proctor test.
14. Where natural vegetation is removed during grading, vegetation shall be re-established in such a density as to prevent erosion. Permanent type grasses shall be established as soon as possible or during the next seeding period after grading has been completed.
15. When grading operations are completed or suspended for more than 14 days, vegetation must be established at sufficient density to provide erosion control from the site. Between permanent grass seeding periods, temporary cover shall be provided according to the designated officials recommendation.
16. All finished grades (areas not to be disturbed by future improvement) in excess of 20% slopes (5:1) shall be mulched and tacked at the rate of 100 pounds per 1,000 square feet when seeded.
17. Trees, organic debris, rubble, foundations and other deletrious material shall be removed from the site and disposed in compliance with all applicable laws and regulations. Landfill tickets for such disposal shall be maintained on file by the developer. Burning on site shall be allowed only by permit from the local fire district.
18. The developer and his contractor shall be responsible for installing the siltation control as approved by the City of O'Fallon prior to the commencement of grading operations.
19. Development is located within the 100 Year Flood Plain Limits as shown on F.E.M.A. Maps No. 29183C0210E, 29183C0220E, 29183C0405E and 29183C0410E dated MARCH 17, 2003.
20. Erosion control shall NOT be limited to what is shown on the plan. Whatever means necessary shall be taken to prevent siltation and erosion from entering natural streams and adjacent roadways, properties, and ditches.
21. This tract is served by:
    CITY OF O'FALLON SEWER
    CITY OF O'FALLON WATER
    AMEREN UE
    CENTURY TEL
    ST. CHARLES GAS CO.
    WENTZVILLE FIRE PROTECTION DISTRICT
    FORT ZUMWALT SCHOOL DISTRICT
    O'FALLON POST OFFICE
22. Each contractor, subcontractor, and/or utility company shall be responsible for the maintenance and preservation of any siltation control placed on the development by the developer and shall not disturb the siltation control except as absolutely necessary. In the event of any such disturbance of siltation control, then the contractor, subcontractor, or utility company, as applicable, disturbing such siltation control shall immediately replace the same at such contractor's, subcontractor's, and utility company's, as applicable, expense. In the event of any fines or penalties being levied as a result of the disturbance of any such siltation control, the party disturbing such siltation control shall be liable for payment of same and shall indemnify and hold Summit Pointe L.C., harmless from any and all liabilities, damages, demands, penalties, fines, fees, claims, causes of action, judgements, costs and expenses, including, without limitation, attorneys' fees, arising from or in connection with any such disturbance.
23. It is the responsibility of the developer and the developer's grading contractor to read and be familiar with the Geotechnical Report prepared by the Soils Engineer.
24. Developer must supply City Inspectors with soils reports prior to or during site soil testing.
25. The contractor shall assume complete responsibility for controlling *all siltation and erosion of the project area. The contractor shall use whatever means necessary to control erosion and siltation including, but not limited to, staked straw bales and/or siltation fabric fences (possible methods of control are detailed in the plan). Control shall commence with grading and be maintained throughout the project until acceptance of the work by the owner and/or the City of O'Fallon and/or MoDOT. The Contractor's responsibilities depositing of silt. The Owner and/or the City of O'Fallon and/or MoDOT may at their option direct the contractor in his methods as deemed fit to protect property and improvements. Any depositing of silts or mud on new or existing pavement or in new or existing storm sewers or swales shall be removed after each rain and affected areas cleaned to the satisfaction of the Owner and/or the City of O'Fallon and/or MoDOT.*
26. All erosion control systems shall be inspected and necessary corrections made within 72 hours of any rainstorm resulting in one-half inch of rain or more.
27. No graded area is to remain bare for over 6 months without being seeded and mulched.
28. All low places whether on site or off site should be graded to allow positive drainage.
29. The developer is required to keep all public roadways used to access this site, clear of dirt, rock, sediment, and/or all other debris during all grading.
30. Graded areas to remain bare for over 2 weeks are to be seeded and mulched.
31. "All fill placed under proposed storm and sanitary sewer, proposed roads, and/or paved areas shall be compacted to 90% of maximum density as determined by the Modified AASHTO T-180 Compaction Test or 95% of maximum density as determined by the Standard Proctor Test AASHTO T-99. All fill placed in proposed roads shall be compacted from the bottom of the fill up. All test shall be verified by a soils engineer concurrent with grading and backfilling operations." Ensure the moisture content of the soil in fill areas is to correspond to the compactive effort as defined by the Standard or Modified Proctor Test. Optimum moisture content shall be determined using the same test that was used for compaction. Soil compaction curves shall be submitted to the City of O'Fallon prior to the placement of fill. Proof rolling may be required to verify soil stability at the discretion fo the City of O'Fallon.
32. A separate permit must be obtained for demolition of existing buildings and structures.

