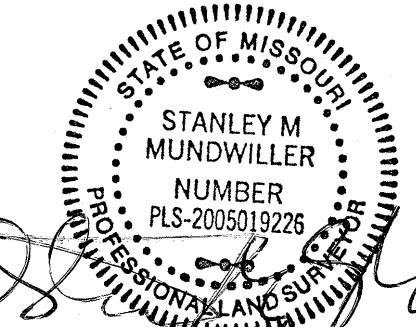


A SET OF CONSTRUCTION PLANS FOR Brookside Amended Village A Phase Two

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

PLAT TWO-B AS-BUILTS NOVEMBER 2015

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

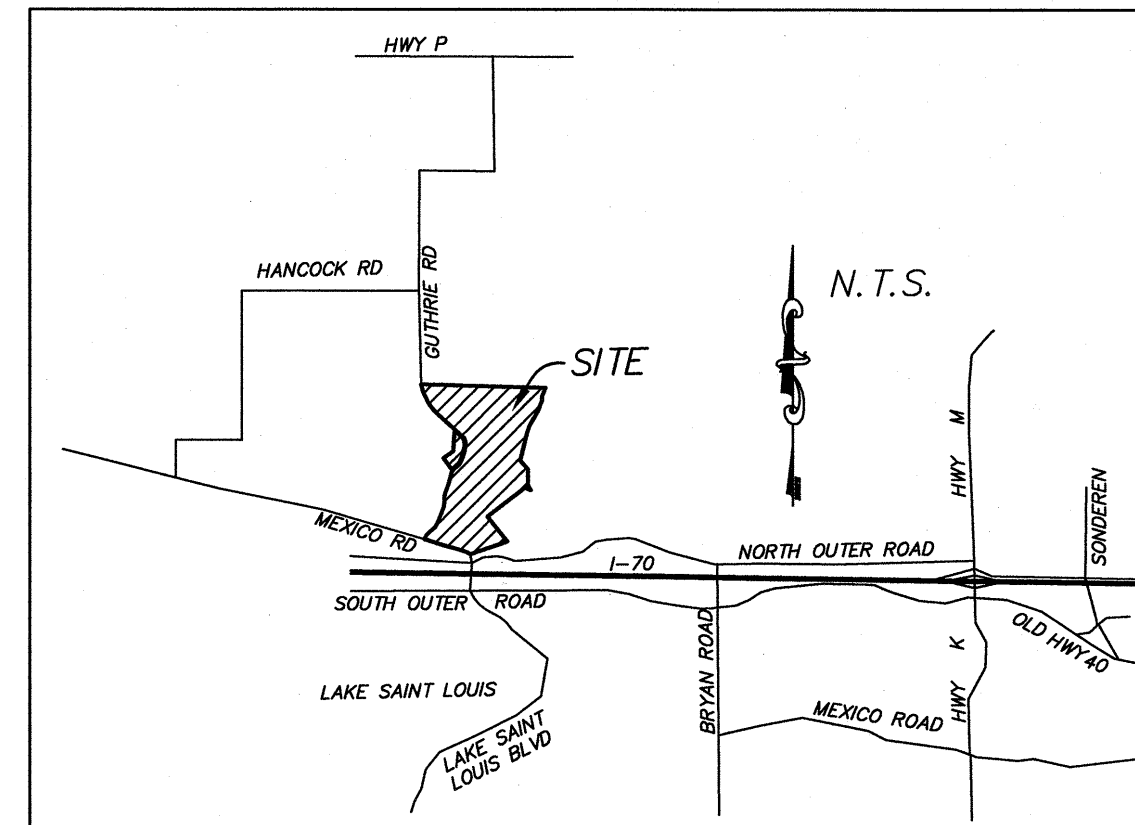
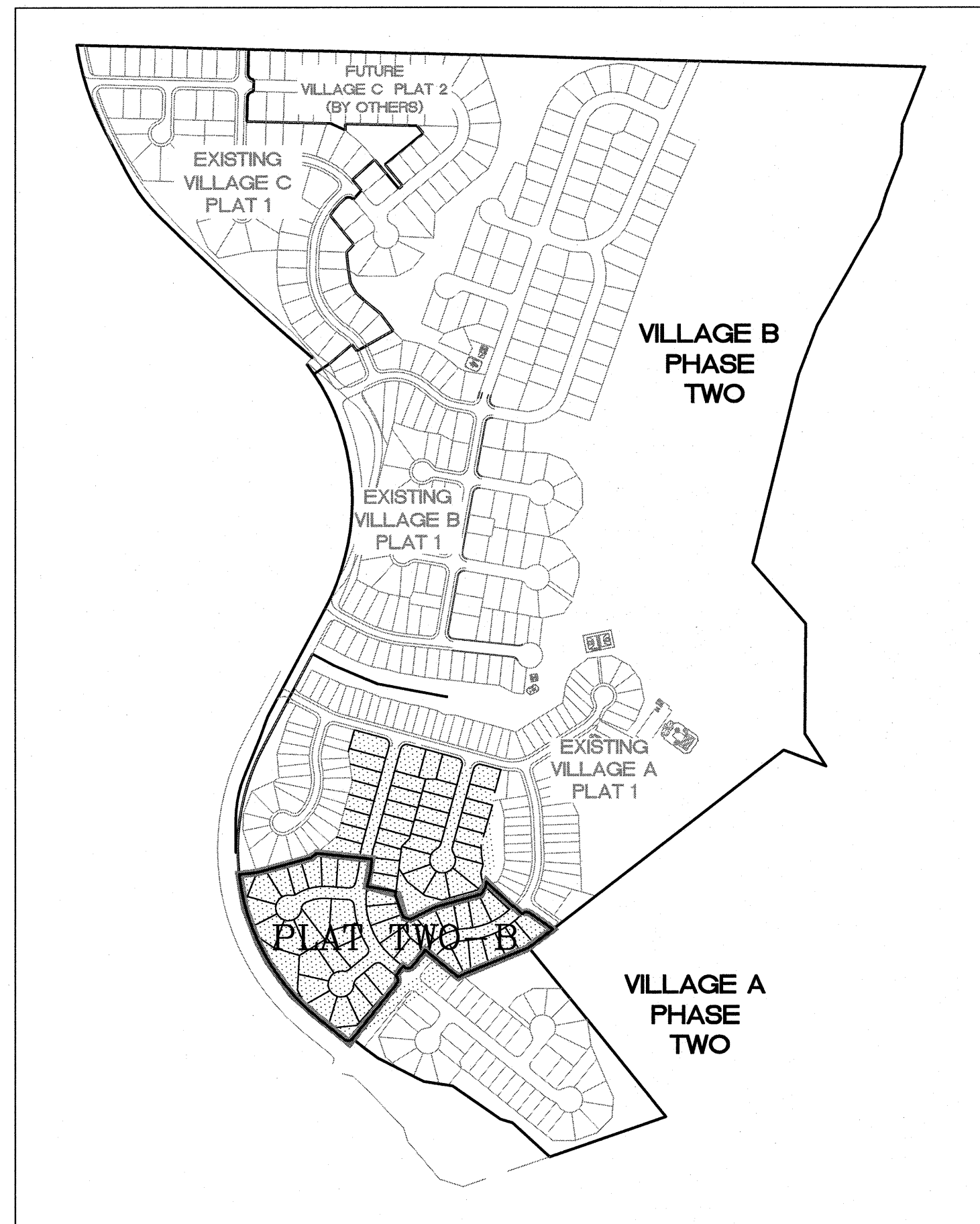
By: 
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI

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

Conditions of Approval From Planning and Zoning

Please Note:

- Approval of the Final Site Plan of a PUD shall expire and be of no effect one hundred-eighty (180) days after the date of approval unless and until all appropriate fees have been paid and the City shall have issued a building permit for the development authorized by said approved Plan. Approval of the Final Site Plan in a PUD shall expire and be of no effect one (1) year after the date of approval unless construction has begun and is diligently pursued in accordance with the approved Plan. Expiration of the approved Plan shall be authorized by the Board to require filing and review of a new Final Site Plan in accordance with the provision of this article.
- Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by City Staff. A checklist outlining the Construction Site Plan process and application are available on the City's website via www.offallon.mo.us (City Departments, Public Works, Engineering), or by request.
- The appropriate Fire District will need to review and approve the development.
- Any signage to be placed on the subject property requires a separate Sign Permit.
- All Conditions of Approval shall be noted on the Construction Site Plans.



LOCATION MAP

Drawing Index

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3-4 SITE PLAN
- 5-6 GRADING PLAN
- 7-8 EROSION CONTROL PLAN
- 9-10 STREET PROFILES
- 11-12 SANITARY SEWER PROFILES
- 13-14 STORM SEWER PROFILES
- 15 SECTIONS
- 16-17 DRAINAGE AREA MAP
- 18-19 WATER LAYOUT
- 20-21 LANDSCAPE PLAN
- 22-23 PAVEMENT DETAILS
- 24 STORM SEWER & SIDEWALK DETAILS
- 25-26 WATER DETAILS
- 27-28 EROSION CONTROL DETAILS
- 29 ELECTRICAL LAYOUT
- 138 DETENTION BASIN DETAILS

Benchmarks

PROJECT BENCH MARK	
RM 45:	Chiseled square on the southeast wingwall of the Lake Saint Louis Boulevard bridge 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)	⊕ Sanitary Structure	R.C.P. Reinforced Concrete Pipe
— Sanitary Sewer (Existing)	⊕ 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	C.O. Clean Out
⊕ Tee & Valve	⊕ Single Water Meter Setting	V.T. Vent Trap
⊕ Hydrant	C.I. Curb Inlet	T.B.R. To Be Removed
⊕ Cap	S.C.I. Skewed Curb Inlet	T.B.R.&R To Be Removed & Relocated
18 Lot or Building Number	D.C.I. Double Curb Inlet	T.B.P. To Be Protected
— x — Existing Fence Line	G.I. Grate Inlet	T.B.A. To Be Abandoned
— Existing Tree Line	A.I. Area Inlet	B.C. Base Of Curb
⊕ Street Sign/Stop Sign	D.A.I. Double Area Inlet	T.C. Top Of Curb
— Existing Contour	C.C. Concrete Collar	T.W. Top Of Wall
— Proposed Contour	F.E.S. Flared End Section	E.P. End Pipe
— 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
— Proposed Swale	S.A.S. Sinkhole Access Structure	⊕ Street Sign/Yield Sign

* 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 20.19 acres.
The area of land disturbance is 3.33± acres.
Number of proposed lots is 75.
Building setback information. Front 25'
Side 6'
Rear 15'

* The estimated sanitary flow in gallons per day is 27,750

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

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
314-522-2297

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
IMPROVEMENT PLANS
BROOKSIDE
AMENDED VILLAGE A
COVER SHEET

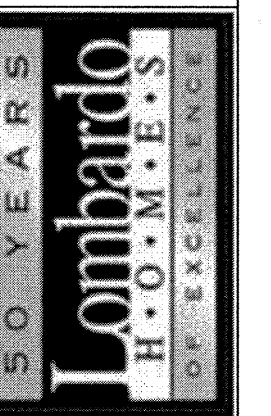
PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES

St. Peters
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

ENGINEERS AUTHENTICATION
THE RESPONSIBILITY FOR PROFESSIONAL ENGINEERING
LIABILITY ON THIS PROJECT IS LIMITED TO THE
SET OF PLANS AUTHENTICATED BY THE SEAL, SIGNATURE,
AND DATE HEREON ATTACHED. RESPONSIBILITY IS
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REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
PICKETT, RAY & SILVER, INC. MO
LICENSE #000325

KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

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

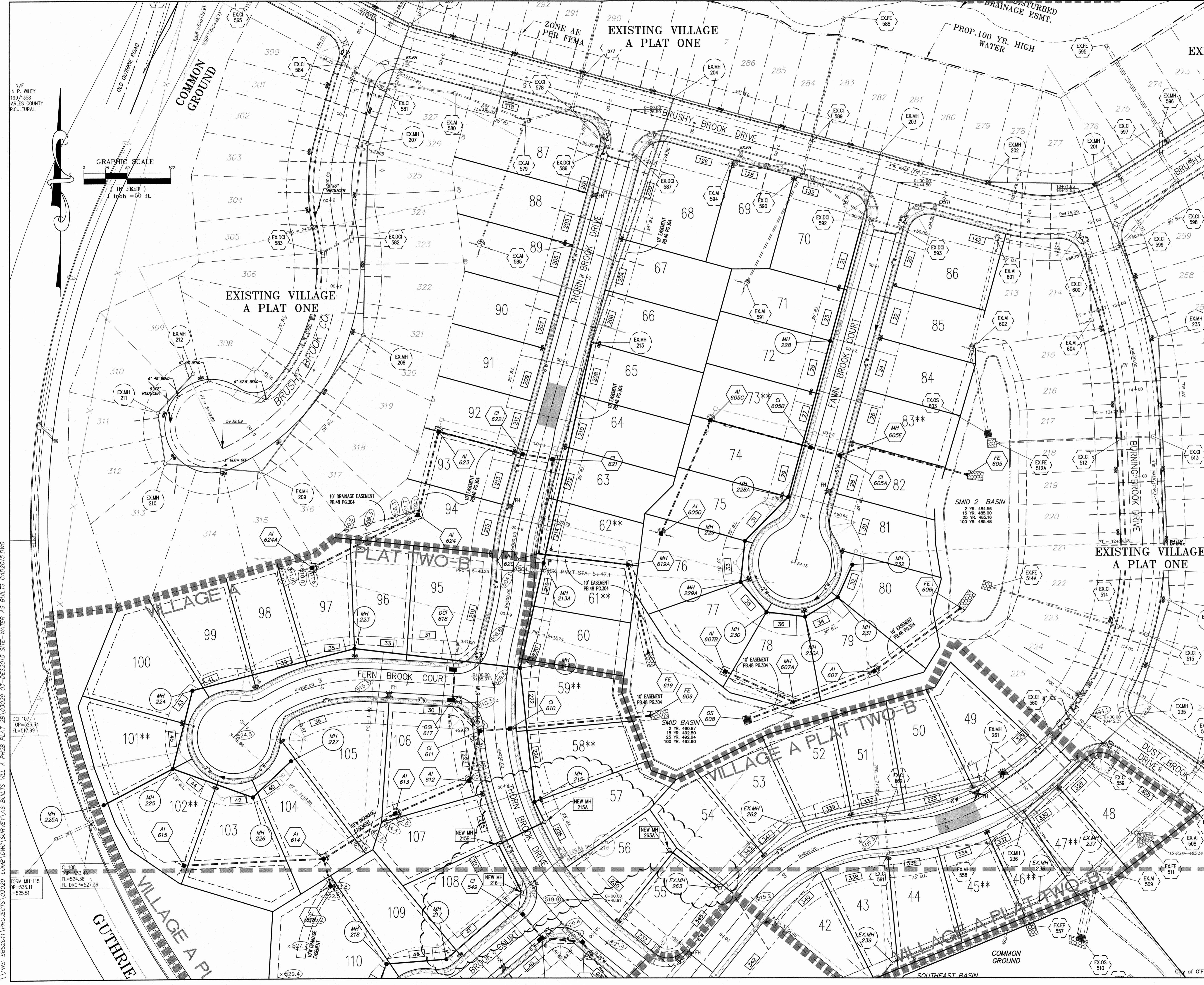


P+Z No. 2603.05

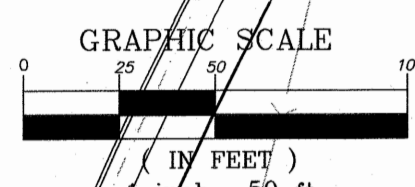
City No. 15-449-6P
16-000741-AB

Page No.

