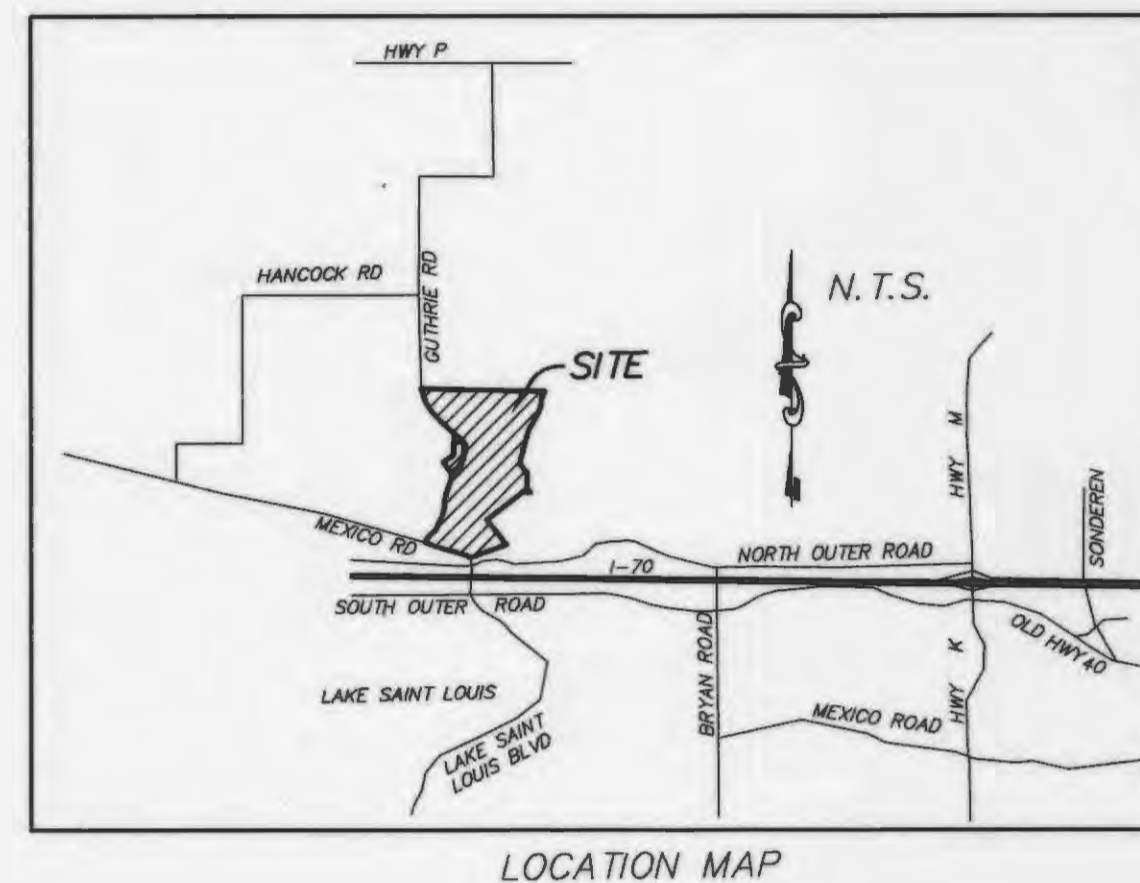


A SET OF CONSTRUCTION PLANS FOR Brookside Village A Phase Two


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

**AS-BUILTS
BROOKSIDE VILLAGE A
PHASE 2A
11-20-14**



LOCATION MAP

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-APRIL 2015, and the results are shown hereon.

By:  6/19/15
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI

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

Conditions of Approval From Planning and Zoning

The approval is conditional upon the following Staff recommendations being met:
1. Provide a fifty (50) foot wide roadway easement to the City of O'Fallon on the record plat for the possible extension of Mossy Brook Drive.
2. The amended final plan shall expire and the original plan shall be in effect on January 31, 2014 unless Lombardo homes acquires the property.
3. The construction site plans shall address the Municipal Code requirements listed below.

The approval is also conditional upon the following Municipal Code requirements being provided in conjunction with the Construction Site Plans:
1. The City of O'Fallon has created Construction Plan sheets which format shall be used when submitting Construction Plans for review. The Construction Plan sheets can be found at <http://www.ofallon.mo.us/engineering>.
2. Label the common ground areas.
3. Indicate in the General Notes section that the lot width of the Village A is increasing from 35' to 52'.
4. Building permits for the pavilions located in Village B shall be submitted before the approval of the record plat. Prior to the issuance of building permits for 40% of the total units, all recreational amenities shall be open for use.
5. Remove the tree located on Lot 471 that is shown on the sidewalk.
6. The accessible ramp locations shall be properly shown on the construction plans per the accessible ramp details provided by the City of O'Fallon and added to the amended final plan.
7. Per Section 415.190, all new residential structures shall have the lowest floor, including basement, elevated to one (1) foot or more above the base flood elevation.

Utility Contacts
Sanitary Sewers
City of O'Fallon
100 North Main Street
O'Fallon, MO. 63366
636-281-2858

Water
City of O'Fallon
100 North Main Street
O'Fallon, MO. 63366
636-281-2858

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

Electric
Ameren Missouri
200 N. Callahan Road
Wentzville, MO. 63385
636-639-8306

Gas
Laclede Gas Company
6400 Graham Road
St. Louis, MO. 63134
314-522-2287

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

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

PROJECT TITLE
**BROOKSIDE
VILLAGE A**

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
110 W. Peppers Court, Suite 201
Brentwood, MO 63075
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-708-3616

ENGINEERS AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING
LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE
SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,
AND DATE HEREONER ATTACHED. RESPONSIBILITY IS
DECLINED FOR ALL OTHER ENGINEERING PLANS INVOLVED
IN THE PROJECT AND SPECIALLY COLLECTED RECORDS
AFTER THIS DATE UNLESS REAUTHENTICATED.

PICKETT, RAY & SILVER, INC. MO
LICENSE #000026
DOUGLAS S. TIDMANN
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368



P+Z No. 2603.04
City No. 15-39-AB
Page No.
1 of 40

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Benchmarks

PROJECT 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
SITE BENCH MARKS	
TBM B:	Chiseled square on the southeast wingwall on the bridge on Guthrie Road 2,000'± north of Mexico Road Elev. 486.36
TBM C:	Chiseled square on the northeast wingwall on the bridge on Guthrie Road 3,000'± north of Mexico Road Elev. 493.20

Legend

—○—	Sanitary Sewer (Proposed)	MA 20	Sanitary Structure	R.C.P.	Reinforced Concrete Pipe
—○—	Sanitary Sewer (Existing)	CS 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
—w—	Water Line & Size	⊙LP	Light Standard	V.C.P.	Vitrified Clay Pipe
—EX W—	Existing water line	⊙⊙	Double Water Meter Setting		
—TW—	Tee & Valve	⊙	Single Water Meter Setting	C.O.	Clean Out
—H—	Hydrant	C.I.	Curb Inlet	V.T.	Vent Trap
—C—	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
—T—	Existing Tree Line	A.I.	Area Inlet	T.B.A.	To Be Abandoned
—S—	Street Sign/Stop Sign	D.A.I.	Double Area Inlet	B.C.	Base Of Curb
—E—	Existing Contour	C.C.	Concrete Collar	T.C.	Top Of Curb
—P—	Proposed Contour	F.E.S.	Flored End Section	T.W.	Top Of Wall
—R—	Rip-Rap	E.P.	End Pipe	B.W.	Base Of Wall
—L—	End of Lateral	E.D.	Energy Dissipater	(TYP)	Typical
—A—	Asphalt Pavement	M.H.	Manhole	U.N.O.	Unless Noted Otherwise
—C—	Concrete Pavement	C.P.	Concrete Pipe	U.I.P.	Use in Place
—S—	Proposed Swale	S.A.S.	Sinkhole Access Structure	—S—	Street Sign/Yield Sign

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

MoDOT LOCATOR: 314-340-4100

CITY OF O'FALLON
COMMUNITY DEVELOPMENT DEPARTMENT
ACCEPTED FOR CONSTRUCTION
BY: _____ DATE _____
PROFESSIONAL ENGINEER'S SEAL
INDICATES RESPONSIBILITY FOR DESIGN

* 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

* The area of this phase of development is 34.05 acres.

The area of land disturbance is 5.62± acres.
Number of proposed lots is 128.

Building setback information. Front 25'

Side 6'

Rear 15'

* The estimated sanitary flow in gallons per day is 47,360



PROJECT TITLE

BROOKSIDE VILLAGE A

PRS No. 03029LOMB01R

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

**AS-BUILTS
BROOKSIDE
VILLAGE A
PHASE 2A
11-20-14**

DESIGNER'S AUTHORIZATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING
LIABILITY FOR THIS PROJECT IS HEREBY LIMITED TO THE
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AND DATE HEREON ATTACHED. RESPONSIBILITY IS
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IN THE PROJECT AND SPECIFICALLY EXCLUDES REVISIONS
WITH THIS DATE UNLESS REAUTHENTICATED.

DOUGLAS S. TIEMANN
PROFESSIONAL ENGINEER LICENSE E-23346

Developer / Owner Information

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368

CITY OF O'FALLON Site Plan

P+Z No. 2603.04

City No. 15-39-AB

Page No. 4 of 40

By: *Stanley M. Mundwiler* 6/19/15

STANLEY M. MUNDWILLER
NUMBER
PLS-2005019226
STATE OF MISSOURI

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

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.

City of O'Fallon Standard Subdivision Notes and Details - June 2010

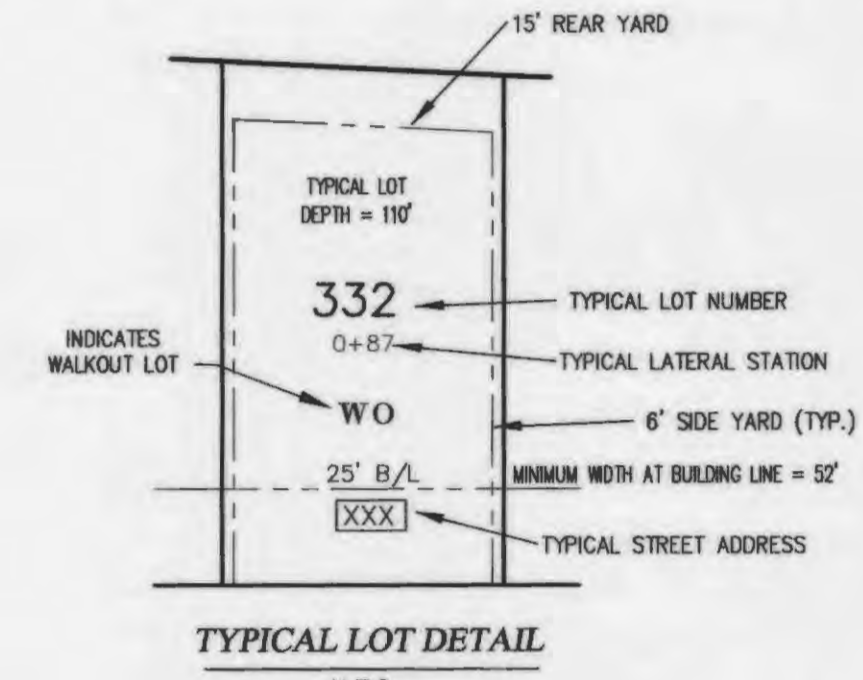
AS-BUILTS BROOKSIDE VILLAGE A PHASE 2A 11-20-14

N/F
S.S. & D. PROPERTIES, LLC
2603/1032
CITY OF OFALLON
ZONED R-1

NOTE: ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.

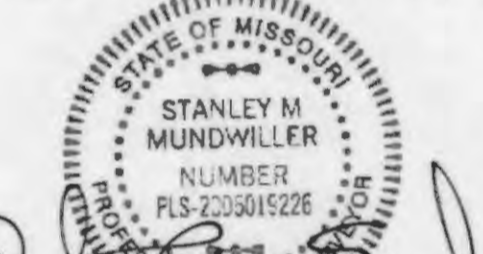
4" CONC.
V-DITCH: 3" DEEP, 4:1 SIDES
n = 0.013, Slope (min.)=6.4%
Capacity = 1.77 cfs

SPEED LIMIT
25
R2-1



x(586.7) = TYPICAL AS BUILT SPOT ELEVATION

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-APRIL 2015, and the results are shown hereon.



By: *Stanley M. Mundwiller* 6/19/15
STANLEY M. MUNDWILLER P.L.S., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D

N/F
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2603/1032
CITY OF OFALLON
ZONED R-1

DOUGLAS S. TIEMANN
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368



P+Z No. 2603.04

City No. 15-39-AB

Page No.

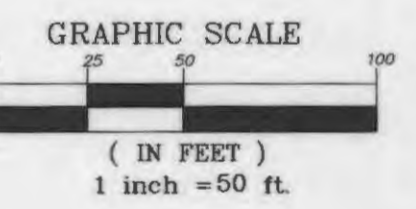
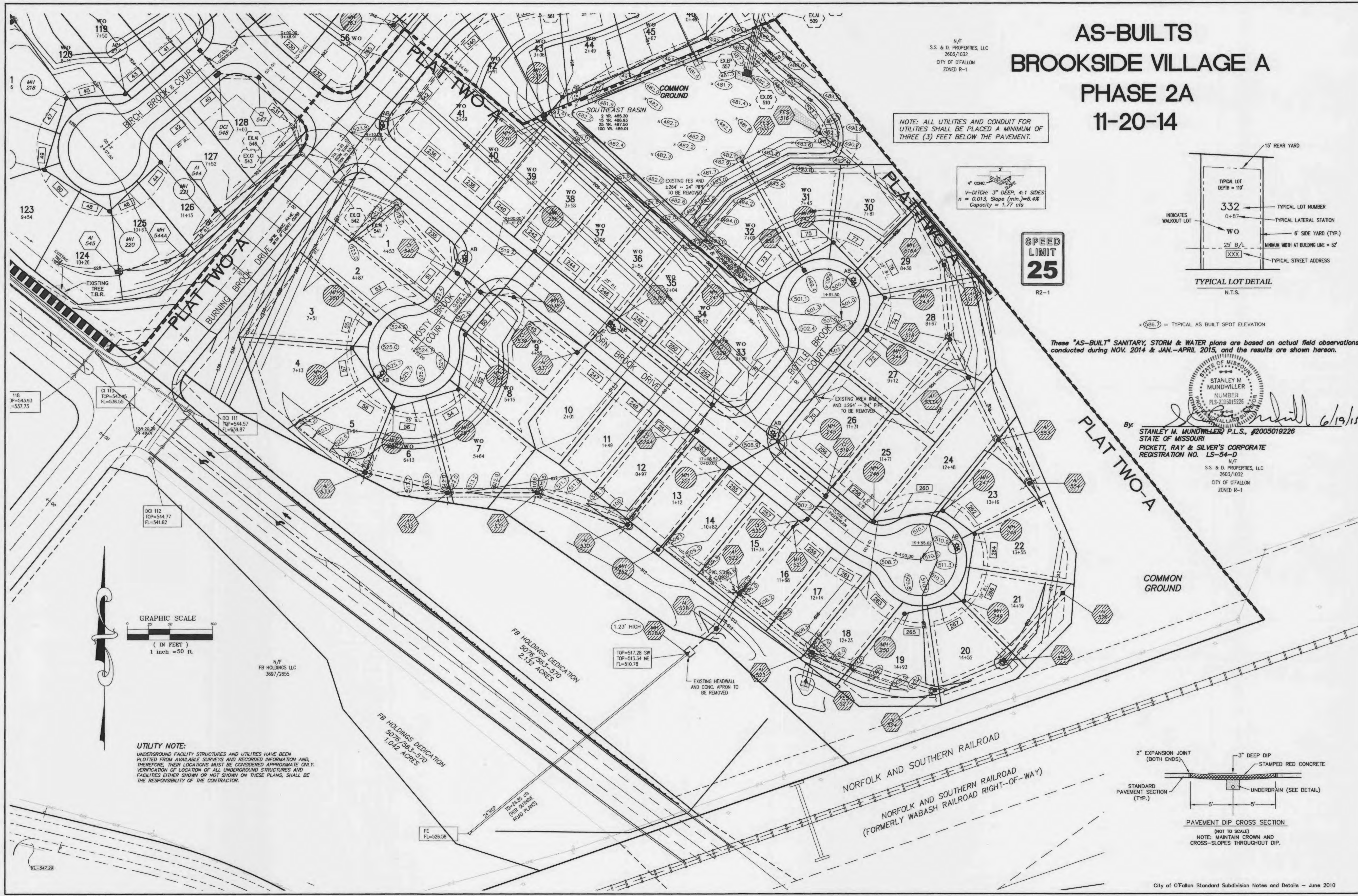
5 of 40

CITY OF OFALLON Site Plan
PRR No. 03029.LOMB.01R

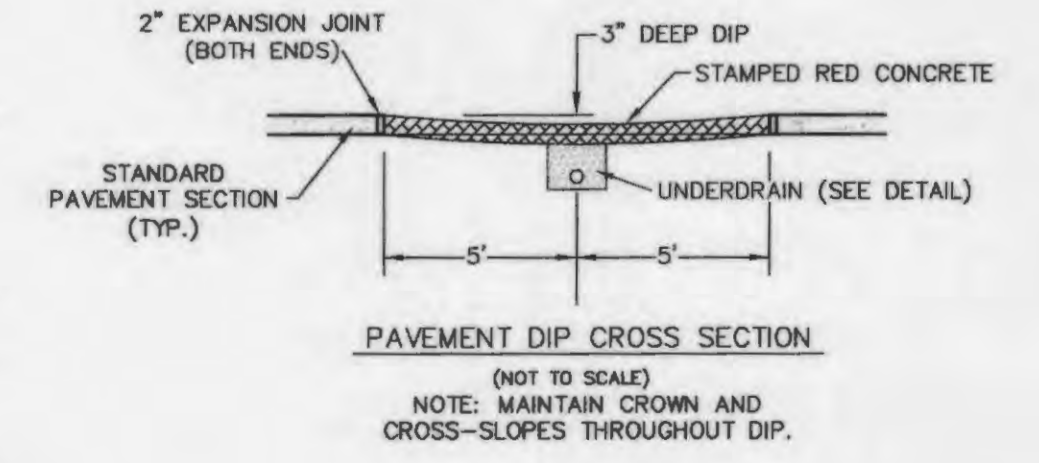
PROJECT TITLE
BROOKSIDE VILLAGE A

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, Missouri
110 West Adams, Suite 201
St. Peters, MO 65076
Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-706-3918

ENGINEER'S AUTHORIZATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.