These "AS-BUILT" STORM SEWER BYPASSS plans are based on actual field observations conducted during MARCH 2015, and the results are shown hereon.

STATE OF MISSOURI
STANLEY M MUNDWILLER
NUMBER PLS-2005019226
PROFESSIONAL LAND SURVEYOR

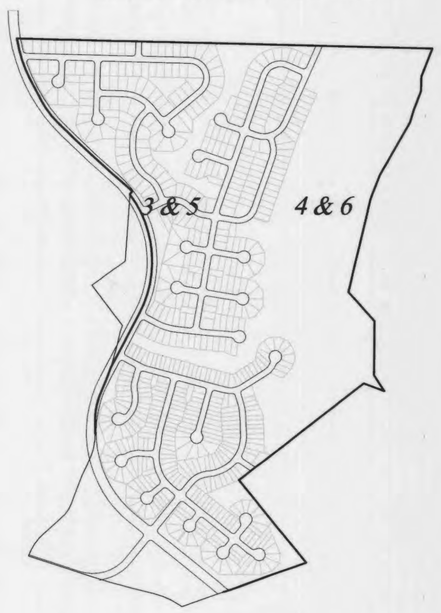
By: _____ 5/19/15
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D



LOCATION MAP

SHEET NUMBER KEY MAP



NOT TO SCALE

DRAWING INDEX

LEGEND

Sanitary Sewer (Proposed)	(MH 20)	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
Sanitary Sewer (Existing)	(CI 30)	Storm Structure	C.M.P.	Corrugated Metal Pipe
Storm Sewer (Proposed)		Test Hole	C.I.P.	Cast Iron Pipe
Storm Sewer (Existing)		Power Pole	P.V.C.	Polyvinyl Chloride
8" Water Line & Size		Light Standard	V.C.P.	Vitrified Clay Pipe
Ex W- Existing water line		Double Water Meter Setting		
Tee & Valve		Single Water Meter Setting	C.O.	Clean Out
Hydrant	C.I.	Curb Inlet	V.T.	Vent Trap
Cap	S.C.I.	Skewed Curb Inlet	T.B.R.	To Be Removed
18 Lot or Building Number	D.C.I	Double Curb Inlet	T.B.R.&R	To Be Removed & Relocated
x Existing Fence Line	G.I.	Grate Inlet	T.B.P.	To Be Protected
Existing Tree Line	A.I.	Area Inlet	T.B.A.	To Be Abandoned
51/19 Street Sign	D.A.I.	Double Area Inlet	B.C.	Base Of Curb
Existing Contour	C.C.	Concrete Collar	T.C.	Top Of Curb
Proposed Contour	F.E.	Flared End Section	T.W.	Top Of Wall
Rip-Rap	E.P.	End Pipe	B.W.	Base Of Wall
End of Lateral	E.D.	Energy Dissipater	(TYP)	Typical
Asphalt Pavement	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
Concrete Pavement	C.P.	Concrete Pipe	U.I.P.	Use in Place
Strawbales				

PROJECT BENCH MARK

NGVD (same as USGS)
RM 45: Chiseled square on the southeast wingwall of the Lake Saint Louis Boulevard bridge over the spillway of Lake Saint Louis.
Elev. 526.16