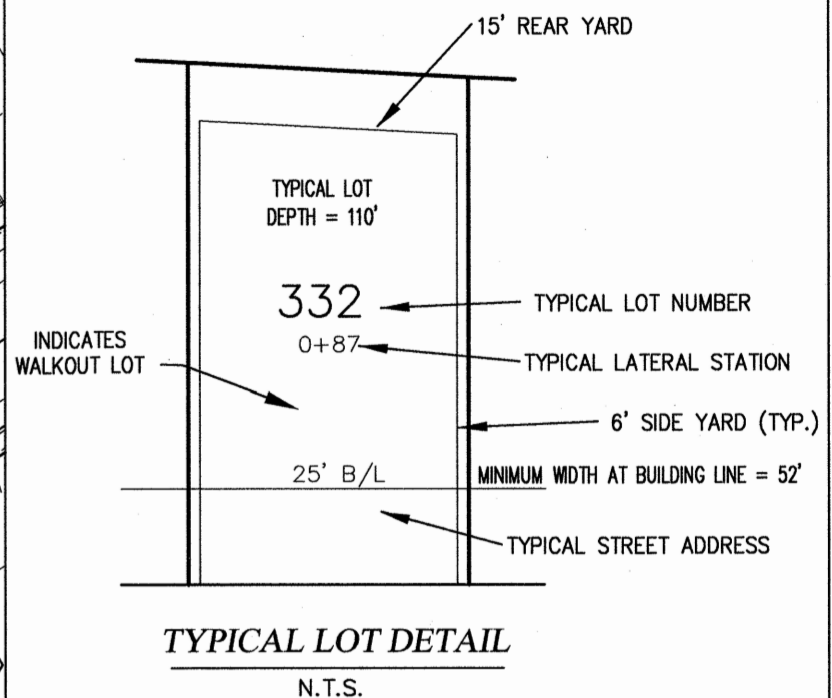
1 of 29
COVER SHEET



N/4
IN W. WILEY
199/1358
ARLES COUNTY
RICULTURAL



AS BUILTS



PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
AMENDED VILLAGE A
SITE PLAN

PRR No. 030291L0MB03R
TASK 002

PICKETT, RAY & SILVER INC
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22 Riverview Center Court
St. Peters, MO 63376

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PICKETT, RAY & SILVER, INC. MO
LICENSE #000325

NOTES:

- *** EXTENDED FOUNDATION REQUIRED LOT NUMBER

45	HOUSE
46	HOUSE
47	HOUSE
58	HOUSE
59	HOUSE
61	HOUSE
62	HOUSE
73	GARAGE
83	GARAGE
101	HOUSE
102	HOUSE

(SEE CROSS SECTIONS ON SHEET 15).

PAVEMENT WIDTH NARROWING:

SEE PROFILE SHEETS 9 AND 10 FOR STATIONING OF PAVEMENT WIDTH NARROWING.
SEE SHEET 23 FOR DETAIL OF PAVEMENT WIDTH NARROWING CONSTRUCTION.

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

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

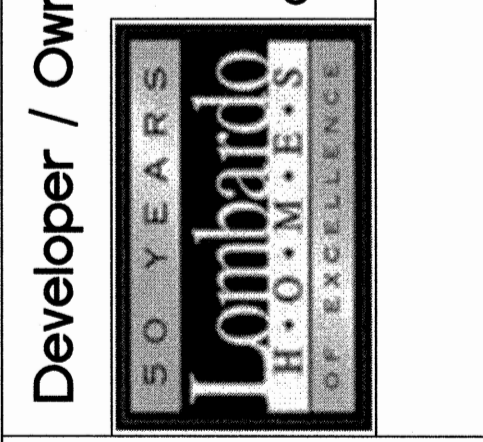
PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D 5/4/16

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 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.

KARL A. SCHOENKE, P.E.
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2999 Technology Drive, Suite 150
O'Fallon, Missouri 63368

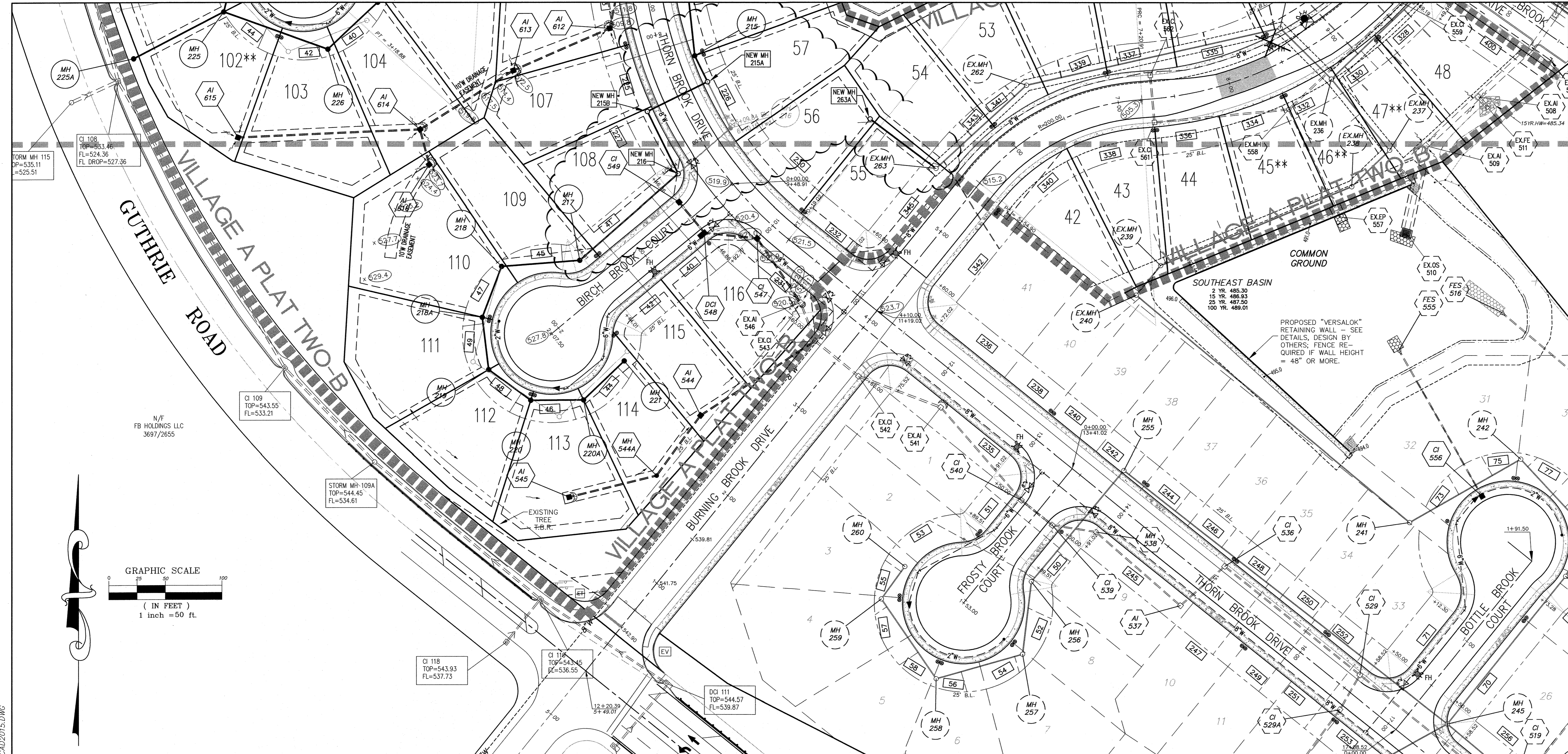


P+Z No. 2603.05
City No. 45-449-6P-16-000741-AB

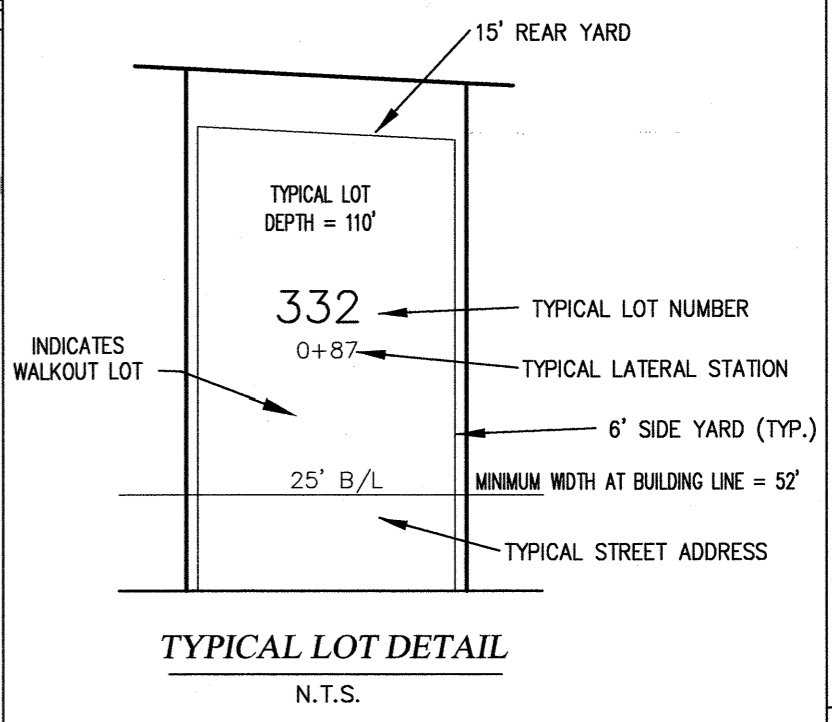
Page No.
3 of 29
SITE PLAN

*** APPROVED FOR CONSTRUCTION *** 09/17/15 ***

I:\PRJ-S&S2011\PROJECTS\03029-L0MB\DWG\SURVEY\AS BUILTS VILL A PH2B PLAT 2B\03029-03-DES2015 SITE-WATER AS BUILTS CAD2015.DWG



AS BUILTS



- NOTES:
- ****** EXTENDED FOUNDATION REQUIRED LOT NUMBER
- | | |
|-----|--------|
| 45 | HOUSE |
| 46 | HOUSE |
| 47 | HOUSE |
| 58 | HOUSE |
| 59 | HOUSE |
| 61 | HOUSE |
| 62 | HOUSE |
| 73 | GARAGE |
| 83 | GARAGE |
| 101 | HOUSE |
| 102 | HOUSE |
- (SEE CROSS SECTIONS ON SHEET 15).

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STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D *[Signature]*

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2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368

P+Z No. 2603.05
City No. 15-449-6P-16-000741-AB
Page No. 4 of 29
SITE PLAN

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PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
AMENDED VILLAGE A
SITE PLAN

PRF No. 030291.LOM.03R
TASK 002

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P+Z No. 2603.05
City No. 15-449-6P-16-000741-AB
Page No. 4 of 29
SITE PLAN

I:\PRS-5652011\PROJECTS\03029-LOMB\DWG\SURVEY\AS BUILTS VILL A PH2B PLAT 2B\03029-03-DES2015 SITE-WATER AS BUILT.S CAD2015.DWG

*** APPROVED FOR CONSTRUCTION *** 09/17/15 ***

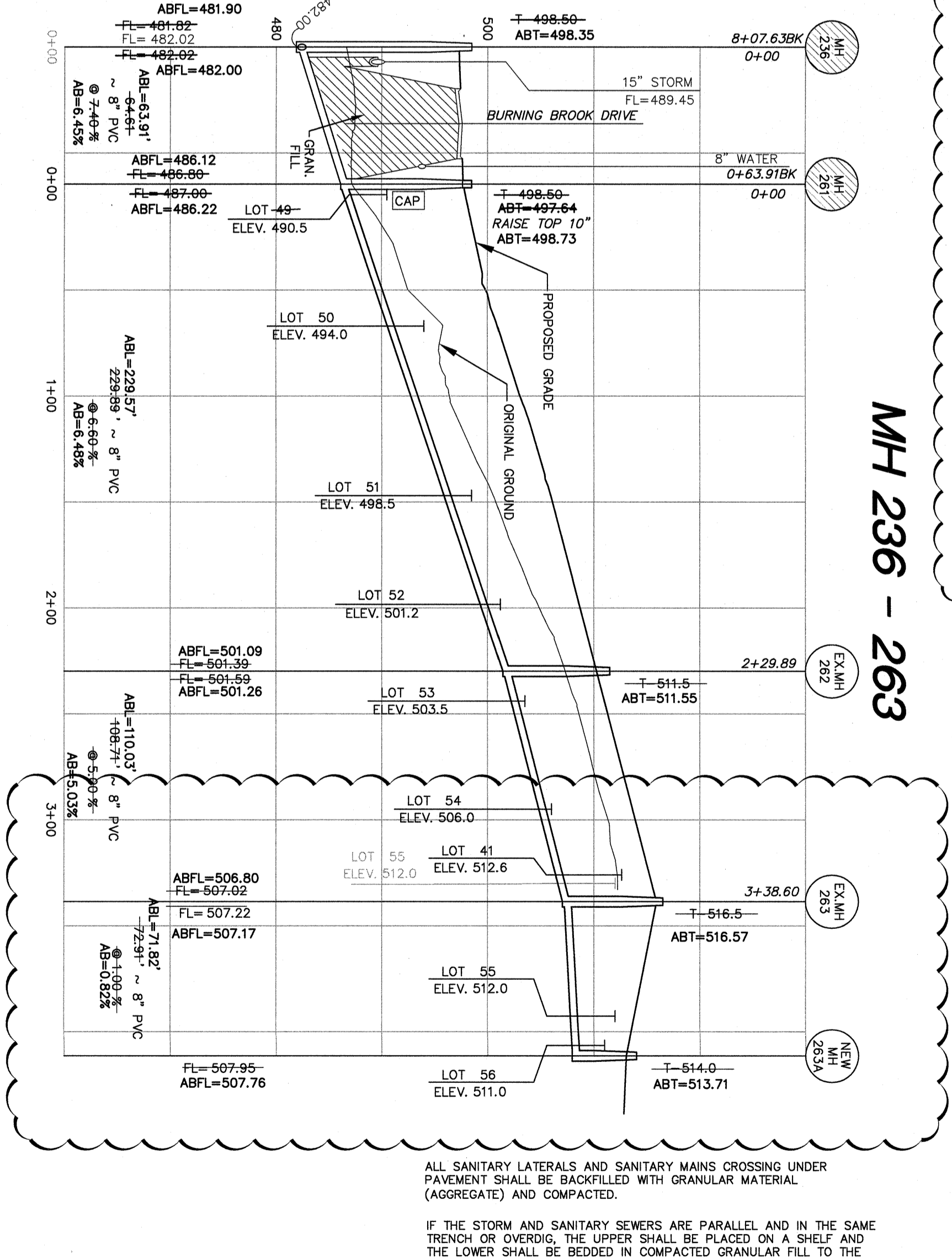
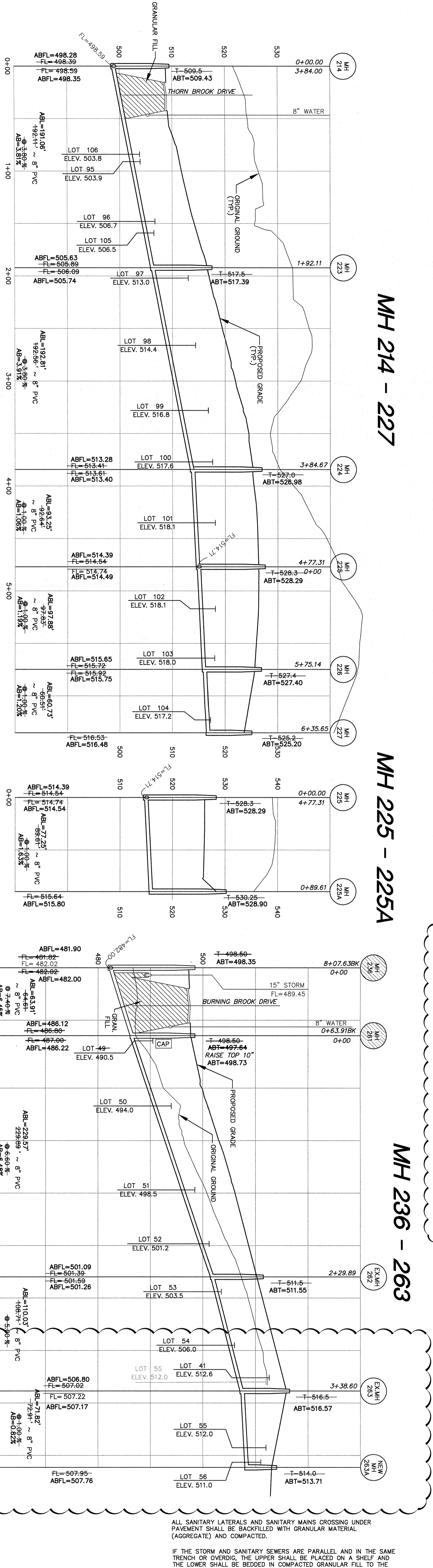
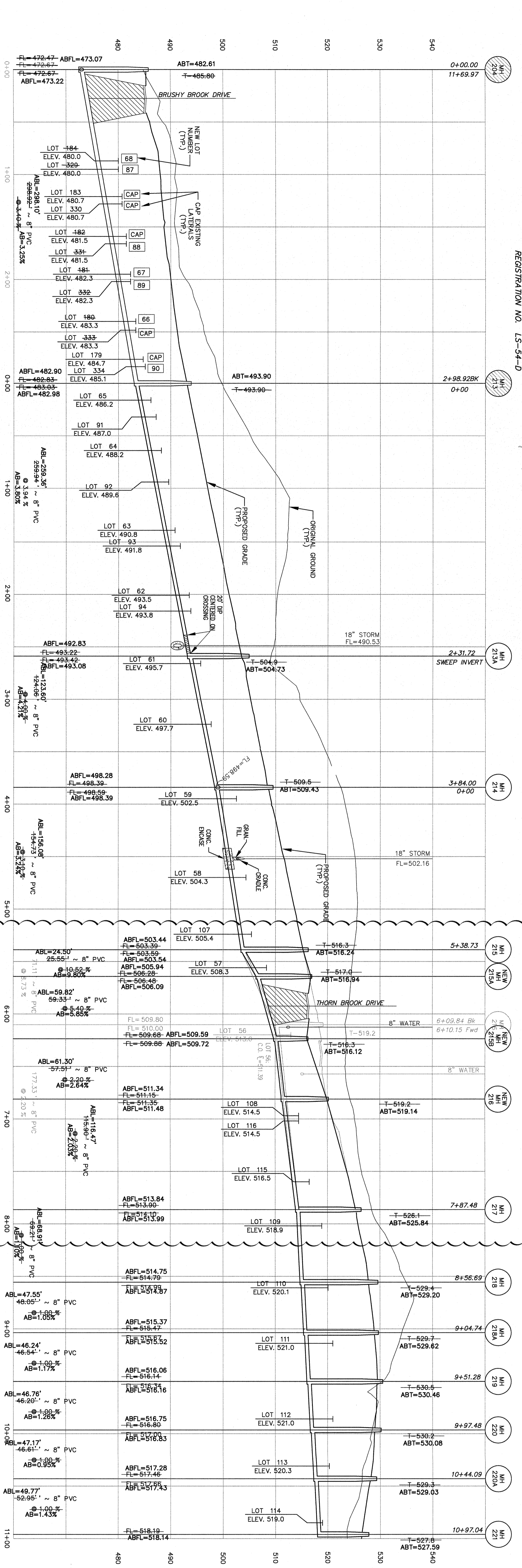
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By
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STATE OF MISSOURI
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. LS-54-D

AS BUILTS

MH 204 - 217

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



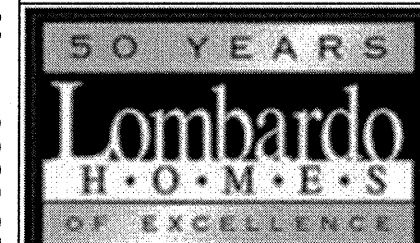
ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE) AND COMPACTED.