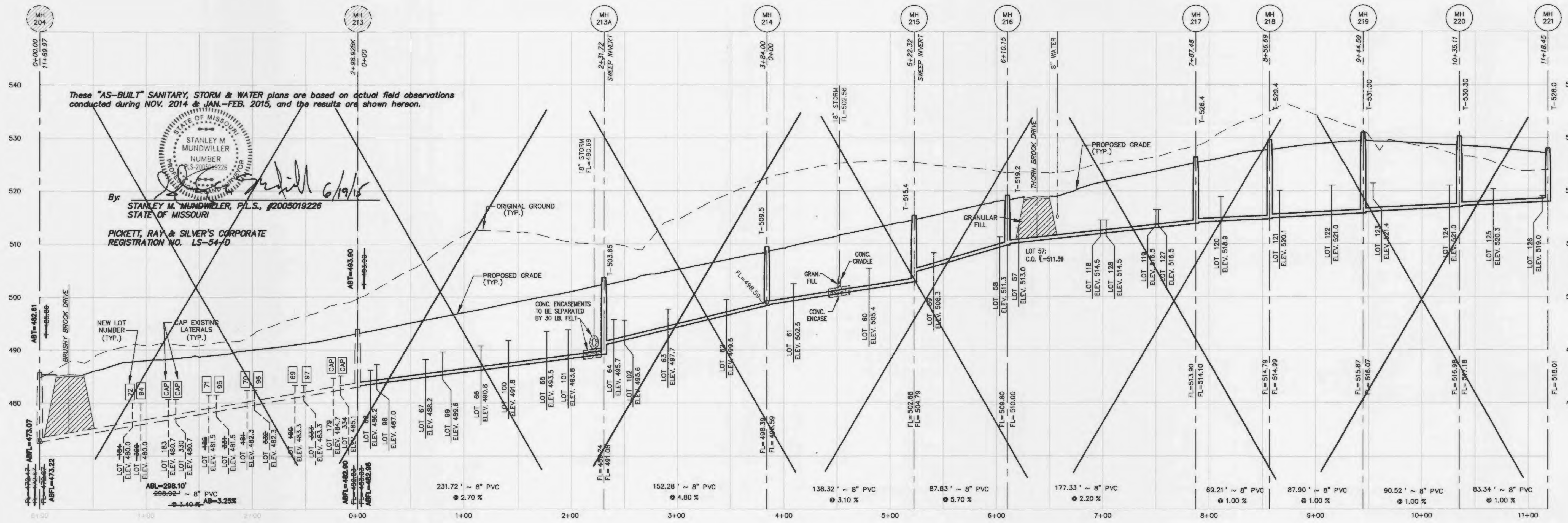
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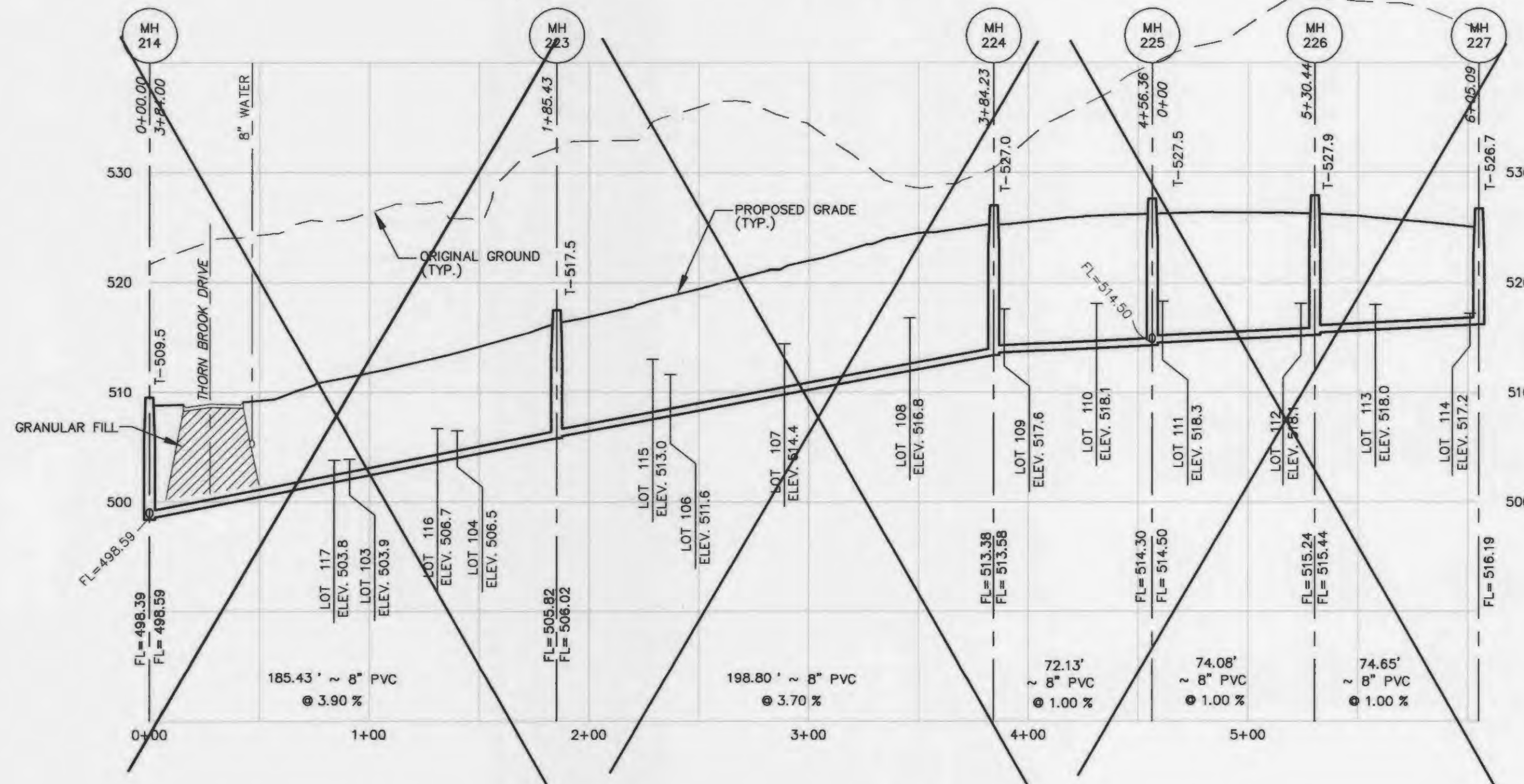
AS-BUILTS VILLAGE A-2A 11/20/14

MH 204 - 217

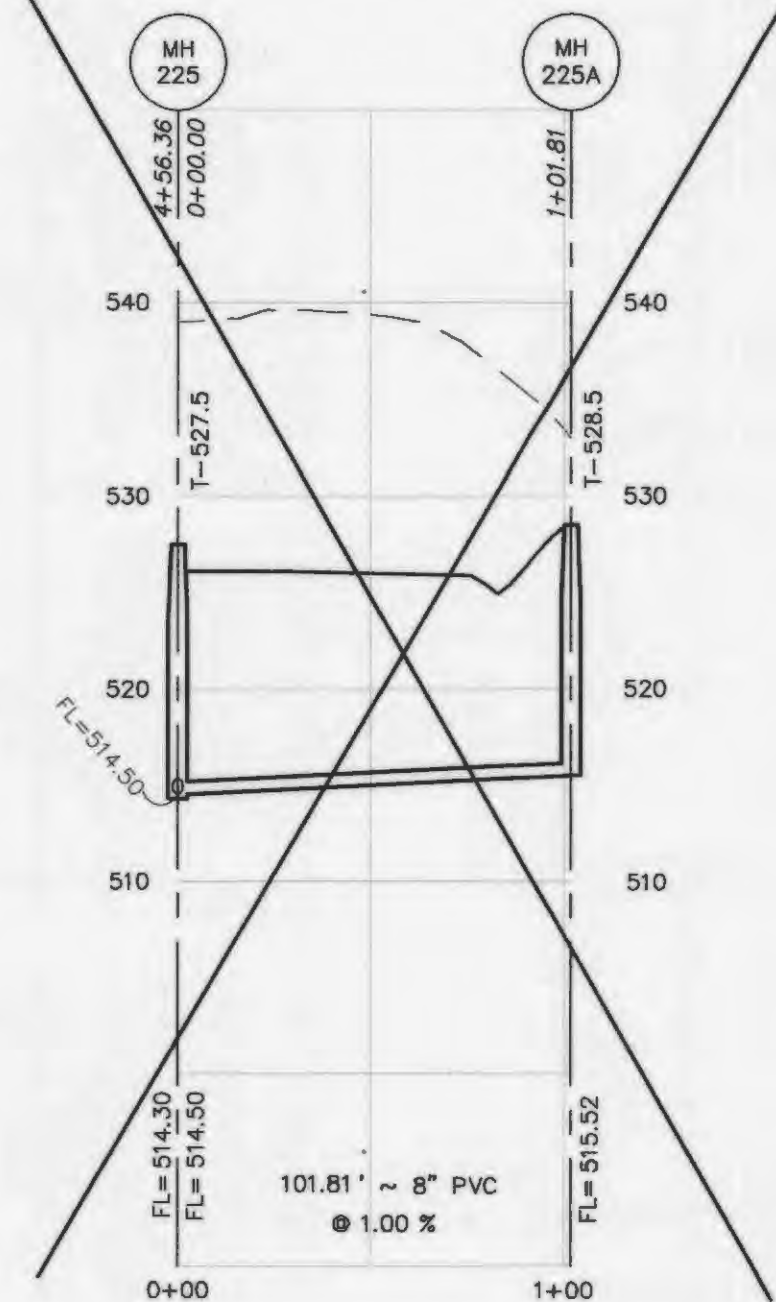
SCALES:
HORIZONTAL : 1" = 50'
VERTICAL : 1" = 10'



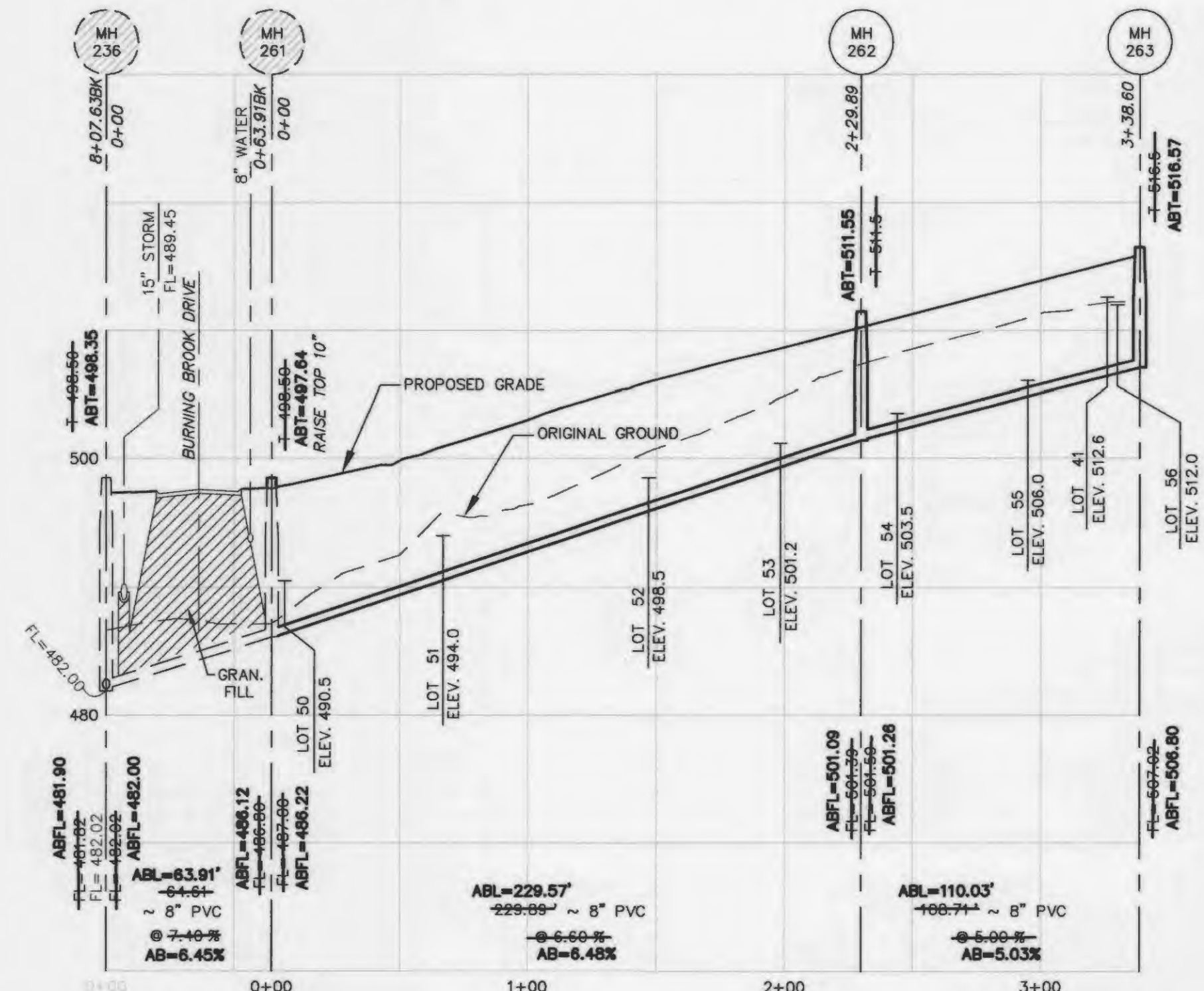
MH 214 - 227



MH 225 - 225A



MH 236 - 263



ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAYMENT SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE) AND COMPACTED.
IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH, THE STORM SEWER SHALL BE LOCATED ON THE LOWER SIDE AND THE SANITARY SEWER SHALL BE LOCATED ON THE UPPER SIDE OF THE FLOW LINE OF THE UPPER.
STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED 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 TOP OF THE CONCRETE OR CONCRETE GRADLE.
SANITARY TRENCHES SHALL BE CONSTRUCTED WITH A MINIMUM TWO (2%) PERCENT SLOPE.

PROJECT TITLE

BROOKSIDE
VILLAGE A

PICKETT, RAY & SILVER, INC.

CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters
22 Richmond Center Court
St. Peters, MO 65056
Brenton
110 West Adams, Suite 201
St. Louis, MO 63104

ENGINEERS AUTHORIZATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INCORPORATED IN THIS PROJECT AND SPECIFICALLY EXCLUDED REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.

PICKETT, RAY & SILVER, INC.
NO LICENSE #000838

DELLAS S. TIEDMAN
PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information

Lombardo
H.O.M.E.S.
Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368

P+Z No. 2603.04

City No. 15-39-AB

Page No.

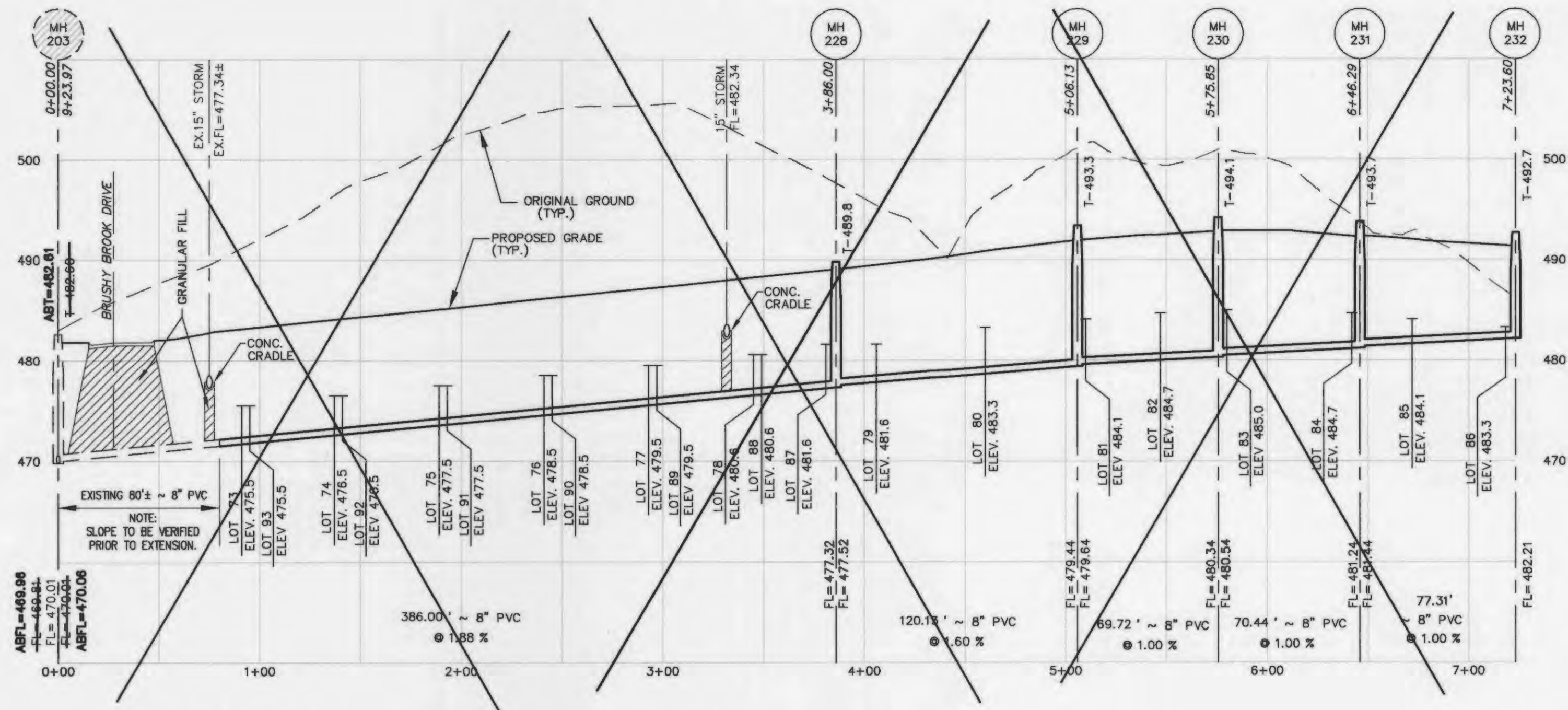
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PRS No. 03029.LOMB.01R

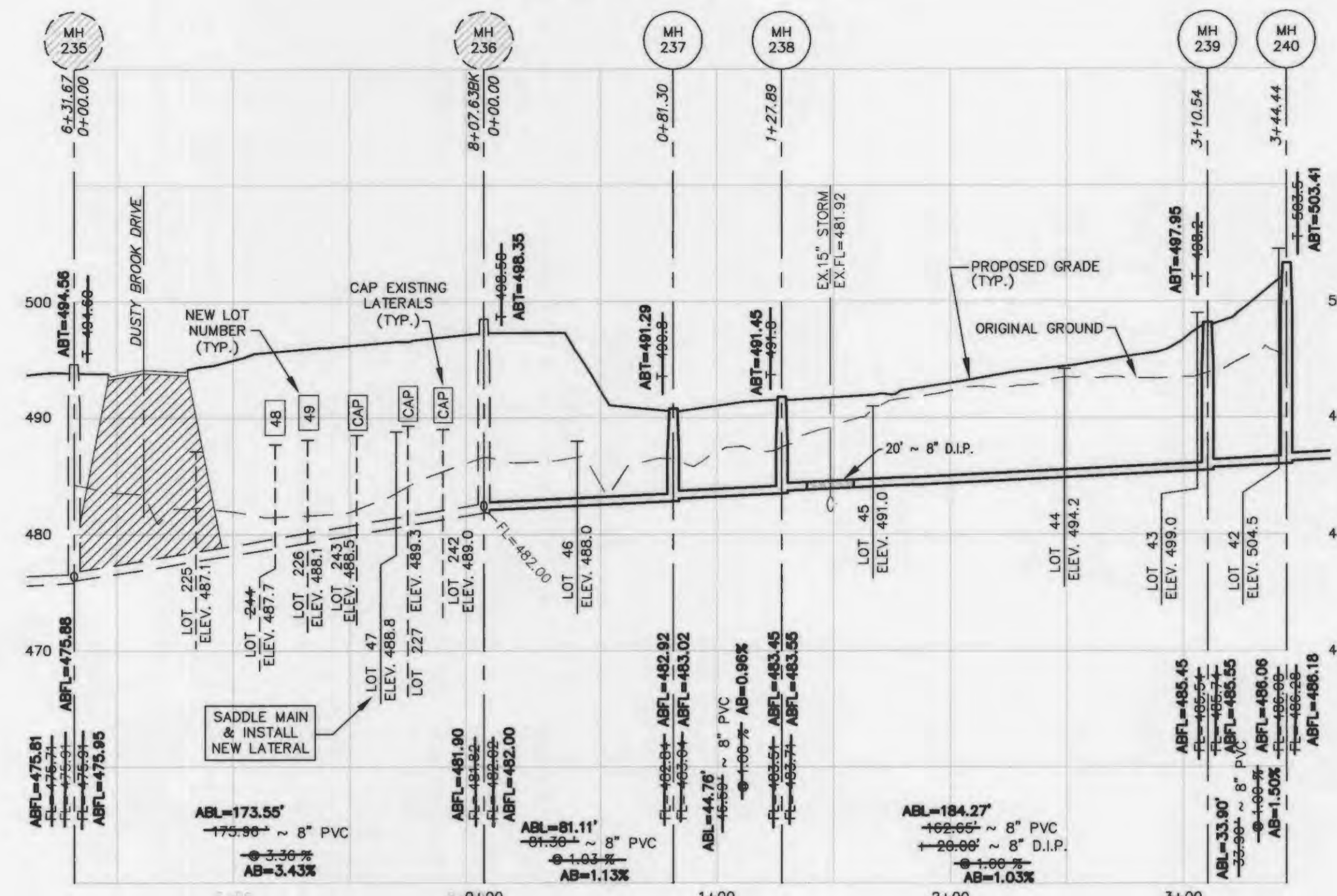
CITY OF O'FALLON Sanitary Sewer Profiles

AS-BUILTS VILLAGE A-2A 11/20/14

MH 203 - 232



MH 236 - 250



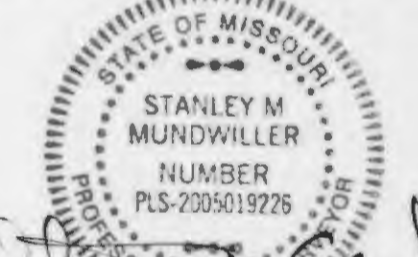
ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER EXISTING GRANULAR FILL SHALL BE BEDDED IN COMPACTED GRANULAR FILL TO THE FLOW LINE OF THE UPPER.

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH, 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 SEWERS SHALL BE GRADED IN CONCRETE (OR ENCASED H.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH, WITH THE BOTTOM OF THE CONCRETE GRADE TO THE BOTTOM OF THE CONCRETE GRADE.

SANITARY LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM TWO (2%) PERCENT SLOPE.