SITE BENCH MARK

RM 45: Chiseled square on the southeast wingwall of the Lake Saint Louis Boulevard bridge over the spillway of Lake Saint Louis.
Elev. 526.16

CITY No. 15-199-AB

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
22 Richmond Center Ct.
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

BROOKSIDE
STORM SEWER BYPASS
COVER SHEET

Prepared For:
FIRST BANK, INC.
11901 OLIVE BLVD.
ST. LOUIS, MO. 63141
(314) 692-6398

REVISIONS NO.	DATE	
1	8/08/05	PER CITY OF O'FALLON COMMENTS
2	8/15/05	PER CITY OF O'FALLON COMMENTS

ENGINEERS AUTHENTICATION
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PICKETT, RAY & SILVER, INC

DRAWN MAK/SMM	DATE 03/13/15
CHECKED ____	DATE 03/__/05
PROJECT # 03029.FBCC.03S	
TASK # 1	FIELD BOOK 847M

STORM SEWER BYPASS & SPRING INTERCEPT PLANS
COVER SHEET
SHEET 1 OF 9

AS BUILTS

These "AS-BUILT" STORM SEWER BYPASS plans are based on actual field observations conducted during MARCH 2015, and the results are shown hereon.

STATE OF MISSOURI
STANLEY M MUNDWILLER
NUMBER PLS-2005019226
PROFESSIONAL LAND SURVEYOR

By: _____ 5/19/15
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

UTILITY NOTE:
UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDED INFORMATION AND, THEREFORE, THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. VERIFICATION OF LOCATION OF ALL UNDERGROUND STRUCTURES AND FACILITIES EITHER SHOWN OR NOT SHOWN ON THESE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

COMMON GROUND

COMMON GROUND AREA "D" & SPECIAL ESMT. TO O'FALLON, MO. PB.43 PG.142

GUTHRIE RD. (30' W)

EX. GUTHRIE ROAD

FUTURE ROADWAY RESERVED AREA BROOKSIDE VILLAGE PLAT ONE PB.43 PG.142

N/F
RANDY & THERESA
GARDNER
2940/1116

ST. CHARLES COUNTY
AGRICULTURAL

UNZONED

N/F
CHARLES C. GUTHRIE, JR.

FALLING BROOK DRIVE

DEER BROOK DRIVE

BAY BROOK COURT

MYSTIC BROOK DRIVE

WHITE BROOK COURT

BLUE BROOK COURT

EX. CEMETERY

PROPOSED 42" TALL BLACK ALUMINUM PICKET FENCE (WROUGHT IRON LOOK)

10' GATE (MATCH FENCE STYLE)

20'W. ACCESS EASEMENT

PLAYGROUND

ZONE AE PER FEMA

EAST CENTER BASIN
25 YR. 478.51
100 YR. 479.02

CONNECTION TO SPRING TO BE SEPARATE SUBMITTAL COORDINATED WITH SCI ENGINEERING

CITY No. 15-199-AB

BROOKSIDE
STORM SEWER BYPASS PLAN
SITE PLAN

Prepared For:
FIRST BANK, INC.

PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
22 Richmond Center Ct.
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

1901 OLIVE BLVD.
ST. LOUIS, MO. 63141
(314) 692-6398

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TASK # 1	FIELD BOOK 847M

STORM SEWER BYPASS PLAN
SITE PLAN

SHEET 3 OF 9

SEE WETLAND MITIGATION PLAN BY SCI

PROPOSED WILDLIFE REFUGE & OBSERVATION AREA

AS BUILTS

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STATE OF MISSOURI
STANLEY M MUNDWILLER
NUMBER
PLS-2005019226

5/19/15

By: _____
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

COMMON GROUND

SPILLWAY PONDING ELEV. 465.0

MYSTIC BROOK DRIVE

DEER BROOK DRIVE

FLOOD WAY

PROP. 100-YR. HIGH WATER

EAST CENTER BASIN
25 YR. 478.51
100 YR. 479.02

20' W. DRAINAGE EASEMENT

10' X 30' RIPRAP

AB FE 647

AB MH 648

PB 48 PG 43

60' UNDISTURBED DRAINAGE ESMT.