IF THE STORM AND SANITARY SEWERS ARE PARALLEL AND IN THE SAME TRENCH OR OVERDIE, 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 GRADED IN CONCRETE (OR ENCASED IN 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.

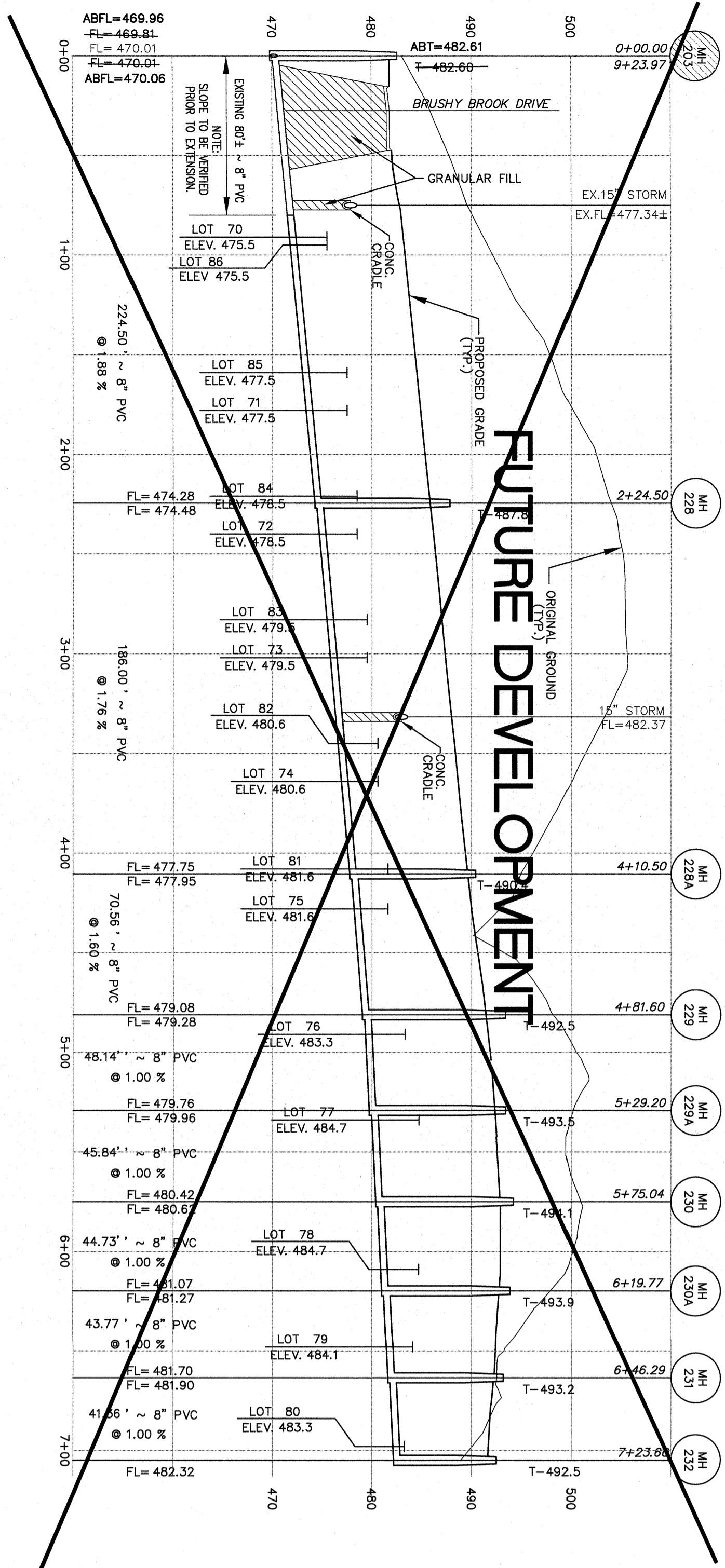
SANITARY LATERALS SHALL BE CONSTRUCTED WITH A MINIMUM TWO (2%) PERCENT SLOPE.

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

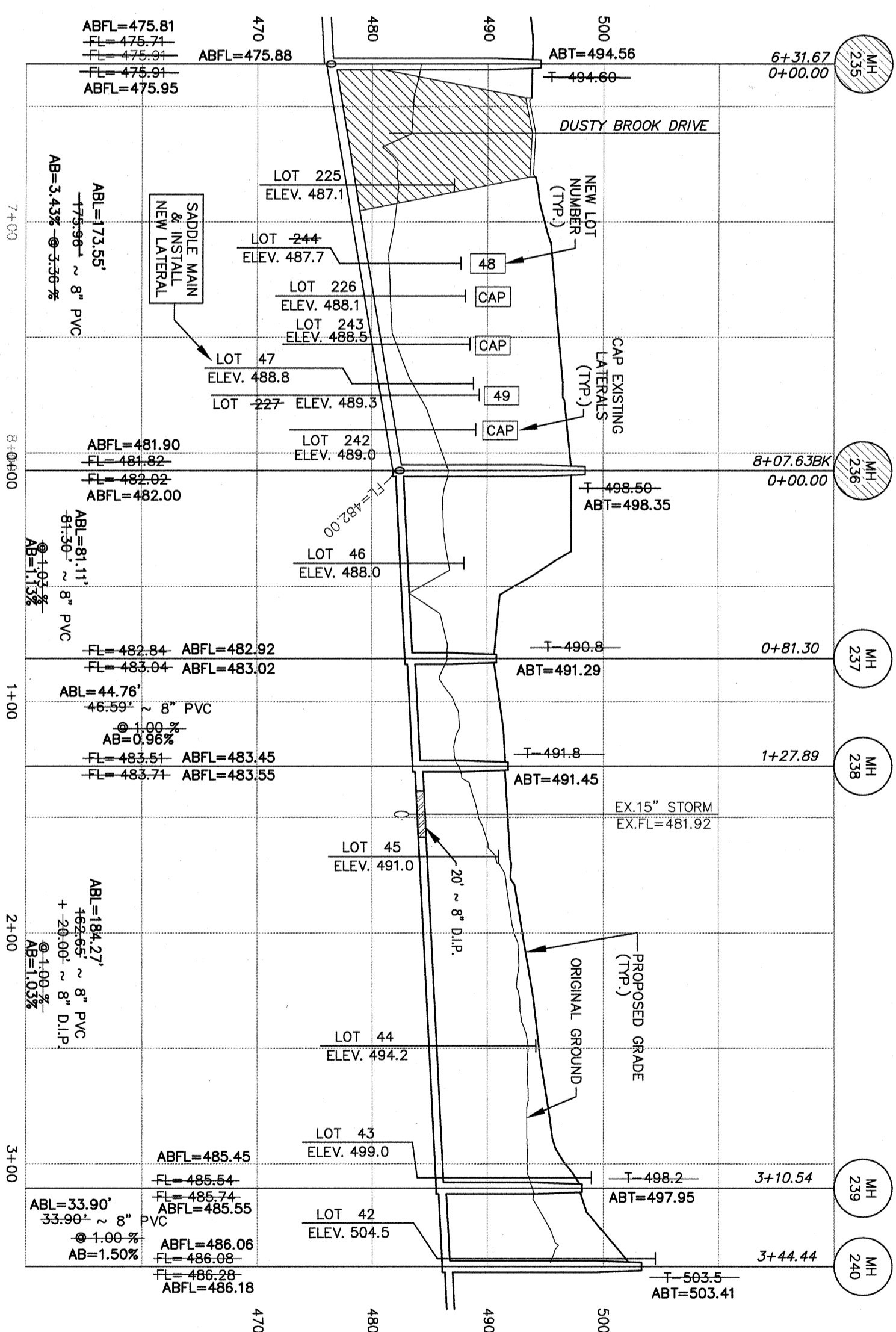
<p>Page No. 11 of 29</p>	<p>City No. 45-449-9A 16-000741-AB</p> <p>P+Z No. 2603.05</p> <p>Developer / Owner Information  Lombardo Homes of St. Louis, LLC 2299 Technology Drive, Suite 150 O'Fallon, Missouri 63368</p>	<p>KAR A. SPOCKE, P.E. PROFESSIONAL ENGINEER LICENSE 2002002029</p> <p>ENGINEERS ARCHITECTS THE RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE PROJECT IS SOLELY THAT OF THE CLIENT. THE ENGINEER ARCHITECTS HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE AS-BUILT INFORMATION AND HAS FOUND IT TO BE IN SUBSTANTIAL AGREEMENT WITH THE DESIGN INFORMATION. THE ENGINEER ARCHITECTS HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE AS-BUILT INFORMATION AND HAS FOUND IT TO BE IN SUBSTANTIAL AGREEMENT WITH THE DESIGN INFORMATION.</p> <p>PICKETT, RAY & SILVER, INC. REGISTERED PROFESSIONAL ENGINEERS AND ARCHITECTS</p>	<p>PICKETT, RAY & SILVER INC CIVIL ENGINEERING, LAND SURVEYING, AND NATURAL RESOURCES SERVICES</p> <p>St. Peters 22 Richmond Center Court St. Peters, MO 63376</p> <p>Phone (636) 397-1211 Fax (636) 397-1104 www.prs3.com 1-800-708-9918</p>	<p>PROJECT TITLE IMPROVEMENT PLANS BROOKSIDE AMENDED VILLAGE A SANITARY SEWER PROFILES</p> <p>PRS No. 03029.LOMB.03R TASK 002</p>
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AS BUILTS

MH 203 - 232



MH 236 - 250



ALL SANITARY LATERALS AND SANITARY MAINS CROSSING UNDER PAVEMENT SHALL BE BACKFILLED WITH GRANULAR MATERIAL (AGGREGATE) AND COMPACTED.

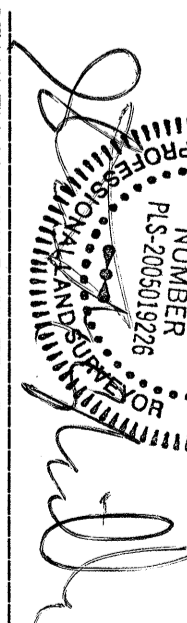
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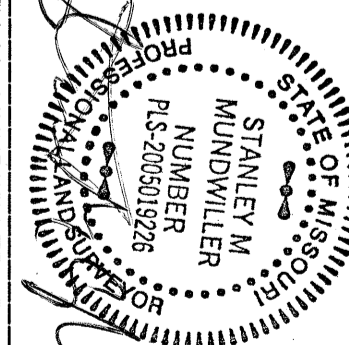
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By: 
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE
REGISTRATION NO. LS-54-D



PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
AMENDED VILLAGE A
SANITARY SEWER PROFILES

PRS No. 03029.LOMB.03R
TASK 002

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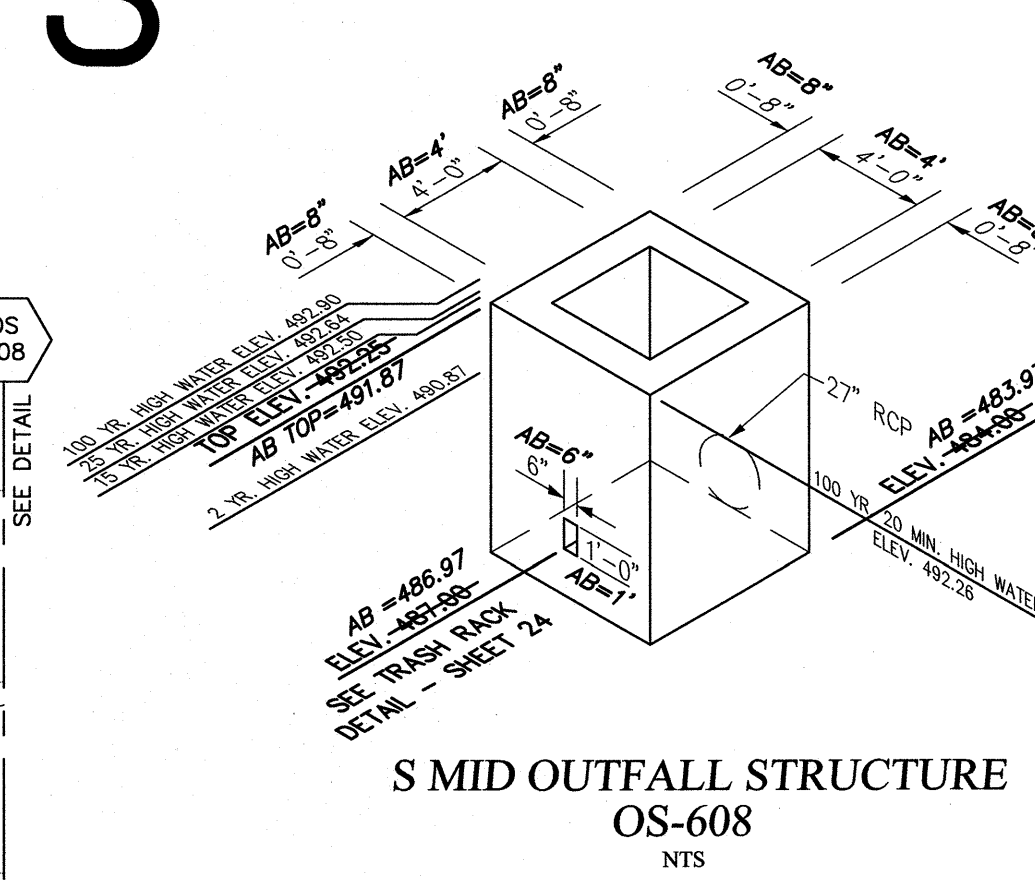
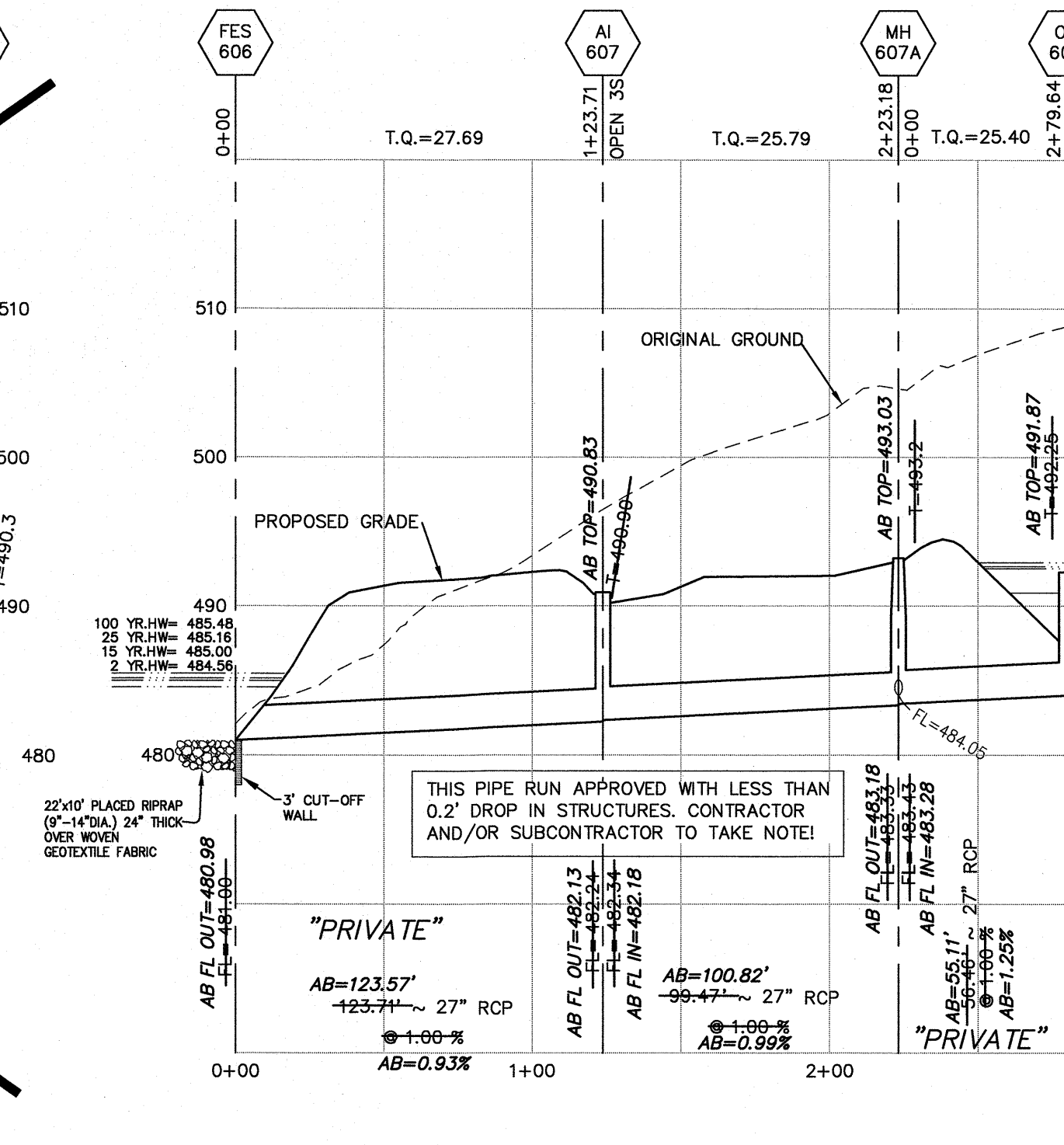
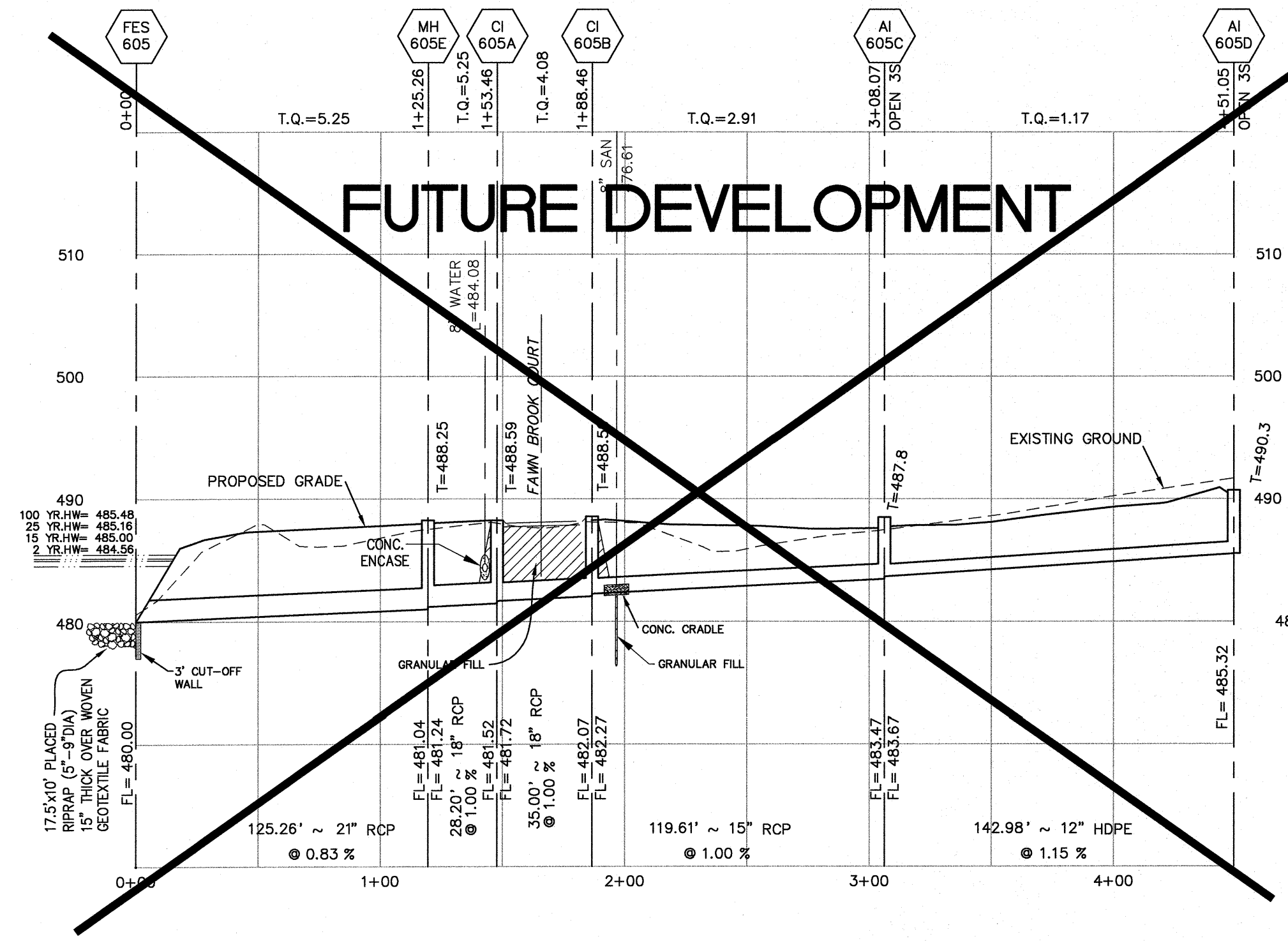
City of O'Fallon Standard Subdivision Notes and Details - June 2010

Page No. **12 of 29**
SANITARY SEWER PROFILES

AS BUILTS

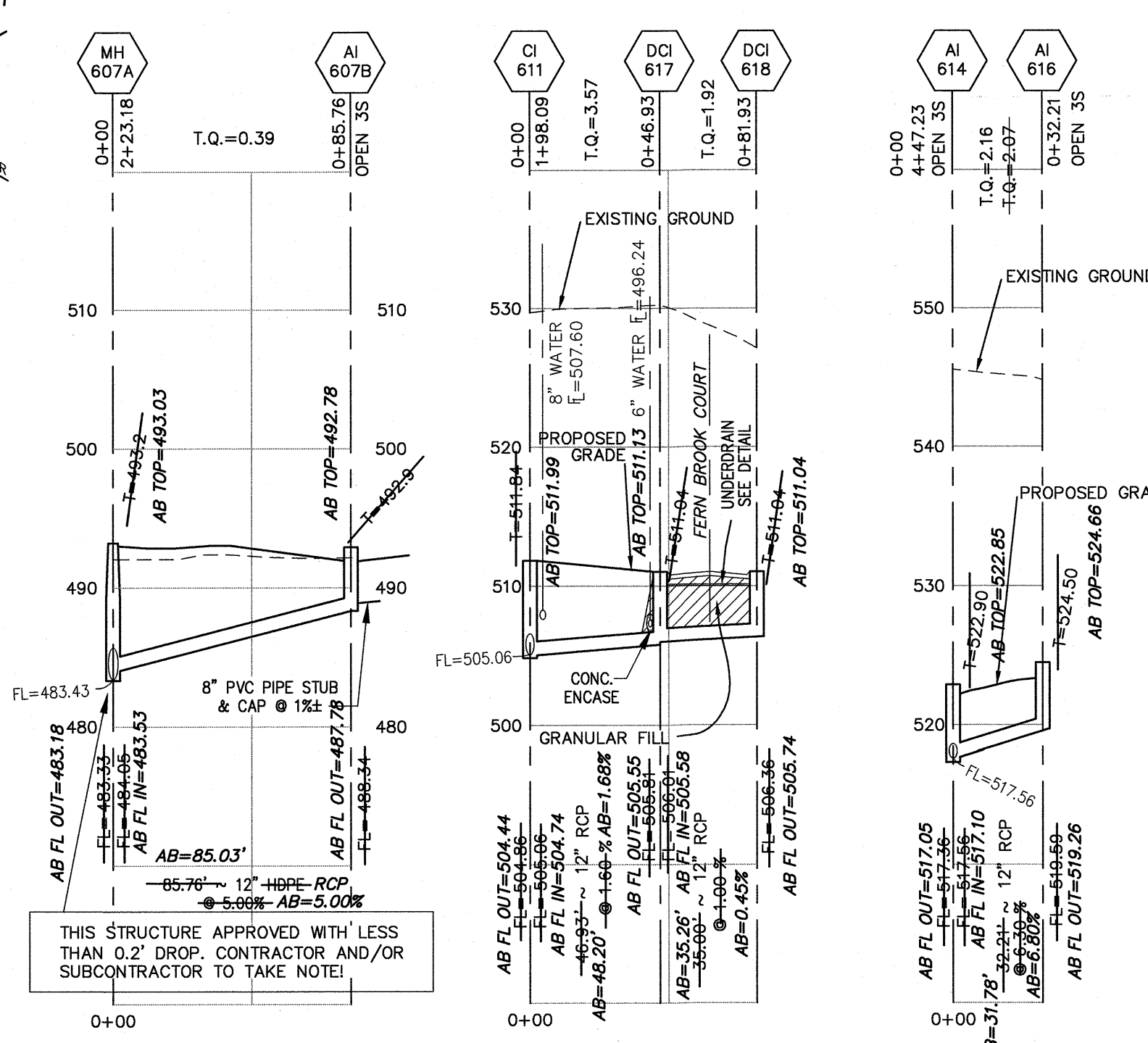
SCALE: 1"=50' HORIZONTAL
1"=10' VERTICAL

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

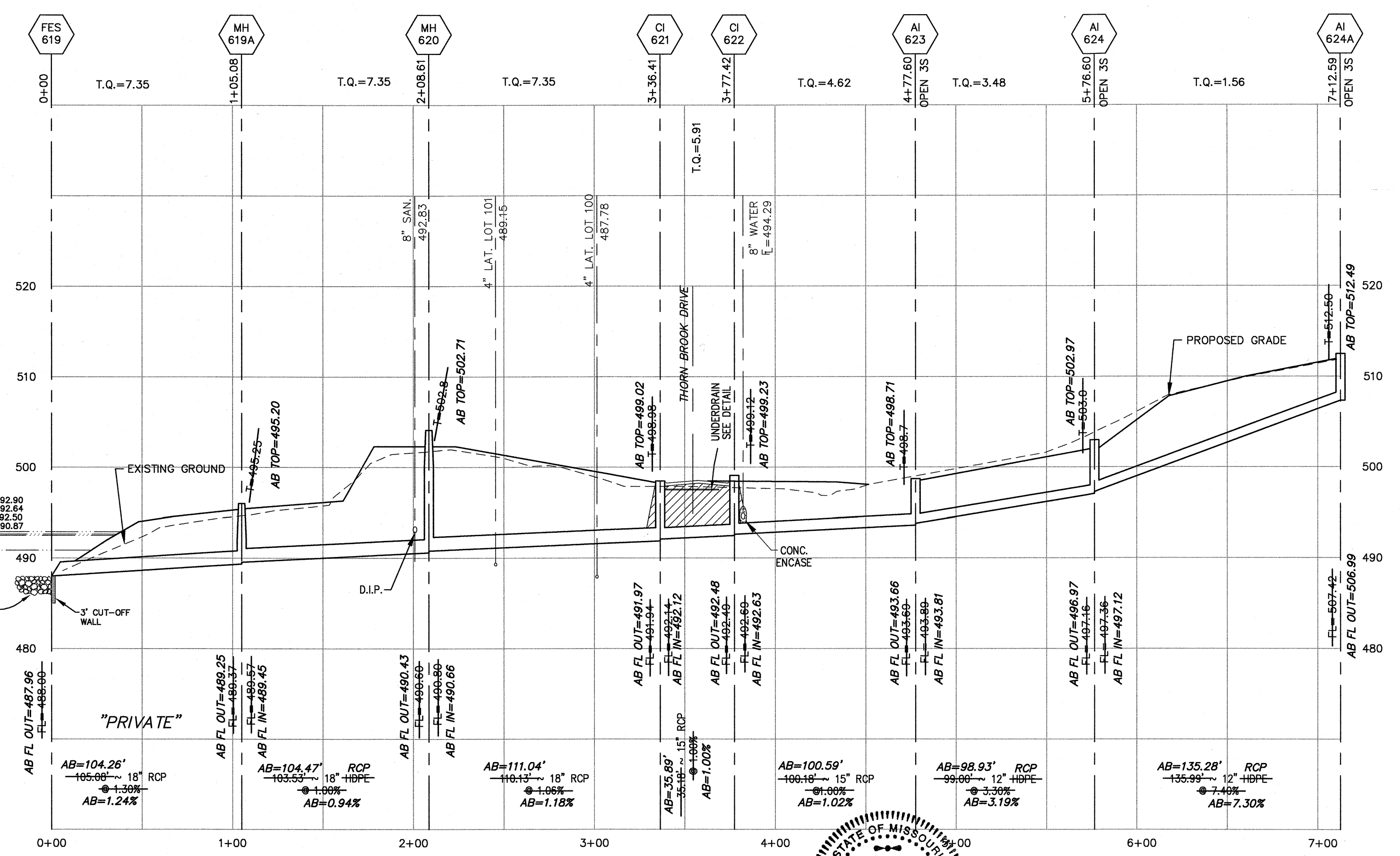
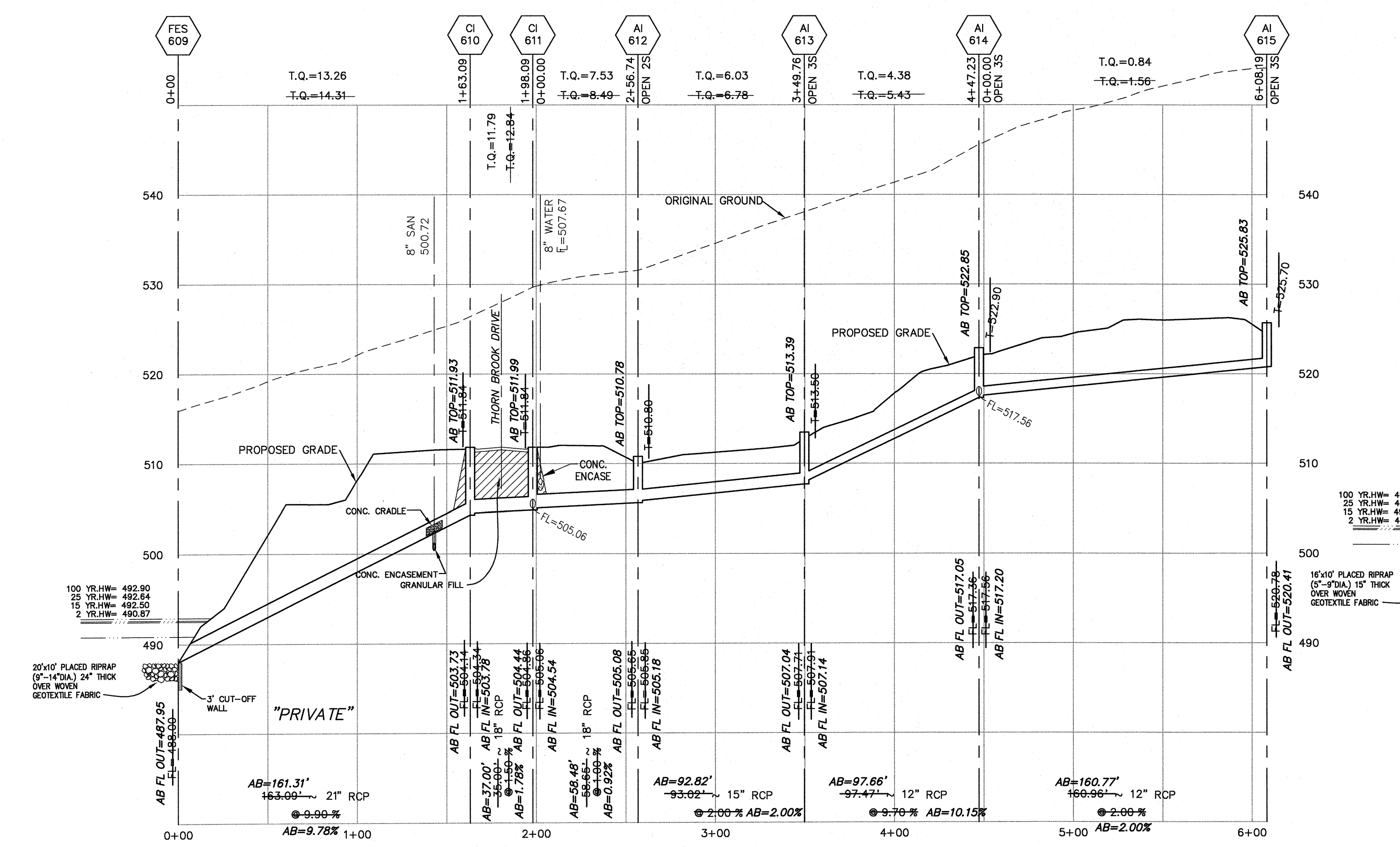


S MID OUTFALL STRUCTURE OS-608

NOTE: ALL OUTFALL STRUCTURES ARE TO HAVE A GRATE TOP: #4 BARS @ 6\"/>

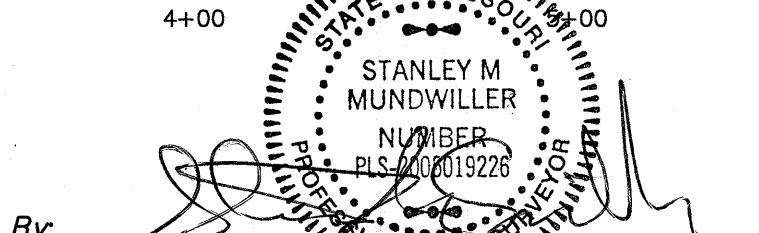


SCALES:
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VERTICAL : 1" = 10'



NOTE: ALL STORM SEWER STRUCTURES AND PIPE RUNS ARE PUBLIC UNLESS OTHERWISE NOTED.