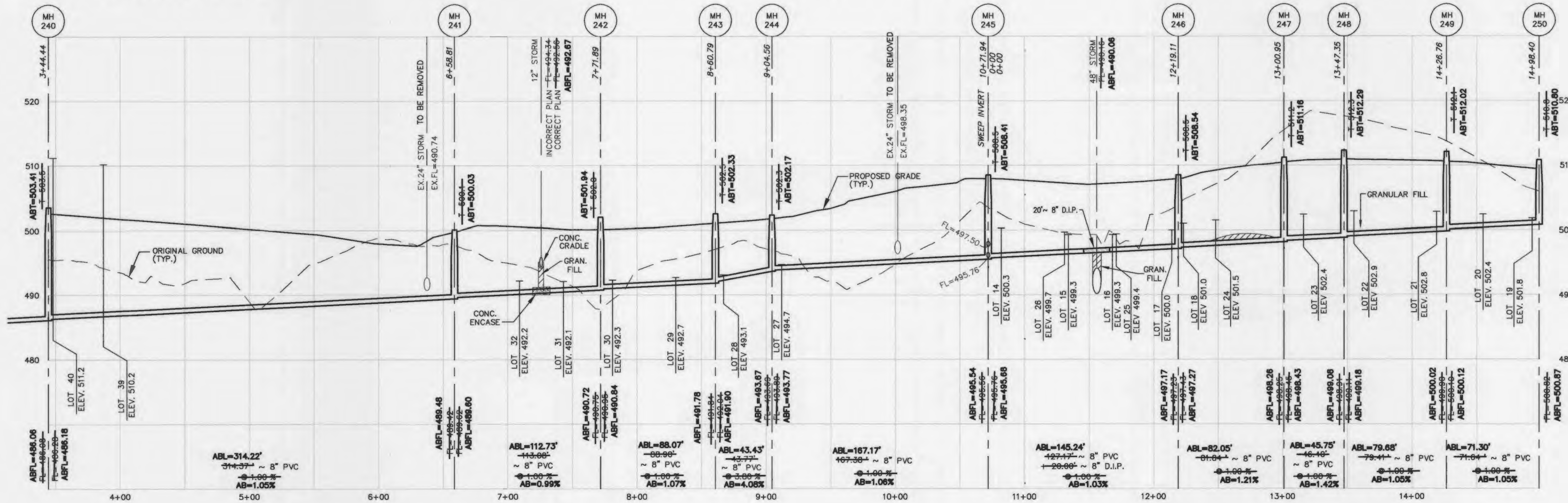
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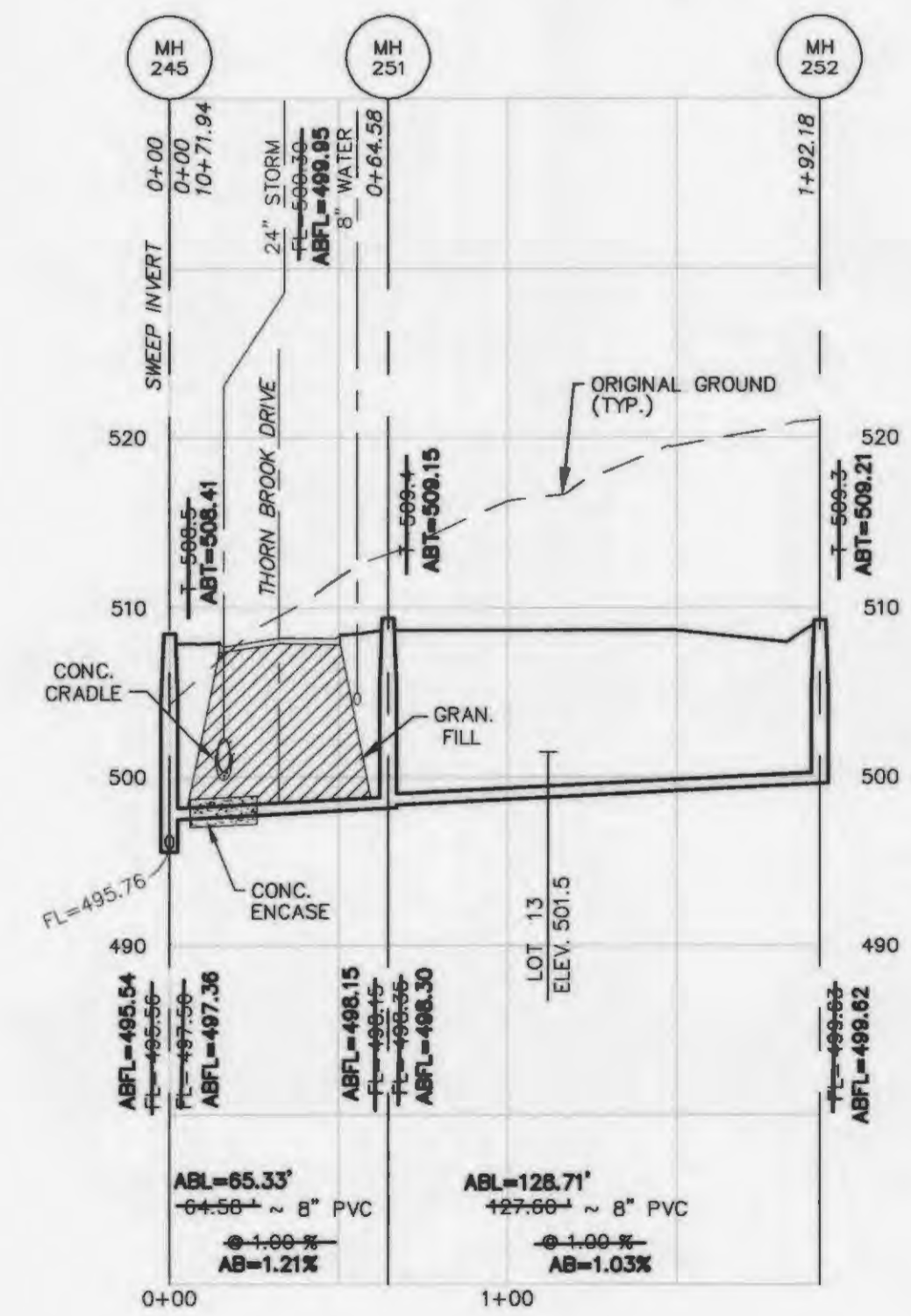
By: *Stanley M. Mundwiler* 6/19/15
 STANLEY M. MUNDWILER, P.L.S., #2005019226
 STATE OF MISSOURI

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

MH 236 - 250



MH 245 - 252



SCALES:
 HORIZONTAL : 1" = 50'
 VERTICAL : 1" = 10'

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 225 West Adams Street, Suite 201
 St. Peters, MO 65051
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-706-3918

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PICKETT, RAY & SILVER, INC
 NO LICENSE #000000

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368

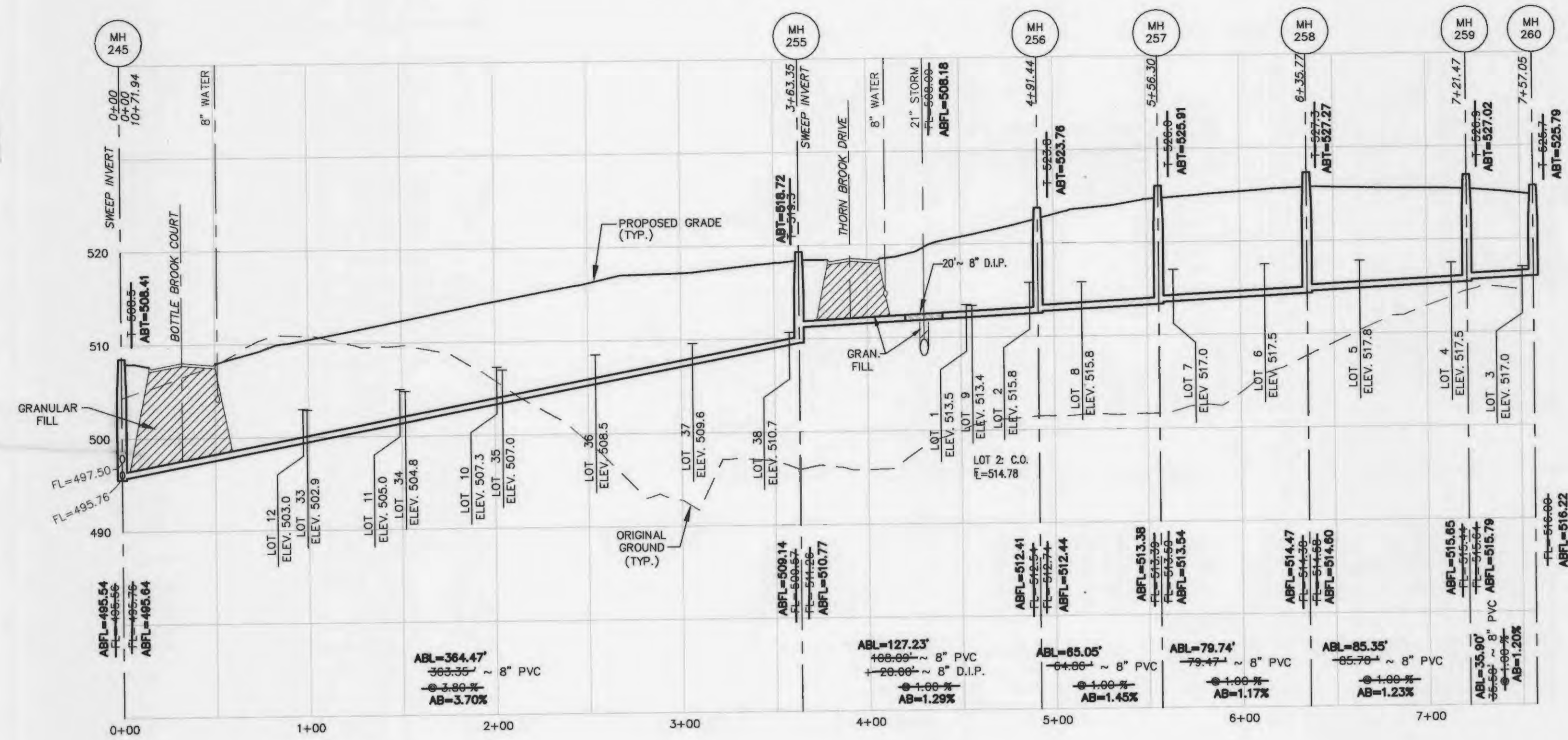
50 YEARS
Lombardo
 H.O.M.E.S.
 ENGINEERS

CITY OF O'FALLON Sanitary Sewer Profiles

P+Z No. 2603.04
 City No. 15-39-AB
 Page No. 15 of 40

AS-BUILTS VILLAGE A-2A 11/20/14

MH 245 - 260



SCALES:
 HORIZONTAL : 1" = 50'
 VERTICAL : 1" = 10'

ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE) AND COMPACTED.
 STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADED 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.
 IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDRI, 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.
 SANITARY LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM TWO (2%) PERCENT SLOPE.

PROJECT TITLE

BROOKSIDE VILLAGE A

PRS No. 03029.LOMB.01R


PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES
 22 River Court
 St. Peters, MO 65276
 816-325-1100
 Fax (816) 387-1104
 www.prs.com

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 PICKETT, RAY & SILVER, INC
 NO LICENSE 6000325

DOUGLAS S. TIEMANN
 PROFESSIONAL ENGINEER LICENSE E-23345

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-FEB. 2015, and the results are shown hereon.

By  6/19/15
 STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

Developer / Owner Information

Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368

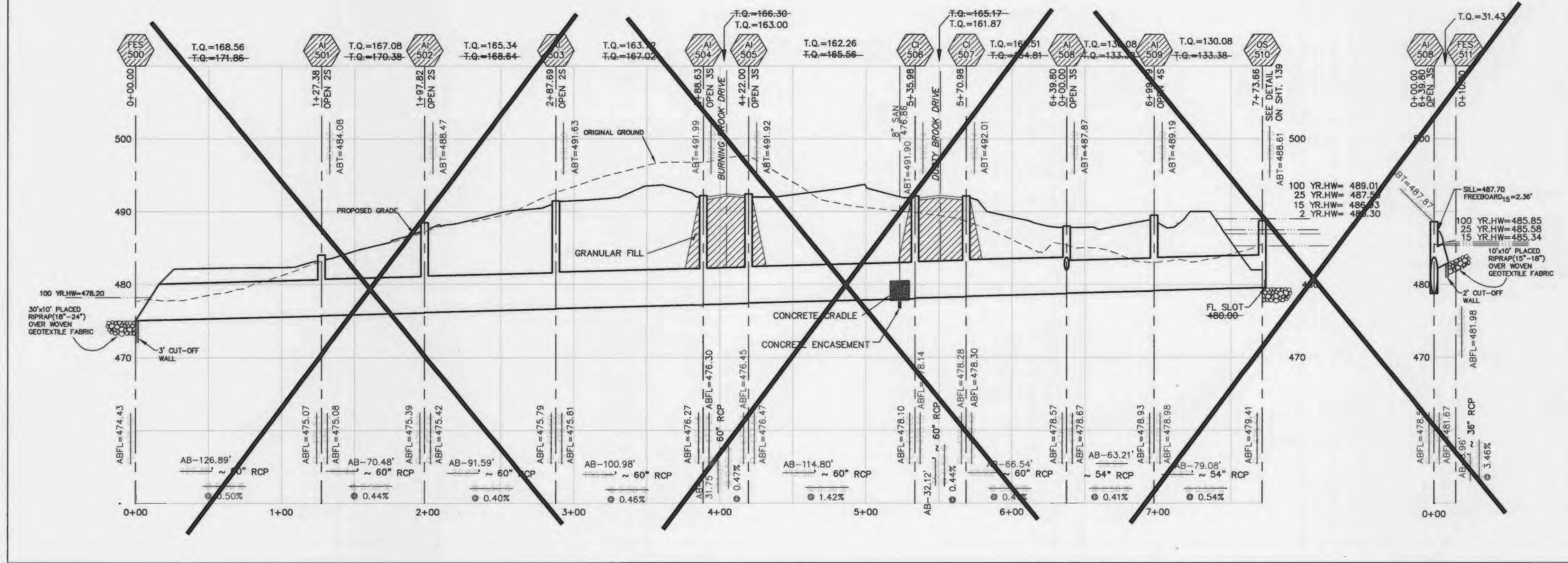


CITY OF O'FALLON Sanitary Sewer Profiles

P+Z No. 2603.04
 City No. 15-39-AB
 Page No.

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VILLAGE A PHASE ONE AS-BUILTS

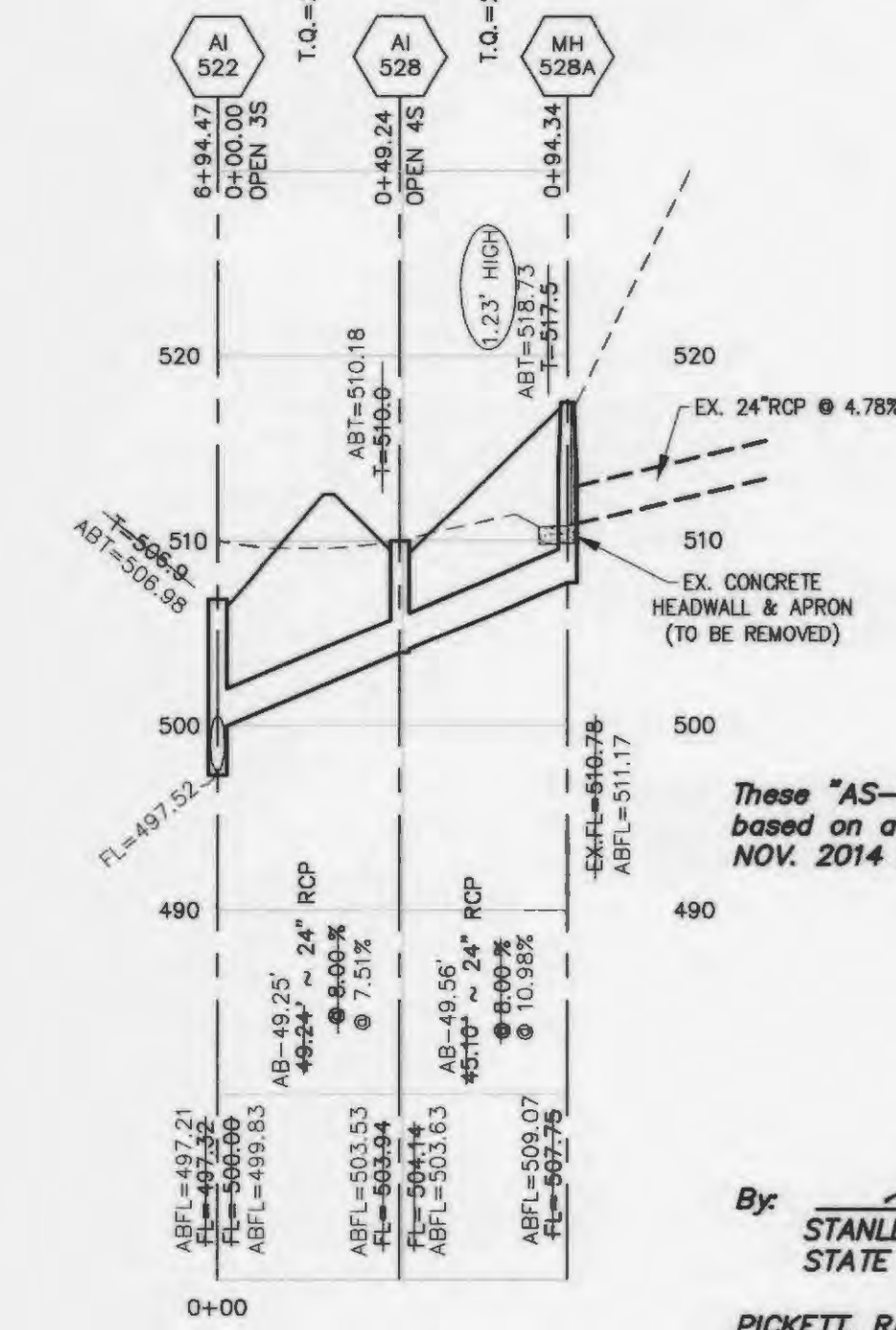


VILLAGE A PHASE 2A AS-BUILTS

11-20-14

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

ALL STORM SEWERS MUST MAINTAIN A MINIMUM OF 36" COVER OVER TOP OF PIPE.



These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-FEB. 2015, and the results are shown hereon.

By: *Stanley M. Mundwiler* 6/19/15
 STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI

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

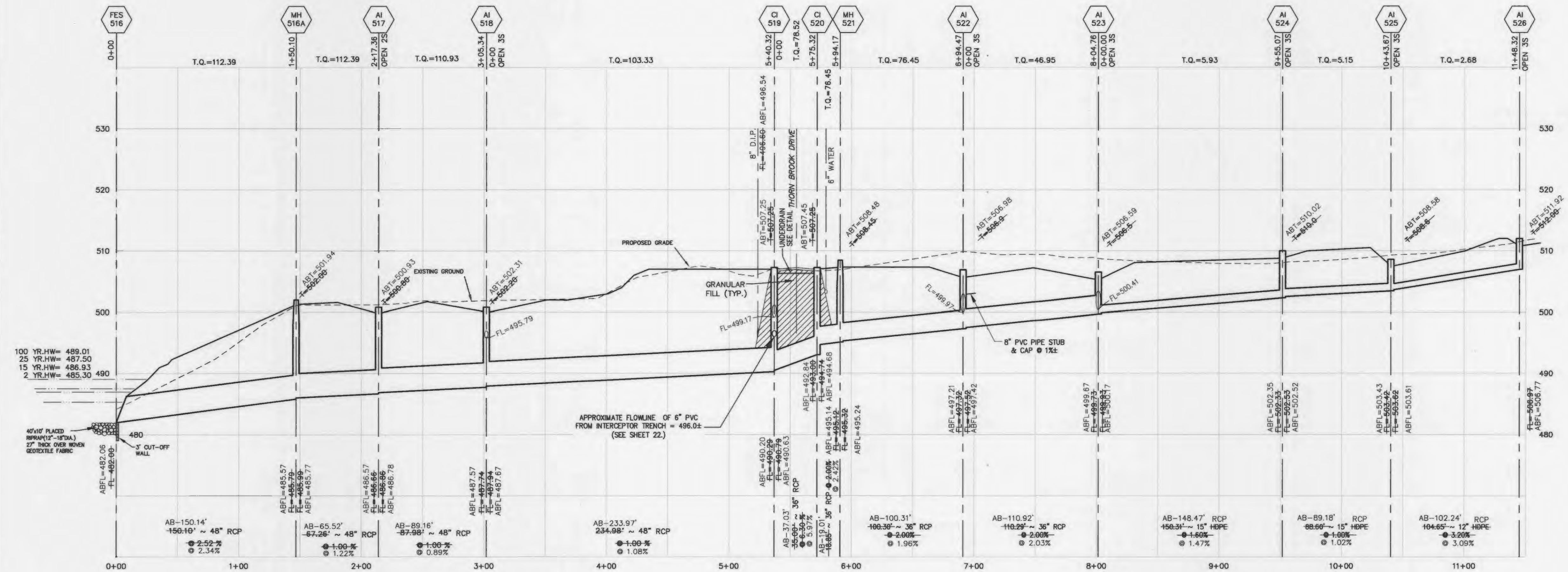
STORM SEWERS WHICH CROSS OVER EXISTING OR PROPOSED SANITARY SEWER TRENCHES SHALL BE GRADLED IN CONCRETE (OR ENCASED H.D.P.E.) THROUGH THE FULL WIDTH OF THE SANITARY SEWER TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED GRANULAR FILL TO THE BOTTOM OF THE CONCRETE CRADLE.

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDRI, 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.

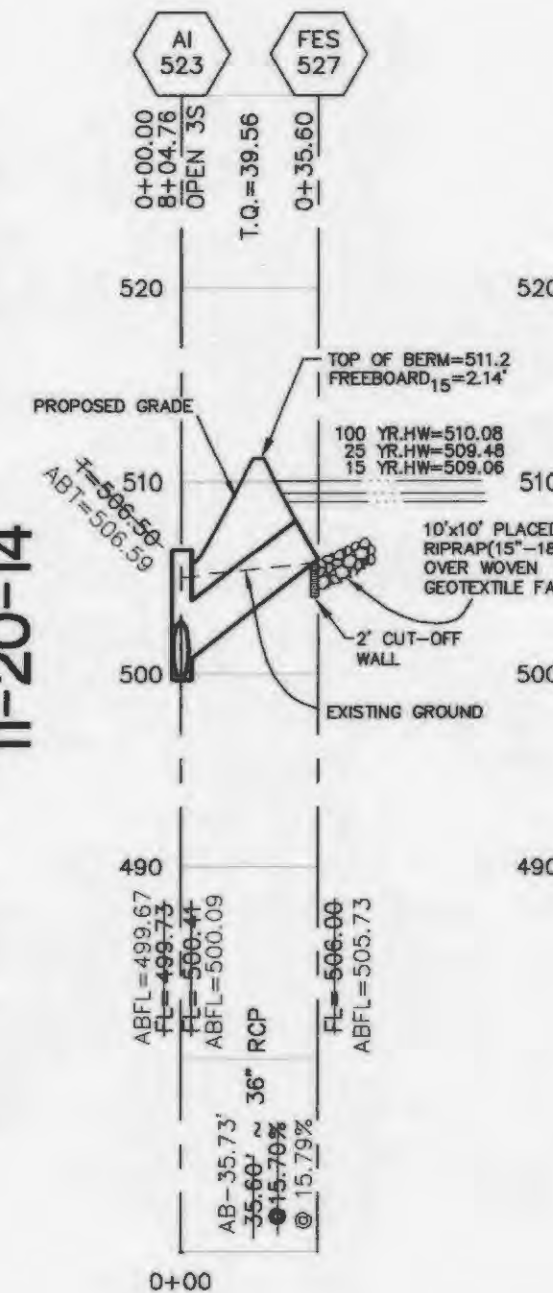
ALL SANITARY LATERAL STREET CROSSINGS, IF TRENCHED, SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE).