SPILLWAY=471.5

SEE WETLAND MITIGATION PLAN BY SCI

PERUQUE CREEK

ZONE AE PER FEMA

SPILLWAY PONDING ELEV. 465.0

SPILLWAY=471.5

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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N/F
F & F INVESTMENTS COMPANY, INC.
1414/1244

CITY No. 15-199-AB

CITY OF O'FALLON

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BROOKSIDE
STORM SEWER BYPASS PLAN
SITE PLAN

Prepared For:
FIRST BANK, INC.
11901 OLIVE BLVD.
ST. LOUIS, MO. 63141
(314) 692-6598

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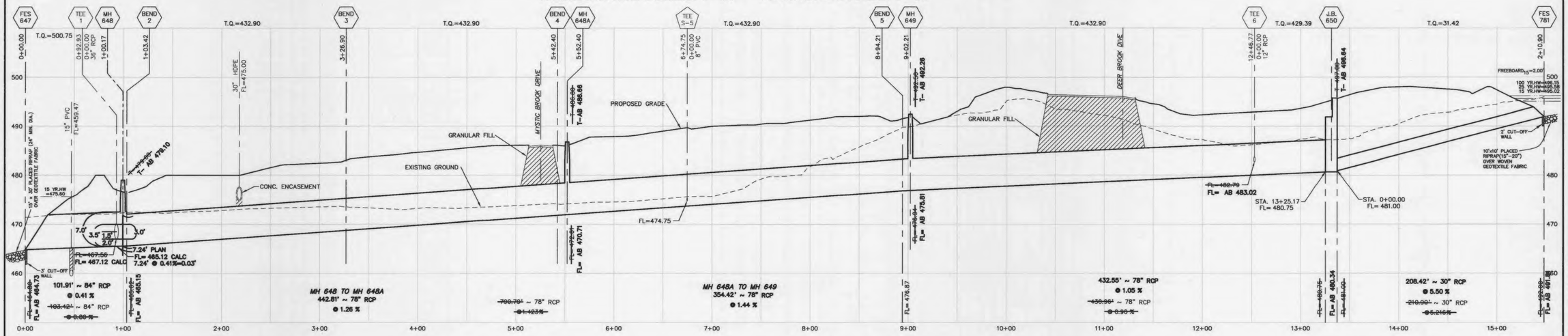
STORM SEWER BYPASS PLAN
SITE PLAN
SHEET 4 OF 9

HORIZONTAL SCALE: 1'=50' VERTICAL SCALE: 1'=10'



AS-BUILTS

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NUMBER PLS-2005019226
PROFESSIONAL LAND SURVEYOR

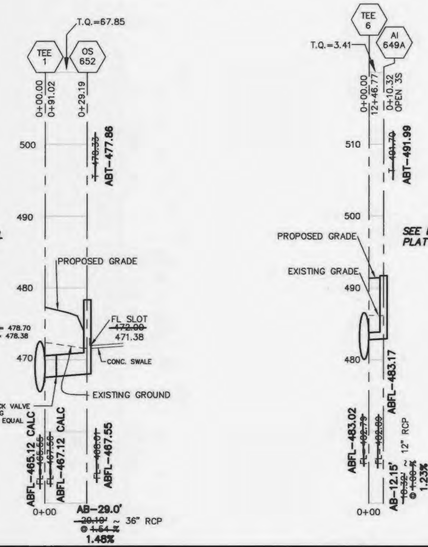
By: 5/19/15
STANLEY M. MUNDWILLER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