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

By: 
STANLEY M. MUNDWILER, P.E., #2005019226
STATE OF MISSOURI

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

City of Fallon Standard Subdivision Notes and Details - June 2010

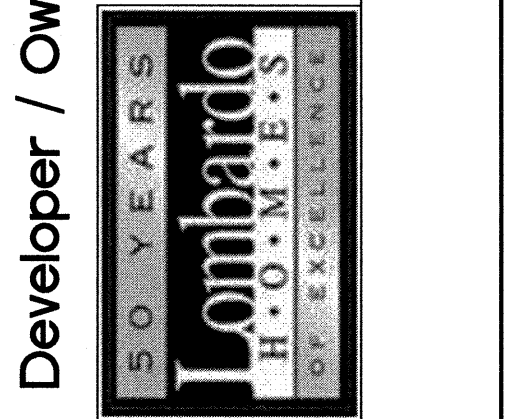
PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
AMENDED VILLAGE A
STORM SEWER PROFILES

PICKETT, RAY & SILVER INC
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, MO 65276
22 Richmond Center Court
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-9818

ENGINEERS AUTHENTICATION
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 EXCLUDED REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED. PICKETT, RAY & SILVER, INC., IN CO. LICENSE #000325

KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

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



P+Z No. 2603.05

City No. 15-449-CP
16-000741-AB

Page No.

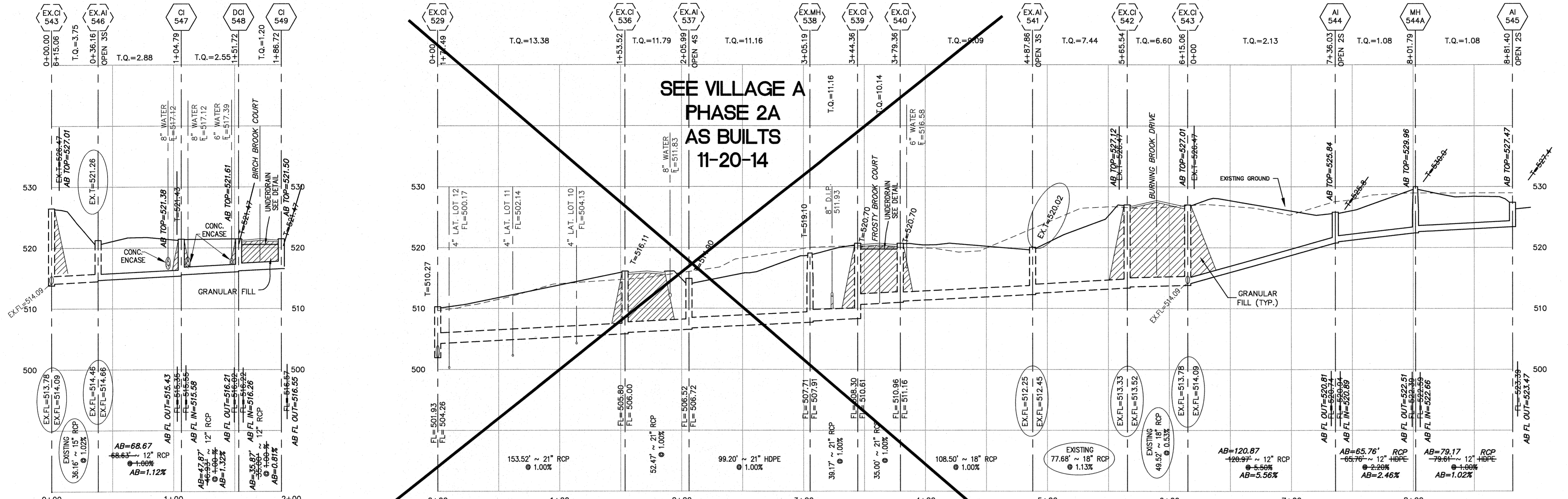
13 of 29
STORM SEWER PROFILES

*** APPROVED FOR CONSTRUCTION *** 09/17/15 ***

\\PRS-5852011\PROJECTS\03029-LOMB\DWG\SURVEY\AS BUILTS VILL. A PH2B PLAT.2B\03029_06-STORM2015 ASBUILTS CAD2015.DWG

AS BUILTS

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



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

St Charles County Government Hydraulic Review Output Data IPRSS-SS2011\Projects\03029-LOMB\HYDRAULICSVILLAGE A AMENDED 2015.MXD 9/8/2015

Stn	Type	Flow	Vel	Time	Loss	Head	Grade	Cap	Area	Q	TO	Pipe	Remarks												
1	CI-549	DCI548	35	12	516.57	516.22	1.00	521.47	4.17	517.30	517.22	0.0110	0.04	1.53	0.04	0.00	0.00	4	1.21	0.40	3.00	1.20	1.20	3.56	

PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
AMENDED VILLAGE A
STORM SEWER PROFILES
FRS No. 03029-LOMB.03P
TASK 002

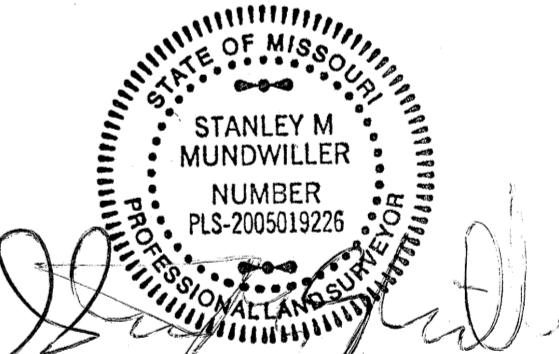
PICKETT, RAY & SILVER, INC.
CIVIL ENGINEERING, LAND SURVEYING,
AND NATURAL RESOURCES SERVICES
St. Peters, MO 63376
22 Richmond Center Court
St. Peters, MO 63376
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

ENGINEERS AUTHENTICATION
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PICKETT, RAY & SILVER, INC. MO
LICENSE #000325

KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003019039

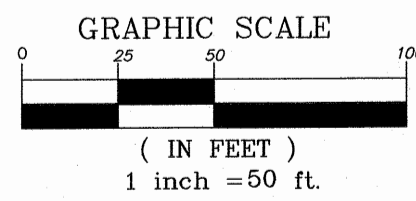
Developer / Owner Information
Lombardo Homes of St. Louis, LLC
2299 Technology Drive, Suite 150
O'Fallon, Missouri 63368

These "AS-BUILT" SANITARY, STORM & WATER PANS are based on actual field observations conducted during NOVEMBER--DECEMBER 2015, and the results are shown hereon.



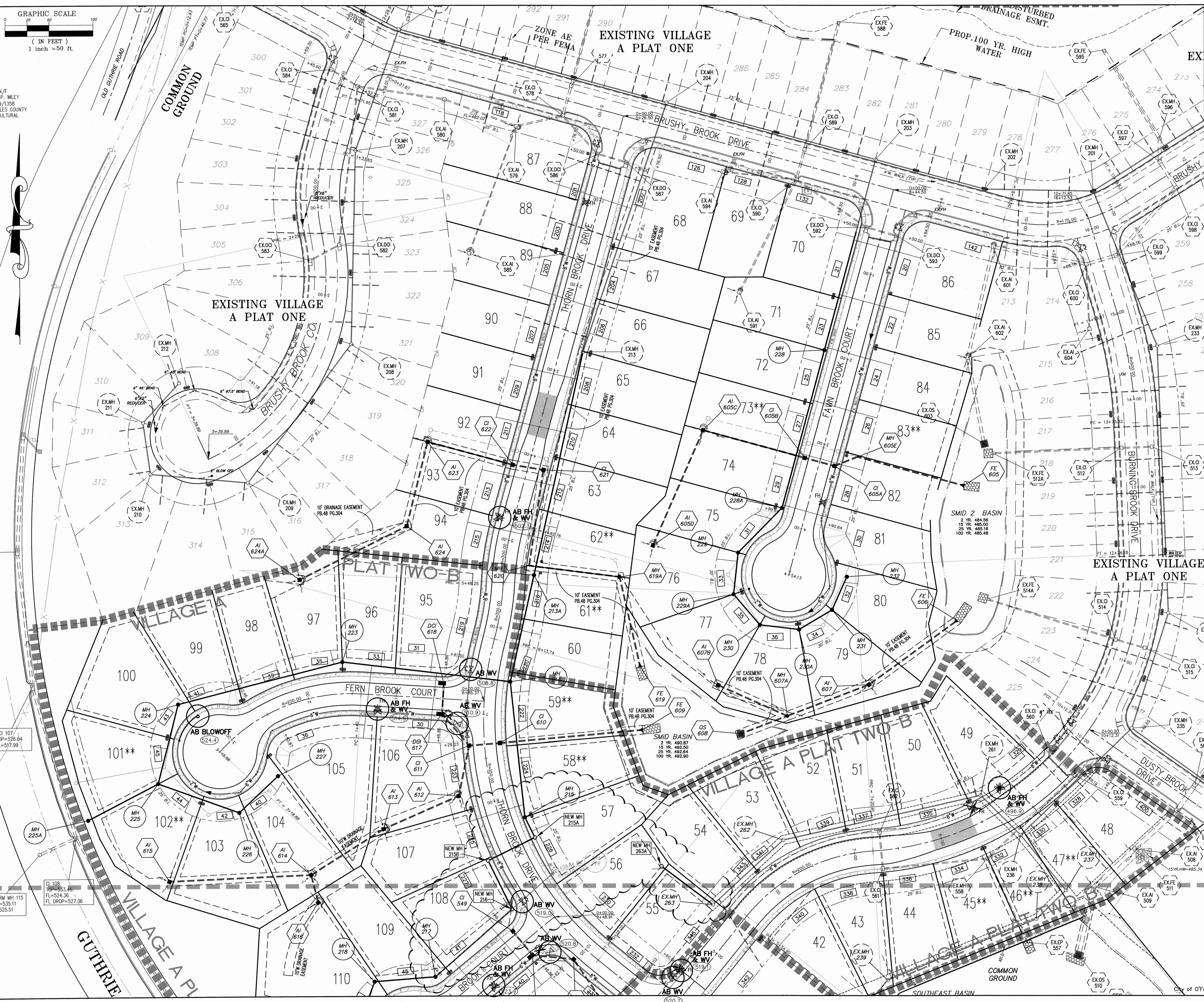
By: *[Signature]*
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D

APPROVED FOR CONSTRUCTION *** 09/17/15 ***



N/F
IN F. WILEY
199/1358
MARLES COUNTY
R/CULTURAL

I:\PFS-5852011\PROJECTS\03029-LOMB\DWG\SURVEY\AS BUILTS VILL A PH2B PLAT 2B (03029-03-DES2015 SITE-WATER AS BUILTS CAD2015.DWG



AS BUILTS

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.

PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
AMENDED VILLAGE A
WATER PLAN

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

St. Peters, MO 63376
22 Richmond Center Court
Phone (636) 397-1211 Fax (636) 397-1104
www.prs3.com 1-800-708-3918

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PICKETT, RAY & SILVER, INC. MO LICENSE #000325

KARL A. SCHOENKE, P.E.
PROFESSIONAL ENGINEER LICENSE 2003015039

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

Developer / Owner Information

P+Z No. 2603.05
City No. 15-449-SP
16-000741-AB

Page No.
18 of 29
WATER PLAN

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



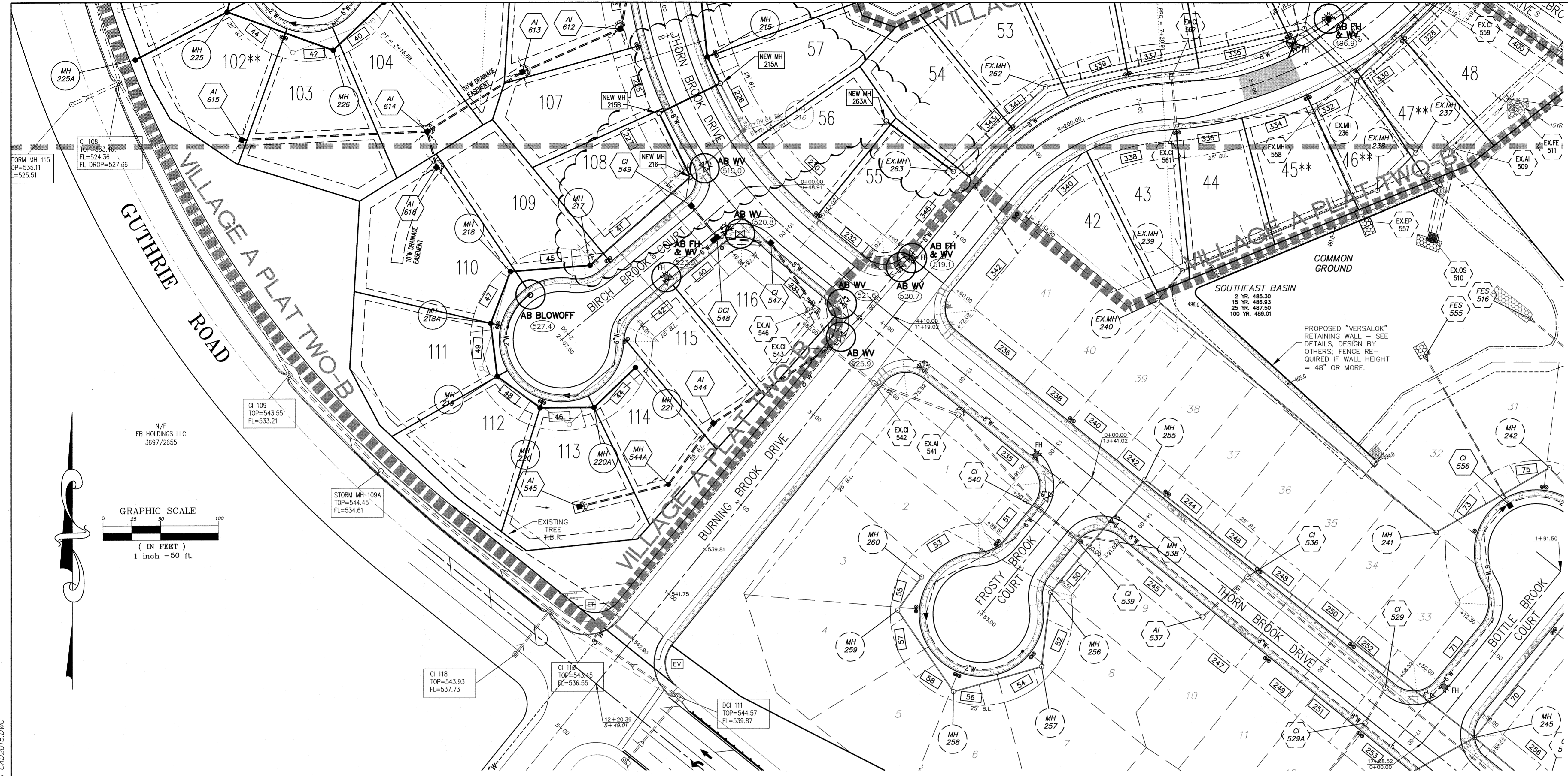
By: *Stanley M. Mundwiler*
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI

PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D 5/4/16

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 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.