NOTE: THE EXISTING DISCHARGE POINT OF EACH EXISTING FLARED END SECTION IN THIS PHASE SHALL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTOR FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION AND UNDERMINING.

VILLAGE A PHASE 2A AS-BUILTS 11-20-14



VILLAGE A PHASE 2A AS-BUILTS 11-20-14



PROJECT TITLE
BROOKSIDE VILLAGE A

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES
 Brandon
 110 West Ashmun, Suite 201
 St. Peters, MO 65276
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-708-3918

DESIGNER'S AUTHORIZATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY OF THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE, AND DATE REVERSED ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS AND/OR IN THIS PROJECT AND SPECIALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.

PICKETT, RAY & SILVER, INC.
 NO LICENSE #000325

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368

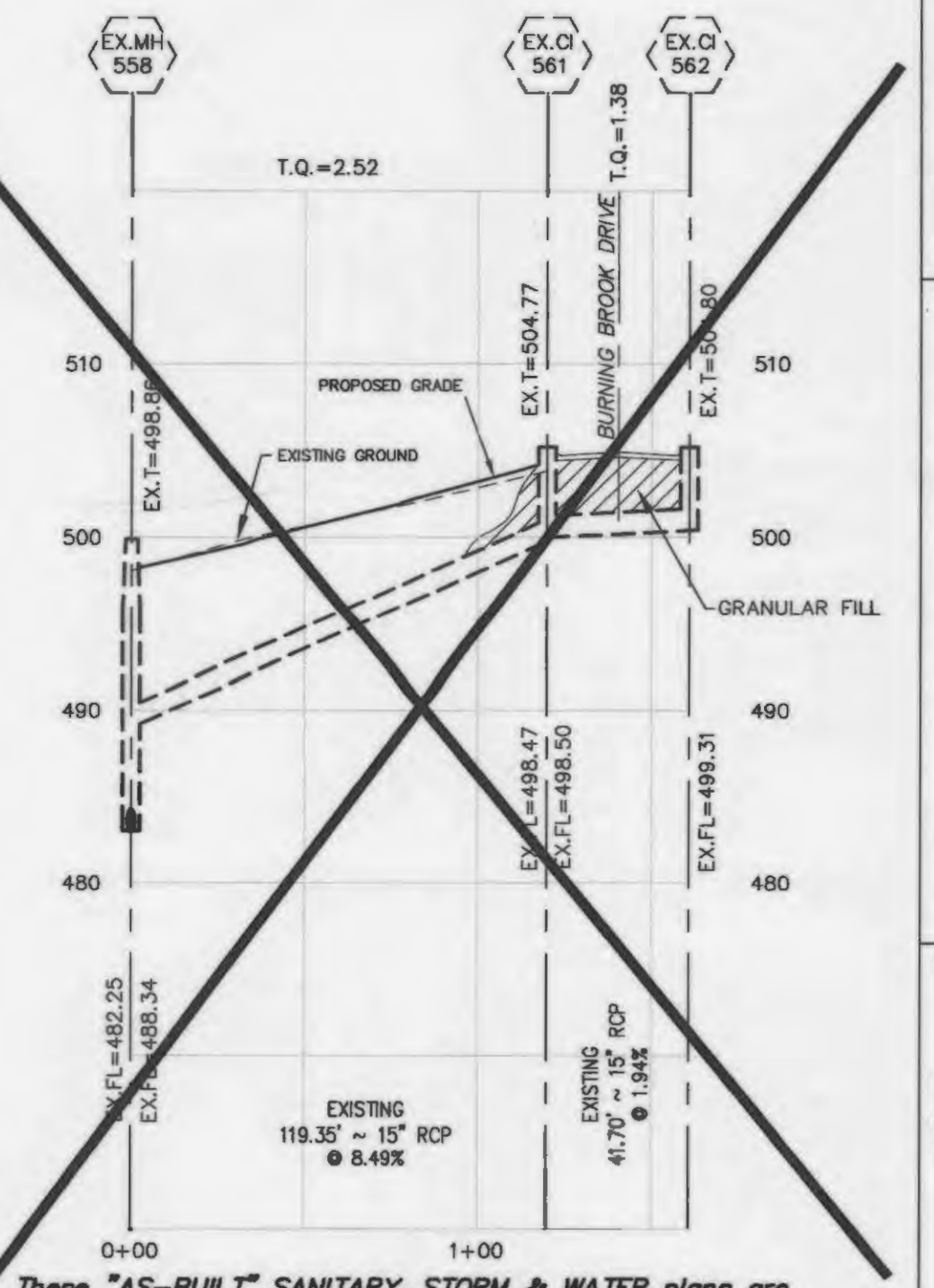
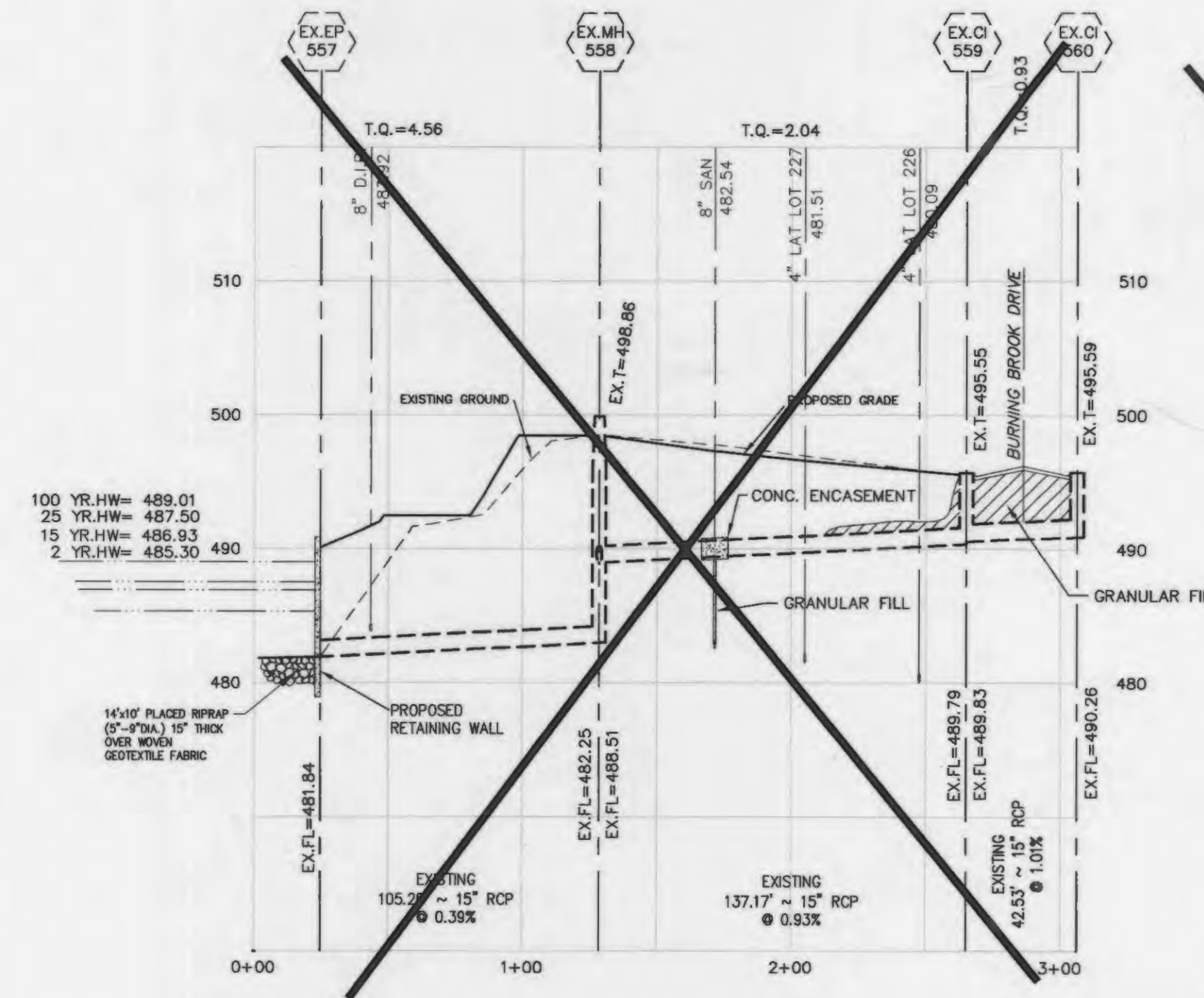
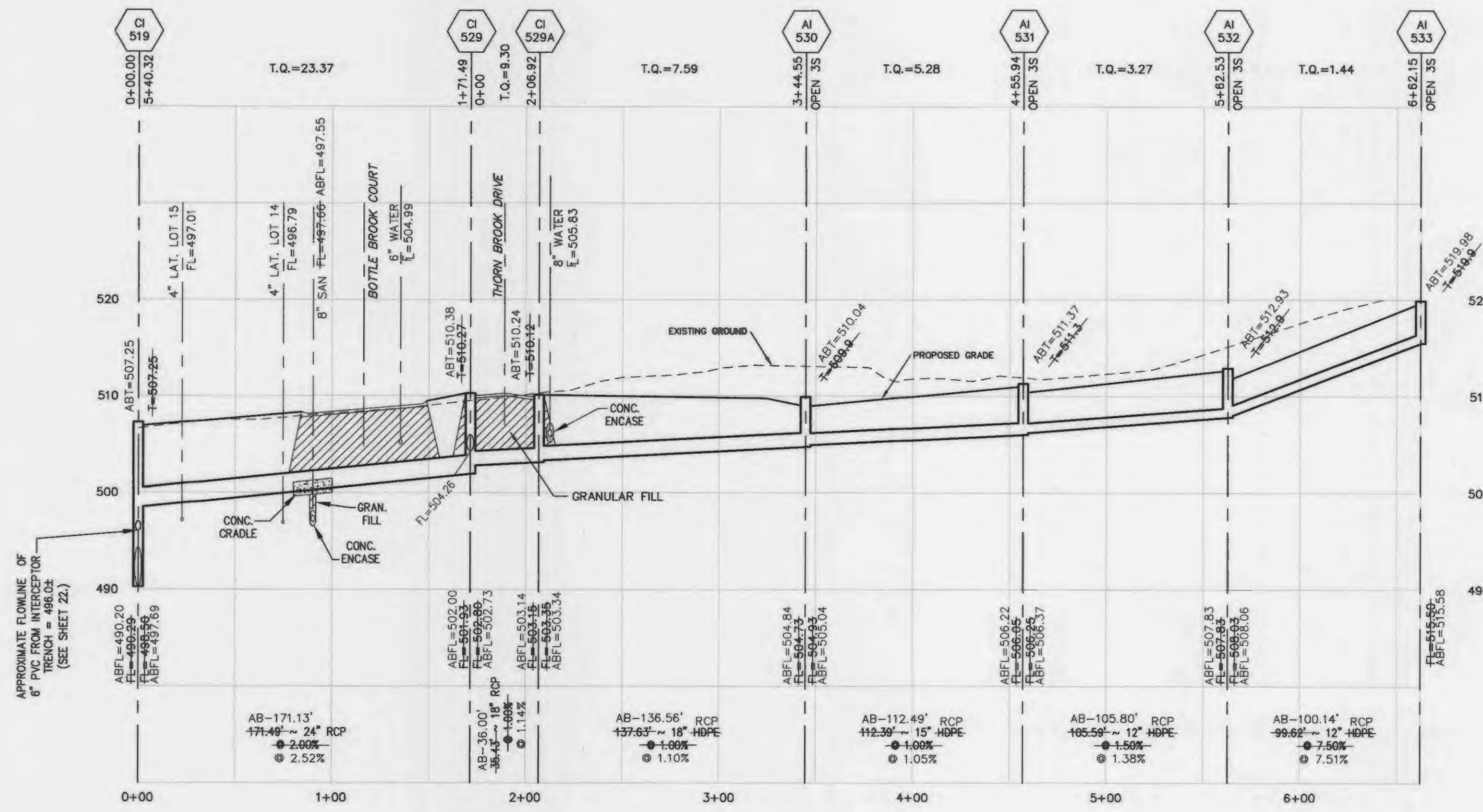
City of O'Fallon Storm Sewer Profiles

P+Z No. 2603.04
 City No. 15-39-AB
 Page No.

VILLAGE A PHASE 2A AS-BUILTS 11-20-14

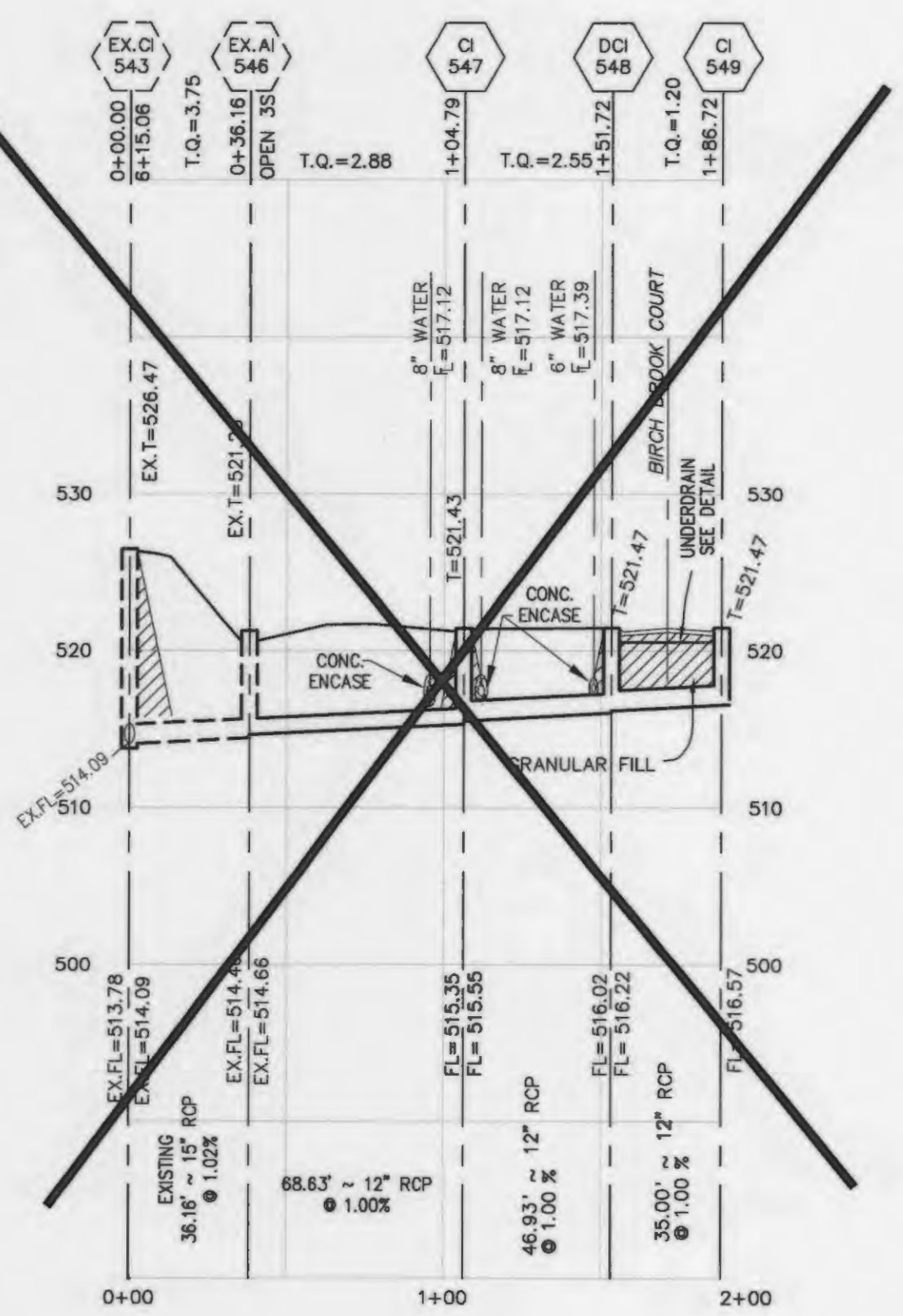
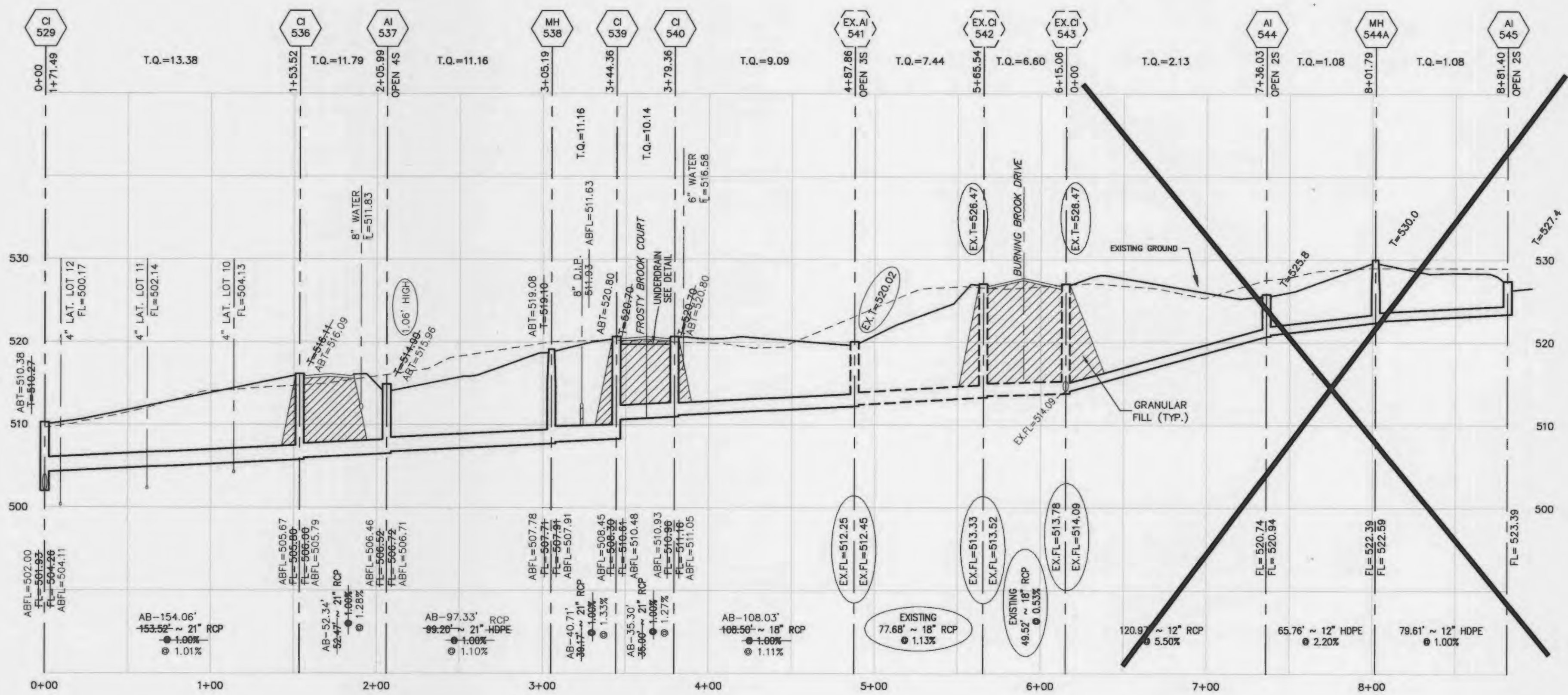
SCALE: 1"=50' HORIZONTAL
1"=10' VERTICAL

ALL STORM SEWERS MUST MAINTAIN A MINIMUM OF 36" COVER OVER TOP OF PIPE.



These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-FEB. 2015, and the results are shown hereon.

VILLAGE A PHASE 2A AS-BUILTS 11-20-14



By: *Stanley M. Mundwiller* 6/19/15
 STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D

PROJECT TITLE

BROOKSIDE
VILLAGE A

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

St. Peters
110 West Adams, Suite 201
St. Peters, MO 65076

Phone (636) 397-1211 Fax (636) 397-1104
www.prs.com 1-800-706-3918

DESIGNER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING
QUALITY IN THIS PROJECT IS HEREBY LIMITED TO THE
SET OF PLANS AUTHENTICATED BY THE SEAL,
SIGNATURE AND DATE THEREON ATTACHED.
RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER
ENGINEERING AND/OR DESIGN WORK INVOLVED IN THIS PROJECT AND
SPECIFICALLY EXCLUDES REVISIONS AFTER THE DATE
OF THIS AUTHENTICATION.