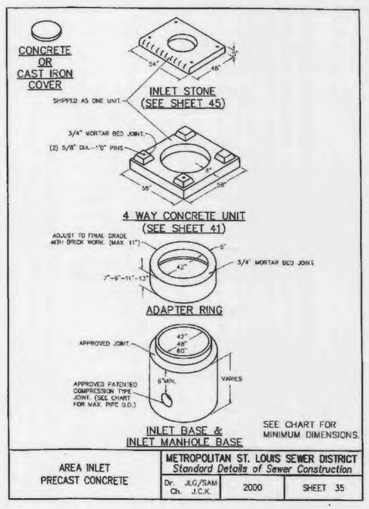
IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIG, THE UPPER SHALL BE PLACED ON A SHELF AND THE LOWER SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

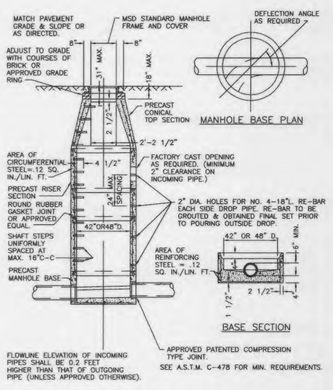
STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE CRADLED IN CONCRETE (OR ENCASED H.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CRADLE.



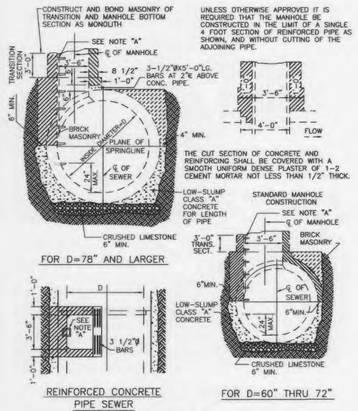
SEE BROOKSIDE EAST CENTRAL DETENTION BASIN PLANS AUGUST 3, 2011

SEE BROOKSIDE VILLAGE B PLAT ONE AS-BUILTS

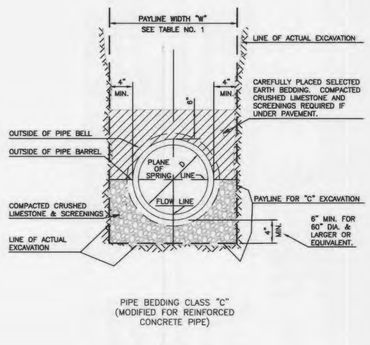




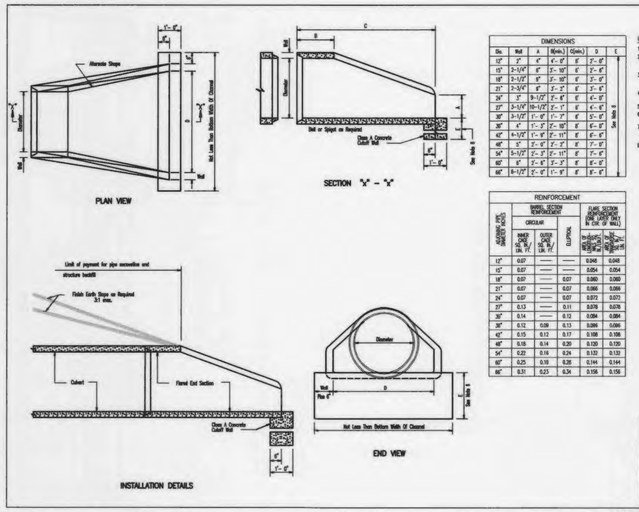
PRE-CAST CONCRETE MANHOLE
FOR SEWERS
8" THROUGH 12"



TYPICAL MANHOLE BASE
REINFORCED CONCRETE PIPE
SEWERS 60" AND LARGER
IN DIAMETER



PIPE BEDDING CLASS "C"
(MODIFIED FOR REINFORCED
CONCRETE PIPE)



CITY No. 15-199-AB

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22 Richmond Center Ct.
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BROOKSIDE
STORM SEWER BYPASS
PROFILES & DETAILS

Prepared For:
FIRST BANK, INC.
11901 OLIVE BLVD.
ST. LOUIS, MO. 63141
(314) 692-6098

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STORM SEWER BYPASS
PROFILES & DETAILS
SHEET 7 OF 9