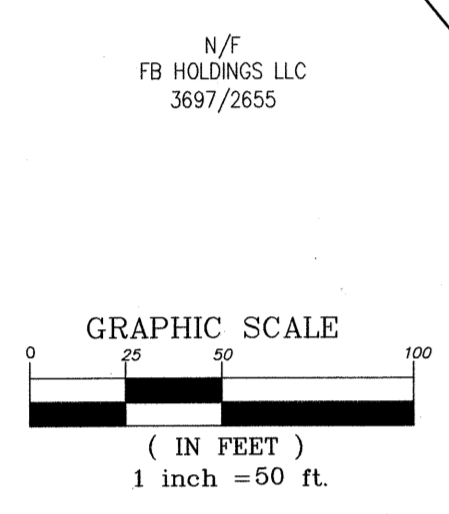
*** APPROVED FOR CONSTRUCTION *** 09/17/15 ***



AS BUILTS

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.



These "AS-BUILT" SANITARY, STORM & WATER plans are based on actual field observations conducted during NOVEMBER-DECEMBER 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 *ST/H*

NOTE:
 GRADING IS COMPLETE. LAND DISTURBING OPERATIONS TO CONSIST OF UTILITY INSTALLATION AND SUBGRADE PREPARATION FOR PAVEMENT.

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 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.

PROJECT TITLE
 IMPROVEMENT PLANS
BROOKSIDE
 AMENDED VILLAGE A
 WATER PLAN

FRS No. 030291.0M05.03P
 TASK 002

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

St. Peters
 22 Richmond Center Court
 St. Peters, MO 63376

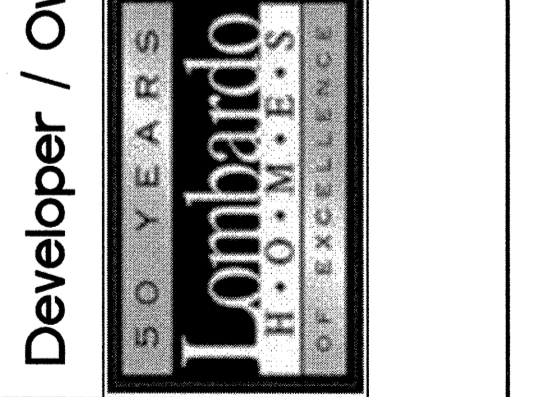
Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-708-3918

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 INVOLVED IN THIS PROJECT AND SPECIFICALLY INCLUDES REVISIONS AFTER THIS DATE UNLESS REAUTHENTICATED.
 PICKETT, RAY & SILVER, INC. MO LICENSE #000325

KARL A. SCHOENKE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

Developer / Owner Information

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



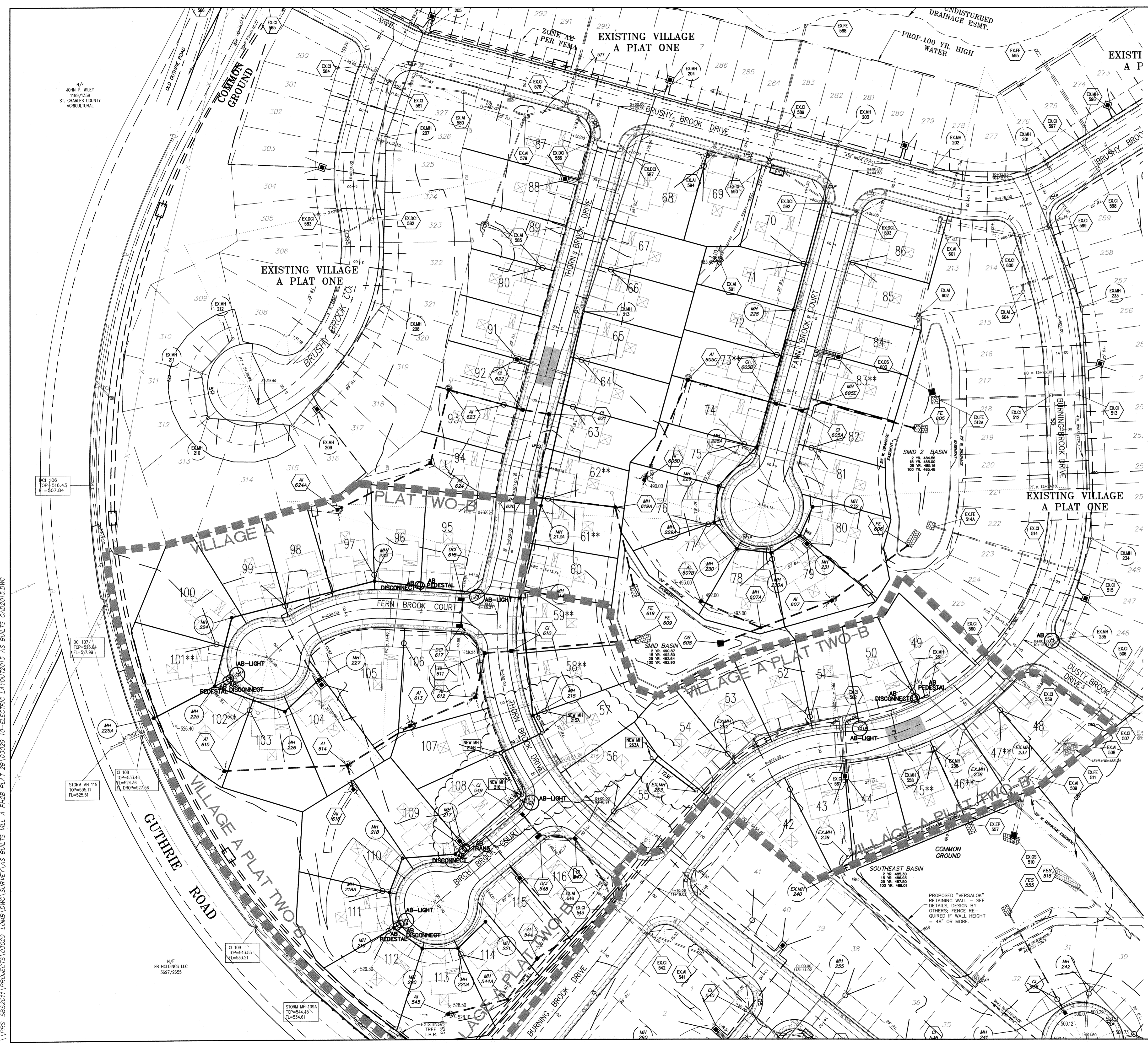
P+Z No. 2603.05
 City No. 15-449-6P-16-000741-AB

Page No.
19 of 29
 WATER PLAN

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*** APPROVED FOR CONSTRUCTION *** 09/17/15 ***

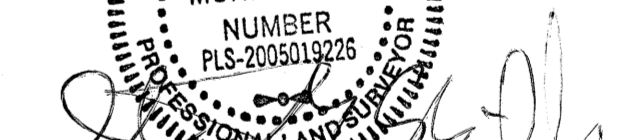
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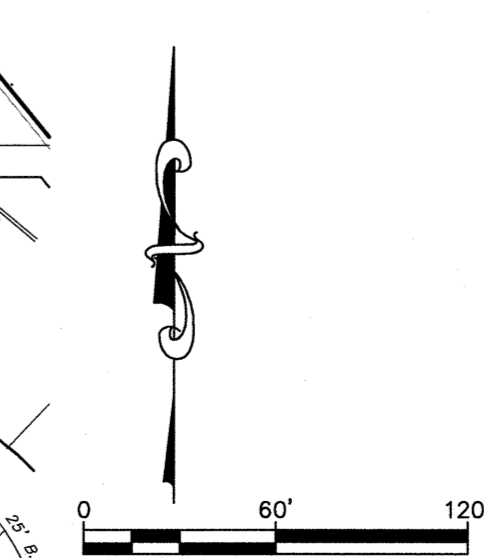
- NOTES:
- ALL STREET LIGHTS SHALL BE CONNECTED INDIVIDUALLY TO THE POWER SOURCE. IN EXTREME CASES, TWO (2) STREET LIGHTS MAY BE CONNECTED IN PARALLEL TO THE POWER SOURCE.
 - PEDESTALS, JUNCTION BOXES AND TRANSFORMERS ASSOCIATED WITH THE STREET LIGHTS WILL BE SHOWN ON THE AS-BUILT PLANS.
 - LOCATIONS OF ELECTRIC BOXES, CONDUIT, TRANSFORMERS AND PEDESTALS ARE FROM AMEREN UE AND ARE FOR INFORMATIONAL PURPOSES ONLY.
 - SEE AMEREN UE PLANS FOR WIRE SIZES, TRANSFORMER SIZES AND CONSTRUCTION SPECIFICATIONS.

- LEGEND:
- TRANSFORMER
 - PEDESTALS
 - VAULTS
 - ☆ STREET LIGHTS

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

By: 
 STANLEY M. MUNDWILLER, P.L.S., #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.



PROJECT TITLE
IMPROVEMENT PLANS
BROOKSIDE
AMENDED VILLAGE A
ELECTRIC LAYOUT

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

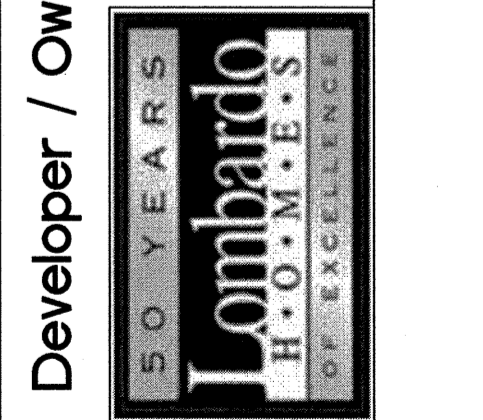
St. Peters
 22 Richmond Center Court
 St. Peters, MO 63776

Phone (636) 397-1211 Fax (636) 397-1104
 www.prs3.com 1-800-708-3916

ENGINEERS AUTHENTICATION
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 PICKETT, RAY & SILVER, INC. MO LICENSE #000325

KARL A. SCHOENKE, P.E.
 PROFESSIONAL ENGINEER LICENSE 2003015039

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



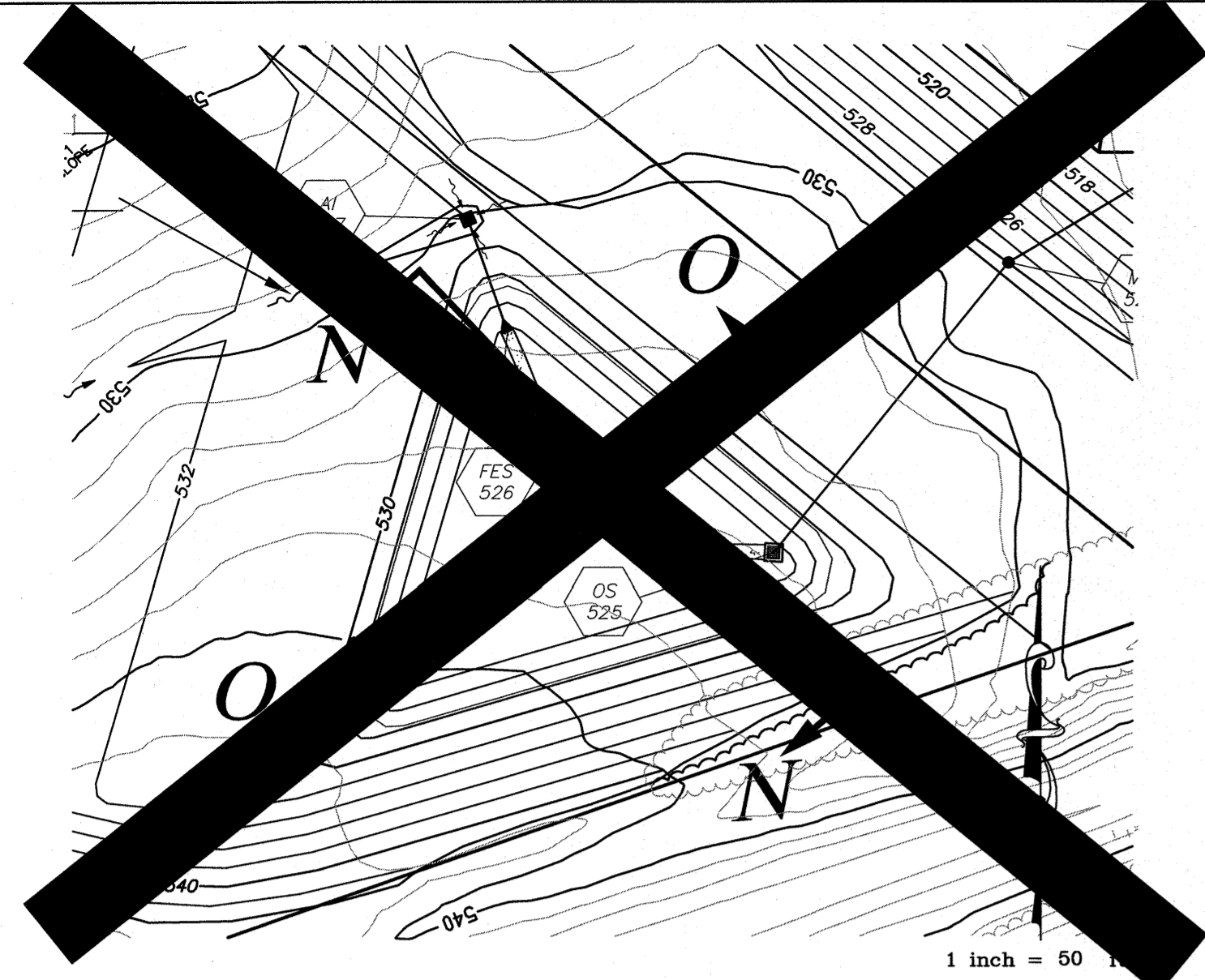
P+Z No. 2603.05
 City No. 45-449-6P
 16-000741-AB

*** APPROVED FOR CONSTRUCTION *** 09/17/15 ***

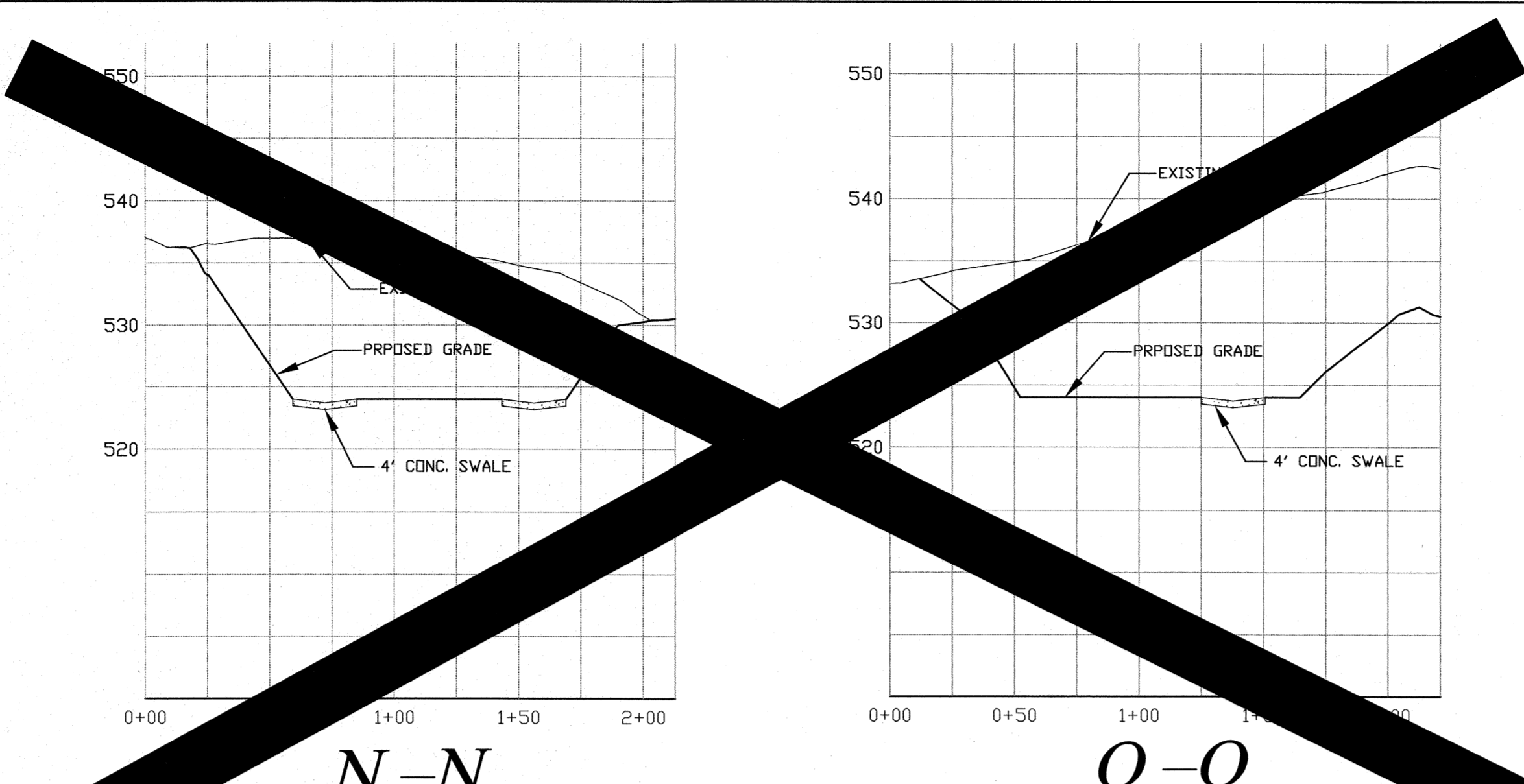
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N/P
 JOHN P. WILEY
 1199/1350
 ST. CHARLES COUNTY
 AGRICULTURAL