PICKETT, RAY & SILVER, INC.
MI LICENSE #000225

RODOLPH S. TIEMANN
PROFESSIONAL ENGINEER LICENSE E-23945

Developer / Owner Information
 Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368

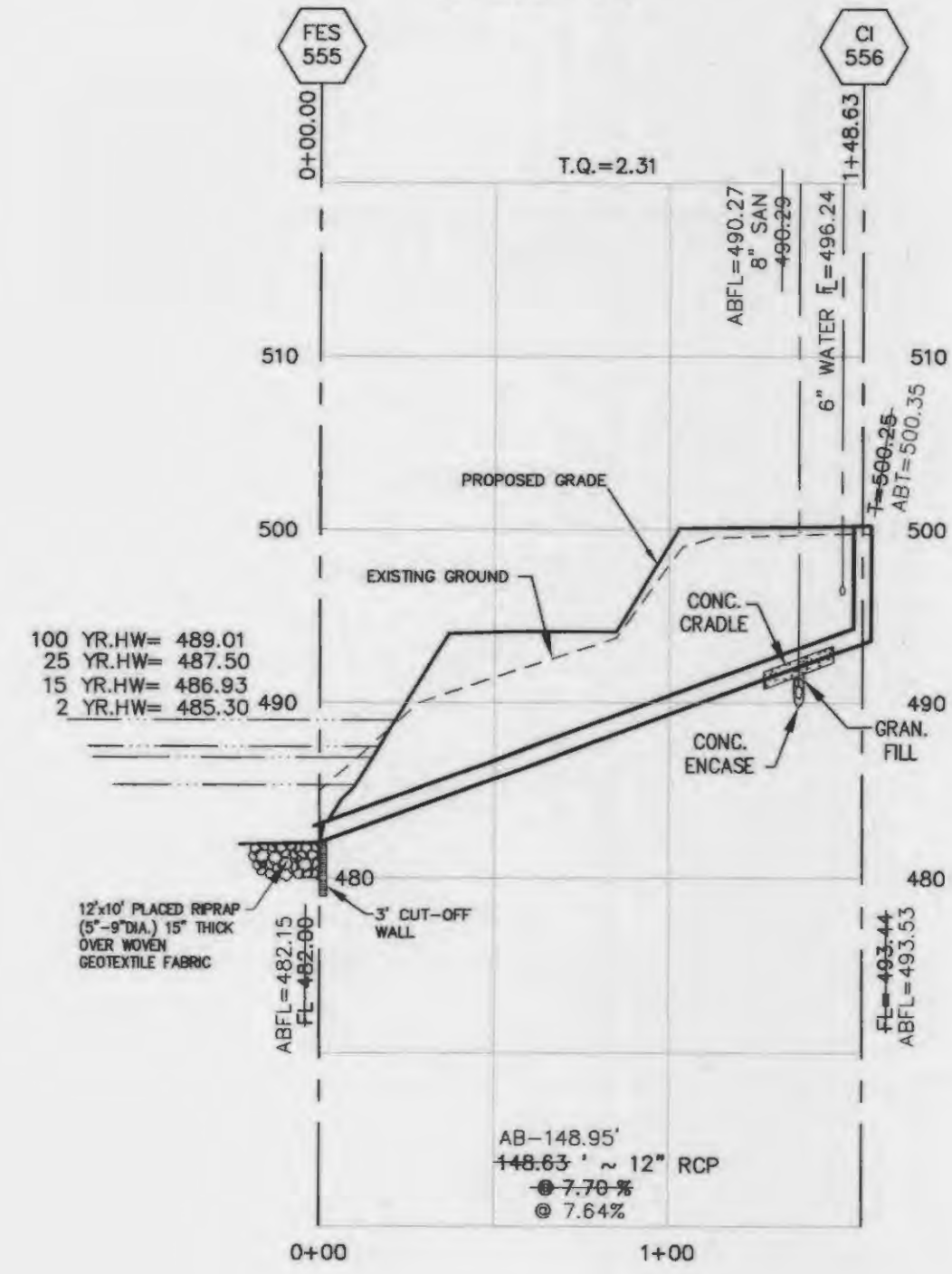
P+Z No. 2603.04

City No. 15-39-AB

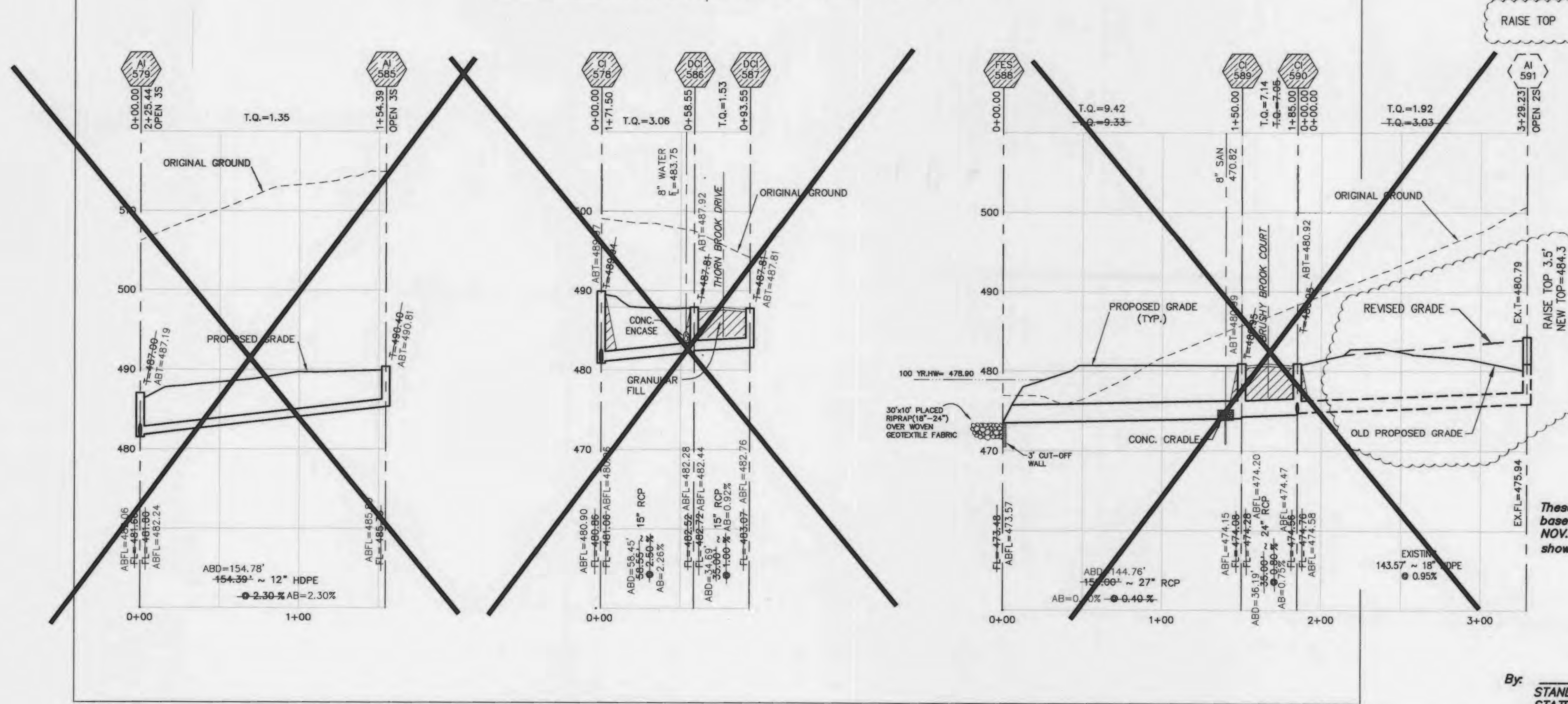
Page No.

18 of 40

VILLAGE A PHASE 2A AS-BUILTS
11-20-14



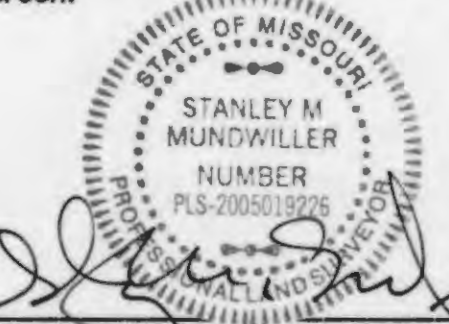
VILLAGE A PHASE ONE AS-BUILTS



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

ALL STORM SEWERS MUST MAINTAIN A MINIMUM OF 36" COVER OVER TOP OF PIPE.

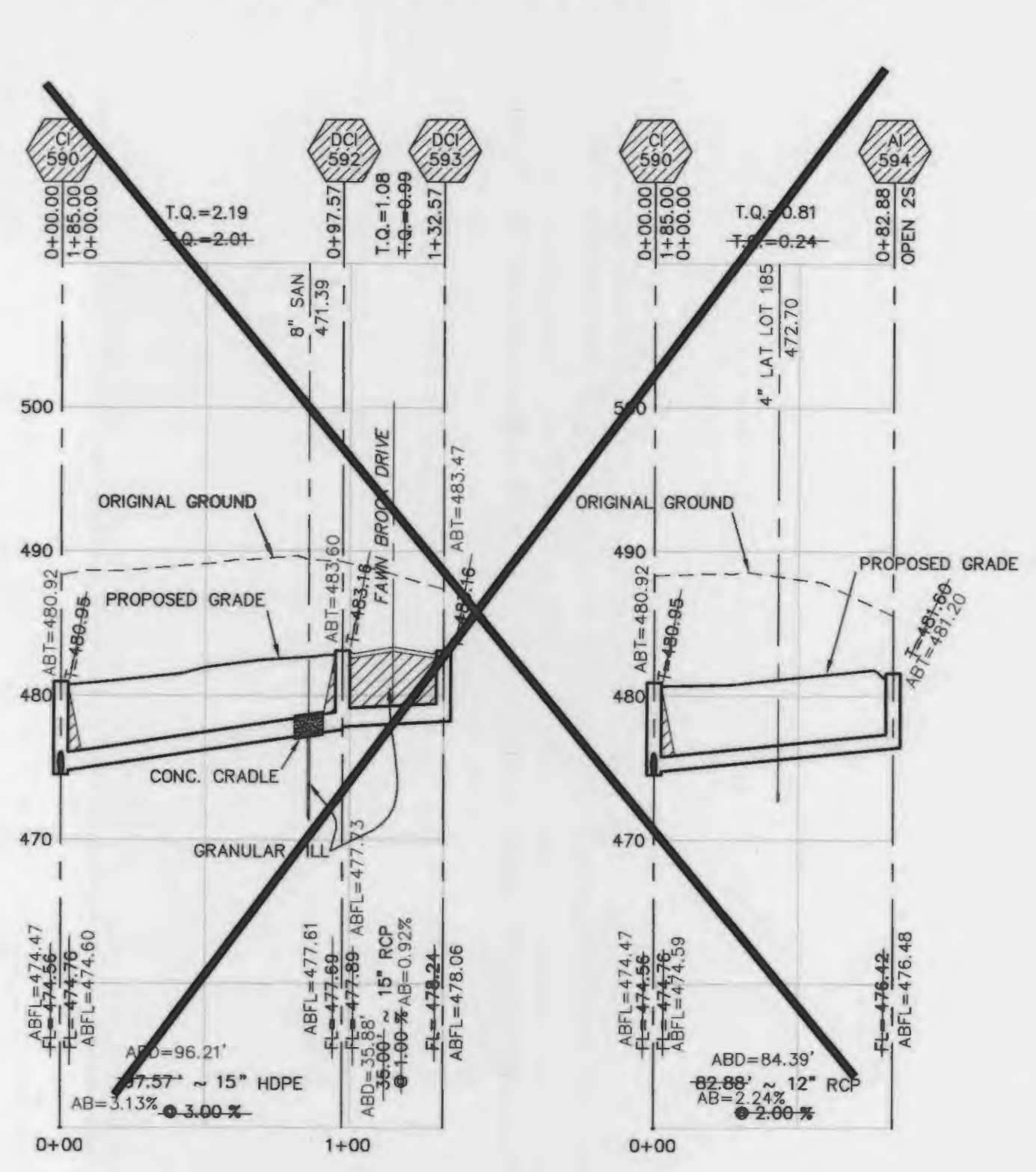
These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-FEB. 2015, and the results are shown hereon.



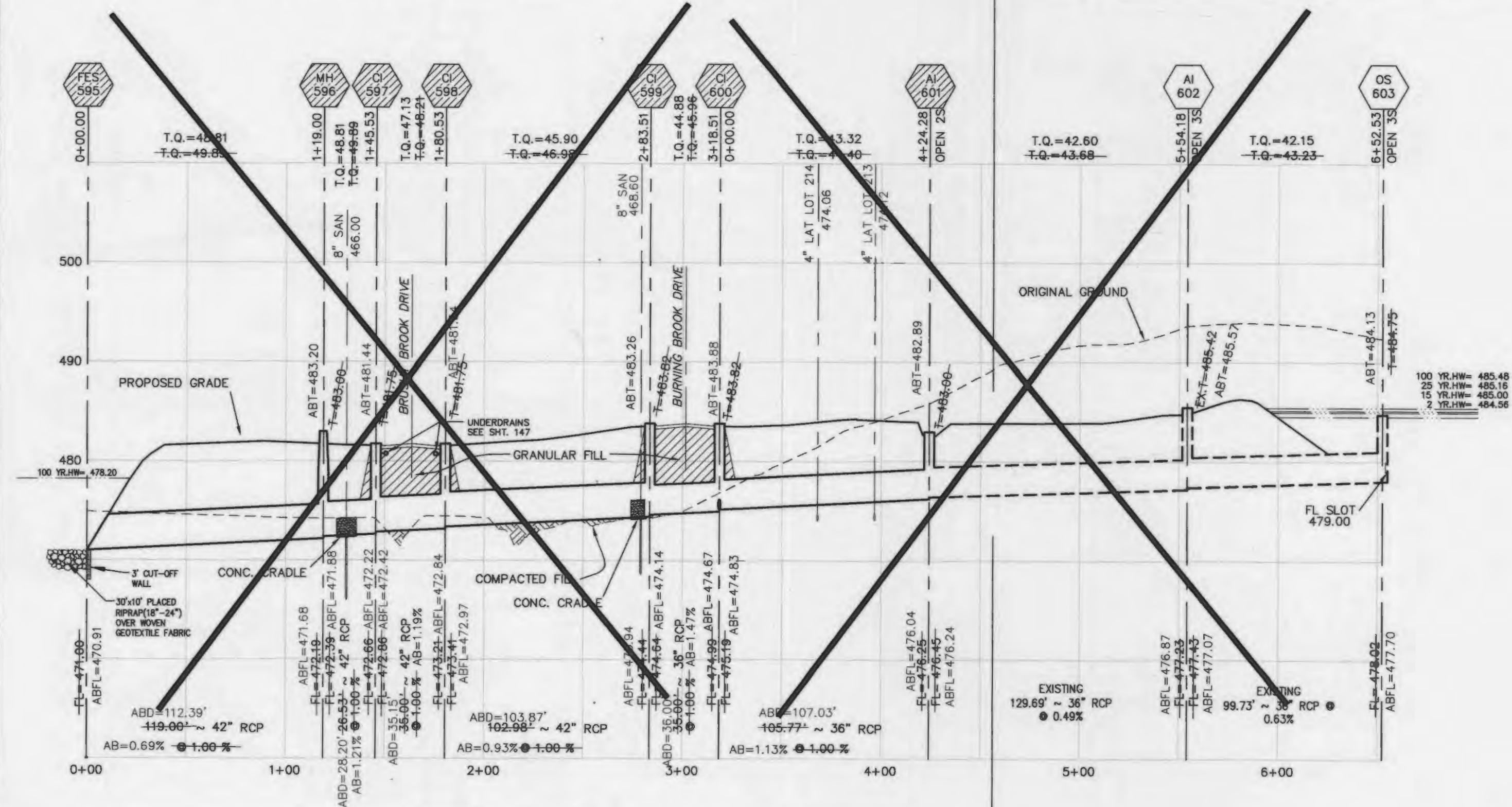
By: *Stanley M. Mundwiler* 6/19/15
STANLEY M. MUNDWILER, P.L.S., #2005019228
STATE OF MISSOURI

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

VILLAGE A PHASE ONE AS-BUILTS

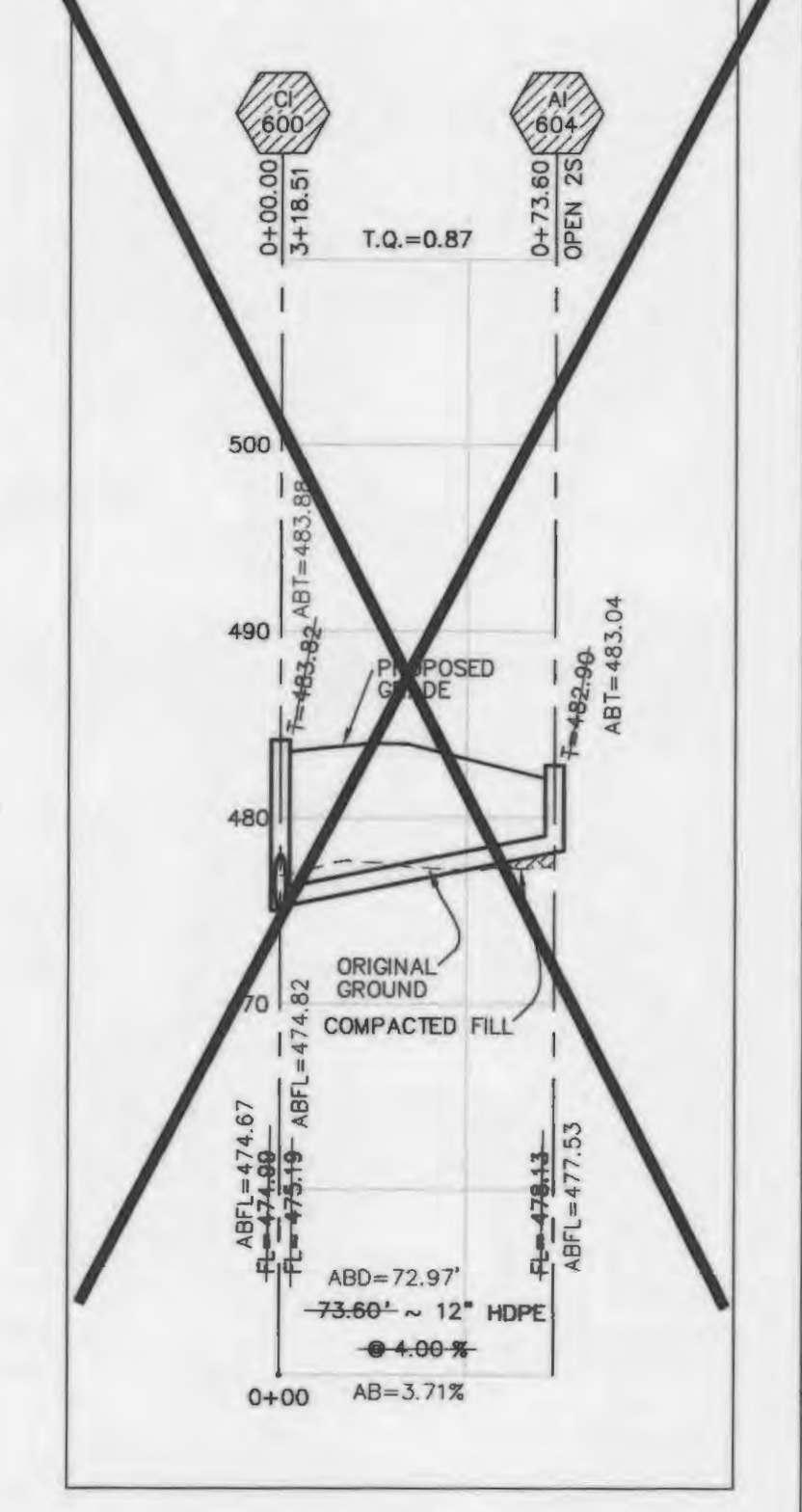


VILLAGE A PHASE ONE AS-BUILTS



NOTE: THE EXISTING DISCHARGE POINT OF EACH EXISTING FLARED END SECTION IN THIS PHASE SHALL BE EVALUATED IN THE FIELD BY THE ENGINEER, CONTRACTOR, AND CITY INSPECTOR FOR EFFECTIVENESS AND FIELD MODIFIED, IF NECESSARY, TO REDUCE EROSION AND UNDERMINING.

VILLAGE A PHASE ONE AS-BUILTS



PROJECT TITLE

BROOKSIDE
VILLAGE A

PRS No. 03029LOMB.01R

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

110 N. Main Street
Brentwood, MO 63025

Phone (636) 387-1211 Fax (636) 387-1104
www.prs.com 1-800-706-3916

ENGINEER'S AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INCORPORATED IN THIS PROJECT AS SPECIFICALLY EXCLUDED REVISIONS AFTER THIS DATE. THESE REVISIONS INCLUDE:

PICKETT, RAY & SILVER, INC
NO LICENSE #000325

DOUGLAS S. TIEMAN
PROFESSIONAL ENGINEER LICENSE E-23043

Developer / Owner Information

Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
OFallon, Missouri 63368



CITY OF OFALLON Storm Sewer Profiles

P+Z No. 2603.04

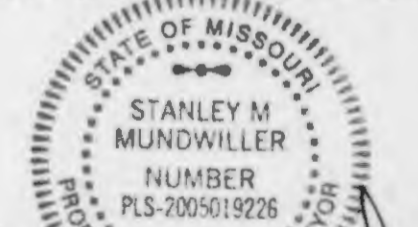
City No. 15-39-AB

Page No.

19 of 40

AS-BUILTS BROOKSIDE VILLAGE A PHASE 2A 11-20-14

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-MARCH 2015, and the results are shown hereon.



By: *Stanley M. Mundwiler* 6/19/15
 STANLEY M. MUNDWILER, P.L.S., #2005019226
 STATE OF MISSOURI

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

NOTE: ALL UTILITIES AND CONDUIT FOR UTILITIES SHALL BE PLACED A MINIMUM OF THREE (3) FEET BELOW THE PAVEMENT.

ALL WATER MAINS SHALL HAVE A MINIMUM OF 42" OF COVER.

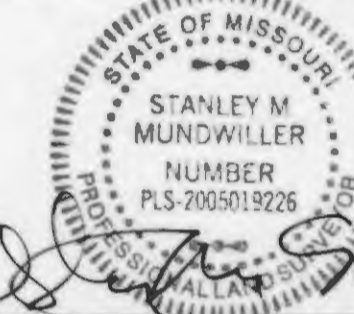
SINGLE WATER METER SETUPS WILL BE REQUIRED WITH INDIVIDUAL SERVICE LINES TO EACH METER.

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.
 City of O'Fallon Standard Subdivision Notes and Details - June 2010

PICKETT, RAY & SILVER INC CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES St. Peters, MO 65759 Phone (636) 397-1211 Fax (636) 397-1104 www.prs3.com 1-800-708-3918	PROJECT TITLE BROOKSIDE VILLAGE A
	ENGINEER'S AUTHORIZATION THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE, AND DATE HEREON ATTACHED. RESPONSIBILITY IS DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHORIZED. PICKETT, RAY & SILVER, INC. MO LICENSE #000000
Developer / Owner Information Lombardo Homes of St. Louis, LLC 2299 Technology Drive, Suite 150 O'Fallon, Missouri 63368 	PROJECT TITLE BROOKSIDE VILLAGE A PRS No. 03029.LOMB.01R
P+Z No. 2603.04 City No. 15-39-AB Page No. 27 of 40	DOUGLAS S. TEMANN PROFESSIONAL ENGINEER LICENSE E-23345

AS-BUILTS BROOKSIDE VILLAGE A PHASE 2A 11-20-14

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-MARCH 2015, and the results are shown hereon.



By: *Stanley M. Mundwiler* 6/19/15
STANLEY M. MUNDWILER, P.L.S., #2005019226
 STATE OF MISSOURI

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

PROJECT TITLE

**BROOKSIDE
VILLAGE A**

PICKETT, RAY & SILVER INC
 CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES

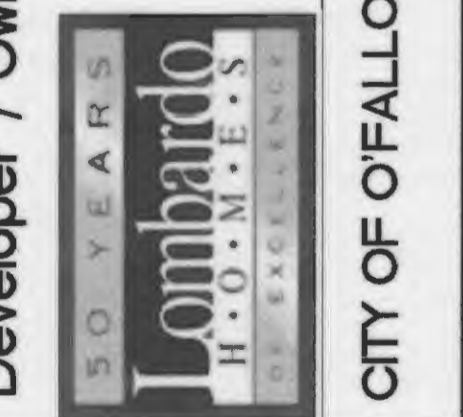
ST. LOUIS
 ST. LOUIS, MO 63101
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-708-3918

ENGINEER'S AUTHORIZATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING
 LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE
 SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE,
 AND DATE. ENGINEER ATTACHED RESPONSIBILITY IS
 DISCLAIMED FOR ALL OTHER ENGINEERING PLANS INVOLVED
 IN THIS PROJECT AND SPECIFICALLY EXCLUDES REVISIONS
 AFTER THE DATE THESE ARE AUTHORIZED.

PICKETT, RAY & SILVER, INC. MO
 LICENSE #00026

DOUGLAS S. TREMANN
 PROFESSIONAL ENGINEER LICENSE E-23346

Developer / Owner Information
Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368

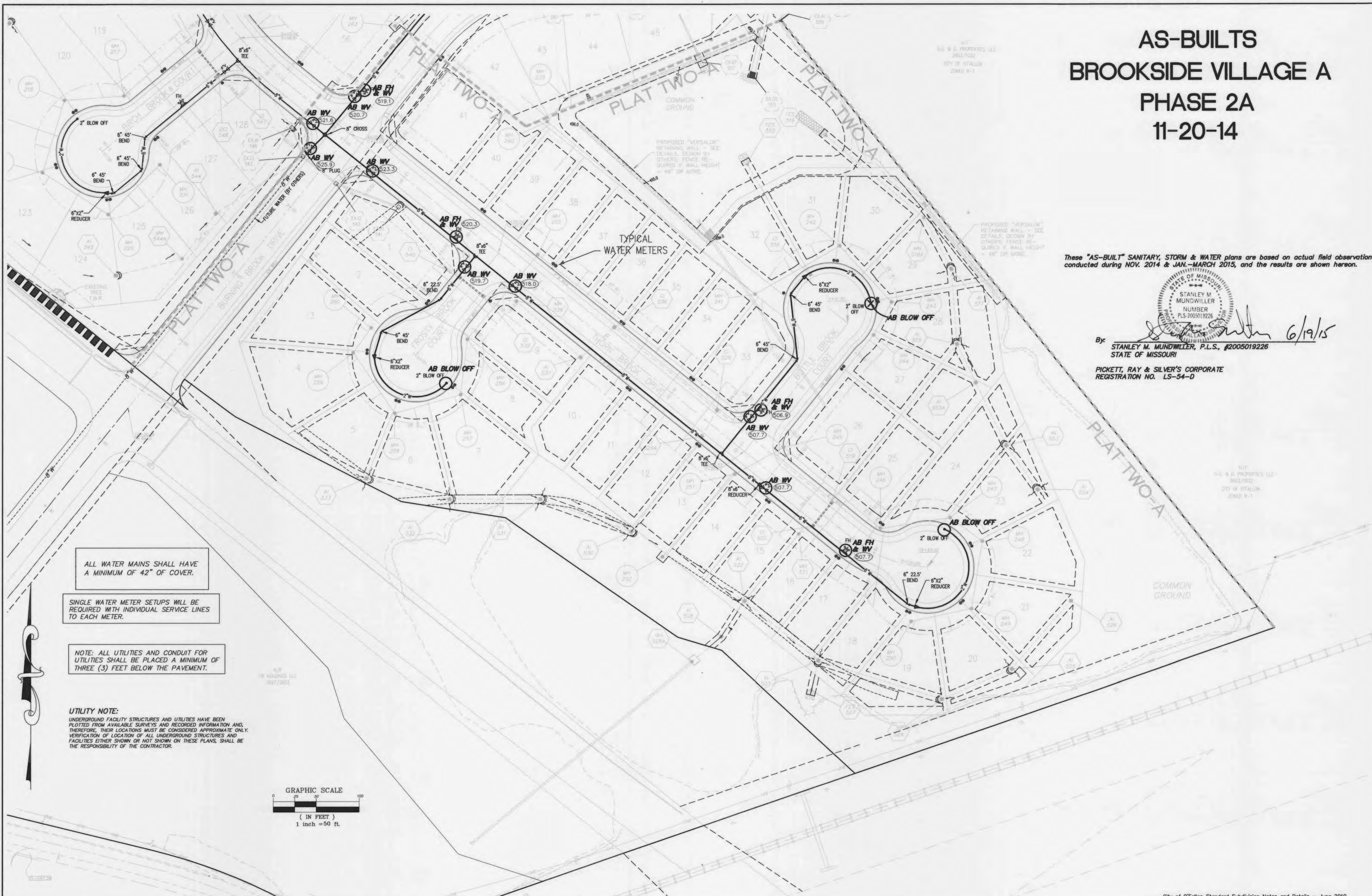


P+Z No. 2603.04

City No. 15-39-AB

Page No.

28 of 40

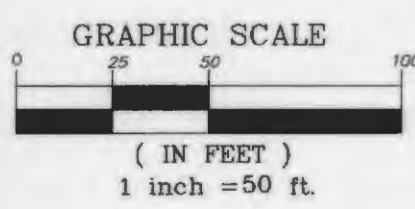


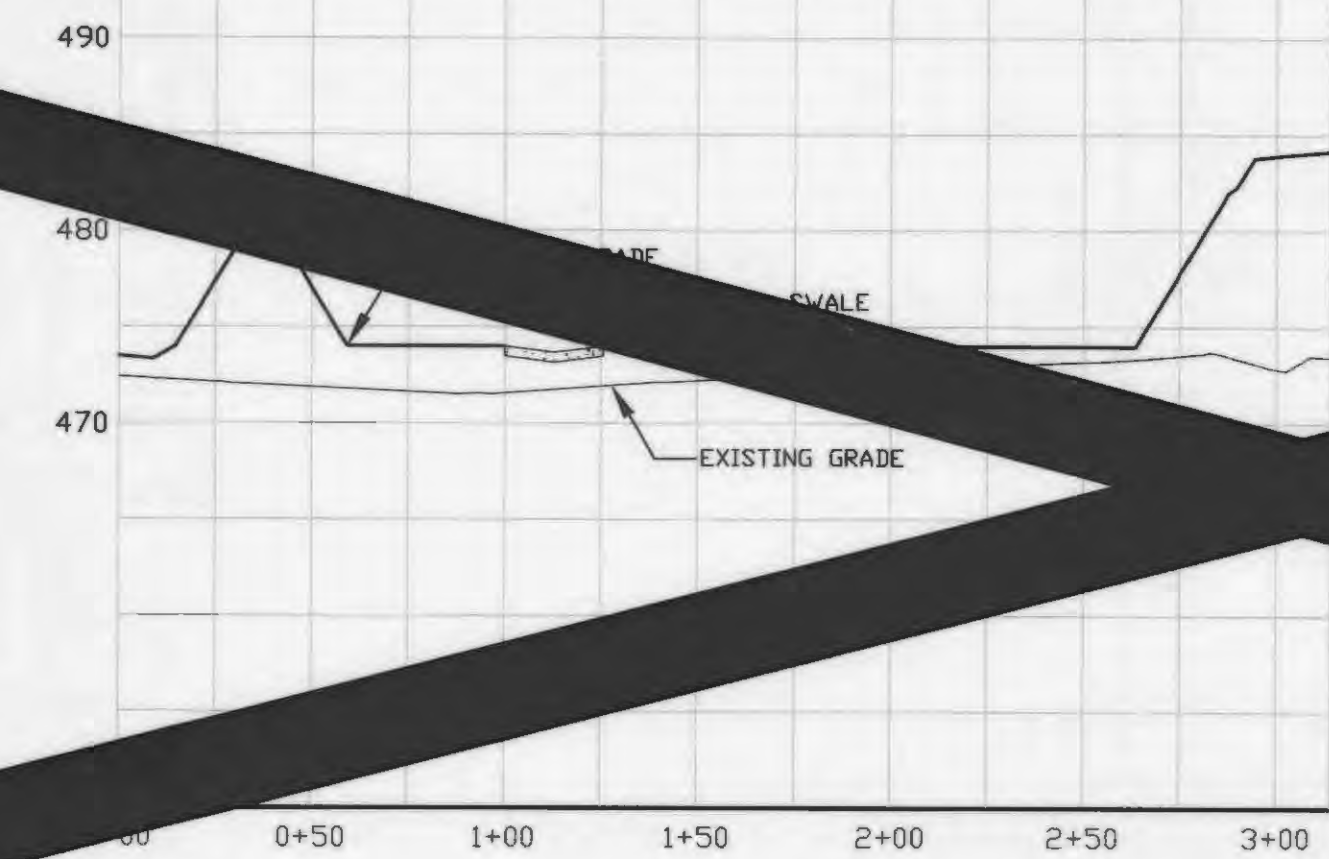
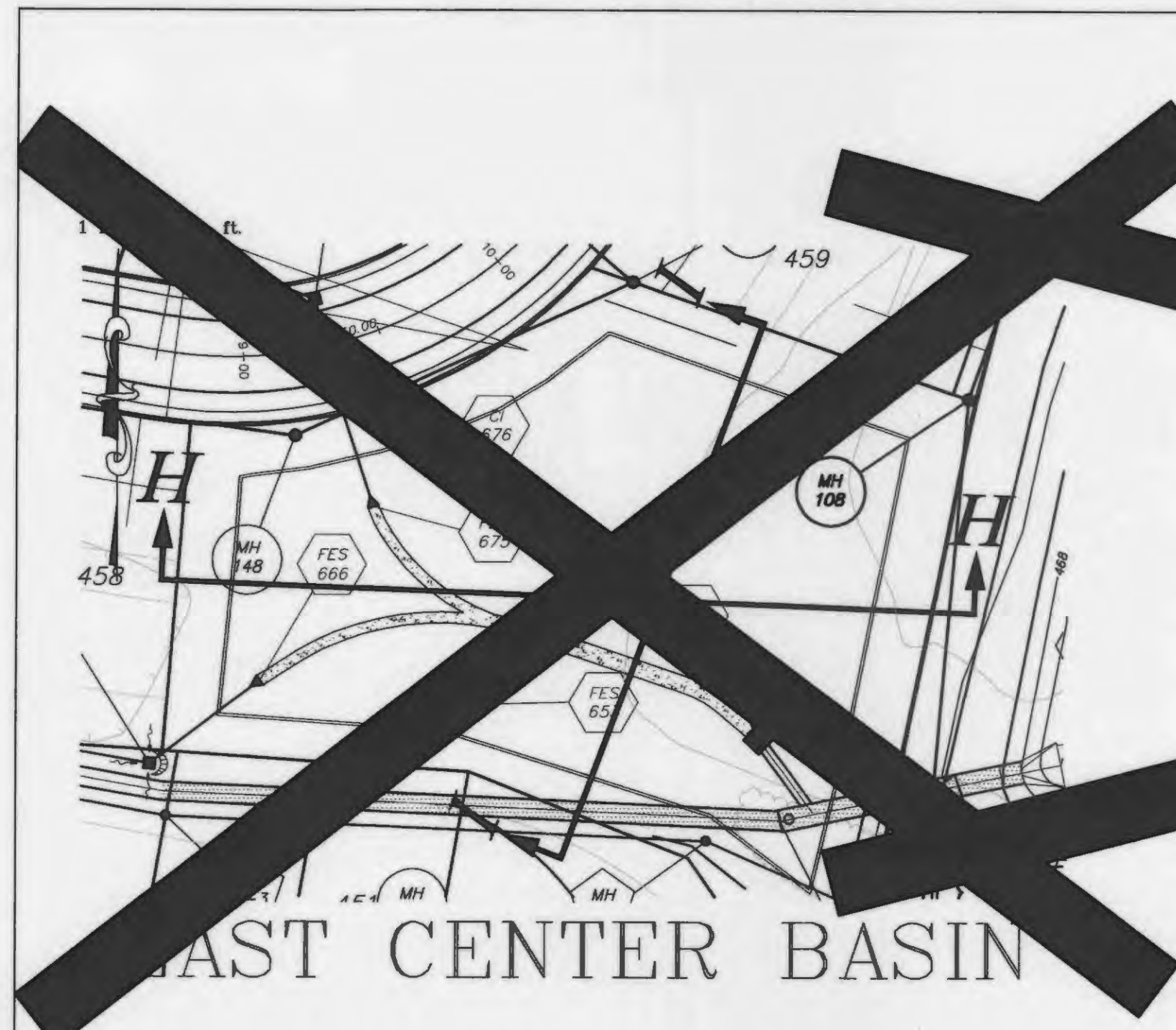
ALL WATER MAINS SHALL HAVE
 A MINIMUM OF 42" OF COVER.

SINGLE WATER METER SETUPS WILL BE
 REQUIRED WITH INDIVIDUAL SERVICE LINES
 TO EACH METER.

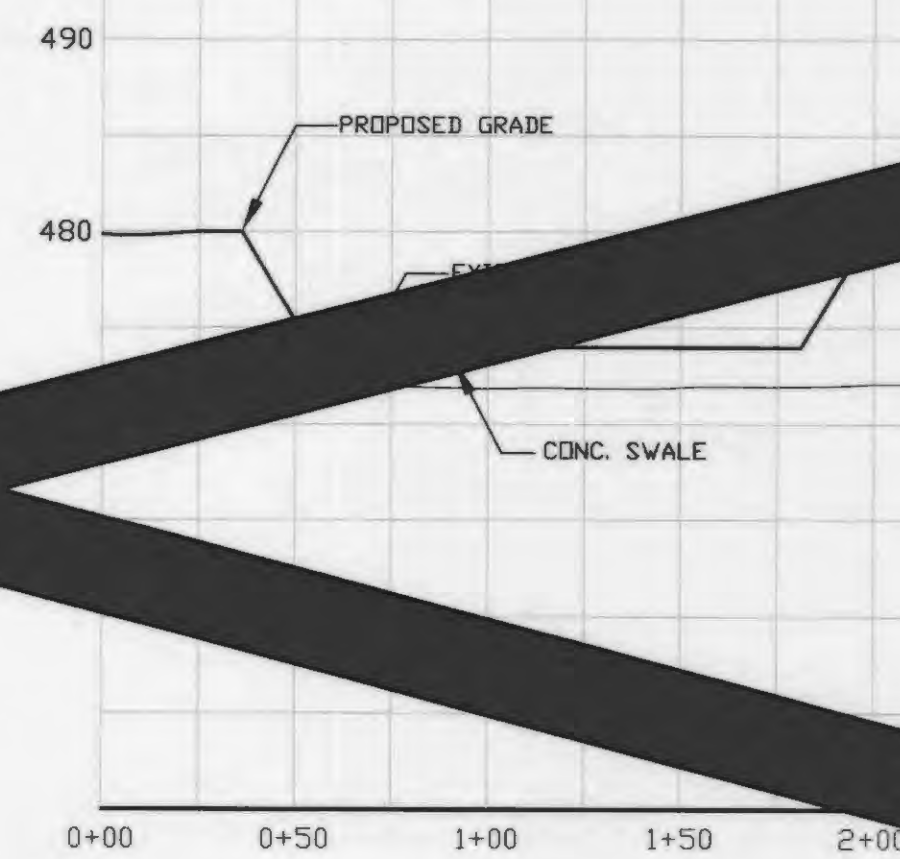
NOTE: ALL UTILITIES AND CONDUIT FOR
 UTILITIES SHALL BE PLACED A MINIMUM OF
 THREE (3) FEET BELOW THE PAVEMENT.

UTILITY NOTE:
 UNDERGROUND FACILITY STRUCTURES AND UTILITIES HAVE BEEN
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 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.