N/P
 FB HOLDINGS LLC
 3697/2655

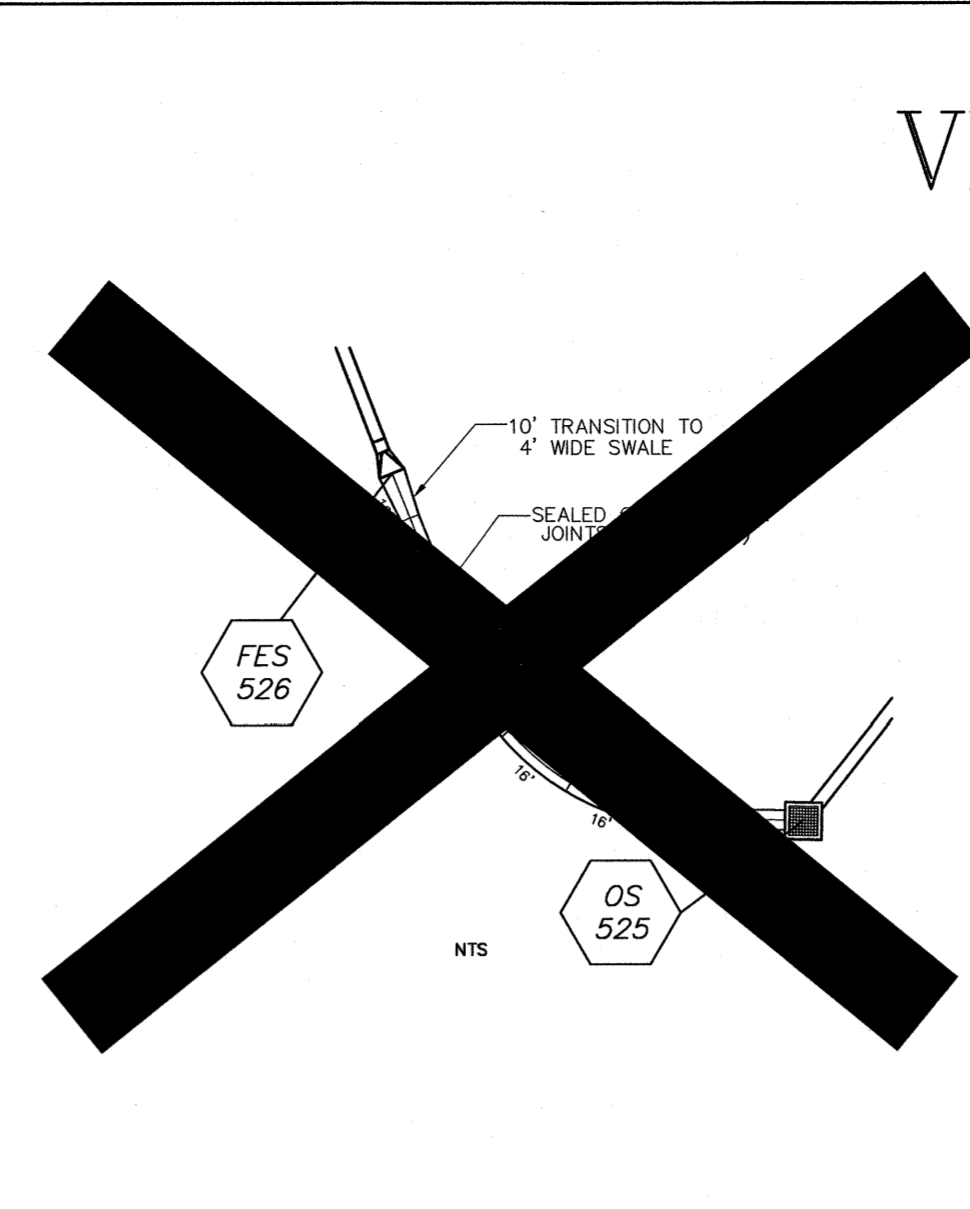


SE OUTLET BASIN

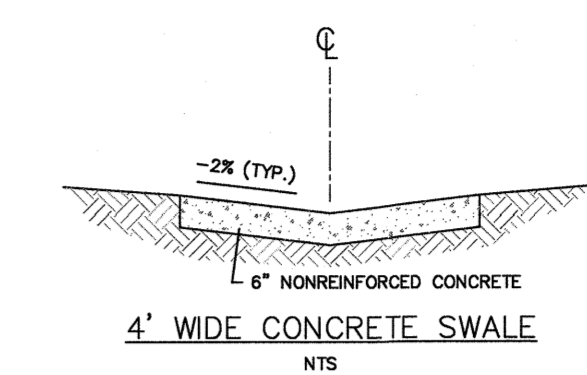


N-N
PROFILE SCALES:
HORIZONTAL : 1" = 50'
VERTICAL : 1" = 10'

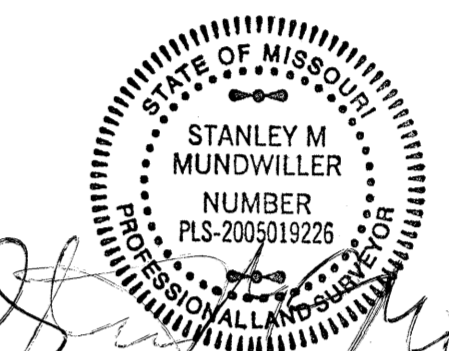
O-O
PROFILE SCALES:
HORIZONTAL : 1" = 50'
VERTICAL : 1" = 10'



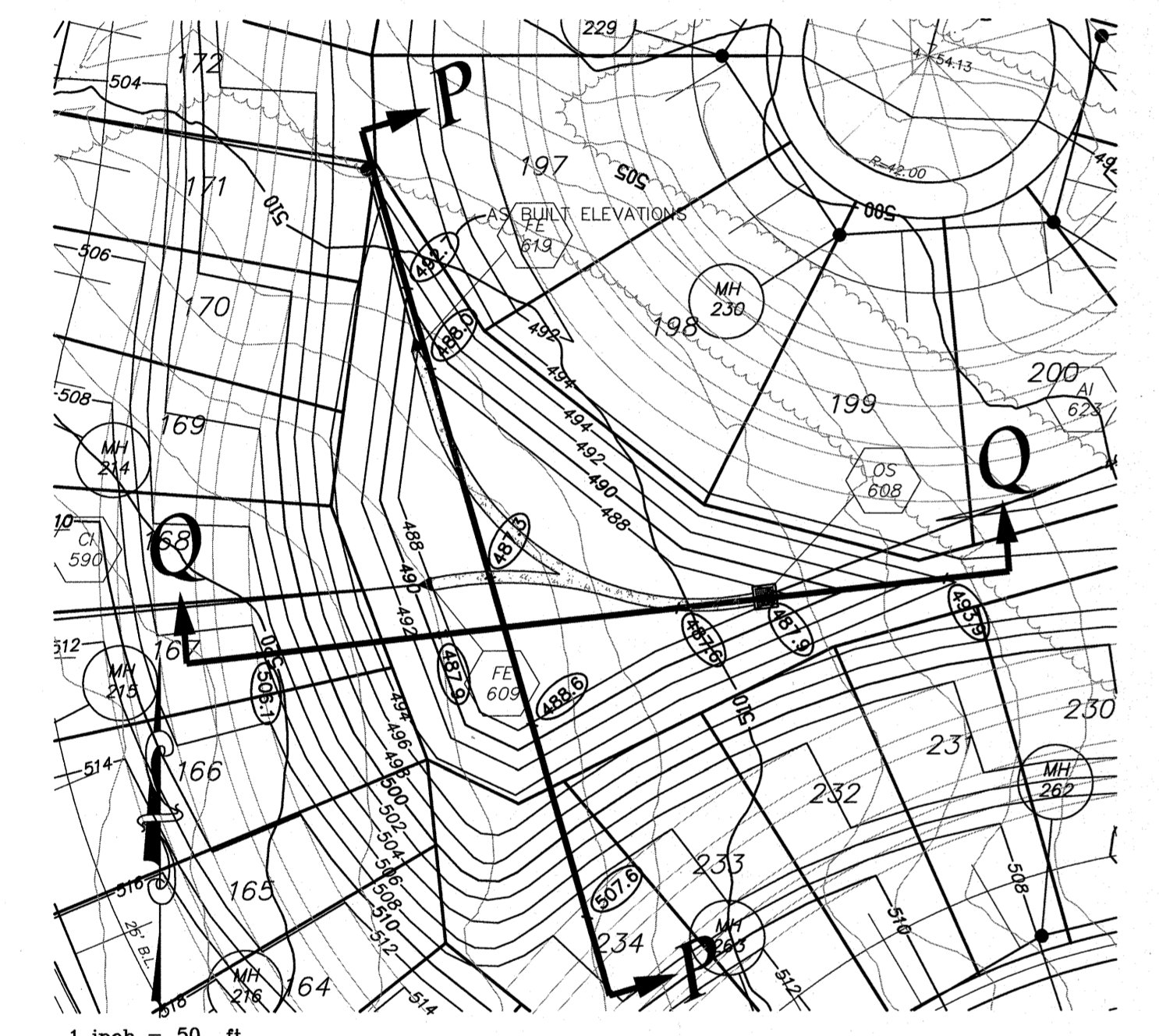
VILLAGE A PLAT 2B
AS-BUILTS
NOVEMBER 2015



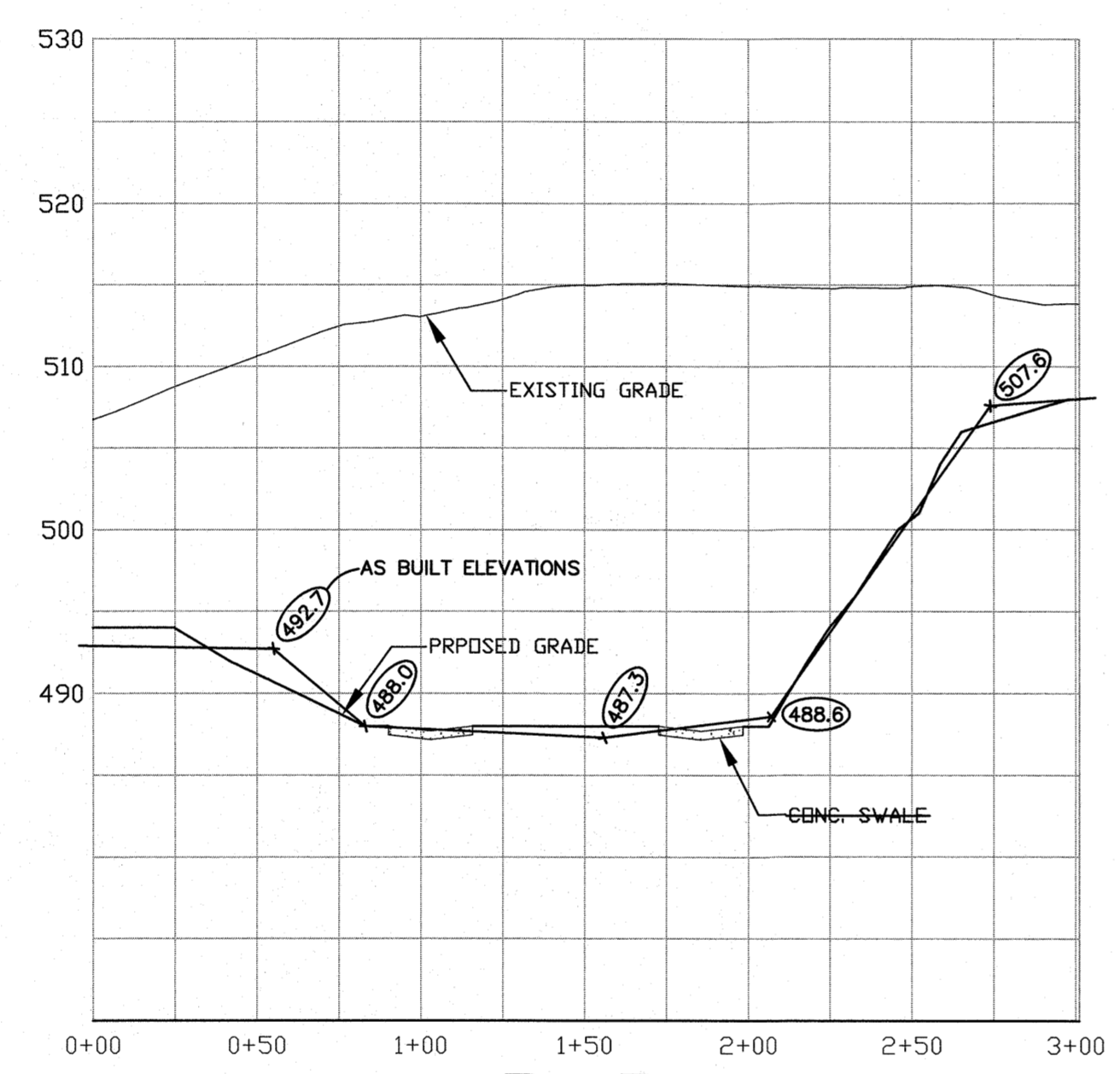
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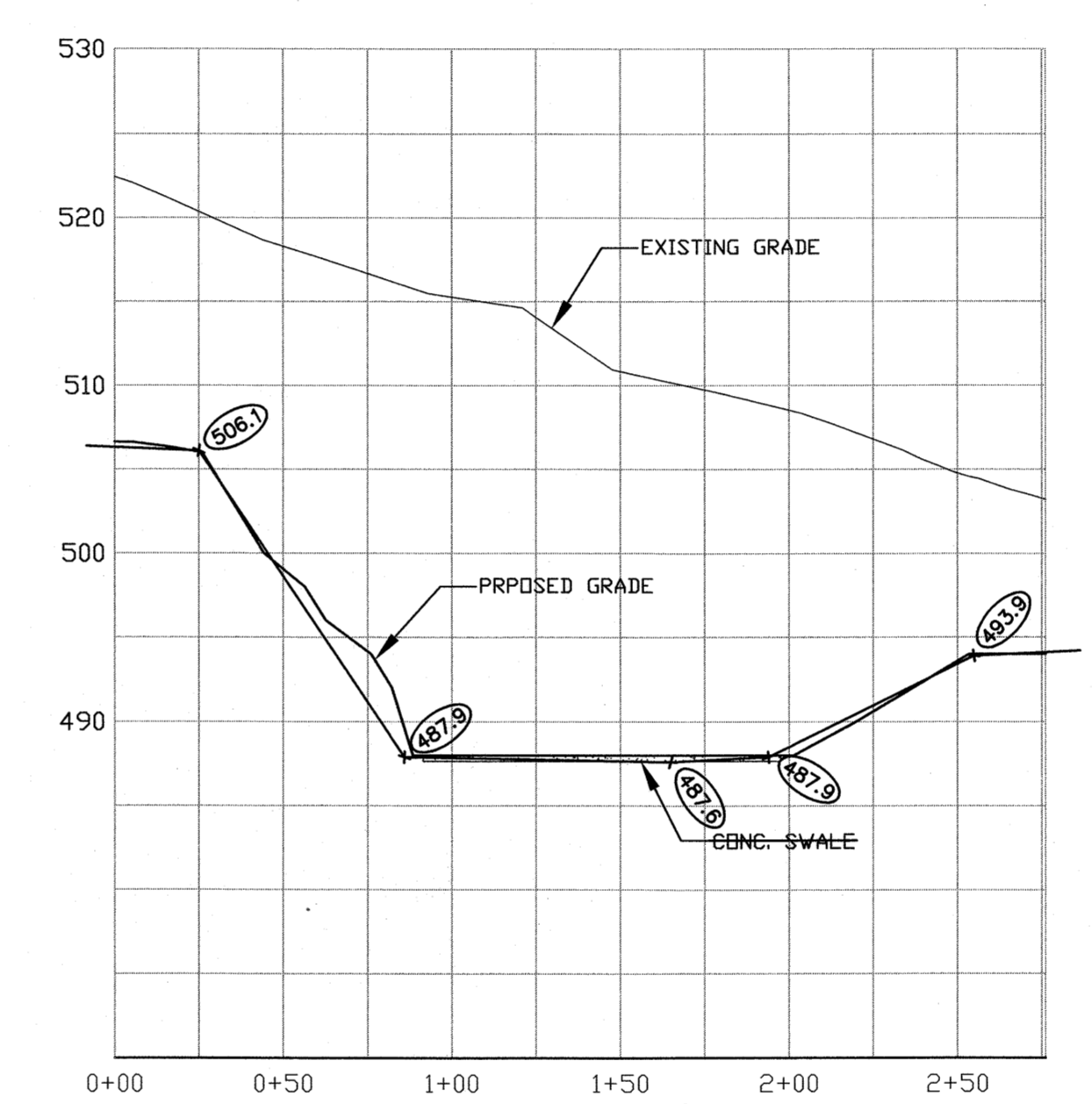
By: *Stanley M. Mundwiler*
STANLEY M. MUNDWILER, P.L.S., #2005019226
STATE OF MISSOURI
PICKETT, RAY & SILVER'S CORPORATE REGISTRATION NO. LS-54-D