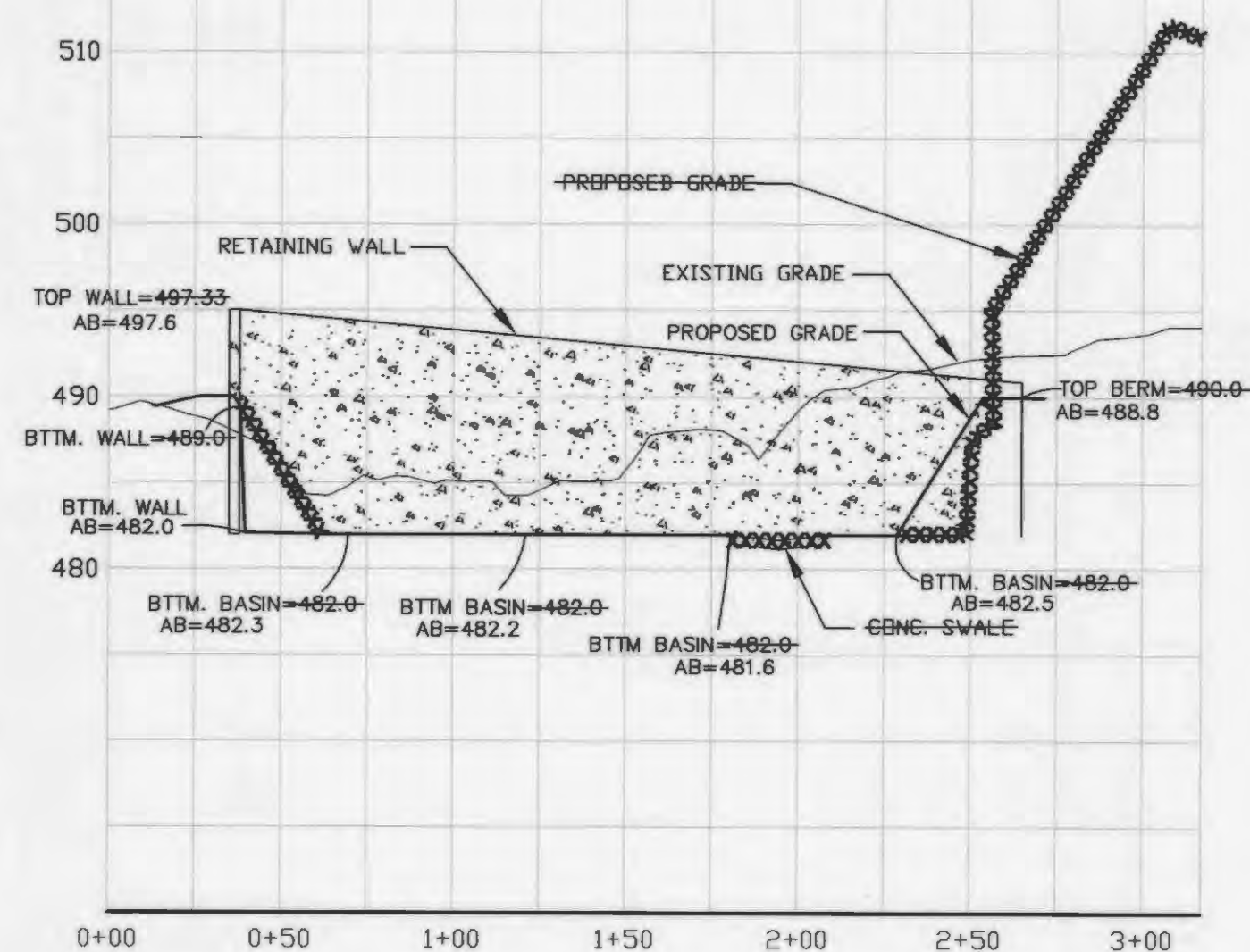
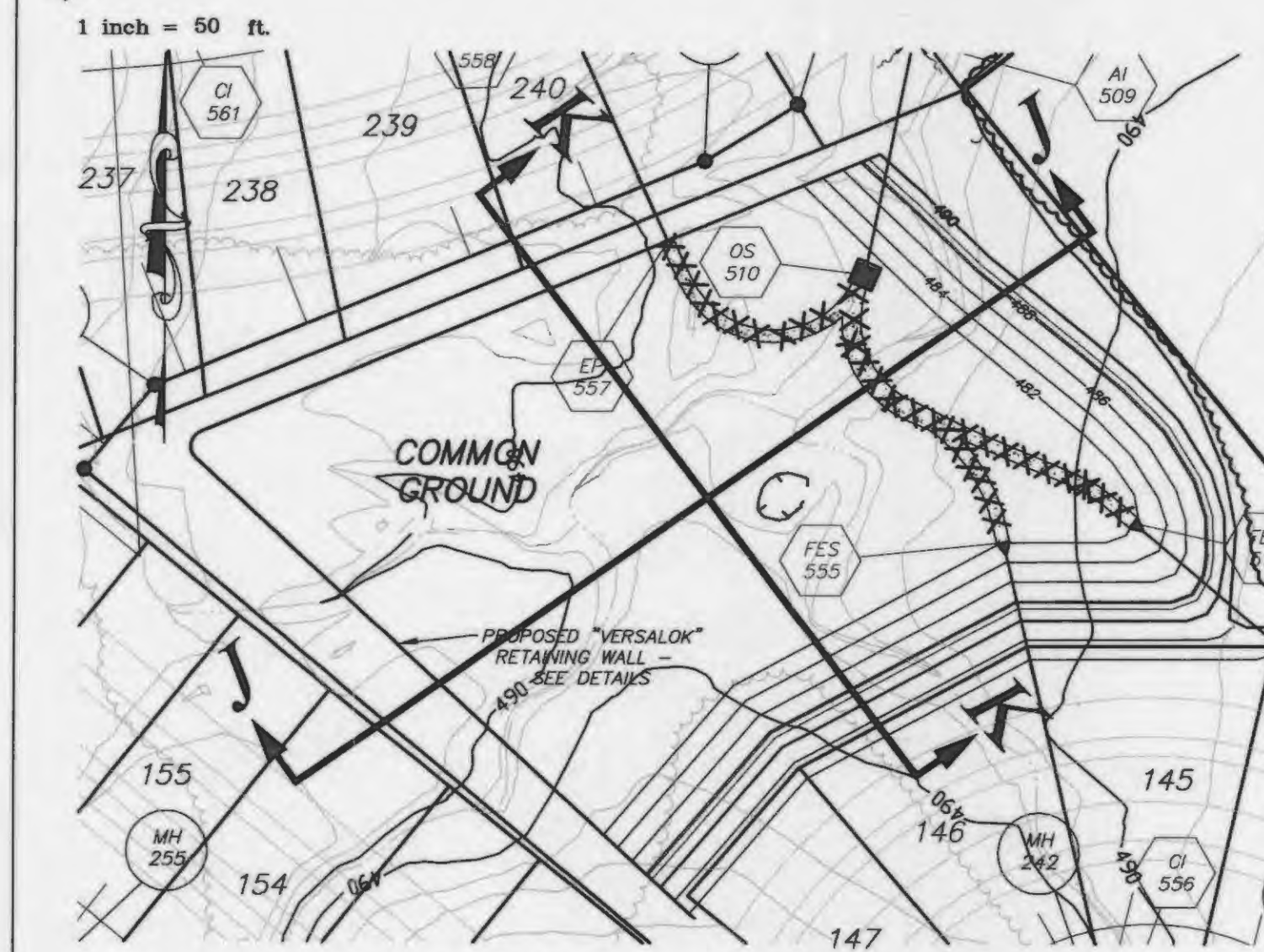
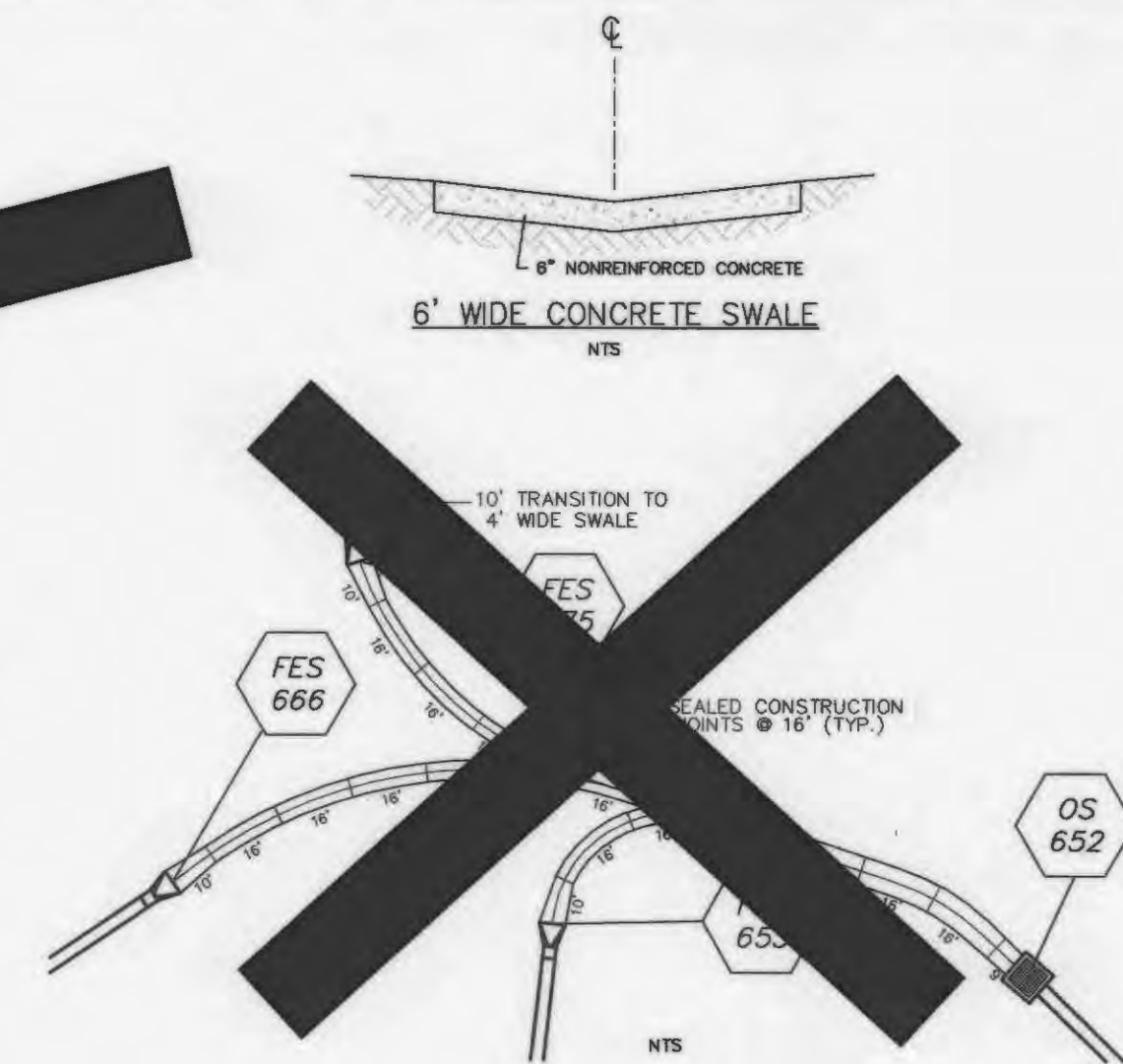




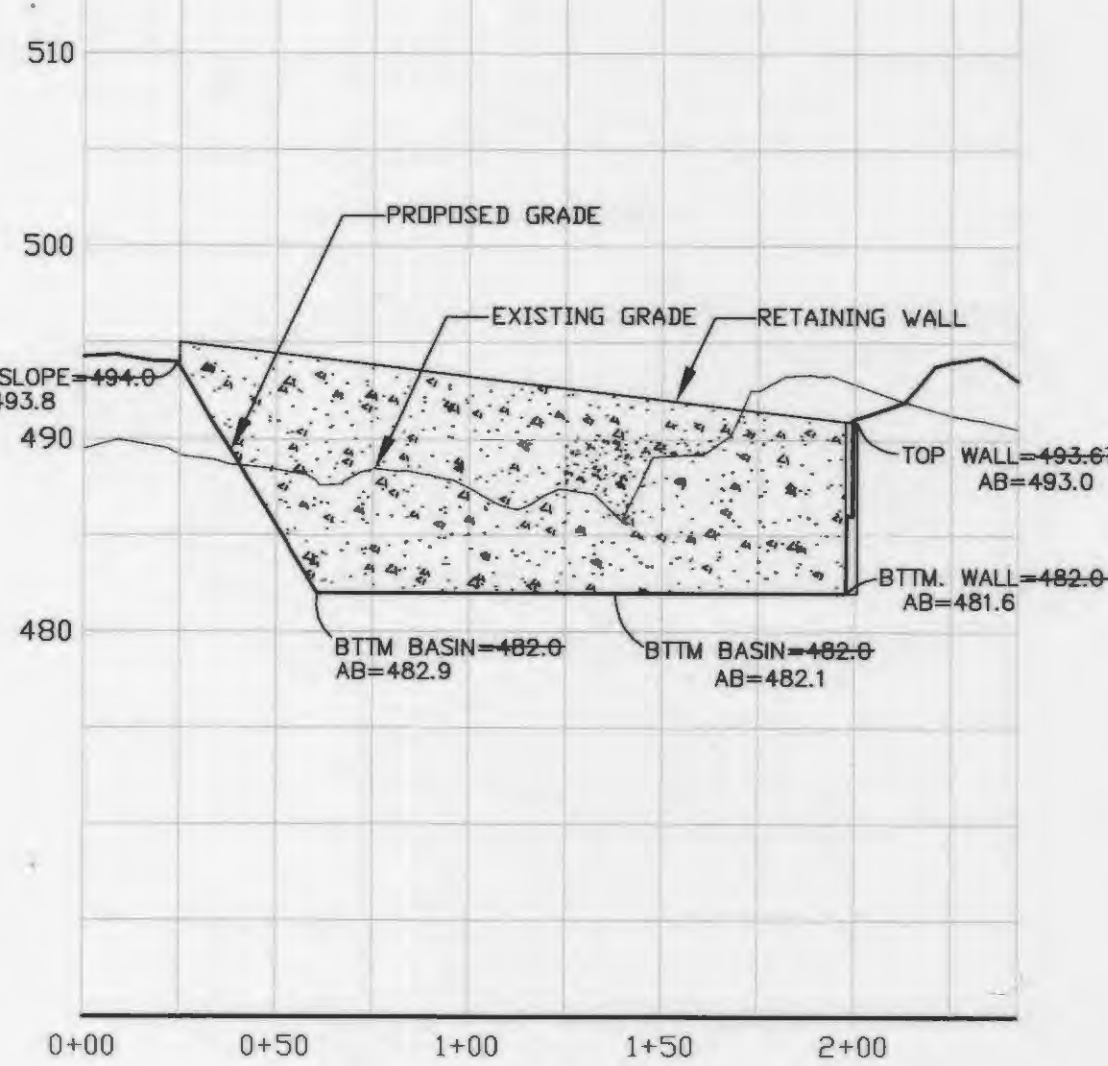
H-H
 PROFILE SCALES:
 HORIZONTAL : 1" = 50'
 VERTICAL : 1" = 10'



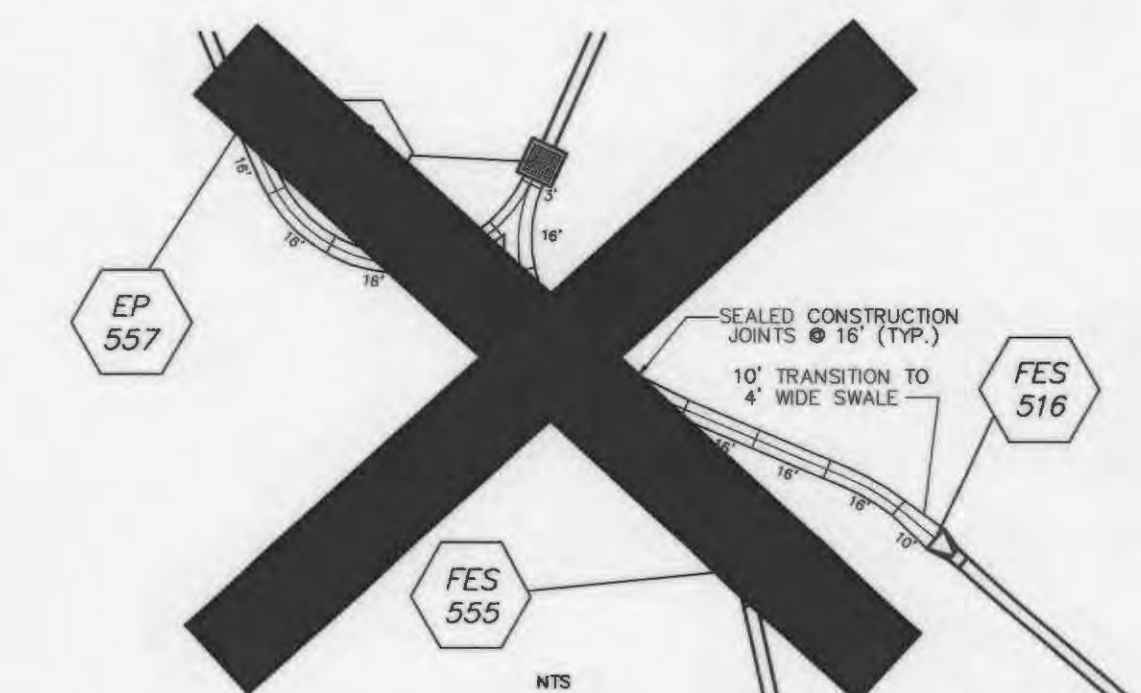
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 PROFILE SCALES:
 HORIZONTAL : 1" = 50'
 VERTICAL : 1" = 10'



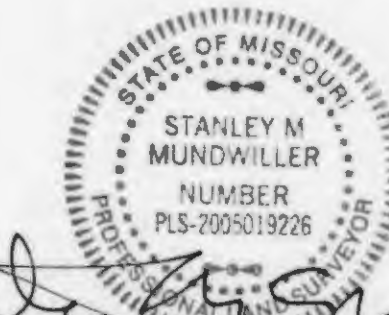
J-J
 PROFILE SCALES:
 HORIZONTAL : 1" = 50'
 VERTICAL : 1" = 10'



K-K
 PROFILE SCALES:
 HORIZONTAL : 1" = 50'
 VERTICAL : 1" = 10'

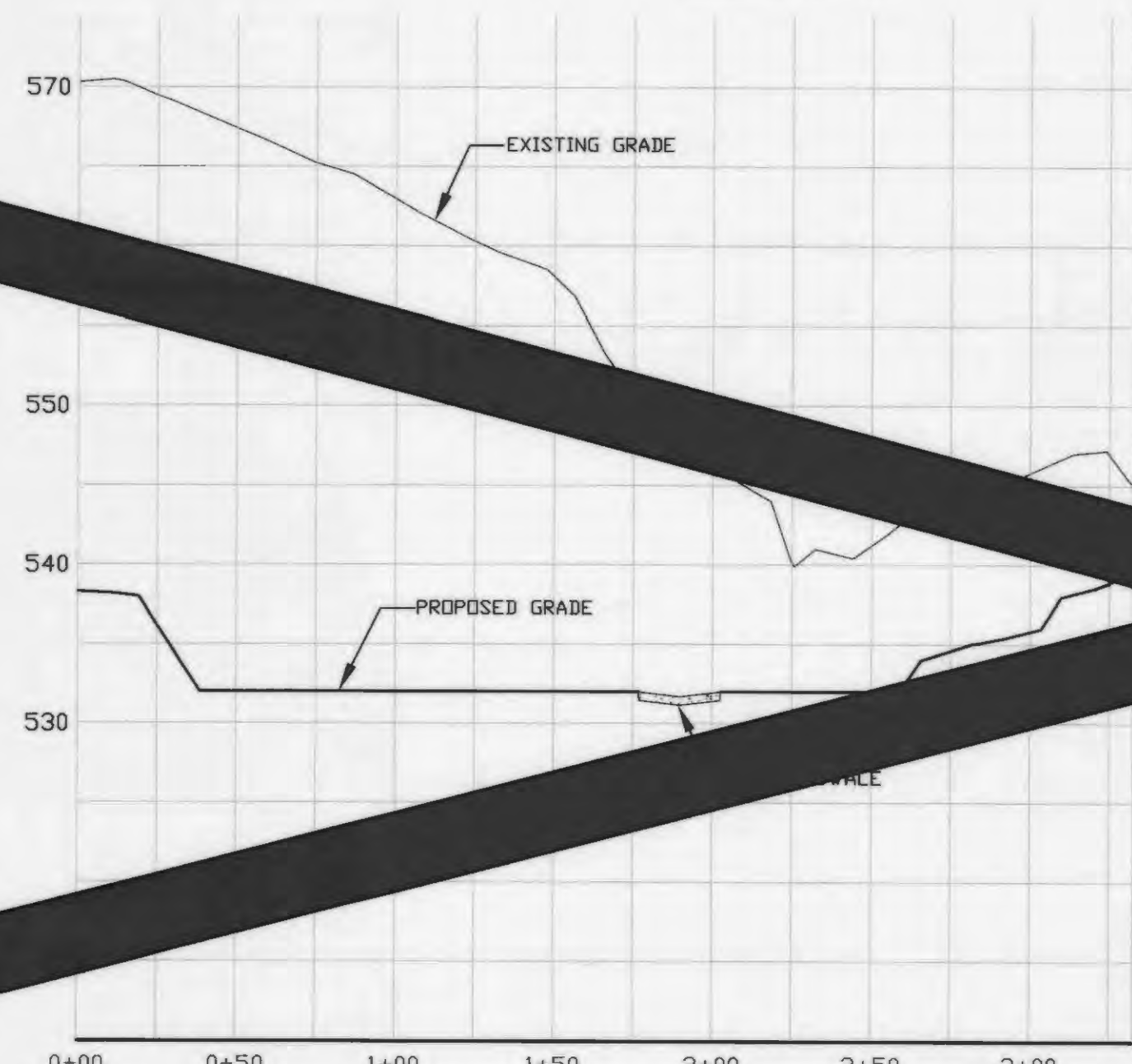
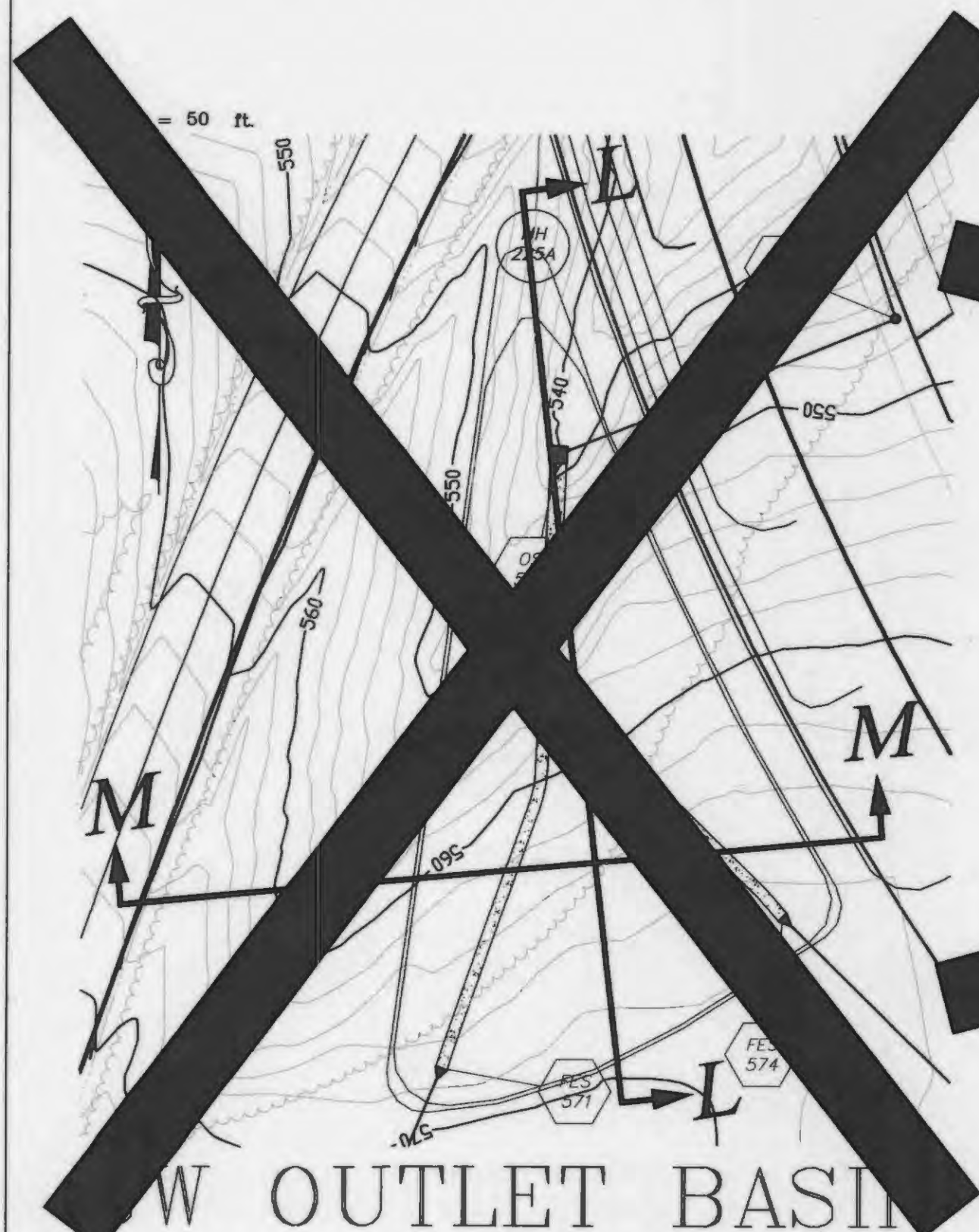


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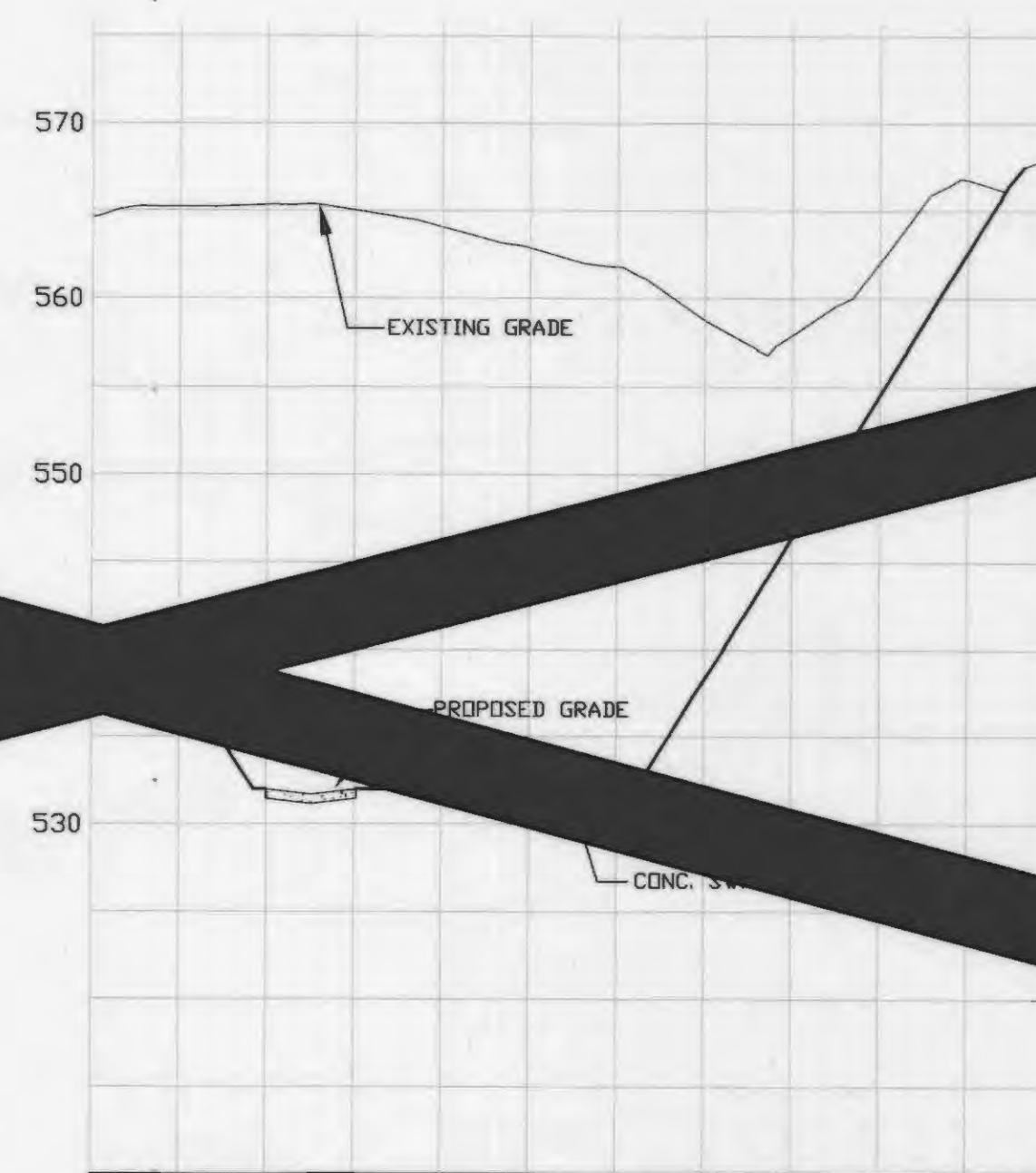


By: *Stanley M. Mundwiler* 6/19/15
 STANLEY M. MUNDWILER, P.L.S., #2005019226
 STATE OF MISSOURI

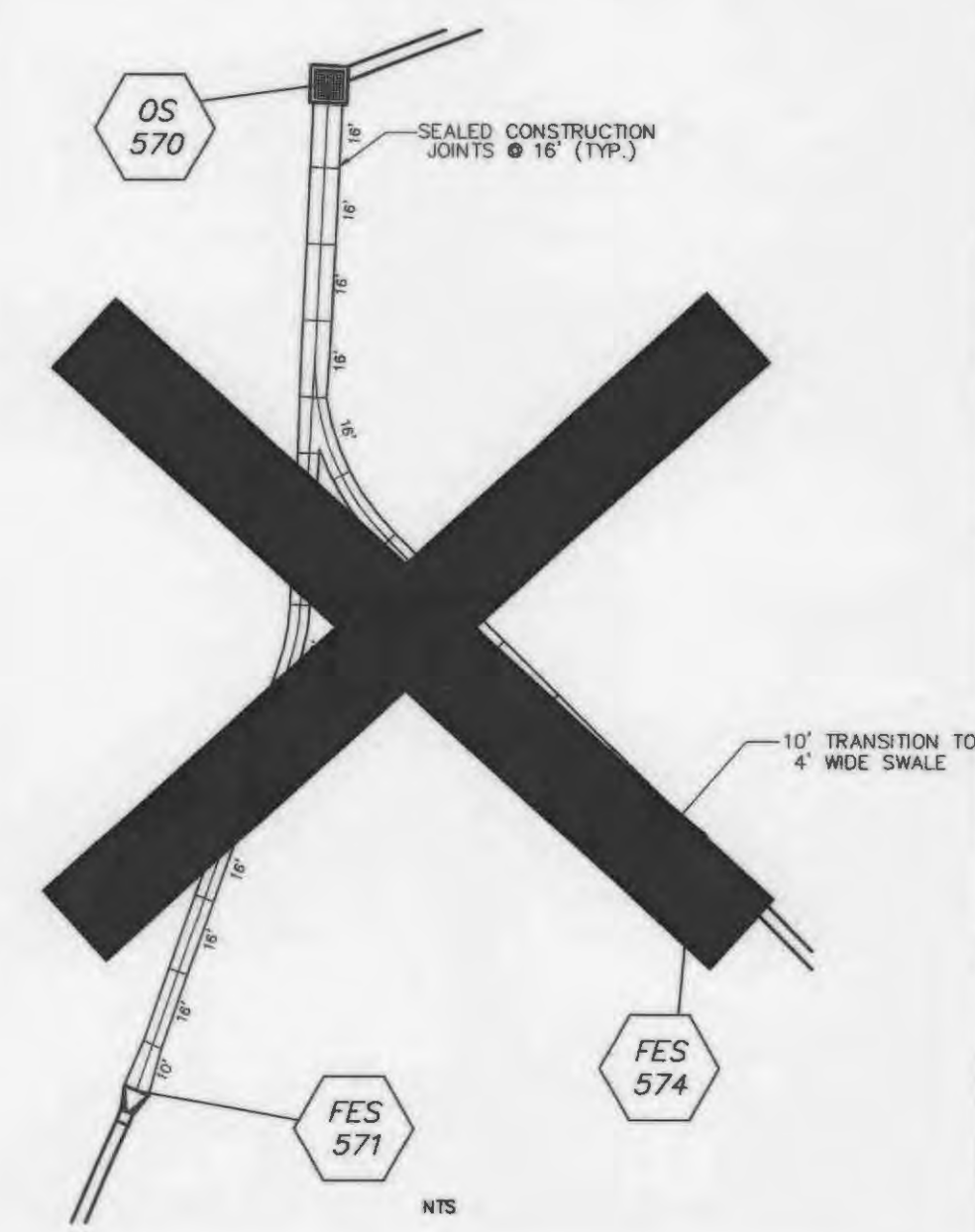
PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D



L-L
 PROFILE SCALES:
 HORIZONTAL : 1" = 50'
 VERTICAL : 1" = 10'



M-M
 PROFILE SCALES:
 HORIZONTAL : 1" = 50'
 VERTICAL : 1" = 10'

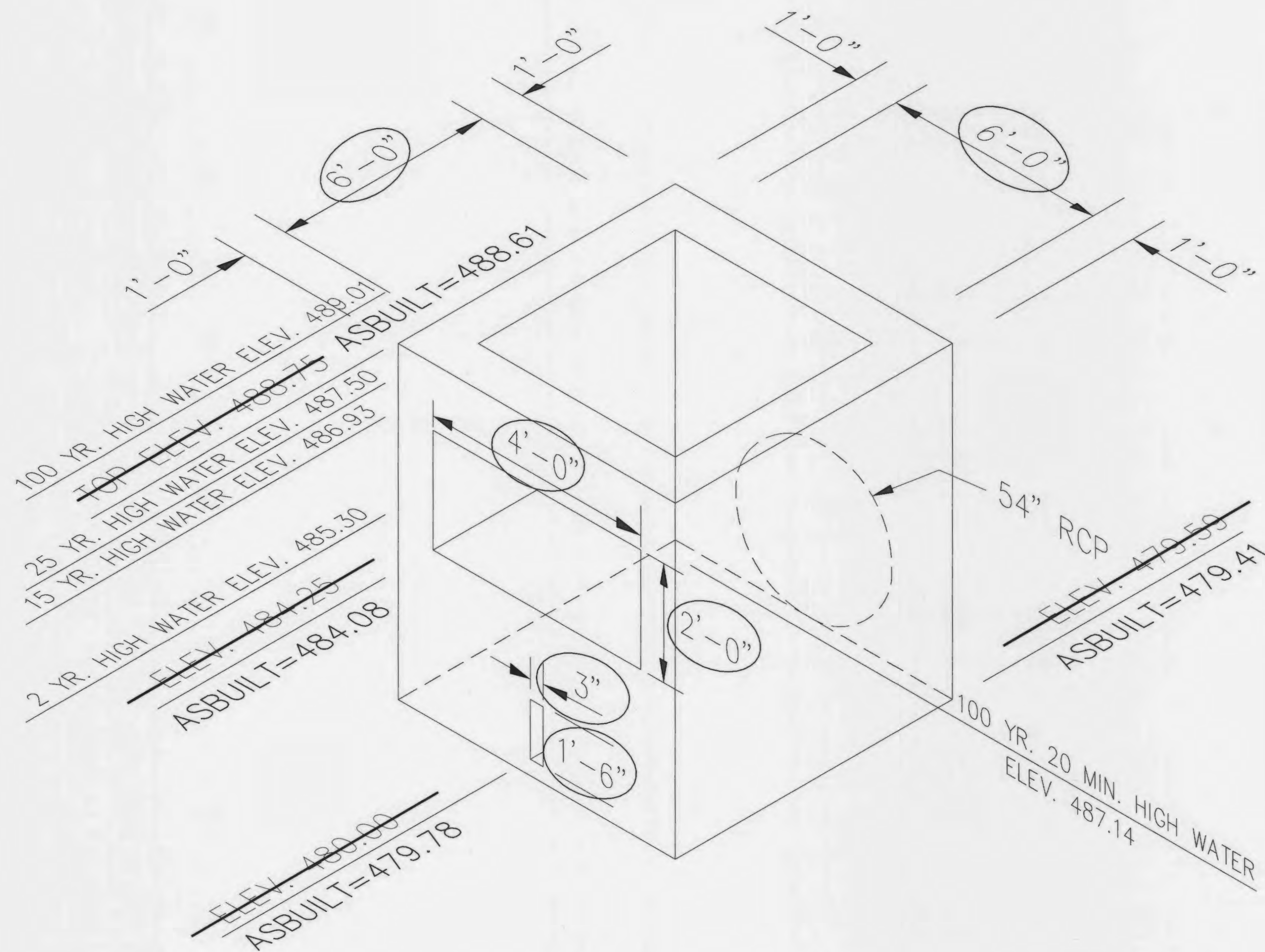


P & Z No. 2603.04
 City No. 15-39-AB

REVISIONS	NO.	DATE	REV. PER CITY COMMENTS
3	09/11/05		

ENGINEERS AUTHENTICATION
 The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless reauthenticated.
PICKETT, RAY & SILVER, INC

DRAWN	MAK	DATE	FEB, 2005
CHECKED	DWD	DATE	FEB, 2005
PROJECT #	03029.SUPO.01R		
TASK #	002 FIELD BOOK 847		



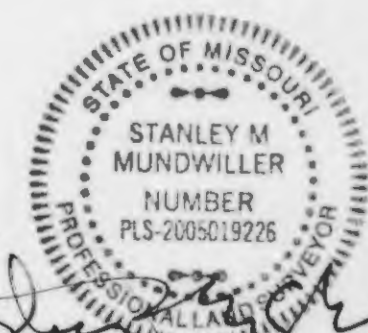
AS-BUILT STRUCTURE DIMENSIONS ARE AS SHOWN

SE OUTFALL STRUCTURE OS-510

NTS

VILLAGE A-2A AS-BUILTS

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOV. 2014 & JAN.-FEB. 2015, and the results are shown hereon.



By: *Stanley M. Mundwiler* 6/19/15
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI

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

PICKETT RAY & SILVER

22 Richmond Center Ct.
St. Peters, MO 63376
Phone (636) 397-1211
Fax (636) 397-1104

CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS

BROOKSIDE
AS-BUILT OS-510

2399 TECHNOLOGY DRIVE
D'HAUNDRY, MISSOURI 63043
(636) 264-3716

Prepared For:
Lombardo Homes of St. Louis, LLC

REVISIONS	NO.	DATE

ENGINEERS AUTHENTICATION
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PICKETT, RAY & SILVER, INC

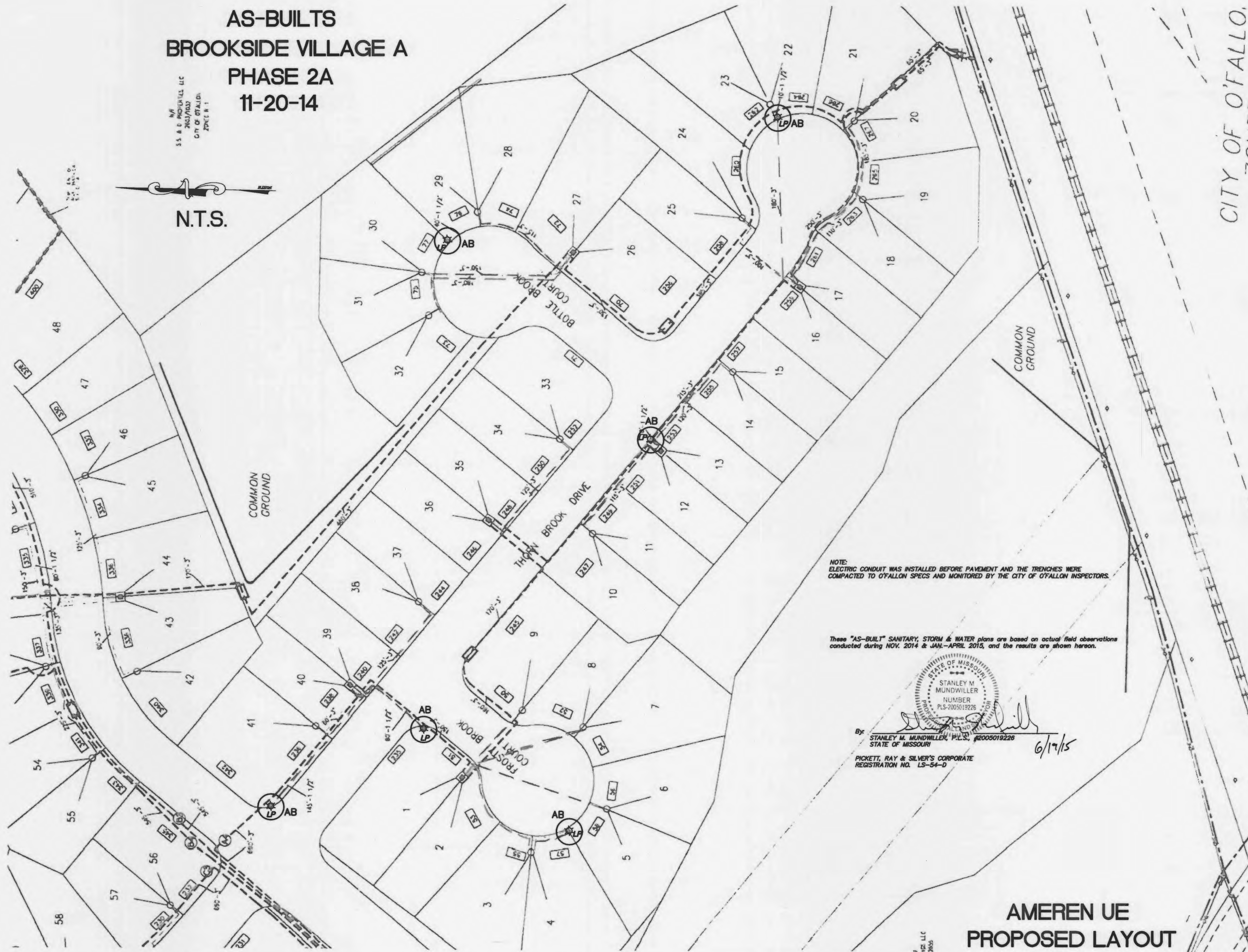
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CHECKED		DATE	
PROJECT #	03029.LOMB.01S		
TASK #	003	FIELD BOOK	847

BROOKSIDE
AS-BUILT OS-510
SHEET 150
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P & Z No. 2603.04
City No. 15-39-AB

AS-BUILTS
 BROOKSIDE VILLAGE A
 PHASE 2A
 11-20-14

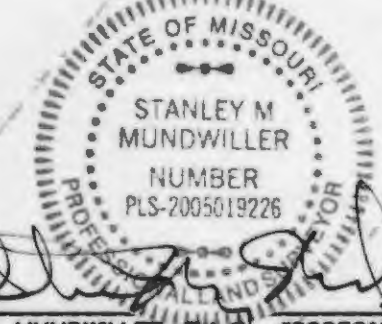
MA
 S.S. & C. PROFFERS, LLC
 2621/7032
 CITY OF O'FALLON,
 ILLINOIS



NOTE:
 ELECTRIC CONDUIT WAS INSTALLED BEFORE PAVEMENT AND THE TRENCHES WERE
 COMPACTED TO O'FALLON SPECS AND MONITORED BY THE CITY OF O'FALLON INSPECTORS.

These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations
 conducted during NOV. 2014 & JAN.-APRIL 2015, and the results are shown hereon.

By: *Stanley M. Mundwiler*
 STANLEY M. MUNDWILLER, P.L.S., #2005019226
 STATE OF MISSOURI
 PICKETT, RAY & SILVER'S CORPORATE
 REGISTRATION NO. LS-54-D
 6/17/15



AMEREN UE
 PROPOSED LAYOUT

CITY OF O'FALLON,
 ZONED 1, 7

PROJECT TITLE

BROOKSIDE
 VILLAGE A

PICKETT, RAY & SILVER INC

CIVIL ENGINEERING, LAND SURVEYING,
 AND NATURAL RESOURCES SERVICES

St. Peters
 22 Richmond Center Court
 St. Peters, MO 65378
 Phone (636) 397-1211 Fax (636) 397-1104
 www.prs.com 1-800-706-3918

BUSINESS AUTHORIZATION
 THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING
 LIABILITY ON THIS PROJECT IS HEREBY LIMITED TO THE
 SET OF PLANS AUTHORIZED BY THE SEAL, SIGNATURE,
 AND DATE HEREON ATTACHED. RESPONSIBILITY IS
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 IN THIS PROJECT AND SPECIFICALLY EXCLUDED REVISIONS
 AFTER THE DATE INDICATED HEREON.

PICKETT, RAY & SILVER, INC. MO
 LICENSE #00000

DOUGLAS S. TEMANN
 PROFESSIONAL ENGINEER LICENSE E-23345

Developer / Owner Information

Lombardo Homes of St. Louis, LLC
 2299 Technology Drive, Suite 150
 O'Fallon, Missouri 63368



CITY OF O'FALLON Electric Layout

P+Z No. 2603.04

City No. 15-39-AB

Page No.

151