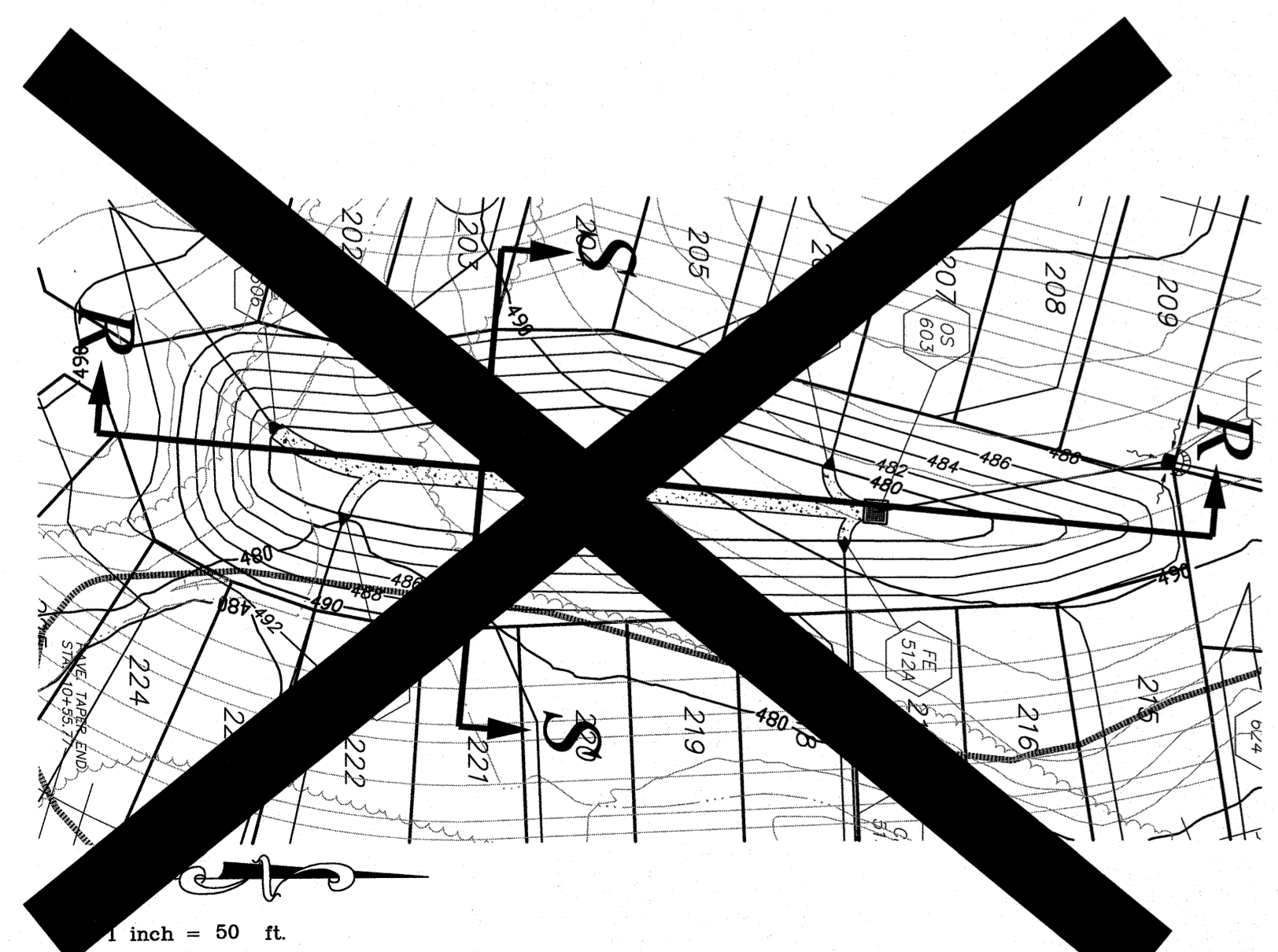
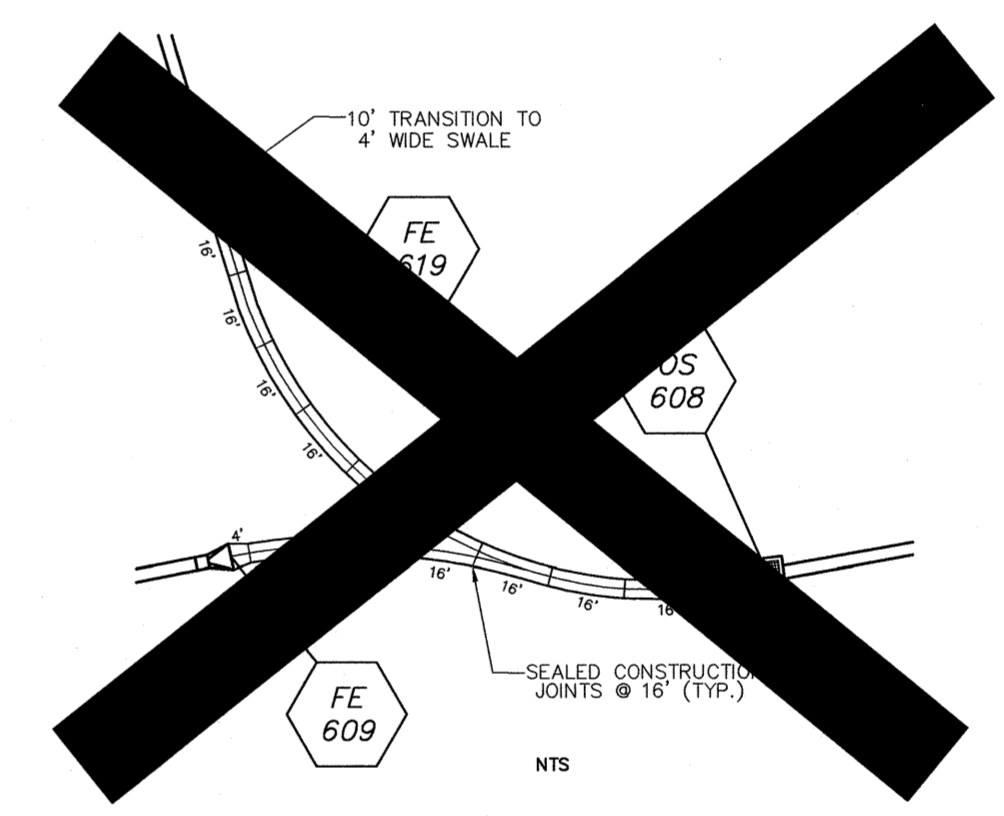
S MID OUTLET BASIN



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



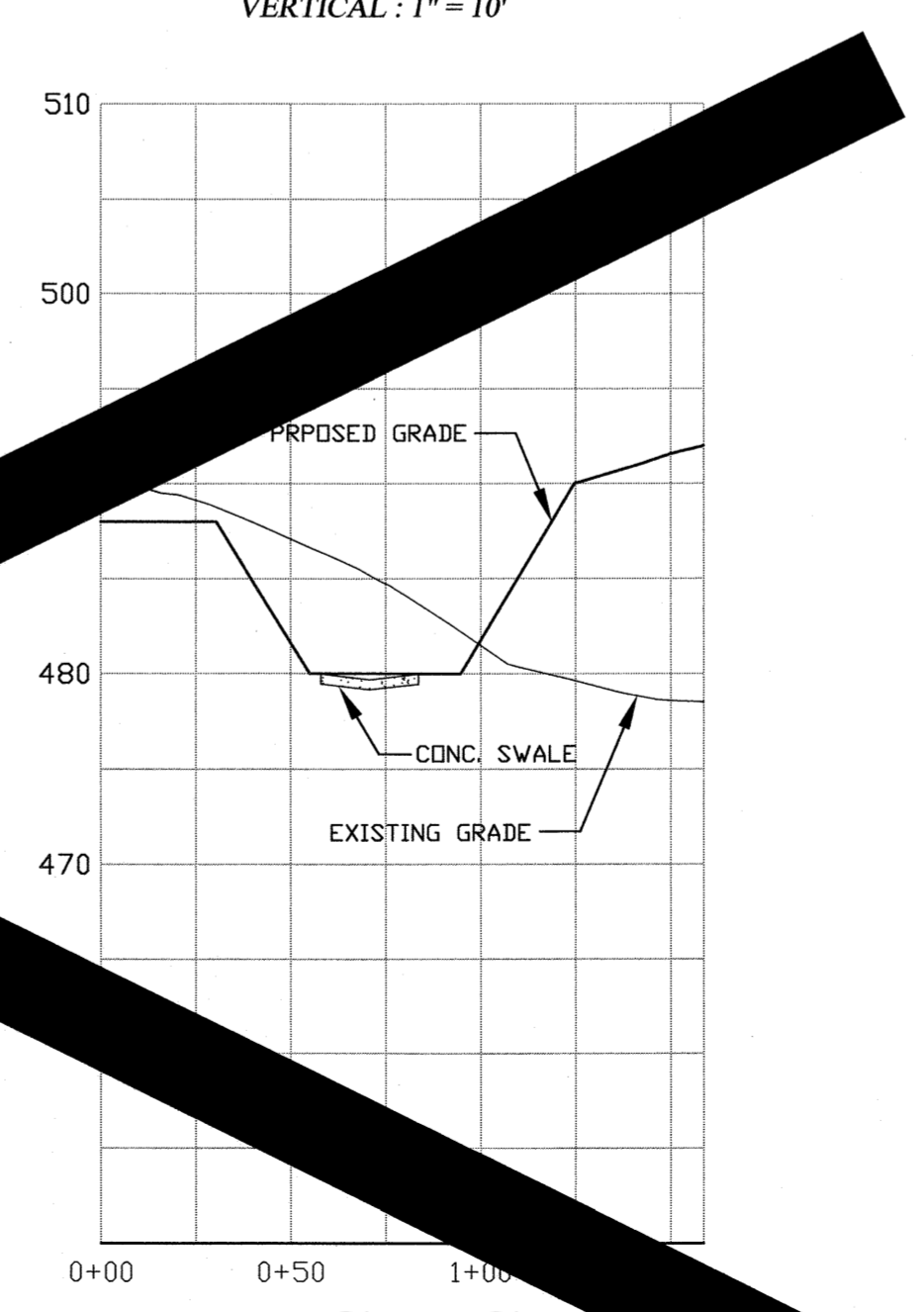
Q-Q
PROFILE SCALES:
HORIZONTAL : 1" = 50'
VERTICAL : 1" = 10'



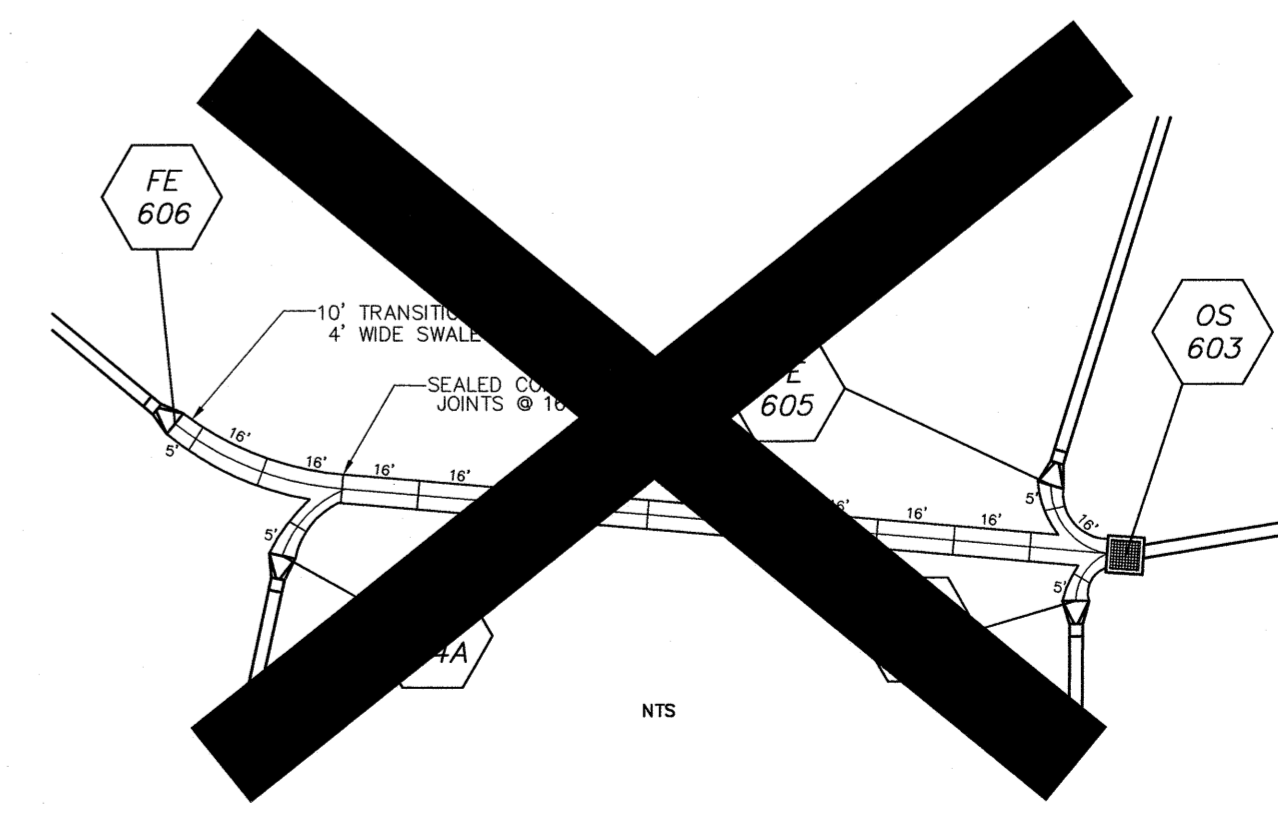
S MID2 OUTLET BASIN



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



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



PICKETT RAY & SILVER
CIVIL ENGINEERS
PLANNERS
LAND SURVEYORS
22 Richmond Center Ct.
St. Peters, MO 65376
Phone (636) 397-1211
Fax (636) 397-1104

BROOKSIDE
DETENTION BASIN DETAILS
Prepared For:
SUMMIT POINTE L.C.
239 FOX HILL ROAD
ST. CHARLES, MO. 63301
(636) 940-9390

REVISIONS	DATE	REVISED PER CLIENT
1	08/14/05	
2	09/11/05	REV. PER CITY COMMENTS 07/29/05
3		

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.SUP0.01R		
TASK #	002	FIELD BOOK	847

City No. 16-000741-AB